

## Paraic Fay

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**From:** Fintan Coffey <fcoffey@cavancoco.ie>  
**Sent:** Tuesday 26 January 2021 11:44  
**To:** Paraic Fay  
**Subject:** Re: Hugh Brady

Paraic,

I refer to your email request below for Mr Hugh Brady's poultry operation at Larah, Stradone. I can confirm the EIA situation as follows:

File 14/88: This permission increased the poultry population on site to 40,000 broilers. This was below the EIA threshold of 85,000. EIA not required.

18/563: This increased the poultry population to 90,000 broilers on site. An EIAR was carried out by Nevin Traynor Environmental Ltd. and submitted with the planning application.

19/521: This permission increased the permitted poultry population to 143,000 broilers on site. An EIAR was carried out by Nevin Traynor Environmental Ltd. and submitted with the planning application.

20/319: This was to regularise planning permission on the site. Retention permission given for poultry houses 1 & 2 (historic sheds on site), retention of revised position and minor extension of shed 3 (from that permitted under planning ref. 14/88). The retention application involved no increase in poultry numbers from that already assessed under 19/521 which was subject to EIA for 143,000 broilers. No EIA therefore required for this application.

I trust that the above summary clarifies the EIA status of this site.

Regards,

Fintan Coffey  
Area Planner  
Bailieborough-Cootehill MD  
Cavan County Council

**PLANNING AND DEVELOPMENT ACT 2000 - 2018**  
**NOTIFICATION OF FINAL GRANT**

**COUNCIL OF THE COUNTY OF CAVAN**

**TO:** Hugh Brady  
C/o J. M. Johnston  
53 Church Street  
Cavan  
Co. Cavan

**Planning Register Number:** 18/563

**Application Receipt Date:** 31/12/2018

**Further Information Received Date:**

In pursuance of the powers conferred upon them by the above-mentioned Act, Cavan County Council have by Order dated 25/02/2019 **GRANTED PERMISSION** to the above named, for the development of land, namely:-

to construct 1 No. poultry house with associated site works, underground effluent holding tank, concrete aprons and meal silo. The application relates to a development which is for the purposes of an activity requiring a Licence under Part IV of the Environmental Protection Agency Acts 1994 to 2013. An Environmental Impact Assessment Report (EIAR) will be submitted with the planning application at Killycrone, Stradone, Co. Cavan in accordance with the plans submitted with the application.

Subject to the 13 condition(s) set out in the 2<sup>nd</sup> Schedule and for the reason set out in the 1<sup>st</sup> Schedule.

Signed on behalf of Cavan County Council

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**SENIOR STAFF OFFICER**

**Date: 4 April, 2019**

**Note:**

It should be noted that an Outline Permission is a permission subject to the subsequent permission of the Planning Authority and that until such subsequent permission has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED**. Where Outline Permission has been granted any subsequent application for permission must be made not later than 3 years beginning on the date of the grant of outline permission.

Planning permission granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:-

- (1) In case the development to which the permission relates is not commenced during the period, the entire development and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

**PLANNING & DEVELOPMENT ACTS 2000 – 2018**

**PLANNING APPLICATION: Hugh Brady. REG. NO. 18/563**

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**SCHEDULE 1**

It is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the amenities of the area, give rise to a traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.

**SCHEDULE 2**

1. (a) The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 31<sup>st</sup> December 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.  
(b) The development in combination with the existing operation on the site shall provide no more than 90,000 places for the rearing of broilers.

**Reason:** In the interest of clarity.

2. The developer shall pay the sum of €10,120 to the Planning Authority in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

3. The materials, colours and textures of all the external finishes of the proposed development including silo shall match those of the existing permitted poultry house on the site.

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

4. All mitigation measures outlined in Sections 4.4, 5.4 and 6.3 of the Environmental Impact Assessment Report (EIAR) submitted with the current planning application in relation to the avoidance of erosion or contamination to soil, geology, hydrology and hydrogeology shall be carried out in full and in strict compliance with those lodged documents.

Reason: In the interest of proper planning and sustainability.

5. All mitigation measures outlined in Section 7.3 of the Environmental Impact Assessment Report (EIAR) submitted with the current planning application in relation to the protection of ecology shall be carried out in full and in strict compliance with those lodged documents.

Reason: In the interest of proper planning and sustainability.

6. All mitigation measures outlined in Section 9.3 of the Environmental Impact Assessment Report (EIAR) submitted with the current planning application in relation to noise levels and the protection of air quality shall be carried out in full and in strict compliance with those lodged documents.

Reason: In the interest of proper planning and sustainability.

7. All mitigation measures outlined in Section 11.3 of the Environmental Impact Assessment Report (EIAR) submitted with the current planning application in relation to waste management and energy efficiency shall be carried out in full and in strict compliance with those lodged documents.

Reason: In the interest of proper planning and sustainability.

8. The following works shall be carried out as part of the proposed development:

- (a) The existing entrance shall be paved from public road L6078 for a minimum length of 15 metres into the site. The pavement shall be of designed thickness to withstand anticipated loading and be finished in either tarmac wearing course or concrete apron paying particular attention to the joint with the public roadway where it shall finish flush.
- (b) This pavement shall incorporate a drainage channel or appropriately spaced gullies to prevent surface water flowing from the site onto the public road or from the roadway into the site. It shall discharge to open drainage ditch or on-site drainage system.

Reason: In the interests of public safety and amenity.

9. During the construction phase the developer shall be responsible for ensuring that no pavement or structural damage occurs to the adjoining public road network as a consequence of heavy plant using the local system and any damage shall be repaired by the Council at cost to the developer.

Reason: In the interest of traffic safety.

10. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

11. Excess soil and stone that is not reused as part of the development shall be removed from the site using appropriately authorised waste collection contractors only, and such soil and stone shall be subject to a waste recovery activity at an appropriately authorised waste facility.

Reason: In the interests of sustainable waste management.

12. Prior to the movement of excess soil and stone off-site, the applicant shall provide details to the Waste Management section of Cavan County Council relating to the waste collection contractor to be used and details of the permitted waste recovery facility to be used.

Reason: In the interests of sustainable waste management.

13. Water supply and drainage arrangements, including the disposal of surface and soiled water, shall comply with the requirements of the Planning Authority for such works and services.

Reason: In the interest of protecting watercourses and natural habitats and the prevention of environmental pollution.

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Senior Staff Officer.

**PLANNING AND DEVELOPMENT ACT 2000 - 2004**

**NOTIFICATION OF FINAL GRANT**

**COUNCIL OF THE COUNTY OF CAVAN**

**TO:** Hugh Brady  
J.M. Johnston  
Project Management & Building Design Consultants  
53 Church Street  
Cavan

**Planning Register Number:** 14/88

**Application Receipt Date:** 12/03/2014

**Further Information Received Date:**

In pursuance of the powers conferred upon them by the above-mentioned Act, Cavan County Council have by Order dated 25/04/2014 **GRANTED PERMISSION** to the above named, for the development of land, namely:-  
to construct 1 no. poultry house with associated site works, underground effluent holding tank, concrete aprons and meal silo at Killycrone, Stradone, Co Cavan in accordance with the plans submitted with the application.

Subject to the 19 condition(s) set out in the 2<sup>nd</sup> Schedule and for the reason set out in the 1<sup>st</sup> Schedule.

Signed on behalf of Cavan County Council

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**SENIOR STAFF OFFICER**

**Date:** 4 June, 2014

**Note:**

It should be noted that an Outline Permission is a permission subject to the subsequent permission of the Planning Authority and that until such subsequent permission has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED**. Where Outline Permission has been granted any subsequent application for permission must be made not later than 3 years beginning on the date of the grant of outline permission.

Planning permission granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:-

- (1) In case the development to which the permission relates is not commenced during the period, the entire development and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

**PLANNING & DEVELOPMENT ACTS 2000 – 2004**

**PLANNING APPLICATION: Hugh Brady.**

**REG. NO. 14/88**

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**SCHEDULE 1**

It is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the amenities of the area, give rise to a traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area.

**SCHEDULE 2**

1. The development shall be carried out in accordance with the plans and particulars lodged with the application on the 12<sup>th</sup>/March/2014 except as may otherwise be required in order to comply with the following conditions.

In the interest of clarity.

2. No surface water from roofs or paved areas shall flow from the site (including entrance area) onto the road adjoining the site but shall be collected by a surface water drainage system and discharged direct to nearby watercourses.

In the interests of traffic safety.

3. Poultry house design and construction standards shall be in accordance with the Department of Agriculture and Food specifications S101.

In the interests of public health and amenity.

4. Soiled water tank design and construction standards shall be in accordance with the Department of Agriculture and Food specifications S123.

In the interests of public health and amenity.

5. Soiled water arising from the development shall be directed to and collected in the proposed soiled water storage tank in accordance with the Department of Agriculture and Food specifications S123 and S129.

In the interests of public health and amenity.

6. Effluent, manure or soiled water shall not be caused or permitted to flow onto adjoining property or to enter any stream, drain, ditch or other watercourse or to overflow the effluent storage tanks.

In the interests of public health and amenity.

7. Uncontaminated surface run-off from roofs and clean paved areas within the development shall be collected separately from effluent and shall be disposed of to an approved watercourse adjoining the site in accordance with the Department of Agriculture and Food specifications S129.

In the interests of public health and amenity.

8. Effluent or soiled water shall not be spread on or applied to land where there is risk, because of the gradient of the land and/or the weather conditions prevailing at the time of spreading or application, that the effluent will run from the land to any lake, river, ditch, stream or other watercourse.

In the interests of public health and amenity.

9. Poultry manure & wash waters shall be disposed of in the general manner outlined in the application documents on the basis that any necessary Waste Permits in accordance with the Waste Management Act, 1996-2008 are obtained.

In the interests of public health and amenity.

10. Detailed records shall be maintained in regard to manure & wash water disposal; these shall include such matters as dates, volumes disposed of and outlet locations. The records shall be kept up-to-date and shall be available at all reasonable times for inspection by an authorised person of the Planning Authority and be provided to the Planning Authority on request in writing.

In the interests of public health and amenity.

11. Transport of poultry manure shall be in suitably contained, leakproof vehicles.

In the interests of public health and amenity.

12. Casualty birds shall be disposed of by an approved waste contractor and in accordance with Department of Agriculture regulations.

In the interests of public health and amenity.

13. The temporary on-site storage of carcasses shall be in sealed containers.

In the interests of public health and amenity.

14. Any alteration to the disposal method for manure, washwaters and casualty birds shall only be implemented with the prior written approval of the Planning Authority.

In the interests of public health and amenity.



15. Packaging waste, contaminated drums, equipment and protective clothing shall be collected and stored in suitably sealed leakproof containers, where practicable, pending disposal in accordance with the Waste Management Act, 1996-2008.

In the interests of public health and amenity.

16. The applicant shall operate the facility in a manner such that air emissions and/or odours do not result in significant impairment of, or significant interference with amenities or the environment beyond the site boundary.

In the interests of public health and amenity.

17. The operator shall submit to Cavan County Council (on a three yearly basis) an independent report prepared by an agency or person approved by Cavan County Council which shall detail the capacity of the spreadlands to accept further poultry manure as a fertiliser.

In the interests of public health and amenity.

18. All sound trees on site (including those in surrounding hedgerows) shall be retained except those that require to be removed to facilitate the actual physical development of the site.

In the interests of visual amenity.

19. The developer shall pay the sum of €464 updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office) to the Planning Authority as a contribution towards expenditure that was and /or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for the Contributions Scheme for Cavan County made by the Council.

With reference to Section 48 of the Planning & Development Act 2000.

## Information Note - Public Water and Waste Water Networks

### Connections

On the 1<sup>st</sup> of January 2014 Irish Water became the statutory body with the responsibility for all water services, both water and waste water. Therefore any persons seeking a connection to any public network, either water or waste water, should make an application directly to Irish Water. A Connection Agreement between Irish Water and the applicant will be required prior to any connection being agreed, and will set out the conditions and charges to be applied to the connection. Details, including availability of application forms, are to be found on the Irish Water website [www.water.ie](http://www.water.ie). The agreement of Irish Water must be obtained prior to any works commencing.

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Senior Staff Officer

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