



# Comhairle Contae Mhuineacháin Monaghan County Council

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

02/12/2020

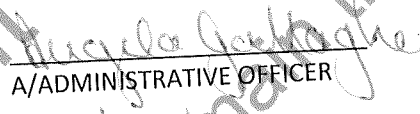
To: Vincent Quinn  
C.L.W Environment Planners Ltd  
The Mews  
23 Farnham St  
Cavan

File Number - 20/260

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

Monaghan County Council has by order dated 29/10/2020 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 bin(s) and soiled water tank(s)) and ancillary site works (to include new/upgraded site entrance on, and/or, adjacent to an existing poultry farm. 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.) will be submitted with this planning application, at Cornanagh, Ballybay, Co. Monaghan, subject to the 7 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

  
A/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.

Fállíonn an tUdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí 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)

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

**P20/260 Vincent Quinn**

1.
  - a. The developer shall pay to Monaghan County Council a sum of **€3,286** 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. The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
  - b. Prior to the commencement of development, drainage arrangements for the site including the disposal of surface water, shall be submitted to and agreed in writing with the Planning Authority. All drainage works shall be carried out in accordance with these to-be-agreed details. In this regard:
    - All soiled waters shall be directed to a storage tank.
    - No effluent or slurry shall discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or to the public road.
    - 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.
    - 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.
    - All uncontaminated yard water from all concrete yard areas shall discharge to an appropriately sized silt trap followed by soil polishing filter.
    - All uncontaminated roof water shall discharge to a soakpit.
  - c. All uncontaminated roof water from buildings and yard water shall be separately collected and discharged in a sealed system to a existing drains, streams or adequate soakpits 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.
  - d. 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.
  - e. 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.

- f. 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.
- g. 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.
- h. 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, and records of such shall be kept on site.
- i. All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded.
- j. All bunds will be designed to contain 110 % of the capacity of the largest storage container located within the bund.
- k. 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.
- l. 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.
- m. 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.
- n. 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.
- o. 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.
- p. In landbanks with extreme groundwater vulnerability, prior to land spreading of organic fertilizer, the developer shall ensure a consistent minimum thickness of 1m soil and subsoil.
- q. 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.

- r. Within six months from date of the final grant of planning permission, an ammonia management program outlining ammonia reduction measures, including timeframes for implementation, appropriate for the site, shall be submitted to the Planning Authority. The ammonia management program shall be reviewed annually, and a copy of the reviewed ammonia management program shall be submitted annually to Monaghan County Council by December 31st. The reduction in ammonia emissions from the site using Best Available Techniques (BAT) shall be detailed in the annual ammonia management program.
3.
    - a. Prior to any other works commencing, visibility splays of 50m, measured to the nearside road edge in each direction, shall be provided from a point in the centre of the proposed/new access lane entrance 2.4m from the road edge at a height of between 1.05m and 2m above ground level to an object height of between 0.25m and 2m above ground level in both directions. The visibility splays shall be retained and kept clear from obstructions 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 proposed/new access lane entrance shall form a bellmouth of 4m radius with edge of new boundary. Recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road. If applicable, entrance gates shall open inwards only.
    - e. Proposed/new access lane entrance shall be surfaced with concrete or bitmac from edge of public road for a minimum of 5m and the surface shall be graded back so that its level at 3m from the edge of the carriageway is a minimum of 100mm below road level. Gradient of new access road shall be not greater than 1:20 (5%) for the first 5m from boundary and 1:10 (10%) thereafter.
    - f. Surface water 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 40m 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/new access lane 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 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 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.
- 4.
- a. Only that applicable portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances, shall be removed.
  - b. Remaining mature trees and hedgerow defining the site boundary shall be permanently retained in this development. They shall also be reinforced with additional planting and protected from damage at all times, particularly during building operations.
  - c. Further to the submitted landscaping details, the new hedgerows along the proposed/new access lane, the roadside and the site boundaries shall be planted with native species so as to ultimately form naturalised hedgerows similar to existing hedgerows in the vicinity. Predominant species shall be whitethorn, with blackthorn, hazel and holly also included. Planting shall be in a double staggered row with 8 (eight) 2-3 year old plants per metre; 250mm apart, with 300mm between rows.
  - d. Hedgerow planting, as required, shall be supplemented with native tree species at irregular intervals. Species shall include ash, oak, sycamore and beech.
  - e. Planting as required shall be carried out in the first planting season following commencement of building operations and shall be permanently retained thereafter.  
Any plant which fails in the first planting season shall be replaced. Trees shall be allowed to mature and shall not be topped when trimming hedgerows.
  - f. Any boundary fencing shall be of stained wood.
- 5.
- 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.
  
- 6. Ground and finished floor levels shall be as per the plans submitted. Facilitating cut and/or fill shall be graded to a natural contour to reflect the existing topography of the area.
  
- 7. The development shall be carried out strictly in accordance with the plans and documents submitted on the 06/07/2020 as amended on the 04/09/2020, 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 road/traffic safety.
- 4. In the interest of visual amenity.
- 5. In the interest of visual amenity.
- 6. In the interests of visual amenity and securing a satisfactory standard of development.
- 7. In the interest of proper planning and sustainable development.