



# Comhairle Contae Mhuineacháin Monaghan County Council

22/11/2021

To: Kevin Keenan  
CLW Environmental Planners Ltd  
The Mews  
23 Farnham St  
Cavan


File Number - 21/361

Planning and Development Act 2000 (as amended)

## NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 12/10/2021 granted the above named, for the development of land namely for:- permission to construct 1 No. Poultry house together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s) and site works associated with the above development. 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 (E.I.A.R) and Natura Impact Statement (N.I.S) will be submitted with this application. , at Lennaght, Knockatallon, Scotstown, subject to the 5 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

  
ADMINISTRATIVE OFFICER

  
DATE

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.

Fállfionn an tÚdarás Áitiúil roimh chomhfhreagras I nGaeilge.

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

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

☎ 00353 47 30600 📠 00353 47 82739 🌐 [www.monaghan.ie](http://www.monaghan.ie)

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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

Seirbhísí Uisce  
Water Services  
047 30504/30571

**21/361 Kevin Keenan, Lennaght, Knockatallon, Scotstown, Co. Monaghan**

1. (a) The developer shall pay to Monaghan County Council a sum of €4108 in accordance with the General Development Contribution Scheme 2021-2026 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) The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- (b) Any contaminated surface water runoff shall be disposed of directly in a sealed system.
- (c) All soiled waters shall be directed to a storage tank.
- (d) No effluent or slurry shall discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or to the public road.
- (e) All surface water arising on the concrete aprons shall discharge to a silt trap followed by an appropriately sized sub soil polishing filter; the silt trap shall be inspected regularly and adequately maintained.
- (f) An inspection manhole shall be installed for sampling and inspection purposes and shall be located on the surface/storm water line after the silt trap and prior to the sub soil polishing filter.
- (g) All uncontaminated roof water from buildings and yard water shall be separately collected and discharged in a sealed system to an adequate soakpit and shall not discharge or be allowed to discharge to the foul effluent drains, foul effluent and slurry storage tanks or to the public road.
- (h) All organic fertiliser generated by the development hereby approved (and existing development within the farmyard) shall be conveyed through properly constructed channels to the proposed (and existing) storage facilities and shall not discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or public road.

- (i) All organic fertiliser generated by the proposed development shall be disposed of in accordance with the details submitted to the Planning Authority and in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- (j) There shall be no change in poultry type or increase in the numbers of poultry being accommodated at this site unless otherwise agreed in writing with the Planning Authority.
- (k) Any construction and demolition waste or excess soil generated during the construction phase, which cannot be reused on-site, shall be disposed/recovered at an appropriately permitted facility in accordance with the requirements of the Waste Management Act 1996 (as amended).
- (l) All waste oils and any other hazardous waste materials shall be stored appropriately and collected, recovered or disposed of in accordance with the Waste Management Act 1996 (as amended); records of such shall be kept on-site.
- (m) All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded.
- (n) All bunds shall be designed to contain 110% of the capacity of the largest storage container located within the bund.
- (o) There shall be no overflow drain facility from any bunds on-site and all filling and off-take points shall be located within a bund.
- (p) Facilities shall be provided for the collection and segregation of recyclable waste. Wastes shall be collected for recycling/reuse whenever feasible or otherwise disposed of in accordance with the Waste Management Act 1996 (as amended).
- (q) Developer shall immediately inform the Planning Authority and Inland Fisheries Board of an accidental spillage of wastewater, organic fertiliser, fuel, machine oil or any other substance which may threaten the quality of any watercourse or groundwater body.
- (r) During the construction phase of development, the applicant shall immediately inform the Planning Authority and Inland Fisheries Board of an accidental spillage of polluting mater or any other substance which may threaten the quality of any watercourse or groundwater body.
- (s) Prior to the commencement of development the developer shall obtain an Industrial Emissions (IE) License 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.

- (t) Organic fertiliser shall be taken offsite by the contractor/haulier as stated in the planning application. This contractor must be registered with the Department of Agriculture Food and Marine and the organic fertiliser shall be utilised in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2018. Any changes in contractor shall be agreed in writing with the Planning Authority.
- (u) 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 relative guidance produced by Inland Fisheries Ireland (IFI).
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 wall finishes.
4. Ground and floor levels shall be as per the plans submitted. Any facilitating cut and/or fill shall be graded to a natural contour to reflect the existing topography of the area.
5. The development shall be carried out strictly in accordance with the plans and documents submitted on the 17/06/2021 as amended on the 19/08/2021 (including the Stage 2 Natura Impact Statement and the Environmental Impact Assessment Report), 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 interests of visual amenity and securing a satisfactory standard of development.
5. In the interest of proper planning and sustainable development.

## BUILDING CONTROL ADVICE NOTE

### Before Any Building Works Commence - Things you should check!

1. Building Control Legal Requirements - Commencement Notice & Fire Safety Certificates (FSC);

In accordance with the Building Regulations you are obliged to submit a Commencement Notice prior to commencement of a development and it must be submitted not less than 14 days and not more than 28 days before you wish to commence. The Commencement Notice must be submitted to the Local Authority via the online national portal BCMS. Applicants are advised to register on this website in advance of submitting a commencement notice via the attached link: [www.localgov.ie/en/bcms](http://www.localgov.ie/en/bcms)

As the type of Commencement Notice required will vary depending on your proposed development, you are advised to seek advice from your agent or architect on what type of commencement notice is relevant to your proposed works. Alternatively please feel free to contact Monaghan Fire & Building Control Authority for advice at 047-30521 or email: [bcms@monaghancoco.ie](mailto:bcms@monaghancoco.ie)

Please be advised that works can not begin until the applicant has received a valid commencement notice from the Building Control Authority, and that it is an offence under the Building Control Act 1990 to proceed with the works without a valid commencement notice and/or a valid FSC (if required for works/development).

2. Pre-Development Conditions;

If there are any Pre-Development conditions on the schedule of conditions attached to your permission you should give your immediate attention to them prior to the commencement of your development.

N.B. All conditions must be complied with in full as failure to do so will render your permission invalid and may result in the initiation of enforcement proceedings for compliance with same.

3. Construction Products Regulations (SI No 225 of 2013);

You need to ensure that you, your builder, your designer/assigned certifier and your suppliers are familiar with the requirements of the Construction Products Regulations.

For more information, please see link provided below.

<https://monaghan.ie/firebuildingcontrol/building-control-construction-products-regulation/>

4. Responsibilities under the Safety, Health and Welfare at Work (Construction) Regulations 2013;

The regulations are to ensure that there is a safe working environment for all involved in the construction works, including dwellings.

For more information;

[http://www.hsa.ie/eng/Publications and Forms/Publications/Construction/Guide for Homeowners.html](http://www.hsa.ie/eng/Publications%20and%20Forms/Publications/Construction/Guide%20for%20Homeowners.html)