



Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna
Human Resources
047 30586

Airgeadas
Finance
047 30589

Na Bóithre
Roads
047 30597

Clár na dToghthóirí
Register of Electors
047 30551

Comhshaol
Environment
042 9661240

Na hEalaíona
Arts
047 38162

Lasachtaí /Deontais Tithíochta
Housing Loans/Grants
047 30527

Leabharlann an Chontae
County Library
047 74700

Mótarcháin
Motor Tax
047 81175

Músaem an Chontae
County Museum
047 82928

Pleanáil
Planning
047 30532

Pobal
Community
047 73719

Riailú Dóiteáin/Foirgnimh
Fire/Building Control
047 30521

Oifig Fiontair Áitiúil
Local Enterprise Office
047 71818

Seirbhís Uisce
Water Services
047 30504/30571

21/10/2020

To: Liam McCague
CLW Environmental Planners Ltd
The Mews
23 Farnham St
Cavan

File Number - 20/194

Planning and Development Act 2000 (as amended)
NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 17/09/2020 granted the above named, for the development of land namely for:- Permission to construct 1 no. poultry house together with all ancillary structures (to include meal storage bin(s) and soiled water tanks(s)) and site works (to include new site entrance) Significant further information relates to entrance drainage proposals, appropriate assessment screening, flood risk assessment and revised site plan. at Tullyard (DED Monaghan Rural), Monaghan, Co Monaghan, subject to the 8 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

Angela Gormley
A/ADMINISTRATIVE OFFICER

21/10/2020
DATE

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

Fáilteann an tUdarás Áitiúil roimh chomhfhreagras I nGaeilge.

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

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

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20/194 Liam McCague, Tullyard (DED Monaghan Rural), Monaghan, Co. Monaghan

1. (a) The developer shall pay to Monaghan County Council a sum of €3840.00 in accordance with the General Development Contribution Scheme 2013-2019 (as revised), made by the Council under Section 48 of the Planning and Development Act 2000 (as amended), towards expenditure incurred or proposed to be incurred by the Council in the provision of community, recreation and amenity public infrastructure and facilities in the area.
- (b) The sum attached to this condition shall be revised from the date of the grant of planning permission to the value pertaining at the time of payment in accordance with the Wholesale Price Index for Building and Construction (Materials and Wages).
- (c) No works shall commence until payment of the development contribution is made in full, or until Monaghan County Council has agreed in writing to a schedule of phased payments of the sum.
2. (a) Any existing trees and hedgerows bounding the site shall be permanently retained in this development, shall be reinforced with additional planting, and shall be protected from damage at all times, particularly during building operation.
- (b) The planting details and associated site works shall be fully implemented prior to the use of the development hereby approved or in the first available planting season following commencement of building operations, whichever is the sooner.
- (c) Landscaping works within the site area shall be permanently retained thereafter being planted. Any plant which fails in the first planting season shall be replaced.
3. (a) Roofing material shall be dark green, dark grey, dark blue or black in colour.
- (b) No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.
4. (a) The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- (b) 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 approval from the planning authority.
- (c) During and post construction phase appropriate measures shall be taken to prevent any discharges of polluting matter to waters.
- (d) Prior to the commencement of development, drainage arrangements for the site, including the disposal of surface and soiled water, shall be submitted to and agreed in writing with the Planning Authority. In this regard;
 - (i) contaminated surface water run-off shall be disposed of directly in a sealed system
 - (ii) all soiled waters shall be directed to a storage tank

- (iii) no effluent or slurry shall discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or to the public road.
 - (iv) all surface water arising on the concrete aprons shall discharge to a silt trap followed by an appropriately size sub-soil polishing filter.
 - (v) The silt trap shall be inspected regularly and adequately maintained.
 - (vi) An inspection manhole shall be installed for sampling and inspection purposes and shall be located on the surface/storm water line after the silt trap and prior to the sub-soil polishing filter.
- (e) All drainage works shall be carried out in accordance with these agreed details.
- (f) 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 2014.
- (g) All uncontaminated roof water from buildings and yard water shall be separately collected and discharged in a sealed system to existing drains, streams or adequate soakpits and shall not discharge or be allowed to discharge to the foul effluent drains, foul effluent and slurry storage tanks or to the public road.
- (h) All organic fertiliser generated by the proposed development shall be disposed of in accordance with the details submitted to the Planning Authority on 04/06/2020 and in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- (i) There shall be no change in poultry type or increase in the numbers of poultry being accommodated at this site unless otherwise agreed in writing with the Planning Authority and in accordance with an approved Farm Waste and Nutrient Management Plan.
- (j) Any intention to change haulier or intention to utilise any manure shall be pre-notified for approval by the Environment Section.
- (k) 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 upon request. Records maintained shall comply with requirements of Article 23 of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017 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 and herd number of the receiving farm
 - (v) Any other information as may be required from time to time by the Planning Authority

- (l) If at any time the Planning Authority is satisfied that this development is causing environmental pollution and / or a public health nuisance, the operation shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the said authority.
- (m) Any construction and demolition waste or excess soil generated during the construction phase which cannot be reused on site shall be disposed/recovered at an appropriately permitted facility in accordance with the requirements of the Waste Management Act 1996 as amended.
- (n) All waste oils and any other hazardous waste materials shall be stored appropriately and collected, recovered or disposed of in accordance with the Waste Management Act 1996 as amended, and records of such shall be kept on site.
- (o) (i) All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded.
- (ii) All bunds will be designed to contain 110 % of the capacity of the largest storage container located within the bund.
- (iii) There shall be no overflow drain facility from any bunds on site and all filling and off-take points shall be located within a bund.
- (p) Facilities shall be provided for the collection and segregation of recyclable waste. Wastes shall be collected for recycling/reuse whenever feasible or otherwise disposed of in accordance with the Waste Management Act 1996 as amended.
- (q) The applicant shall immediately inform the Planning Authority & Inland Fisheries Board of an accidental spillage of wastewater, organic fertiliser, fuel, machine oil or any other substance which may threaten the quality of any watercourse or groundwater body.
- (r) 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. The ammonia management programme shall be reviewed annually and a copy of the reviewed ammonia management programme shall be submitted annually to Monaghan County Council by December 31st. The reduction in ammonia emissions from the site using Best Available Techniques (BAT) shall be detailed in the annual ammonia management programme.

5. (a) Sight distance of 50 metres in each direction shall be provided from a point in the entrance 2.4 metres from the road edge at a height of between 1.05m and 2m above ground level to an object height of between 1.05m and 2m above ground level in both directions. Sight distances shall be measured to the nearside road edge in both directions. Where it is necessary to remove hedges in order to achieve this sight distance, the new boundary should be located clear of sightlines.

- (b) Any pole or column materially affecting visibility shall be removed. No work shall commence on site until the visibility splays have been provided. Any public utility poles which may be exposed by the removal of the front boundary fence shall be re-sited in a position alongside the new front fence line concurrently with overall site development works.
- (c) 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.
- (d) The new entrance shall form a bellmouth of 4.0 metres radius with edge of new boundary. Recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road. Entrance gates shall open inwards only.
- (e) Entrance/Access road to be surfaced with concrete or bitmac from edge of public road for a minimum of 5 metres.
- (f) The existing open drain adjacent to the road edge to be piped with 900mm 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 40m intervals. A separate application shall be made to Monaghan County Council if this requires a road opening licence.
- (g) Applicant to install Cattlegrid/ACO Drain/Gullies at proposed entrance constructed in such a manner as to prevent water from the entrance flowing onto the public road. Similarly, measures must be taken to prevent road surface water from flowing onto the entrance. The discharge from the above to be piped to drainage pipeline.
- (h) The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage to remain unimpeded.
- (i) Before any work is commenced on this development a security, by way of a cash deposit, in the sum of €2,250, to 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 satisfactory.
- (j) All site works required in relation to sight distance and drainage works shall be carried out prior to the commencement of any building operations. Failure to do this will result in forfeiture of part or all of cash security.

- 6 Facilitating cut and/or fill shall be graded to a natural contour to reflect the existing topography of the area.
7. All mitigation measures as outlined in the Flood Risk Assessment report submitted with this application shall be implemented in full prior to occupation of the building.
8. The development shall be carried out in accordance with plans and documentation submitted on the 04/06/2020 as amended by plans and documentation submitted on the 21/08/2020 except as may otherwise be required in order to comply with the above conditions.

The reasons for the imposition of the above conditions are:

1. It is considered appropriate that the developer should contribute towards the expenditure incurred or proposed to be incurred by the Council in the provision of community, recreation and amenity infrastructure and facilities in the area.
2. In the interest of visual amenity and orderly development.
3. In the interest of visual amenity.
4. In the interest of environmental protection and public health.
5. In the interest of road safety.
6. In the interest of visual amenity.
7. In the interest of proper planning and sustainable development.
8. In the interest of orderly development and to prevent unauthorised development.

Changes for Commencement Notices applications system for owners of new dwellings and extensions from September 1st 2015.

Alternative process- Opt out of Statutory Certification

The most recent amendment to the Building Control Regulations 1997 to 2015 provides owners of new single dwellings and domestic extensions with an alternative process to that outlined above. This alternative process is explained in the detailed Table below.

These changes take effect from September 1st 2015

Comparison of requirements relating to Statutory Certification of compliance for Building Control purposes and the alternative process for owners who opt out of Statutory Certification.

Statutory Certification of compliance for Building Control purposes	Alternative process for owners opting out of requirements for Statutory Compliance
Commencement Notice	Commencement Notice
	Declaration of Intention to opt out of Statutory certification (this new form is to be signed by the owner; who must also accept their role as owner as normal)
Compliance Documentation (plans, calculations, specifications etc. to include i. General arrangement drawings ii. A schedule of compliance documents as currently designed or to be prepared at a later date iii. Online assessment on the BCMS iv. Preliminary inspection plan prepared by the assigned certifier	Compliance Documentation (plans, calculations, specifications etc. to include i. General arrangement drawings ii. A schedule of compliance documents as currently designed or to be prepared at a later date iii. Online assessment on the BCMS <i>Note no inspection plan required</i>
Design cert signed by registered construction professional	Not required (Designer will have to accept their role)
Notice of assignment of Assigned Certifier	Not required
Undertaking by Assigned Certifier	Not required
Notice of assignment of builder	Notice of assignment of builder (Builder will have to accept their role)
Undertaking by builder	Not required
Completion Cert signed by builder (Part A) and registered construction professional (Part B) and accompanied by up-to-date schedule of compliance documents and the inspection plan as implemented	Not required

If the owner is in any doubt about the long term implications of their decision to opt out of Statutory Certification it may be advisable to consult with a solicitor and their financial institution prior to making their decision.