

Closed Sally Jay  
AMK 11

Obs Wed 3/3

P307/21

**PLANNING APPLICATION CONTROL FORM**

Application Reference No.: 21/35

Decision due by 24/03/2021

Previous Ref. Nos.:

Date of Receipt of Application: 28/01/2021

Applicant : Hugh & Liam O'Neill

Address: C.L.W Environment Planners Ltd The Mews 23 Farnham St Cavan

Location of

Development: Creeve (DED Creeve) Latton Castleblayney

Description : permission to construct 1 no. poultry house together with all ancillary structures (to include meal storage bin(s) and soiled water(s)) and site works (including upgraded site entrance) associated with the above development

1x poultry upgrade access

**VALIDATION**

Validated by: \_\_\_\_\_

Date of Validation: \_\_\_\_\_

**SITE NOTICE**

Was Notice published on site

Yes

No

Inspected by: AM

Date of Inspection: 15/2/21

**Refer file for reports to:**

Municipal District  
*B/Bay/Cloves*

Heritage Officer

E.H.O.

S.E.E. Roads

S.E.E. Water Services

S.E.E. Environment

Irish Water

S.E. Planner

NRA/TII

Housing

DoECLG  
*enave*

Fire Officer

An Taisce  
*enave*

I.F.I.

Roisin Moore

Flooding Section

Build Heritage

OPW

AA not required

BB/RIC

**MONAGHAN COUNTY COUNCIL  
PLANNING AND DEVELOPMENT REPORT**

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**File Ref:** 21-35 (Grant Permission)

**Applicant:** Hugh & Liam O'Neill

**Development:** permission to construct 1 no. poultry house together with all ancillary structures (to include meal storage bin(s) and soiled water(s)) and site works (including upgraded site entrance) associated with the above development

**Location:** Creeve Latton Castleblayney Co. Monaghan

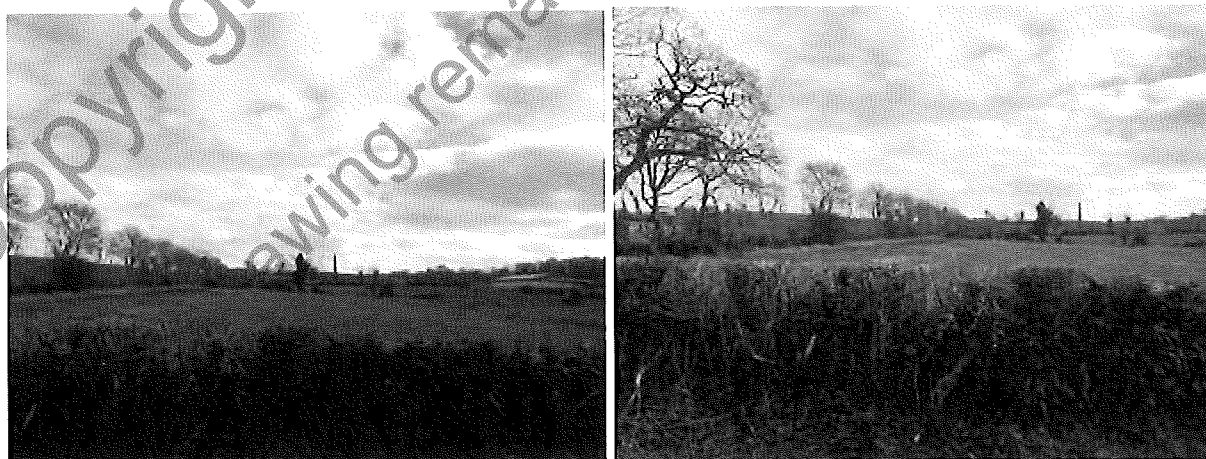
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**1. Date of Site Inspection**

15-2-2021

**2 Site Notice & Photos**

In order





### 3. Pre-Planning Meeting(s)

No as per Application Form

### 4. Zoning

The subject site is located in a 'Category 2- Remaining Rural Area' as per MCDP 2019-2025.

### 5. Characteristics of the Site/Area

- Subject site, denoted in red on the map below, has a stated site area of 1.55Ha.
- Three natural site boundaries defined within portion of host field
- Greenfield site with levels rising gently up from the local primary road, from west to east
- Existing private laneway access, to be upgraded
- Family agricultural buildings to the south of the subject site
- Nearest third party dwelling house located to the north-west of the subject site
- Not Within 15km of Natura 2000 sites
- No OPW flooding concerns



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## 6. Proposed Development

This is an application for Permission for:

- 1 x poultry house together with all ancillary structures- meal storage bin(s) and soiled water(s)
- upgraded site entrance

## 7. Site Planning History

As per Application Form

Previous Valid Planning Applications:	No
Subject of Appeal:	No
Site Flooded:	No
Previous Uses:	No
Statutory Notices:	No

## Planning Authority's iPlan Record

No record on subject site

## 8. Observations

The last date for observations was 3-3-2021. No submissions were received.

## 9. Referrals Reports

### MCC Internal

Environment: Report dated 16-3-21. No objection subject to Conditions

MD: Report dated 8-3-21. No objection subject to Conditions

No other Referrals for internal reports on Planning Application Control Form

### Consultees

An Taisce: Report dated 3-3-21. EIA Screening and Ammonia Emissions Assessment

DoECLG: no response

No other Consultee Referrals on Planning Application Control Form

## 10. Development Plan Policy/Ministerial Guidelines

### Monaghan County Development Plan 2019-2025

Section 15.15 Agricultural Development- Policies AGP1 and AGP2

Section 15.24 Building Lines

Section 6.7 Natura 2000 Sites and Appropriate Assessment

## 11. Planning Assessment

### Application Information

Site Area: 1.55Ha.  
Proposed Floor Area: 3004sqm

### Assessment

#### Poultry Thresholds

The capacity of the proposed poultry house is 39800 free range broilers.

The applicant is not required to submit an EIAR as the capacity of bird numbers falls below the Threshold and that for which a Licence from the EPA is required (in excess of 40,000 places).

In accordance with Schedule 5, Part 1, 17 and Schedule 5 Part 2, 1(e)(i) of the Planning and Development Regulations, the proposed development does not require an EIS.

#### Policies for Agricultural Development

The importance of agriculture in County Monaghan is recognised.

- All planning applications shall be required to include an 'Agricultural Development' Form
- All planning applications shall be required to be accompanied by a completed supplementary planning application form for agricultural developments.

#### Applicants Submission

- The Applicant has submitted a Statement of Compliance with Policy AGP 2 of Section 15.15 of MCDP 2019-2025, dated 28-1-2021, as prepared by CLW Environmental Planners, as required
- The Applicant has submitted an Appropriate Assessment Screening Report dated January 2021 as prepared by Noreen McLoughlin Environmental Consultant
- The Applicant has submitted a Planning Report entitled "Description of the Location, operation and management of the proposed development of 1no. free range broiler house (to accommodate 39800 birds)", dated 28-1-2021, as prepared by CLW Environmental Planners
- 2 x Hedgerow Agreements and accompanying Maps, signed by all parties and witnessed by solicitors, as required

#### Proposed Development

- The above submitted forms are summarised as follows:
  - farm Area: 37Ha.
  - >100m from nearest third-party dwelling house to the west
  - 3004sqm footprint
  - 39,800 broilers
  - Storage tank capacity: 31.8m<sup>3</sup>
  - not within 100m of an existing poultry production
  - c133m from public road
  - Max height: c7m (9.1m silo)
  - landscaping as per Drawing No. 01/001 to facilitate sightlines on third party lands
- Greenfield site with three natural defined boundaries within host field
- Existing agricultural access from local primary road to be upgraded
- Proposed Poultry House dimensions (including store) c128m long x c23.4m wide x c7m high (total internal floor area c3004sqm)
- Stated FFL of 136.00 and 171.00 on submitted plans- to be clarified by Additional Information
- 2no. silo with total floor area of c32sqm



- Design: the proposed type of poultry housing is designed for broiler rearing and comprises a simple closed building of concrete/steel/pre-fabricated panel construction on a concrete base, thermally insulated with a computer-controlled ventilation system and artificial lighting and automated feeding/drinking systems. Agrispec roof and external walls
- The onus is on the Applicant to submit a compliance Statement with Policies AGP1 and AGP 2
- The Applicant has submitted a Compliance Statement on Policy AGP2 only
- The Applicant has not submitted a Compliance Statement to demonstrate compliance with Policy AGP1- this will be requested by Additional Information

Policy for Agricultural Development	
<b>AGP 1</b>	<p>To permit development on <u>new</u> and established agricultural or forestry holdings where it is demonstrated that;</p> <ul style="list-style-type: none"> <li>a) It is necessary for the efficient use of the agricultural holding or enterprise,</li> <li>b) The appearance, character and scale are appropriate to its location,</li> <li>c) The proposal visually integrates into the local landscape and additional landscaping is provided where necessary,</li> <li>d) The proposal will not have an adverse impact on the natural or built heritage,</li> <li>e) The proposal will not result in a detrimental impact on the amenity of residential dwellings outside of the holding including potential for issues arising from noise, smell and pollution. Where a development is proposed within 100m of any residential property not located on the holding within the rural area (i.e. outside of a designated settlement) written consent, witnessed by a solicitor or a peace commissioner, from the adjoining property owner stating there is no objection to the proposal must be provided,</li> <li>f) The proposal will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water, Interceptors and silt traps provided</li> <li>g) Proper provision for disposal of liquid and solid waste is provided.</li> <li>h) The proposal will not result in a traffic hazard.</li> </ul> <p>Where a <u>new building</u> is proposed applicants must also provide the following information:</p> <ul style="list-style-type: none"> <li>i) Outline why there is no suitable existing building on the holding that cannot be used.</li> <li>j) Design, scale and materials which are sympathetic to the locality and adjacent buildings.</li> <li>k) The proposal is located within or adjacent to existing farm buildings, unless it has been clearly demonstrated that the building must be located elsewhere for essential operational or other reasons.</li> <li>l) Ensure that the proposal will not seriously impact on the visual amenity of the area of the natural surrounding environment and that the finishes and colours used blend into the surroundings.</li> <li>m) Where possible, the development is grouped with existing buildings in order to reduce their overall impact in the interests of amenity.</li> </ul>
Policy for Intensive Agriculture /Poultry and Pig Farming	
<b>AGP 2</b>	<p>In addition to the information required under AGP 1 the following additional information will be required for assessing applications for intensive poultry units or similar specialised agri-developments the Council:</p> <ul style="list-style-type: none"> <li>a) An Environmental Impact Statement (EIS) and/or Appropriate Assessment depending on the size and use of the unit, and its likely impact on the environment. <ul style="list-style-type: none"> <li>An Taisce report noted</li> <li>Sub-threshold development of under 40,000 bird numbers</li> <li>39,800 bird numbers proposed</li> <li>EIAR not required to be submitted</li> <li>AA Screening Report submitted by Applicant</li> </ul> </li> </ul>

Planning Authority satisfied

- b) Details of the scale and intensity of existing operations in the vicinity of the site, including the cumulative impact of similar type developments within proximity of the site.

Greenfield Site- no existing poultry units on the farm

This free range poultry farming represents a farm diversification

No other licensed poultry unit within 5km radius of the proposed development

No significant adverse cumulative impact

No impact on Natura 2000 sites

Planning Authority satisfied

- c) Methods for waste management including frequency and location of disposal relative to the proposed unit.

Dead birds/broken eggs/general waste disposed of as appropriate by registered contractors

Environment Report states no objection subject to Conditions

Planning Authority satisfied

- d) Details of air pollution arising from the units and effluent storage, transportation and spreading.

No adverse impact by gaseous emissions from the proposed development

Manure removal 5 times per year by registered contractors

Planning Authority satisfied

- e) Proximity of development to aquifers and water courses and its impact on them.

Poor Aquifer

Any watercourse and range area to be fenced

Environment Report states no objection subject to Conditions

Planning Authority satisfied

- f) The potential impact of the proposal on the residential amenity of adjoining occupiers must be considered. A unit shall not be developed at a distance of less than 100 metres from a dwelling within the rural area (i.e. outside of a designated settlement) unless the third party has given written consent, witnessed by a solicitor or a peace commissioner.

In excess of 100m to nearest third-party dwelling house (157m to the north-west)

No observations received

No impact

Planning Authority satisfied

- g) Details of associated activities such as cleaning, ventilation and heating

Operations detailed in the submitted Planning Report entitled "Description of the location, operation and management of the proposed development of 1no. free range broiler house (to accommodate 39800 birds)"

Planning Authority satisfied

- h) A comprehensive landscaping plan

	<p>Proposed development is well integrated into the site and surrounding landscape Landscaping Plan submitted on Drawing No 01/001</p> <p>Up to c1m fill and up to c2m cut (to rear of poultry unit) to facilitate development Planning Authority satisfied</p> <p>i) A statement outlining why a location on the landholding was deemed more appropriate to alternative options. If the Planning Authority, consider a more appropriate location is available on the landholding the application may not receive favourable consideration. Selected site chosen for integration and free range aspect Not imposing on the landscape</p> <p>Planning Authority satisfied</p> <p>j) Traffic management plans and traffic assessment associated with the proposed development may be required for large proposals. No additional traffic No Plan or TA required</p> <p>Auto-track analysis noted MD no objection to proposed upgrading works to facilitate 90m sightlines onto the local primary road, on third party lands Planning Authority is satisfied</p>
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#### Building Lines

- Complies with required set back of 18m from County Road as per Section 15.24 of MCDP 2019-2025

#### Development Contribution

A Community, Recreation and Amenity Facilities Development Contribution is calculated as per the separately attached sheet.

Proposed Poultry House: c3004sqm (stated by applicant)

2no. silos: c32qm

**Total Floor Area: c3036sqm**

#### Appropriate Assessment

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 on the integrity of a Natura 2000 site (i.e. 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).

Policy HLP13 of MCDP 2019-2025 states

"To resist development in or adjacent to any Natura 2000 site (SPA or SAC) where it would result in the deterioration of that habitat or any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the qualifying interest of such sites subject to the preparation of an appropriate assessment exercise under the provisions of the EU Habitats Directive"

The submitted AA Screening Report is summarised as follows:

- No Natura 2000 Sites within 15km of the site
- 3 Natura Sites within 25km of the site- Magheraveely Marl Lough SAC UK, Kilroosky Lough Cluster SAC and Upper Lough Erne SPA UK
- Potential effects of the proposed development on the Natura 2000 sites identified



- the contribution of ammonia or nitrogen emissions from the proposed development is deemed to be negligible as per SCAIL model predictions
- Finding of No Significant Effects
- It examined the proposed development in context of a number of factors and concludes that the proposed development, whether individually or in combination with other plans, will not have a significant effect on the Natura 2000 network and a Stage 2 Appropriate Assessment is not required.

The Planning Authority accepts the findings of the submitted AA Screening Report.

Having regard to the nature and scale of the proposed development, the distance from the nearest European site, no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

#### Conclusion

The proposed development complies with Section 15.15 Agricultural Development- Policies AGP1 and AGP2 of Monaghan County Development Plan 2019-2025 and the proper planning and sustainable development of the area.

A Grant of Permission, subject to Conditions, is recommended.

#### **Recommendation**

##### Main Reasons and Considerations

Having regard to

- the nature and scale of the proposed development
- the established pattern of development in the area
- the provisions of the current Monaghan County Development Plan

it is considered that the proposed development,

- would not seriously injure the amenities of the area
- would not injure public safety by reason of traffic hazard
- would not injure the amenity of property in the vicinity
- would not endanger public health

and subject to compliance with the conditions set out below it is considered that the proposed development accords with both the Monaghan County Development Plan 2019-2025 and the proper planning and sustainable development of the area.

**It is recommended that permission be GRANTED subject to the following conditions:**

1. (a) The developer shall pay to Monaghan County Council a sum of **€6002.00** in accordance with the General Development Contribution Scheme 2013-2019 (as revised), 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.

**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.

**ENV 1 GAPPW Regulations**

The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.

**ENV 2 Disposal of contaminated and soiled water.**

- (i) all soiled waters shall be directed to a storage tank
- (ii) no effluent or slurry shall discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or to the public road.
- (iii) all surface water arising on the concrete aprons shall discharge to a silt trap followed by an appropriately size soil polishing filter.
- (iv) The silt trap shall be inspected regularly and adequately maintained.

**ENV 3 Disposal of uncontaminated water**

(a) All uncontaminated roof water from buildings and yard water shall be separately collected and discharged in a sealed system to existing drains, streams or adequate soakpits 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.

(i) All uncontaminated yard water from all concrete yard areas shall discharge to an appropriately sized silt trap followed by soil polishing filter.

(ii) All uncontaminated roof water to discharge to a soakpit.

(b) 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 swale. All drainage works shall be carried out in accordance with these agreed details.

**ENV 4 Storage of Organic Fertiliser**

All organic fertiliser generated by the development hereby approved shall be conveyed through properly constructed channels to the proposed storage facilities and shall not discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or public road.

**ENV 5 Disposal of Organic Fertiliser**

All organic fertiliser generated by the proposed development shall be disposed of in accordance with the details submitted to the Planning Authority on 16/06/2020 and in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.

**ENV 6** 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.

**ENV 8 Waste Management**

a) Any construction and demolition waste or excess soil generated during the construction phase which cannot be reused on site shall be disposed/recovered at an appropriately permitted facility in accordance with the requirements of the Waste Management Act 1996 as amended.

b) 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, and records of such shall be kept on site.

c) (i) All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded.

(ii) All bunds will be designed to contain 110 % of the capacity of the largest storage container located within the bund.

(iii) 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.

- d) 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.

**ENV 9 Pollution Control**

The applicant shall immediately inform the Planning Authority & Inland Fisheries Board 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.

**ENV 14 Contractor/Haulier**

Organic fertiliser shall be taken offsite 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 utilized in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2018. Any changes in contractor shall be agreed in writing with the Planning Authority.

Revised letters of intention to be submitted from contactors removing dead birds and manure.

**Reason: In the interest of environmental protection and public health and to ensure an adequate standard of development.**

3.

- a) The new entrance shall form a bellmouth of 6.0 metres radius with edge of new boundary. Recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road. Entrance gates shall open inwards only.
- b) Sight distance of 90 metres in each direction shall be provided from a point in the entrance 2.4 metres from the road edge of L3101 and 1.05 metres above ground level. Sight distances shall be measured to the nearside road edge in both directions. Where it is necessary to remove hedges in order to achieve this sight distance, the new boundary shall be located clear of sightlines.
- c) Any pole or column materially affecting visibility must also be removed. No work shall commence on site until the visibility splays have been provided. Any Eircom/public utility poles which may be exposed by the removal of the front boundary fence shall be re-sited in a position alongside the new front fence line concurrently with overall site development works.
- d) Where it is necessary to remove hedges, fences, embankments or other obstructions in order to achieve the required visibility splays, they shall be reinstated behind the visibility splays. Any new trees or shrubs shall be planted back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting shall be kept trimmed behind visibility splays.
- e) The area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.
- f) Entrance/Access road to be surfaced with concrete or bitmac from edge of public road for a minimum of 5 metres.
- g) French drain consisting of a minimum 300mm diameter concrete pipes backfilled to ground level with suitable granular filter material to be placed along full site frontage. Drain to discharge to the nearest watercourse. Suitable gullies to be placed at start, end, and

intersection of other drains and at not greater than 40 metres intervals. (Separate application to be made to Monaghan County Council if this requires a road opening licence).

- h) Applicant to install Cattlegrid/ACO Drain/Gullies at proposed entrance constructed in such a manner as to prevent water from the entrance flowing onto the public road. Similarly measures must be taken to prevent road surface water from flowing onto the entrance. The discharge from the above to be piped to drainage pipeline.
- i) The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage to remain unimpeded.
- j) No development exempt or otherwise shall be erected over the public sewer, drain or watermain.
- k) Before any work is commenced on this development a security, by way of a cash deposit, in the sum of **€2,250** index-linked, to be paid to the Planning Authority by the developer. To ensure the satisfactory completion of all surface water drainage/boundary work within and abutting the site area, to prevent runoff of surface water onto the public roadway and to ensure that no damage is caused to public roadway and any such damage is repaired satisfactory.
- l) All site works required in relation to sight distance and drainage works to be carried out prior to the commencement of any building operations. Failure to do this will result in forfeiture of part or all of cash security.

**Reason: To ensure an adequate standard of development.**

- 4. (a) The planting details and associated site works as indicated on plans as submitted to the Planning Authority on 28-1-2021, shall be fully implemented prior to any operation of the poultry house hereby approved or in the first available planting season following commencement of building operations, whichever is the sooner.
- (b) Landscaping works within the site area as detailed on plans as submitted to the Planning Authority on 28-1-2021, shall be permanently retained thereafter being planted. Any plant which fails in the first planting season shall be replaced.
- (c) Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances shall be removed. All other trees and hedgerows bounding this site shall be permanently retained in this development, shall be reinforced with additional planting and shall be protected from damage at all times, particularly during building operations
- (d) The line of the recessed entrance shall be planted with a double staggered row of trees (at maximum 3 metre centres) and a hedgerow of species native to the area to form a naturalised hedgerow similar to existing hedgerows in the vicinity. Species shall include thorn, beech, ash, oak, hazel, sycamore and holly.

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

- 5. (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 finish of the structure.

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

6. The development shall be carried out in accordance with plans and documentation submitted on 28-1-2021 and Unsolicited Information on 23-2-2021, except as may otherwise be required in order to comply with the above conditions.

**Reason: In the interest of orderly development and to prevent unauthorised development.**

*A. King*

Aisling King Mc Kenna

Assistant Planner

Date 19/3/21

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Monaghan County Council's Development Contributions Calculations, effective 1<sup>st</sup> January 2021

Ref No. 21/35

Category	Dev Type	Rate	Floor Area / Number	Calculation	Contributions Due (€)
3 Provision of Community, Recreation, Amenity Infrastructure	(g) The provision of buildings or other structures for the purposes of agriculture (including canopies/overhanging roofs but excluding any open yards or concrete areas/aprons)	Up to 300 m <sup>2</sup> (3229 sq ft) Exempt  Over 300 m <sup>2</sup> €530 plus €2 per m <sup>2</sup> over 300 m <sup>2</sup>  Extensions €2 per m <sup>2</sup>	Proposed Poultry House: c3004sqm  2no. silos: c32qm  Total Floor Area: c3036sqm	€530 + €5472 (2736sqm x €2) = €6002.00	€6002.00
<b>Contributions Due (€)</b>					<b>€6002.00</b>
Category (a) – (m)	Dev Type	% Reduction	Calculations		
					N/A
<b>Total Amount Due</b>					
Contributions Due – Discount					Total Due (€)
					<b>€6002.00</b>
<b>Checked / Date</b>					
AP / EP		AO		SEP	
AP McKeown 17/3/21		AP McKeown 17/3/21			



PLANNING APPLICATION DECISION FORM

Planning Application  
Reference No. 2135

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

Reports received from:

Municipal District \_\_\_\_\_

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

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

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

S.E.E. Water Services \_\_\_\_\_

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

I recommend that planning permission be:

Granted, subject to the conditions  
outlined in the enclosed

Refused, for the reasons  
outlined in the enclosed

Planning Officer's Report

Planning Officer's Report

Recommended by  
Executive Planner: \_\_\_\_\_

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

Recommended by:

WJ Mills  
Senior Planner

Date: 22.03.2021

DECISION OF MONAGHAN COUNTY COUNCIL:

Approved with conditions  
recommended in

Refused

Planning Officer's Report

Other

WJ Mills  
Senior Planner

22.03.2021  
Date