

PLANNING AND DEVELOPMENT ACT 2000 - 2020
NOTIFICATION OF FINAL GRANT

COUNCIL OF THE COUNTY OF CAVAN

TO: Morgan & Kenneth Hall
C/o C.L.W. Environmental Planners Ltd.
The Mews
23 Farnham Street
Cavan
Co. Cavan

Planning Register Number: 21/123
Application Receipt Date: 05/03/2021
Further Information Received Date: 09/07/2021

In pursuance of the powers conferred upon them by the above-mentioned Act, Cavan County Council have by Order dated 01/09/2021 **GRANTED** PERMISSION to the above named, for the development of land, namely:-

to construct 1 No. Poultry house (to include meal storage bin(s) and soiled water tank(s)) and all associated site works arising from the above proposed development. An Environmental Impact Assessment Report (E.I.A.R.) will be submitted with this application. 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. at Lisgar and Corglass, Bailieboro, Co Cavan in accordance with the plans submitted with the application.

Subject to the 8 condition(s) set out in the 2nd Schedule and for the reason set out in the 1st Schedule.

Signed on behalf of Cavan County Council.

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SENIOR STAFF OFFICER

Date: 8 October, 2021

Note:

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

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

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

PLANNING & DEVELOPMENT ACTS 2000 – 2020

PLANNING APPLICATION: Morgan & Kenneth Hall

REG. NO. 21/123

SCHEDULE 1

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

SCHEDULE 2

- (a) The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 3rd March 2021, and as amended by further information and particulars received by the Planning Authority on 9th July 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

(b) The development in combination with the adjoining permitted development planning ref. 20/416 shall provide no more than 100,000 places for the rearing of broilers (non-free range) or 85,000 broilers (free range).

Reason: In the interest of clarity.

2. The developer shall pay the sum of €16,450 to the Planning Authority in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

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

3. The materials, colours and textures of all the external finishes of the proposed development shall match the adjoining permitted development (planning ref. 20/416).

Reason: In the interest of visual amenity and consistency.

4. Prior to the commencement of development, the developer shall submit to the Planning Authority for its written agreement a detailed landscape plan for the site to include a tree schedule.

Reason: In the interest of visual amenity.

5. The following landscape measures shall also apply to this site:

- a) No non-native species shall be introduced into the site or its boundaries.
- b) All sound trees on site (including those in surrounding hedgerows) shall be retained except those that require to be removed to facilitate the actual physical development of the site.
- c) Any failures within a tree planting scheme within five years of planting shall be replaced.
- d) No invasive species shall be introduced into the site or its boundaries. Any invasive species occurring on the site shall only be dealt with by an invasive species specialist.

Reason: In the interests of traffic safety and visual amenity.

6. All areas of this poultry farm site that are not required for building, hardstanding or ancillary development works as permitted shall be covered with topsoil and reseeded prior to the operation of the development.

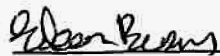
Reason: In the interest of visual amenity.

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

Reason: In the interest of traffic safety.

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

Reason: In the interests of sustainable waste management.



 Senior Staff Officer

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