

# Poultry Farm

# ENVIRONMENTAL IMPACT ASSESSMENT ADDENDUM REPORT



In respect of a proposed  
development involving the  
construction of 2 no. poultry  
houses including all ancillary  
facilities at:

CROSSNACALDOO,  
TYDAVNET,  
CO. MONAGHAN

On behalf of:

MR. KIERAN MCKENNA

CORRYARBEG

CARRICKROE,

CO. MONAGHAN

August 2018

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## **i. PREFACE**

**THE FOLLOWING FORMS ADDENDUM INFORMATION TO THE SUBMITTED ENVIRONMENTAL IMPACT ASSESSMENT REPORT (DATED May 2018):**

**THIS ADDENDUM HAS BEEN COMPLETED TO ADDRESS:**

- **ADDITIONAL INFORMATION REQUIRED AS DETAILED BY MONAGHAN COUNTY COUNCIL IN A FURTHER INFORMATION REQUEST DATED 5<sup>th</sup> JULY 2018.**

## A ADDENDUM

### A.1 Introduction

This document contains additional information requested by Monaghan County Council in their letter dated 5<sup>th</sup> July 2018 relating to planning application reference number 18/199.

It relates to the Proposed Poultry Farm at Crossnacaldoo, Tydavnet, Co. Monaghan and EIAR dated May 2018, and reflects the issues raised in the Further Information requests of 5<sup>th</sup> July 2018.

Where the further information request was addressed by way of:

- limited clarifications (with no material effect on the information contained within the E.I.A.R., and/or,
- reference to information already contained within the E.I.A.R.

no alteration to the E.I.A.R. has been deemed to be required.

### A.2 Outline

The following paragraph outlines how this addendum information is presented.

- The relevant section of the E.I.A.R. subject to the addendum information (or additional commitments) is quoted.
- Where additional text is to be included ..... is taken to mean that the existing text/paragraphs as per the E.I.A.R. as submitted are unaltered and have not been repeated, but an additional paragraph(s) have been included either fore or after.
- Where existing text is to be edited, the text is appropriately amended as follows.
  - Quoted text is as shown.
  - Text to be deleted is crossed out: ~~Deleted~~
  - Amendment text is in bold within square brackets: **[Amendment text]**

Nb. In most circumstances there will be an amendment. In some cases however there may be both a deletion and an amendment.

**4(3) Description of the aspects of the environment likely to be significantly affected by the proposed development.**

It is envisaged that no aspects of the environment will be significantly affected by this proposed development. The potential effects on the environment may be subdivided into effects on population and human health, bio-diversity (flora and fauna), land and soil, water, air, the landscape and material assets including archaeological heritage. There is no known potential for any adverse issues in relation to architectural or cultural heritage.

- **4(3)(1) Effect on Population and human health**

The proposed development is of average scale by current industry standards but it would add to the economic activity on the farm, with consequent “trickle down” positive effect in the region and the local community, particularly with regard to construction workers, supply of construction materials, and the installation of the required housing, water, feed and ventilation systems, thus helping to stabilise the population of the local area.

Significant effects on population / human health and/or human beings are not anticipated. There are no third party dwellings close (i.e. within 100 metres) to the proposed development as to be adversely affected by, or experience significant impairment of amenity due to the proposed development

The proposed development is unlikely to generate or release sounds or odours that will significantly impair amenity beyond the site boundary. The experience of other similar sites indicates that the legal limits for such emissions, 55db daytime and 45db night-time are highly unlikely to be exceeded beyond the site boundary. There are no processes proposed which will constantly or regularly release odorous emissions from the site at nuisance levels. Fugitive odour emissions at the site will not be significant and will be limited to times at which birds/manure are being removed from the site. In so far as is possible odour emission is to be managed so as to occur at times when the effect within the site or outside it will be minimal.

The existing farm and site of the proposed development are not located close to and/or likely to adversely impact on any areas of Primary or Secondary Amenity value as detailed in the Monaghan County Development Plan 2013 - 2019. Please refer to Appendix No. 11 in this regard. Based on experience at similar sites elsewhere in the country significant effects are not anticipated.

Where nuisance effects occur, people object and under statutory requirements their objections will have to be investigated and have to be corrected if found to be real and justified. This existing farming activities have not received any complaints of this nature to date.

- **4(3)(2)Effect on Bio-diversity (flora and fauna)**

The site of the proposed development is a greenfield area, however as the proposed development will be limited in extent it will have no adverse impact outside the boundary of the site. The site is intensively managed grassland, having been managed as part of a bovine farming enterprise, and the flora and fauna around the site has developed in this context. The main habitats surrounding the site include improved agricultural grassland, mosaic grassland, rough grassland, scrub, coniferous forestry plantations, wet and dry heath, treelines, hedgerows, drains and streams. Much of the site and surrounding area to be developed is improved agricultural grassland.

The area to be developed is relatively small and represents a sustainable farm diversification. Ground works and land profiling will be kept to a minimum outside the footprint of the proposed site.



Figure 3 – Aerial Photograph of the Site (Outlined in Red) and its Surrounding Habitats.

The proposed development is not near to or likely to adversely impact on any areas of primary or secondary amenity value or views from scenic routes. Structures and new paved surfaces will cover a significant fraction of the site. The changes will affect such a small area that any impact will be close to zero or neutral with the local area.

The site while located close to Slieve Beagh SPA is not likely to adversely impact on any Natura 2000 sites. There are three Natura 2000 designated sites within 10km of the application site. These designated areas and their closest points to the proposed development site are summarised in Table 1 and a map showing their locations relative to the application site is shown in Figure 4. A full description of these sites can be read on the websites of the National Parks and Wildlife Service ([npws.ie](http://npws.ie)) and the Joint Nature Conservation Committee ([jncc.defra.gov.uk](http://jncc.defra.gov.uk))

Site Name & Code	Distance from Proposed Development	Qualifying Interests
Slieve Beagh SPA 004167	82m east	<ul style="list-style-type: none"> <li>Hen Harrier <i>Circus cyaneus</i></li> </ul>
Slieve Beagh-Mullaghfad-Lisnaskea SPA UK9020302	3km west	<ul style="list-style-type: none"> <li>Hen Harrier <i>Circus cyaneus</i></li> </ul>
Slieve Beagh SAC UK0016622	4.7km west	<ul style="list-style-type: none"> <li>Natural dystrophic lakes and ponds</li> <li>European dry heaths</li> </ul>

Table 1 – Natura 2000 Sites Within 10km of the Proposed Site

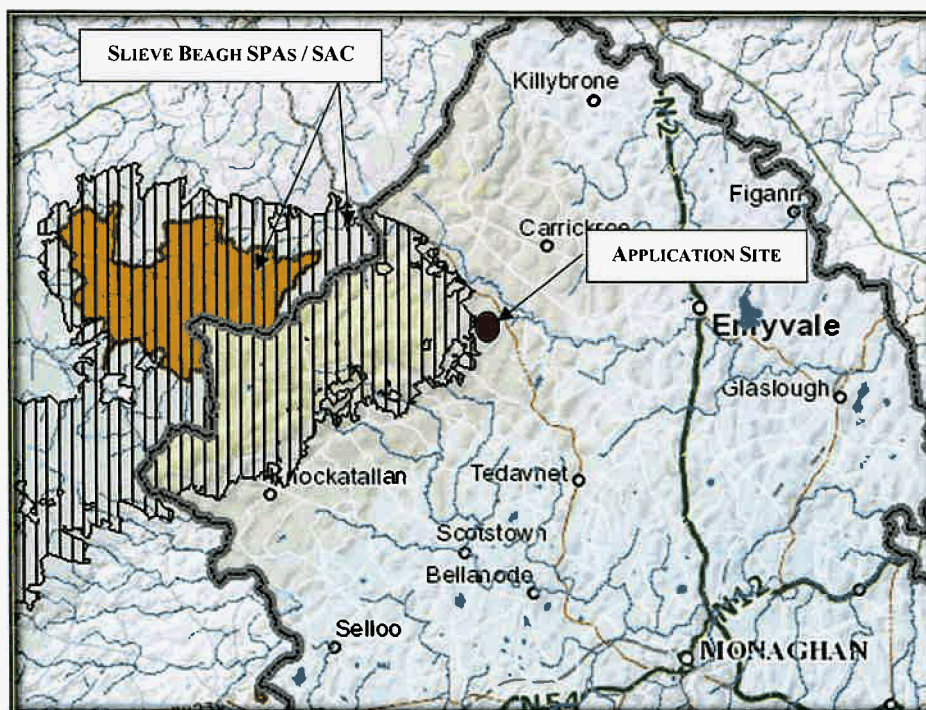


Figure 4 – The Application Site in relation to the Natura 2000 sites. Slieve Beagh SPAs (Vertical Hatching) and Slieve Beagh SAC (Brown)

Please refer to the appropriate Assessment Screening report contained in Appendix No. 19.

The site of the proposed development is located in the Neagh Bann River Basin District. There will be no discharge of soiled water or effluent from the existing and/or proposed development to surface water and so the proposed development will not have any significant impact on surface waters. See Appendix No. 13 for surface water quality data for this area.

A rodent control programme will be developed to cover the proposed development. The programme as implemented on site will be in line with Bord Bia and Department of Agriculture, Food and The Marine requirements. Detailed records regarding bait point location, frequency

of baiting and products used are to be maintained on site. No other pests will be attracted to the site due to the proper storage and disposal of all wastes, proper storage of all feedstuffs and maintaining the houses and external areas in a clean and tidy manner.

[The proposed development will involve the removal of c. 144m of hedgerow (2 No. hedges bisecting the proposed development), in addition to the entrance upgrade works. In some areas these existing hedges are low with gaps therein. There are c. 3 \* 5-7 m high trees to be removed within this area. It is planned to plant an equivalent area of hedgerow adjacent to house No. 1 and in front of the proposed development. Not alone will this replace the area removed it also links up the existing hedgerows within the fields thus providing wildlife with alternate suitable corridors effectively around, rather than through the proposed site, integrates with the existing hedgerows and once established should ensure minimal adverse impact on wildlife. As there are no mature trees to be removed/replaced the replacement of the wildlife corridors should happen significantly quicker as the hedgerow species proposed will establish in a quicker timeframe.]

Notwithstanding the above and the replacement of the roadside hedge there is an additional c. 150m of hedgerow to be planted along the revised access route, which will increase the overall level of planting on the farm.

In order to avoid adverse impact, the following mitigation measures are recommended:

- Tree removal should only take place outside of the bird nesting season and for the protection of bats, in late autumn
- Any natural verges along treelines or hedgerows should be retained and managed appropriately for the benefit of wildlife. They should not be sprayed with herbicide and a low intensity mowing or strimming regime should be incorporated. This will benefit local pollinators.
- During operation, lighting should be kept to a minimum around the remaining trees on the site. No light should fall on the trees from street lighting or private houses. Guidelines from Bat Conservation Ireland are provided for considering how to avoid light pollution of the hedgerows to allow for feeding, commuting and roosting. These measures will also mitigate against the impacts of the lighting scheme on the local badger populations.
- All other mitigation measures outlined in the accompanying bat report should be adhered to.
- The future landscaping of the site should adhere to the following recommendations:
  - The natural verges along the treelines and hedgerows that are to be retained should be retained and managed appropriately for the benefit of wildlife. They should not be sprayed with herbicide and a low intensity mowing or strimming regime should be incorporated. This will benefit local pollinators.
  - Only native trees and shrubs should be used in the landscaping.
  - The remaining grassland area should be maintained through methods that mimic traditional grassland management (low level grazing and mowing regimes). This will benefit local pollinators. Locally sourced wildflower seed would also be beneficial.]

Weed control will be carried out around the site as required to reduce any cover for pests. It is considered that the development, managed as is proposed, which will have to operate under License regulations, will have no measurable impact on either flora or fauna outside the site boundary.

Given that the area of the proposed site is an intensively managed agricultural area with poor biological diversity, retaining as much as possible of the existing landscaping/hedgerow around the site boundary, together with any proposed additional landscaping, should maintain biological diversity on the site.

- **4(3)(3)Effect on Land and Soil**

The structures proposed for the site would be constructed on a greenfield area, and as such there will be disturbance of same within the site boundary. There is no significant potential for any effect on soil, outside of the development area, and any land take required to facilitate the proposed development will be minor in terms of the applicant's landholding and the wider agricultural area.

If anything there is the potential for some positive benefits on soil on potential customer farmer lands as a result of the production of organic fertiliser by the proposed development. Such organic fertiliser provides a valuable addition to the soil adding nutrients not generally found in chemical fertiliser. Organic matter in soils is generally in decline, particularly on tillage farms and the use of an organic fertiliser is preferable to chemical fertiliser in maintaining adequate organic matter levels in soils. All organic fertiliser is destined for compost production, or supplied to customer farmers for use as organic fertiliser in accordance with S.I. 605 of 2017, as amended in response to demand.

See Appendix No. 12 for general soil classification for this area. The subsoils in this area are described as Drumlin soils with the site located in Soil association 27 (Gleys (85%) and InterDrumlin Peat and Peaty Gleys (15%)). Parent material is mostly Mostly Uppercarboniferous Limestone and shale - sandstone glacial till.

#### **Teagasc Soils**

Parent Material	TDCSS
Parent Material Name	Till derived from mixed Devonian and Carboniferous rocks
Parent Material Description	Sandstone and shales till (Devonian/Carboniferous)
Soil Group	Surface water Gleys, Ground water Gleys
IFS Soil Code	AminPD
IFS Soil Description	Derived from mainly non-calcareous parent materials
County	MONAGHAN
Category	Mineral poorly drained (Mainly acidic)
Legend	AminPD - Mineral poorly drained (Mainly acidic)



- **4(3)(4)Effect on Geological & Geomorphological heritage of the area.**

The structures proposed for the site would be constructed on a greenfield site. There is no significant potential for any effect outside of the development area.

The site of the proposed development is intensively managed agricultural lands. Given the nature and extent of the proposed development it will not have any adverse impact on the geology of the area, outside of the site. In addition as the proposed development will be integrated into the existing site due to the land topography and existing /proposed landscaping the proposed development will not have any adverse impact on the landscape and/ or the geomorphological heritage of the area.

- **4(3)(5)Effect on Water**

Adverse effect on *ground water* from the proposed development should be nil, as there will be no process discharge to ground and minimal risk of accidental leakage or spillage of polluting liquid on the site. The proposed development, will be carried out on an impermeable concrete base, with proper storm and soiled water separation and collection facilities. It should be noted that the proposed development, will operate on a dry manure basis, whereby the manure will be removed from the houses at the end of each batch. It will be managed as a dry manure thus eliminating the risk of any leak to groundwater. The only soiled water from the proposed development will arise due to washing down of the poultry houses.

The volume of water needed for the farm once the proposed development has been completed will be proportionate to the proposed stock levels. The existing water supply on the farm is from the Truagh water scheme, which will also serve the proposed development.

According to the Geological Survey of Ireland (please refer to Appendix No. 20) the aquifer classification appropriate to the site and the surrounding area is classed as;

**Bedrock Aquifer:**

Aquifer Category	L1
Category Description	Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones
Area (sq km)	19.15

with a vulnerability rating of Low (L) vulnerability. As the proposed development, will operate on a dry manure basis, whereby the manure will be removed from the houses after each batch and transported off site, there is minimal risk to ground water supplies in the area of the site.

Adverse effect on *surface water* from the proposed development should be nil, as there will be no process discharge to surface water and minimal risk of accidental leakage or spillage of polluting liquid on the site. The only discharge from the site to surface waters will be the discharge of rainwater from roofs and clean yards to field drainage, which flows towards the adjacent watercourse (The Mountain water River).

The Monaghan County Development Plan sets out a number of policies for the protection of Water. These have been considered in the design of the proposed development and are as follows.

**Policies for Protection of Water (as per the Monaghan County Development Plan 2013 – 2019)**

**WPP 1** - In assessing applications for developments the Council will consider the impact on the quality of surface waters and will have regard to targets and measures set out in the Neagh Bann and North Western International River Basin Management Plans and where appropriate the Blackwater, Glyde, Fane, Woodford and Erne East Water Management Unit Action Plans.

**WPP 2** - In assessing applications for development, the planning authority shall ensure compliance with the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No 272 of 2009) and the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No. 9 of 2010).

**WPP 3** - Protect known and potential groundwater reserves in the county. In assessing applications for developments the planning authority will consider the impact on the quality of water reserves and will have regard to the recommended approach in the Groundwater Protection Scheme for County Monaghan. The employment of the methodology identified in the Groundwater Protection Scheme for County Monaghan (available at [www.gsi.ie](http://www.gsi.ie)) and Guidance on the Authorisation of Discharges to Groundwater (available at [www.epa.ie](http://www.epa.ie)) will be required where appropriate.

**WPP 4** - Require best practice in the design, construction and operation of expanding and new developments to ensure minimum effects on the aquatic environment. Sustainable Urban Drainage Systems, designed to ensure both water quality protection and flood minimisation should be included in developments for commercial, industrial, intensive agricultural, public and institutional premises with significant roof or hard surface areas and multiple residential developments.

**WPP 5** - Require submission of a water protection plan and detailed site drainage plans with all planning applications. Maps of sensitive areas and waters and a Water Protection Plan Checklist (Appendix 16) will assist in the preparation of plans at application stage.

**WPP 6** - Prevent further degradation of habitat by the promotion of riparian corridors and the prevention of any in stream works, or culverting of waterways unless in accordance with Inland Fisheries Ireland (IFI) guidance document Requirements for the Protection of Fishery Habitat During Construction and Development Works at River Sites. The IFI should be consulted prior to the submission of any plans involving works close to waterways.

**WPP 7** - No development shall be permitted within 200 metres of any lake that is the source of a water supply, where that development has the potential to pollute the lake.

**WPP 8** - Ensure that industrial or intensive agricultural developments generating manure, organic fertilisers or sludge, that are dependent on off-site recovery or disposal take account of sensitive area mapping including lands with impaired drainage/percolation properties and lands where rock outcrop and extreme vulnerability of groundwater is present. In consideration of the use of imported manure or sludge in sensitive areas, restrictions will apply in relation to water supply source catchments.

**WPP 9** - Details of land spreading arrangements of manures or sludge arising from industrial or intensive agricultural development shall be submitted to the planning authority with all planning applications.

**WPP 10** - Development within the vicinity of groundwater or surface water dependant Natura 2000 sites (Kilroosky Lough Cluster SAC) will not be permitted where there is potential for a likely significant impact upon the groundwater or surface water supply to the Natura 2000 site. Where appropriate, the applicant to demonstrate with hydrogeological evidence, that the proposed development will not adversely affect the quality or quantity of groundwater or surface water supply to the Natura 2000 sites.

**WPP 11** - Development which would have an unacceptable impact on the water environment, including surface water and groundwater quality and quantity, river corridors and associated wetlands will not be permitted.

**WPP 12** - Floodplains and riparian corridors will be maintained free from development to provide flood retention features within these areas.

In order to avoid any reductions in water quality in the area surrounding the proposed development and in order to protect any designated sites, designated species and sensitive surface/ground waters, in the general area of the development and/or further afield, a number of mitigation measures have been planned for that will help to protect the local biodiversity of the surrounding area and to ensure the protection of local wildlife.

### **During Construction**

- It is vital that there is no deterioration in water quality in the watercourses in the vicinity of the development. This will protect both habitats and species that are sensitive to pollution. Therefore, strict controls of erosion, sediment generation and other pollutants associated with the construction process to be implemented. No development works to take place near to any watercourse.
- Surface water run-off from the site (during construction) should be routed to the watercourses via suitably designed and sited settlement areas/filter channels.
- Fuels, oils, greases and hydraulic fluids will be stored in bunded areas well away from drains. Refuelling of machinery, etc., to be carried out in bunded areas.

- Stockpile areas for sands and gravel will be kept to a minimum size, well away from the drains.
- There will be no disturbance to the banks or habitats along local watercourses.
- There will be an amount of excavated soil from site development works which will be used within the site/landholding. Its use will not lead to the loss or damage of any natural or semi-natural habitats elsewhere and will not be spread close to any local watercourse.
- All hedgerows, not directly impacted by the proposed development, should be protected and maintained.
- Any landscaping should involve the planting of native Irish species that are indigenous to the site. The characteristics of newly planted hedgerows should mimic those in the surrounding area.
- Site preparation and construction should adhere to best practice.
- Any bulk fuel storage tank or fuel storage area should be properly bunded with a bund capacity of at least 110% of that of the fuel tank.
- All proposed development works to be in accordance with the Department of Agriculture, Food and Marine Minimum Specifications and/or industry standards.

#### **During Operation**

- All activities on site to be carried out in accordance with the Department of Agriculture, Food and Marine, Bord Bia, EPA and Monaghan Co. Co. requirements and specifications and/or industry standards
- All organic fertiliser generated on site to be removed by a registered contractor for use elsewhere.
- All soiled water to be appropriately collected, stored and utilised in accordance with the requirements of S.I. 605 of 2017, as amended.
- All potentially polluting products (fuels, detergents etc.) to be stored in appropriately bunded areas.
- Stormwater discharge points to be checked and inspected on a weekly basis for any sign of contamination.
- Appropriate measures to be put in place to deal with any accidents etc. that have the potential to cause adverse environmental impact.

Around Newbliss this LCT presents as a series of closely spaced low hills in which pasture is the main landuse. Fields are bounded by hedgerows, many of which are cut or managed to facilitate farming activities. Generally the field pattern is of a small scale. Hedgerow species include Hawthorn (*Crataegus* spp), Gorse (*Ulex* spp) and ash (*Fraxinus* spp). Scattered mature trees or hedgerow trees are present across the area, ash (*Fraxinus* spp) being the dominant species. Occasional small crops of commercial forestry are located in this landscape and contrast strongly with clumps of deciduous woodland (beech and oak) and scrub vegetation also present here. This landscape type contains few permanent loughs although streams and smaller watercourses are present and lower lying areas contain marshy wetland grasses.

The nature of the proposed development, and its location, integrated into the landscape will ensure that there will be no adverse impact on the local environment/landscape from the proposed development. The proposed development is typical of the type of Agricultural farm buildings within this area of Co. Monaghan and will have limited impact on the character of the surrounding landscape. Poultry farming is a traditional farm enterprise in this area of the county.

**[The applicant appreciates that there is a certain amount of vegetation to be removed to facilitate the proposed development. The layout of the proposed development was designed so as to ensure that there was minimal visual impact on the local area (i.e. set far back into the landholding and orientated with the gable ends of the houses towards the road) with minimal hedgerow removal. As previously detailed the 144m of hedgerow to be removed to facilitate the development will be replaced with additional hedgerow planting around the development, which will be completed on an earthen bank to maximise the screening value of this landscaping. Any hedgerows removed to facilitate the sightlines and access road will also be replaced with new hedgerows and landscaped banks this ensuring that the proposed development has no adverse visual impact on the local area. In addition to the above there will be additional planting along the roadway accessing the site and infilling of gaps in the existing hedgerows surrounding the site. The use of native species natural to the area and grassed earthen banks for landscaping will ensure that the proposed development integrated successfully with the local area.]**

The site being well screened in the landscape will be general visually unobtrusive. It is not considered that the proposed development will have significant impacts on the landscape character of this area. The existing **[/proposed]** vegetation **[and landscaping]** will help to soften any visual impacts and additional landscaping maybe added where considered appropriate.

The site is not likely to adversely impact any Special Areas of Conservation (S.A.C.), Special Protection Area (S.P.A.), Areas of Primary/Secondary Amenity Value and/or Views from Scenic Routes as listed in the Monaghan County Development Plan 2013 - 2019.

- **4(3)(9)Effect on Archaeological & Cultural Heritage**

There are no known archaeological sites within the site boundary and no reason to suspect the presence of such sites within the site of the proposed development. No indication of archaeological sites/features was observed as part of previous activities on this site. In addition, there is no visual evidence of any archaeological feature on the lands adjoining the site. There are no recorded sites within c. 1.5 km of the proposed development site as per the Archaeological Survey database. The closest recorded protected structure is an enclosure located c. 1.6 km west of the proposed development site. See Description below;

Record Number:

MO002-001002-

Classification:

Redundant record

Scheduled

for

Protection:

0

**Description:**

Located at the summit of Bragan Hill. A large enclosure (MO002-001001-) surrounding a smaller enclosure is faintly visible on aerial photographs (GSIAP: H 282/283). No archaeological feature is visible at ground level and the features are indistinct and uncertain on the aerial images. Date of revised upload: 25 July 2017

As any such sites are located a considerable distance from the proposed development the current proposal will not impact on these recorded sites in any way.

- **4(3)(10)Effect on Material Assets**

Resources that are valued and that are intrinsic to specific places are called 'material assets'. They may be of either human or natural origin and the value may arise for either economic or cultural reasons. The assessment objectives vary considerably according to the type of assets, those for economic assets being concerned primarily with ensuring equitable and sustainable use of resources. Assessments of cultural assets are more typically concerned with securing the integrity and continuity of both the asset and its necessary context. The potential impact of the proposed development on archaeology / cultural assets has been discussed previously.

Material Assets that may potentially be affected by the proposed development include:

- **(A) Material Assets: Agricultural Properties including all agricultural enterprises**

The proposed development is to be completed on a Greenfield site that currently is farmed by the applicant. The proposed development is surrounded by agricultural farmland. The proposed development will not interact with any lands outside the confines of the site, except for the production of a valuable organic fertiliser which may be utilized by farmers as a replacement for chemical fertiliser.

- **(B) Material Assets: Non-agricultural Properties including residential, commercial, recreational and non-agricultural land.**

The proposed development is a traditional farming practice in this area and, is surrounded by agricultural lands and is located well away from any built up areas and/or development clusters. There are no residential dwelling's within c. 100m of the proposed development site. The development will have no impact on adjoining property values if for no other reason than this is an agricultural development in an agricultural area, and as such agricultural development is not alone expected in, but also appropriate to this area.

- **(C) Material Assets: Natural or other resources including mineral resources, land and energy**

The proposed development will require a portion of land upon which the proposed poultry houses will be developed; however there will be no adverse impact outside of the development area. The proposed development will also involve the use of a limited amount of construction materials (including quarry products and other construction materials), however the extent of the development is limited in nature and the amount of resources required in the construction of the house, and potential adverse impact of same, is negligible when sourced from authorized sources. The operation of the farm will require additional feed (classified as a renewable resource), gas and water. The applicant will operate modern feeding, ventilation and heating systems to minimize same. The farm does not require any major modifications to the existing electricity network, water or road infrastructure in the area.