

**Fiona McIntyre**

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**From:** Nicholas O'Kane  
**Sent:** 11 November 2020 14:58  
**To:** Fiona McIntyre  
**Subject:** FW: Fintan Coffey shared "20416 Morgan & Kenneth Hall" with you.

I approve the further information request.

Regards  
Nicholas O Kane  
Senior Planner

**From:** Fiona McIntyre <FMCINTYRE@cavancoco.ie>  
**Sent:** Wednesday 11 November 2020 10:49  
**To:** Nicholas O'Kane <nokane@cavancoco.ie>  
**Subject:** FW: Fintan Coffey shared "20416 Morgan & Kenneth Hall" with you.

Nicholas

Report attached for 20416

Request 2& 3 noted to change to "have capacity"

Fiona

**From:** Fintan Coffey <fcoffey@cavancoco.ie>  
**Sent:** 10 November 2020 15:47  
**To:** Fiona McIntyre <FMCINTYRE@cavancoco.ie>  
**Subject:** Fintan Coffey shared "20416 Morgan & Kenneth Hall" with you.



**Fintan Coffey shared a file with you**

Here's the document that Fintan Coffey shared with you.

 [20416 Morgan & Kenneth Hall](#)

 This link will work for anyone.

Open

 Microsoft

[Privacy Statement](#)

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## Memorandum

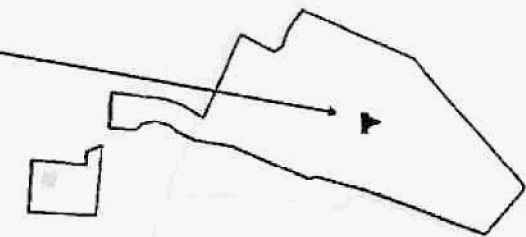
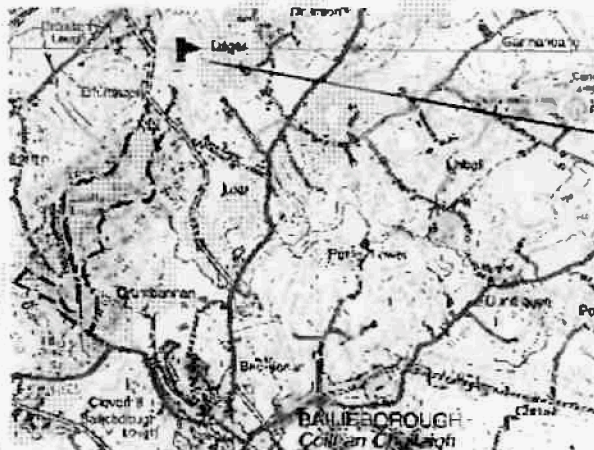
From	Fintan Coffey Assistant Planner	To	Nicholas O'Kane Senior Planner
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**Date** 10<sup>th</sup> November 2020

**Planning Reg. No:** 20/416  
**Applicant:** Morgan & Kenneth Hall  
**Type of Application:** Permission  
**Development Description:** To construct 1 no. Poultry house (to include meal storage bin(s) and soiled water tank(s)) and all associated site works (to include new/upgraded site entrance) arising from the above proposed development.  
**Municipal District:** Bailieborough/Cootehill

### Site location

The application site is situated approximately 3kms north of Bailieborough town centre in the direction of Shercock. The site, which is in the townlands of Corglass and Lisgar, is accessed from the Local Road L3515-0. A site notice was erected on the date of the site inspection, and was clearly visible and legible from the public road.



**Development Plan**

The proposed site is located in a rural area outside the development envelope of any designated town or village. The following agricultural policy and objectives of the Cavan County Development Plan 2014-2020 therefore apply:

**Policy EDP3:** To promote sustainable agricultural development whilst ensuring that development does not have an undue negative impact on the visual amenity of the countryside.

**Objective EDO1:** To promote the continued development and expansion of the Agri-Food Sector.

**Objective EDO4:** To ensure that all agricultural activities comply with legislation on water quality, such as the Phosphorous Regulations, Water Framework Directive and Nitrates Directive.

**Objective EDO5:** To encourage the development of environmentally sustainable agricultural practices, to ensure that development does not impinge on the visual amenity of the countryside and that watercourses, wildlife habitats and areas of ecological importance are protected from the threat of pollution.

**Objective EDO6:** To recognise and support the role of farmers as custodians of the natural resources of the countryside and of rural landscapes which are valuable to existing and future generations. Ensure that development does not have an undue negative impact on the visual and scenic amenity of the countryside. Protect soil, groundwater, wildlife habitats, conservation areas, rural amenities and scenic views from adverse environmental impacts as a result of agricultural practices.

**Objective EDO7:** To support agricultural development as a contributory means of maintaining the population in the rural area and sustaining the rural economy, whilst maintaining and enhancing the standing of the rural environment and through application of the Water Framework and Habitats Directive.

### **Planning history**

#### **This site:**

No planning history.

#### **Elsewhere on landholding (outlined in blue):**

No planning history.

**Adjacent areas:**

Residential site 180 metres W-SW of proposed poultry shed:

01/563 -- Mr Raymond & Kathleen Cadden got permission for dormer house. Built.

**Pre-application consultation**

None

**Submissions**

None received.

**Representations**

None received.

**Internal Reports**

**Environment Section**

Report dated 5/11/2020 states:

The development location is a greenfield site which is part of lands owned and farmed by the applicant.

According to the GSI ground water maps for Co. Cavan, the proposed development is located within an area classified as a Poor Aquifer - Bedrock which is generally unproductive except for local zones with extreme vulnerability. The proposed development is located in the Blackwater (Kells)\_030. This water body currently which is classified as Poor ecological status. This status must achieve a Good Ecological Status in accordance with the requirements of the Water Framework Directive.

It is proposed that the water supply source for the proposed development will be from a new connection to Drumkeery Group Water Scheme. A letter of confirmation was been submitted with application.

I have reviewed the information submitted and the following was noted:

- The proposed poultry house will house 39,500 broilers which is below the threshold for an EPA IED Licence.
- In regards to poultry manure generated from the proposed development, a letter has been submitted from McCartney Contractors indicating that they collect for Mr. Kenneth Hall as an existing customer it is noted that the submitted letter does not confirm where the litter will be delivered/disposed to. Further information will be required to confirm that McCartney Contractors have capacity for the manure generated from the proposed site and to confirm final destination of manure.
- In regards to poultry casualties and carcasses a letter has been submitted from College Proteins, indicating that they collect for Mr. Kenneth Hall as an existing customer. Further information will be required to confirm that College Proteins have capacity for poultry casualties and carcasses generated from the proposed site.
- In regards to disease control a letter from Poultry Veterinary Services was submitted, indicating that they have no concerns in relation to this development. However this letter reference a proposed extension to an existing site further information will be required to confirm the submitted letter is in regard to the proposed site,
- A habitat screening report was submitted by Whitehill Environmental and it states that there are no significant impacts on Natura 2000.
- It is estimated that there will be approximately 70-75m<sup>3</sup> of soiled water generated per annum. It is proposed that this soiled water will be collected and stored in a dedicated soiled water tank located at the end of the proposed development, the proposed tank is a circular underground tank 15.3m<sup>3</sup> approx. It is proposed that the soiled water is then spread onto a family members land holding, Mr. Neville Hall, which will increase the Mr Neville Hall's Nitrogen loading from the existing 18 Kg/N/Ha to c. 23.5 Kg/N/Ha which is within the statutory 170Kg/N/Ha. No letter of agreement was been submitted from Mr Neville Hall further information will be required to confirm agreement.
- It is noted within the description report attached that the existing on-farm nitrogen loading from bovine livestock is c. 170kg/N/Ha. The report confirms that 3.95 Ha of the existing c. 13.28 Ha will be dedicated to the proposed development, therefore reducing slurry spreadlands for the existing bovine livestock. The applicant will be required to submit a completed Env 101 form and copy of

spreadland maps to check compliance with the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations 2017 and amended Regulations 2018 (Nitrates Regulations).

- It is proposed that surface water will be discharged to an existing watercourse.
- There are 6 noise/odour sensitive locations within 400m of the development site. A Noise/Odour Impact Assessment has been submitted, with 2 of these located within 225m of the proposed development. The assessment proposes a number of measures to mitigate against potential noise and odour issues. Noise / Odour is a matter for the planner to consider, however I would have concerns regarding the odour impact from the development on the properties located in close proximity 225m and I recommend that if this development is to be granted planning permission, that the planner ensure the proposed mitigation measures, along with any other best practice measures, are implemented by way of planning condition.
- The application map indicates that there are no poultry unit with a 2km radius.

It is recommended that the applicant be requested to submit additional information.

1. The applicant is requested to submit documentation from McCartney Contractors that they capacity for the manure generated from the proposed site and to confirm final destination of manure.
2. The applicant is requested to submit documentation from College Proteins that they capacity for poultry casualties and carcasses generated from the proposed site.
3. The applicant is requested to submit confirmation from Poultry Veterinary Services that the disease control letter submitted as part of the original submission relates to the proposed site.
4. The applicant is required to submit a completed Env 101 form and copy of spreadland maps in order to check compliance with the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations 2017 and amended Regulations 2018 (Nitrates Regulations) for existing bovine livestock.
5. The applicant is required to submit documentation to confirm agreement between applicant and Mr Neville Hall regarding the application of soiled water from the proposed development to Mr Neville Halls land parcels.

**MD Engineer**

**Report dated 6/10/2020 states:**

The entrance to this proposed development is onto the L-3515-0 Local Road. The MD office reports as follow:

The site was inspected on 06th October 2020. A site notice was erected and legible from the public road.

I recommend the following conditions apply:

1. Development shall be carried out in accordance with plans and particulars submitted to and received by the Planning Authority on 18th September 2020, except where conditions hereunder specify otherwise.
2. Any entrance piers (permanent structure associated with the entrance detail adjacent to the public road) shall be setback 6m from the edge of the existing public road. Minimum width between
3. Entrance piers shall be 6m or greater to accommodate HGV movements in and out of the site.
4. Minimum bell mouth radii of 15m to either side of the proposed entrance piers to apply.
5. Existing open drains to facilitate the bell mouth entrance, 4m setback and sight line requirements shall be piped with a minimum 600mm diameter pipe to ensure flow path of existing live surface water systems are not impeded.
6. Gradient of the bell mouth entrance should not be greater than 2% (1 in 50) sloping away from public road, for a distance of 6m from the edge of the existing public road.



7. The complete width and depth of this bell mouth entrance to include the public road fronting this entire bell mouth entrance and setback shall have a structural overlay applied (100mm AC 20 Base course and 50mm HRA).



## Planning Assessment

### Application details

- Site area 3.07 ha (include free range area).
- GFA of proposed broiler house: 3,174.15 sq m, dimensions 147 x 22.6 m, overall height 7.25m.
- Concrete apron with HGV turning circle, 15.90 cubic metre wastewater tank, feed 2 no. feed silos each 9.1m high.
- Integrated general purpose storage area.
- Total birds proposed: 39,500 free range broilers.

### Physical context of the site

This is a greenfield agricultural site on one small part of the applicant's landholding at this location of just over 13 hectares. This is a bovine farm, which is diversifying into the poultry sector. The proposal is for a free range poultry house for 39,500 broilers with adjoining range area (altogether 3.07 hectares).

This is a low density populated farming area north of Bailieborough. The site is on the local road system but approximately 1.5kms from the R178 Bailieborough to Shercock Road. The site is relatively low-lying and flat. It has an existing access onto the L3515-

0, close to a junction with a private farm lane. The nearest building line of the proposed shed would be set back 165 metres from the public road.

#### **Key operational aspects of the proposed development**

The proposed development is for a free range poultry house for 39,500 broilers, to supply Manor Farms based in Shercock (8kms north). The site is conveniently situated a short distance (1.5kms) from the R178 Shercock Road. The site would be serviced by Kolbe Feeds, also based in Shercock.

The proposed development would be marginally below the EPA licencing threshold of 40,000 broilers. On a range area of 3.07 hectares, this is equivalent to a stocking rate of 10,000 birds / ha. Five production cycles are proposed each year, with chicken

The proposed development requires a new connection to the Drumkeery GWS, and a letter of eligibility is enclosed.

All chicken manure would be exported off the site by McCartney Contractors Ltd., a regulated contractor, in accordance with S.I. 605 of 2017. Supporting documentation is enclosed, but Environment Section requires further information to confirm that the contractor has capacity for the manure generated from the proposed site and details of the final destination of manure. I concur.

Soiled water, amounting to 775 cubic metres per annum, would be collected in slurry storage tank before application to applicants' brother's land in accordance with S.I. 605 of 2017. Maps are enclosed of the relevant land parcels for spreading. Environment Section recommends a letter of agreement from the receiver of the soiled water. I concur.

Carcasses would be collected by College Proteins, which operates under EPA Licence. A supporting letter is enclosed, but without reference to the proposed development site – giving the applicants' home / farmyard address instead. Environment Section recommends further information. I concur.

A supporting letter from AgriHealth is enclosed in terms of disease prevention, without reference to the full address of the application site. Environment Section recommends

further information. Having examined the letter I am satisfied that it is bona fides and relates to the proposed development site.

The site would be accessed by an existing field gate onto the L3515-0 and the construction of an internal road of circa 200 metres long. Traffic to the site would be minimal – limited to 2 to 3 deliveries / collections per week.

Surface water is proposed to a local watercourse. MD Engineer recommends approval subject to conditions relating to surface water and the access onto the public road – and I note that many of those conditions would require a redesign of the proposed entrance to achieve the pier setback and bellmouth entrance radii required. Sightlines of 3 x 80 metres in both directions are already met, as the entrance benefits from good visibility. A turning circle (15m radius) is provided at the proposed concrete apron adjacent to the proposed poultry shed.

#### **Impact on sensitive receptors**

This is a low population density rural area, but there are 6 residential 'one-off' houses within 400 metres of the site. Their locations are shown on the agent's report submitted with this application in relation to odour and noise impacts. It is contended that there would be no material impacts beyond the bounds of the application site. These dwellings vary from 220.9 to 400 metres from the proposed development (respective building lines) and four of those dwellings are upwind of the prevailing southwesterly winds. A fifth house is situated 367 metres NW and a sixth house is positioned 400 metres east, neither of which would potentially receive odour impacts unless the prevailing wind direction changed.

Environment Section has assessed the potential impacts, raising a concern that two of the dwellings are within 225m of the proposed development, noting that a number of mitigation measures are proposed against potential noise and odour issues. In the event of planning permission, Environment recommends that the proposed mitigation measures are implemented, along with any other best practice measures, enforceable by planning condition.

#### **Screening for EIA**

EIA is required under Schedule 5 of the Planning and Development Regulations 2001-2015 where:

Part 1

17. Installations for the intensive rearing of poultry with more than 85,000 places for broilers or 60,000 places for hens.

Part 2

1. (e) (i) Installations for intensive rearing of poultry not included in Part 1 of this Schedule which would have more than 40,000 places for poultry.

The proposed development for 39,500 broilers, which comes under Part 1 above but is significantly below its threshold of 85,000 for mandatory EIA. Part 2 above is not applicable in this instance.

The legislation also allows for a sub-threshold EIAR to be requested by the Planning Authority where the likelihood of significant effects on the environment cannot be excluded by the Planning Authority. The Planning Authority shall then make a determination as to whether the development would be likely to have significant effects on the environment, and consequently whether an EIAR is required or not.

In reaching such a determination, the Planning Authority is to have regard to the likely significant effects of the development on any site, area, land, place or feature as appropriate, as set out under Article 103 (2) of the Planning and Development Regulations, as amended. In making this determination, the Planning Authority must have regard to the criteria set out in Annex III of the EU Directive 2014, which are set out under the following headings.

***Characteristics of the project:***

The proposed development is for a single poultry house of 3,174 sqm with an overall shed height of 7.25 metres. This is a free range enterprise, this is not of a scale or magnitude that is likely to result in a significant environmental effect. The proposed development is for a poultry of an overall length of 147 metres, width 22.6 metres and a height of 7.25 metres. Its design and purpose is agricultural, and would have a low visual impact on this site. Its construction would involve a steel or timber frame structure built on a steel reinforced concrete foundation, timber clad wall panels and a dark

coloured corrugated metal roof. This is standard for many poultry house developments in the county and integrates into the Cavan landscape relatively well.

All issues in relation to waste, effluent, odours and noise have been addressed in the application. Organic waste is to be collected and used in accordance with the Nitrates Directive by registered contractors. Noise and odour would not be experienced beyond the site boundary and can be regulated by planning condition.

I do not identify any significant environmental effects that would result from this development in terms of its characteristics.

***Location of project:***

The proposed development is sited in a low position relative to the adjacent topography. There are no major waterbodies in the vicinity of the site. The area is predominantly low intensity farming comprising mainly improved grassland. There are therefore no similar intensive agricultural operations in the area either existing or permitted which, if taken cumulatively with the proposed development, would be likely to generate a significant environmental effect.

The application site is away from any centres of population or concentrated groups of sensitive receptors. While the 6 nearest dwellings are between 220 and 400 metres away, proper site management in accordance with the mitigation measures and management practices on site would ensure that no undue impacts are experienced beyond the site boundary. Any potential impacts would be local and not significant to warrant an EIA.

The site is situated within the buffer zone of River Boyne and River Blackwater SAC but at a distance of 17.6 kms from that designation. Given the limited scale of this proposed free range poultry development, and its separation distance from the SAC, no impacts are identified that would have a potential impact.

There are no sensitive landscapes or environmental designations in the area. The proposal would not have any undue visual impact on the local countryside. No significant likely effects are identified.

**Type and characteristics of the proposed development:**

I have examined the characteristics and location of the proposed development against the criteria set out in Article 3(1) of the Directive concerning the (1) magnitude and spatial extent of the impact, (2) the nature of the impact, (3) transboundary impacts, (4) intensity and complexity of the impact, (5) probability of the impact, (6) the expected onset, duration, frequency and reversibility of the impact, (7) the cumulation of the impact with that of other existing and/or approved projects, and (h) the possibility of effectively reducing the impact. I am satisfied that no significant environmental effects are likely, taking all the above into consideration.

I have assessed the proposal against Article 103(2), and I am content that there would be no likely significant environmental effects arising from the development, and therefore that there is no requirement for sub-threshold EIA. In reaching this determination, I have taken into account the criteria of Annex III of the Directive as summarised above.

The main reasons and considerations on which I have made this determination are based on the nature, scale and context of the proposed development, distance and scale of other operations in the wider area, the absence of any landscape designations, and the distance from any European Site.

**Summary of planning assessment**

I am satisfied from a landscape, amenity, and environmental perspective that the proposed development is acceptable in principle at this location, and that no significant impacts are likely to arise. However, I concur with some of the recommendations of Environment Section in relation to incomplete supporting information provided with the application, and I also recommend (contrary to the MD Engineer's report) to revised the entrance detail by FI rather than by planning condition.

**Appropriate Assessment**

The application site is located within the buffer zone of River Boyne and River Blackwater SAC and is 17.6 kms north of the SAC measured by the shortest linear distance. No European Sites are situated within 15kms of the site.

An appropriate assessment screening report is submitted with the application by Whitehill Environmental.

The qualifying interests of River Boyne and River Blackwater SAC are listed to be:

- Alkaline fens [7230];
- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (Alno-Padion, *Alnion incanae*, *Salicion albae*) [91E0];
- *Lampetra fluviatilis* (River Lamprey) [1099];
- *Salmo salar* (Salmon) [1106]; and
- *Lutra lutra* (Otter) [1355], a species listed in Annex II of the Habitats Directive.

I concur with the findings of the screening report that the proposed development alone or in conjunction with the existing or permitted development would not have an impact on the qualifying interests of that European Site or any other Natura 2000 site and therefore a Stage II assessment is not required in this instance.

### Recommendation

Having regard to the above assessment I recommend that FURTHER INFORMATION is sought:

1. Submit a revised entrance detail onto the public road to incorporate the following:

A minimum bellmouth radii of 15 metres at the site entrance onto the public road.

Any entrance piers to be setback 6 metres from the edge of the public road.

The minimum width between entrance piers to be 6 metres or greater to accommodate HGV movements.

Existing open drains shall be piped with a minimum 600mm diameter pipe to ensure flow path of existing live surface water systems are not impeded.

Gradient of the bellmouth entrance not to exceed 2% (1 in 50) sloping away from public road, for a distance of 6 metres from the edge of the public road.

The complete width and depth of this bell mouth entrance to include the public road fronting this entire bellmouth entrance and any layby setback to have a structural overlay applied (100mm AC 20 Base course and 50mm HRA).

2. Submit documentation from McCartney Contractors Ltd. that they <sup>have</sup> capacity for the manure generated from the *proposed site* and confirm the final destination of manure.
3. Submit documentation from College Proteins that they <sup>have</sup> capacity for poultry casualties and carcasses generated from the *proposed site*.
4. The applicant is required to submit a fully completed Env 101 form (i.e. to include livestock etc.) and copy of associated spreadland maps in order to check compliance with the European Communities (Good Agricultural Practice for the Protection of Waters) Regulations 2017 and amended Regulations 2018 (Nitrates Regulations).
5. Submit documentation to confirm agreement between applicant and Mr Neville Hall regarding the application of soiled water from the proposed development to his land.

**PLANNER SIGNATURE**

*Finton C.H.*

**DATE 10/11/2020**



Entrance to site shown



**PLANNING AND DEVELOPMENT ACT 2000 - 2020**  
**NOTIFICATION OF FINAL GRANT**

**COUNCIL OF THE COUNTY OF CAVAN**

TO: Morgan & Kenneth Hall  
C/o C.L.W. Environmental Planners Ltd.  
The Mews  
23 Farnham Street  
Cavan  
Co. Cavan

Planning Register Number: 20/416

Application Receipt Date: 18/09/2020

Further Information Received Date: 18/11/2020

In pursuance of the powers conferred upon them by the above-mentioned Act, Cavan County Council have by Order dated 27/11/2020 **GRANTED PERMISSION** to the above named, for the development of land, namely:-

to construct 1 no. Poultry house (to include meal storage bin(s) and soiled water tank(s)) and all associated site works (to include new/upgraded site entrance) arising from the above proposed development at Lisgar and Corglass, Bailieboro, Co Cavan in accordance with the plans submitted with the application.

Subject to the 29 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: 8 January, 2021

**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 – 2020

PLANNING APPLICATION: Morgan & Kenneth Hall

REG. NO. 20/416

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 lodged with the application on the 18<sup>th</sup> September 2020 and as amended by further information and particulars received by the Planning Authority on 18<sup>th</sup> November 2020, 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 shall provide no more than 39,500 places for broilers.

Reason: In the interest of clarity.

2. The developer shall pay the sum of €14,370 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. Prior to the commencement of development, the material and colour of the external materials of the proposed development shall be agreed in writing with the Planning Authority.

Reason: In the interest of visual amenity.

4. During construction 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.

13. The design and construction of the proposed development shall be in accordance with the Department of Agriculture and Food specifications S100, S101 and S150.

Reason: In the interest of public health and environmental sustainability.

14. All new and existing wells shall be located to ensure that minimum setback distances are achieved, in accordance with Department of Agriculture Specification S123 (Bovine Livestock Units and Reinforced Tanks).

Reason: In the interest of public health and environmental sustainability.

15. Meal storage bin design and construction standards shall be in accordance with the Department of Agriculture and Food specifications S110.

Reason: In the interest of public health and environmental sustainability.

16. Uncontaminated surface run-off from roofs and clean paved areas within the development shall be collected separately from effluent and shall be disposed of to an approved watercourse adjoining the site in accordance with the Department of Agriculture and Food specifications S129.

Reason: In the interest of public health and environmental sustainability.

17. Effluent or soiled water shall not be spread on or applied to land where there is risk that the effluent will run from the land to any lake, river, ditch, stream or other watercourse.

Reason: In the interest of public health and environmental sustainability.

18. Poultry manure & wash waters shall be disposed of in the general manner outlined in the application documents on the basis that any necessary Waste Permits in accordance with the Waste Management Act, 1996-2008 are obtained.

Reason: In the interest of public health and environmental sustainability.

19. Detailed records shall be maintained in regard to manure & soiled water disposal; which shall include such matters as dates, volumes disposed of and outlet locations. The records shall be kept up-to-date and shall be available at all reasonable times for inspection by an authorised person of the Planning Authority and be provided to the Planning Authority on request in writing.

Reason: In the interest of public health and environmental sustainability.

20. Transport of poultry manure and soiled water shall be in suitably contained, leakproof vehicles.

Reason: In the interest of public health and environmental sustainability.

21. Casualty birds shall be disposed of by an approved waste contractor and in accordance with Department of Agriculture regulations.

Reason: In the interest of public health and environmental sustainability.

- e) Any tree failures within five years of planting shall be replaced.
- f) No invasive species shall be introduced as part of the proposed development. Any invasive species occurring shall only be dealt with promptly by an invasive species specialist.

Reason: In the interests of visual amenity and biodiversity.

  
SEAN MCINTYRE  
SENIOR STAFF OFFICER

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