



# Comhairle Contae Mhuineacháin Monaghan County Council

13/02/2020

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

Basachtaí /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: Sammy Wilkin  
Damien McGivney  
c/o M. Hetherton Eng. Services  
Cogan Street  
Oldcastle  
Co. Meath

File Number - 19/440

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

Monaghan County Council has by order dated 10/01/2020 granted the above named, for the development of land namely for:- permission for a development consisting of construction of (1) free range poultry unit and associated works (2) infill of existing low-lying portion of lands to allow construction of poultry unit and surrounding area (3) complete all ancillary site works and associated site structures together with the retention of (a) amendments and alterations to poultry unit during construction (b) detached storage shed (c) amended site layout from that previously granted under reference number 17/622. Significant further information relates to the submission of nutrient management plan and amended site layout plan at Cornwall, Rockcorry, Co. Monaghan subject to the 6 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

  
ADMINISTRATIVE OFFICER

13. 2. 2020  
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 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.

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19/440 Sammy Wilkin, Cornawall, Rockcorry, Co. Monaghan

1.
  - (a) The developer shall pay to Monaghan County Council a sum of **€4816.00** 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.
  - (a) The site shall be managed in a manner which prevents the discharge of polluting matter to any waters.
  - (b) The applicant shall operate and maintain the free-range paddock area in a manner which prevents nutrient (Nitrogen and Phosphorus) losses to receiving waters.
  - (c) A buffer zone of at least 3m from any drain or watercourse within/adjacent the paddock areas shall be maintained.
  - (d) No additional fertilisers shall be applied to the paddock areas and one cut of silage shall be removed from these areas each year.
  - (e) Development shall comply with Department of Agriculture specifications for free range paddocks. The stocking rate on the paddock areas shall not exceed 1,000 birds per hectare.
  - (f) Prior to first cycle of birds, the applicant shall submit a signed letter from the Department of Agriculture, Food and the marine, confirming free range status.
  - (g) 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.
  - (h) During and post construction phase appropriate measures shall be taken to prevent any discharges of polluting matter to waters.
  - (i) All proposed surface water drainage systems shall be designed to ensure that no polluting matter enters the surface water collection system. Inspection manhole to be placed on storm line prior to exiting the development. Surface water shall discharge to the subsoil polishing filter via a silt trap and interceptor as per plans submitted.

- (j) 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.
- (k) 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.
- (l) All manure/organic fertilisers arising from the development shall be collected in leak proof storage facilities in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- (m) Manure shall be taken offsite by the contractor detailed on the application who must be registered with the Department of Agriculture Food and Marine shall be utilised in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- (n) Receipts for manure collection and removal shall be submitted to the Environment Section by the 31<sup>st</sup> of December each year. Receipts to include tonnages and dates of movement.
- (o) Any intention to change haulier or intention to utilise any manure shall be pre-notified for approval by the Environment Section.
- (p) Records of manure movements 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 Environment 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 and herd number of the receiving farm
  - (v) Any other information as may be required from time to time by the Planning Authority
- (q) If at any time the Planning Authority is satisfied that this development is causing environmental pollution and / or a public health nuisance, the operation shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the said authority.
- (r) 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.

3. Terms and Conditions of the original permission Ref No.17/622 shall be fully complied with except where modified by this permission.
4.
  - (a) The planting details and associated site works as indicated on plans as submitted to the Planning Authority on 18-9-2019, as amended by Additional Information submitted on 6-12-2019, 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 18-9-2019, as amended by Additional Information submitted on 6-12-2019, 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 retained and carried out in accordance with plans and documentation submitted on 18-9-2019, as amended by Additional Information submitted on 6-12-2019, 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. To ensure an adequate standard of development.
3. To ensure an adequate standard of development.
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.