



# Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna  
Human Resources  
047 30586

06/04/2021

Airgeadas  
Finance  
047 30589

To: Stephen Moffett  
Moffett Architectural  
Corlea,  
Ballybay,  
Co. Monaghan.

Na Bóithre  
Roads  
047 30597

File Number - 21/13

Clár na dToghthóirí  
Register of Electors  
047 30551

Planning and Development Act 2000 (as amended)

## NOTIFICATION OF FINAL GRANT

Comhshaol  
Environment  
042 9661240

Na hEalaíona  
Arts  
047 38162

Monaghan County Council has by order dated 02/03/2021 granted the above named, for the development of land namely for:- permission to construct a broiler type poultry house & detached general purpose storage shed, along with meal bin, concrete apron, ancillary services and associated site works, using existing site access. The application relates to a development, which is for the purpose of an activity requiring a license under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2013. An Environmental Impact Assessment Report (EIAR) & appropriate Assessment Screening Report (AASR) will be submitted with this application at Corlea (DED Tullycorbet), Ballybay, Co. Monaghan, subject to the 7 condition(s) set out in the Schedule attached.

Iasachtaí /Deontais Tithíochta  
Housing Loans/Grants  
047 30527

Leabharlann an Chontae  
County Library  
047 74700

Mótarcháin  
Motor Tax  
047 81175

Signed on behalf of MONAGHAN COUNTY COUNCIL.

Músaem an Chontae  
County Museum  
047 82928

Magela Gallagher  
A/ADMINISTRATIVE OFFICER

Pleanáil  
Planning  
047 30532

6/4/21  
DATE

Pobal  
Community  
047 73719

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

Rialú Bóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Fállfonn an tUdarás Áitiúil roimh chomhfhreagras i nGaeilge.

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

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

Seirbhíse Uisce  
Water Services  
047 30504/30571

(C) 00353 47 30500 (F) 00353 47 82739 (W) [www.monaghan.ie](http://www.monaghan.ie)

(E) [eolas@monaghancoco.ie](mailto:eolas@monaghancoco.ie) (A) [info@monaghancoco.ie](mailto:info@monaghancoco.ie)

**P21/13 Stephen Moffett**

1. a. The developer shall pay to Monaghan County Council a sum of **€5110.00** 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. ENV 1 GAPPW Regulations**

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

**ENV 2 Disposal of contaminated and soiled water.**

- all soiled waters shall be directed to a storage tank
- no effluent or slurry shall discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or to the public road.
- all surface water arising on the concrete aprons shall discharge to a silt trap followed by an appropriately size soil polishing filter.
- The silt trap shall be inspected regularly and adequately maintained.

**ENV 3 Disposal of uncontaminated water**

- 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 soakpits 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.
  - All uncontaminated yard water from all concrete yard areas shall discharge to an appropriately sized silt trap followed by soil polishing filter.
  - 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. All drainage works shall be carried out in accordance with these agreed details.

**ENV 4 Storage of Organic Fertiliser**

All organic fertiliser generated by the development hereby approved shall be conveyed through properly constructed channels to the proposed storage facilities and shall not discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or public road.

#### **ENV 5 Disposal of Organic Fertiliser**

All organic fertiliser generated by the proposed development shall be disposed of in accordance with the details submitted to the Planning Authority on 16/06/2020 and in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.

**ENV 6** There shall be no change in poultry type or increase in the numbers of poultry being accommodated at this site unless otherwise agreed in writing with the Planning Authority.

#### **ENV 8 Waste Management**

- 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 bunded.
  - 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.

#### **ENV 9 Pollution Control**

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.

#### **ENV 10 IPPC licence**

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.

#### **ENV 12 Pollution Control (construction phase only)**

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.

#### **ENV 14 Contractor/Haulier**

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 contactors removing dead birds and manure.

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. a. Prior to any other works commencing, visibility splays of 70 metres, measured to the nearside road edge in each direction, shall be provided from a point in the centre of the entrance 3.0 metres from the road edge at a height of between 1.05 metre and 2.0 metres above ground level to an object height of between 0.26 metre and 2.0 metres above ground level in both directions. The area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.
- b. Where it is necessary to remove hedges, fences, embankments or other obstructions in order to achieve the required visibility splays, they shall be reinstated behind the visibility splays. Any new trees or shrubs shall be planted back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting shall be kept trimmed behind visibility splays.
- c. Where the existing roadside hedge/embankment is to be removed, the roadside verge shall be widened (by grading back or infilling where necessary using appropriate inert material) to include the entire area within the visibility splays, top soiled, and grassed to the satisfaction of the planning authority.
- d. The new entrance shall form a bellmouth of 4.0 metres radius with edge of new boundary. Recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road. Entrance gates shall open inwards only.
- e. Entrance/access road shall be surfaced with concrete or bitmac from edge of public road for a minimum of 5 metres and the surface shall be graded back so that its level at 3.0 metres from the edge of the carriageway is a minimum of 100 mm below road level. Gradient of access road shall be not greater than 1:20 (5.0%) for the first 5 metres from boundary and 1:10 (10.0%) thereafter.
- f. French drain consisting of 300mm diameter concrete pipes backfilled to ground level with suitable granular filter material shall be placed along full site frontage. Drain shall discharge to the nearest appropriate watercourse or drainage pipeline. Suitable gullies shall be placed at start, end, and intersection of other drains and at not greater than 40 metres intervals. (Separate application shall be made to Monaghan County Council if this requires a road opening licence).



- g. Cattlegrid/ACO Drain/Gullies shall be installed at proposed entrance and constructed in such a manner as to prevent water from the entrance flowing onto the public road. Similarly measures shall be taken to prevent road surface water from flowing onto the entrance. The discharge from the above drainage shall be piped to an appropriate drainage pipeline or watercourse.
- h. Provision shall be made within the site for surface water drainage and no surface water shall be allowed flow onto the public roadway. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage shall remain unimpeded.
- i. No development exempt or otherwise shall be erected over the public sewer, drain or water-main, unless otherwise agreed in writing with the planning authority.
- j. Before any work is commenced on this development a security, by way of a cash deposit, in the sum of **€2250**, shall be paid to the planning authority by the developer to ensure the satisfactory completion of all surface water drainage/boundary work within and abutting the site area, to prevent runoff of surface water onto the public roadway and to ensure that no damage is caused to public roadway and any such damage is repaired satisfactorily. Failure to carry out all entrance works to a standard to the satisfaction of the planning authority will result in forfeiture of part or all of the cash security.
4. a. The planting details and associated site works as indicated on plans as submitted to the Planning Authority on 14-1-2021, shall be fully implemented prior to any operation of the poultry house hereby approved or in the first available planting season following commencement of building operations, whichever is the sooner.
- b. Landscaping works within the site area as detailed on plans as submitted to the Planning Authority on 14-1-2021, shall be permanently retained thereafter being planted. Any plant which fails in the first planting season shall be replaced.
- c. Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances shall be removed. All other trees and hedgerows bounding this site shall be permanently retained in this development, shall be reinforced with additional planting and shall be protected from damage at all times, particularly during building operations.
- d. The line of the recessed entrance shall be planted with a double staggered row of trees (at maximum 3 metre centres) and a hedgerow of species native to the area to form a naturalised hedgerow similar to existing hedgerows in the vicinity. Species shall include thorn, beech, ash, oak, hazel, sycamore and holly.
5. Terms and Conditions of the original permission 18/187 shall be fully complied with except where modified by this Permission.

6.
  - 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 finish of the structure.
  
7. The development shall be carried out in accordance with plans and documentation submitted on 14-1-2021, 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 and to ensure an adequate standard of development.
3. To ensure an adequate standard of development.
4. In the interest of visual amenity.
5. In the interest of orderly development and to prevent unauthorised development.
6. In the interest of visual amenity.
7. In the interest of orderly development and to prevent unauthorised development.