

**LONGFORD COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACTS 2000 (as amended)**

**DECISION**

**To:** Conor Smith  
c/o Paraic Fay  
The Mews  
23 Farnham St  
Cavan  
H12 T9W2

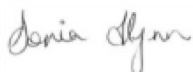
**Planning Reference No:** 23/60072

**Date of Receipt of Application:** 29/06/2023

“Notice is hereby given that in pursuance of the Powers conferred upon them by the above-mentioned Acts Longford County Council has by order dated **10 April 2024** decided to Grant Planning Permission to the above named:”

**PERMISSION to construct 1 No. poultry house together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s) and site works associated with the above development at Glenmore Aughnacliffe Co. Longford**

Signed on behalf of LONGFORD COUNTY COUNCIL



A/ADMINISTRATIVE OFFICER

DATE 10 April 2024

**Schedule of Conditions:**

As per attached, See Conditions No. 1 - 14

Provided there is no appeal against this decision, a grant of Planning Permission will issue as soon as may be, but not earlier than 3 working days, after the expiration of the period for making of an appeal, if there is no appeal before the Board on the expiration of the said period.

This NOTICE is not a grant of Permission and work should not be commenced until Planning Permission is issued.

**Note:** The applicant is advised that he / she is required to comply with the requirements of the Building Control Act, 1990.

**Note:** In deciding a planning application the Planning Authority, in accordance with Section 34(3) of the Act, has regard to submissions or observations received in accordance with the Planning and Development Regulations, 2006.

Appeals:- An appeal against the above decision may be made to An Bord Pleanala. The Applicant for permission may appeal within the period of 4 weeks beginning on the date of the decision. Any person, body or interested group who made submissions or observations in writing to the planning authority in relation to the planning application may appeal to the Board within the period of 4 weeks beginning on the date of the decision of the planning authority. Full details of the requirement to make an appeal are available from An Bord Pleanala, 64 Marlborough Street, Dublin 1. Telephone number (01) 858 8100 [www.pleanala.ie](http://www.pleanala.ie)

No.	Condition.	Reason for Condition.
1.	The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged as part of the application and those received by way of Further Information on the 21/02/2024, save as may be required by the other conditions attached hereto.	To ensure that the development shall be in accordance with the permission and that effective control can be maintained.
2.	(a) This permission authorises only the development proposed on the public notices and advertisement.  (b) The proposed structure <u>shall only</u> be used for the housing of chickens and shall not be used for any other purpose without the written agreement of the Planning Authority.	To protect the amenities of the area and to prevent environmental pollution.
3.	All external finishes of the proposed shed including the roof shall match those of the existing structure with regard to materials, texture, colour and form.	To ensure a proper standard of development.
4.	The requirements of the Environmental Protection Agency in relation to environmental requirements for the proposed development shall be ascertained and be fully complied with over the duration of this permission.  The proposed development and operation of the structure shall be strictly in accordance with the EIAR submitted by way of FI and received by the Planning Authority on the 21/02/2024.	In the interests of public health.
5.	(a) Prior to the commencement of the development the applicant shall submit to the Planning Authority a fully complete and signed off Construction and Environmental Management Plan.  (b) Prior to the commencement of the development the applicant shall prepare a Construction and Traffic Management Plan for the development and the subject site.	
6.	The proposed development shall be constructed according to the following controls: i) The controls and mitigation measures identified in the Construction and Environmental Management Plan and the NIS report shall be implemented in full. ii) The hours of construction are limited to the recommended operating hours of: <ul style="list-style-type: none"> <li>• Monday to Friday: 7 a.m. to 7 p.m.</li> <li>• Saturdays: 8 a.m. to 2 p.m.</li> <li>• Sundays &amp; Bank Holidays: Works not allowed</li> </ul> iii) The Waste Management Plan shall be implemented in full.	In the interests of public health and environmental protection.

7.	<p>The development shall be operated according to the following controls:</p> <ul style="list-style-type: none"> <li>i) All the mitigation measures identified in the EIAR and the NIS report shall be implemented in full and verified as being effective through a monitoring and verification process.</li> <li>ii) An Odour Management Plan shall be implemented for the facility based on EPA Guidance AG9.</li> <li>iii) If given consent for development, the facility shall not operate prior to being granted an EPA license. This will regulate any emissions to the environment, including surface and ground water, from operation of the facility.</li> </ul>	
8.	<p>The proposed shed shall be built and installed in accordance with the Department of Agriculture, Food &amp; Forestry Farm Development services specifications.</p>	<p>In the interests of public health and environmental protection.</p>
9.	<p>All uncontaminated surface waters, including waters from roofs and clean concrete surfaces, shall be separately collected and discharged through an impermeable system with sealed joints, to soak pits or land drains.</p> <p>Contaminated surface water shall <u>not</u> be allowed to enter a drain or waterway.</p> <p>All effluents including soiled yard water shall be directed to the dedicated wash water collection tanks in accordance of S.I. 113. The proposed tanks shall include a sub-floor leak detection system, shall be routinely inspected and be built and installed in accordance with the latest EPA Guidance.</p> <p>During the construction phase all site runoff should be directed to Sediment Filter Traps and through class 1 Oil Interceptors. A full Construction and Environmental Management Plan should be in place to ensure no runoff of hydro- carbon contaminated rainwater enters surface or ground water.</p>	<p>In the interests of public health and environmental protection.</p>
10.	<p><b>Roads:</b></p> <ul style="list-style-type: none"> <li>(a) The fenceline/boundary adjacent to the public roadway shall be sufficiently removed and the new boundary shall be set back a sufficient distance to achieve 90m long by 3m deep sightline triangle.</li> <li>(b) The required sightline measures detailed above will be implemented in full prior to the commencement of the poultry house development in order to provide for public safety on the road during the critical construction phase.</li> <li>(c) Vehicular access shall be restricted to the current entrance only.</li> <li>(d) The new entrance and associated sightline work shall be constructed with a minimum depth of 450mm of suitable</li> </ul>	

	<p>granular material and capped with clause 804 granular material type B, to a minimum depth of 200mm, properly compacted. This filling should slope away from the existing road edge at a minimum slope of 2.5% and particular care should be taken to ensure that the storm water runoff from the area and the adjoining public road is disposed of properly to an adjoining watercourse. This entire area shall be surfaced with a final layer of material to the relevant TII standards or reinforced concrete.</p> <p>(e) A drainage system shall be installed along the entire site frontage where the fenceline/boundary has been set back including a new outfall to an existing surface water drainage network or appropriate alternative. The new drainage system shall be constructed with concrete pipes of adequate internal diameter (Min 450mm), properly bedded, backfilled, and laid to the correct grade.</p> <p>(f) All surface water arising on site shall be disposed of within the site or to the existing drainage system. No water from the access road or the roofs of the poultry houses will be allowed to flow onto the public road.</p> <p>(g) The Public Road shall not be adversely affected by the Works with regard to pavement, obstructions, road operation, verges, or drainage.</p> <p>(h) All necessary measures shall be taken by the development contractor to prevent any spillage or deposition of clay, dust, rubble, or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road network during and after the course of the construction works.</p>	
<p><b>11.</b></p>	<p>All existing mature hedgerow and trees on site shall be retained and strengthened where possible. In addition, the rear and lateral boundaries of the site shall be further planted with native tree and hedgerow species in the first season following the commencement of the development.</p> <p>The following species or a mixture of these shall be used:</p> <ul style="list-style-type: none"> <li>• Native Evergreens (Holly, Yew, Scots Pine)</li> <li>• Native Deciduous (Oak, Elm, Ash, Birch, Hazel, Alder, Willow, Elder, Whitethorn, Blackthorn, Irish Whitebeam, Rowan).</li> </ul> <p>Exotic species such as Cypress, Leylandii, Rhododendron, Laurel, Spruce and Sycamore shall not be used.</p> <p>All other existing mature trees and hedgerow on the front, and lateral boundaries shall be retained in full and have additional planting to strengthen and thicken the screening of the poultry sheds.</p>	<p>In the interests of ecological functioning and visual amenity.</p>

	Any new planting that becomes diseased or dies within the first 5 years after planting shall be re-planted at the landowners and applicant's expense.	
12.	<p>Full surface water and effluent drainage facilities shall be provided throughout the site and adjoining yard in accordance with the Department of Agriculture, Food and Rural Development S129 specifications for Farmyard Drainage, Concrete Yards and Roads.</p> <p>Existing land and road drainage in the area shall not be adversely affected by the proposed development.</p>	In the interests of clarity, public health and environmental protection.
13.	Any alterations to the proposed development required in order to increase energy efficiency, passive houses or solar heating, use of renewable energy resources and/or comply with national building codes of practice shall be submitted to the planning authority for its agreement prior to the commencement of development.	In order to promote sustainable energy usage and comply with the requirements of national building codes of practice.
14.	<p>Prior to the commencement of development, or as may otherwise be agreed with the Planning Authority, the developer shall pay the sum of <b>€7,420 development contribution</b>, to the Planning Authority as a contribution, in accordance with Longford County Council's Development Contribution Scheme 2023-2027 adopted, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority, and that is provided or that it is intended will be provided by, or on behalf of, the Council.</p> <p>*The contribution payable will be based on the contribution rate applicable at the time of payment and <u>not</u> the rate in existence when permission is granted. The amount of the development contribution will be updated annually in accordance with changes in the Wholesale Price Index (Building and Construction), (Capital Goods) and penalty interest for late payment shall apply, in accordance with the terms of the Council's Development Contribution Scheme.</p>	The contribution payable will be based on the contribution rate applicable at the time of payment and <u>not</u> the rate in existence when permission is granted. The amount of the development contribution will be updated annually on the 1 <sup>st</sup> January in accordance with changes in the Wholesale Price Index (Building and Construction), (Capital Goods) and penalty interest for late payment, in accordance with the terms of the Council's Development Contribution Scheme.

**\*Note: In accordance with Section 34 (13) of the Planning and Development Act 2000, you are advised "a person shall not be entitled solely by reason of a permission under this section to carry out any development".**

**\*Note: All obsolete site notices should now be removed and disposed of in an authorised manner, as failure to do so may result in the issuing of a litter fine.**

**\*Note: Applicant/developer to ensure that the proposed development complies with the building regulations particularly in relation to accessibility for all and fire escape/prevention.**

**\*Note: It is the responsibility of the Applicant/Developer to ensure that the requirements of the Chief Fire Officer (Longford County Council) are ascertained and fully complied with in the development.**

Longford County Council - Inspection Purposes Only