

Copyright of Monaghan County Council

Maps and Drawings remain
the Copyright of the Originator

To/ John Mc Bennett,
Corvay,
BALLYBAY.

Reference No. in Register of Monaghan County Council P. 46/90
Application by John Mc Bennett,

For Permission to erect two poultry (broiler) houses
at Corvay

Permission has been granted for the development described above
subject to the following 12 conditions:-

PLEASE SEE ATTACHED CONDITIONS 1 - 12

Signed on behalf of
Monaghan County Council
P. Brennan
Administrative Officer.

Dated 24.5.90

- (1) The poultry house to be operated on a dry litter system.
- (2) All soiled waters generated from cleaning or other operations to be collected and stored in a suitable tank of 6 months minimum capacity and disposed of in a manner so as not to give rise to pollution or a public health nuisance.
- (3) All buildings to be provided with gutters and roof rain water to be discharged separately in closed pipes to a water course or suitable soakpit.
- (4) a. Any waste disposed of on land to be spread at such times, locations and concentrations as not to give rise to a public health nuisance or water pollution.
b. No spreading of waste to take place during winter months, on waterlogged or frozen land or during or immediately after rainfall when there is a risk of surface runoff.
c. Adequate strips of land on which no spreading is to take place to be left in the vicinity of all watercourses, ditches and lakes (min 20m).
d. No waste to be allowed to runoff, seep or discharge to any ditch drain or watercourse.
e. No waste to be heaped or deposited on the site or in the vicinity of any watercourse so as to give rise to pollution or a public health nuisance.

- (5). Records of waste disposed shall be maintained on site at developers own expense and made available to Monaghan County Council on request.
Records to include:

On site: Land spreading:

- i Date and location of disposal site/s (on an O.S. map scale 1:2500) showing the location of all drains, streams, rivers, watercourses and other sources of water supply).
- ii Quantity (weight and volume) disposed under (i).
- iii Application rate of waste on lands (quantity/acre) and duration of spreading and weather conditions.

Off site: Disposal Contractor:

- i Name and address of Disposal Contractor.
- ii Date of each disposal operation.
- iii Quantity (weight and volume) disposed of.
- iv. Any other information as may be required from time to time by the Planning Authority.

- (6) All waste disposal spreaders and tractors to be hosed down as appropriate prior to exit onto the public roadway during disposal operations and the wash waters safely stored. There is to be no deposit of poultry manure along the public road.
- (7) If at any time the Planning Authority are satisfied that the disposal of wastes generated by this development is causing water pollution and/or a public health nuisance the disposal operation shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the said authority.
- (8) No increase in the number of poultry to be housed or intensification of the development to take place without a prior grant of planning permission.

MONAGHAN COUNTY COUNCIL

NOTIFICATION OF DECISION TO GRANT PERMISSION UNDER
SECTION 26 (1) OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT)
ACT 1963.

Reference Number relating to Application in Register P. 46/90

Name of Applicant: John Mc Bennett,
Address of Applicant: Corvay, Ballybay.
Monaghan County Council having considered the application of the above for permission under Section 26 (1) of the above Act to:
erect two poultry (broiler) houses at Corvay.
have decided to grant ~~permission~~ permission subject to the following 12 conditions

PLEASE SEE ATTACHED CONDITIONS 1 - 12.

The reasons for the imposition of the above 12 conditions are:

Please See Attached.

The ~~permission~~ permission referred to in this notification shall be issued on the expiration of the period for the taking of an appeal to An Bord Pleanála against the Council's decision if there is then no appeal before the Bord.

An appeal against the decision referred to in this notification may be made to An Bord Pleanála, Floor 3, Blocks VI and VII, Irish Life Centre, Lr. Abbey Street, Dublin 1, by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within 21 days of the date of the decision.

An appeal to the Bord will be invalid unless it is accompanied by a FEE of £50. In the case of commercial development the fee is £100.

Signed on behalf of Monaghan County Council

Copy served by 17.4.90
Registered Post
Receipt No. 502
Signed M.L.

D. Finnan
ADMINISTRATIVE OFFICER
17.4.90
DATE

- (9) Ground level of proposed site to be reduced as agreed on site: floor level of proposed poultry units to be no higher than level at laneway at existing mature beech tree, indicated X on plan submitted to Planning Authority on 6th April 1990.
- (10) a. Excavated soil to be mounded and graded to east of proposed poultry units, and to be densely planted with trees/shrubs of species native to the area to form naturalised hedgerow similar to hedgerows in the vicinity. Planting to be carried out at first planting season after commencement of work on this development.
b. Existing trees/hedgerows to be retained in this development and to be protected from damage during building operations.
- (11) All requirements of the fire authority to be complied with in full in the proposed development (See Attached).
- (12) Subject to the above conditions, the development to be carried out in strict conformity with the lodged plans and specifications.

THE REASONS FOR THE IMPOSITION OF THE ABOVE CONDITIONS ARE:

- 1.8. To prevent the pollution of any natural watercourse and avoid the creation of a public health nuisance.
9. To protect the amenity of the area and to reduce impact of proposed development on the landscape.
10. To protect the amenity of the area.
11. To prevent the creation of a fire hazard.
12. To prevent unauthorised development.

- (1) The poultry house to be operated on a dry litter system.
- (2) All soiled waters generated from cleaning or other operations to be collected and stored in a suitable tank of 6 months minimum capacity and disposed of in a manner so as not to give rise to pollution or a public health nuisance.
- (3) All buildings to be provided with gutters and roof rain water to be discharged separately in closed pipes to a water course or suitable soakpit.
- (4) a. Any waste disposed of on land to be spread at such times, locations and concentrations as not to give rise to a public health nuisance or water pollution.
b. No spreading of waste to take place during winter months, on waterlogged or frozen land or during or immediately after rainfall when there is a risk of surface runoff.
c. Adequate strips of land on which no spreading is to take place to be left in the vicinity of all watercourses, ditches and lakes (min 20m).
d. No waste to be allowed to runoff, seep or discharge to any ditch drain or watercourse.
e. No waste to be heaped or deposited on the site or in the vicinity of any watercourse so as to give rise to pollution or a public health nuisance.

- (5). Records of waste disposed shall be maintained on site at developers own expense and made available to Monaghan County Council on request.
Records to include:

On site: Land spreading:

- i Date and location of disposal site/s (on an O.S. map scale 1:2500) showing the location of all drains, streams, rivers, watercourses and other sources of water supply).
- ii Quantity (weight and volume) disposed under (i).
- iii Application rate of waste on lands (quantity/acre) and duration of spreading and weather conditions.

Off site: Disposal Contractor:

- i Name and address of Disposal Contractor.
- ii Date of each disposal operation.
- iii Quantity (weight and volume) disposed of.
- iv. Any other information as may be required from time to time by the Planning Authority.

- (6) All waste disposal spreaders and tractors to be hosed down as appropriate prior to exit onto the public roadway during disposal operations and the wash waters safely stored. There is to be no deposit of poultry manure along the public road.
- (7) If at any time the Planning Authority are satisfied that the disposal of wastes generated by this development is causing water pollution and/or a public health nuisance the disposal operation shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the said authority.
- (8) No increase in the number of poultry to be housed or intensification of the development to take place without a prior grant of planning permission.

MONAGHAN COUNTY COUNCIL

Chief Fire Officer's Report.

Re: T.P. Application 46/90 to erect 2 poultry unit at
Corvay, Ballybay. by John Mc Bennett.

1. The Proposal shall conform to the Proposed Building Regulations and special attention shall be given to satisfy the requirements in parts N, P, Q and R.
2. The building shall be located 7 m from the nearest boundary and 14m from any similar building unless the elements of structure have a minimum of 1 hour's fire resistance.
3. Exits shall be provided at both ends of the buildings and at the centre.
4. Suitable type fire extinguishers shall be provided and properly maintained.
5. Any LPG storage shall conform with I.S. 3216 : 1988 Code of Practice for the bulk storage of LPG. However any storage tank shall be a minimum of 7.5m from the building.

D. Treanor
D. Treanor,
Chief Fire Officer.

22/2/90
Date.

THE REASONS FOR THE IMPOSITION OF THE ABOVE CONDITIONS ARE:

- 1.8. To prevent the pollution of any natural watercourse and avoid the creation of a public health nuisance.
9. To protect the amenity of the area and to reduce impact of proposed development on the landscape.
10. To protect the amenity of the area.
11. To prevent the creation of a fire hazard.
12. To prevent unauthorised development.

Maps and Drawings remain
the Copyright of the Original

TOWN PLANNING APPLICATION
 Man... Order No. P. 146A Reg. No. P. 190
 Date of receipt of application (2290) (23290) 6490
 Applicant's Name John Mc Bennett
 Address Corvay, Ballybay
 Nature and location of proposal erect 2 poultry (broiler) houses at Corvay
 Was Notice published in Public Press Yes/No. Date
 Was Notice published on site Yes/No. 463 Date 19/3/90

ROAD AND TRAFFIC REPORT
 Road No. 427
 No effect on road traffic
 Wall, fence, etc. approved
 Conditions recommended: No objection

Reasons:
 Return before: 18/2/90
 Signed: _____
 Date: _____
 A.C.E. M.O.H. & D.C.C. Urban Engineer Fire Officer.....
 C.A.C.E. P. Garvey.....

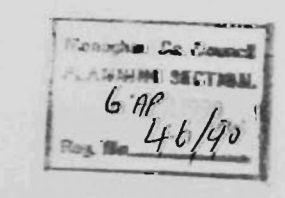
PLANNING OFFICER'S REPORT
 Contribution required (particulars on report attached).
 Permission recommended subject to the following conditions.
 1) 1/4 acre 5.5 approx.
 2) ...
 3) ...
 4) ...
 5) ...
 6) ...
 7) ...
 8) ...
 9) ...
 10) ...
 11) ...
 12) ...
 13) ...
 14) ...
 15) ...
 16) ...
 17) ...
 18) ...
 19) ...
 20) ...

PLANNING OFFICER'S REPORT
 Contribution required (particulars on report attached).
 Permission recommended subject to the following conditions.
 Address: _____
 Return before: _____
 Signed: _____
 Date: _____

COUNTY ENGINEER'S OBSERVATIONS:
 Permission recommended Refusal recommended
 Return before: _____ Signed: E. Boylan
 Date: 10/4/90
CONFERENCE RECOMMENDATION:
DECISION OF PLANNING AUTHORITY:
 Approved as submitted Refused for reasons indicated in
 Approved with conditions recommended in
 Road and Traffic Report
 Sanitary Services Report
 Fire Officer's Report
 Planning Officer's Report
 By County Engineer
 By Planning Conference
 Signed: J. O'Hara
 Date: 17/4/90



DATE: 6th APRIL, 1990
 REF: JM/CJ.
 TO: Mr. Noel Mc Cann,
 Chief Planning Officer,
 Monaghan Co. Council.
 Dear Noel,
 I enclose map relating to the planning application of Mr. John Mc Bennett, Corvay, Ballybay. As agreed on the site on 4th inst. the floor levels of the proposed houses will be at the level of point marked X on map. Also a mound 2 feet high will be placed along line H/H - this will be planted with a selection of Whitethorn and Ash.
 Trusting that this will satisfy the requirements and thanking you for your co-operation,
 Yours sincerely,
 James O'Riordan
 S.A. WARD.



MS/ML 28th March 1990
 Our Ref: John Mc Bennett, Corvay, Ballybay.
 Re: Erection of 2 poultry (broiler) houses at Corvay.
 Dear Sir,
 With reference to the above I am to request you to submit the following additional information:-
 *You are to submit landscaping scheme, detailing planting proposals, species, time, scale etc. to reduce impact of proposed development on the landscape.
 Consideration of your application is being deferred until the above details have been submitted.
 Yours faithfully,
 ADMINISTRATIVE OFFICER.

Copy served by Registered Post 28/3/90
 Received 7/3/90
 Signed: _____

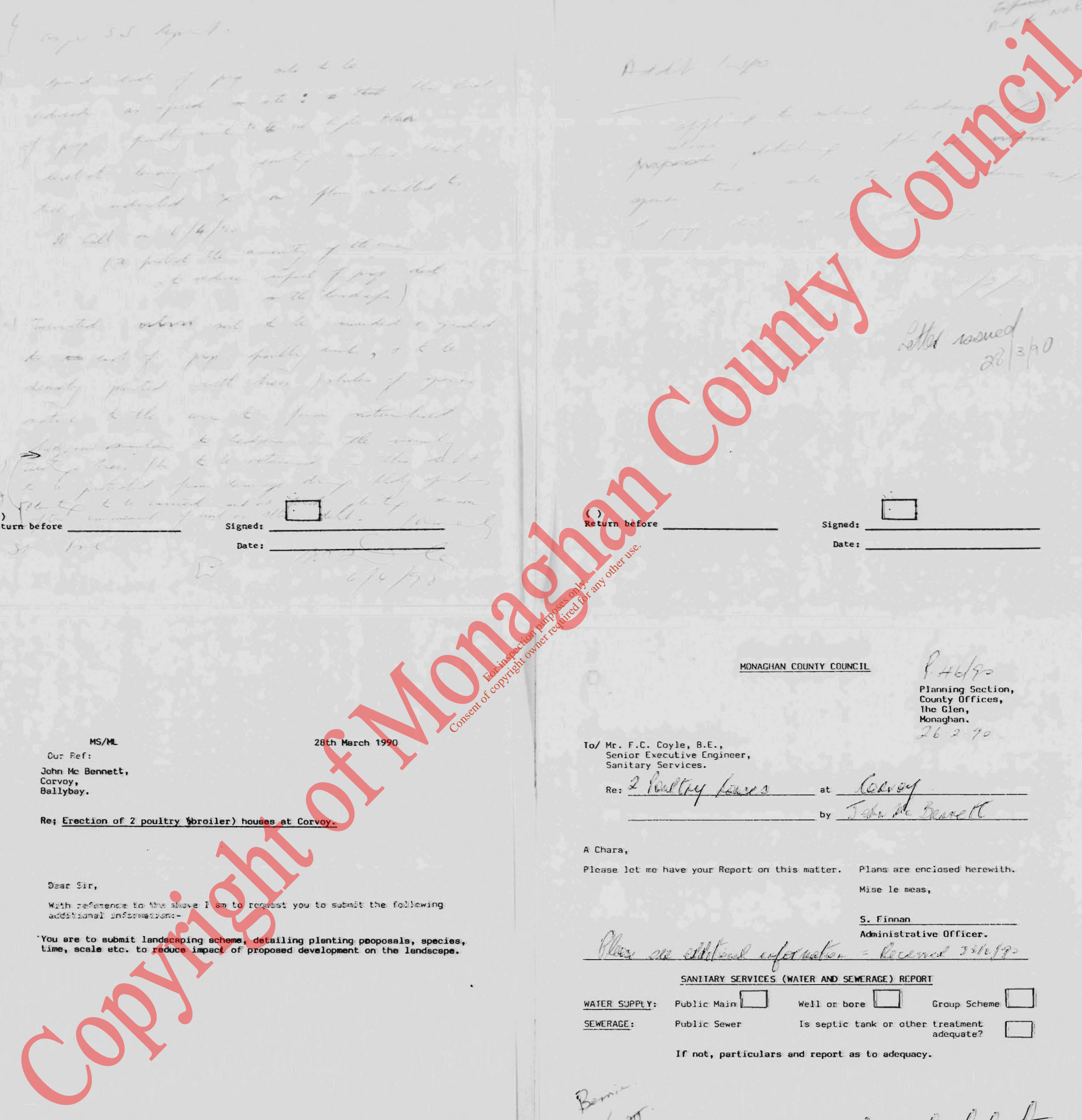
MONAGHAN COUNTY COUNCIL
 846/90
 Planning Section, County Offices, The Glen, Monaghan, 26/3/90
 To/ Mr. F.C. Coyle, B.E., Senior Executive Engineer, Sanitary Services.
 Re: 2 poultry houses at Corvay
 by John Mc Bennett

A Chara,
 Please let me have your Report on this matter. Plans are enclosed herewith.
 Mise le meas,
 S. Finnan
 Administrative Officer.

SANITARY SERVICES (WATER AND SEWERAGE) REPORT
 WATER SUPPLY: Public Main Well or bore Group Scheme
 SEWERAGE: Public Sewer Is septic tank or other treatment adequate?
 If not, particulars and report as to adequacy.

Benin
 for att.
 no objection subject to the attached conditions.
 Return before: _____
 Signed: F.C. Coyle
 Date: 9/3/90

RM R. 12. ROADS DEPARTMENT
 COUNTY COUNCIL. DIVISION.
 FROM: S. O'Hara
 TO: F.C.C.
 TITLE OF OFFICE: _____ ADDRESS: _____
 ADDRESS: _____
 In your reply please quote Ref. No. and Subject of this communication. Date: 7/3 1990
 Re: P. 146/90 John Mc Bennett, Corvay, Ballybay.
 No objection to proposed development subject to attached conditions (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20)
 S O'Hara



Maps and Drawings remain the Copyright of the Originator

FROM: _____ TO: _____
 TITLE OF OFFICE: _____ ADDRESS: _____
 ADDRESS: _____
 In your reply please quote Ref. No. _____ Date: _____
 and Subject of this communication. _____

Re P46/90 details of proposed
 Proposed Development
 4,000 Broiler chickens
 All litter to be taken off site for mushroom
 compost making. *OK*

Existing development
 33 cows + 42 cattle - 500m³
 large facilities - 450m³

B. O'Leary

- 146/90
- (1) The poultry house to be operated on a dry litter system.
 - (2) All soiled waters generated from cleaning or other operations to be collected and stored in a suitable tank of 6 months minimum capacity and disposed of in a manner so as not to give rise to pollution or a public health nuisance.
 - (3) All buildings to be provided with gutters and roof rain water to be discharged separately in closed pipes to a water course or suitable soakpit.
 - (4)
 - a. Any waste disposed of on land to be spread at such times, locations and concentrations as not to give rise to a public health nuisance or water pollution.
 - b. No spreading of waste to take place during winter months, on waterlogged or frozen land or during or immediately after rainfall when there is a risk of surface runoff.
 - c. No spreading of waste to take place within 100m of any dwellinghouse without the written consent of the owner/occupier.
 - d. Spreading to be carried out in such a manner as not to contaminate any source of water used or intended to be used for human consumption.
 - e. Adequate strips of land on which no spreading is to take place to be left in the vicinity of all watercourses, ditches and lakes (min 20m).
 - f. No waste to be spread on land which is drained while there is a flow of water in such drains.
 - g. No waste to be allowed to runoff, seep or discharge to any ditch, field or watercourse.
 - h. No waste to be heaped or deposited on the site or in the vicinity of any watercourse so as to give rise to pollution or a public health nuisance.
 - (5) Records of waste disposed shall be maintained on site at developers own expense and made available to Monaghan County Council on request. Records to include:
 - On site: Land spreading:
 - i. Date and location of disposal site/s (on an O.S. map scale 1:2500) showing the location of all drains, streams, rivers, watercourses and other sources of water supply).
 - ii. Quantity (weight and volume) disposed under (i).
 - iii. Application rate of waste on lands (quantity/acre) and duration of spreading and weather conditions.
 - Off site: Disposal Contractor:
 - i. Name and address of Disposal Contractor.
 - ii. Date of each disposal operation.
 - iii. Quantity (weight and volume) disposed of.
 - iv. Any other information as may be required from time to time by the Planning Authority.
 - (6) All waste disposal spreaders and tractors to be hosed down as appropriate prior to exit onto the public roadway during disposal operations and the wash waters safely stored. There is to be no deposit of poultry manure along the public road.
 - (7) If at any time the Planning Authority are satisfied that the disposal of wastes generated by this development is causing water pollution and/or a public health nuisance the disposal operation shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the said authority.
 - (8) No increase in the number of poultry to be housed or intensification of the development to take place without a prior grant of planning permission.

THE BROILER CHICKEN LITTER CO-OPERATIVE SOCIETY LIMITED

Muff, Kingscourt, Co. Cavan. Tel: 042-67930

16th February, 1990

Mr John Mc Bennett,
 Corvey,
 Ballybay,
 Co. Monaghan.

Dear Mr Bennett,

Further to your queries re the handling of litter, the following regulations are in place.

The contractor who is Mr Cyril Kierans, appointed by the B.C.L. Co-op Ltd will clean out and load the broiler litter as soon as houses become available. This litter will then be transported to the various composters, as arranged by the Co-op.

As regards storage, there won't be any stored at any time. There won't be any treating of this litter at any time.

The permission from local authorities does not apply since, as stated, all litter goes straight into the mushroom composters from the farm.

I trust that this information is what you require.

Yours faithfully,

Peter Smith
 Peter Smith (Manager/Secretary)
 B.C.L. Co-op Ltd.

Monaghan Co. Council
 PLANNING SECTION
 Reg. No. _____

Trustees: J. Blemings, F. Harte, T. Moyna.
 Secretary/Manager: Peter Smith

14/2/90
 Our Ref: MS/PT P.46/90

Mr. John Mc Bennett,
 Corvey,
 Ballybay.

Re: Erection of 2 poultry houses at Corvey, Ballybay.

Dear Sir,

With reference to the above I am to request you to submit the following additional information:-

Please submit details of the B.C.L. Co-Op Ltd., proposals for handling transporting, storing and treating (if any) and disposal of broiler litter and details of permission from the Local Authority.

Confirmation of your application is being deferred until the above details have been submitted.

Yours faithfully,

ADMINISTRATIVE OFFICER.

Copy Sealed by *14/2/90*
 Registered Post
 Receipt No. *4419*
 Signed *[Signature]*

To: F.C. Coyle, B.E., Senior Executive Engineer, Sanitary Services.

Re: Erect 2 Poultry (Broiler) Houses - Corvey Ballybay by John Mc Bennett

A Check,
 Please let me have your Report on this matter. Plans are enclosed herewith.
 Mine is near,
 S. Finnan
 Administrative Officer.

Planning Section, County Offices, The Glen, Monaghan.
 2/2/90
 P46/90.

SANITARY SERVICES (WATER AND SEWERAGE) REPORT

WATER SUPPLY: Public Main Well or bore Group Scheme
 SEWERAGE: Public Sewer Is septic tank or other treatment adequate?

If not, particulars and report as to adequacy.

Affidavit to submit details of the B.C.L. Co-Op Ltd. plans for building, transporting, storing and treating of any, and disposal of the broiler litter & details of relevant permissions from L.A.

A.S.O. Re write as above if 14/1/90. Checked with A.O. Planning Section. Com to be - near end of B.C.L. prof. 14/1/90

Signed: *F.C. Coyle*
 Date: *6/2/90*

Return before: *16/2/90*

THE BROILER CHICKEN LITTER CO-OPERATIVE SOCIETY LIMITED

Muff, Kingscourt, Co. Cavan. Tel: 042-67930

Mr. John Mc Bennett,
 Corvey,
 Ballybay,
 Co. Monaghan.

This is to certify that B.C.L. Co-op Ltd., will remove Broiler Litter from the above named premises as and when required.

Signed: *Peter Smith*
 PETER SMITH (Manager/Sec.)
 B. C. L. CO-OP LTD.

Monaghan Co. Council
 PLANNING SECTION
 - 2 FEB 1990
 Reg. No. _____

Trustees: J. Blemings, F. Harte, T. Moyna.
 Secretary/Manager: Peter Smith

MONAGHAN COUNTY COUNCIL

PLANNING APPLICATION FORM - AGRICULTURAL

1362
 £1500
 XIX/10/52

1. Application for - Permission/Approval/Exempted Development (Delete as appropriate)

2. Applicants Name Mr JOHN Mc BENNETT

3. Address CORVEY Ballybay

4. Description of Proposed Development Two Poultry Houses - Broiler Production

5. Location of Proposed Development (Give Townland & O.S. Sheet No.) Monaghan XIX-1 CORVEY

6. Name and Address of Person (s) who prepared plans James A. Ward TEAGASC

7. Applicants interest in Site (Leasehold, freehold, prospective buyer) Owner

8. Has application previously been made in respect of this site? If so state Ref.No. No

9. Existing use of land or structure Agricultural land

10. Acreage of farm 7.6ac

11. Area of Site 2.3 ac

12. Distance of proposed building from public road 100 metres

13. Maximum height of structure over ground level 6.2m.

14. Proposed external walling (state type of plaster, stonework, cladding or other finish, giving colour) Grey Plaster + Brown Bricks

15. Proposed roofing (corrugated asbestos, corrugated iron etc. giving colour) Aluminium sheets

16. Proposed boundary wall or fencing (State type and finish, giving height and colour) Existing Hedge

17. Source of Water Supply (public mains or well) Public MAINS

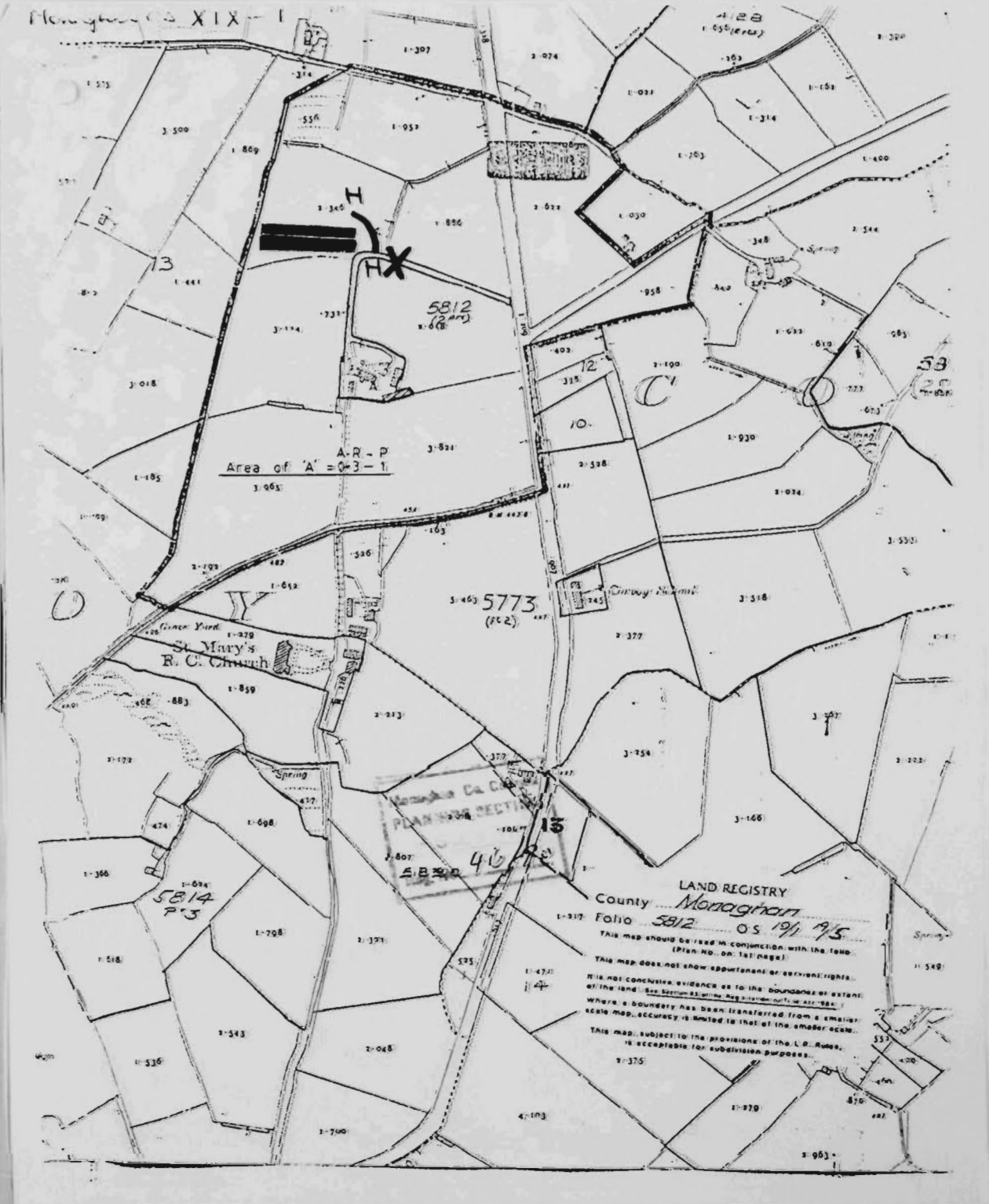
18. Distance from nearest dwellinghouse, school, church or building used for public assembly 140 metres

19. a. Existing no. and type of livestock 33 cows + 42 cattle
 b. Proposed additional no and type 44,000 Broiler chickens
 c. Types and numbers of animals housed etc in open yards over winter All

20. Type and amounts of waste to be disposed of per annum (State units in gals/m³)
 Existing 400 m³
 Proposed NO EXTRA WASTE
UNDERGROUND TANK + DUNGSTON
 b. Capacity of all slurry and effluent storage facilities (Units in ft³/gals, m³)
 Existing 550 m³
 Proposed 8m³ for washing

21. a. Method of slurry and effluent storage
 b. Capacity of all slurry and effluent storage facilities (Units in ft³/gals, m³)
 (1) Existing storage facilities
 (2) Proposed storage facilities

Overleaf:



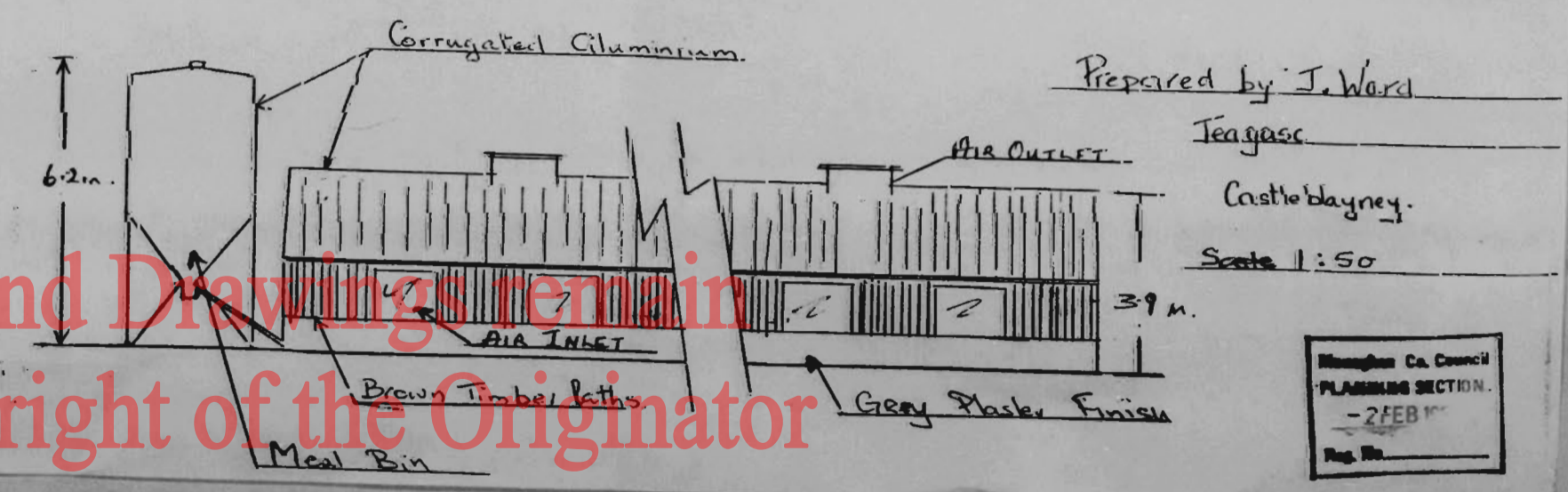
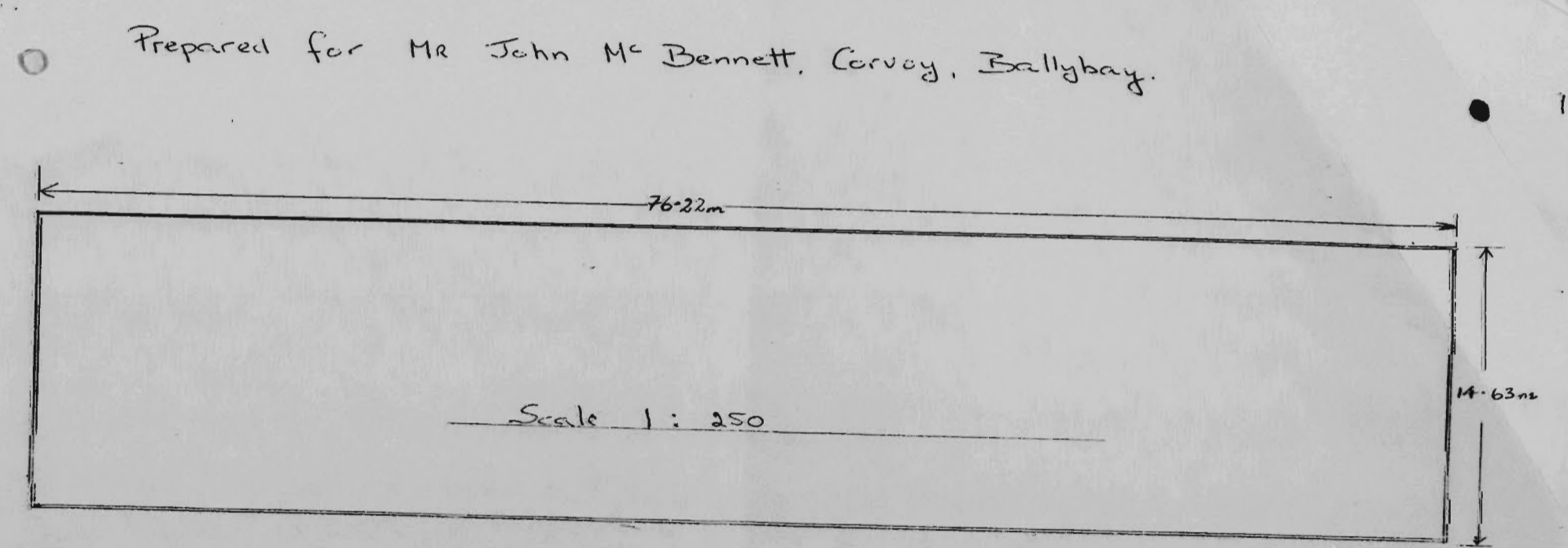
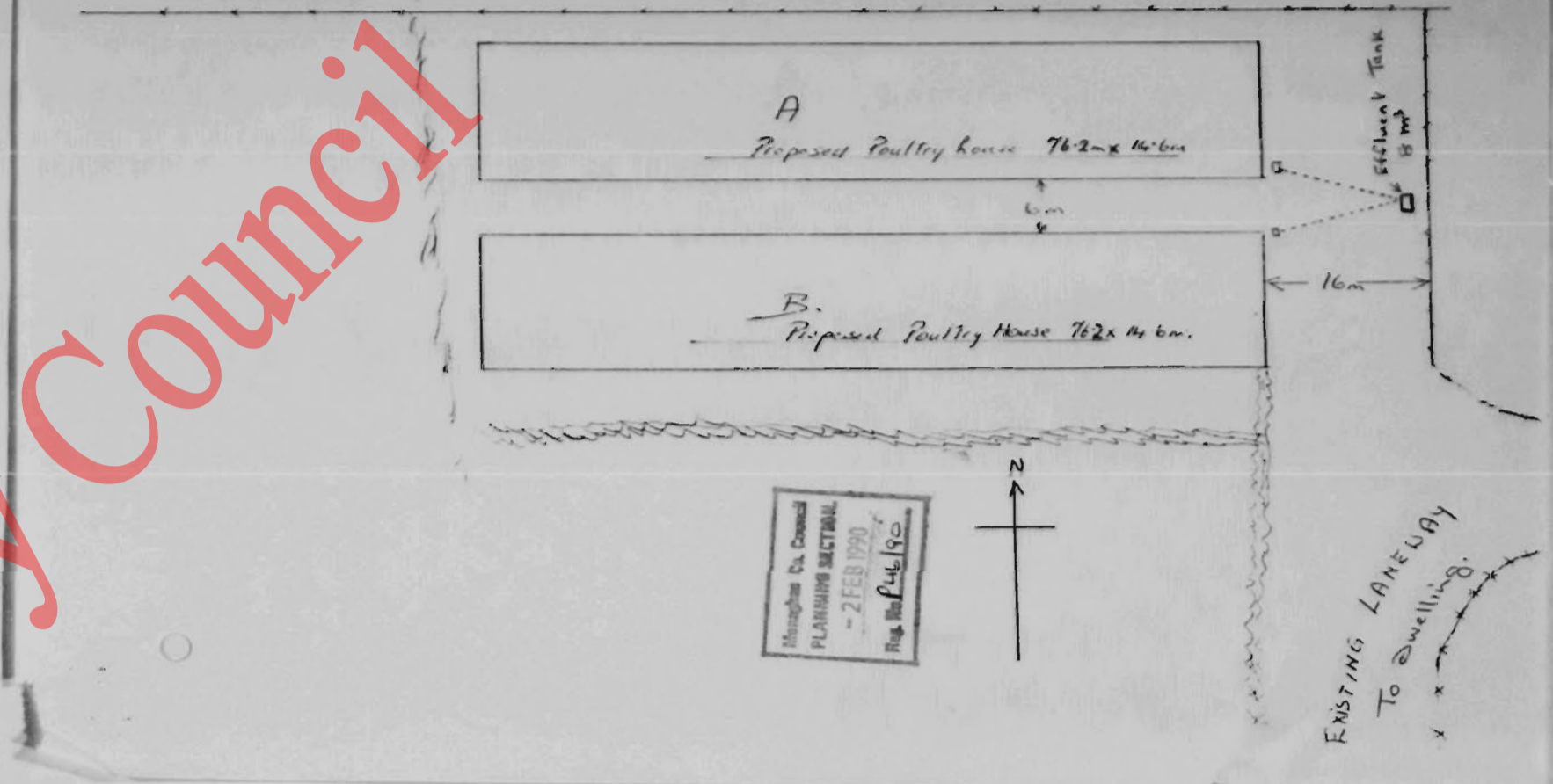
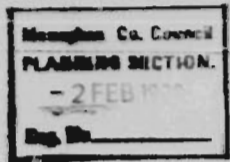
Maps and Drawings remain the Copyright of the Originator

- 22. a. Method of disposal of farmyard wastes Land Spreading
- b. Acreage available for spreading of slurry 76 acres
- 23. a. Acreage of silage cut per year
 - First Cut 3000
 - Second Cut 2000
 - Third Cut 0
- b. Number of silage bases on farm 0
- c. Method of collection and storage of silage effluent from each base Underground tank
- 24. Are extract fans to be installed? No
- 25. Gross floor space of proposed building (a) (state in sq. metres) (See attached) 2225 m²
- 26. Total area of such structures situated within the same farmyard complex or within 100m thereof NONE
- 27. Amount of fee submitted _____
- 28. Basis of which fee calculated _____
- 29. Is notice displayed on site at main entrance from public roadway? YES
- 30. Was Notice published in newspaper? (Enclose copy) NO

I certify that the information above is correct
 Signature of applicant (or his agent) John M. Bennett
1-2-1990
 DATE

I AM APPLYING TO
 MONAGHAN CO. COUNCIL FOR
 PERMISSION TO ERECT 2 POULTRY HOUSES
 ON THIS SITE.

SIGNED:- John M. Bennett
 DATE :- 1-2-1990.



Maps and Drawings remain
 the Copyright of the Originator

