

## Comhairle Contae Mhuineacháin

Oifigi an Chontae - An Gleann - Muineachán



047-30532



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## Monaghan County Council

County Offices - The Glen - Monaghan



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02/04/2025

To: Declan Sullivan  
C/O Paraic Fay  
The Mews  
23 Farnham St  
Cavan  
H12 T9W2

File Number - 24/60366

Planning and Development Act 2000 (as amended)

### **NOTIFICATION OF FINAL GRANT**

Monaghan County Council has by order dated 26/02/2025 granted the above named, for the development of land namely for:- permission for the intensification of use of 2 No. existing poultry houses together with all ancillary structures and site works associated with the above development on an existing poultry farm. This application relates to a development, which is for the purposes of an activity requiring a Licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994-2013. An Environmental Impact Assessment Report (E.I.A.R.) will be submitted with this planning application, at Drumcreeghan, Latton, Castleblayney, Co. Monaghan, subject to the 4 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

ADMINISTRATIVE OFFICER

02/04/2025

DATE

I refer you to the Health and Safety Authority website [www.hsa.ie](http://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](mailto:planning@monaghancoco.ie)

1. Within three months of the date of the final grant of permission, the following shall be complied with:
- (a) Visibility splays of 50m, measured to the nearside road edge in each direction, shall be provided from a point in the centre of the entrance 3m from the road edge at a height of between 1.05m and 2m above ground level to an object height of between 0.26m and 2m above ground level in both directions. The visibility splays shall be cleared to a maximum height of 250mm above the level of the public road and shall be retained and kept clear from obstructions thereafter.
  - (b) 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.
  - (c) Where the existing roadside hedge/embankment is to be removed, the roadside verge shall be widened (by grading back or infilling where necessary using appropriate inert material) to include the entire area within the visibility splays, top soiled, and grassed to the satisfaction of the Planning Authority.
  - (d) The new entrance shall form a bellmouth of 4m radius with edge of new boundary. Recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road. If applicable, entrance gates shall open inwards only.
  - (e) Entrance/access road shall be surfaced with concrete or bitmac from edge of public road for a minimum of 5m and the surface shall be graded back so that its level at 3m from the edge of the carriageway is a minimum of 100mm below road level. Gradient of access road shall be not greater than 1:20 (5%) for the first 5m from boundary and 1:10 (10%) thereafter.
  - (f) Surface water drain shall discharge to the nearest appropriate watercourse or drainage pipeline. Suitable gullies shall be placed at start, end and intersection of other drains and at not greater than 40m intervals. Separate application shall be made to Monaghan County Council if this requires a road opening licence.
  - (g) Provision shall be made within the site for surface water drainage and no surface water shall be allowed flow onto the public roadway. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage shall remain unimpeded.
  - (h) No development exempt or otherwise shall be erected over a public sewer, drain or water-main, unless otherwise agreed in writing with the Planning Authority.
  - (i) 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 satisfactorily. Failure to carry out all entrance works to a standard to the satisfaction of the Planning Authority will result in forfeiture of part or all of the cash security.

**Reason: In the interest of traffic/road safety.**

2. Within six months of the date of the final grant of permission, the developer shall submit appropriate details, for written approval by the Planning Authority, confirming that the entrance works required under condition 1 have been compliantly carried out.

**Reason: In the interest of traffic/road safety and to secure a satisfactory design standard.**

- 3.
- (a) The development/facility shall be operated in accordance with EPA licence (Reg No: P1065-01), or any subsequent review thereof.
  - (b) The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended).
  - (c) Contaminated surface water runoff shall be disposed of directly in a sealed system.
  - (d) All buildings shall be designed and built in accordance with Department of Agriculture, Food and the Marine specifications.

- (e) All soiled waters shall be collected, stored and utilised in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended).
- (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.
- (g) All organic fertiliser generated by the development shall be stored in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended).
- (h) All organic fertiliser generated by the proposed development shall be utilised 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 2022 (as amended).
- (i) Organic fertiliser shall be taken off-site by the contractor/hauler 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 2022 (as amended). Any changes in contractor shall be agreed in writing with the Planning Authority.
- (j) 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.
- (k) 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).
- (l) 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.
- (m) All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded.
- (n) All bunds shall be designed to contain 110% of the capacity of the largest storage container located within the bund.
- (o) 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.
- (p) 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).
- (q) 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.

**Reason: In the interest of environmental protection.**

4. The development (of the site to date and going forward) shall be carried out in accordance with the pertaining plans, details and conditions of planning file number 17/300, as amended by the plans and details submitted under this application on the 30/09/2024 as amended on the 02/01/2025, except as may otherwise be required in order to comply with the above conditions.

**Reason: In the interests 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](http://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](mailto: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](http://www.hsa.ie/eng/Publications_and_Forms/Publications/Construction/Guide_for_Homeowners.html)