

H

✓  
P1181/18

Own N2  
Turn left @ sign  
for Tydavnet  
Site on right  
up lane opp old  
garage.

**PLANNING APPLICATION CONTROL FORM**

Application Reference No.: 18/444

Decision due by 21/11/2018

Previous Ref. Nos.:

Date of Receipt of Application: 27/09/2018 \_\_\_\_\_

Applicant : Paul McCarron

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

Location of Development: Knockronaghan Monaghan Co Monaghan

Description : permission to construct 2 No. poultry houses together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s) and site works (to include new/relocated site entrance) 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 J.M. Louck Date of Inspection: 22.10.18

**Refer file for reports to:**

Municipal District <u>Mon.</u>	<input checked="" type="checkbox"/>	S.E.E. Roads	<input type="checkbox"/>
E.H.O.	<input type="checkbox"/>	S.E.E. Environment	<input checked="" type="checkbox"/>
S.E.E. Water Services	<input type="checkbox"/>	S.E. Planner	<input checked="" type="checkbox"/>

Maps and Drawings remain  
the Copyright of the Originator

**MONAGHAN COUNTY COUNCIL  
PLANNING AND DEVELOPMENT REPORT**

---

**File Ref:** 18/444

**Applicant:** Paul McCarron

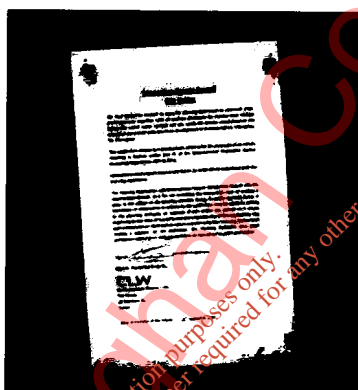
**Development:** Permission to construct 2 number poultry houses together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s) and site works (to include new/relocated site entrance)). This application relates to a development which is for the purposes of an activity requiring a licence under Part IV of the Environmental Protection Agency (Licensing) Regulations 1994-2013. An Environmental Impact Statement (EIS) has been submitted with the planning application.

**Location:** Knockronaghan, Monaghan.

---

**Characteristics of the Site**

The site comprises a greenfield site measuring 2.112 hectares in size and comprises a large grassed agricultural field. The western and northern site boundaries are defined by existing vegetation, whilst the remaining boundaries are undefined. The site falls from west to east.



**Characteristics of Area**

The site is located along local primary road 1170 in the townland of Knockronaghan. To the west of the site area the applicant's family dwelling and associated agricultural complex is located. Development within the vicinity of the site comprises one off dwellings and agricultural buildings.

**Relevant Site History**

No specific planning history relating to the site area.

**Consultee Responses**

**Municipal District:** No objections as per report dated 1<sup>st</sup> November 2018.

**Environment Section:** No objections as per report dated 23<sup>rd</sup> October 2018.

## Objections/Representations Received

No objections/representations received.

## Planning Assessment

- Planning Policy

Section 15.12 and policies AFP1, AFP2, AFP4 and AFP9 of the Monaghan County Development Plan 2013-2019 apply.

### Policy AFP1

For Appropriate Assessment Screening report refer to separate section at end of report.

### Policy AFP2

The Planning Authority recognises that importance of agriculture in contributing to the economic development of the county and as sources of employment in rural areas. Consequently, in accordance with Policy AFP2, favourable consideration to agricultural development will be given subject to meeting a number of criteria:

- i. *It is necessary for the running of the enterprise*  
This application seeks permission for two number purposely designed broiler houses. The applicant has indicated that these houses are necessary to accommodate the poultry enterprise proposed. The submitted documentation notes that the conversion of existing buildings is not an option and existing poultry houses are not available to the applicant on this or any other site. The Planning Authority notes that the proposed development represents a diversification of farming practices.
- ii. *Is appropriate in terms of scale, location and design*  
The design and scale of the proposed poultry units are standard with regard to agricultural buildings.
- iii. *Does not seriously impact on the visual amenity of the area or on the natural or manmade environment.*  
The site is located to the front of the applicant's residential unit, albeit on lower ground levels. Two number existing boundaries are defined, the western and northern, and can be retained as part of the overall development. Additional landscaping will be conditioned along the eastern and southern site boundaries. In addition, it is noted that the land to the west of the site continues to rise creating a backdrop to the proposed development. The site is well screened from the south west as a result of the curvature of the road and surrounding development. A short range view of the site from the opposite approach however the rising land to the west of the site and the existing dwelling and farm buildings will ensure an adequate degree of backdrop to the proposed development.
- iv. *Is located within or adjacent to existing farm buildings, unless where the applicant has clearly demonstrated that the building must be located elsewhere for operational or other reasons.*  
The submitted documentation indicates that the proposed development has to be located away from any existing farm buildings to satisfy the processors requirements regarding bio-security. It is essential that new developments are located away from bovine (or other enterprises) so as to improve bio-security on the site.
- v. *Is sited so as to benefit from any screening provided by topography or existing landscape.*  
As per point iii above.

vi. *Is not located within 100 metres of any residential property not located on the holding, unless with the express written consent of the owner of that property.*  
The site in question is not located within 100 metres of any third-party residential dwelling.

vii. *Will not result in an unacceptable loss of residential amenity by reason of noise, smell, pollution, general disturbance etc.*  
Given the location of the site detached from any third-party residential property, it is considered that there will be no impact on the amenity of any nearby residents by reason of noise, smell, pollution or general disturbance.

viii. *Will not result in a traffic hazard:*  
The site will be accessed via an existing agricultural entrance point. The submitted documentation notes that an independent access to and from the site to satisfy the processors requirements regarding bio-security. Notably the District Engineer has been consulted and has no objections to the development. Sight distances of 100 metres can be provided at the entrance point.

ix. *Will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water.*  
Environment Section has been consulted and has requested additional information.

- Development in Areas with Potential Flood Risk

*Section 8.4.6 of the Monaghan County Development Plan and The Planning System and Flood Risk Management – Guidelines for Planning Authorities and policy FLP 3 apply*

There is no evidence that the site area floods.



No evidence of flooding and the site area.

### **Environmental Impact Assessment Report**

The proposed development will afford for a maximum of 115,000 broilers within the site area. An Environmental Impact Assessment Report has been submitted accordingly.

This application was received after the 15<sup>th</sup> of May 2017 and therefore the development has been assessed in accordance with Directive 2014/52/EU. This Directive requires the submission of an Environmental Impact Assessment Report which assesses the development in accordance with certain factors which diverge from those previously set out in the Planning and Development Act 2000 (as amended).

the Copyright of the Originator

The Directive requires that the environmental impact assessment report 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 submitted EIAR has been summarised and assessed in accordance with the various factors outlined above.

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.

- **Effects on Population and Human Health**

The E.I.A.R notes that the proposed development is of average scale by current industry standards but will add to the economic activity on the farm with consequent positive “trickle down” positive 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.

The E.I.A.R states that significant effects on population/human health and/or human beings are not anticipated. There are no third party dwellings within 150 metres of the proposed development to be adversely affected by, or experience significant impairment of amenity due to the proposed development. The proposed development is unlikely to generate or release sounds of odours that will significantly impair amenity beyond the site boundary. The experience of other similar sites indicates that the legal limits for such emissions 55db daytime and 45db night time are highly unlikely to be exceeded 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 releases will be limited to times when birds/manure are being removed from the site. In so far as it possible odour emissions will be managed so as to occur at times when the effect within the site or outside it will be minimal. The site is not located close to and/or likely to adversely affect any Areas of Primary or Secondary Amenity value. 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 a greenfield site however as the proposed development will be limited in extent 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 farming enterprise and the flora and fauna around the site has developed in this context. Current, the dominant habitat within the application site is improved agricultural grassland which is a habitat of low ecological value. The western and northern boundaries consist of an established hedge line/treeline with the eastern and southern boundaries to be landscaped as part of the development. The E.I.A.R notes that most of the site and surrounding area to be developed is improved agricultural grassland and that the area to be developed is relatively small and represents sustainable farm diversification. Ground works and land profiling will be kept to a minimum outside the footprint of the proposed site.



The E.I.A.R states that the proposed development is not near to or likely to adversely impact on any areas of primary or secondary amenity value 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.

Slieve Beagh SPA is located within 10km of the application site. An Appropriate Assessment Screening Report has been submitted.

The site of the proposed development is located in the Lough Neagh and Lower Bann River Basin District. The E.I.A.R states that there will be no discharge of soiled water or effluent from the proposed development to surface water and therefore the no impact on surface water.

The E.I.A.R states that a rodent control programme will be developed. The programme as implemented will be in line with Bord Bia and Department of Agriculture, Food and The Marine requirements. Detailed records regarding bait point location, frequency of baiting and products used are to be maintained on site. No other pests will be attracted to the site due to the proper storage and disposal of all wastes, proper storage of all feedstuffs and maintain the houses and external areas in a clean and tidy manner.

Weed control will be carried out around the site as required to reduce any cover for pests. The E.I.A.R notes that the development, managed as is proposed and which will 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**

The E.I.A.R states that the proposed structures will be constructed on a greenfield site and as such there will be disturbance of same within the site boundary. There is 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 family landholding and the wider agricultural area.

If anything there is the 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.

- **Geological and Geomorphological heritage of the area.**

The proposed development will be constructed on a greenfield site. There is no significant potential for any effect outside 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 any adverse impact on the geology of the area, outside of the site. In addition, as the proposed development will be integrated into the existing site due to the land topography and existing/proposed landscaping, the proposed development will not have any adverse impact on the landscape and/or the geomorphological heritage of the area.

- **Groundwater**

The submitted E.I.A.R states that 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. The proposed development will be carried out on an

impermeable concrete base with proper storm and soiled water separation and collection facilities. The proposed development will operate on a dry manure basis and all manure will be removed from the houses at the end of each batch. It will be managed as dry manure thus 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. The volume of water needed from the farm once the proposed development has been completed will be proportionate to the proposed stock levels. The proposed water supply will be from an existing well, located elsewhere on the landholding which will serve the proposed development.

- **Surface Water**

Adverse effects on surface water from the proposed development should be nil as there will be no process discharge to surface water and there is 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 field drainage which flows towards the adjacent watercourse the Killygavna Stream. The E.I.A.R identifies the relevant policies contained in the Monaghan County Development Plan 2013-2019 for the protection of water quality and also includes a number of mitigation measures both during the construction and operational phases which should be implemented to the local biodiversity of the surrounding area and ensure the protection of local wildlife both during and construction and during operational phases.

- **Air**

The E.I.A.R states that the 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. The E.I.A.R references management practices which will be implemented so as to minimise potential odour emissions from the proposed developments. The E.I.A.R indicates that 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. The E.I.A.R notes that emissions from the proposed development are unlikely to adversely impact on any sensitive areas.

- **Climate/Climate Change**

The submitted E.I.A.R states that climate information is an important factor in determining likely impacts that the farm operation will have on the local population and concludes that the proposed development will not have an influence on local or national climate and that 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. Its rural setting and location distant from local residences will ensure no effects on human beings. The E.I.A.R concludes that the development will have no significant adverse effect on climate.

- **Landscape**

The E.I.A.R indicates that there will be no effects on the surrounding landscape. The proposed development is set against the backdrop of the existing dwelling and farmyard and is set well back from the public road and will have a limited impact on the character of the surrounding landscape. The existing vegetation will help to soften any visual impacts and additional landscaping will be added where considered appropriate.

- **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:

I. **Material Assets: agricultural properties including all agricultural enterprises.**

The proposed development will be completed on greenfield site which is currently farmed by the applicant's family. The proposed development 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 for chemical fertiliser.

II. **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 100 metres 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.

III. **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 proposed development will also involve the use of a limited amount of 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, 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.

• **Archaeological and Cultural Heritage**

There are no known archaeological sites within the site boundary and no reason to suspect the presence of such sites within the area of the proposed development. The closest recorded monument is a ringfort/rath located on higher ground to the rear of the proposed site and located between 300-305 metres north west of the site.

• **Description of Likely significant effects of the proposed development**

The proposed development is of average scale by current industry standards but it would add to the economic activity on the farm with consequent 'trickle down' positive effect in the region and the local community, particularly with regard to construction workers, supply of construction materials, and the installation of the required housing, water, feed and ventilation systems.

The E.I.A.R notes that the impact of the development on the landscape will be minimal 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 (2 x 28 tonnes/week on average)
- II. Manure transport 5 loads per batch (manure lorry capacity 30 tonnes/load)
- III. Bird deliveries/collections, gas, shavings deliveries (25 loads/batch).



#### IV. Fortnightly waste collection and collection of mortalities.

The E.I.A.R states that this will result in an average of 7-10 movements per week based on a 7 week batch cycle in addition to daily attendance at the site by the applicant 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. The E.I.A.R states that there will be a minimal increase in poultry farm traffic, when compared to greenfield status however this will not adversely impact on the road network which will be more than adequate to accommodate same. Traffic flows will use existing routes and the proposed site entrance. The site is well serviced by the existing road infrastructure and therefore any proposed increase in traffic will not have an adverse impact on the local area. A new/upgraded site entrance onto the adjoining regional route will be created as per the plans and details submitted to facilitate the proposed development.

The E.I.A.R. states that there are no significant negative effects expected as a result of the proposed development in relation to the use of natural resources.

The E.I.A.R indicates that 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.

The emission of pollutants shall 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. Accordingly, it is expected that there should not be any significant emissions of pollutants from the site and that there should be no perceptible environmental effect arising from emission of pollutants from the site.

With regard to the above and due to the nature of the proposed development, there will be 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 from the site by an experienced contractor. All soiled water shall be allocated to farmland in accordance with S.I. 605 of 2017, as amended.

The proposed development is not expected to create any significant nuisance and will be combined with the existing agricultural activities on the farm which will be carried out in line with E.P.A, Department of Agriculture, Food and the Marine, Bord Bia and Monaghan County Council requirements.

The net increase in the volumes of waste/by-product which will be generated as a result of this proposed development will not cause a significant adverse environmental impact, as all waste streams shall 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 including to approved disposal/recovery site and/or approved carriers.

The volume of organic fertiliser/manure (by-product) will be minimised by efficient cleaning out and the use of high-pressure low volume power washers. In any event adequate measures for the collection, storage, management and use of these materials have been identified previously, thus

ensuring that there is no adverse environmental impact from same. The opportunity to eliminate any of the waste products does not exist.

The opportunity to reduce the volume of waste materials below that which are generated under Good Farming Practice and which will be generated on this farm once the proposed development is completed is very small and is near zero i.e. some birds die prematurely in the site. The proposed cleaning, hygiene, disease control and restricted access measures that are to be implemented on site will minimise this risk. Accordingly, the waste that is dead birds cannot be eliminated and cannot realistically be planned to reduce below the level achievable under current best practice.

Similarly the E.I.A.R states that with regard to the hazardous waste in the form of spent fluorescent tubes the volumes are small and already minimised. Whilst the applicant can be forever conscious of the reduce, reuse and recycle principle in relation to all waste, there is relatively little that can be done to effect significant further gains in this proposed development.

The E.I.A.R states that 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. There are no significant high risk/hazardous products used, produced and/or released by the proposed development which would pose a risk to human health, cultural heritage and/or the environment outside of the site boundary as a result of any accident/disaster.

- **The interaction between the factors referred to in points (a), (b) and (c).**

The E.I.A.R has provided details with respect to the inter-relationships between the various factors outlined above. Positive impacts are detailed as follows:

- I. Impacts of land/soil on human health/population.
- II. Impacts of human health/population on other factors.

The following impacts are detailed as having 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. The E.I.A.R notes that traffic, air quality, noise, tourism and material assets are the factors that affect the community directly. This 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.

In summary the E.I.A.R notes the following:

- I. 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.
- II. The development will not give rise to any significant environmental effects.
- III. 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.

- IV. The development will operate under the conditions imposed as part of any grant of planning permission and E.P.A licence for the farm.
- V. A description of measures envisaged to avoid, reduce, prevent or offset any identified significant adverse effects on the environment are noted.

- **Alternative Site**

The E.I.A.R explains the rationale for the chosen site. The applicant has previously screened the lands available to them including developing the existing poultry farm located to the north of the site. The current site was deemed to be most suitable for the following reasons:

- i. Is the most suitable site in terms of minimising the level of excavation/groundworks required and has good road access.
- ii. Is not an elevated site in terms of the wider landscape and will not be visually detrimental. The proposed landscaping will minimise any potential impact.
- iii. Is separate from the applicant's existing family farmyard thus preventing direct contamination from agri-vehicles, personnel, footwear etc between enterprises. Bio-security is important to any enterprise such as this and the applicant would like to maintain this to the highest standards.
- iv. Is greater than 100 metres from any third party dwellings.
- v. The site has no significant and/or specific environmental constraints which mitigate against the proposed site and/or would support the selection of any alternative site available to the applicant in preference to the proposed site.

- **Alternative Layout & Design**

The proposed development was designed to ensure that the proposed houses 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 will minimise any potential adverse visual impact. The E.I.A.R notes that whilst works involving hedgerow removal area required these are necessary to comply with council standards and replacement landscaping will be provided behind the new visibility splays. Existing landscaping will be maintained where possible and strengthened where necessary along the boundaries to further screen the proposed developments from view.

The design of the proposed housing is in accordance with BAT requirements. The exterior finish, where practicable, will be green or similar in colour to existing poultry houses in the general area and will be sympathetic to the local environment. All roofing material will be dark in colour. Accordingly, the E.I.A.R notes that no alternative design and layout was considered.

The E.I.A.R states that no other alternative sites, layouts and/or designs were deemed satisfactory and/or appropriate as the proposed development:

1. Complies with the requirements of the Nitrates Directive.
2. Satisfies the applicants need for efficiencies of scale while not requiring significant additional lands.
3. Is in line with BAT requirements and
4. Will be well integrated into the landscape and existing farmyard with the use of similar construction techniques, natural/dark coloured finishes as proposed and additional landscaping where required.
5. Complies with the provisions of the Monaghan County Development Plan 2013-2019.
6. Is not located in an area with any significant environmental and/or other constraints.

- **Alternative Size**

The proposed development has been designed and scaled to take into account the following:

1. Physical restraints/parameters of the site.
2. 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.
3. The requirement 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 Process's Considered**

A number of processes were looked at by the applicant and included, but were not limited to:

1. Layer Housing – as a result of recent changes announced by supermarkets and the goal that all eggs will be sourced from free range systems by 2025, the completion of enriched cage housing was not an option.
2. Free range layer/broiler – this is the main alternative to the conventional production systems, however this system does not suit the applicant as it requires significant additional land not available to the applicant. In addition the market for same is small and already well supplied and from an environmental perspective the production of free range broilers would actually consume more resources i.e. feed, water, energy etc.

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 a more sustainable manner.

- **Alternative Management of By-Products**

Application to land and/or for use in compost production is the two main practical economic means of utilising the nutrients in poultry manure. The poultry 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.

The E.I.A.R notes that at present, there are no other options for the utilisation of organic fertiliser produced. The applicant will however continue to examine the possibility of alternative uses of this fertiliser.

- **Summary**

On the basis of application details it is the opinion of the planning authority that the potential for environmental impacts will be confined to the immediate local area. Given the distance of the nearest third party dwelling to the site the associated increases in traffic to/from the site during the construction phase along with emissions such as noise, it is not considered any such impacts will be to an unacceptable degree.

Main impacts considered applicable are set out hereunder:

- I. Clearing of existing vegetation to facilitate location of new building
- II. Mechanical excavation of the site;
- III. The works required for the provision of the building
- IV. Potential for noise and general disturbance during construction and operation stage(s) by traffic generation;



V. Potential for emission of odours during operational stage;

Notwithstanding the short-term impacts on the environment which will be created via the construction phase, subject to the 'best practice' and implementation of mitigation measures identified in the E.I.A.R being followed during operation stage it is considered that the proposed development appears to be acceptable in terms of environmental impacts.

**Appropriate Assessment**

Section 4.88, policies APP1-AAP5 and policy ADP1 of the Monaghan County Development Plan 2013-2019 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 2013-2019, policy AAP1 states "Ensure that all plans and projects in the County, not directly connected with or necessary to the management of a Natura 2000 site, but likely to have a significant effect, either directly or indirectly, on a Natura 2000 site, either alone or in combination with other plans or projects, are subject to Appropriate Assessment Screening in accordance with Article 6 of the Habitats Directive".

The site lies within 5km 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 2013-2019 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 conservation objective of Kilroosky Lough Cluster SAC is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected namely:

- White Clawed Crayfish
- Hard oligo-mesotrophic waters
- Calcareous fens
- Alkaline fens.

The applicant has submitted an Appropriate Assessment Screening Report. The report assesses any likely direct, indirect or secondary impacts of the project (alone and in combination with other plans or projects) on the Slieve Beagh SPA. The assessment concludes that the proposed development will have no significant effects on the Slieve Beagh SPA.

Maps and Drawings remain  
the Copyright of the Originator



Name of project	Development of a Poultry Farm at Knockronaghan, Emysale, Co. Monaghan
Name and location of Natura 2000 site	The closest Natura 2000 Site to the application site is the Slieve Beagh SPA and this is 5.7km north-west of the application site. This distance is sufficient to ensure that no impacts will occur.
Description of project	An Agricultural Development
Is the project directly connected with or necessary to the management of the site?	No
Are there other projects or plans that together with the project being assessed could affect the site?	All farm land surrounding this proposed development must operate within the requirements of S.I. 605 of 2017 (as amended). Compliance with this legislation will minimise any in-combination 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
Who carried out the assessment	Noreen McLoughlin, MSC, MCOEEM, Consultant Ecologist
Sources of data	NPWS, EPA, National Biodiversity Data Centre, Monaghan County Council
Level of assessment completed	Stage 1: Appropriate Assessment Screening
Where can the full results of the assessment be accessed and viewed	Full results included

In addition, the Planning Authority notes that there are no significant watercourses in close proximity to the application site and no pathway connectors with the Natura 2000 network. 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 location of two poultry units at this location is acceptable, given the rural locality and diversification in farming practices in this rural location. No objections were received with respect to the proposed development.

### Recommendation

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

- 1a. The developer shall pay to Monaghan County Council a sum of **€10870.00** 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. Prior to commencement of development, or as otherwise agreed in writing with the Planning Authority, developer shall obtain an IPPC licence from the EPA as the proposed development

comprises or is for the purpose of an activity for which an Industrial Emissions (IE) License is required.

- b. Developer shall ensure that adequate measures are in place for the construction phase to ensure there is no discharge of polluting matter/sediment laden waters 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 <https://www.fisheriesireland.ie/documents/624-guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacent-to-waters/file.html>
- c. There shall be no change in poultry type, 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 consent from the planning authority.
- d. There shall be no increase in livestock numbers as stated on the application form except in accordance with an approved Farm Waste and Nutrient Management Plan and without the prior written consent 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. An inspection manhole shall be placed on the storm network prior to outfall to surface water.
- g. 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.
- h. 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.
- i. All soiled waters generated from cleaning or other operations shall be collected and stored in a suitable watertight tank and disposed in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- j. 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 (including soiled water) arising from the development shall be agreed in writing with the Planning Authority.
- k. Manure shall be taken off site as per details submitted with the application Any changes in this arrangement shall be agreed in writing with the Planning Authority.
- l. Records of manure movement's 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 Environmental Services 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 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 of receiving premises.
  - v. Any other information as may be required by Monaghan County Council.
- o. If at any time Monaghan County Council is satisfied that this development is causing environmental pollution and/or a public health nuisance, the operator shall cease immediately and shall not be resumed until permission is granted by Monaghan County Council.

**Reason:** In the interest of environmental protection.

- 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. The planting details and associated site works as indicated on plans as submitted to the Planning Authority on the 27<sup>th</sup> September 2018 shall be fully implemented prior to any occupancy of the dwelling hereby approved or in the first available planting season following commencement of building operations, whichever is the sooner.
- b. Landscaping works within the site area as detailed on plans as submitted to the Planning Authority on the 27<sup>th</sup> September 2018 shall be permanently retained thereafter being planted. Any plant which fails in the first planting season shall be replaced.
- c. Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances to be removed. All other trees and hedgerows bounding this site shall be permanently retained in this development, shall be reinforced with additional planting in accordance with plans submitted to the Planning Authority on the 27<sup>th</sup> September 2018 and shall be protected from damage at all times, particularly during building operations.
- d. The line of the recessed entrance to be planted with a double staggered row of trees (at maximum 3 metre centres) and a hedgerow of species native to the area to form a naturalised hedgerow similar to existing hedgerows in the vicinity. Species shall include thorn, beech, ash, oak, hazel, sycamore and holly.  
**Reason: In the interest of visual amenity.**

- 5a. Prior to any other works commencing, visibility splays of **100** 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 **10.5** 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 be set back at least **19** metres from the public road so as to accommodate one articulated lorry fully on the new access entrance. Entrance gates shall open inwards only. Any piers/pilars shall not be located within the visibility splays.
- 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

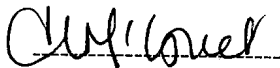
at start, end, and intersection of other drains and at not greater than 40 metres intervals. (Separate application shall be made to Monaghan County Council if this requires a road opening licence).

- 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.**

- 6. The development shall be carried out in accordance with plans and documentation submitted on 27<sup>th</sup> September 2018 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  
Assistant Planner  
15<sup>th</sup> November 2018

Maps and Drawings remain  
the Copyright of the Originator

Development Contributions Calculations - Non-Residential Development (1)					
Category	Dev Type	Rate	Floor Area / Number	Calculation	Contributions Due (€)
3(g) Comm, Rec, Amenity	Bldgs / Structures for Agri	Up to 300 m <sup>2</sup> (3229 sq ft) footprint Exempt Over 300 m <sup>2</sup> footprint €530 plus €2 per m <sup>2</sup> over 300 m <sup>2</sup> Extensions €2 per m <sup>2</sup> of footprint	2 poultry units, bin store, generator store, feed silos (x2) = 5470sqm  5470sqm- 300sqm = 5170sqm	€530 + (5170x €2) = €10870.00	€10870.00
<b>Contributions Due (€)</b>					<b>€10870.00</b>
Exemptions / Reductions under Part 18 of Development Contribution Scheme (if applicable)					
Category (a) - (m)	Dev Type	% Reduction	Calculations	Exemption / Reduction (€)	
				N/A	
<b>Total Amount Due</b>					
Contributions Due – Discount					Total Due (€)
					<b>€10870.00</b>
<b>Checked / Date</b>					
AP / EP	AO	SEP			
<i>DM'lover</i>	<i>AO</i>	<i>15.11.18</i>			

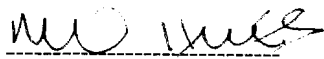
Maps and Drawings remain  
the Copyright of the Originator



**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

21.11.18

Maps and Drawings remain  
the Copyright of the Originator

**PLANNING APPLICATION DECISION FORM**

**Planning Application  
Reference No. 18444**

**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

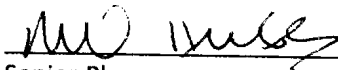
Planning Officer's Report

Planning Officer's Report

**Recommended by Senior  
Executive Planner:** \_\_\_\_\_

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

**Recommended by:**

  
Senior Planner

**Date:** 21.11.18

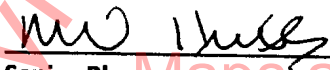
**DECISION OF MONAGHAN COUNTY COUNCIL:**

Approved with conditions  
recommended in

Refused

Planning Officer's Report

Other

  
Senior Planner

21.11.18  
Date

the Copyright of the Originator

MONAGHAN COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

Chief Executive's Order No: P1181/18

Reference Number: 18/444

Name of Applicant: Paul McCarron

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

Nature of Application: permission to construct 2 No. poultry houses together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s) and site works (to include new/relocated site entrance) 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

Location of Development: Knockronaghan  
Monaghan  
Co Monaghan

**ORDER:**

I hereby decide, pursuant to the provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) to grant permission for the above development in accordance with documents submitted, subject to the 6 condition(s) set out in the Schedule attached hereto.

I further decide that PERMISSION be granted subject to the same conditions on the expiration of the period for the taking of an appeal to An Bord Pleanála against this decision if there is then no appeal before the Bord.



Adrian Hughes  
SENIOR PLANNER

Date

Maps and Drawings remain

the Copyright of the Originator

**P18/444 Paul McCarron**

1.
  - a. The developer shall pay to Monaghan County Council a sum of **€10870.00** 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. Prior to commencement of development, or as otherwise agreed in writing with the Planning Authority, developer shall obtain an IPPC licence from the EPA as the proposed development comprises or is for the purpose of an activity for which an Industrial Emissions (IE) License is required.
  - b. Developer shall ensure that adequate measures are in place for the construction phase to ensure there is no discharge of polluting matter/sediment laden waters 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 <https://www.fisheriesireland.ie/documents/624-guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacent-to-waters/file.html>.
  - c. There shall be no change in poultry type, 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 consent from the planning authority.
  - d. There shall be no increase in livestock numbers as stated on the application form except in accordance with an approved Farm Waste and Nutrient Management Plan and without the prior written consent 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. An inspection manhole shall be placed on the storm network prior to outfall to surface water.
  - g. 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.

the Copyright of the Originator

- h. 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.
- i. All soiled waters generated from cleaning or other operations shall be collected and stored in a suitable watertight tank and disposed in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- j. 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 (including soiled water) arising from the development shall be agreed in writing with the Planning Authority.
- k. Manure shall be taken off site as per details submitted with the application any changes in this arrangement shall be agreed in writing with the Planning Authority.
- l. Records of manure movement's 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 Environmental Services 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 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 of receiving premises.
  - (v) Any other information as may be required by Monaghan County Council.
- m. If at any time Monaghan County Council is satisfied that this development is causing environmental pollution and/or a public health nuisance, the operator shall cease immediately and shall not be resumed until permission is granted by Monaghan County Council.
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 planting details and associated site works as indicated on plans as submitted to the Planning Authority on the 27<sup>th</sup> September 2018 shall be fully implemented prior to any occupancy of the dwelling hereby approved or in the first available planting season following commencement of building operations, whichever is the sooner.
- b. Landscaping works within the site area as detailed on plans as submitted to the Planning Authority on the 27<sup>th</sup> September 2018 shall be permanently retained thereafter being planted. Any plant which fails in the first planting season shall be replaced.

the Copyright of the Originator




- c. Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances to be removed. All other trees and hedgerows bounding this site shall be permanently retained in this development, shall be reinforced with additional planting in accordance with plans submitted to the Planning Authority on the 27<sup>th</sup> September 2018 and shall be protected from damage at all times, particularly during building operations.
- d. The line of the recessed entrance to be planted with a double staggered row of trees (at maximum 3 metre centres) and a hedgerow of species native to the area to form a naturalised hedgerow similar to existing hedgerows in the vicinity. Species shall include thorn, beech, ash, oak, hazel, sycamore and holly.
5. a. Prior to any other works commencing, visibility splays of **100 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 **10.5 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 be set back at least **19 metres** from the public road so as to accommodate one articulated lorry fully on the new access entrance. Entrance gates shall open inwards only. Any piers/pillars shall not be located within the visibility splays.
- 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).

the Copyright of the Originator

- 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.
6. The development shall be carried out in accordance with plans and documentation submitted on 27<sup>th</sup> September 2018 except as may otherwise be required in order to comply with the above conditions

**The reasons for the imposition of the above conditions are:**

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

  
Adrian Hughes  
Senior Planner

21.11.18  
Date

Maps and Drawings remain  
the Copyright of the Originator

**MONAGHAN COUNTY COUNCIL**

**TO:** Paul McCarron  
C.L.W Environment Planners Ltd  
The Mews  
23 Farnham St  
Cavan

18/444  
21/11/2018

**Re: Planning and Development Act 2000 (as amended)  
NOTIFICATION OF DECISION**

Monaghan County Council has by order dated 21/11/2018 decided to GRANT permission to the above named for development of land, in accordance with the documents submitted namely for:- permission to construct 2 No. poultry houses together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s) and site works (to include new/relocated site entrance) 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 at Knockronaghan, Monaghan subject to the 6 condition(s) set out in the Schedule attached.

Signed on behalf of Monaghan County Council

  
ADMINISTRATIVE OFFICER

21. 11. 2018  
DATE

Provided there is no appeal against this DECISION a grant of planning permission will issue at the end of four weeks (see footnote).

**THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL PLANNING PERMISSION IS ISSUED.**

**NOTE:**

1. Any appeal against a decision of a Planning Authority under Section 34 of the Act of 2000 (as amended) may be made to An Bord Pleanala. The appeal period for the applicant and other persons will be four weeks from the day the Planning Authority makes its decision.
2. Appeals should be addressed to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. In the case of an appeal by any other person, the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.
  - (a) The fee for an appeal against a decision of a Planning Authority, on a planning application relating to a commercial development, made by the person who made the planning application is **€1,500 or €3,000** if there is an EIS or NIS involved. Commercial Development means development for the purpose of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons

or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

- (b) Appeal against a decision of a planning authority on a planning application relating to commercial development, made by the person by whom the planning application is made, where the application relates to unauthorised development is **€4,500 or €9,000** if there is an EIS or NIS involved.
- (c) Appeal made by the person by whom the planning application was made, where the application relates to unauthorised development, other than an appeal mentioned at (a) or (b) is **€660**.
- (d) Appeal other than appeal mentioned at (a), (b), (c), or (f) is **€220**.
- (e) Application for leave to appeal is **€110**.
- (f) Appeal following a grant of leave to appeal is **€110**.

**The appeal must be fully complete, with your name and address, the subject matter of the appeal, the full grounds of appeal and supporting arguments and material, appropriate fee and evidence of payment of submission fee to the Planning Authority.**

**In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.**

- 3. Submissions or observations to the Board by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of **€50**.

For more information on Appeals you can contact An Bord Pleanála at:-

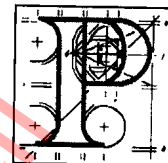
Tel. 01-8588100 or LoCall: 1890 275 175

Fax: 01-8722684

E-mail: [bord@pleanala.ie](mailto:bord@pleanala.ie)

Web: [www.pleanala.ie](http://www.pleanala.ie)

Maps and Drawings remain  
the Copyright of the Originator



**Planning Appeal Form/Check List**  
**(Please read notes overleaf before completing)**

1. The appeal must be in writing (e.g. not made by electronic means).
2. State the -
  - name of the appellant  
(not care of agent) \_\_\_\_\_
  - address of the appellant  
(not care of agent) \_\_\_\_\_
3. If an agent is involved, state the -
  - name of the agent \_\_\_\_\_
  - address of the agent \_\_\_\_\_
4. State the Subject Matter of the Appeal\*
  - Brief description of the development \_\_\_\_\_
  - \_\_\_\_\_
  - Location of the development \_\_\_\_\_
  - \_\_\_\_\_
  - Name of planning authority \_\_\_\_\_
  - Planning authority register reference number \_\_\_\_\_

*\* Alternatively, enclose a copy of the decision of the planning authority as the statement of the Subject Matter of the Appeal.*
5. Attach, in full, the grounds of appeal and the reasons, considerations and arguments on which they are based.
6. Attach the acknowledgement by the planning authority of receipt of your submission or observations to that authority in respect of the planning application, the subject of this appeal. (Not applicable where the appellant is the applicant).
7. Fee of € \_\_\_\_\_ attached in respect of the appeal.
8. Fee of € \_\_\_\_\_ attached in respect of request for an oral hearing of the appeal, if a request is being made.
9. Ensure that the appeal is received by the Board in the correct manner and in time.

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

*A format similar to the above may also be used where a person is making submissions or observations on an appeal in accordance with section 130 of the Planning and Development Act 2000. Substitute 'observer' for 'appellant' and 'submission/observation' for 'appeal' at each reference. Items 6 and 8 above are not applicable to the making of submissions or observations.*



## Notes (See Form/Check List overleaf)

### 1. Rules for Making Appeals

You are advised to check the latest version of “A Guide to Making a Planning Appeal” issued by the Board. It is available from the Board, telephone (01) 858 8100 and on our website [www.pleanala.ie](http://www.pleanala.ie). It may also be available from your planning authority. A significant number of appeals are invalid because they are not made in accordance with the statutory rules.

### 2. Appeal Fees

You are advised to check the appropriate fee for making an appeal. Different fees apply depending on the nature of the appeal. A leaflet “Guide to Fees payable to the Board” is available from the Board, telephone (01) 858 8100 and on our website [www.pleanala.ie](http://www.pleanala.ie). It may also be available from your planning authority. Note that appeal fees may change from time to time. A significant number of appeals are invalid either because no fee or an incorrect fee is included.

### 3. Time Limits

The time limit for making an appeal is, except where the appeal is made following a successful application for leave to appeal, four weeks beginning on the date of the planning authority decision (not the day it is sent or received). Day one is the day the planning authority decision is made. For example, if the decision of a planning authority is made on Wednesday 2<sup>nd</sup> of a month, the last day for receipt of the appeal is Tuesday 29<sup>th</sup> of the same month, NOT Wednesday 30<sup>th</sup>. There are special rules where the last day falls on a day the Board’s offices are closed or where the appeal period falls over the Christmas/New Year period. Check our leaflet for further information. A significant number of appeals are invalid because they are late – sometimes, just one day late.

### 4. Delivering the Appeal

- Send the appeal by post to *The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1*, or,
- deliver it by hand, to an employee of the Board (not a security person), during office hours (9.15 a.m. to 5.30 p.m.) on Monday to Friday, so that the appeal reaches the Board by the last day for making an appeal. Do not place the appeal in the Board’s letterbox. A significant number of appeals are invalid because they are incorrectly delivered.

### 5. Completeness

The appeal must be fully complete from the start. You are not permitted to submit any part of it at a later time, even within the time limit. Neither are you permitted to clarify, elaborate or make further submissions either for the purposes of complying with the rules for making an appeal or otherwise, unless invited by the Board.

*This document is issued as an aid to making a valid planning appeal to the Board. It may be used as a ‘cover page’ in making such an appeal but there is no legal or other requirement to do so. The document should be read in conjunction with the latest versions of the Board’s leaflets “Making a Planning Appeal under the 2000 Planning Act” and “Guide to Fees payable to the Board”. The guidance given in those leaflets and in this document also applies generally to the making of submissions and observations by ‘observers’ under section 130 of the 2000 Planning Act. A significant number of submissions and observations by ‘observers’ are also invalid because the appropriate rules are not observed.*

*This document does not purport to be a legal interpretation of the law in relation to making a planning appeal – you should consult the appropriate legislation, including sections 37 and 127 of the Planning and Development Act 2000 for the statutory rules governing the making of appeals (section 130 for ‘observers’).*

*An appeal or a submission or observation on an appeal that is not made strictly in accordance with the statutory rules will be invalid. The Board has no discretion to relax or vary the rules. The onus is on YOU to meet all the legal requirements at the time you make the appeal/submission/observation.*

14<sup>th</sup> February 2005

**P18/444 Paul McCarron**

1.
  - a. The developer shall pay to Monaghan County Council a sum of **€10870.00** 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. Prior to commencement of development, or as otherwise agreed in writing with the Planning Authority, developer shall obtain an IPPC licence from the EPA as the proposed development comprises or is for the purpose of an activity for which an Industrial Emissions (IE) License is required.
  - b. Developer shall ensure that adequate measures are in place for the construction phase to ensure there is no discharge of polluting matter/sediment laden waters 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 <https://www.fisheriesireland.ie/documents/624-guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacent-to-waters/file.html>.
  - c. There shall be no change in poultry type, 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 consent from the planning authority.
  - d. There shall be no increase in livestock numbers as stated on the application form except in accordance with an approved Farm Waste and Nutrient Management Plan and the prior written consent 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. An inspection manhole shall be placed on the storm network prior to outfall to surface water.
  - g. 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.

the Copyright of the Originator

- h. 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.
- i. All soiled waters generated from cleaning or other operations shall be collected and stored in a suitable watertight tank and disposed in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- j. 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 (including soiled water) arising from the development shall be agreed in writing with the Planning Authority.
- k. Manure shall be taken off site as per details submitted with the application any changes in this arrangement shall be agreed in writing with the Planning Authority.
- l. Records of manure movement's 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 Environmental Services 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 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 of receiving premises.
  - (v) Any other information as may be required by Monaghan County Council.
- m. If at any time Monaghan County Council is satisfied that this development is causing environmental pollution and/or a public health nuisance, the operator shall cease immediately and shall not be resumed until permission is granted by Monaghan County Council.
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 planting details and associated site works as indicated on plans as submitted to the Planning Authority on the 27<sup>th</sup> September 2018 shall be fully implemented prior to any occupancy of the dwelling hereby approved or in the first available planting season following commencement of building operations, whichever is the sooner.
- b. Landscaping works within the site area as detailed on plans as submitted to the Planning Authority on the 27<sup>th</sup> September 2018 shall be permanently retained thereafter being planted. Any plant which fails in the first planting season shall be replaced.

the Copyright of the Originator

- c. Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances to be removed. All other trees and hedgerows bounding this site shall be permanently retained in this development, shall be reinforced with additional planting in accordance with plans submitted to the Planning Authority on the 27<sup>th</sup> September 2018 and shall be protected from damage at all times, particularly during building operations.
- d. The line of the recessed entrance to be planted with a double staggered row of trees (at maximum 3 metre centres) and a hedgerow of species native to the area to form a naturalised hedgerow similar to existing hedgerows in the vicinity. Species shall include thorn, beech, ash, oak, hazel, sycamore and holly.
5. a. Prior to any other works commencing, visibility splays of **100 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 **10.5 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 be set back at least **19 metres** from the public road so as to accommodate one articulated lorry fully on the new access entrance. Entrance gates shall open inwards only. Any piers/pillars shall not be located within the visibility splays.
- 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).

the Copyright of the Originator

- 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.
6. The development shall be carried out in accordance with plans and documentation submitted on 27<sup>th</sup> September 2018 except as may otherwise be required in order to comply with the above conditions

**The reasons for the imposition of the above conditions are:**

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

Maps and Drawings remain  
the Copyright of the Originator



21/11/2018

Inland Fisheries Ireland  
IFI Dublin,  
3044 Lake Drive  
Citywest Business Campus  
Dublin 24

**Re: Planning and Development Act 2000 (as amended)**

**REF.NO:** 18/444 - Paul McCarron, C.L.W Environment Planners Ltd The Mews, 23 Farnham St,Cavan.

Dear Sir/Madam,

I wish to inform you that by order dated 21-11-18 Monaghan County Council decided to Grant PERMISSION to carry out development and site works consisting of permission to construct 2 No. poultry houses together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s) and site works (to include new/relocated site entrance) 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, at Knockronaghan Monaghan Co. Monaghan . I attach copy of Council's decision.

In making its decision on this planning application, the planning authority, in accordance with Section 34(3) of the Planning and Development Act 2000 (as amended), has regarded your submission/observation received, in accordance with Planning and Development Regulations 2001 (as amended).

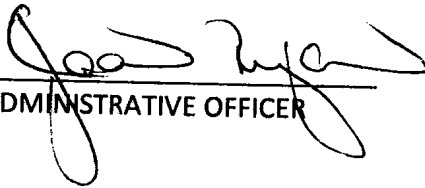
If you are aggrieved by this decision you may appeal it within **four weeks** from the day of the decision by forwarding your grounds of appeal to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1.

Appeals should be addressed to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. **In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.** The fee for a third party appeal is €220. The appeal must be fully complete, with your name and address, the subject matter of the appeal, the full grounds of appeal and supporting arguments and material, appropriate fee and evidence of payment of submission fee to the Planning Authority.

the Copyright of the Originator

Submissions or observations to the Bord by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be submitted within four weeks of receipt of appeal by An Bord Pleanála and accompanied by a fee of €50.

Yours faithfully,

  
ADMINISTRATIVE OFFICER

For more information on Appeals you can contact An Bord Pleanála at:-

Tel. 01-8588100 or LoCall: 1890 275 175

Fax: 01-8722684

E-mail: [bord@pleanala.ie](mailto:bord@pleanala.ie)

Web: [www.pleanala.ie](http://www.pleanala.ie)

Maps and Drawings remain  
the Copyright of the Originator



# Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna  
Human Resources  
047 30586

02/01/2019

Airgeadas  
Finance  
047 30589

To: Paul McCarron  
C.L.W Environment Planners Ltd  
The Mews  
23 Farnham St  
Cavan

Na Bóithre  
Roads  
047 30597

File Number - 18/444

Clár na dTogthóirí  
Register of Electors  
047 30551

Comhshaol  
Environment  
042 9661240

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

Na hEalaíona  
Arts  
047 38162

Monaghan County Council has by order dated 21/11/2018 granted the above named, for the development of land namely for:- permission to construct 2 No. poultry houses together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s) and site works (to include new/relocated site entrance) 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, at Knockronaghan, Monaghan, Co Monaghan, subject to the 6 condition(s) set out in the Schedule attached.


Iasachtaí /Deontais Tithíochta  
Housing Loans/Grants  
047 30527

Leabharlann an Chontae  
County Library  
047 74700

Mótarcháin  
Motor Tax  
047 81175

Signed on behalf of MONAGHAN COUNTY COUNCIL.

Músaem an Chontae  
County Museum  
047 82928

  
ADMINISTRATIVE OFFICER  
2.1.2019  
DATE

Pleanáil  
Planning  
047 30532

Pobal  
Community  
047 73719

It should be noted that an outline permission is a permission subject to the subsequent approval of the Planning Authority and that until such approval has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED**.

Rialú Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

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

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Fáilteann an tUdarás Áitiúil roimh chomhfhreagras i nGaeilge.

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

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

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

Seirbhísí Uisce  
Water Services  
047 30504/30571

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

**P18/444 Paul McCarron**

1.
  - a. The developer shall pay to Monaghan County Council a sum of **€10870.00** 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. Prior to commencement of development, or as otherwise agreed in writing with the Planning Authority, developer shall obtain an IPPC licence from the EPA as the proposed development comprises or is for the purpose of an activity for which an Industrial Emissions (IE) License is required.
  - b. Developer shall ensure that adequate measures are in place for the construction phase to ensure there is no discharge of polluting matter/sediment laden waters 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 <https://www.fisheriesireland.ie/documents/624-guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacent-to-waters/file.html>.
  - c. There shall be no change in poultry type, 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 consent from the planning authority.
  - d. There shall be no increase in livestock numbers as stated on the application form except in accordance with an approved Farm Waste and Nutrient Management Plan and without the prior written consent 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. An inspection manhole shall be placed on the storm network prior to outfall to surface water.
  - g. 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.

the Copyright of the Originator

- h. 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.
- i. All soiled waters generated from cleaning or other operations shall be collected and stored in a suitable watertight tank and disposed in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- j. 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 (including soiled water) arising from the development shall be agreed in writing with the Planning Authority.
- k. Manure shall be taken off site as per details submitted with the application any changes in this arrangement shall be agreed in writing with the Planning Authority.
- l. Records of manure movement's 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 Environmental Services 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 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 of receiving premises.
  - (v) Any other information as may be required by Monaghan County Council.
- m. If at any time Monaghan County Council is satisfied that this development is causing environmental pollution and/or a public health nuisance, the operator shall cease immediately and shall not be resumed until permission is granted by Monaghan County Council.
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 planting details and associated site works as indicated on plans as submitted to the Planning Authority on the 27<sup>th</sup> September 2018 shall be fully implemented prior to any occupancy of the dwelling hereby approved or in the first available planting season following commencement of building operations, whichever is the sooner.
- b. Landscaping works within the site area as detailed on plans as submitted to the Planning Authority on the 27<sup>th</sup> September 2018 shall be permanently retained thereafter being planted. Any plant which fails in the first planting season shall be replaced.

the Copyright of the Originator



- c. Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances to be removed. All other trees and hedgerows bounding this site shall be permanently retained in this development, shall be reinforced with additional planting in accordance with plans submitted to the Planning Authority on the 27<sup>th</sup> September 2018 and shall be protected from damage at all times, particularly during building operations.
- d. The line of the recessed entrance to be planted with a double staggered row of trees (at maximum 3 metre centres) and a hedgerow of species native to the area to form a naturalised hedgerow similar to existing hedgerows in the vicinity. Species shall include thorn, beech, ash, oak, hazel, sycamore and holly.
5. a. Prior to any other works commencing, visibility splays of **100 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 **10.5 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 be set back at least **19 metres** from the public road so as to accommodate one articulated lorry fully on the new access entrance. Entrance gates shall open inwards only. Any piers/pillars shall not be located within the visibility splays.
- 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).

the Copyright of the Originator

- 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.
6. The development shall be carried out in accordance with plans and documentation submitted on 27<sup>th</sup> September 2018 except as may otherwise be required in order to comply with the above conditions

**The reasons for the imposition of the above conditions are:**

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

Maps and Drawings remain  
the Copyright of the Originator