

PLANNING AND DEVELOPMENT ACT 2000 - 2020
NOTIFICATION OF FINAL GRANT

COUNCIL OF THE COUNTY OF CAVAN

TO: Killian Smith
C/o C.L.W. Environmental Planners Ltd.
The Mews
23 Farnham Street
Cavan
Co. Cavan

Planning Register Number: 21/146

Application Receipt Date: 15/03/2021

Further Information Received Date: 14/05/2021

In pursuance of the powers conferred upon them by the above-mentioned Act, Cavan County Council have by Order dated 28/06/2021 **GRANTED PERMISSION** to the above named, for the development of land, namely:-

to construct 2 No. Poultry houses together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s)) and all associated site works arising from the above proposed 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 planning application at Clonloaghan, Kilcogy, Co. Cavan in accordance with the plans submitted with the application.

Subject to the 11 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.


SENIOR STAFF OFFICER

Date: 5 August, 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: Killian Smith

REG. NO. 21/146

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

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 15th March 2021, as amended by the further plans and particulars submitted on the 14th May 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.

Reason: In the interest of clarity.

2. The developer shall pay the sum of €20,130 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 the 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. All mitigation measures outlined in Section 5 of the Environmental Impact Assessment Report (EIAR) submitted with the current planning application in relation to the avoidance of noise shall be carried out in full and in strict compliance with those lodged documents.

Reason: In the interest of proper planning and sustainability.

4. All mitigation measures outlined in the Natura Impact Statement (Appropriate Assessment) submitted as part of the EIAR with the current planning application shall be carried out in full and in strict compliance with those lodged documents.

Reason: In the interest of proper planning and sustainability.

5. All mitigation measures outlined in Section 4.3.5 of the Environmental Impact Assessment Report (EIAR) submitted with the current planning application in relation to the protection of surface water shall be carried out in full and in strict compliance with those lodged documents.

Reason: In the interest of proper planning and sustainability.

6. All mitigation measures outlined in Section 4.3.6 of the Environmental Impact Assessment Report (EIAR) submitted with the current planning application in relation to the avoidance of odour shall be carried out in full and in strict compliance with those lodged documents.

Reason: In the interest of proper planning and sustainability.

7. All wells must be sited in accordance with the Department of Agriculture Specification - S123 (Bovine Livestock Units and Reinforced Tanks).

Reason: In the interest of public health and environmental sustainability.

8. Uncontaminated surface run-off from roofs and clean paved areas within the development shall be collected separately from effluent and shall be disposed of to an approved watercourse adjoining the site.

Reason: In the interest of public health and environmental sustainability.

9. During construction 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.

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

- a) 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.
- b) Any existing hedgerow to be removed to facilitate sightlines shall be reinstated in the setback position behind the sightlines. Any new planting / hedgerow strengthening shall be of native species only.
- c) Any new perimeter planting carried out on the site, on the access laneway, or at the entrance to public road shall also be of native species only.
- d) No new non-native tree species shall be introduced into farm or its boundaries.
- e) Any tree failures within five years of planting shall be replaced.
- f) No invasive species shall be introduced as part of the proposed development. Any invasive species occurring shall only be dealt with promptly by an invasive species specialist.

Reason: In the interests of visual amenity and biodiversity.

11. All construction waste arising from the proposed development shall be removed from the site using appropriately authorised waste collection contractors only.

Reason: In the interest of sustainable waste management.



Senior Staff Officer