

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 2nd Schedule and for the reason set out in the 1st 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 18th September 2020 and as amended by further information and particulars received by the Planning Authority on 18th 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.

- a) 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.

Shane Melnyk
 SENIOR STAFF OFFICER

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