

Planning Reference: 18/26	Date Received: 15/02/2018
	Decision Due: 11/04/2018
	Area:

Conor Smith
 C.L.W. Environmental Planners Ltd.
 The Mews
 23 Farnham Street
 Cavan

Nature of Development:

PERMISSION for 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 (including upgraded site entrance) associated with the above development at Glenmore Aughnacliffe Co. Longford

**Chief Fire Officer) attached
 Road Design)**

**Notice on Site:
 The Longford Leader:**

Recommended that permission be granted/~~refused~~ subject to the following conditions:

CONDITIONS	REASON FOR CONDITIONS
SEE ATTACHED.	28035

Signed: 
 *PLANNER

Signed: _____
 SENIOR EXECUTIVE PLANNER

Signed: 
 SENIOR PLANNER

27/03/18

Planning Report

Proposed Development

This is an application for 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 (including upgraded site entrance) associated with the above development at Glenmore, Aghnacliffe, Co. Longford



Planning History

07-683 –Planning permission granted to erect a silage pit and effluent tank adjacent to the proposed site



Existing entrance to the agricultural complex (above)

Longford County Council

Res Only



Existing structures on site

Longford County Council
Uses Only



Location of proposed poultry rearing house

Site Description and Consideration

The proposed development site is located at the end of a cul de sac just off a country road to the west of Aughnaclyffe and the east of Ballinamuck. The proposed development site is located outside of the designated village envelopes as specified in Longford County Development Plan 2015 - 2021. The proposed site is not located within any Natural Heritage Area, SAC, SPA or Broad Zone. The proposed development site is on elevated ground near a sensitive area and is in close proximity to Lough Gowna Broadzone and Full Scenic Routes 7 & 8. The applicants have also indicated as part of the application form that the site area is 1.11 hectares.

The applicant has submitted the supplementary planning application form for agricultural development which is now required with all agricultural planning application and requires the applicant to outline the existing farm yard structures and the numbers of livestock on the site at present, existing and proposed slurry holding facilities and the method of disposal for same.

The applicant has submitted a planning statement as part of the planning application which outlines the proposed development, the design, inputs and waste, and the processes involved in the rearing of chicken and the explanation for the choice of site.

The applicant has also submitted an Appropriate Assessment screening report for the proposed development to identify if the proposed development would have any effect on a Natura 2000 site. The submitted screening report has concluded that it can be concluded objectively that this development will have no impacts upon and Natura 2000 site. The integrity and conservation objectives of this site will be maintained and the habitats and species associated with the site will not be adversely affected and the development does not need to progress to Stage II of the Appropriate Assessment process.

Design

The applicant proposes to construct a poultry rearing house which is of an 'A' roof design 97.5m long by 20m wide with an overall height of 5.8m. The applicant has indicated that the building is of a form, design, colour and material that are sympathetic to their surroundings. The house will be constructed with a steel portal frame structure on concrete base in line with the Dept. of Agriculture, Food and the Marine specifications. The house will be constructed of concrete walls with prefabricated wall panels and dark coloured corrugated cladding on the roof. Automated feeding and drinking systems are to be incorporated into the house operation.

Wastewater Treatment

N/A

Water

The applicant has indicated an existing connection to a private well on site

Submissions/Observations

None

Internal Reports/ Memos

Roads – 28th March, 2018 – Noted.

Reps

None

Pre-Planning Consultation

None

Development Contributions

Total area of proposed structure = 1984m²

Levied under Table 2 - €5 per m² >400m² of roofed development area

Total area = 1984m²

1984-400 = **1584m²** liable for development charges

Total = 1584 x €5 = €7920

Total = €7920

Planning Recommendation

The applicant proposes to upgrade existing agricultural facilities on site, currently in use for agricultural purposes. The proposed development would provide for a diversification in the existing agricultural activities and would be carried out in a rural area where livestock farming/ agriculture is predominant. The proposed development will not cause significant injury to the character of the area or the amenity of property in the vicinity, and would not give rise to an undue risk of water pollution nor would it threaten road safety.

Taking into account the above, it is recommended that planning permission is granted, subject to the conditions set out hereunder.

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, 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.	No advertising signage, shall be constructed, placed on the development, placed in the curtilage of the development, placed on the roof of the development, or erected anywhere on the property without the express written agreement of the Planning Authority or any necessary grant of a further and separate planning permission.	In the interests of architectural harmony, visual amenity and in order to maintain the character of the area.

3.	<p>The following roads requirements shall be fully complied with in the development. Revised plans and specifications shall be provided where necessary for the written agreement of the Road Design Section of Longford County Council prior to the commencement of the development.</p> <p>a. The front boundary shall be set back from edge of the existing road and hedges removed in the sight triangle, to achieve the required sight distance in accordance with the NRA Road Geometry Handbook.</p> <p>b. The area of ground between the edge of the existing public road and the line of the new boundary wall/fence shall be filled with a minimum depth of 450mm suitable 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</p>	<p>In order to provide for an adequate standard of development and in the interests of orderly development, residential amenity and the proper planning and sustainable development of the area.</p>
4.	<p>The requirements of the Principal Environmental Health Officer in relation to public health for the proposed development shall be ascertained and be fully complied with over the duration of this permission.</p>	<p>In the interests of public health.</p>
5.	<p>The applicant shall be responsible for compliance with all relevant regulations and licencing requirements.</p>	<p>In the interests of clarity, public health and environmental protection</p>
6.	<p>Full surface water and effluent drainage facilities shall be provided throughout the site in accordance with the Department of Agriculture, Food and Marine Minimum specifications for Farmyard Drainage,</p>	<p>In the interests of clarity, public health and environmental protection.</p>

	Concrete Yards and Roads.	
7.	<p>Prior to commencement the external finishes of the proposed structure shall be agreed with the Planning Authority.</p> <p>The proposed structures shall be installed in accordance with the Department of Agriculture, Food & Forestry Farm Development services S123 specifications for silage bases.</p>	In the interests of public health and environmental protection.
8.	<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 proposed slatted tank.</p>	In the interests of public health and environmental protection.
9.	<p>Where effluent is being spread on land, such operation shall not be carried out during heavy rainfall and shall not be spread:</p> <ul style="list-style-type: none"> (i) Within 20meters of any drain or watercourse (ii) Within 50meters of the flood line of any land liable to flooding. (iii) Within 100 meters of a dwelling without the prior consent of the occupant thereof. (iv) Within 50 meters of any domestic well. (v) Within 30 metres of public water supply sources. (vi) On frozen, snow covered or waterlogged ground. (vii) During any period between the 15th October to 15th January. (viii) On land sloping steeply towards rivers, streams, or lakes, on exposed bedrock or in situations where there is significant risk of causing water pollution. 	In the interests of public safety, environmental protection and the proper planning and the sustainable development of the area.

10.	Slurry shall be spread only in accordance with the usage of lands and the capacity of the lands to retain, neutralise and decompose it. The rate of spreading shall be such as to prevent surface run-off, ponding or seepage into covered field drains. It shall be carried out in accordance with the Code of Good Agricultural Practice for Protection of Waters – Regulations SI No. 378 of 2006.	In the interests of the prevention of pollution and of proper planning and sustainable development.
11.	Existing land and road drainage in the area shall not be adversely affected by the proposed development.	In the interests of road safety and the proper planning and sustainable development of the area.
12.	The adjacent public road shall be maintained in a clean manner with all effluent retained on site and where off-site spreading of slurry effluent is undertaken, any wheel borne mud/spillages etc shall be cleaned by the applicant/ operator through sweeping, before the end of the daylight period during which it has been deposited/ occurred.	In the interests of public safety, environmental protection and visual amenity.
13.	<p>The southern boundary of the site, between the proposed development and the adjoining road, shall be heavily planted with native tree and hedgerow species in the first season following the commencement of development. The details of this planting shall be submitted and agreed with the Planning Authority prior to the commencement of development.</p> <p>The following species or a mixture of these shall be used:</p> <ul style="list-style-type: none"> • Native Evergreens (Holly, Scots Pine, etc.) • Native Deciduous (Oak, Elm, Ash, Birch, Hazel, Alder, Willow, Elder, Whitethorn, Blackthorn, Irish Whitebeam, Rowan) <p>Exotic species such as Cypress, Leylandii, Rhododendron, Laurel, Spruce and Sycamore shall not be used.</p>	In the interests of ecological functioning and the visual amenity of the area.

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 €7,920 to the Planning Authority as a contribution, in accordance with the Council's Development Contribution Scheme 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 on the 1st January 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>	<p>It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by Longford County Council in respect of the provision/improvement of public services/infrastructure benefiting development in the area of the Planning Authority.</p>

***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.**

Site Risk Assessment Form

Planning Ref. No.:

Site type/location (e.g. farm/industry/quarry/residential, etc.):

	(1) Preliminary	(2) On Site
Potential Hazards/Risks? If yes, brief description.	N.	N.
Appointment Necessary?	N.	N.
Accompaniment Necessary?	N.	N.
Special PPE Necessary?	N.	N.
Likely high level risk - need for special arrangements? (If yes consult with Line Manager re. options)	N.	N.
Any Other Comments?	—	—

(1) Signed: _____

Dated: 27-Mar-18

(2) Signed: _____

Dated: 27-Mar-18