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08/08/2024

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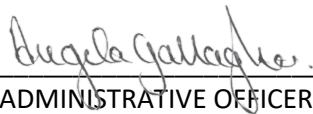
File Number - 24/60085

Planning and Development Act 2000 (as amended)

NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 04/07/2024 granted the above named, for the development of land namely 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 associated with the above development. This application requires an EIAR. , at Creeve, Latton, Castleblayney, Co. Monaghan, subject to the 6 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.



ADMINISTRATIVE OFFICER

08/08/2024

DATE

I refer you to the Health and Safety Authority website www.hsa.ie for new responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013.

Fáiltíonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge

Pleanáil/Planning 047-30532 | planning@monaghancoco.ie

1. Prior to the commencement of development and within three months of the date of the final grant of permission, the following shall be complied with:
 - (a) Site/roadside entrance shall form a bellmouth of 6m radius. 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 90m in each direction shall be provided from a point in the entrance 2.4m from the road edge of L3101 and 1.05m 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 further work shall commence on-site until the visibility splays have been provided. Any Eircom/public utility poles which may be exposed 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 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.
 - (f) Entrance/access road shall be surfaced with concrete or bitmac from edge of public road for a minimum of 5m.
 - (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 40m intervals. (Separate application to be made to Monaghan County Council if this requires a road opening licence).
 - (h) Developer shall install cattlegrid/ACO drain/gullies at site entrance, constructed in such a manner as to prevent water from the entrance flowing onto the public road. Similarly, measures shall be taken to prevent road surface water from flowing onto the entrance. The discharge from the above shall 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 shall 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 **€2250**, shall 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. If such a security has been submitted and is still being held regarding planning file number 21/35, then same shall suffice for this associated application.
 - (l) All site works required in relation to sight distance and drainage works shall be carried out in full. Failure to do this will result in forfeiture of part or all of the cash security.

Reason: In the interest of traffic/road safety.

2. (a) The developer shall pay to Monaghan County Council a sum of €7878 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.

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.

- 3. (a) The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- (b) Contaminated surface water runoff shall be disposed of directly in a sealed system.
- (c) All soiled waters shall be directed to a storage tank.
- (d) No effluent or slurry shall discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or to the public road.
- (e) All surface water arising on the concrete aprons shall discharge to a silt trap followed by an appropriately sized sub soil polishing filter; the silt trap shall be inspected regularly and adequately maintained.
- (f) 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. Development shall accord with the recommendations of the submitted Hydrec Environmental Consulting Stormwater Attenuation Report.
- (g) 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 sub soil polishing filter.
- (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.
- (i) All organic fertiliser generated by the development hereby approved (and existing development within the farmyard) shall be conveyed through properly constructed channels to the proposed (and existing) storage facilities and shall not discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or public road.
- (j) 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 2017.
- (k) 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.
- (l) Any construction and demolition waste or excess soil generated during the construction phase, which cannot be reused on-site, shall be suitably disposed of/recovered at an appropriately permitted facility in accordance with the requirements of the Waste Management Act 1996 (as amended).
- (m) 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.
- (n) All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded.
- (o) All bunds shall be designed to contain 110% of the capacity of the largest storage container located within the bund.

- (p) 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.
- (q) 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).
- (r) Developer shall immediately inform the Planning Authority and 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.
- (s) Prior to the commencement of development the developer shall apply for a review of the existing Industrial Emissions (IE) License from the EPA as the proposed development comprises or is for the purpose of an activity for which an Industrial Emissions (IE) License is required.
- (t) 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.
- (u) The developer shall operate and maintain the free range paddock area in a manner which prevents nutrient (Nitrogen and Phosphorus) losses to receiving waters. A buffer zone of at least 3m from any drain or non-designated watercourse within/adjacent to the paddock areas to be maintained. No additional fertilizers shall be applied to the paddock areas and at least one cut of silage shall be removed from these areas each year. Development to comply with Department of Agriculture and Bord Bia specifications for free range paddocks.
- (v) 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.
- (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).

Reason: In the interest of environmental protection.

- 4. (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.

- 5. (a) Only that amount of mature trees and/or hedgerow within the site, which must be removed to facilitate the development footprint, shall be removed.
- (b) Remaining mature trees and hedgerow defining and within the site boundary shall be permanently retained in this development. They shall also be reinforced with additional planting as per the submitted landscaping details and protected from damage at all times, particularly during building operations.
- (c) Notwithstanding the submitted landscaping details, any new/proposed site boundaries shall be planted with native hedgerow species so as to ultimately form naturalised hedgerows similar to existing hedgerows in the vicinity. Predominant species shall be whitethorn, with blackthorn, hazel and holly also included. Planting shall be in a double staggered row with eight 2-3 year old plants per metre; 250mm apart, with 300mm between rows.
- (d) Hedgerow planting, as required, shall be supplemented as per the submitted landscaping details with native tree species at irregular intervals. Species shall include oak, sycamore and beech.

- (e) Planting as required shall be carried out in the first planting season following commencement of building operations and shall be permanently retained thereafter.
Any plant which fails shall be replaced. Trees shall be allowed to mature and shall not be topped when trimming hedgerows.

Reason: In the interest of visual amenity.

6. The development shall be carried out strictly in accordance with the plans and documents submitted on the 08/03/2024 as amended on the 13/05/2024, except as may otherwise be required in order to comply with the above conditions.

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

BUILDING CONTROL ADVICE NOTE

Before Any Building Works Commence - Things you should check!

1. Building Control Legal Requirements - Commencement Notice & Fire Safety Certificates (FSC);

In accordance with the Building Regulations you are obliged to submit a Commencement Notice prior to commencement of a development and it must be submitted not less than 14 days and not more than 28 days before you wish to commence. The Commencement Notice must be submitted to the Local Authority via the online national portal BCMS. Applicants are advised to register on this website in advance of submitting a commencement notice via the attached link: www.localgov.ie/en/bcms

As the type of Commencement Notice required will vary depending on your proposed development, you are advised to seek advice from your agent or architect on what type of commencement notice is relevant to your proposed works. **Alternatively please feel free to contact Monaghan Fire & Building Control Authority for advice at 047-30521 or email: bcms@monaghancoco.ie**

Please be advised that works **can not** begin until the applicant has received a valid commencement notice from the Building Control Authority, and that it is an offence under the Building Control Act 1990 to proceed with the works without a valid commencement notice and/or a valid FSC (if required for works/development).

2. Pre-Development Conditions;

If there are any Pre-Development conditions on the schedule of conditions attached to your permission you should give your immediate attention to them prior to the commencement of your development.

N.B. All conditions must be complied with in full as failure to do so will render your permission invalid and may result in the initiation of enforcement proceedings for compliance with same.

3. Construction Products Regulations (SI No 225 of 2013);

You need to ensure that you, your builder, your designer/assigned certifier and your suppliers are familiar with the requirements of the Construction Products Regulations.

For more information, please see link provided below.

<https://monaghan.ie/firebuildingcontrol/building-control-construction-products-regulation/>

4. Responsibilities under the Safety, Health and Welfare at Work (Construction) Regulations 2013;

The regulations are to ensure that there is a safe working environment for all involved in the construction works, including dwellings.

For more information;

http://www.hsa.ie/eng/Publications_and_Forms/Publications/Construction/Guide_for_Homeowners.html