



# Comhairle Contae Mhuineacháin Monaghan County Council

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

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

30/06/2022

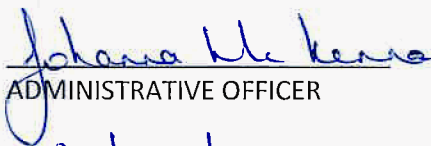
To: John McBennett  
CLW Environmental Planners Ltd  
The Mews  
23 Farnham St  
Cavan

File Number - 22/75

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

Monaghan County Council has by order dated 26/05/2022 granted the above named, for the development of land namely for:- permission to decommission/demolish 1 no. existing poultry house and 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. 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 1994-2013. An Environmental Impact Assessment Report (E.I.A.R) will be submitted with this planning application, at Corvoy and Lisquigny, Ballybay, Co Monaghan, subject to the 5 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

PP   
ADMINISTRATIVE OFFICER  
30/06/2022  
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.

Fálltíonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifig 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)

1. a) The developer shall pay to Monaghan County Council a sum of **€2236.00** 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.

**Reason: 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. a) Prior to commencement of any development on site the applicant shall obtain an Industrial Emissions (IE) Licence 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
- b) The development/facility shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017 as amended
- c) contaminated surface water run-off shall be disposed of directly in a sealed system
- d) all soiled waters shall be directed to a storage tank
- e) no soiled water, effluent or slurry shall discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or to the public road
- f) All contaminated surface water arising on the concrete aprons shall discharge to an appropriately sized tank sized tank in accordance with the requirements of the European Communities (Good Agricultural Practice for the Protection of Waters, Regulations 2017 as amended
- g) 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.
- h) All uncontaminated yard water from all concrete yard areas shall discharge to an appropriately sized silt trap followed by soil polishing filter. Prior to commencement of development the applicant shall submit a revised site layout plan detailing the location of soil polishing filter and details of the design of the filter.
- i) All uncontaminated roof water from buildings shall discharge to existing drains, streams or adequate soakpits
- j) 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 discharge to the polishing filter
- k) All organic fertiliser and soiled waters generated by the proposed development and existing development 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

- l) All organic fertiliser and soiled waters generated by the proposed development shall be utilised in accordance with the details submitted with this application to the Planning Authority and in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017 as amended
- m) 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 utilized in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017 as amended. Any changes in contractor shall be agreed in writing with the Planning Authority
- n) The applicant shall operate and maintain the free-range paddock area in a manner which prevents nutrient (Nitrogen and Phosphorus) losses to receiving waters
- o) A buffer zone of at least 3m from any drain, watercourse or wetland area within/adjacent the paddock areas to be maintained
- p) No additional fertilizers shall be applied to the paddock areas and at least one cut of silage shall be removed from these areas each year
- q) Development to comply with Department of Agriculture and Bord Bia specifications for free range paddock areas.
- r) 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
- s) Any construction and demolition waste or excess soil generated during the construction phase which cannot be reused on site in accordance with Section 3 (1)(c) and Section 39 (1) of the Waste Management Act 1996 as amended, shall be disposed/recovered at an appropriately permitted facility in accordance with the requirements of the Waste Management Act 1996 as amended using authorised waste collectors authorised to collect the type of material for disposal/recovery at authorised treatment facilities. Therefore, one month prior to commencement of works the applicant shall submit to the Planning Authority, Monaghan County Council, for approval:

A Construction and Demolition and By-Products Waste Management Plan for the proposed development works. The plan shall be prepared using *"Best Practice Guidelines for the preparation of resource & waste management plans for construction and demolition projects"* – EPA, 2021.

an Asbestos Survey and Removal Plan for the proposed development works
- t) If infilling material is required to be imported onsite the applicant shall conform to one of the following;
  - i. Economic operator shall utilise EPA Article 27 notification in moving soil infill material from one site to another. Official correspondence from the EPA granting approval shall be submitted to the Planning Authority prior to commencement of development  
or
  - ii. If using waste material as infill and prior to acceptance of material a valid permit must be issued by Monaghan County Council under the Waste Management (Facility Permit and Registration) Regulations 2007 as amended.  
or

- iii. Buy topsoil material as a product for final landscaping purposes only. Documentation demonstrating purchase shall be submitted to Planning Authority.
- u) 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
- v)
  - i All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded
  - (ii) All bunds will be designed to contain 110 % of the capacity of the largest storage container located within the bund
  - (iii) 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.
- w) 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
- x) 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
- y) 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
- z) The applicant 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 Guidance produced by Inland Fisheries Ireland titled "Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites". This document is available to download at <https://www.fisheriesireland.ie/documents/624-guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacent-to-waters/file.html> (Guidance)
- aa) Within six months from date of grant of planning permission, an ammonia management programme outlining ammonia reduction measures, including timeframes for implementation, appropriate for the site, shall be submitted to the planning authority. The ammonia management programme shall be reviewed annually, and a copy of the reviewed ammonia management programme shall be submitted annually to Monaghan County Council by December 31<sup>st</sup>. The reduction in ammonia emissions from the site using Best Techniques (BAT) shall be detailed in the annual ammonia management programme Available

**Reason: In the interest of environmental protection and public health and to ensure an adequate standard of development.**

- 3. a) The planting details and associated site works as indicated on plans as submitted to the Planning Authority on 18-2-2022 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 18-2-2022, shall be permanently retained thereafter being planted. Any plant which fails in the first planting season shall be replaced.

- c) Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances shall be removed. All other trees and hedgerows bounding this site shall be permanently retained in this development, shall be reinforced with additional planting and shall be protected from damage at all times, particularly during building operations
- d) The line of the recessed entrance shall be planted with a double staggered row of trees (at maximum 3 metre centres) and a hedgerow of species native to the area to form a naturalised hedgerow similar to existing hedgerows in the vicinity. Species shall include thorn, beech, ash, oak, hazel, sycamore and holly.

**Reason: In the interest of visual amenity.**

- 4. 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.

**Reason: In the interest of visual amenity**

- 5. The development shall be carried out in accordance with plans and documentation submitted on 18-2-2022, as amended by Additional Information on 22-4-2022, except as may otherwise be required in order to comply with the above conditions.

**Reason: In the interest of orderly development and to prevent unauthorised development.**