



Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna
Human Resources
047 30586

Airgeadas
Finance
047 30589

Na Bóithre
Roads
047 30597

Clár na dToghthóirí
Register of Electors
047 30551

Comhshaol
Environment
042 9661240

Na hEalaíona
Arts
047 38162

Íasachtaí /Deontais Tithíochta
Housing Loans/Grants
047 30527

Leabharlann an Chontae
County Library
047 74700

Mótarcháin
Motor Tax
047 81175

Músaem an Chontae
County Museum
047 82928

Pleanáil
Planning
047 30532

Pobal
Community
047 73719

Rialú Dóiteáin/Foirgnimh
Fire/Building Control
047 30521

Oifig Fiontair Áitiúil
Local Enterprise Office
047 71818

Seirbhísí Uisce
Water Services
047 30504/30571

19/03/2021

To: Lisgillan Farm Ltd.
C.L.W Environment Planners Ltd
The Mews
23 Farnham St
Cavan

File Number - 20/547

Planning and Development Act 2000 (as amended)

NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 11/02/2021 granted the above named, for the development of land namely for:- permission to construct 1 no. poultry house together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s)) and site works associated with the above development. This application relates to a development, which is for the purposes of an activity requiring a Licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2013. An Environmental Impact Assessment Report (E.I.A.R.) will be submitted with this planning application, at Lisgillan, Ballybay, Co. Monaghan, subject to the 16 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

PP Michelle Egan
A/ADMINISTRATIVE OFFICER

19/3/21
DATE

I refer you to the Health and Safety Authority website www.hsa.ie for new responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013.

Fálltíonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifig an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

☎ 00353 47 30500 📠 00353 47 82739 🌐 www.monaghan.ie

✉ eolas@monaghancoco.ie info@monaghancoco.ie

1. (a) The developer shall pay to Monaghan County Council a sum of €4002 in accordance with the General Development Contribution Scheme 2013-2019 (as revised) made by the Council under Section 48 of the Planning and Development Act 2000 (as amended), towards expenditure incurred or proposed to be incurred by the Council in the provision of community, recreation and amenity public infrastructure and facilities in the area.
 - (b) The sum attached to this condition shall be revised from the date of the grant of planning permission to the value pertaining at the time of payment in accordance with the Wholesale Price Index for Building and Construction (Materials and Wages).
 - (c) No works shall commence until payment of the development contribution is made in full, or until Monaghan County Council has agreed in writing to a schedule of phased payments of the sum.
2. Prior to commencement of any development on site the applicant shall obtain an Industrial Emissions (IE) Licence from the EPA as the proposed development comprises or is for the purpose of an activity for which an Industrial Emissions (IE) License is required.
 3. During the construction phase of development, the applicant shall immediately the Planning Authority & Inland Fisheries Board of an accidental spillage of polluting mater or any other substance which may threaten the quality of any watercourse or groundwater body.
 4. The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
 5. The applicant shall comply with the following drainage arrangements for the site;
 - I. all soiled waters shall be directed to a storage tank.
 - II. no effluent or slurry shall discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or to the public road.
 - III. All surface water arising on the concrete aprons shall discharge to a silt trap followed by an appropriately sized soil polishing filter.
 - IV. The silt trap shall be inspected regularly and maintained.
 6. (a) All uncontaminated roof water from buildings and yard water shall be separately collected and discharged in a sealed system to existing drains, streams or adequate soak-pits and shall not discharge or be allowed to discharge to the foul effluent drains, foul effluent and slurry storage tanks or to the public road.
 - (i) All uncontaminated yard water from all concrete yard areas shall discharge to an appropriately sized silt trap followed by soil polishing filter.
 - (ii) All uncontaminated roof water to discharge to a soakpit.
 - (b) An inspection manhole shall be installed for sampling and inspection purposes and shall be located on the surface/storm water line after the silt trap and prior to the swale.

- (c) All drainage works shall be carried out in accordance with these agreed details
7. All organic fertiliser generated by the development hereby approved [and existing development within the farmyard] shall be conveyed through properly constructed channels to the proposed [and existing] storage facilities and shall not discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or public road.
8. All organic fertiliser generated by the proposed development shall be disposed of in accordance with the details submitted to the Planning Authority on 14th December 2020 and in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
9. There shall be no increase in the number of livestock being accommodated at this site unless otherwise agreed in writing with the Planning Authority.
10. (a) Any construction and demolition waste or excess soil generated during the construction phase which cannot be reused on site shall be disposed/recovered at an appropriately permitted facility in accordance with the requirements of the Waste Management Act 1996 as amended.
- (b) All waste oils and any other hazardous waste materials shall be stored appropriately and collected, recovered or disposed of in accordance with the Waste Management Act 1996 as amended, and records of such shall be kept on site.
- (c) (i) All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded or otherwise secured to prevent spillage.
- (ii) All bunds will be designed to contain 110 % of the capacity of the largest storage container located within the bund.
- (iii) There shall be no overflow drain facility from any bunds on site and all filling and off-take points shall be located within a bund.
- (d) Facilities shall be provided for the collection and segregation of recyclable waste. Wastes shall be collected for recycling/reuse whenever feasible or otherwise disposed of in accordance with the Waste Management Act 1996 as amended.
11. The applicant shall immediately inform the Planning Authority & Inland Fisheries Board of an accidental spillage of wastewater, organic fertiliser, fuel, machine oil or any other substance which may threaten the quality of any watercourse or groundwater body.
12. During the construction phase of development, the applicant shall immediately inform the Planning Authority & Inland Fisheries Board of an accidental spillage of polluting mater or any other substance which may threaten the quality of any watercourse or groundwater body.

13. Organic fertiliser shall be taken offsite by the contractor/hauler as stated in the planning application. This contractor must be registered with the Department of Agriculture Food and Marine and the organic fertiliser shall be utilized in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2018. Any changes in contractor shall be agreed in writing with the Planning Authority. Revised letters of intention to be submitted from contractors removing dead birds and manure.
14. (a) Roofing material shall be dark green, dark grey, dark blue or black in colour.
- (b) No unpainted metal sheeting shall be used for roofing or on the external wall finishes.
15. Ground and floor levels shall be as per the plans submitted. Facilitating cut and/or fill shall be graded to a natural contour to reflect the existing topography of the area.
16. The development shall be carried out strictly in accordance with the plans and documents submitted on 14/12/20 except as may otherwise be required in order to comply with the above conditions.

THE REASONS FOR THE IMPOSITION OF THE ABOVE CONDITIONS ARE:

- 1: It is considered appropriate that the developer should contribute towards the expenditure incurred or proposed to be incurred by the Council in the provision of community, recreation and amenity infrastructure and facilities in the area.
- 2: In the interest of environmental protection and public health.
- 3: In the interest of environmental protection and public health.
- 4: In the interest of environmental protection and public health.
- 5: In the interest of environmental protection and public health.
- 6: In the interest of environmental protection and public health.
- 7: In the interest of environmental protection and public health.
- 8: In the interest of environmental protection and public health.
- 9: In the interest of orderly development.
- 10: In the interest of environmental protection and public health.
- 11: In the interest of environmental protection and public health.
- 12: In the interest of environmental protection and public health.
- 13: In the interest of environmental protection and public health.
- 14: In the interest of visual amenity.
- 15: In the interests of visual amenity and securing a satisfactory standard of development.
- 16: In the interest of proper planning and sustainable development.