

**PLANNING APPLICATION CONTROL FORM**

✓ P158/21

Application Reference No.: 20/547

Decision due by 16/02/2021

Previous Ref. Nos.: 17490

Date of Receipt of Application: 14/12/2020

Applicant : Lisgillan Farm Ltd.

Address: C.L.W Environment Planners Ltd The Mews 23 Farnham St Cavan

Location of

Development: Lisgillan Ballybay Co. Monaghan

Description : 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

**VALIDATION**

Validated by: \_\_\_\_\_

Date of Validation: \_\_\_\_\_

**SITE NOTICE**

Was Notice published on site

Yes

No

Inspected by: *Francis*

Date of Inspection: 26/01/21

**Refer file for reports to:**

- Municipal District
- E.H.O.
- S.E.E. Water Services
- Irish Water
- NRA/TII
- DoECLG
- An Taisce
- Roisin Moore
- Build Heritage

- Heritage Officer
- S.E.E. Roads
- S.E.E. Environment
- S.E. Planner
- Housing
- Fire Officer
- I.F.I.
- Flooding Section  ?
- OPW

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MONAGHAN COUNTY COUNCIL

PLANNING AND DEVELOPMENT

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File Ref: 20/547

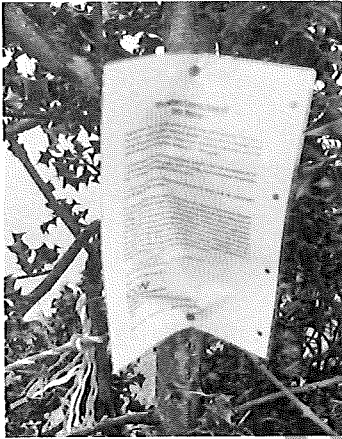
**Applicant:** Lisgillan Farm Ltd.

**Advertised Development Description:** 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.

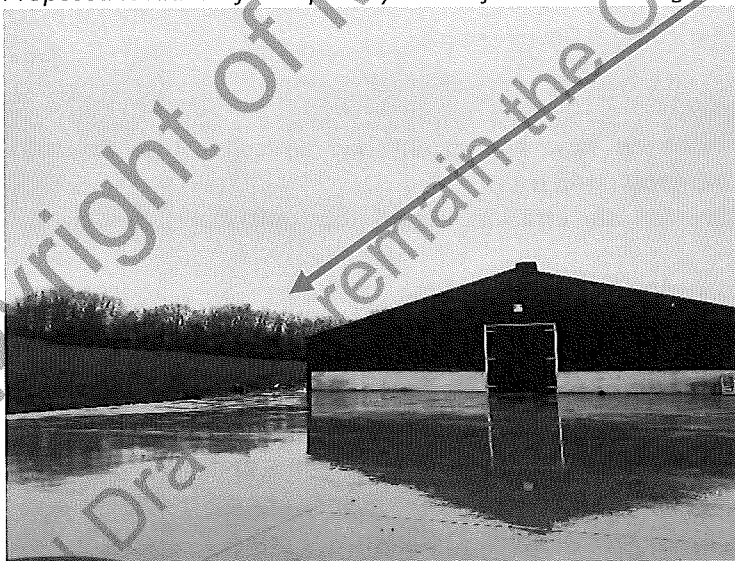
**Location:** Lisgillan , Ballybay, Co. Monaghan

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*Site notice in place*



*Proposed location of new poultry unit adjacent to existing*



### Site Details

- Established roadside poultry farm accessed off existing entrance - Existing poultry unit granted in 2018.
- Lands to rear of existing poultry unit slope gently downwards, eastern sloping more steeply.
- Applicant operates a farm complex (bovine) to the east.
- Site is located 105metres north of proposed Natural Heritage Area Dromore Lakes and approximately 420metred from the White Lough.

### Relevant Planning History

17490 - Permission to construct a poultry unit with underground washing tanks and vertical meal bin, along with new site entrance off public road, together with associated ancillary site works - Grant

### Consultation

**Environment Section:** No objections, subject to conditions.

**An Taisce:** No response

**DCHG:** No response.

### Representations/Objections

None received.

### Planning Assessment

Planning Policy

Section 15.15 and Policy AGP1 of the Monaghan County Development Plan 2019-2025

The development plan notes the importance of agriculture in County Monaghan but also notes that due to modern farming practices the traditional form of agricultural buildings is disappearing from the landscape and modern farm buildings which have the appearance of industrial buildings can have significant visual impacts as a result of their scale and mass.

The development plan notes that all planning applications shall be required to submit a completed application form for Agricultural Development.

Policy for Agricultural Development	
<b>AGP 1</b>	<b>To permit development on new and established agricultural or forestry holdings where it is demonstrated that;</b> <ul style="list-style-type: none"><li><b>a) It is necessary for the efficient use of the agricultural holding or enterprise</b> The applicant is seeking permission for 1 No. Broiler rearing house which will be integrated into existing farming activities operated by the applicant</li><li><b>b) The appearance, character and scale are appropriate to its location,</b> One number broiler house is proposed. The appearance, character and scale are typical with respect to agricultural/poultry buildings.</li><li><b>c) The proposal visually integrates into the local landscape and additional landscaping is provided where necessary.</b> The proposed siting to the rear of the existing poultry unit combined with its overall scale allows the development to visually integrate into the local landscape.</li></ul>

d) **The proposal will not have an adverse impact on the natural or built heritage,**

The proposed development is not likely to have an adverse impact on built or natural heritage interests. (See AA and EIAR assessment ).

e) **The proposal will not result in a detrimental impact on the amenity of residential dwellings outside of the holding including potential for issues arising from noise, smell and pollution. Where a development is proposed within 100m of any residential property not located on the holding within the rural area (i.e. outside of a designated settlement) written consent, witnessed by a solicitor or a peace commissioner, from the adjoining property owner stating there is no objection to the proposal must be provided.**

There are no third party dwellings located within c.300metres of the proposed development. Due to the detached nature of the site from any third-party dwellings the Planning Authority is of the opinion that the proposed development will not result in an unacceptable loss of residential amenity by reason of noise, smell etc. No objections were received with respect to the planning application.

f) **The proposal will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water,**

Environment Section have been consulted with the proposal and have no objections, subject to conditions. Proposed development shall be required to comply with DAFM specifications. A designated contractor will be used to transport organic fertilizer.

g) **Proper provision for disposal of liquid and solid waste is provided.**

Any waste disposal will be carried out registered contractors and/or on approved and registered sites. Environment Section have been consulted with the proposal and have no objections, subject to conditions.

h) **The proposal will not result in a traffic hazard.**

An existing established access off the local tertiary road is to be used. Information has been provided to demonstrate that no intensification will occur.

Where a new building is proposed applicants must also provide the following information:

i) **Outline why there is no suitable existing building on the holding that cannot be used.**

There are no other suitable buildings on family lands for intensive poultry farming. It is acknowledged that poultry farming activities are limited by designating stocking densities and that the development is required to allow for expansion of an existing enterprise.

j) **Design, scale and materials which are sympathetic to the locality and adjacent buildings.**

The appearance, character and scale are typical with respect to agricultural/poultry buildings and is considered acceptable for this site and this locality.

k) **The proposal is located within or adjacent to existing farm buildings, unless it has been clearly demonstrated that the building must be located elsewhere for essential operational or other reasons.**

The development will be located on a greenfield site in close adjacent and alongside an existing poultry unit.

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	<p>l) <b>Ensure that the proposal will not seriously impact on the visual amenity of the area of the natural surrounding environment and that the finishes and colours used blend into the surroundings.</b>          Proposal development is typical in terms of its agricultural form, design, finishes materials and colours and will blend sympathetically with surroundings.</p> <p>m) <b>Where possible, the development is grouped with existing buildings in order to reduce their overall impact in the interests of amenity.</b>          The development will be located on a greenfield site in close adjacent and alongside an existing poultry unit.</p>
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Policy for Intensive Agriculture /Poultry and Pig Farming	
<b>AGP 2</b>	<p>In addition to the information required under AGP 1 the following additional information will be required for assessing applications for intensive poultry units or similar specialised agri-developments the Council:</p> <p>a) <b>An Environmental Impact Statement (EIS) and/or Appropriate Assessment depending on the size and use of the unit, and its likely impact on the environment.</b>          An EIAR, incorporating AA screening, has been submitted with the proposal. SEE EIAR and AA assessment below.</p> <p>b) <b>Details of the scale and intensity of existing operations in the vicinity of the site, including the cumulative impact of similar type developments within proximity of the site.</b>          Submitted EIAR has adequately assessed the potential cumulative impact of the proposal having regard to the existing poultry unit on this site and other poultry units in the vicinity.</p> <p>c) <b>Methods for waste management including frequency and location of disposal relative to the proposed unit.</b>          Waste to be generated includes dead birds that will be collected on a regular basis, and also a small amount of general waste which will be disposed off to landfill/recycling as appropriate. Appropriate conditions shall be applied, as recommended by, and agreed with, Environment Section</p> <p>d) <b>Details of air pollution arising from the units and effluent storage, transportation and spreading.</b>          The submitted documentation notes that the measures will be employed ensure little or no impact from air pollution on the surrounding environment. There are no odour and/or other sensitive locations within close proximity of the site.          Appropriate conditions shall be applied, as recommended by, and agreed with, Environment Section</p> <p>e) <b>Proximity of development to aquifers and water courses and its impact on them.</b>          The development will be constructed and operated in line with DAFM/Bord Bia requirements. The local groundwater vulnerability is low. Appropriate conditions shall be applied, as recommended by, and agreed with, Environment Section.</p> <p>f) <b>The potential impact of the proposal on the residential amenity of adjoining occupiers must be considered. A unit shall not be developed at a distance of less than 100 metres from a dwelling within the rural</b></p>

	<p>area (i.e. outside of a designated settlement) unless the third party has given written consent, witnessed by a solicitor or a peace commissioner.</p> <p>The poultry unit will be constructed in excess of 100 metres from the nearest third-party dwelling. Given the separation distance from the nearest third party dwelling it is considered that it will not have a detrimental impact on the amenity of residential dwellings in the vicinity.</p> <p><b>g) Details of associated activities such as cleaning, ventilation and heating.</b></p> <p>An appropriate and satisfactory level of detail has been provided as part of EIAR.</p> <p><b>h) A comprehensive landscaping plan.</b></p> <p>An appropriate landscaping plan has been provided. Suitable conditions can be applied in the event of approval being granted.</p> <p><b>i) A statement outlining why a location on the landholding was deemed more appropriate to alternative options. If the Planning Authority, consider a more appropriate location is available on the landholding the application may not receive favourable consideration.</b></p> <p>The submitted documentation notes that the site was chosen as is an existing site with existing services.</p> <p><b>j) Traffic management plans and traffic assessment associated with the proposed development may be required for large proposals.</b></p> <p>A traffic management plan or a traffic assessment is not deemed necessary for a proposal of this scale. Information has been provided with regard to the potential traffic impact in section 4(4) (i) of the submitted EIAR. It is noted that an existing access is in-situ in accordance with relevant standards.</p>
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### **Flooding**

Section 15.35 and policies FLP1-3 of the Monaghan County Development Plan 2019-2025 apply.

The site falls outside any flood risk area.

### **Policy SRP 2 Policy for Scenic Routes/Views**

**Policy SRP 2** -seeks to 'Protect the scenic quality of lakes by prohibiting development located between a public road and a lake where the development would interrupt a view of the lake or adversely affect its setting or its wildlife habitat. Development may be permitted between a public road and the lakeshore where the development is screened from the lake by existing topography or vegetation' Although located between a road and White lough, site is approximately 420metres from the White Lough, views of the lough on approach from the southwest or largely screened by roadside vegetation and have also been compromised to some extent by existing development i.e. the existing poultry unit. In this context there are no concerns with regards to compliance with Policy SRP 2.

### **NIAH Record**

At the northwest corner of the site there is NIAH RPS recommendation record (41401831) which are the remains of an old single arch masonry railway bridge built c.1850. It is considered that the proposal will not have an adverse impact on this structure. It is noted that the Department of Culture Heritage and Gaeltacht and An Taisce have been consulted with the proposal and have not raised any issues of concern.

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### Appropriate Assessment

Under Article 6(3) of the EU Habitats Directive and Regulation 30 of SI no. 94/1997 "European Communities (Natural Habitats) Regulations" (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site (i.e. SAC or SPA) must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177(U) of the Planning and Development Acts (2000-2010). In respect of the Monaghan County Development Plan 2013-2019, policy AAP1 states "Ensure that all plans and projects in the County, not directly connected with or necessary to the management of a Natura 2000 site, but likely to have a significant effect, either directly or indirectly, on a Natura 2000 site, either alone or in combination with other plans or projects, are subject to Appropriate Assessment Screening in accordance with Article 6 of the Habitats Directive".

Section 15.30 and Policy AAP 1 of the County Development Plan 2019-2025 apply.

The site is located 18.km northwest of Magheraveely Mark Loughs SAC and 19. 1Km northwest of Kilroosky Lough cluster SAC

The following AA screening issues pertain:

- Distance from any Natura 2000 site.
- Scale and nature of the proposed development.
- The conservation objectives of Slieve Beagh SPA.
- Development Plan policies in respect of the protection of Natura 2000 sites.
- In-combination effects of the proposed development and plans or projects.

An AA Screening Report (Appendix 19) accompanies the application and concludes that the potential impacts which may occur from atmosphere emissions do not require a Stage 2 AA and the preparation of a Natura Impact Statement (NIS). The impact of ammonia emissions has been considered along with the in-combination/cumulative effects of the proposed development with other plans or projects.

Having regard to the above, the development as proposed, and the activities associated with the development proposal both during and post construction works, it is taken that it is not necessary for an Appropriate Assessment to be carried out in relation to this development.

### EIAR Assessment

- Development proposes >40000/85-90000 total bird numbers on-site.
- Directive 2014/52/EU requires that the EIAR shall identify, describe and assess in an appropriate manner, in the light of each individual case, the direct and indirect significant effects of a project on the following factors:
  - Population and human health.
  - Biodiversity, with particular attention to protected species and habitats.
  - Land, soil, water and climate.
  - Material assets, cultural heritage and the landscape.
  - Interaction between the mentioned factors.
- The Planning Authority has thoroughly assessed and summarised the content of the submitted EIAR as prepared by the assigned agent, Paraic Fay of CLW Environmental Planners.

### Effects on population and human health

- Development will add to the economic activity on the farm and the surrounding community (re its construction, maintenance, etc).

- Unlikely to generate/release sounds/odours that will significantly impair amenity beyond the site boundary.
- Not likely to have an adverse impact on areas of Primary or Secondary Value. It is noted that the site is approximately 105metres north of Secondary Amenity Value and proposed Natural Heritage Area 'Dromore Lakes'. Given it's siting and separation distance from same it is considered that it won't unduly impact on its overall visual amenity (policy SAP 1 applies)
- If nuisance effects occur, public can object/complain under statutory facilities; will have to be investigated and corrected if found to be real and justified.

#### Effects on biodiversity

- Established poultry farm; development represents a sustainable addition to/continuation of the applicant's existing farming activities.
- Main habitat of site is agricultural grassland
- Site is detached from any amenity areas.
- A Stage 2 AA is not required (see **Appropriate Assessment**).
- A rodent control program will be developed to cover the proposed development. Pest control generally can be managed by proper storage and disposal of waste, by proper storage of all feed stuffs and by maintaining clean and tidy houses and external areas.
- Weed control will be carried out around the site as required.
- Retaining as much as possible of the existing landscaping/hedgerow around the site boundary, together with any proposed landscaping, should maintain biological diversity on-site.

#### Effects on land and soil

- Development will tie-in with the existing farm; the required land take will be minor vis-à-vis the holding and the wider agricultural context.
- No significant potential for any effect on soil outside of the development area.
- Potential for some positive benefits on soil on potential customer farmer lands as a result of the production of organic fertiliser by the proposed development.

#### Effects on Geological and Geomorphological heritage of the area

- No adverse impacts on local geological and geomorphological heritage anticipated.

#### Effects on water

- Effects on groundwater from the proposed development should be nil as there will be no process discharge to ground and there is minimal risk of accidental leakage or spillage of polluting liquid on the site.
- As the proposed development will operate on a dry manure basis, whereby the manure will be removed from the houses after each batch and transported off site, there is minimal risk to ground water supplies in the area of the site.
- Proposal will not conflict with plan policies WPP1-WPP19 during construction or operation phase

#### Effects on air

- Potential effects on air relate to the odour emissions that are/may be associated with poultry and poultry manure.
- Several management practices can/will be implemented to minimise potential odour emissions, including; proper storage and removal of waste, thorough cleaning of houses, regular cleaning of outside areas, swift removal of manure off-site, proper stocking rates and proper management of temperature and humidity controls.

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- Odours are not likely to cause nuisance or impair amenity beyond the site boundary, but possibly when birds and/or manure are being removed from the site (typically at the end of a production cycle).

#### Effects on climate/climate change

- Appropriate measures employed during construction and operational phases should mean that the development will have little effect on climate/climate change (relatively small footprint).

#### Effects on landscape

- Clustered development adjoining an established site where any views-in are now established.
- Notwithstanding reference to SV 15-17 (p.49) which relates to scenic views at and around lough Muckno Castleblayney which is some distance from site (albeit within same LCA i.e. Ballybay-Castleblayney Lakelands) it is accepted that the proposal will not have any significant adverse landscape effects. It is noted that the site is located approximately 105metres north of Secondary Amenity Value and proposed Natural Heritage Area 'Dromore Lakes' however, given its siting and separation distance from same it is considered that it won't unduly impact on its overall visual amenity.

#### Effects on archaeological and cultural heritage

- No evidence of any archaeological features, structures of built heritage significance or sites of cultural interest on or adjacent to the site.

#### Effects on material assets

- Valued resources that are intrinsic to specific places are called *material assets*. They may be of either human or natural origin and the value may arise for either economic or cultural reasons.
- As per the information submitted, the development will not detrimentally affect any surrounding agricultural properties/businesses, any non-agricultural properties or any natural or other resources.

#### Description of likely significant effects of the proposed development

- Again, by being appropriately constructed and maintained, the development, which is essentially an extension/augmentation of an established site, will minimally affect the setting/surroundings vis-a-vis landscape, traffic, natural resources, emissions, nuisance, waste production, climate (change), public health, etc.
- No negative impacts have been identified regarding the interaction between population and human health, biodiversity, Land, soil, water, climate, *material assets*, cultural heritage and the landscape.

#### Alternative Site

- This site was logically chosen over any possible alternative because:
  - Site adjoins an/the established poultry farm, where any views-in are established.
  - Site lends itself to the development/expansion,
  - An existing access onto the public road can be utilised.
  - Biosecurity reasons
  - Proximity, or lack of, to third party dwellings
  - Resources/services available on-site.

Alternative layouts and scales of development have also been reasonably considered and/or excluded mainly due to economies of scale, standardized layouts/design, physical constraints and visual considerations. The interrelationship between all relevant factors have been taken into account (Matrix Figure 4.1) with no negative effects identified. It is also

noted that no significant cumulative or transboundary effects have been identified. Where negative effects have been identified (P.64/65) appropriate mitigations have been identified to ensure residual impacts are none, slight or neutral.

The EIAR has identified, described and assessed in an appropriate manner the direct and indirect significant effects of the proposed project. Having regard to the proposed development, its planned integration into existing farm activities the associated fertiliser substitution programme it is reasonably concluded that the proposed development is not likely to have significant adverse effect on the environment.

### Conclusions

- A grant of permission is recommended.
- As per the submitted EIAR, it is taken that the development, if constructed and operated as proposed, will not have a significant adverse impact on the environment.
- A *community, recreation and amenity* development contribution is due as per the separately attached calculation sheet.

### Recommendation

That Permission is **GRANTED** subject to the following conditions:

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.

**Reason: 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. 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.

**Reason: In the interest of environmental protection and public health.**

3. During the construction phase of development, the applicant shall immediately inform the Planning Authority & Inland Fisheries Board of an accidental spillage of polluting matter or any other substance which may threaten the quality of any watercourse or groundwater body.

**Reason: In the interest of environmental protection and public health**

4. The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.

**Reason: In the interest of environmental protection and public health.**

- 5a) 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

**Reason: In the interest of environmental protection and public health.**

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

**Reason: In the interest of environmental protection and public health.**

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.

**Reason: In the interest of environmental protection and public health.**

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.

**Reason: In the interest of environmental protection and public health.**

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.

**Reason: In the interest of orderly development.**

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.

(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.

**Reason: In the interest of environmental protection and public health.**

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.

**Reason: In the interest of environmental protection and public health**

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.

**Reason: In the interest of environmental protection and public health**

13. Organic fertiliser shall be taken offsite by the contractor/haulier 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 contactors removing dead birds and manure.

**Reason: In the interest of environmental protection and public health.**

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.

**Reason: In the interest of visual amenity.**

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.

**Reason: In the interests of visual amenity and securing a satisfactory standard of development.**

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.

**Reason: In the interest of proper planning and sustainable development.**

Brian McGeary  
Planner  
09/02/2021

 09/02/21

Development Contributions Calculations					
Category	Dev Type	Rate	Floor Area / Number	Calculation	Contributions Due (€)
3.(g) Comm, Rec, Amenity...	Agricultural buildings and structures...	Up to 300sqm Exempt		2036sqm – 300 = 1736	
		Over 300sqm €530 plus €2 per sqm over 300sqm		1736X 2 = 3472 + 530 =	
		Extensions €2 per sqm			
<b>Contributions Due (€)</b>					<b>€4002</b>
<b>Exemptions / Reductions under Part 18 of Development Contribution Scheme (if applicable)</b>					
Category (a) – (m)	Dev Type	% Reduction	Calculations	Exemption / Reduction (€)	
<b>Total Amount Due</b>					
Contributions Due – Discount					Total Due (€)
					<b>€4002</b>
<b>Checked / Date</b>					
AP / EP		AO		SEP	
09/02/2021		10/2/21			

**PLANNING AND DEVELOPMENT**

**File Ref:** 20/295

**RE:** Assessment of the submitted Environmental Impact Assessment Report (EIAR).

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Having reviewed the details as contained within the submitted application and the related Environmental Impact Assessment Report (EIAR), and the assessment of same as carried out by the assigned Planner, I consider the Planning Authority to have fully considered the proposed development and I accept the conclusions as reached in respect of this proposed development.

In this regard, I therefore consider it appropriate to grant permission for the proposed development, subject to conditions as recommended in the attached report.

Adrian Hughes  
Senior Planner

Date: Adrian Hughes  
11.02.2021

SCANNED

PLANNING APPLICATION DECISION FORM

Planning Application

Reference No. 20547

Decision due by: \_\_\_\_\_

Reports received from:

Municipal District \_\_\_\_\_

S.E.E. Roads \_\_\_\_\_

E.H.O. \_\_\_\_\_

S.E.E. Environment \_\_\_\_\_

S.E.E. Water Services \_\_\_\_\_

Planning Officer \_\_\_\_\_

I recommend that planning permission be:

Granted, subject to the conditions outlined in the enclosed

Refused, for the reasons outlined in the enclosed

Planning Officer's Report

Planning Officer's Report

Recommended by Executive Planner: \_\_\_\_\_

Date: \_\_\_\_\_

Recommended by:

MO Kelly  
Senior Planner

Date: 11.02.2021

DECISION OF MONAGHAN COUNTY COUNCIL:

Approved with conditions recommended in

Refused

Planning Officer's Report

Other

MO Kelly  
Senior Planner

11.02.2021  
Date

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