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P1323/19 OBJECTOR

On way to Mullan Village Site on left

PLANNING APPLICATION CONTROL FORM

Application Reference No.: 19/423

Decision due by (30/10/2019)

9/12/19

Previous Ref. Nos.:

P 1208/19ai

Date of Receipt of Application: (05/09/2019) 12/11/19

Applicant : Padraig McKernan

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

Location of Development: Drumturk (DED Figullar) Emyvale Co. Monaghan

Description : permission to construct 2 no. poultry houses and 1 no. ancillary store together with all ancillary structures (to include meal bin(s), and soiled water tanks(s)) and ancillary site works (to include a new/upgraded site entrance) 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 (EIAR) will be submitted with this planning application.

VALIDATION

Validated by: _____ Date of Validation: _____

SITE NOTICE

Was Notice published on site Yes No

Inspected by DMC Date of Inspection: 20-9-19

Refer file for reports to:

Municipal District Monaghan S.E.E. Roads

E.H.O. S.E.E. Environment

S.E.E. Water Services S.E. Planner

NRA/TII Flooding Toirleach

Ruin Noote

**MONAGHAN COUNTY COUNCIL
PLANNING AND DEVELOPMENT REPORT**

File Ref: 19/423

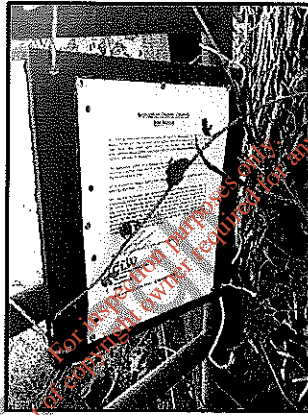
Applicant: Pdraig McKernan

Development: Permission to construct 2 number poultry houses and 1 number ancillary store together with all ancillary structures (to include meal bins(s) and soiled water tank(s) and ancillary site works (to include new/upgraded site entrance) associated with the above development. This application relates to a development which is for the purpose of an activity requiring a Licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2013. An Environmental Impact Assessment Report (EIAR) will be submitted with this planning application.

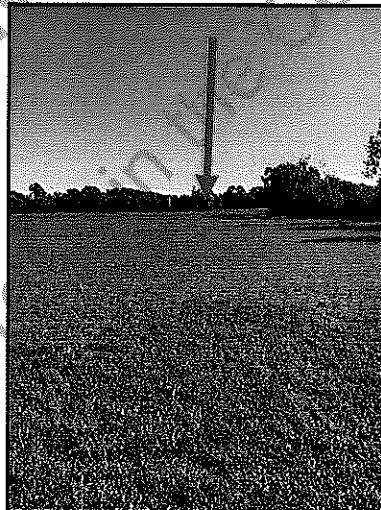
Location: Corry, Emyvale

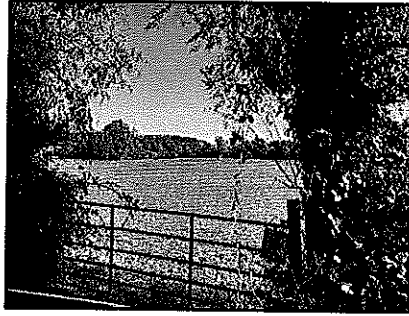
Characteristics of the Site

The site comprises a portion of land which measures 1.382 hecatres in size. The site is relatively flat although rises slightly towards the south west. The south western site boundary is well defined by mature vegetation as is the roadside boundary. The remaining site boundaries are undefined. The site is low lying and views of it are limited to the immediate area. There are no long range views of the site in the wider landscape.



Site notice in place 20th September 2019





Existing entrance point

Characteristics of Area

The site is located along local primary road 1201 in the townland of Drumturk, approximately 400 metres south west of the Mullan Village. The surrounding area maintains a strong rural feel.

Relevant Site History

No previous site history relating to the site area.

Consultee Responses

- Internal

Monaghan Municipal District: Additional information requested as per report dated 1st October 2019

Environment Section: No objections as per report dated 25th October 2019

Flooding Section: No objections as per report dated 30th October 2019

N2 Clontibret-Border Realignment: No report received

- External

T.I.I: No objections as per report dated 8th October 2019

Inland Fisheries Ireland: No objections as per report dated 10th October 2019

Objections/Representations Received

One objection letter received from Donard McKenna with respect to the proposed development. Issues raised are summarised below with the response of the Planning Authority in red.

- The greenfield location of the proposed development is not consistent with the National Planning Framework for the following reasons:
 - It will adversely affect the natural landscape given the roadside location and is contrary to objective NPO14.
 - Contrary to objective NPO23 given the extent of hedgerows which will be removed to accommodate the proposed works.
 - Will result in excessive loss of land to new development and will not result in efficient land management.

The Planning Authority is of the opinion that as a result of the low-lying nature of the site, coupled with the south western site boundary which can be retained following development works. Additional landscaping shall be conditioned along the undefined site boundaries to soften the impact of the structure on the landscape. In addition, the applicant has submitted justification for the location of the proposed development.

- With respect to the Border Regional Planning Guidelines 2010-2022 and the Draft Regional Spatial Economic Strategy the proposed development is not consistent with the policy objectives as it will result in considerable inappropriate change to an otherwise undeveloped rural landscape, particularly given the roadside location and relative proximity to Mullan Village.

As above.

- iii. The proposed development is not consistent with policies AGRP1, AGRP4 and AGRP4 of the Monaghan County Development Plan 2019-2025 for the following reasons:
- a. The proposal fails to set out with any meaningful analysis how potential environmental and landscape impacts have been addressed.
A comprehensive E.I.A.R has been submitted as part of this planning application.
 - b. The proposal fails to detail how ground water and surface waters shall be protected.
The E.I.A.R assesses the impact of the proposed development on ground and surface waters and contains measures to ensure the protection of same.
 - c. It is noted that the nitrate calculations for associated poultry waste have not been provided and how the cumulative effects of such off farm disposal are accounted for.
Applicant shall be requested to address this issue.
- iv. With respect to policies WPP1, WPP2, WPP7 and WPP8 of the Monaghan County Development Plan 2019-2025 objector notes the following:
- a. The proposal fails to detail how ground water and surface waters shall be protected.
The E.I.A.R assesses the impact of the proposed development on ground and surface waters and contains measures to ensure the protection of same.
 - b. It is noted that the nitrate calculations for associated poultry waste have not been provided and how the cumulative effects of such off farm disposal are accounted for.
Applicant shall be requested to address this issue.
 - c. Provision of generic details in the EIAR fails to demonstrate how the disposal of poultry manure to associated third party land banks is not sufficient to demonstrate Compliance with the relevant European Communities Environmental Objectives (Surface Waters) Regulations 2009.
Applicant shall be requested to address this issue.
- v. The proposed development does not comply with policy AGP1 of the Monaghan County Development Plan 2019-2025 for the following reasons:
- a. It has not been demonstrated as necessary for the efficient use of the agricultural holding.
The submitted documentation notes that the proposed development will be integrated in so far as is possible, with the operation of the existing farming activities, and will provide for a sustainable diversification of activities on the farm.
 - b. The appearance, character and scale are not appropriate for this roadside location and does not integrate successfully.
The Planning Authority is of the opinion that as a result of the low-lying nature of the site, coupled with the south western site boundary which can be retained following development works. Additional landscaping shall be conditioned along the undefined site boundaries to soften the impact of the structure on the landscape. In addition, the applicant has submitted justification for the location of the proposed development.
 - c. The proposal will have an unacceptable impact on the rural landscape.
As above.
 - d. The proposal will have an unacceptable on the objector's residence with respect to odour and general activities which include manure loading. An odour assessment has not been submitted.
The site of the proposed development is located in excess of 100 metres from any third party residential dwelling. The Planning Authority note that an odour assessment was not submitted however the E.I.A.R notes that the proposed development is unlikely to generate or release odours that will significantly impair amenity beyond the site boundary. Furthermore the documentation notes that there are no processes proposed which will constantly or regularly release odorous emissions from the site at nuisance levels. Fugitive odour emissions at the site will not

be significant and will be limited to times at which birds/manure are being removed from the site. In so far as is possible odour emission shall be managed so as to occur at times when the effect within the site or outside it will be minimal.

- e. Notwithstanding land maps submitted which indicate where poultry manure shall be disposed, the details fail to demonstrate how such disposal will not adversely affect sources of potable water, water courses, aquifers or ground water.

Applicant shall be requested to address this issue.

- f. The E.I.A.R is based largely on generic information and site specific reports have not been included to fully detail operations and environmental effects, both at the site where the works are proposed and at associated locations where waste(s) shall be disposed.

The E.I.A.R has assessed the impact of the proposed development on the environment.

- g. Specific information has not been provided on air pollution and ventilation methods. Section 4.3.6 of the E.I.A.R assesses the proposed development with respect to air pollution. The E.I.A.R notes that a forced computer controlled ventilation system is proposed which will operated on a 24 hour basis.

- vi. The E.I.A.R submitted fails to comply with legislative requirements as it does not address in adequate detail, inter alia, matters to include resource efficiency, climate change, population and human health, biodiversity and disaster risk prevention and management.

The applicant shall be requested to address the above. However the Planning Authority notes that the E.I.A.R does assess the impact of the proposed development upon climate change, population and human health and biodiversity.

- vii. The E.I.A.R is not prepared by competent experts as required under Article 5(3) of the of the Directive and is generic in nature.

Article 5(3) of Directive 2014/52 states that in order to ensure completeness and quality of the environmental impact assessment report the developer shall ensure that the E.I.A.R. is "prepared by competent expert". The Planning Authority notes that the E.I.A.R has been prepared by C.L.W. Environmental Planners with the assistance of additional persons and bodies i.e. environmental consultants. The Planning Authority is satisfied that the authors are competent given their experience in compiling such documentation.

- viii. The E.I.A.R does not include a list of the experts who have contributed to its preparation, identifying, for each expert the part or parts of the report for which he or she is responsible/has contributed to, his or her competence and experience, including qualifications where relevant and any other information demonstrating the contributor's competence as required under Article 94(e) of the Regulations.

Applicant shall be requested to address the above.

- ix. A baseline scenario has not been included as required under Annex IV(3) of the Directive.

Applicant shall be requested to address the above.

- x. Upon receipt of an EIA application, there is a requirement for competent authorities to consult with authorities likely to be concerned by the project by reason of their specific environmental responsibilities or local and regional competences and to give them an opportunity to make submission/observations on the information supplied by the developer and on the request for development consent.

The Planning Authority has consulted a number of internal and external consultees.

- xi. The Department of Housing, Planning and Local Government now hosts the EIA Portal for all EIA applications to competent authorities in Ireland.

Noted.

- xii. In EIA related cases the applicant is now required to provide relevant information to the Department to populate the EIA portal initially.

Noted.

- xiii. A Confirmation Notice must be included with the planning application documentation.
Noted.
- xiv. The planning application should be deemed invalid as the EIA portal requirements have not been complied with by the applicant.
A verification email from the EPA has been submitted as part of the planning application as required. The email notes that an EIA Portal notification was received on the 2nd September 2019 and provides an EIA Portal ID number. The Planning Authority is satisfied that the EIA portal requirement has been met.

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. Notably the applicant has failed to submit same.

Policy for Agricultural Development	
AGP 1	<p>To permit development on new and established agricultural or forestry holdings where it is demonstrated that;</p> <ul style="list-style-type: none"> a) It is necessary for the efficient use of the agricultural holding or enterprise The Planning Authority notes that the proposed development will take place on a greenfield site. The submitted documentation notes that the proposed development will be integrated in so far as is possible, with the operation of the existing farming activities, and will provide for a sustainable diversification of activities on the farm. b) The appearance, character and scale are appropriate to its location, Two number poultry houses and four number meal bins are proposed. The appearance, character and scale of same are typical with respect to agricultural buildings. Poultry units Height = to be confirmed by application- drawings are not legible. Floorspace = 1964sqm Meal Bins Height = to be confirmed by application- drawings are not legible c) The proposal visually integrates into the local landscape and additional landscaping is provided where necessary, The Planning Authority is of the opinion that the proposed development will integrate successfully. The site is low lying and has the benefit of mature vegetation along the south western boundary which provides a suitable degree of enclosure to the proposed site. Given the low elevation of the proposed development coupled with the surrounding vegetation the Planning Authority is satisfied that development will integrate successfully at this location. d) The proposal will not have an adverse impact on the natural or built heritage, No impact predicted. 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,

No third-party residential dwellings located within 100 metres of the site area.

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

The submitted documentation notes that the proposed development will be constructed and operated in line with DAFM specifications and all organic fertiliser will be managed in accordance with S.I 605 of 2017. A designated contractor will be used to transport the organic fertiliser to the customer farmers. Notably the Environment report states no objection.

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

The submitted documentation notes that any waste disposal from the site will be by registered contractors and/or approved and registered sites, appropriate to the waste material. Notably the Environment report states no objection.

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

The site is located along a private laneway which accesses onto a local primary road. The District Engineer has requested additional information with respect to the provision of sight lines.

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.**

The supporting documentation notes that poultry farming activities require purposely designed buildings and facilities. The proposed development is required to allow the applicant to diversify his farming activities. There are no suitable houses elsewhere on the applicant's landholding nor are there any houses available to the applicant.

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

Two number poultry houses and four number meal bins are proposed. The appearance, character and scale of same are typical with respect to agricultural buildings.

Poultry units

Height = to be confirmed by application- drawings are not legible.

Floorspace = 1964sqm

Meal Bins

Height = to be confirmed by application- drawings are not legible

- 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 upon a greenfield site. The submitted documentation notes that the location of the development was selected so as to achieve the required separation distance from other enterprises as required by the sites bio-security requirements.

- l) **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.**

	<p>The Planning Authority is of the opinion that the proposed development will integrate successfully. The site is low lying and has the benefit of mature vegetation along the south western boundary which provides a suitable degree of enclosure to the proposed site. Given the low elevation of the proposed development coupled with the surrounding vegetation the Planning Authority is satisfied that development will integrate successfully at this location.</p> <p>m) Where possible, the development is grouped with existing buildings in order to reduce their overall impact in the interests of amenity.</p> <p>The submitted documentation notes that the proposed development will be located within a greenfield site to achieve the required separation distance from other enterprises as required by the sites bio-security requirements.</p>
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Policy for Intensive Agriculture /Poultry and Pig Farming	
AGP 2	<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) 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.</p> <p>As a result of the overall bird numbers, an E.I.A.R has been submitted with the planning application.</p> <p>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.</p> <p>The submitted documentation notes that while there are no existing poultry houses on site there are others within this area of Co. Monaghan which have been assessed as part of the E.I.A.R. The documentation notes that there is no reason to believe that the proposed development assessed individually and/or cumulatively with other existing poultry in the area will cause a significant adverse cumulative impact. The documentation notes that whilst there may be additional poultry houses in the area, these will also have to operate in accordance with S.I. 605 of 2017. The proposed development is a sustainable farm diversification and will be operated to the highest standards.</p> <p>c) Methods for waste management including frequency and location of disposal relative to the proposed unit.</p> <p>The wastes generated by the development are detailed as follows:</p> <ul style="list-style-type: none"> • Dead birds which will be collected by College Proteins on a regular basis. • A small area of general waste which will be disposed of to landfill/recycling as appropriate. <p>Environment Report states no objection</p> <p>d) Details of air pollution arising from the units and effluent storage, transportation and spreading.</p> <p>The submitted documentation notes that there are no odour and/or sensitive locations in such close proximity to the proposed development so as to be adversely impacted by gaseous emissions from the proposed development. In addition it is noted that all manure will be removed off site by a registered contractor for use elsewhere in accordance with S.I. 605 of 2017. All soiled water shall be used on the applicant's lands with >6 months storage provided.</p> <p>e) Proximity of development to aquifers and water courses and its impact on them.</p> <p>The submitted documentation notes that the proposed development will be constructed and operated in line with DAFM specifications and all organic</p>

fertiliser will be managed in accordance with S.I. 605 of 2017. In addition, the applicant has indicated that a designated and registered contractor to transport the organic fertiliser to the customer farmers will be employed. In addition, the Environment report states no objection

- f) 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 area (i.e. outside of a designated settlement) unless the third party has given written consent, witnessed by a solicitor or a peace commissioner.

There are no third party residential dwellings located within 100 metres of the site area.

- g) Details of associated activities such as cleaning, ventilation and heating.
Cleaning: Once litter has been removed by the designated contractor all internal surfaces will be washed down using a power washing system and then disinfected.

Ventilation: Forced computer controlled ventilation system proposed which will operated on a 24 hour basis.

Heating: Gas will be used for the heating of the house. The house will be insulated to ensure that this is used as efficiently as possible. Heating will be by indirect heaters to minimise gas usage and improve the internal environment within the houses. Estimated gas usage = 1 lit/bird place/annum.

- h) A comprehensive landscaping plan.
Conditions shall be imposed to ensure the retention of all existing vegetation along the site boundaries where possible. In addition, a landscaping plan has been submitted and will be reinforced through specific conditions.

- 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.

The submitted documentation notes that the proposed site was selected because it is low set in the landscape with existing mature hedgerows, good road access and limited residential locations close to same.

- j) Traffic management plans and traffic assessment associated with the proposed development may be required for large proposals.

The site is located along a private laneway which accesses onto a local primary road. The District Engineer has requested additional information with respect to the provision of sight lines.

- **Flooding**

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

An element of pluvial flooding is located to the south east of the application site. The Planner Responsible for Flood Risk has assessed the planning application and has no objections to same.



Site in relation to pluvial flooding

Environmental Impact Assessment

The proposed development will provide capacity for 90,000 bird places. Therefore, an Environmental Impact Assessment Report has been submitted with the application in accordance with Directive 2014/52/EU (application was received after the 15th May 2017).

The Planning Authority will consider the requirements of the Directive and the content of the submitted Environmental Impact Assessment Report (EIAR), dated 5th September 2019, as prepared by CLW Environmental Planners.

This Directive requires the EIAR to assess the development in accordance with certain factors which diverge from those previously set out in the Planning and Development Act 2000 (as amended).

The Directive 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:

- a) Population and human health
- b) Biodiversity with particular attention to species and habitats protected under Directive 92/42/EEC and Directive 2009/147/EC
- c) Land, soil, water and climate
- d) Material assets, cultural heritage and the landscape
- e) The interaction between the factors referred to in points (a) to (d)

The Directive also requires the assessment of the expected impacts from the vulnerability of the project/proposals to risk of major accidents or disasters which are relevant to the project concerned. The Directive also requires the assessment of the expected impacts from the vulnerability of the project/proposals to risk of major accidents or disasters which are relevant to the project concerned.

Summary of EIAR

The content of the EIAR is summarised as follows:

Chosen Site

The EIAR explains the rationale for the chosen site (summarised).

- The proposed development represents a logical approach to the planned development of the applicant's farming activities.
- The current site was deemed to be the most suitable due to topography, distance from other poultry houses, distance from neighbours, site access etc.
- It is intended that the proposed development will be integrated into the existing farming activities operated by the applicant.

- Bio-security is a significant issue with any new poultry farm, and therefore the completion of the proposed development away from other farmyards is of critical importance.

Alternative Layout & Design

The EIAR states the following (summarised):

- The proposed development was designed to ensure that the proposed house would integrate into the existing site with minimal, if any, adverse visual impact on the surrounding landscape.
- The proposed layout was also designed to ensure adequate access on site for all traffic associated with the proposed development and to ensure that the site is contained, safe and efficient in operation.
- The layout of the proposed poultry houses lowset in the landholding and integrated with the existing landscape features will minimise any potential adverse visual impact.
- While limited works involving hedgerow removal maybe required these are necessary to provide safe access and egress to and from the site onto the local road and replacement landscaping will be provided behind the new visibility splays where required.
- The design of the proposed housing is in line with BAT requirements. The external finish will be green or a similar colour and will be sympathetic to the local environment. Roofing materials will be green/dark in colour.
- The design of the proposed development to be undertaken by the applicant was researched and reviewed with the aid and guidance of Manor Farm/Western Brand, commercial poultry house designers, the architect and commercial poultry equipment suppliers after the appropriate production system had been reviewed.
- The layout of the proposed housing was designed to ensure that the proposed developments will integrate into the site with minimal, if any, adverse visual impact on the surrounding landscape.
- The proposed layout was also designed to ensure optimum access on site for all traffic associated with the proposed developments and to ensure that the site is contained, safe and efficient in operation.
- Existing landscaping will be maintained where possible and strengthened where necessary to further screen the proposed developments from view. Additional landscaping will be provided along the boundaries where required.
- No other alternative sites, layouts and/or designs were deemed satisfactory and/or appropriate, as the proposed location, design and layout:
 - Complies with the requirements of the Nitrates Directive.
 - Satisfies the applicants needs for efficiencies of scale while not requiring significant additional lands.
 - Is in line with BAT requirements
 - Will be well integrated into the landscape with the use of similar construction techniques, natural/dark coloured finishes as proposed, and additional landscaping where required.
 - Is not located in an area with any significant environmental and/or other constraints.
 - Complies with the requirements of the development plan.

Alternative Size

- The proposed development of 2 number poultry houses has been designed and scaled to take into account the:
 - Physical restraints/parameters of the site.
 - Economies of scale for the applicant so that the scale of the proposed development is sufficient to cover the development as well as operational costs.
 - The requirements of Manor Farm/Western Brand in terms of their supply requirements and recommendations from same with regard to economic and sustainable food production.

- The scale of the proposed development is in keeping with the scale of other existing farms supplying Manor Farm/Western Brand and licensed by the E.P.A which are operating without adverse environmental impact and are of a scale that can be appropriately managed by the applicant.

Alternative Processes Considered

- As this is a greenfield site, the applicant looked at a number of alternative processes, including but not limited to:
 - Layer housing
 - Free range layer/broiler
- The proposed development offers the best fit between the proposed and existing enterprise on the farm, both from a labour and efficiency viewpoint and to ensure that all activities are carried out in an environmentally and economically sustainable manner.
- All chickens from the proposed farm are currently proposed to be sent to Manor Farm/Western Brand.

Alternative Management of By-Products

- Application to land and/or for use in compost production are the two main practical economic means of utilising the nutrients in poultry manure.
- The proposed industry locally has a dedicated system established for the management of poultry manure involving a number of specialist contractors registered with The Department of Agriculture, Food and The Marine. The applicant has received confirmation from one of these contractors that they will manage and remove the poultry manure from the farm.
- Presently there is no other suitable option for the utilisation of organic fertiliser produced within the proposed development however the applicant will continue to examine the possibility of alternative uses for this fertiliser.

Effects on Population and Human Health

- The proposed development is of average scale by current industry standards
- It will add to the economic activity on the farm with consequent positive “trickle down” effects on the regional and local community particularly with regard to construction works, supply of construction materials, and the installation of the required housing, water, feed and ventilation systems thus helping to stabilise the population of the local area.
- Significant effects on population/human health and/or human beings are not anticipated.
- No third-party dwellings are located within 100 metres of the poultry houses therefore no impairment of amenity due to the proposed development.
- Unlikely to generate or release sounds or odours that will significantly impair amenity beyond the site boundary.
- There are no processes proposed which will constantly or regularly release odorous emissions from the site at nuisance levels. Fugitive odour emissions at the site will not be significant and will be limited to times at which birds/manure are being removed from the site. In so far as is possible odour emission shall be managed to occur at times when the effect within the site or outside it will be minimal.
- Not located close to and/or likely to adversely impact on any areas of Primary or Secondary Amenity Value as per the MCDP 2019-2025).
- Where nuisance effects occur, people object and under statutory requirements their objections will have to be investigated and have to be corrected if found to be real and justified.

Effects on biodiversity (flora and fauna)

- The site of the proposed development is located on a greenfield site however as the proposed development will be limited in extent and notwithstanding the fact that it will operate in addition to the applicant's existing poultry house it will have no adverse impact outside the boundary of the site.
- The site is intensively managed grassland, having been managed as part of a bovine/equine farming enterprise and the flora and fauna around the site has developed in this context.
- Currently the dominant habitat within the application site itself is improved agricultural grassland. This is a habitat of low ecological value.
- The south western boundary consists of a treeline whilst the remaining perimeters are currently unbounded. Much of the site and surrounding area to be developed is improved agricultural grassland.
- The area to be developed is relatively small and represents a sustainable farm diversification. Ground works and land profiling will be kept to a minimum outside the footprint of the proposed site.
- Proposed development is not near to or likely to impact on any primary or secondary amenity area or views from scenic routes.
- Structures and new paved surfaces will cover a significant fraction of the site. The changes will affect such a small area that any impact will be close to zero or neutral with the local area.
- Site is not likely to adversely impact on any Natura 2000 sites.
- No discharge of soiled water or effluent from the proposed development to surface water and therefore the no impact on surface water.
- A rodent control programme will be developed in line with Bord Bia and Department of Agriculture, Food and The Marine requirements with detailed records maintained on site.
- Weed control will be carried out around the site as required to reduce any cover for pests. It is considered that the development, managed as is proposed, which will have to operate under License regulations, will have no measurable impact on either flora or fauna outside the site boundary.
- Given that the area of the proposed site is an intensively managed agricultural area with poor biological diversity, retaining as much as possible of the existing landscaping/hedgerow around the site boundary, together with any proposed additional landscaping should maintain biological diversity on the site.

Land and Soil

- Proposed structures will be constructed on greenfield site and as such there will be disturbance of same within the site boundary.
- No significant potential for any effect on soil outside of the development area, and any land take required to facilitate the proposed development will be minor in terms of the applicant's landholding and the wider agricultural 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.
- Such organic fertiliser provides a valuable addition to the soil adding nutrients not generally found in chemical fertiliser.

Geological and Geomorphological heritage of the area

- Proposed development will be constructed on a greenfield site. There is no significant potential for any effect outside of the development area.
- The site of the proposed development is intensively managed agricultural lands.
- Given the nature and extent of the proposed development it will not have an adverse impact on the geology of the area, outside of the site.

- Proposed development will be integrated into the existing site due to the land topography and existing/proposed landscaping, it will not have any adverse impact on the landscape and/or the geomorphological heritage of the area.

Water

- Adverse 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.
- Proposed development will be carried out on an impermeable concrete base with proper storm and soiled water separation and collection facilities.
- Proposed development will operate on a dry manure basis and all manure will be removed from the houses at the end of each batch, thereby eliminating the risk of any leak to groundwater.
- The only soiled water from the proposed development will arise due to washing down of the poultry houses.
- Volume of water needed for the proposed development once the proposed development has been completed will be proportionate to the proposed stock levels.
- The proposed water supply will be from the Truagh Group Water Scheme which will serve the proposed development.

Surface Water

- Adverse effect on surface water from the proposed development should be nil, as there will be no process discharge to surface water and minimal risk of accidental leakage or spillage of polluting liquid on the site.
- The only discharge from the site to surface waters will be the discharge of rainwater from roofs and clean yards to ground/field drainage, which flows towards the adjacent watercourse the Emylough Stream.
- The proposed development and/or associated works will not encroach on any areas deemed to be potentially at risk of flooding.
- The Monaghan County Development Plan 2019-2025 sets out a number of policies for the protection of water which have been considered in the design of the proposed development.
- In order to avoid any reductions in water quality in the area surrounding the proposed development and in order to protect any designated sites, designated species and sensitive surface/ground waters, in the general area of the development and/or further afield, a number of mitigation/best practice measures have been planned for which will help to protect the local biodiversity of the surrounding area and to ensure the protection of local wildlife.

Air

- Potential effects of the proposed development on air relate to the odour emissions that may be associated with poultry and poultry manure on site.
- Odorous emissions from the developed site are not likely to cause nuisance or impair amenity beyond the site boundary with the possible exception of times when birds and/or manure is being removed from the site which will all occur at the end of each batch, approximately 7/8 times a year.
- Management practices which will be implemented on site to minimise potential odour emissions from the existing and proposed development and include:
 - Proper storage of all wastes on site and regular removal of same. Twice daily flock inspections to remove any fatalities from the houses and stored in proper sealed and covered storage bins.
 - Thorough cleaning out of poultry houses, to minimise odour and maintain high health status.

- Regular cleaning of outside areas.
- Immediate removal of manure off site wherever possible. Transport of manure off site to take place in properly designated and covered trailers.
- Proper stocking rate within the houses.
- Proper management of temperature and humidity controls.
- Management of operations on the site to prevent significant pulse releases of odour at times when the effect might be perceptible beyond the site boundary should ensure minimal impact on air in the vicinity of the site.

Climate/Climate Change

- Climate information is useful for predicting the likely impacts that the farm operation and the application of manure will have on the local residents.
- Wind direction at the site is critical to odour movements and rainfall is critical in the application of manure. The prevailing wind in the Clones area is from the south west whilst rainfall in the customer farmland ranges annually from 800mm-1000mm.
- Organic fertiliser from the farm will be used in compost production or by customer farmers, which will be allocated in accordance with the provisions of S.I. 605 of 2017 (as amended), particularly with regard to amounts applied, weather and ground conditions at the time of spreading etc, which should ensure that emissions generated are kept to an absolute minimum. Dry manures will spread more evenly and modern rear emptying muck spreaders are likely to be more precise than side discharging machines.
- All practicable steps, such as landscaping, management routines etc, will be planned for and will be taken so as to minimise odour from the site.
- The rural setting and location distant from local residences will ensure no effect on human beings.
- No significant adverse effect on climate.

Effect on Visual Aspects and Landscape

- Subject site is located in an area referred to as the Blackwater Valley and Drumlin Farmland (LCA2) and the River Valley Farmland (LCT7) in the Monaghan Landscape Character Assessment.
- The proposed development is typical of the type of agricultural farm buildings already established on site and within this area of county Monaghan and will have limited impact on the character of the surrounding landscape.
- The site is well screened and lowset in the landscape and will be generally visually unobtrusive.
- The existing vegetation will help to soften any visual impacts and additional landscaping maybe added where considered appropriate.
- Not located near to or likely to impact any Natura 2000 sites, Areas of Primary/Secondary Amenity Value or Views from Scenic Routes.

Archaeological and Cultural Heritage

- No known archaeological sites within the site boundary.
- Closest recorded location is 1.2km to the north of the proposed development site.

Effect on Material Assets

Resources that are valued and 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.

Material assets that could potentially be affected by the proposed development include:

Material Assets: Agricultural properties including all agricultural enterprises

- The proposed development will be completed on a greenfield site that is farmed by the applicant and is surrounded by agricultural farmland.
- The proposed development will not interact with any lands outside the confines of the site, except for the production of a valuable organic fertiliser which may be utilised by farmers as a replacement to chemical fertiliser.

Material Assets: Non-agricultural properties including residential, commercial, recreational and non agricultural land

- The proposed development is a traditional farming practice in this area and is surrounded by agricultural lands and is located well away from any built-up areas and/or development clusters.
- There are no third party residential dwellings located within 100m of the site.
- The development will have no impact on adjoining property values if for no other reason than this is an agricultural development in an agricultural area and as such agricultural development is not alone expected in but also appropriate to this area.

Material Assets: Natural or other resources including mineral resources, land and energy

- The proposed development will require a portion of land upon which the proposed poultry house will be developed; however there will be no adverse impact outside of the development area.
- The development will involve the use of a limited amount of construction material (including quarry products and other construction materials), however the extent of the development is limited in nature and the amount of resources required in the construction of the house and potential adverse impact of same is negligible when sourced from authorised sources.
- The operation of the farm will require additional feed (classified as renewable resource), gas and water. The applicant will operate modern feeding, ventilation and heating systems to minimise same.
- The farm does not require any major modifications to the existing electricity network, water or road infrastructure in the area.

Description of Likely significant effects of the proposed development

The likely effects detailed in the EIA are summarised as follows:

Construction and Existence of proposed Poultry Houses

- Proposed development is of average scale by current industry standards but will add to the economic activity on the farm with positive trickle down effects to the regional and local economy.
- Minimal impact on the landscape following the implementation of proposals in relation to location, landscaping, proposed external finish and its integration into the existing site.
- The long term impact on traffic on the local road as a result of the proposed development will not have a significant adverse impact.
- Any short-term increase in traffic would be associated with the construction of the proposed development and would cease upon completion of the proposed development.
- Once the proposed development would be completed, there would be additional traffic due to:
 - I. Feed delivery c1. 5-2s load/week.
 - II. Manure transport c3-4 loads/batch.
 - III. Bird deliveries/collections, gas and shavings deliveries c20loads/batch.
 - IV. Bird collections c25-30 loads/batch.
 - V. Fortnightly waste collection and collection of mortalities c1 load per week.

- The proposed development will result in an average of 6-8 movements/week in addition to daily attendance at the site by the applicant who currently farms the existing lands and additional traffic associated with cleaning of the houses, inspections, audits etc.
- Traffic to and from the site will be minimised by optimising load sizes.
- There will be an increase in traffic but this will not adversely impact on the public road network.
- Site is well serviced by the existing road infrastructure and therefore any proposed alteration in traffic will not have an adverse impact on the local area.

Natural Resources

- No significant negative effects expected as a result of the proposed development in relation to the use of natural resources.
- Development will require a limited land area to facilitate the proposed development however this will have no adverse impact on land, soil and/or bio-diversity outside of the site area.
- Gas heating will be provided during the early stages of each batch and the demand for heat will depend on local weather conditions at the time of stocking.
- Gas requirements will be minimised by high insulation standards and a modern efficient heating system.
- The development will have a definite requirement for a water supply which will be taken from Truagh Group Water Scheme during the construction phase and once completed there will be additional water used on the farm as a result of the proposed development.
- The main resource to be consumed will be poultry feed which is classified as a natural resource that is a renewable resource. The consumption of feed and water will be proportionate to the stock numbers on the farm.

Emission of Pollutants

- Clean water is not an emission.
- Site management shall be focused on ensuring that all storm water collection surfaces and facilities are maintained in clean and fully functional condition at all times so that the possibility of storm water carrying significant pollution to the stream is effectively eliminated.
- Emission of pollutants is to be effectively controlled and prevented by the regular removal of all solid waste materials from the site to authorised disposal/recovery sites elsewhere and by the removal of poultry manure off site by an experienced contractor.
- No increase in the amount of wastes/potential pollutants produced or used on the farm and/or no significant increase in noise, vibration, light, heat and/or radiation that would lead to a significant adverse environmental impact.
- The additional organic fertiliser/poultry manure to be produced will be utilised as a resource ingredient in the mushroom compost industry and/or as an organic fertiliser, and will be removed by a contractor.
- All soiled water shall be allocated to applicant's landholding.

Creation of Nuisance

- The proposed development as per the existing unit will be carried out in accordance with the management and operational routine proposed and in line with E.P.A, Department of Agriculture, Food and the Marine, Bord Bia and Monaghan County Council requirements and will not create any significant nuisance.

Waste/By-Products

- The net increase in the volumes of waste/by-product which will be generated will not cause a significant adverse environmental impact as all waste streams will be minimised by implementing good practice measures on site and any wastes that cannot be eliminated will be disposed/recovered in line with existing requirements and practices including.
- The volumes of organic fertiliser/manure produced will be minimised by efficient cleaning out and the use of high pressure low volume power washers.

- The opportunity to reduce the volume of waste materials below that which are generated under Good Farming Practice is very small and is near zero.
- With regard to the hazardous waste in the form of spent fluorescent tube, the volumes are small and already minimised.

Risks to human health, cultural heritage or the environment

- The potential risk to human/health, cultural heritage and/or the environment due to accidents and/or disasters is limited due to the innate nature of the production system and activities on site.
- No significant high risk/hazardous products used/produced and/or released by the proposed development which will pose a risk to human health, cultural heritage and/or the environment outside of the site boundary as a result of any accident/disaster.

Class A Disease

- With respect to environmental damage, the methods of disposal in order of preference are, render, bury and burn. The disposal strategy will be decided by the Department of Agriculture, Food and the Marine in consultation with the National Expert Epidemiological Group. The preferred option for the disposal of carcasses from this farm site is rendering.

Impact of Project on Climate

- As the birds will be maintained in a controlled environment within the proposed houses, the operation of the farm is not directly significantly susceptible to climate change.
- Climate change may impact on energy use associated with heating/ventilation systems to maintain a controlled environment in the house relative to outside climatic conditions and may have implications for feed supply to feed the birds.

Forecasting the effects on the environment

- Taking into account that poultry farming is a traditional and widespread farming activity in Co. Monaghan and that this proposed development will comply with the Nitrates Directive, the applicant is confident that the proposed development will have no significant effects on the local environment.

Cumulative and Transboundary Effects

- No transboundary effect due to this distance from any international boundary and the fact that in the main all wastes/by-products will be utilised/disposed of/recovered within the country.
- The proposed development will not have a cumulative adverse impact on the local environment. It has been demonstrated that the existing farming activities which are carried out on site are done so with no significant adverse impact on the local environment and in compliance with S.I. 605 of 2017 as amended.
- All manure shall be moved off site and appropriate measures are in place to address wastes arising on the farm and therefore it is anticipated that this development will not adversely impact on the local environment within Monaghan area when assessed individually and/or cumulatively with other such developments in the area.

Inter-Relationship between factors referred to in points (a), (b), (c) and (d)

The Planning Authority has summarised (above) the content of the EIAR and the stated direct and indirect significant effects of the proposal on the following factors:

- Population and human health.
- Biodiversity with particular attention to species and habitats protected under Directive 92/42/EEC and Directive 2009/147/EC.
- Land, soil, water and climate.
- Material assets, cultural heritage and the landscape.

The inter-relationships between the various factors outlined above are summarised as follows:

Positive impacts:

- (i) Impacts of land/soil on human health/population.
- (ii) Impacts of human health/population on other factors including land/soil, water, air, climate and climate change, landscape and visual, bio-diversity, cultural heritage, material assets.

Neutral impacts:

- (i) Impacts of land/soil on water, landscape and visual and biodiversity (Flora and Fauna).
- (ii) Impacts of water on bio-diversity (Flora and Fauna).
- (iii) Impacts of air and climate/climate change on biodiversity (Flora and Fauna) and human health/population.

- Interactions between the above environmental factors show the potential effect of the poultry farm on the community and its environs.
- Human beings are the main impact receptor, flora and fauna being the other.
- The poultry farm and its production processes will minimally impact upon the landscape, archaeology, terrestrial, water quality and climate described under the heading natural environment.
- Traffic, air quality, noise, tourism and material assets are the factors that affect the community directly.
- The poultry farm with its planned integration into the existing farming activities and the associated fertiliser substitution programme will have no significant impact on the rural community, as per the existing activities carried out by the applicant.

Measures envisaged to avoid, reduce, prevent or if possible, offset any identified significant adverse effects on the environment

The following best practice/mitigation measures have been proposed to reduce any potential adverse impact, significant or otherwise:

- i. Provision of sufficient and safe access to the site and measures to avoid excessive soiling of the public road during construction on the site.
- ii. Preservation of existing trees and hedgerows surrounding the site where possible, together with sympathetic design and layout so as to screen the installation from obtrusive view and to allow it to be absorbed into the rural landscape.
- iii. Provision of a storm water drainage system to properly collect and discharge to field drainage all clean rainwater from roofs and clean surfaces.
- iv. Provision of soiled water drains to properly collect any effluent or soiled water and divert it to the nearest soiled water tank.
- v. The collection and the removal from the site of all manure. All soiled waters shall be collected and used on farmland in accordance with S.I 605 of 2017 as amended.
- vi. All construction waste shall be managed in an appropriate manner.
- vii. Appropriate collection and removal from the site of waste materials generated on the site. Record and maintain records of all consignments of waste dispatched from the site.
- viii. The collection and removal from the site of all dead animals and all animal tissues.
- ix. Comprehensive cleaning and hygiene routine to minimise potential odour from the site.
- x. Specially formulated diets to maximise performance and reduce nutrient excretion.
- xi. Proper maintenance and inspection procedures to ensure that all feeding, water supply, manure removal, and ventilation systems are working to maximum efficiency, ensuring manure is maintained as dry as possible and minimising energy (electricity and gas) consumption.

The implementation of the above will ensure that significant effects on the environment will be avoided and risk of incidents of environmental significance will be near zero.

EIAR Summary

The EIAR Summary states the following (summarised):

The proposed development has been subject to EIA in accordance with the requirements

- The proposal will make a significant positive contribution to the rural economy of County Monaghan and will serve to increase employment and secure the viability and competitiveness of the applicant's farm enterprise as well as the wider poultry farming industry.
- The development will not give rise to any significant environmental effects.
- The granting of permission for the proposed development will strongly accord with the provisions of the development plan and will provide a significant boost to the economy of the county.
- The development will operate under the conditions imposed as part of any grant of planning permission

Planning Authority's Conclusion of Environmental Impact Assessment

The Planning Authority has thoroughly assessed the content of the submitted Environmental Impact Assessment Report (EIAR), dated 5th September 2019, as prepared by CLW Environmental Planners.

The Planning Authority is satisfied that there are no significant impacts on the following factors as a result of this proposal:

- (a) Population and human health
- (b) Biodiversity with particular attention to species and habitats protected under Directive 92/42/EEC and Directive 2009/147/EC
- (c) Land, soil, water and climate
- (d) Material assets, cultural heritage and the landscape
- (e) The interaction between the factors referred to in points (a) to (d)

Appropriate Assessment

Section 15.30 and policy APP1 of the Monaghan County Development Plan 2019-2025 apply.

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 upon 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 2019-2025, policy AAP1 states that "all projects and plans will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive".

The site lies within 8km of Slieve Beagh SPA. The following issues are of relevance in the screening exercise:

- The distance of the proposed development site from any Natura 2000 site.
- The scale and nature of the proposed development.
- The conservation objectives of Slieve Beagh SPA.
- The relevant policies within the County Monaghan Development Plan 2019-2025 in respect of the protection of Natura 2000 sites.
- The in combination effects of the proposed development with other plans or projects.

The conservation objective of Slieve Beagh SPA is to maintain or restore the favourable conservation condition of the Hen Harrier. The Planning Authority also notes that there are no significant watercourses in close proximity to the application site and no pathway connectors with the Natura 2000 network

The Planning Authority notes that the River Blackwater flows to the east of the applicant site. The River Blackwater is a tributary of the Lough Neagh SPA. The planning authority is of the opinion that the development is sufficiently removed from the aforementioned Natura 2000 site to ensure that it will not have any significant effect on its integrity.

In addition, an Appropriate Assessment Screening Report has been submitted as part of the application. The Screening Report has been carried out by Noreen McLoughlin an Environmental Consultant. The Screening Report summarises findings of no significant effects:

Findings of No Significant Effects Report Matrix	
Name of project	Development of Paddy Farm at Drumahaire, Carrigrohane, Co. Monaghan
Name and location of Natura 2000 site	There are three Natura 2000 sites within 10km of the applicant site. The closest of these is the Lough Neagh SPA and this is 8.9km west of the application site.
Description of project	Development of a Paddy Farm
Is the project directly connected with or necessary to the management of the site?	No
Are there other projects or plans that together with project being assessed could affect the site?	All farm land users, including the proposed development, will operate within the requirements of S.I. 405 of 2007 (the amended). Compliance with this legislation will ensure no significant combination effects.
The Assessment of Significance of Effects	
Describe how the project is likely to affect the Natura 2000 site	No impacts likely
Explain why these effects are not considered significant	Not applicable as there is no potential for significant impacts
Describe how the project is likely to affect species designated under Annex II of the Habitats Directive.	No impacts likely
Data Collected to Carry out the Assessment	
Who carried out the assessment	Noreen McLoughlin, MSc, RSCERT Consultant Ecologist
Sources of data	Map of P.A. 110000 and B100000 County Data Centre, Monaghan County Council
Level of assessment completed	Stage I Appropriate Assessment Screening
Where can the full results of the assessment be accessed and viewed?	Publicly included

In addition the submitted screening report concludes the following:

- In view of best scientific knowledge and on the basis of the objective information the proposed development whether individually or in combination with other plans and projects will have no impacts upon the Natura 2000 sites.
- The integrity of the Natura 2000 sites will be maintained and the habitats and species associated with these site will not be adversely affected.
- A stage II Appropriate Assessment is not required.

It is the opinion of the planning authority therefore, that given the cumulative effects of both the proposed development and any other plan or project, the development is not of a nature or scale to have any significant effects on the integrity of the Natura 2000 network and therefore a Stage 2 Appropriate Assessment is not required.

Conclusion

In principle the Planning Authority is satisfied that the proposed development can be accommodated at this location, due to the existing boundary vegetation and the low lying nature of the site area. Clarification is required however with respect to a number of issues and as a result additional information shall be requested accordingly.

Request for Additional Information

The following additional information was requested on the 30th October 2019:

1. Drawing number 01/001 submitted to the Planning Authority on the 5th September 2019 detailing the elevations and floorplans of the proposed development is not legible with respect to the heights of the proposed development. Applicant shall submit revised plans of the proposed poultry house (elevations and floorplans), and meal bins, to scale 1:100 with dimensions clearly annotated.
- 2a. Submit a revised site layout plan to scale 1:500 indicating how it is proposed to provide a clear and unobstructed visibility splay of 90 metres in each direction at the proposed entrance. This visibility splay shall be measured from a point in the centre of the entrance 2.4 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 0.6 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. In the event that visibility splays cross third-party land, applicant shall submit legal agreement(s) with adjoining landowners giving their consent to allow removal/trimming of their hedges (and maintenance of same in the future) shall be submitted. The legal agreement(s) shall be accompanied by an appropriate ordinance survey map(s) on which the length of the hedgerow/hedges/walls to be removed/trimmed/set back shall be clearly marked. The legal agreement(s) and map(s) shall be signed by the applicant and the landowner and witnessed and signed/stamped by a solicitor. Applicant shall note that the legal agreements shall be in accordance with the Form of Agreement as contained within Appendix 14 of the aforementioned development plan.
- c. Submit a revised site layout plan showing the line of any new fence or wall positioned behind the visibility splays. All existing planting must be kept trimmed behind visibility splays.
- d. Submit drainage proposals for the proposed entrance to prevent any surface water flowing from the site on to the public road and similarly measures to prevent road surface water from flowing onto the entrance. This shall discharge to the nearest watercourse.
- e. Submit design proposals of the entrance, which shall form a bellmouth of 10.5 metres radius with the edge of new boundary. The recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road.
3. An objection letter has been received with respect to the proposed development. Applicant shall review the content of same and shall submit a detailed response to the issues raised accordingly. Applicant to note that where amendments are made to the Environmental Impact Assessment Report the information will constitute significant additional information. In accordance with Article 35 of the Planning and Development Regulations (2006) a revised site notice shall be erected on site and shall be submitted to the Planning Authority along with a revised press notice indicating the revisions to the application.

Receipt of Additional Information

Following this request for additional information, revised plans and documentation were submitted to the Planning Authority on the 12th November 2019. The original request for additional information has been addressed as follows:

1. A revised drawing number 01/001 has now been submitted. The revised drawing details the height and floorspace of the poultry unit and meal bins proposed. The height of the poultry unit is detailed as 5945mm and the meal bins are detailed as 9100mm. There are no objections to same.

2. The revised documentation has been submitted to the District Engineer for assessment. There are no further objections to the proposed works.
3. A response from the applicant with respect to the issues raised by the objector has been received. The Planning Authority notes the content of same. Notably no further objections were received with respect to the planning application.

Appropriate Assessment –Additional Information

Section 15.30 and policy APP1 of the Monaghan County Development Plan 2019-2025 apply.

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 upon 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 2019-2025, policy AAP1 states that “*all projects and plans will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive*”.

The Planning Authority notes the additional information submitted on the 12th November 2019. Having regard to same, the Planning Authority remains of the opinion that the development for which permission is sought is not of a nature or scale to have any significant effects on the integrity of the Natura 2000 network and therefore a Stage 2 Appropriate Assessment is not required.

Conclusion

The information submitted on the 12th November 2019 has addressed the original concerns of the Planning Authority. There are no further objections to the proposed development which will provide for an agricultural development in an agricultural.

Recommendation

That planning permission is **GRANTED** subject to the following conditions:

- 1a. The developer shall pay to Monaghan County Council a sum of **€7994.00** 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.

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.

- 2a. Only that applicable portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances, shall be removed. Any remaining mature trees and hedgerow defining the roadside boundary shall be permanently retained in this development.
- b. The undefined site boundaries (north eastern and south eastern) shall be planted with native hedgerow species to form naturalised hedgerows similar to existing hedgerows in the vicinity. Hedgerow planting shall be in a double staggered row with 8 plants per metre; 250mm apart, with 300mm between rows. 2-3 year old hedgerow specimens with bushy healthy roots and thick lower stems shall be used.
- c. Tree planting on-site shall be as per drawing number 01/002 submitted to the Planning Authority on the 12th November 2019. Species shall be as detailed and shall be, at a minimum, 4.5m tall at time of planting. Trees shall be allowed to mature and shall not be topped when trimming hedgerows.
- d. Planting as required shall be carried out in the first planting season following commencement of building operations and shall be permanently retained thereafter. Any plant which fails in the first planting season shall be replaced.

Reason: In the interest of visual amenity and appropriate design.

- 3a. 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.

Reason: In the interest of visual amenity

- 4a. Prior to commencement of development the developer shall obtain an Integrated Pollution Prevention Control License from the Environmental Protection Agency.
- b. The developer shall ensure that adequate measures are in place for the construction phase to ensure there is no discharge of polluting matter to any watercourse. These measures shall take account of the Guidance produced by Inland Fisheries Ireland titled "*Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites*". This document is available to download at <http://www.fisheriesireland.ie/fisheries-management-1/90-requirements-for-the-protection-of-fisheries-habitat-during-construction-and-development-works-at-ri-1/file>
- c. There shall be no change in poultry type or change in system which results in change in dry matter content of the manure or increase in the number of poultry proposed without prior written approval from the planning authority.
- d. There shall be no increase in the livestock/poultry numbers stated on the application form except in accordance with an approved Farm Waste and Nutrient Management Plan and with the prior written approval from the planning authority.
- e. All proposed surface water drainage systems shall be designed to ensure that no polluting matter enters the surface water collection system.
- f. All roof waters shall discharge to soakpit.
- g. All surface waters which drain toward the front of the development shall discharge to appropriately sized interceptor, silt trap and appropriately sized soil polishing filter.
- h. The developer shall ensure run-off from soiled yard areas is kept to a minimum, collected in suitably constructed tanks and landspread in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- i. All structures and buildings shall be designed and constructed to the relevant Department of Agriculture specifications and in accordance with requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- j. All soiled waters generated from cleaning or other operations shall be collected and stored in a suitable watertight tank and disposed of in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.

- k. All manure/organic fertilisers arising from the development shall be collected in leak proof/suitably constructed tanks, and stored in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- l. Manure/ Organic fertilisers taken off site shall conform with the Department of Agriculture Food and the Marine requirements and guidance under Animal By Products legislation and local authority guidance on the protection of sensitive waters including water supply sources. Any change or alteration in arrangements for manure/organic fertiliser arising from the development shall be pre-notified to Monaghan County Council.
- m. Manure shall be taken offsite by the contractor/haulier detailed as part of the planning application. This contractor must be registered with the Department of Agriculture Food and Marine and manure shall be utilised 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.
- n. Records of manure movements offsite shall be recorded on Record 3 forms (as prescribed by the Department of Agriculture Food and Marine). These forms shall be maintained on site at all times and submitted to the Environment Section of Monaghan County Council on request. Records maintained shall comply with requirements of Article 23 of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2018 and as a minimum shall include:
- i. Name and address of Contractor/Haulier
 - ii. Date of each disposal operation
 - iii. Quantity (weight and volume) disposed of
 - iv. The name of receiving premises.
 - v. Any other information as may be required
- o. 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 Local Government (Waste Management) Act 1996 as amended.
- p. Within six months from date of grant of planning permission, an ammonia management programme outlining ammonia reduction measures, including timeframes for implementation, appropriate for the site, shall be submitted to the planning authority for agreement in writing. The ammonia management programme shall be reviewed annually and a copy of the reviewed ammonia management programme shall be submitted to the Planning Authority by December 31st or as otherwise agreed in writing with the Planning Authority. The reduction in ammonia emissions from the site using Best Available Techniques (BAT) shall be detailed in the annual ammonia management programme.

Reason: In the interest of environmental protection.

- 5a. Prior to any other works commencing, visibility splays of 90 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 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.

Reason: In the interest of road safety.

- 6a. Prior to commencement of development the developer shall submit plans and proposals to the planning authority for agreement in writing, indicating storm water run off attenuation for the proposed development to ensure that storm water run off discharge from the development is limited to current green field discharge rates.

- b. The development shall be carried out in accordance with these agreed plans and proposals.
Reason: To ensure that the development would not contribute to the creation or exacerbation of flooding outside the site.

- 7. The development shall be carried out in accordance with plans and documentation submitted on 5th September 2019 as amended by plans and documentation submitted on the 12th November 2019 except as may otherwise be required in order to comply with the above conditions.

Reason: In the interest of orderly development and to prevent unauthorised development.

Helen McCourt

Helen McCourt
Assistant Planner
20th November 2019

Laura Nulty
Sec Planner

Laura
29.11.19

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Development Contributions Calculations - Non Residential Development (1)					
Category	Dev Type	Rate	Floor Area / Number	Calculation	Contributions Due (€)
3 Comm, Rec, Amenity	(g) The provision of buildings or other structures for the purposes of agriculture (including canopies/overhanging roofs but excluding any open yards or concrete areas/aprons)	Up to 300 m ² (3229 sq ft) footprint Exempt Over 300 m ² footprint €530 plus €2 per m ² over 300 m ² Extensions €2 per m ² of footprint	2 Poultry units, 1 store and 4 meal bins = 4032sqm 4032sqm- 300sqm = 3732sqm	€530 + (3732x €2) = €7994.00	€7994.00
Contributions Due (€)					€7994.00
Exemptions / Reductions under Part 18 of Development Contribution Scheme (if applicable)					
Category (a) – (m)	Dev Type	% Reduction	Calculations	Exemption / Reduction (€)	
				n/a	
Total Amount Due					
Contributions Due – Discount					Total Due (€)
					€7994.00
Checked / Date					
AP / EP		AO		SEP	
[Signature]		[Signature]		[Signature]	

Assessment of Environmental Impact Assessment Report as submitted, and the Environmental Impact Assessment as carried out by the Assigned Officer

Having reviewed the details as contained within the submitted application and the related Environmental Impact Assessment Report and the assessment report as carried out by the assigned planning officer, 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

06.12.19

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**MONAGHAN COUNTY COUNCIL
PLANNING AND DEVELOPMENT REPORT**

File Ref: 19/423

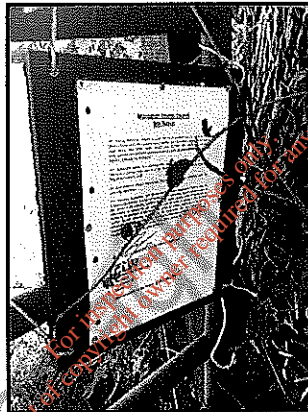
Applicant: Pdraig McKernan

Development: Permission to construct 2 number poultry houses and 1 number ancillary store together with all ancillary structures (to include meal bins(s) and soiled water tank(s) and ancillary site works (to include new/upgraded site entrance) associated with the above development. This application relates to a development which is for the purpose of an activity requiring a Licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2013. An Environmental Impact Assessment Report (EIAR) will be submitted with this planning application.

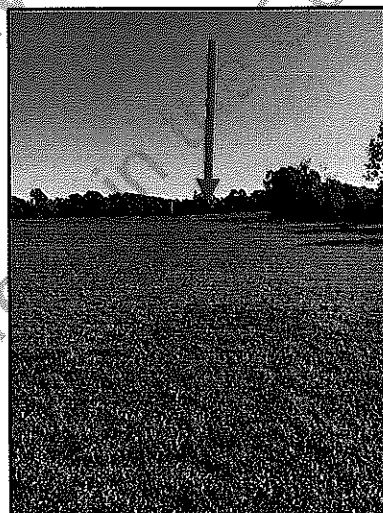
Location: Corry, Emyvale

Characteristics of the Site

The site comprises a portion of land which measures 1.382 hecatres in size. The site is relatively flat although rises slightly towards the south west. The south western site boundary is well defined by mature vegetation as is the roadside boundary. The remaining site boundaries are undefined. The site is low lying and views of it are limited to the immediate area. There are no long range views of the site in the wider landscape.



Site notice in place 20th September 2019





Existing entrance point

Characteristics of Area

The site is located along local primary road 1201 in the townland of Drumturk, approximately 400 metres south west of the Mullan Village. The surrounding area maintains a strong rural feel.

Relevant Site History

No previous site history relating to the site area.

Consultee Responses

- Internal

Environment Section: No objections as per report dated 25th October 2019

Flooding Section:

N2 Clontibret-Border Realignment: No report received.

- External

T.I.I: No objections as per report dated 8th October 2019.

Inland Fisheries Ireland: No objections as per report dated 10th October 2019.

Objections/Representations Received

One objection letter received from Donard McKenna with respect to the proposed development. Issues raised are summarised below with the response of the Planning Authority in red.

- The greenfield location of the proposed development is not consistent with the National Planning Framework for the following reasons:
 - It will adversely affect the natural landscape given the roadside location and is contrary to objective NPO14.
 - Contrary to objective NPO23 given the extent of hedgerows which will be removed to accommodate the proposed works.
 - Will result in excessive loss of land to new development and will not result in efficient land management.

The Planning Authority is of the opinion that as a result of the low-lying nature of the site, coupled with the south western site boundary which can be retained following development works. Additional landscaping shall be conditioned along the undefined site boundaries to soften the impact of the structure on the landscape. In addition, the applicant has submitted justification for the location of the proposed development.

- With respect to the Border Regional Planning Guidelines 2010-2022 and the Draft Regional Spatial Economic Strategy the proposed development is not consistent with the policy objectives as it will result in considerable inappropriate change to an otherwise undeveloped rural landscape, particularly given the roadside location and relative proximity to Mullan Village.

As above.
- The proposed development is not consistent with policies AGRP1, AGRP4 and AGRP4 of the Monaghan County Development Plan 2019-2025 for the following reasons:

- a. The proposal fails to set out with any meaningful analysis how potential environmental and landscape impacts have been addressed.
A comprehensive E.I.A.R has been submitted as part of this planning application.
- b. The proposal fails to detail how ground water and surface waters shall be protected.
The E.I.A.R assesses the impact of the proposed development on ground and surface waters and contains measures to ensure the protection of same.
- c. It is noted that the nitrate calculations for associated poultry waste have not been provided and how the cumulative effects of such off farm disposal are accounted for.
Applicant shall be requested to address this issue.
- iv. With respect to policies WPP1, WPP2, WPP7 and WPP8 of the Monaghan County Development Plan 2019-2025 objector notes the following:
- a. The proposal fails to detail how ground water and surface waters shall be protected.
The E.I.A.R assesses the impact of the proposed development on ground and surface waters and contains measures to ensure the protection of same.
- b. It is noted that the nitrate calculations for associated poultry waste have not been provided and how the cumulative effects of such off farm disposal are accounted for.
Applicant shall be requested to address this issue.
- c. Provision of generic details in the EIAR fails to demonstrate how the disposal of poultry manure to associated third party land banks is not sufficient to demonstrate Compliance with the relevant European Communities Environmental Objectives (Surface Waters) Regulations 2009.
Applicant shall be requested to address this issue.
- v. The proposed development does not comply with policy AGP1 of the Monaghan County Development Plan 2019-2025 for the following reasons:
- a. It has not been demonstrated as necessary for the efficient use of the agricultural holding.
The submitted documentation notes that the proposed development will be integrated in so far as is possible, with the operation of the existing farming activities, and will provide for a sustainable diversification of activities on the farm.
- b. The appearance, character and scale are not appropriate for this roadside location and does not integrate successfully.
The Planning Authority is of the opinion that as a result of the low-lying nature of the site, coupled with the south western site boundary which can be retained following development works. Additional landscaping shall be conditioned along the undefined site boundaries to soften the impact of the structure on the landscape. In addition, the applicant has submitted justification for the location of the proposed development.
- c. The proposal will have an unacceptable impact on the rural landscape.
As above.
- d. The proposal will have an unacceptable on the objector's residence with respect to odour and general activities which include manure loading. An odour assessment has not been submitted.
The site of the proposed development is located in excess of 100 metres from any third party residential dwelling. The Planning Authority note that an odour assessment was not submitted however the E.I.A.R notes that the proposed development is unlikely to generate or release odours that will significantly impair amenity beyond the site boundary. Furthermore the documentation notes that there are no processes proposed which will constantly or regularly release odorous emissions from the site at nuisance levels. Fugitive odour emissions at the site will not be significant and will be limited to times at which birds/manure are being removed

from the site. In so far as is possible odour emission shall be managed so as to occur at times when the effect within the site or outside it will be minimal.

- e. Notwithstanding land maps submitted which indicate where poultry manure shall be disposed, the details fail to demonstrate how such disposal will not adversely affect sources of potable water, water courses, aquifers or ground water.
Applicant shall be requested to address this issue.
- f. The E.I.A.R is based largely on generic information and site specific reports have not been included to fully detail operations and environmental effects, both at the site where the works are proposed and at associated locations where waste(s) shall be disposed.
The E.I.A.R has assessed the impact of the proposed development on the environment.
- g. Specific information has not been provided on air pollution and ventilation methods. Section 4.3.6 of the E.I.A.R assesses the proposed development with respect to air pollution. The E.I.A.R notes that a forced computer controlled ventilation system is proposed which will operated on a 24 hour basis.
- vi. The E.I.A.R submitted fails to comply with legislative requirements as it does not address in adequate detail, inter alia, matters to include resource efficiency, climate change, population and human health, biodiversity and disaster risk prevention and management.
The applicant shall be requested to address the above. However the Planning Authority notes that the E.I.A.R does assess the impact of the proposed development upon climate change, population and human health and biodiversity.
- vii. The E.I.A.R is not prepared by competent experts as required under Article 5(3) of the of the Directive and is generic in nature.
Article 5(3) of Directive 2014/52 states that in order to ensure completeness and quality of the environmental impact assessment report the developer shall ensure that the E.I.A.R. is "prepared by competent expert". The Planning Authority notes that the E.I.A.R has been prepared by C.L.W. Environmental Planners with the assistance of additional persons and bodies i.e. environmental consultants. The Planning Authority is satisfied that the authors are competent given their experience in compiling such documentation.
- viii. The E.I.A.R does not include a list of the experts who have contributed to its preparation, identifying, for each expert the part or parts of the report for which he or she is responsible/has contributed to, his or her competence and experience, including qualifications where relevant and any other information demonstrating the contributor's competence as required under Article 94(e) of the Regulations.
Applicant shall be requested to address the above.
- ix. A baseline scenario has not been included as required under Annex IV(3) of the Directive.
Applicant shall be requested to address the above.
- x. Upon receipt of an EIA application, there is a requirement for competent authorities to consult with authorities likely to be concerned by the project by reason of their specific environmental responsibilities or local and regional competences and to give them an opportunity to make submission/observations on the information supplied by the developer and on the request for development consent.
The Planning Authority has consulted a number of internal and external consultees.
- xi. The Department of Housing, Planning and Local Government now hosts the EIA Portal for all EIA applications to competent authorities in Ireland.
Noted.
- xii. In EIA related cases the applicant is now required to provide relevant information to the Department to populate the EIA portal initially.
Noted.
- xiii. A Confirmation Notice must be included with the planning application documentation.

Noted.

- xiv. The planning application should be deemed invalid as the EIA portal requirements have not been complied with by the applicant.

A verification email from the EPA has been submitted as part of the planning application as required. The email notes that an EIA Portal notification was received on the 2nd September 2019 and provides an EIA Portal ID number. The Planning Authority is satisfied that the EIA portal requirement has been met.

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. Notably the applicant has failed to submit same.

Policy for Agricultural Development	
AGP 1	<p>To permit development on new and established agricultural or forestry holdings where it is demonstrated that;</p> <ul style="list-style-type: none">a) It is necessary for the efficient use of the agricultural holding or enterprise The Planning Authority notes that the proposed development will take place on a greenfield site. The submitted documentation notes that the proposed development will be integrated in so far as is possible, with the operation of the existing farming activities, and will provide for a sustainable diversification of activities on the farm.b) The appearance, character and scale are appropriate to its location, Two number poultry houses and four number meal bins are proposed. The appearance, character and scale of same are typical with respect to agricultural buildings. Poultry units Height = to be confirmed by application- drawings are not legible. Floorspace = 1964sqm Meal Bins Height = to be confirmed by application- drawings are not legiblec) The proposal visually integrates into the local landscape and additional landscaping is provided where necessary, The Planning Authority is of the opinion that the proposed development will integrate successfully. The site is low lying and has the benefit of mature vegetation along the south western boundary which provides a suitable degree of enclosure to the proposed site. Given the low elevation of the proposed development coupled with the surrounding vegetation the Planning Authority is satisfied that development will integrate successfully at this location.d) The proposal will not have an adverse impact on the natural or built heritage, No impact predicted.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,

No third-party residential dwellings located within 100 metres of the site area.

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

The submitted documentation notes that the proposed development will be constructed and operated in line with DAFM specifications and all organic fertiliser will be managed in accordance with S.I 605 of 2017. A designated contractor will be used to transport the organic fertiliser to the customer farmers. Notably the Environment report states no objection.

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

The submitted documentation notes that any waste disposal from the site will be by registered contractors and/or approved and registered sites, appropriate to the waste material. Notably the Environment report states no objection.

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

The site is located along a private laneway which accesses onto a local primary road. The District Engineer has requested additional information with respect to the provision of sight lines.

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.

The supporting documentation notes that poultry farming activities require purposely designed buildings and facilities. The proposed development is required to allow the applicant to diversify his farming activities. There are no suitable houses elsewhere on the applicant's landholding nor are there any houses available to the applicant.

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

Two number poultry houses and four number meal bins are proposed. The appearance, character and scale of same are typical with respect to agricultural buildings.

Poultry units

Height = to be confirmed by application- drawings are not legible.

Floorspace = 1964sqm

Meal Bins

Height = to be confirmed by application- drawings are not legible

- 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 upon a greenfield site. The submitted documentation notes that the location of the development was selected so as to achieve the required separation distance from other enterprises as required by the sites bio-security requirements.

- l) 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.

	<p>The Planning Authority is of the opinion that the proposed development will integrate successfully. The site is low lying and has the benefit of mature vegetation along the south western boundary which provides a suitable degree of enclosure to the proposed site. Given the low elevation of the proposed development coupled with the surrounding vegetation the Planning Authority is satisfied that development will integrate successfully at this location.</p> <p>m) Where possible, the development is grouped with existing buildings in order to reduce their overall impact in the interests of amenity.</p> <p>The submitted documentation notes that the proposed development will be located within a greenfield site to achieve the required separation distance from other enterprises as required by the sites bio-security requirements.</p>
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Policy for Intensive Agriculture /Poultry and Pig Farming	
<p>AGP 2</p>	<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) 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.</p> <p>As a result of the overall bird numbers, an E.I.A.R has been submitted with the planning application.</p> <p>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.</p> <p>The submitted documentation notes that while there are no existing poultry houses on site there are others within this area of Co. Monaghan which have been assessed as part of the E.I.A.R. The documentation notes that there is no reason to believe that the proposed development assessed individually and/or cumulatively with other existing poultry in the area will cause a significant adverse cumulative impact. The documentation notes that whilst there may be additional poultry houses in the area, these will also have to operate in accordance with S.I. 605 of 2017. The proposed development is a sustainable farm diversification and will be operated to the highest standards.</p> <p>c) Methods for waste management including frequency and location of disposal relative to the proposed unit.</p> <p>The wastes generated by the development are detailed as follows:</p> <ul style="list-style-type: none"> • Dead birds which will be collected by College Proteins on a regular basis. • A small area of general waste which will be disposed of to landfill/recycling as appropriate. <p>Environment Report states no objection</p> <p>d) Details of air pollution arising from the units and effluent storage, transportation and spreading.</p> <p>The submitted documentation notes that there are no odour and/or sensitive locations in such close proximity to the proposed development so as to be adversely impacted by gaseous emissions from the proposed development. In addition it is noted that all manure will be removed off site by a registered contractor for use elsewhere in accordance with S.I. 605 of 2017. All soiled water shall be used on the applicant's lands with >6 months storage provided.</p> <p>e) Proximity of development to aquifers and water courses and its impact on them.</p> <p>The submitted documentation notes that the proposed development will be constructed and operated in line with DAFM specifications and all organic</p>

fertiliser will be managed in accordance with S.I. 605 of 2017. In addition, the applicant has indicated that a designated and registered contractor to transport the organic fertiliser to the customer farmers will be employed. In addition, the Environment report states no objection

- f) 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 area (i.e. outside of a designated settlement) unless the third party has given written consent, witnessed by a solicitor or a peace commissioner.

There are no third party residential dwellings located within 100 metres of the site area.

- g) Details of associated activities such as cleaning, ventilation and heating.
Cleaning: Once litter has been removed by the designated contractor all internal surfaces will be washed down using a power washing system and then disinfected.

Ventilation: Forced computer controlled ventilation system proposed which will operated on a 24 hour basis.

Heating: Gas will be used for the heating of the house. The house will be insulated to ensure that this is used as efficiently as possible. Heating will be by indirect heaters to minimise gas usage and improve the internal environment within the houses. Estimated gas usage = 1 lt/bird place/annum.

- h) A comprehensive landscaping plan.
Conditions shall be imposed to ensure the retention of all existing vegetation along the site boundaries where possible. In addition, a landscaping plan has been submitted and will be reinforced through specific conditions.

- 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.

The submitted documentation notes that the proposed site was selected because it is low set in the landscape with existing mature hedgerows, good road access and limited residential locations close to same.

- j) Traffic management plans and traffic assessment associated with the proposed development may be required for large proposals.

The site is located along a private laneway which accesses onto a local primary road. The District Engineer has requested additional information with respect to the provision of sight lines.

- Flooding

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

An element of pluvial flooding is located to the south east of the application site. The Planner Responsible for Flood Risk has assessed the planning application and has no objections to same.



Site in relation to pluvial flooding

Environmental Impact Assessment

The proposed development will provide capacity for 90,000 bird places. Therefore, an Environmental Impact Assessment Report has been submitted with the application in accordance with Directive 2014/52/EU (application was received after the 15th May 2017).

The Planning Authority will consider the requirements of the Directive and the content of the submitted Environmental Impact Assessment Report (EIAR), dated 5th September 2019, as prepared by CLW Environmental Planners.

This Directive requires the EIAR to assess the development in accordance with certain factors which diverge from those previously set out in the Planning and Development Act 2000 (as amended).

The Directive 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:

- a) Population and human health
- b) Biodiversity with particular attention to species and habitats protected under Directive 92/42/EEC and Directive 2009/147/EC
- c) Land, soil, water and climate
- d) Material assets, cultural heritage and the landscape
- e) The interaction between the factors referred to in points (a) to (d)

The Directive also requires the assessment of the expected impacts from the vulnerability of the project/proposals to risk of major accidents or disasters which are relevant to the project concerned. The Directive also requires the assessment of the expected impacts from the vulnerability of the project/proposals to risk of major accidents or disasters which are relevant to the project concerned.

Summary of EIAR

The content of the EIAR is summarised as follows:

Chosen Site

The EIAR explains the rationale for the chosen site (summarised).

- The proposed development represents a logical approach to the planned development of the applicant's farming activities.
- The current site was deemed to be the most suitable due to topography, distance from other poultry houses, distance from neighbours, site access etc.
- It is intended that the proposed development will be integrated into the existing farming activities operated by the applicant.

- Bio-security is a significant issue with any new poultry farm, and therefore the completion of the proposed development away from other farmyards is of critical importance.

Alternative Layout & Design

The EIAR states the following (summarised):

- The proposed development was designed to ensure that the proposed house would integrate into the existing site with minimal, if any, adverse visual impact on the surrounding landscape.
- The proposed layout was also designed to ensure adequate access on site for all traffic associated with the proposed development and to ensure that the site is contained, safe and efficient in operation.
- The layout of the proposed poultry houses lowset in the landholding and integrated with the existing landscape features will minimise any potential adverse visual impact.
- While limited works involving hedgerow removal maybe required these are necessary to provide safe access and egress to and from the site onto the local road and replacement landscaping will be provided behind the new visibility splays where required.
- The design of the proposed housing is in line with BAT requirements. The external finish will be green or a similar colour and will be sympathetic to the local environment. Roofing materials will be green/dark in colour.
- The design of the proposed development to be undertaken by the applicant was researched and reviewed with the aid and guidance of Manor Farm/Western Brand, commercial poultry hose designers, the architect and commercial poultry equipment suppliers after the appropriate production system had been reviewed.
- The layout of the proposed housing was designed to ensure that the proposed developments will integrate into the site with minimal, if any, adverse visual impact on the surrounding landscape.
- The proposed layout was also designed to ensure optimum access on site for all traffic associated with the proposed developments and to ensure that the site is contained, safe and efficient in operation.
- Existing landscaping will be maintained where possible and strengthened where necessary to further screen the proposed developments from view. Additional landscaping will be provided along the boundaries where required.
- No other alternative sites, layouts and/or designs were deemed satisfactory and/or appropriate, as the proposed location, design and layout:
 - Complies with the requirements of the Nitrates Directive.
 - Satisfies the applicants needs for efficiencies of scale while not requiring significant additional lands.
 - Is in line with BAT requirements
 - Will be well integrated into the landscape with the use of similar construction techniques, natural/dark coloured finishes as proposed, and additional landscaping where required.
 - Is not located in an area with any significant environmental and/or other constraints.
 - Complies with the requirements of the development plan.

Alternative Size

- The proposed development of 2 number poultry houses has been designed and scaled to take into account the:
 - Physical restraints/parameters of the site.
 - Economies of scale for the applicant so that the scale of the proposed development is sufficient to cover the development as well as operational costs.
 - The requirements of Manor Farm/Western Brand in terms of their supply requirements and recommendations from same with regard to economic and sustainable food production.

- The scale of the proposed development is in keeping with the scale of other existing farms supplying Manor Farm/Western Brand and licensed by the E.P.A which are operating without adverse environmental impact and are of a scale that can be appropriately managed by the applicant.

Alternative Processes Considered

- As this is a greenfield site, the applicant looked at a number of alternative processes, including but not limited to:
 - Layer housing
 - Free range layer/broiler
- The proposed development offers the best fit between the proposed and existing enterprise on the farm, both from a labour and efficiency viewpoint and to ensure that all activities are carried out in an environmentally and economically sustainable manner.
- All chickens from the proposed farm are currently proposed to be sent to Manor Farm/Western Brand.

Alternative Management of By-Products

- Application to land and/or for use in compost production are the two main practical economic means of utilising the nutrients in poultry manure.
- The proposed industry locally has a dedicated system established for the management of poultry manure involving a number of specialist contractors registered with The Department of Agriculture, Food and The Marine. The applicant has received confirmation from one of these contractors that they will manage and remove the poultry manure from the farm.
- Presently there is no other suitable option for the utilisation of organic fertiliser produced within the proposed development however the applicant will continue to examine the possibility of alternative uses for this fertiliser.

Effects on Population and Human Health

- The proposed development is of average scale by current industry standards
- It will add to the economic activity on the farm with consequent positive “trickle down” effects on the regional and local community particularly with regard to construction works, supply of construction materials, and the installation of the required housing, water, feed and ventilation systems thus helping to stabilise the population of the local area.
- Significant effects on population/human health and/or human beings are not anticipated.
- No third-party dwellings are located within 100 metres of the poultry houses therefore no impairment of amenity due to the proposed development.
- Unlikely to generate or release sounds or odours that will significantly impair amenity beyond the site boundary.
- There are no processes proposed which will constantly or regularly release odorous emissions from the site at nuisance levels. Fugitive odour emissions at the site will not be significant and will be limited to times at which birds/manure are being removed from the site. In so far as is possible odour emission shall be managed to occur at times when the effect within the site or outside it will be minimal.
- Not located close to and/or likely to adversely impact on any areas of Primary or Secondary Amenity Value as per the MCDP 2019-2025).
- Where nuisance effects occur, people object and under statutory requirements their objections will have to be investigated and have to be corrected if found to be real and justified.

Effects on biodiversity (flora and fauna)

- The site of the proposed development is located on a greenfield site however as the proposed development will be limited in extent and notwithstanding the fact that it will operate in addition to the applicant's existing poultry house it will have no adverse impact outside the boundary of the site.
- The site is intensively managed grassland, having been managed as part of a bovine/equine farming enterprise and the flora and fauna around the site has developed in this context.
- Currently the dominant habitat within the application site itself is improved agricultural grassland. This is a habitat of low ecological value.
- The south western boundary consists of a treeline whilst the remaining perimeters are currently unbounded. Much of the site and surrounding area to be developed is improved agricultural grassland.
- The area to be developed is relatively small and represents a sustainable farm diversification. Ground works and land profiling will be kept to a minimum outside the footprint of the proposed site.
- Proposed development is not near to or likely to impact on any primary or secondary amenity area or views from scenic routes.
- Structures and new paved surfaces will cover a significant fraction of the site. The changes will affect such a small area that any impact will be close to zero or neutral with the local area.
- Site is not likely to adversely impact on any Natura 2000 sites.
- No discharge of soiled water or effluent from the proposed development to surface water and therefore the no impact on surface water.
- A rodent control programme will be developed in line with Bord Bia and Department of Agriculture, Food and The Marine requirements with detailed records maintained on site.
- Weed control will be carried out around the site as required to reduce any cover for pests. It is considered that the development, managed as is proposed, which will have to operate under License regulations, will have no measurable impact on either flora or fauna outside the site boundary.
- Given that the area of the proposed site is an intensively managed agricultural area with poor biological diversity, retaining as much as possible of the existing landscaping/hedgerow around the site boundary, together with any proposed additional landscaping should maintain biological diversity on the site.

Land and Soil

- Proposed structures will be constructed on greenfield site and as such there will be disturbance of same within the site boundary.
- No significant potential for any effect on soil outside of the development area, and any land take required to facilitate the proposed development will be minor in terms of the applicant's landholding and the wider agricultural 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.
- Such organic fertiliser provides a valuable addition to the soil adding nutrients not generally found in chemical fertiliser.

Geological and Geomorphological heritage of the area

- Proposed development will be constructed on a greenfield site. There is no significant potential for any effect outside of the development area.
- The site of the proposed development is intensively managed agricultural lands.
- Given the nature and extent of the proposed development it will not have an adverse impact on the geology of the area, outside of the site.

- Proposed development will be integrated into the existing site due to the land topography and existing/proposed landscaping, it will not have any adverse impact on the landscape and/or the geomorphological heritage of the area.

Water

- Adverse 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.
- Proposed development will be carried out on an impermeable concrete base with proper storm and soiled water separation and collection facilities.
- Proposed development will operate on a dry manure basis and all manure will be removed from the houses at the end of each batch, thereby eliminating the risk of any leak to groundwater.
- The only soiled water from the proposed development will arise due to washing down of the poultry houses.
- Volume of water needed for the proposed development once the proposed development has been completed will be proportionate to the proposed stock levels.
- The proposed water supply will be from the Truagh Group Water Scheme which will serve the proposed development.

Surface Water

- Adverse effect on surface water from the proposed development should be nil, as there will be no process discharge to surface water and minimal risk of accidental leakage or spillage of polluting liquid on the site.
- The only discharge from the site to surface waters will be the discharge of rainwater from roofs and clean yards to ground/field drainage, which flows towards the adjacent watercourse the Emylough Stream.
- The proposed development and/or associated works will not encroach on any areas deemed to be potentially at risk of flooding.
- The Monaghan County Development Plan 2019-2025 sets out a number of policies for the protection of water which have been considered in the design of the proposed development.
- In order to avoid any reductions in water quality in the area surrounding the proposed development and in order to protect any designated sites, designated species and sensitive surface/ground waters, in the general area of the development and/or further afield, a number of mitigation/best practice measures have been planned for which will help to protect the local biodiversity of the surrounding area and to ensure the protection of local wildlife.

Air

- Potential effects of the proposed development on air relate to the odour emissions that may be associated with poultry and poultry manure on site.
- Odorous emissions from the developed site are not likely to cause nuisance or impair amenity beyond the site boundary with the possible exception of times when birds and/or manure is being removed from the site which will all occur at the end of each batch, approximately 7/8 times a year.
- Management practices which will be implemented on site to minimise potential odour emissions from the existing and proposed development and include:
 - Proper storage of all wastes on site and regular removal of same. Twice daily flock inspections to remove any fatalities from the houses and stored in proper sealed and covered storage bins.
 - Thorough cleaning out of poultry houses, to minimise odour and maintain high health status.

- Regular cleaning of outside areas.
- Immediate removal of manure off site wherever possible. Transport of manure off site to take place in properly designated and covered trailers.
- Proper stocking rate within the houses.
- Proper management of temperature and humidity controls.
- Management of operations on the site to prevent significant pulse releases of odour at times when the effect might be perceptible beyond the site boundary should ensure minimal impact on air in the vicinity of the site.

Climate/Climate Change

- Climate information is useful for predicting the likely impacts that the farm operation and the application of manure will have on the local residents.
- Wind direction at the site is critical to odour movements and rainfall is critical in the application of manure. The prevailing wind in the Clones area is from the south west whilst rainfall in the customer farmland ranges annually from 800mm-1000mm.
- Organic fertiliser from the farm will be used in compost production or by customer farmers, which will be allocated in accordance with the provisions of S.I. 605 of 2017 (as amended), particularly with regard to amounts applied, weather and ground conditions at the time of spreading etc, which should ensure that emissions generated are kept to an absolute minimum. Dry manures will spread more evenly and modern rear emptying muck spreaders are likely to be more precise than side discharging machines.
- All practicable steps, such as landscaping, management routines etc, will be planned for and will be taken so as to minimise odour from the site.
- The rural setting and location distant from local residences will ensure no effect on human beings.
- No significant adverse effect on climate.

Effect on Visual Aspects and Landscape

- Subject site is located in an area referred to as the Blackwater Valley and Drumlin Farmland (LCA2) and the River Valley Farmland (LCT7) in the Monaghan Landscape Character Assessment.
- The proposed development is typical of the type of agricultural farm buildings already established on site and within this area of county Monaghan and will have limited impact on the character of the surrounding landscape.
- The site is well screened and lowset in the landscape and will be generally visually unobtrusive.
- The existing vegetation will help to soften any visual impacts and additional landscaping maybe added where considered appropriate.
- Not located near to or likely to impact any Natura 2000 sites, Areas of Primary/Secondary Amenity Value or Views from Scenic Routes.

Archaeological and Cultural Heritage

- No known archaeological sites within the site boundary.
- Closest recorded location is 1.2km to the north of the proposed development site.

Effect on Material Assets

Resources that are valued and 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.

Material assets that could potentially be affected by the proposed development include:

Material Assets: Agricultural properties including all agricultural enterprises

- The proposed development will be completed on a greenfield site that is farmed by the applicant and is surrounded by agricultural farmland.
- The proposed development will not interact with any lands outside the confines of the site, except for the production of a valuable organic fertiliser which may be utilised by farmers as a replacement to chemical fertiliser.

Material Assets: Non-agricultural properties including residential, commercial, recreational and non agricultural land

- The proposed development is a traditional farming practice in this area and is surrounded by agricultural lands and is located well away from any built-up areas and/or development clusters.
- There are no third party residential dwellings located within 100m of the site.
- The development will have no impact on adjoining property values if for no other reason than this is an agricultural development in an agricultural area and as such agricultural development is not alone expected in but also appropriate to this area.

Material Assets: Natural or other resources including mineral resources, land and energy

- The proposed development will require a portion of land upon which the proposed poultry house will be developed; however there will be no adverse impact outside of the development area.
- The development will involve the use of a limited amount of construction material (including quarry products and other construction materials), however the extent of the development is limited in nature and the amount of resources required in the construction of the house and potential adverse impact of same is negligible when sourced from authorised sources.
- The operation of the farm will require additional feed (classified as renewable resource), gas and water. The applicant will operate modern feeding, ventilation and heating systems to minimise same.
- The farm does not require any major modifications to the existing electricity network, water or road infrastructure in the area.

Description of Likely significant effects of the proposed development

The likely effects detailed in the EIAR are summarised as follows:

Construction and Existence of proposed Poultry Houses

- Proposed development is of average scale by current industry standards but will add to the economic activity on the farm with positive trickle down effects to the regional and local economy.
- Minimal impact on the landscape following the implementation of proposals in relation to location, landscaping, proposed external finish and its integration into the existing site.
- The long term impact on traffic on the local road as a result of the proposed development will not have a significant adverse impact.
- Any short-term increase in traffic would be associated with the construction of the proposed development and would cease upon completion of the proposed development.
- Once the proposed development would be completed, there would be additional traffic due to:
 - I. Feed delivery c1. 5-2s load/week.
 - II. Manure transport c3-4 loads/batch.
 - III. Bird deliveries/collections, gas and shavings deliveries c20loads/batch.
 - IV. Bird collections c25-30 loads/batch.
 - V. Fortnightly waste collection and collection of mortalities c1 load per week.

- The proposed development will result in an average of 6-8 movements/week in addition to daily attendance at the site by the applicant who currently farms the existing lands and additional traffic associated with cleaning of the houses, inspections, audits etc.
- Traffic to and from the site will be minimised by optimising load sizes.
- There will be an increase in traffic but this will not adversely impact on the public road network.
- Site is well serviced by the existing road infrastructure and therefore any proposed alteration in traffic will not have an adverse impact on the local area.

Natural Resources

- No significant negative effects expected as a result of the proposed development in relation to the use of natural resources.
- Development will require a limited land area to facilitate the proposed development however this will have no adverse impact on land, soil and/or bio-diversity outside of the site area.
- Gas heating will be provided during the early stages of each batch and the demand for heat will depend on local weather conditions at the time of stocking.
- Gas requirements will be minimised by high insulation standards and a modern efficient heating system.
- The development will have a definite requirement for a water supply which will be taken from Truagh Group Water Scheme during the construction phase and once completed there will be additional water used on the farm as a result of the proposed development.
- The main resource to be consumed will be poultry feed which is classified as a natural resource that is a renewable resource. The consumption of feed and water will be proportionate to the stock numbers on the farm.

Emission of Pollutants

- Clean water is not an emission.
- Site management shall be focused on ensuring that all storm water collection surfaces and facilities are maintained in clean and fully functional condition at all times so that the possibility of storm water carrying significant pollution to the stream is effectively eliminated.
- Emission of pollutants is to be effectively controlled and prevented by the regular removal of all solid waste materials from the site to authorised disposal/recovery sites elsewhere and by the removal of poultry manure off site by an experienced contractor.
- No increase in the amount of wastes/potential pollutants produced or used on the farm and/or no significant increase in noise, vibration, light, heat and/or radiation that would lead to a significant adverse environmental impact.
- The additional organic fertiliser/poultry manure to be produced will be utilised as a resource ingredient in the mushroom compost industry and/or as an organic fertiliser, and will be removed by a contractor.
- All soiled water shall be allocated to applicant's landholding.

Creation of Nuisance

- The proposed development as per the existing unit will be carried out in accordance with the management and operational routine proposed and in line with E.P.A, Department of Agriculture, Food and the Marine, Bord Bia and Monaghan County Council requirements and will not create any significant nuisance.

Waste/By-Products

- The net increase in the volumes of waste/by-product which will be generated will not cause a significant adverse environmental impact as all waste streams will be minimised by implementing good practice measures on site and any wastes that cannot be eliminated will be disposed/recovered in line with existing requirements and practices including.
- The volumes of organic fertiliser/manure produced will be minimised by efficient cleaning out and the use of high pressure low volume power washers.

- The opportunity to reduce the volume of waste materials below that which are generated under Good Farming Practice is very small and is near zero.
- With regard to the hazardous waste in the form of spent fluorescent tube, the volumes are small and already minimised.

Risks to human health, cultural heritage or the environment

- The potential risk to human/health, cultural heritage and/or the environment due to accidents and/or disasters is limited due to the innate nature of the production system and activities on site.
- No significant high risk/hazardous products used/produced and/or released by the proposed development which will pose a risk to human health, cultural heritage and/or the environment outside of the site boundary as a result of any accident/disaster.

Class A Disease

- With respect to environmental damage, the methods of disposal in order of preference are, render, bury and burn. The disposal strategy will be decided by the Department of Agriculture, Food and the Marine in consultation with the National Expert Epidemiological Group. The preferred option for the disposal of carcasses from this farm site is rendering.

Impact of Project on Climate

- As the birds will be maintained in a controlled environment within the proposed houses, the operation of the farm is not directly significantly susceptible to climate change.
- Climate change may impact on energy use associated with heating/ventilation systems to maintain a controlled environment in the house relative to outside climatic conditions and may have implications for feed supply to feed the birds.

Forecasting the effects on the environment

- Taking into account that poultry farming is a traditional and widespread farming activity in Co. Monaghan and that this proposed development will comply with the Nitrates Directive, the applicant is confident that the proposed development will have no significant effects on the local environment.

Cumulative and Transboundary Effects

- No transboundary effect due to this distance from any international boundary and the fact that in the main all wastes/by-products will be utilised/disposed of/recovered within the country.
- The proposed development will not have a cumulative adverse impact on the local environment. It has been demonstrated that the existing farming activities which are carried out on site are done so with no significant adverse impact on the local environment and in compliance with S.I. 605 of 2017 as amended.
- All manure shall be moved off site and appropriate measures are in place to address wastes arising on the farm and therefore it is anticipated that this development will not adversely impact on the local environment within Monaghan area when assessed individually and/or cumulatively with other such developments in the area.

Inter-Relationship between factors referred to in points (a), (b), (c) and (d)

The Planning Authority has summarised (above) the content of the EIAR and the stated direct and indirect significant effects of the proposal on the following factors:

- Population and human health.
- Biodiversity with particular attention to species and habitats protected under Directive 92/42/EEC and Directive 2009/147/EC.
- Land, soil, water and climate.
- Material assets, cultural heritage and the landscape.

The inter-relationships between the various factors outlined above are summarised as follows:

Positive impacts:

- (i) Impacts of land/soil on human health/population.
- (ii) Impacts of human health/population on other factors including land/soil, water, air, climate and climate change, landscape and visual, bio-diversity, cultural heritage, material assets.

Neutral impacts:

- (i) Impacts of land/soil on water, landscape and visual and biodiversity (Flora and Fauna).
- (ii) Impacts of water on bio-diversity (Flora and Fauna).
- (iii) Impacts of air and climate/climate change on biodiversity (Flora and Fauna) and human health/population.

- Interactions between the above environmental factors show the potential effect of the poultry farm on the community and its environs.
- Human beings are the main impact receptor, flora and fauna being the other.
- The poultry farm and its production processes will minimally impact upon the landscape, archaeology, terrestrial, water quality and climate described under the heading natural environment.
- Traffic, air quality, noise, tourism and material assets are the factors that affect the community directly.
- The poultry farm with its planned integration into the existing farming activities and the associated fertiliser substitution programme will have no significant impact on the rural community, as per the existing activities carried out by the applicant.

Measures envisaged to avoid, reduce, prevent or if possible, offset any identified significant adverse effects on the environment

The following best practice/mitigation measures have been proposed to reduce any potential adverse impact, significant or otherwise:

- i. Provision of sufficient and safe access to the site and measures to avoid excessive soiling of the public road during construction on the site.
- ii. Preservation of existing trees and hedgerows surrounding the site where possible, together with sympathetic design and layout so as to screen the installation from obtrusive view and to allow it to be absorbed into the rural landscape.
- iii. Provision of a storm water drainage system to properly collect and discharge to field drainage all clean rainwater from roofs and clean surfaces.
- iv. Provision of soiled water drains to properly collect any effluent or soiled water and divert it to the nearest soiled water tank.
- v. The collection and the removal from the site of all manure. All soiled waters shall be collected and used on farmland in accordance with S.I 605 of 2017 as amended.
- vi. All construction waste shall be managed in an appropriate manner.
- vii. Appropriate collection and removal from the site of waste materials generated on the site. Record and maintain records of all consignments of waste dispatched from the site.
- viii. The collection and removal from the site of all dead animals and all animal tissues.
- ix. Comprehensive cleaning and hygiene routine to minimise potential odour from the site.
- x. Specially formulated diets to maximise performance and reduce nutrient excretion.
- xi. Proper maintenance and inspection procedures to ensure that all feeding, water supply, manure removal, and ventilation systems are working to maximum efficiency, ensuring manure is maintained as dry as possible and minimising energy (electricity and gas) consumption.

The implementation of the above will ensure that significant effects on the environment will be avoided and risk of incidents of environmental significance will be near zero.

EIAR Summary

The EIAR Summary states the following (summarised):

The proposed development has been subject to EIA in accordance with the requirements

- The proposal will make a significant positive contribution to the rural economy of County Monaghan and will serve to increase employment and secure the viability and competitiveness of the applicant's farm enterprise as well as the wider poultry farming industry.
- The development will not give rise to any significant environmental effects.
- The granting of permission for the proposed development will strongly accord with the provisions of the development plan and will provide a significant boost to the economy of the county.
- The development will operate under the conditions imposed as part of any grant of planning permission

Planning Authority's Conclusion of Environmental Impact Assessment

The Planning Authority has thoroughly assessed the content of the submitted Environmental Impact Assessment Report (EIAR), dated 5th September 2019, as prepared by CLW Environmental Planners.

The Planning Authority is satisfied that there are no significant impacts on the following factors as a result of this proposal:

- (a) Population and human health
- (b) Biodiversity with particular attention to species and habitats protected under Directive 92/42/EEC and Directive 2009/147/EC
- (c) Land, soil, water and climate
- (d) Material assets, cultural heritage and the landscape
- (e) The interaction between the factors referred to in points (a) to (d)

Appropriate Assessment

Section 15.30 and policy APP1 of the Monaghan County Development Plan 2019-2025 apply.

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 upon 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 2019-2025, policy AAP1 states that "all projects and plans will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive".

The site lies within 8km of Slieve Beagh SPA. The following issues are of relevance in the screening exercise:-

- The distance of the proposed development site from any Natura 2000 site.
- The scale and nature of the proposed development.
- The conservation objectives of Slieve Beagh SPA.
- The relevant policies within the County Monaghan Development Plan 2019-2025 in respect of the protection of Natura 2000 sites.
- The in combination effects of the proposed development with other plans or projects.

The conservation objective of Slieve Beagh SPA is to maintain or restore the favourable conservation condition of the Hen Harrier. The Planning Authority also notes that there are no significant watercourses in close proximity to the application site and no pathway connectors with the Natura 2000 network

The Planning Authority notes that the River Blackwater flows to the east of the applicant site. The River Blackwater is a tributary of the Lough Neagh SPA. The planning authority is of the opinion that the development is sufficiently removed from the aforementioned Natura 2000 site to ensure that it will not have any significant effect on its integrity.

In addition, an Appropriate Assessment Screening Report has been submitted as part of the application. The Screening Report has been carried out by Noreen McLoughlin an Environmental Consultant. The Screening Report summarises findings of no significant effects:

Findings of No Significant Effects Report Matrix	
Name of project	Development of Poultry Farm at Dransilly, Enniskerry, Co. Monaghan
Name and location of Natura 2000 site	There are three Natura 2000 sites within 10km of this applicant site. The closest of these is the Slieve Begagh SPA and this is the primary site of the application site.
Description of project	Development of a Broiler Farm
Is the project directly connected with or necessary to the management of the Site?	No
Are there other projects or plans that together with project being assessed could affect the site?	All farmland surrounding this proposed development is used for agriculture within the requirements of S.I. 607 of 2017 (as amended). Compliance with this legislation will be necessary in construction effects.
The Assessment of Significance of Effects	
Describe how the project is likely to affect the Natura 2000 site	No impacts likely
Explain why these effects are not considered significant	Not applicable as there is no potential for negative impacts
Describe how the project is likely to affect species designated under Annex II of the Habitats Directive.	No impacts likely
Data Collected to Carry out the Assessment	
Who carried out the assessment	Noreen McLoughlin MSc (A) (EEM) Consultant Ecologist
Sources of data	HPDPS, NIA Heritage Biodiversity Data Centre, Monaghan Co. Council
Level of assessment completed	Stage 1 Appropriate Assessment Screening
Where can the full results of the assessment be accessed and viewed	Publicly Available

In addition the submitted screening report concludes the following:

- In view of best scientific knowledge and on the basis of the objective information the proposed development whether individually or in combination with other plans and projects will have no impacts upon the Natura 2000 sites.
- The integrity of the Natura 2000 sites will be maintained and the habitats and species associated with these site will not be adversely affected.
- A stage II Appropriate Assessment is not required.

It is the opinion of the planning authority therefore, that given the cumulative effects of both the proposed development and any other plan or project, the development is not of a nature or scale to have any significant effects on the integrity of the Natura 2000 network and therefore a Stage 2 Appropriate Assessment is not required.


Conclusion

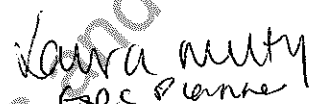
In principle the Planning Authority is satisfied that the proposed development can be accommodated at this location, due to the existing boundary vegetation and the low lying nature of the site area. Clarification is required however with respect to a number of issues and as a result additional information shall be requested accordingly.

Recommendation

That the following **ADDITIONAL INFORMATION** is requested:

1. Drawing number 01/001 submitted to the Planning Authority on the 5th September 2019 detailing the elevations and floorplans of the proposed development is not legible with respect to the heights of the proposed development. Applicant shall submit revised plans of the proposed poultry house (elevations and floorplans), and meal bins, to scale 1:100 with dimensions clearly annotated.
- 2a. Submit a revised site layout plan to scale 1:500 indicating how it is proposed to provide a clear and unobstructed visibility splay of 90 metres in each direction at the proposed entrance. This visibility splay shall be measured from a point in the centre of the entrance 2.4 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 0.6 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. In the event that visibility splays cross third-party land, applicant shall submit legal agreement(s) with adjoining landowners giving their consent to allow removal/trimming of their hedges (and maintenance of same in the future) shall be submitted. The legal agreement(s) shall be accompanied by an appropriate ordinance survey map(s) on which the length of the hedgerow/hedges/walls to be removed/trimmed/set back shall be clearly marked. The legal agreement(s) and map(s) shall be signed by the applicant and the landowner and witnessed and signed/stamped by a solicitor. Applicant shall note that the legal agreements shall be in accordance with the Form of Agreement as contained within Appendix 14 of the aforementioned development plan.
- c. Submit a revised site layout plan showing the line of any new fence or wall positioned behind the visibility splays. All existing planting must be kept trimmed behind visibility splays.
- d. Submit drainage proposals for the proposed entrance to prevent any surface water flowing from the site on to the public road and similarly measures to prevent road surface water from flowing onto the entrance. This shall discharge to the nearest watercourse.
- e. Submit design proposals of the entrance, which shall form a bellmouth of 10.5 metres radius with the edge of new boundary. The recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road.
3. An objection letter has been received with respect to the proposed development. Applicant shall review the content of same and shall submit a detailed response to the issues raised accordingly. Applicant to note that where amendments are made to the Environmental Impact Assessment Report the information will constitute significant additional information. In accordance with Article 35 of the Planning and Development Regulations (2006) a revised site notice shall be erected on site and shall be submitted to the Planning Authority along with a revised press notice indicating the revisions to the application.


Helen McCourt
Assistant Planner
30th October 2019


Laura Nutty
Exec Planner
30.10.2019

PLANNING APPLICATION DECISION FORM

Planning Application
Reference No. 19423

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 Senior
Executive Planner: _____

Date: _____

Recommended by:

MM
Senior Planner

Date: 06.12.19

DECISION OF MONAGHAN COUNTY COUNCIL:

Approved with conditions
recommended in

Refused

Planning Officer's Report

Other

MM
Senior Planner

06.12.19
Date