



Comhairle Contae Mhuineacháin Monaghan County Council

08/11/2021

Acmhainní Daonna
Human Resources
047 30586

Airgeadas
Finance
047 30589

Na Bóithre
Roads
047 30597

Clár na dTogthóirí
Register of Electors
047 30551

Comhshaol
Environment
042 9661240

Na hEalaíona
Arts
047 38162

Íasachtaí /Deontais Tithíochta
Housing Loans/Grants
047 30527

Leabharlann an Chontae
County Library
047 74700

Mótarcháin
Motor Tax
047 81176

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

To: Woodburn Farms Ltd.
C.L.W Environment Planners Ltd
The Mews
23 Farnham St
Cavan

File Number - 21/343

Planning and Development Act 2000 (as amended)

NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 04/10/2021 granted the above named, for the development of land namely for:- permission for the proposed alteration to the operation, and capacity, of their existing poultry farm, together with all ancillary structures and ancillary 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. will be submitted with this planning application. , at Kilmaddy, Newbliss, Co. Monaghan, subject to the 6 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 for new responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013.

Fáilteann an tÚdarás Áitiúil roimh chomhfhreagras I nGaellge.

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

✉ eolas@monaghancoco.ie info@monaghancoco.ie

21/343 Woodburn Farms Ltd., Kilnamaddy, Newbliss, Co. Monaghan

1. This Permission hereby permitted shall be for a total capacity of 60,000 pullets. Any alteration to the operation, capacity, or change to the system of operation approved shall be the subject of a separate planning application.
2. Terms and Conditions of the parent permission Ref No.07/975 shall be fully complied with except where modified by this Permission
3.
 - (i) The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
 - (ii) There shall be 2 cuts of silage per annum removed from the paddock area.
 - (iii) All soiled waters shall be directed to a storage tank and disposed of in accordance with the European Union (Good Agricultural Practice For Protection of Waters) Regulations 2017.
 - (iv) No polluting matter including soiled water shall discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or to the public road.
 - (v) All uncontaminated roof water from buildings and yard water shall be separately collected and discharged in a sealed system to 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.
 - (vi) All uncontaminated yard water from all concrete yard areas shall discharge to an appropriately sized silt trap followed by a soak pit.
 - (vii) All uncontaminated roof water to discharge to a soakpit or directly to surface water.
 - (viii) An inspection manhole shall be installed for sampling and inspection purposes and shall be located prior to outfall.
 - (ix) All drainage works shall be carried out in accordance with these agreed details.
 - (x) All organic fertiliser generated by the development hereby approved shall be conveyed through properly constructed channels to the proposed storage facilities and shall not discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or public road.
 - (xi) All organic fertiliser generated by the proposed development shall be disposed of in accordance with the details submitted to the Planning Authority on 16/06/2020 and in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
 - (xii) 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.
 - (xiii) The proposed activity shall not become operational except under IED license.
 - (xiv) 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.
 - (xv) 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.
 - (xvi) All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded.

- (xvii) All bunds will be designed to contain 110 % of the capacity of the largest storage container located within the bund.
- (xviii) 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.
- (xix) 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.
- (xx) The applicant shall immediately inform the Planning Authority & 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.
- (xxi) During the construction phase of development, the applicant shall immediately inform the Planning Authority & 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.
- (xxii) 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 2017. Any changes in contractor shall be agreed in writing with the Planning Authority.
4. (a) The planting details and associated site works as indicated on plans as submitted to the Planning Authority on 10-6-2021, as amended by Additional Information on 10-8-2021, shall be fully implemented prior to any operation of the poultry house 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 10-6-2021, as amended by Additional Information on 10-8-2021, shall be permanently retained thereafter being planted. Any plant which fails in the first planting season shall be replaced.
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 finish of the structure.
6. The development shall be carried out in accordance with plans and documentation submitted on 10-6-2021, as amended by Additional Information on 10-8-2021 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. In the interest of orderly development.
2. In the interest of orderly development and to clarify the scope of this Permission
3. In the interest of environmental protection and public health.
4. In the interest of visual amenity.
5. In the interest of visual amenity.
6. In the interest of orderly development and to prevent unauthorised 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

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

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_and_Forms/Publications/Construction/Guide_for_Homeowners.html)