

**Previous Ref. Nos.**

**Date of Receipt of Application** 19/12/2012 \_\_\_\_\_ 13/120

**Applicant :** Jim & Mark Wright

**Address:** CLW Environmental Planners Ltd The Mews 23 Farnham St Cavan

**Location of**

**Development:** Crosses Monaghan

**Description :** PERMISSION to construct extensions to 2 no. existing pig houses, together with all ancillary structures and associated site works arising from the above proposed development. This application relates to a development, which is for the purposes of an activity requiring an Integrated Pollution Prevention and Control (IPPC) licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2011.

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**VALIDATION**

Validated by: \_\_\_\_\_ Date of Validation: \_\_\_\_\_

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**SITE NOTICE**

Was Notice published on site

Yes

No

Inspected by:

R WOODS

Date of Inspection:

10<sup>th</sup> Feb '13

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Refer file for reports to:

EPA

29<sup>th</sup> JAN '13

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**File Ref:** 12372

**Applicant:** Jim & Mark Wright

**Development:** Permission to construct 1 no. loose dry sow house to aid compliance with incoming E.U. Animal Welfare Regulations, together with all ancillary structures and associated site works arising from the above proposed development. This application relates to a development, which is for the purposes of an activity requiring an Integrated Pollution Prevention and Control (I.P.P.C.) licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2011.

**Location:** Crosses, Monaghan

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**Characteristics of Site/Area**

The site is located in a typical rural area. The site area consists of an existing farmyard (pig farm) with existing sheds and related yard area.



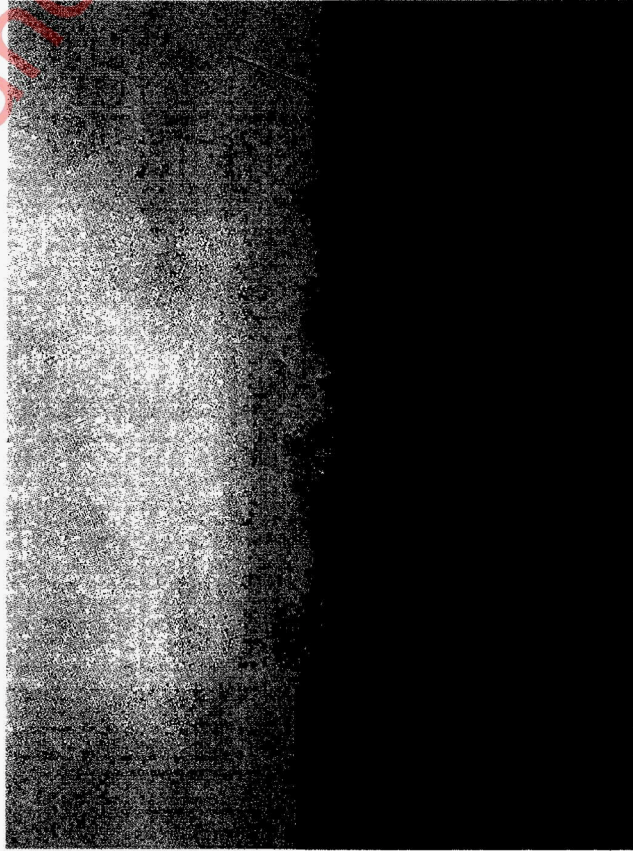
Site area viewed approaching from south

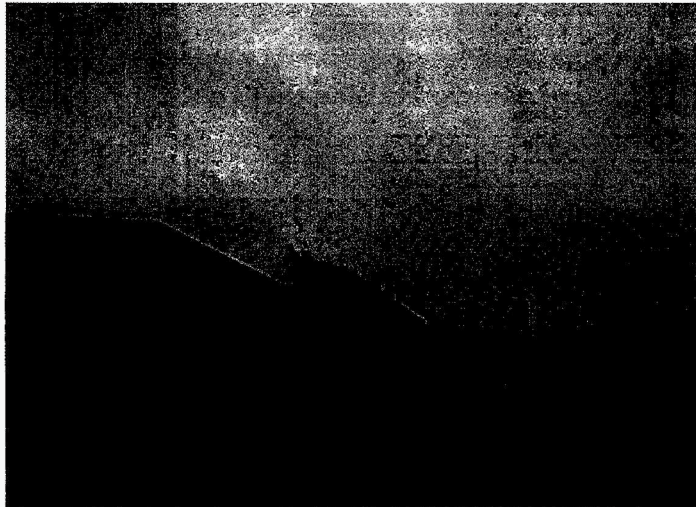
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Location for proposed shed extensions





Existing road frontage and entrance point

### Planning History

**07993:** Permission to decommission 8 No. existing pig houses, 4 No. existing pre-fabricated pig houses and ancillary structures and to construct 2 No. replacement pig houses (House 1 with a double apex roof, House No. 2 with A roof design) and 1 No. meal store with together with all ancillary structures and associated site works arising from the above development at Crosses, Monaghan, Co. Monaghan. House reference numbers correspond with house numbers shown on site layout plan submitted with this application. This application relates to a development, which is for the purposes of an activity requiring an Integrated Pollution Prevention and Control (I.P.P.C.) licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2004. An Environmental Impact Statement (E.I.S.) will be submitted with this planning application. This E.I.S. will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of Monaghan County Council. *Permission granted by the Planning Authority.*

**061379** Permission to decommission 8 no. existing pig houses and 4 no. existing pre-fabricated pig houses and to construct 2 no. replacement pig houses (house 1 with a double apex roof, house no. 2 with a roof design) with together with all ancillary structures and associated site works arising from the above proposed development. House reference numbers correspond with house numbers correspond with house number shown on site layout plan submitted with this application. This application relates to a development, which is for the purposes of an activity requiring an Integrated Pollution Prevention and Control (I.P.P.C) Licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2004; *further information requested by the Planning Authority and application subsequently deemed withdrawn*

### Consultation(s)

Environment: no specific objections

EPA: no specific objections; details that an IPPC licence is in place relating to this farm; also highlights the requirement for the Planning Authority to determine whether an EIS is required to accompany this proposed application.

## Representations/Objections

None received

## Planning Assessment

**Overview:** This application is being submitted seeking to erect extensions to 2no. existing sheds within this pig farm.

As submitted on details accompanying this application the proposed extension to the sheds will facilitate housing of gilts (young female pigs) and overall sow numbers within the site/farmyard are not increasing via this proposed development.

### Principle of Development

Policies-

As stated in the Monaghan County Development Plan 2007-2013 “*the council will normally give favourable consideration to non-exempted and necessary agricultural, horticultural and forestry development in rural areas where:*

**AGR1** *The development is for agricultural, horticultural or forestry purposes and is necessary for the running of the farm or enterprise;*

**AGR2** *The proposal is appropriate in terms of scale, location and design, and does not seriously impact on the visual amenity of the area or on the natural or man made environment. In all cases the development should be sited so as to benefit from any screening provided by topography or existing landscaping.*

**AGR3** *The proposal is located within or adjacent to existing farm buildings, unless where the applicant has clearly demonstrated that the building must be located elsewhere for operational or other reasons.*

**AGR4** *The development is not located within 100 metres of any residential property not located on the holding, unless with the express written consent of the owner of that property, and where it will not result in an unacceptable loss of residential amenity by reason of noise, smell, pollution, general disturbance etc.*

**AGR5** *The development will not result in a traffic hazard.*

**AGR6** *The development will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water.*

The proposal is assessed in light of the above policies:

**AGR1** *Agricultural basis and necessary: the development as proposed is associated with the established pig farm*

**AGR2** *Appropriate to the location and no adverse impact on the amenity of the area: given the buildings already existing within the farm yard there are no issues in this regard as the proposed extensions are to be positioned within the existing farm yard and located at the rear of the existing farm buildings.*

**AGR3** *Positioned adjacent to existing buildings: No issues in this regard*

**AGR4** *Not within 100 metres of any 3<sup>rd</sup> party residential property: There are no 3<sup>rd</sup> party dwellings located within 100 metres of the proposed site*

**AGR5** Traffic hazard. Access details will be via the existing vehicular access, accordingly no issues in this regard.

**AGR6** Threat to the water courses, aquifers or ground water: *no issues in this regard*

#### EIS requirement

Unsolicited further information submitted on behalf of the applicant on 17<sup>th</sup> January 2013. As detailed on submitted information (in addition to application details) the following is to be noted:

- As referenced by the submitted application the net effect of the proposed increase in gilt numbers (young female pigs) will result in an increase of 12% in the volume of slurry/waste generated from the site;
- Total Pig Nos. within the site will increase by 6.5%;
- Total feed usage and transport activities related to the site will increase by 14%.

Accordingly, having regard to the aforementioned details and the applicable thresholds as set out in the Planning and Development Regulations (2001) it is concluded that the proposed development does not fall within the defined threshold in respect of an EIS requirement for a development as proposed.

Specifically, as defined in the Planning and Development Regulations (2001) an EIS is not required to be submitted as part of the planning application in accordance with Schedule 5, Part (13)(a)(ii) of the Planning and Development Regulations (2001) as the proposed development as resulting in less than 25% increase in activity/processes within the site.

Furthermore, having regard to Schedule 7 of the Planning and development Regulations (2001), the nature and scale of the development proposed and the likely implications of the construction works and related activities thereafter, it is considered that the proposed development is not likely to have significant effects on the environment.

Accordingly, an EIS is not considered necessary to accompany this planning application.

#### **Other matters**

##### **- Appropriate Assessment/Screening**

Under Article 6(3) of the EU Habitats Directive and Regulation 30 of SI no. 94/1997 "European Communities (Natural Habitats) Regulations" (1997) any plan or project which has the potential to significantly impact of the integrity of a Natura 2000 site (ie. SAC or SPA) must be subject to an Appropriate Assessment.

This requirement is also detailed under Section 177(U) of the Planning and Development Acts (2000-2010).

- Notably there are no watercourses in proximity to the application site and no pathway connectors with any SPA's or SAC's. Having regard to the development as proposed and the activities associated with the development proposal both during construction works and post construction works it is therefore concluded that it is not necessary for an Appropriate Assessment to be carried out in relation to this development

### **Conclusions**

- Considered in the context of the existing established business then this application should be looked on as an extension/improvement to the existing farm business.
- Given the positioning of the extension to the rear of the existing sheds, landscaping works are not necessary as there are no direct views of the proposed extension.

### **Development contributions:**

1609sq.m additional floor-space proposed via this application.

Calculation: applicable at a rate of €5 per sq. metre (extension to existing sheds)

1609 x €5 =

**Totalling: €8045.00 due**

### **Recommendation:**

**That permission be granted subject to the following conditions:**

1. Prior to commencement of development, or in accordance with a payment schedule as may be agreed in writing with the Planning Authority, the developer shall pay to Monaghan County Council a sum of **€8045.00** in accordance with the Development Contribution Scheme 2008-2012 made under Section 48 of the Planning and Development Acts 2000-2010 (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..

The Development Contribution Scheme shall be updated by the Planning Authority on an annual basis, in accordance with the Wholesale Price Index for Building and Construction (Materials and Wages). 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 annual update and the amount of contribution attached therein.

The payment of the said contribution shall be subject to the following:

- (i) Where the proposed works are, within a period of 7 years prior to or from the date of payment of the full contribution or final instalment payment thereof, not commenced, the return of the contribution or the instalments thereof, paid during that period.
- (ii) Where the proposed works are, within a period of 7 years from the date of payment of the full contribution or final instalment payment thereof, carried out in part only, or in such a manner as to facilitate the proposed development to a lesser extent, the return of a proportionate part of the contribution or the instalments thereof paid during that period.
- (iii) Payment of interest at the prevailing interest rate payable by Council on the contribution or any instalments thereof that have been paid, so long as and in so far as it is or they are retained unexpended by the Council.

2. Once the applicant has obtained an integrated planning permission and permission for the development hereby approved, the following conditions shall be adhered to:

- a. All existing and proposed surface water gulleys shall be designed to ensure that no polluting matter enters the surface water collection system.
- b. All structures and buildings to be designed and constructed to Department of Agriculture specifications and in accordance with requirements of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010.
- c. All soiled waters generated from cleaning or other operations shall be collected and stored in a suitable water tight tank and disposed of in accordance with the Code(s) of Good Farming Practice issued by the Department of Agriculture, Food and Rural Development and also the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010.
- d. Uncontaminated surface/roof water shall be discharged separately to a watercourse or suitable soakpit.
- e. Records of pig manure movements off-site shall be maintained on at all times and submitted to the Environment Section of Monaghan County Council on request. The records shall comply with requirements of Article 23 of the European Communities (Good Agricultural Practice for Protection of Waters ) Regulations 2010 and as a minimum shall include:
  - i) name and address of person who removes manure from the site;
  - ii) Date of each movement of pig manure off-site;
  - iii) Quantity (weight and volume) disposed of;
  - iv) For each movement of slurry off-site, the name, address and contact number of the recipient of the applicable pig slurry.
- f. If at any time the Planning Authority is satisfied that the disposal of wastes generated by this development is causing environmental pollution and/or a public health nuisance, the disposal operations shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the Planning Authority.

3. Animal numbers within this farm complex shall not exceed the details/numbers as per submitted via this application without a prior grant of permission.

4. The development shall be carried out and completed in accordance with plans submitted to the Planning Authority on the 19<sup>th</sup> December 2012, except as may otherwise be required in order to comply with the above condition.

**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, which will facilitate the proposed development.
2. In the interest of orderly development and environmental protection.
3. In the interest of orderly development and environmental protection.
4. To ensure a satisfactory standard of development



  
R Woods  
Assistant Planner  
14<sup>th</sup> February 2013

ASAW → WREWER  
20.02.13

Maps and Drawings remain  
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Reference No. 12372

Decision due by: \_\_\_\_\_

**Reports received from:**

Area Engineer \_\_\_\_\_

S.E.E. Roads \_\_\_\_\_

E.H.O. \_\_\_\_\_

S.E.E.Environment \_\_\_\_\_

S.E.E. Sanitary Services \_\_\_\_\_

Planning Officer \_\_\_\_\_

I recommend that planning permission be:

Granted, subject to the conditions  
Outlined in the enclosed  
Planning Officer's Report

Refused, for the reasons  
outlined in the enclosed  
Planning Officer's Report

Recommended by Senior  
Executive Planner:

AA

Date: 20.02.13

Recommended by:

\_\_\_\_\_  
**Director of Services**

Date: \_\_\_\_\_

**DECISION OF MONAGHAN COUNTY COUNCIL:**

Approved with conditions  
Recommended in

Refused

Planning Officer's Report

 14.2.13

Other

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**Manager's Order No:** 13/120

**Reference Number:** 12/372

**Name of Applicant:** Jim & Mark Wright

**Address:** CLW Environmental Planners Ltd  
The Mews  
23 Farnham St  
Cavan

**Nature of Application:** PERMISSION to construct extensions to 2 no. existing pig houses, together with all ancillary structures and associated site works arising from the above proposed development. This application relates to a development, which is for the purposes of an activity requiring an Integrated Pollution Prevention and Control (IPPC) licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2011.

**Location of Development:** Crosses  
Monaghan

**ORDER:**

I hereby decide, pursuant to the provisions of the Planning and Development Acts 2000 to 2010 and the Planning and Development Regulations 2001 to 2007 to grant permission for the above development in accordance with documents submitted, subject to the 4 condition(s) set out in the Schedule attached hereto.

I further decide that PERMISSION be granted subject to the same conditions on the expiration of the period for the taking of an appeal to An Bord Pleanala against this decision if there is then no appeal before the Bord.

Scheme 2000-2012 made under Section 10 of the Planning and Development Acts 2000-2010 (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..

The Development Contribution Scheme shall be updated by the Planning Authority on an annual basis, in accordance with the Wholesale Price Index for Building and Construction (Materials and Wages). 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 annual update and the amount of contribution attached therein.

The payment of the said contribution shall be subject to the following:

- (i) Where the proposed works are, within a period of 7 years prior to or from the date of payment of the full contribution or final instalment payment thereof, not commenced, the return of the contribution or the instalments thereof, paid during that period.
- (ii) Where the proposed works are, within a period of 7 years from the date of payment of the full contribution or final instalment payment thereof, carried out in part only, or in such a manner as to facilitate the proposed development to a lesser extent, the return of a proportionate part of the contribution or the instalments thereof paid during that period.
- (iii) Payment of interest at the prevailing interest rate payable by Council on the contribution or any instalments thereof that have been paid, so long as and in so far as it is or they are retained unexpended by the Council.

2. Until the applicant has obtained an Integrated Pollution Prevention and Control Licence in respect of the development hereby approved, the following conditions shall be adhered to:

- a. All existing and proposed surface water gulleys shall be designed to ensure that no polluting matter enters the surface water collection system.
- b. All structures and buildings to be designed and constructed to Department of Agriculture specifications and in accordance with requirements of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010.
- c. All soiled waters generated from cleaning or other operations shall be collected and stored in a suitable water tight tank and disposed of in accordance with the Code(s) of Good Farming Practice issued by the Department of Agriculture, Food and Rural Development and also the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010.
- d. Uncontaminated surface/roof water shall be discharged separately to a watercourse or suitable soakpit.
- e. Records of pig manure movements off-site shall be maintained on at all times and submitted to the Environment Section of Monaghan County Council on request. The records shall comply with requirements of Article 23 of the European Communities (Good Agricultural Practice for Protection of Waters ) Regulations 2010 and as a minimum shall include:
  - i) name and address of person who removes manure from the site;
  - ii) Date of each movement of pig manure off-site;

authority and shall not be resumed until permission is granted by the Planning Authority.

3. Animal numbers within this farm complex shall not exceed the details/numbers as per submitted via this application without a prior grant of permission.
4. The development shall be carried out and completed in accordance with plans submitted to the Planning Authority on the 19<sup>th</sup> December 2012, except as may otherwise be required in order to comply with the above condition.

**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, which will facilitate the proposed development.
2. In the interest of orderly development and environmental protection.
3. In the interest of orderly development and environmental protection.
4. To ensure a satisfactory standard of development.



**Paul Clifford**  
**Director of Service**

21 Feb 2013

**Date**

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NEW ENVIRONMENTAL FRAMEWORK  
The Mews  
23 Farnham St  
Cavan

Re: Planning and Development Acts 2000 to 2010  
NOTIFICATION OF DECISION

Monaghan County Council has by order dated 21/02/2013 decided to GRANT PERMISSION to the above named for development of land, in accordance with the documents submitted namely:- construct extensions to 2 no. existing pig houses, together with all ancillary structures and associated site works arising from the above proposed development. This application relates to a development, which is for the purposes of an activity requiring an Integrated Pollution Prevention and Control (IPPC) licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2011. at Crosses, Monaghan subject to the 4 condition(s) set out in the Schedule attached.

Signed on behalf of Monaghan County Council

  
SENIOR STAFF OFFICER

21.02.2013  
DATE

Provided there is no appeal against this DECISION a grant of planning permission will issue at the end of four weeks (see footnote).

**THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL PLANNING PERMISSION IS ISSUED.**

NOTE:

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1. Any appeal against a decision of a Planning Authority under Section 34 of the Act of 2000 may be made to An Bord Pleanala. The appeal period for the applicant and other persons will be four weeks from the day the Planning Authority makes its decision.
  2. Appeals should be addressed to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. In the case of an appeal by any other person, the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.
    - (a) The fee for an appeal against a decision of a Planning Authority, on a planning application relating to a commercial development, made by the person who made the planning application is €1,500 or €3,000 if there is an EIS or NIS involved. Commercial Development means

- is €220.
- (d) Appeal other than appeal mentioned at (a), (b), (c), or (f) is €220.
  - (e) Application for leave to appeal is €110.
  - (f) Appeal following a grant of leave to appeal is €110.

**The appeal must be fully complete, with your name and address, the subject matter of the appeal, the full grounds of appeal and supporting arguments and material, appropriate fee and evidence of payment of submission fee to the Planning Authority.**

**In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.**

- 3. Submissions or observations to the Board by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of €50.

For more information on Appeals you can contact An Bord Pleanála at:-

Tel. 01-8588100 or LoCall: 1890 275 175

Fax: 01-8722684

E-mail: [bord@pleanala.ie](mailto:bord@pleanala.ie)

Web: [www.pleanala.ie](http://www.pleanala.ie)

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- name of the appellant \_\_\_\_\_  
(not care of agent)
- address of the appellant \_\_\_\_\_  
(not care of agent)

3. If an agent is involved, state the -
- name of the agent \_\_\_\_\_
  - address of the agent \_\_\_\_\_

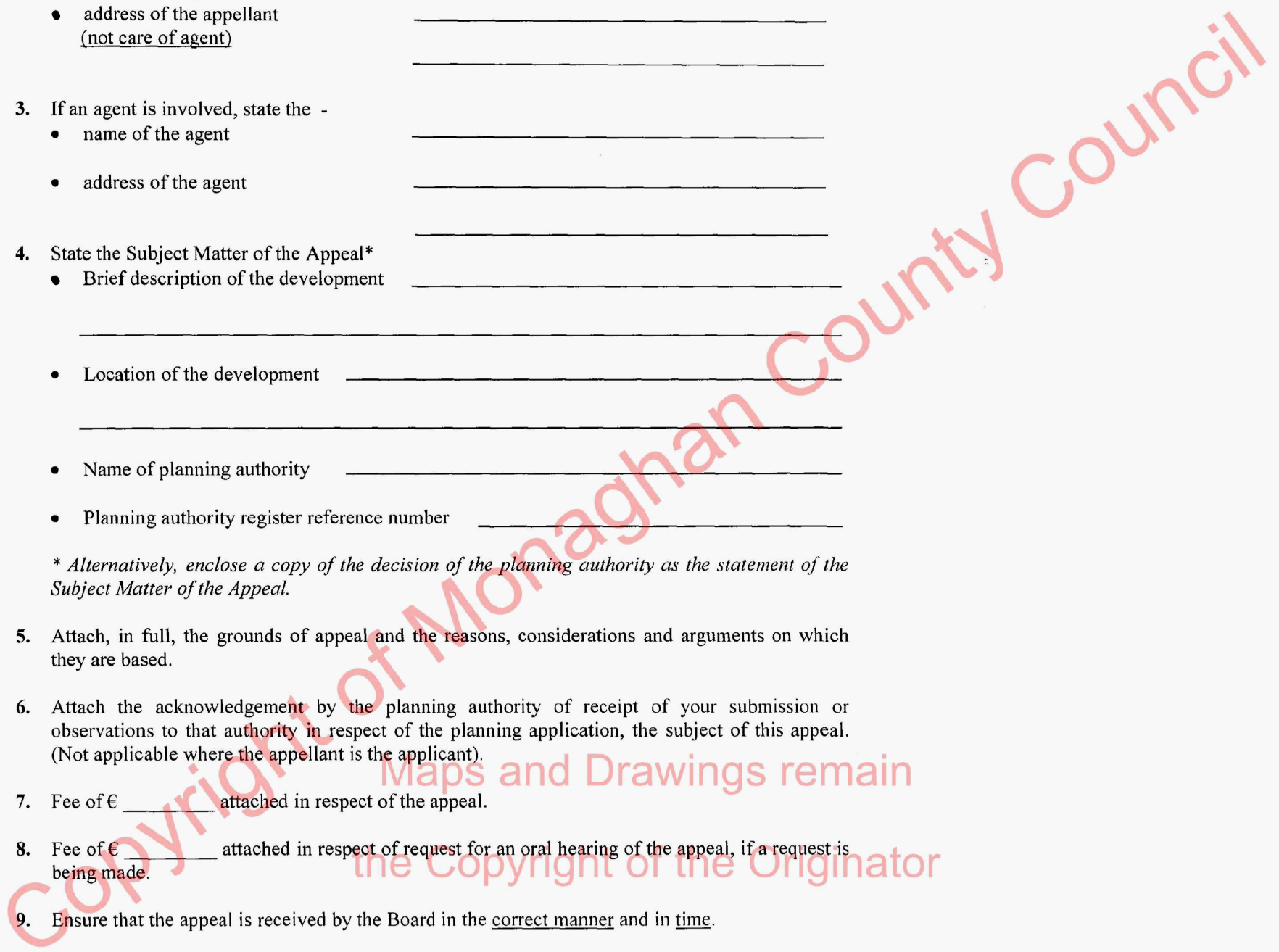
4. State the Subject Matter of the Appeal\*
- Brief description of the development \_\_\_\_\_

- Location of the development \_\_\_\_\_
- Name of planning authority \_\_\_\_\_
- Planning authority register reference number \_\_\_\_\_

*\* Alternatively, enclose a copy of the decision of the planning authority as the statement of the Subject Matter of the Appeal.*

5. Attach, in full, the grounds of appeal and the reasons, considerations and arguments on which they are based.
6. Attach the acknowledgement by the planning authority of receipt of your submission or observations to that authority in respect of the planning application, the subject of this appeal. (Not applicable where the appellant is the applicant).
7. Fee of € \_\_\_\_\_ attached in respect of the appeal.
8. Fee of € \_\_\_\_\_ attached in respect of request for an oral hearing of the appeal, if a request is being made.
9. Ensure that the appeal is received by the Board in the correct manner and in time.

Signed \_\_\_\_\_ Date: \_\_\_\_\_





## 2. Appeal Fees

You are advised to check the appropriate fee for making an appeal. Different fees apply depending on the nature of the appeal. A leaflet “Guide to Fees payable to the Board” is available from the Board, telephone (01) 858 8100 and on our website [www.pleanala.ie](http://www.pleanala.ie). It may also be available from your planning authority. Note that appeal fees may change from time to time. A significant number of appeals are invalid either because no fee or an incorrect fee is included.

## 3. Time Limits

The time limit for making an appeal is, except where the appeal is made following a successful application for leave to appeal, four weeks beginning on the date of the planning authority decision (not the day it is sent or received). Day one is the day the planning authority decision is made. For example, if the decision of a planning authority is made on Wednesday 2<sup>nd</sup> of a month, the last day for receipt of the appeal is Tuesday 29<sup>th</sup> of the same month, NOT Wednesday 30<sup>th</sup>. There are special rules where the last day falls on a day the Board’s offices are closed or where the appeal period falls over the Christmas/New Year period. Check our leaflet for further information. A significant number of appeals are invalid because they are late – sometimes, just one day late.

## 4. Delivering the Appeal

- Send the appeal by post to *The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1*, or,
- deliver it by hand, to an employee of the Board (not a security person), during office hours (9.15 a.m. to 5.30 p.m.) on Monday to Friday, so that the appeal reaches the Board by the last day for making an appeal. Do not place the appeal in the Board’s letterbox. A significant number of appeals are invalid because they are incorrectly delivered.

## 5. Completeness

The appeal must be fully complete from the start. You are not permitted to submit any part of it at a later time, even within the time limit. Neither are you permitted to clarify, elaborate or make further submissions either for the purposes of complying with the rules for making an appeal or otherwise, unless invited by the Board.

*This document is issued as an aid to making a valid planning appeal to the Board. It may be used as a ‘cover page’ in making such an appeal but there is no legal or other requirement to do so. The document should be read in conjunction with the latest versions of the Board’s leaflets “Making a Planning Appeal under the 2000 Planning Act” and “Guide to Fees payable to the Board”. The guidance given in those leaflets and in this document also applies generally to the making of submissions and observations by ‘observers’ under section 130 of the 2000 Planning Act. A significant number of submissions and observations by ‘observers’ are also invalid because the appropriate rules are not observed.*

*This document does not purport to be a legal interpretation of the law in relation to making a planning appeal – you should consult the appropriate legislation, including sections 37 and 127 of the Planning and Development Act 2000 for the statutory rules governing the making of appeals (section 130 for ‘observers’).*

*An appeal or a submission or observation on an appeal that is not made strictly in accordance with the statutory*

County Council a sum of €6045.00 in accordance with the Development Contribution Scheme 2008-2012 made under Section 48 of the Planning and Development Acts 2000-2010 (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..

The Development Contribution Scheme shall be updated by the Planning Authority on an annual basis, in accordance with the Wholesale Price Index for Building and Construction (Materials and Wages). 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 annual update and the amount of contribution attached therein.

The payment of the said contribution shall be subject to the following:

- (i) Where the proposed works are, within a period of 7 years prior to or from the date of payment of the full contribution or final instalment payment thereof, not commenced, the return of the contribution or the instalments thereof, paid during that period.
- (ii) Where the proposed works are, within a period of 7 years from the date of payment of the full contribution or final instalment payment thereof, carried out in part only, or in such a manner as to facilitate the proposed development to a lesser extent, the return of a proportionate part of the contribution or the instalments thereof paid during that period.
- (iii) Payment of interest at the prevailing interest rate payable by Council on the contribution or any instalments thereof that have been paid, so long as and in so far as it is or they are retained unexpended by the Council.

2. Until the applicant has obtained an Integrated Pollution Prevention and Control Licence in respect of the development hereby approved, the following conditions shall be adhered to:

- a. All existing and proposed surface water gulleys shall be designed to ensure that no polluting matter enters the surface water collection system.
- b. All structures and buildings to be designed and constructed to Department of Agriculture specifications and in accordance with requirements of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010.
- c. All soiled waters generated from cleaning or other operations shall be collected and stored in a suitable water tight tank and disposed of in accordance with the Code(s) of Good Farming Practice issued by the Department of Agriculture, Food and Rural Development and also the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010.
- d. Uncontaminated surface/roof water shall be discharged separately to a watercourse or suitable soakpit.
- e. Records of pig manure movements off-site shall be maintained on at all times and submitted to the Environment Section of Monaghan County Council on request. The records shall comply with requirements of Article 23 of the European Communities (Good Agricultural Practice for Protection of Waters ) Regulations 2010 and as a minimum shall include:  
i. Name and address of person who removes manure from the site;

by this development is causing environmental nuisance, the disposal operations shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the Planning Authority.

3. Animal numbers within this farm complex shall not exceed the details/numbers as per submitted via this application without a prior grant of permission.
4. The development shall be carried out and completed in accordance with plans submitted to the Planning Authority on the 19<sup>th</sup> December 2012, except as may otherwise be required in order to comply with the above condition.

**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, which will facilitate the proposed development.
2. In the interest of orderly development and environmental protection.
3. In the interest of orderly development and environmental protection.
4. To ensure a satisfactory standard of development.

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21/02/2013

**TO:** Environmental Protection Agency  
Regional Inspectorate,  
Inniscarra  
Co. Cork

**Re:** *Planning and Development Acts 2000 to 2010*

**REF.NO:** 12/372 - Jim & Mark Wright, CLW Environmental Planners Ltd The Mews,  
23 Farnham St,Cavan.

Dear Sir/Madam,

I wish to inform you that by order dated 21.02.13 Monaghan County Council decided to Grant construct extensions to 2 no. existing pig houses, together with all ancillary structures and associated site works arising from the above proposed development. This application relates to a development, which is for the purposes of an activity requiring an Integrated Pollution Prevention and Control (IPPC) licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2011., at Crosses Monaghan . I attach copy of Council's decision.

In making its decision on this planning application, the planning authority, in accordance with Section 34(3) of the Planning and Development Act 2000, has regarded your submission/observation received, in accordance with Planning and Development Regulations 2001 to 2007.

If you are aggrieved by this decision you may appeal it within **four weeks** from the day of the decision by forwarding your grounds of appeal to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1.

Appeals should be addressed to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. **In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.**

The fee for a third party appeal is €220. The appeal must be fully complete. with your name and address, the subject matter of the appeal, the full grounds of appeal and supporting arguments and material, appropriate fee and evidence of payment of submission fee to the Planning Authority.

LOUIS LAMBERT,

*BONE*

SENIOR STAFF OFFICER

For more information on Appeals you can contact An Bord Pleanála at:-

Tel. 01-8588100 or LoCall: 1890 275 175

Fax: 01-8722684

E-mail: [bord@pleanala.ie](mailto:bord@pleanala.ie)

Web: [www.pleanala.ie](http://www.pleanala.ie)

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Monaghan County Planning Portal

21/02/2013

**TO:** Inland Fisheries Ireland  
15a Main Street,  
Blackrock  
Co.Dublin

**Re:** *Planning and Development Acts 2000 to 2010*

**REF.NO:** 12/372 - Jim & Mark Wright, CLW Environmental Planners Ltd The Mews,  
23 Farnham St,Cavan.

Dear Sir/Madam,

I wish to inform you that by order dated 21.02.13 Monaghan County Council decided to Grant PERMISSION to carry out development and site works consisting of construct extensions to 2 no. existing pig houses, together with all ancillary structures and associated site works arising from the above proposed development. This application relates to a development, which is for the purposes of an activity requiring an Integrated Pollution Prevention and Control (IPPC) licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2011., at Crosses Monaghan . I attach copy of Council's decision.

In making its decision on this planning application, the planning authority, in accordance with Section 34(3) of the Planning and Development Act 2000, has regarded your submission/observation received, in accordance with Planning and Development Regulations 2001 to 2007.

If you are aggrieved by this decision you may appeal it within **four weeks** from the day of the decision by forwarding your grounds of appeal to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1.

Appeals should be addressed to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. **In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.**

The fee for a third party appeal is €220. The appeal must be fully complete, with your name and address, the subject matter of the appeal, the full grounds of appeal and supporting arguments and material, appropriate fee and evidence of payment of submission fee to the Planning Authority.

Yours faithfully,

*BME*

SENIOR STAFF OFFICER

For more information on Appeals you can contact An Bord Pleanála at:-

Tel. 01-8588100 or LoCall: 1890 275 175

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E-mail: [bord@pleanala.ie](mailto:bord@pleanala.ie)

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# 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 30547

Comhshaol  
Environment  
047 30593

Deontais Ardoideachais  
Higher Education Grants  
047 30550

Na hEalaíona  
Arts  
047 71114

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 & Fiontar  
Community & Enterprise  
047 73719

Rialú Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Seirbhís Uisce  
Water Services  
047 30504

28/03/2013

To: Jim & Mark Wright  
c/o CLW Environmental Planners Ltd  
The Mews  
23 Farnham St  
Cavan

File Number - 12/372

## Planning and Development Acts 2000 to 2010 NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 21/02/2013 granted PERMISSION to the above named, for the development of land namely:- construct extensions to 2 no. existing pig houses, together with all ancillary structures and associated site works arising from the above proposed development. This application relates to a development, which is for the purposes of an activity requiring an Integrated Pollution Prevention and Control (IPPC) licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2011. , at Crosses, Monaghan, , subject to the 4 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

  
SENIOR STAFF OFFICER

28/3/13  
DATE

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It should be noted that an outline permission is a permission subject to the subsequent approval of the Planning Authority and that until such approval has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED.**

Fáilteann 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

✉ eolas@monaghancoco.ie info@monaghancoco.ie



1. Prior to commencement of development, or in accordance with a payment schedule as may be agreed in writing with the Planning Authority, the developer shall pay to Monaghan County Council a sum of **€8045.00** in accordance with the Development Contribution Scheme 2008-2012 made under Section 48 of the Planning and Development Acts 2000-2010 (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..

The Development Contribution Scheme shall be updated by the Planning Authority on an annual basis, in accordance with the Wholesale Price Index for Building and Construction (Materials and Wages). 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 annual update and the amount of contribution attached therein.

The payment of the said contribution shall be subject to the following:

- (i) Where the proposed works are, within a period of 7 years prior to or from the date of payment of the full contribution or final instalment payment thereof, not commenced, the return of the contribution or the instalments thereof, paid during that period.
- (ii) Where the proposed works are, within a period of 7 years from the date of payment of the full contribution or final instalment payment thereof, carried out in part only, or in such a manner as to facilitate the proposed development to a lesser extent, the return of a proportionate part of the contribution or the instalments thereof paid during that period.
- (iii) Payment of interest at the prevailing interest rate payable by Council on the contribution or any instalments thereof that have been paid, so long as and in so far as it is or they are retained unexpended by the Council.

2. Until the applicant has obtained an Integrated Pollution Prevention and Control Licence in respect of the development hereby approved, the following conditions shall be adhered to:

- a. All existing and proposed surface water gulleys shall be designed to ensure that no polluting matter enters the surface water collection system.
- b. All structures and buildings to be designed and constructed to Department of Agriculture specifications and in accordance with requirements of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010.
- c. All soiled waters generated from cleaning or other operations shall be collected and stored in a suitable water tight tank and disposed of in accordance with the Code(s) of Good Farming Practice issued by the Department of Agriculture, Food and Rural Development and also the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010.
- d. Uncontaminated surface/roof water shall be discharged separately to a watercourse or suitable soakpit.
- e. Records of pig manure movements off-site shall be maintained on at all times and submitted to the Environment Section of Monaghan County Council on request. The records shall comply with requirements of Article 23 of the European Communities (Good Agricultural Practice for Protection of Waters ) Regulations 2010 and as a minimum shall include:
  - i) name and address of person who removes manure from the site;
  - ii) Date of each movement of pig manure off-site;
  - iii) Quantity (weight and volume) disposed of;
  - iv) For each movement of slurry off-site, the name, address and contact number of the recipient of the applicable pig slurry.

- f. If at any time the Planning Authority is satisfied that the disposal of wastes generated by this development is causing environmental pollution and/or a public health nuisance, the disposal operations shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the Planning Authority.

3. Animal numbers within this farm complex shall not exceed the details/numbers as per submitted via this application without a prior grant of permission.

4. The development shall be carried out and completed in accordance with plans submitted to the Planning Authority on the 19<sup>th</sup> December 2012, except as may otherwise be required in order to comply with the above condition.

**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, which will facilitate the proposed development.
2. In the interest of orderly development and environmental protection.
3. In the interest of orderly development and environmental protection.
4. To ensure a satisfactory standard of development.

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