

 047-30500

 eolas@monaghancoco.ie

 @MonaghanCoCo



 [www.monaghan.ie](http://www.monaghan.ie)

 [info@monaghancoco.ie](mailto:info@monaghancoco.ie)

 [facebook.com/MonaghanCoCo](https://facebook.com/MonaghanCoCo)

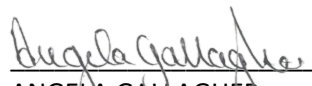
**TO:** Tru Poultry Ltd.  
Paraic Fay  
The Mews  
23 Farnham St  
Cavan  
H12 T9W2

24/60047  
05/04/2024

**Re: Planning and Development Act 2000 (as amended)**  
**NOTIFICATION OF DECISION**

Monaghan County Council has by order dated 05/04/2024 decided to GRANT permission to the above named for development of land, in accordance with the documents submitted namely for:- Permission to construct 1 No. poultry house (in lieu of 1 No. Poultry House previously approved under Planning Ref. 18/199) together with all ancillary structures (to include meal bin(s) and storm water attenuation tank), site works, and, the incorporation of adjoining land within the site boundary to permit, where necessary, a free range farming activity, associated with the above development on, or adjacent to an existing poultry farm. 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 Crossnacalduo, Tydavnet subject to the 5 condition(s) set out in the Schedule attached.

Signed on behalf of Monaghan County Council



ANGELA GALLAGHER  
ADMINISTRATIVE OFFICER

5th April 2024

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:

1. Any appeal against a decision of a Planning Authority under Section 34 of the Act of 2000 (as amended) 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 development for the purpose of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.
  - (b) Appeal against a decision of a planning authority on a planning application relating to commercial development, made by the person by whom the planning application is made, where the application relates to unauthorised development is **€4,500 or €9,000** if there is an EIS or NIS involved.
  - (c) Appeal made by the person by whom the planning application was made, where the application relates to unauthorised development, other than an appeal mentioned at (a) or (b) is **€660**.
  - (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 Pleanala 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)

Fáiltíonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge

Pleanáil/Planning 047-30532 | [planning@monaghancoco.ie](mailto:planning@monaghancoco.ie)

**24/60047 Tru Poultry Ltd., Crossnacaloo, Tydavnet, Co. Monaghan**

1. (a) The developer shall pay to Monaghan County Council a sum of €5532 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.
- (d) This condition shall, as required, supersede condition 1 attached under planning permission file number 18/199.

**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 the commencement of development, the developer shall obtain a review of the existing EPA (Environmental Protection Agency) licence (Register No: P1098-01), reflecting the changes outlined in this planning application.
- (b) The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended).
- (c) All buildings shall accord with the pertaining Departmental specifications.
- (d) Any contaminated surface water runoff shall be disposed of directly in a sealed system.
- (e) All soiled waters shall be directed to a storage tank.
- (f) No effluent or slurry shall discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or to the public road.
- (g) All soiled waters shall be collected, stored and utilised in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended).

- (h) All uncontaminated roof water from buildings and yard water shall be separately collected and discharged in a sealed system to an adequate soakpit 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. Development shall be carried out in strict accordance with the submitted stormwater attenuation report.
- (i) 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 the discharge.
- (j) All drainage works shall be carried out in accordance with agreed details.
- (k) All organic fertiliser generated by the development hereby approved (and existing development within the site) shall be conveyed through properly constructed channels to the proposed facilities and shall not discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or public road. Seepage from the manure storage shed shall be directed to leak proof storage facilities in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended).
- (l) All organic fertiliser generated by the proposed development shall be disposed of in accordance with the details submitted to the Planning Authority and in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended).
- (m) Organic fertiliser shall be taken off-site 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 2022 (as amended). Any changes in contractor shall be agreed in writing with the Planning Authority.
- (n) 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.
- (o) Any construction and demolition waste or excess soil generated during the construction phase, which cannot be reused on-site, shall be suitably disposed/recovered at an appropriately permitted facility in accordance with the requirements of the Waste Management Act 1996 (as amended).
- (p) 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); records of such shall be kept on-site.
- (q) All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded.

- (r) All bunds shall be designed to contain 110% of the capacity of the largest storage container located within the bund.
- (s) 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.
- (t) 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).
- (u) Developer shall immediately inform the Planning Authority and IFI (Inland Fisheries Ireland) 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.
- (v) During the construction phase of development, the applicant shall immediately inform the Planning Authority and Inland Fisheries Board of an accidental spillage of polluting matter or any other substance which may threaten the quality of any watercourse or groundwater body.
- (w) Developer 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 relative guidance produced by Inland Fisheries Ireland (IFI).
- (x) The developer shall operate and maintain the free range paddock area in a manner that prevents nutrient (nitrogen and phosphorus) losses to receiving waters. A buffer zone of at least 3m from any drain or non-designated watercourse, or 5m from the high status watercourse within/adjacent to the paddock areas, shall be maintained. No additional fertilisers shall be applied to the paddock areas and at least one cut of silage shall be removed from these areas each year. Development shall comply with Department of Agriculture and Bord Bia specifications for free range paddocks.

**Reason: In the interest of environmental protection.**

- 3. (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 wall finishes.

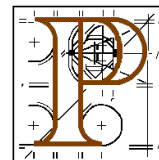
**Reason: In the interest of visual amenity.**

- 4. Ground and floor levels shall be as per the plans submitted. Any facilitating cut and/or fill shall be graded to a natural contour to reflect the existing topography of the area.

**Reason: In the interests of visual amenity and securing a satisfactory standard of development.**

5. The development shall be carried out strictly in accordance with the plans and documents submitted on the 13/02/2024 (including the Environmental Impact Assessment Report and the Natura Impact Statement), and as may otherwise be required in order to comply with the above conditions.

**Reason: In the interest of proper planning and sustainable development.**



**Planning Appeal Form/Check List**  
**(Please read notes overleaf before completing)**

1. The appeal must be in writing (e.g. not made by electronic means).
2. State the -
  - 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: \_\_\_\_\_

*A format similar to the above may also be used where a person is making submissions or observations on an appeal in accordance with section 130 of the Planning and Development Act 2000. Substitute 'observer' for 'appellant' and 'submission/observation' for 'appeal' at each reference. Items 6 and 8 above are not applicable to the making of submissions or observations.* /Over.....

## Notes (See Form/Check List overleaf)

### 1. Rules for Making Appeals

You are advised to check the latest version of “A Guide to Making a Planning Appeal” issued by the Board. It 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. A significant number of appeals are invalid because they are not made in accordance with the statutory rules.

### 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 rules will be invalid. The Board has no discretion to relax or vary the rules. The onus is on YOU to meet all the legal requirements at the time you make the appeal/submission/observation.*

14<sup>th</sup> February 2005