

**PLANNING AND DEVELOPMENT ACT 2000 - 2018**  
**NOTIFICATION OF FINAL GRANT**

**COUNCIL OF THE COUNTY OF CAVAN**

**TO:** Mr Hugh Brady  
C/o J. M. Johnston  
53 Church Street  
Cavan  
Co. Cavan

**Planning Register Number:** 19/521  
**Application Receipt Date:** 20/12/2019  
**Further Information Received Date:**

In pursuance of the powers conferred upon them by the above-mentioned Act, Cavan County Council have by Order dated 19/02/2020 **GRANTED** PERMISSION to the above named, for the development of land, namely:-

construct 1 no. poultry house with associated site works, underground washing holding tanks, concrete aprons and meal silos. The application relates to a development which is for the purpose of an activity requiring a licence under Part IV of the Environmental Protection Agency Acts 1994 - 2013. An Environmental Impact Assessment Report (EIAR) will be submitted with this planning application at Killycrone, Stradone, Co. Cavan in accordance with the plans submitted with the application.

Subject to the 13 condition(s) set out in the 2<sup>nd</sup> Schedule and for the reason set out in the 1<sup>st</sup> Schedule.

Signed on behalf of Cavan County Council.

  
**SENIOR STAFF OFFICER**

**Date:** 27 March 2020

**Note:**

It should be noted that an Outline Permission is a permission subject to the subsequent permission of the Planning Authority and that until such subsequent permission has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED**. Where Outline Permission has been granted any subsequent application for permission must be made not later than 3 years beginning on the date of the grant of outline permission.

Planning permission granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:-

- (1) In case the development to which the permission relates is not commenced during the period, the entire development and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

**PLANNING & DEVELOPMENT ACTS 2000 – 2018**

**PLANNING APPLICATION: Hugh Brady. REG. NO. 19/521**

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**SCHEDULE 1**

It is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the amenities of the area, give rise to a traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.

**SCHEDULE 2**

1. (a) The development shall be carried out and completed in accordance with the plans and particulars and the Environmental Impact Assessment Report lodged with the application on the 20<sup>th</sup> December 2019, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.  
(b) The development in combination with the existing operation on the site shall provide no more than 143,000 places for the rearing of broilers.

Reason: In the interest of clarity.

2. The developer shall pay the sum of €12,500 to the Planning Authority in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

3. The materials, colours and textures of all the external finishes of the proposed development including silos shall be agreed with the Planning Authority prior to the commencement of development.

Reason: In the interest of visual amenity.

4. The finished floor level of the proposed development shall be 89.0.

Reason: In the interest of visual amenity.

5. Prior to the commencement of development, the developer shall submit to the Planning Authority for its written agreement a landscape plan for the site detailing boundary treatments against open countryside and the finished contour levels associated with proposed development.

Reason: In the interest of visual amenity.

6. All ecological recommendations outlined in Appendix I of the Habitats Directive Screening Report submitted with the planning application in relation to the protection of local wildlife and water quality shall be carried out in full and in strict compliance with that report.

Reason: In the interest of proper planning and sustainability.

7. The following works shall be carried out as part of the proposed development:
  - (a) The existing entrance shall be paved from public road L6078 for a minimum length of 15 metres into the site. The pavement shall be of designed thickness to withstand anticipated loading and be finished in either tarmac wearing course or concrete apron paying particular attention to the joint with the public roadway where it shall finish flush.
  - (b) This pavement shall incorporate a drainage channel or appropriately spaced gullies to prevent surface water flowing from the site onto the public road or from the roadway into the site. It shall discharge to open drainage ditch or on-site drainage system.

Reason: In the interests of public safety and amenity.

8. During the construction phase the developer shall be responsible for ensuring that no pavement or structural damage occurs to the adjoining public road network as a consequence of heavy plant using the local system and any damage shall be repaired by the Council at cost to the developer.

Reason: In the interest of traffic safety.

9. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

10. Excess soil and stone that is not reused as part of the development shall be removed from the site using appropriately authorised waste collection contractors only, and such soil and stone shall be subject to a waste recovery activity at an appropriately authorised waste facility.

Reason: In the interests of sustainable waste management.

11. Prior to the movement of excess soil and stone off-site, the applicant shall provide details to the Waste Management section of Cavan County Council relating to the waste collection contractor to be used and details of the permitted waste recovery facility to be used.

Reason: In the interests of sustainable waste management.



12. Water supply and drainage arrangements, including the disposal of surface and soiled water, shall comply with the requirements of the Planning Authority for such works and services.

Reason: In the interest of protecting watercourses and natural habitats and the prevention of environmental pollution.

13. The following landscape measures shall also apply to this site:

- a) All new trees and hedgerows on this site shall comprise native species only.
- b) No non-native species shall be introduced into the site or its boundaries.
- c) The sightline from the site entrance shall be maximised by trimming and maintaining hedge line located in a north western direction within the landholding.
- d) All sound trees on site (including those in surrounding hedgerows) shall be retained except those that require to be removed to facilitate the actual physical development of the site.
- e) Any failures within a tree planting scheme within five years of planting shall be replaced.
- f) No invasive species shall be introduced into the site or its boundaries. Any invasive species occurring on the site shall only be dealt with by an invasive species specialist.

Reason: In the interests of traffic safety and visual amenity.

  
Senior Staff Officer.