



# Comhairle Contae Mhuineacháin Monaghan County Council

24/08/2018

Acmhainní Daonna  
Human Resources  
047 30586

Airgeadas  
Finance  
047 30589

Na Bóithre  
Roads  
047 30597

Clár na dToghthóirí  
Register of Electors  
047 30551

Comhshaol  
Environment  
042 9661240

Na hEalaíona  
Arts  
047 38162

Iasachtaí /Deontais Tithíochta  
Housing Loans/Grants  
047 30527

Leabharlann an Chontae  
County Library  
047 74700

Mótarcháin  
Motor Tax  
047 81175

Músaem an Chontae  
County Museum  
047 82928

Pleanáil  
Planning  
047 30532

Pobal  
Community  
047 73719

Rialú Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhís Uisce  
Water Services  
047 30504/30571

To: Kevin Keenan  
C/o Brendan Quigley  
Lisdoogan,  
Monaghan.

File Number - 18/153

Planning and Development Act 2000 (as amended)

## NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 20/07/2018 granted the above named, for the development of land namely for:- permission to erect a poultry house and meal storage bins, erect a poultry litter store and carry out associated site works, at Lennaght, Knockatallon, Scotstown, subject to the 7 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

ADMINISTRATIVE OFFICER

DATE

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**.

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.

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Fáilfionn an tÚdarás 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)

✉ [bolas@monaghancoco.ie](mailto:bolas@monaghancoco.ie) [info@monaghancoco.ie](mailto:info@monaghancoco.ie)

**P18/153 Kevin Keenan**

- 1a. The developer shall pay to Monaghan County Council a sum of **€4,146.00** 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. The following requirements shall be fully complied with:
  - a. The new entrance shall form a bellmouth of 4.0 metres radius with edge of new boundary. Recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road. Entrance gates shall open inwards only.
  - b. Sight distance of 50 metres in each direction shall be provided from a point in the entrance 3.0 metres from the road edge and 1.05 metres above ground level. Sight distances shall be measured to the nearside road edge in both directions. Where it is necessary to remove hedges in order to achieve this sight distance, the new boundary shall be located clear of sightlines.
  - c. Any pole or column materially affecting visibility shall also be removed. No work shall commence on site until the visibility splays have been provided. Any Eircom/public utility poles which may be exposed by the removal of the front boundary fence shall be re-sited in a position alongside the new front fence line concurrently with overall site development works.
  - d. 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.
  - e. 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.
  - f. Entrance/Access road shall be surfaced with concrete or bitmac from edge of public road for a minimum of 5 metres.
  - g. French drain consisting of a minimum 300mm diameter concrete pipes backfilled to ground level with suitable granular filter material shall be placed along full site frontage. Drain to discharge to the nearest watercourse. Suitable gullies shall be placed at start, end, and intersection of other drains and at not greater than 40 metres intervals. (Separate application to be made to Monaghan County Council if this requires a road opening licence).
  - h. Applicant shall install Cattlegrid/ACO Drain/Gullies at proposed entrance constructed in such a manner as to prevent water from the entrance flowing onto the public road. Similarly measures must be taken to prevent road surface water from flowing onto the entrance. The discharge from the above shall be piped to drainage pipeline.
  - i. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage shall remain unimpeded.

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- j. No development exempt or otherwise shall be erected over the public sewer, drain or watermain.
  - k. Before any work is commenced on this development a security, by way of a cash deposit, in the sum of €2,250 to be paid to the Planning Authority by the developer. To ensure the satisfactory completion of all surface water drainage/boundary work within and abutting the site area, to prevent runoff of surface water onto the public roadway and to ensure that no damage is caused to public roadway and any such damage is repaired satisfactory.
  - l. All site works required in relation to sight distance and drainage works shall be carried out prior to the commencement of any building operations. Failure to do this will result in forfeiture of part or all of cash security.
3. The following requirements shall be fully complied with:
- a. A silt trap and appropriately sized polishing filter shall be installed to treat the surface water arising on concrete areas at the proposed poultry house and proposed litter store. The silt trap shall be adequately maintained
  - b. An inspection manhole shall be installed prior to discharge to polishing filter
  - c. No diversion gully's shall be installed on any drainage lines at the proposed development
  - d. The applicant 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>
  - e. All proposed surface water drainage systems shall be designed to ensure that no polluting matter enters the surface water collection system
  - f. 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 approval from the planning authority.
  - g. There shall be no significant increase in livestock numbers as stated on the application form except in accordance with an approved Farm Waste and Nutrient Management Plan
  - h. The applicant shall ensure run-off from soiled yard areas shall be kept to a minimum, collected in suitably constructed tanks and landspread in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017
  - i. All structures and buildings shall be designed and constructed to the relevant Department of Agriculture specifications and in accordance with requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017
  - j. All soiled waters generated from cleaning or other operations shall be collected and stored in a suitable watertight tank and disposed of in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017
  - k. All manure/organic fertilizers arising from the development shall be collected in leak proof/suitably constructed tanks, and stored in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017
  - l. Manure shall be taken off site as per details submitted with the application by a contractor registered with the Department of Agriculture Food and Marine shall be utilized in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017
  - m. Receipts for manure collection and removal shall be submitted to the Environment Section by the 31st of December each year. Receipts to include tonnages and dates of movement

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- n. 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 from time to time by the Planning Authority
  - vi. Any change to poultry manure haulier shall be prenotified for approval by the Environment Section
- o. If at any time the Planning Authority is satisfied that this development is causing environmental pollution the operator shall submit a remediation action plan to address the identified issues within a specified timeframe.
- p. Any construction and demolition waste or excess soil generated during the construction phase which cannot be reused on site shall be disposed/recovered at an appropriately permitted facility in accordance with the requirements of the Local Government (Waste Management) Act 1996 as amended.
4. Development shall not commence until a Landscape Scheme prepared by a suitably qualified person comprising full details of the size, species and location of all trees and shrubs to be planted and the treatment of all external ground surfaces, has been submitted to and agreed in writing by the Planning Authority and implemented in the first planting season following completion of the development, and any trees and shrubs which die or are removed within 3 years of planting shall be replaced in the following planting season
- 5a. Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances shall be removed. All other trees and hedgerows bounding this site shall be permanently retained in this development, shall be reinforced with additional planting and shall be protected from damage at all times, particularly during building operation
- b. The line of the recessed entrance shall 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
- 6a. 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
7. The development shall be carried out in accordance with plans and documentation submitted on 19-4-2018 and Additional Information submitted on 29-6-2018 except as may otherwise be required in order to comply with the above conditions

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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. To ensure an adequate standard of development.
3. To ensure an adequate standard of development
4. In the interests of amenity, ecology and sustainable development
5. In the interest of visual amenity
6. In the interest of visual amenity
7. In the interest of orderly development and to prevent unauthorised development.

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