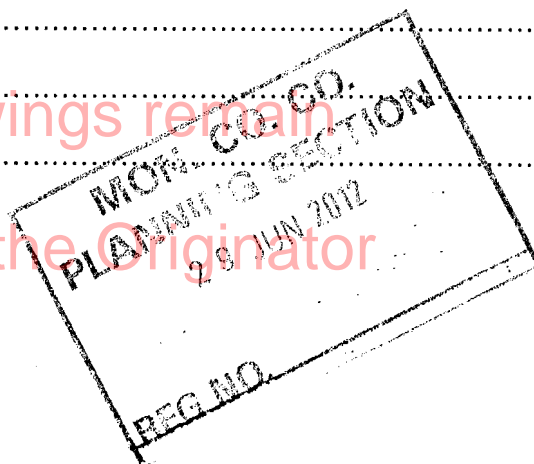


MONAGHAN CO. COUNCIL
PLANNING & DEVELOPMENT ACTS 2000-2010
APPLICATION FOR EXTENSION OF DURATION OF PLANNING PERMISSION

ALL QUESTIONS TO BE ANSWERED

1. Name of Applicant Mr Declan Sullivan
2. Name of Agent Paraic Fay B.Agr.Sc., C/o C.L.W. Environmental Planners Ltd.
3. Correspondence to be sent to (Applicant / Agent) The Mews, 23 Farnham St., Cavan
4. Location/address of structure or land Drumcreeghan, Latton, Castleblaney, Co. Monaghan,
4. Applicant's legal interest or estate in site (ie. freehold, leasehold, etc.,) Owner
5. Development to which the permission relates construct 1 no. poultry house
6. Date of permission/~~outline permission~~ 27/09/2007
7. Register reference of permission/~~outline permission~~. 07/1065
- (In the case of an outline permission, details of subsequent permission to be indicated also)
- Date of subsequent permission Register reference of subsequent permission
8. Date permission will cease to have effect 26/09/2012
9. Details of bond (if applicable) in place, including amount, surety and date of expiry N/A
10. Will works have commenced on the development before expiry of the permission (Yes/No) No
(if yes answer question 11, if no answer question 12)
11. Detail amount of works that have been/will be carried out prior to the expiration of the permission

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12a. Indicate which of the following considerations beyond the control of the applicant, substantially militated against either the commencement of the development or the carrying out of substantial works.

Commercial ☒

Economic ☒

Technical ☐

12b. Provide details of the commercial, economic or technical considerations beyond the control of the applicant, which substantially militated against either the commencement of development or the carrying out of substantial works. (Additional information/evidence/data should be attached to substantiate the information provided below)

The poor (negative) returns from intensive farming, due to the extremely high feed prices over the last 18 – 24 months, which were beyond the control of the applicant, have mitigated against the completion of the proposed development. The recent economic downturn and in particular the lack of access to additional bank finance have meant that the applicant was not in a position to have, and/or put in place the funds to complete the proposed development. In addition given the uncertain economic climate Mr. Sullivan has not been provided with the necessary contract from his breeder for rearing the birds in this second house.

13. Date / projected date of commencement of the development to which the permission relates

Spring 2014

14. Additional period by which the permission is sought to be extended...c. 3 - 5 years

15. Date on which the development is expected to be completed 31/12/2014

Note: Article 42. (1) of the Planning and Development Regulations 2010 requires that an application to extend the duration of planning permission must be accompanied by the appropriate fee which is currently €62.00. Failure to submit the appropriate fee will result in the application being returned as invalid. The planning authority is precluded from accepting an application to extend the duration of planning permission after the period of the permission has expired.

Please ensure that the appendix sheet is also completed and submitted with this application.

Signature of applicant (or agent).....

Date. 27/06/12

APPENDIX

1. Name of Applicant Declan Sullivan

Address Drumcreeghan, Latton, Castleblaney, Co. Monaghan

Tel No. 087-9670332

E-Mail Address, if any

2. Name of Agent Paraic Fay B.Agr.Sc

Address C/o C.L.W. Environmental Planners Ltd., The Mews, 23 Farnham St. Cavan

Tel No. 049-4371447

E-Mail Address paraicfay@eircom.net

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Extension of Duration of Planning Permissions

Planning and Development (Amendment) Act 2010 effectively provides two options to extend the duration of planning permission for up to a period of five years:-

1. Where substantial works have been carried out – this reiterates the provisions under the Planning and Development Act 2000.
2. Where no works have been carried out – this permits the justification of an extension where it can be demonstrated to the planning authority that works have not been commenced or carried out due to commercial, economic or technical reasons beyond the control of the applicant.

In respect to the second option, the applicant must demonstrate:-

- the development would not be contrary to any objectives of the development plan such as now being located in an area under strong urban influence or constituting ribbon development and no justification can be provided in accordance with the provisions of the development plan. The recently published EPA guidelines in respect of effluent disposal for single dwellings should also be taken into consideration in this regard.
- the development would not be contrary to any objectives of the regional planning guidelines
- the development would not be contrary to any guidelines issued by the Minister such as the Sustainable Rural Housing Guidelines
- the development if commenced would not require an appropriate assessment or environmental impact assessment

The legislation allows the planning authority to attach new conditions or vary existing conditions to provide for security to ensure the completion of the development.

There is only one opportunity to obtain an extension of duration under the amendment act, except where a previous extension of duration was issued prior to the introduction of the legislation, and where the planning authority is satisfied that the relevant development has not been completed due to circumstances beyond the control of the person carrying out the development.

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Comhairle Chontae Mhuineacháin
OIFIGÍ CONTAE,
A' GLEANN,
MUINEACHÁN.
Guthán : 047 - 30500



Monaghan County Council
COUNTY OFFICES
THE GLEN, MONAGHAN.

Telephone: 047 - 30500
Fax: 047 - 82739
e-mail: secretar@monaghancoco.ie
website: www.monaghan.ie
All correspondence should be addressed
to the Secretary.

Seoltar comhfhreagrais go dtí
an Rúnaí.

27/09/2007


To: Declan Sullivan
Paraic Fay
C/o CLW Environmental Planners Ltd
The Mews,
23 Farnham St., Cavan

File Number - 07/1065

Planning and Development Acts 2000 to 2006
NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 17/08/2007 granted PERMISSION to the above named, for the development of land namely:- construct 1 No. poultry house, together with all ancillary structures and associated site works arising from the above proposed development , 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
27.9.2007
DATE

It should be noted that an outline permission is a permission subject to the subsequent approval of the Planning Authority and that until such approval has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED.**

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1. Cladding and roofing material shall be dark green, dark grey, dark blue or black in colour.
2. The mature vegetation along the northern site boundary shall be retained intact and protected from damage at all times, particularly during building operations.
3.
 - a. Soiled waters generated from cleaning and other operations shall be collected in a water-tight tank and disposed of by landspreading in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2006 (SI NO 378 of 2006). All soiled waters generated from cleaning or other operations shall be disposed of in a manner so as not to give rise to environmental pollution.
 - b. The applicant shall engage the services of a suitably permitted contractor to export the poultry litter off-site.
 - c. Records of all poultry litter exported off-site shall be maintained on site and copies submitted to the Environment Section, Monaghan County Council at 3 monthly intervals. Records to include:
 - (i) Date of disposal of poultry litter off-site.
 - (ii) Quantity of poultry litter exported off-site.
 - (iii) For each disposal operation the name, address and telephone number of each person or Company who has taken possession of the material together with the end use of the material and details of the licensed yard that accepted the material.
 - (iv) Name, address and telephone number, and permit number of the contractor transporting the waste.
 - (v) Any other information as may be required from time to time by the Planning Authority.
 - d. If at any time the Planning Authority is satisfied that the disposal of wastes generated by this development is causing environmental pollution and/or a public health nuisance, the disposal operation shall cease immediately on the direction of the said Authority and shall not be resumed until permission is granted by the Planning Authority.
 - e. All carcasses to be removed off-site by a suitable licensed contractor and exported to a suitably licensed rendering plant for destruction.
 - f. If there is any change in the waste collection operation or in the disposal outlet, the applicant shall inform the local authority.
 - g. Uncontaminated surface/roof water shall be discharged separately to a watercourse or suitable soakpit.
 - h. There shall be no increase in the total number of poultry proposed i.e. 19,000 bird places.
 - i. In the event of any flock disease requiring destocking, the applicant shall ensure that all carcasses are taken to an EPA licensed rendering plant for destruction.

4. The development shall be carried out strictly in accordance with the plans and documents submitted on the 25th May 2007 as amended on the 23rd July 2007, except as may otherwise be required in order to comply with the above conditions.

THE REASONS FOR THE IMPOSITION OF THE ABOVE ARE:

1. In the interest of visual amenity.
2. In the interest of visual amenity.
3. In the interest of proper planning and development.
4. In the interest of proper planning and sustainable development.

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MONAGHAN COUNTY COUNCIL

TO: Declan Sullivan
c/o Paraic Fay
CLW Environmental Planners Ltd
The Mews,
23 Farnham St., Cavan.

07/1065
17/08/2007

Re: Planning and Development Acts 2000 to 2006
NOTIFICATION OF DECISION

Monaghan County Council has by order dated 17/08/2007 decided to GRANT PERMISSION to the above named for development of land, in accordance with the documents submitted namely:- construct 1 No. poultry house, together with all ancillary structures and associated site works arising from the above proposed development at Drumcreeghan,, Latton, Castleblayney subject to the 4 condition(s) set out in the Schedule attached.

Signed on behalf of Monaghan County Council


ADMINISTRATIVE OFFICER

17.08.07
DATE

Provided there is no appeal against this DECISION a grant of planning permission will issue at the end of four weeks (see footnote).

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL PLANNING PERMISSION IS ISSUED.

NOTE:

1. Any appeal against a decision of a Planning Authority under Section 34 of the Act of 2000 may be made to An Bord Pleanala. The appeal period for the applicant and other persons will be four weeks from the day the Planning Authority makes its decision.
2. Appeals should be addressed to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. In the case of an appeal by any other person, the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.
 - (a) The fee for an appeal against a decision of a Planning Authority, on a planning application relating to a commercial development, made by the person who made the planning application is **€630**. Commercial Development means development for the purpose of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.
 - (b) Appeal against a decision of a planning authority on a planning application relating to commercial development, made by the person by whom the planning application is made, where the application relates to unauthorised development is **€1900**

- (c) Appeal made by the person by whom the planning application was made, where the application relates to unauthorised development, other than an appeal mentioned at (a) or (b) is **€630**.
- (d) Appeal other than appeal mentioned at (a), (b), (c), or (f) is **€210**.
- (e) Application for leave to appeal is **€105**.
- (f) Appeal following a grant of leave to appeal is **€105**.

The appeal must be fully complete, with your name and address, the subject matter of the appeal, the full grounds of appeal and supporting arguments and material, appropriate fee and evidence of payment of submission fee to the Planning Authority.

In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.

1. Submissions or observations to the Board by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of **€50**.

For more information on Appeals you can contact An Bord Pleanála at:-

Tel. 01-8588100 or LoCall: 1890 275 175

Fax: 01-8722684

E-mail: bord@pleanala.ie

Web: www.pleanala.ie

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1. Cladding and roofing material shall be dark green, dark grey, dark blue or black in colour.
2. The mature vegetation along the northern site boundary shall be retained intact and protected from damage at all times, particularly during building operations.
3.
 - a. Soiled waters generated from cleaning and other operations shall be collected in a water-tight tank and disposed of by landspreading in accordance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2006 (SI NO 378 of 2006). All soiled waters generated from cleaning or other operations shall be disposed of in a manner so as not to give rise to environmental pollution.
 - b. The applicant shall engage the services of a suitably permitted contractor to export the poultry litter off-site.
 - c. Records of all poultry litter exported off-site shall be maintained on site and copies submitted to the Environment Section, Monaghan County Council at 3 monthly intervals. Records to include:
 - (i) Date of disposal of poultry litter off-site.
 - (ii) Quantity of poultry litter exported off-site.
 - (iii) For each disposal operation the name, address and telephone number of each person or Company who has taken possession of the material together with the end use of the material and details of the licensed yard that accepted the material.
 - (iv) Name, address and telephone number, and permit number of the contractor transporting the waste.
 - (v) Any other information as may be required from time to time by the Planning Authority.
 - d. If at any time the Planning Authority is satisfied that the disposal of wastes generated by this development is causing environmental pollution and/or a public health nuisance, the disposal operation shall cease immediately on the direction of the said Authority and shall not be resumed until permission is granted by the Planning Authority.
 - e. All carcasses to be removed off-site by a suitable licensed contractor and exported to a suitably licensed rendering plant for destruction.
 - f. If there is any change in the waste collection operation or in the disposal outlet, the applicant shall inform the local authority.
 - g. Uncontaminated surface/roof water shall be discharged separately to a watercourse or suitable soakpit.
 - h. There shall be no increase in the total number of poultry proposed i.e. 19,000 bird places.
 - i. In the event of any flock disease requiring destocking, the applicant shall ensure that all carcasses are taken to an EPA licensed rendering plant for destruction.

P1065/07 – Declan Sullivan

4. The development shall be carried out strictly in accordance with the plans and documents submitted on the 25th May 2007 as amended on the 23rd July 2007, except as may otherwise be required in order to comply with the above conditions.

THE REASONS FOR THE IMPOSITION OF THE ABOVE ARE:

1. In the interest of visual amenity.
2. In the interest of visual amenity.
3. In the interest of proper planning and development.
4. In the interest of proper planning and sustainable development.

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Friday, August 24, 2012

Declan Sullivan,
c/o Paraic Fay B.Agr.SC.,
The Mews,
23 Farnham Street,
Cavan.

File ref: Application for extension of the appropriate period – 07/1065
Applicant: Declan Sullivan
Development at: Drumcreeghan, Latton, Castleblayney, Co Monaghan.

A Chara,

I refer to your application in respect of above and I wish to advise that permission is granted for an extension of duration of planning permission reference 07/1065 until the 26th September, 2017.

Mise le meas,


Bernadette McElvaney,
Senior Staff Officer

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Monaghan County Council

Planning and Development

Application for extension of the appropriate period

File ref: 07/1065

Applicant: Declan Sullivan

Development: Permission to carry out development and site works consisting of 1 no poultry house, together with all ancillary structures and associated site works

Location: Drumcreeghan, Latton, Castleblayney

Characteristics of Site/Area

The site consists of a farmyard, just above road level, which is accessed via a private laneway. The yard is longstanding and an associated farmhouse (derelict) is located within the complex. The surrounding area is characterised by agricultural drumlin landscape and there is an adjacent dwelling house to the east.

Planning History

Under 06/1640, conditional permission was granted for a poultry house on-site.

Consultation

Environment Section – No report to date

Planning Issues

Due to the private access, the rising ground to the west and the mature northern boundary (mature trees and hedgerow), the site is not overly apparent from any surrounding public vantage points. The additional unit is to be set behind, and in close proximity to, the unit approved under 06/1640.

Policy Considerations:

S42 of the Act outlines where permission shall be granted for an extension of duration. 42(1) (a) of the Act outlines that the application shall be in accordance with the Regs 42(1) (a) (i) requires the authority to be satisfied that the permission commenced before the expiration of the appropriate period.

42(1) ii) requires substantial works to have been carried out pursuant to the permission during that period.

42(1) (iii) requires that the development will be completed within a reasonable time

Section 28 and Section 29 Planning and Development Act 2010: Amendment of section 42 and section 42A

Section 28 of the Act replaces section 42 of the 2000 Act with a new provision. The principal change is to extend the grounds on the basis of which the duration of a planning permission may be extended.

Subsection (1)

Subsection (1) essentially repeats the provisions of the former subsection (1) which provided that a planning authority must extend the duration of a permission where an application is made to it in accordance with the relevant regulations within the duration of the permission, where the authority is satisfied that substantial works have been carried out within the duration of the permission and that the development will be completed within a reasonable time.

***Section 42A Subparagraph (1)(a)(ii)** has been added to the effect that a planning authority shall also extend a permission where an application is made to it in accordance with the relevant regulations within the duration of the permission, (1) where the authority is satisfied that there were commercial, economic or technical considerations, beyond the control of the applicant, which substantially militated against either the commencement of development or the carrying out of substantial works. (II) that the planning authority is satisfied that there have been no significant changes in the development objectives of the development plan or regional planning guidelines that would render the development inconsistent with the proper planning and sustainable development of the area. (III) that the development is consistent with any Ministerial Guidelines issued by the Minister for Environment after the date the original permission was granted and (IV) required that in the case where development has not commenced that an environmental impact assessment of an appropriate assessment, or both of this assessments was or were carried out before the permission was granted.

* this section is relevant to the consideration of this Extension of Duration application.

Subsection (2)

Subsection (2) is a new provision which permits a planning authority to attach new conditions or to vary or add to conditions previously attached in relation to the giving of security/bonds.

Subsection (3)

Subsection (3) corresponds to the former subsection (2) and deals with the time limit for dealing with the application for extension by the planning authority. A significant change has been made here in that the provision regarding a default decision to extend permission has been removed. This has been replaced by a provision making it an objective of the planning authority to make its decision within the relevant 8-week period.

Subsection (4)

Subsection (4) is a new provision providing that permission will only be extended once by a planning authority (see subsection 7 below).

Subsection (5)

Subsection (5) repeats the provisions of the former subsection (4) and provides for the entry of details onto the planning register.

In specific reference to part (iv) it should be noted that. No Appropriate Assessment is required for this development—see below.

The development is sub threshold for the purposes of Part 10 (Developments where an EIS is required) in accordance with Schedule 5, Part 1, 17(a) of the Planning and Development Regulations 2001. Part 17 states that an EIS is required for installations of poultry with more than 60,000 hens.

Appropriate Assessment/Screening

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 of the integrity of a Natura 2000 site (ie. 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).

In consideration of the provisions of part (iv) of 42A Subparagraph (1)(a)(ii) in relation to applications for extensions of duration of planning permission, the planning authority are satisfied that an Appropriate Assessment was not required in relation to P07/1065 on the basis of the following:

There are no clear pathway connectors from the site to any SPA's or SAC's. There are no such sites within 15km of the site. It is concluded that it is not necessary for an Appropriate Assessment to be carried out in relation to this development on this basis.

Recommendation

It is recommended that an extension of duration application be granted for an additional 5 year period, permission shall expire on the 26/09/2017.


Signed:


Darina Kierans

Executive Planner

Monaghan County Council

17/08/12


22.08.12

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MONAGHAN COUNTY COUNCIL
PLANNING AND DEVELOPMENT

File Ref: 07/1065

Applicant: DS

Development: Permission to construct 1 no. poultry house, together with all ancillary structures and associated site works arising from the above proposed development.

Location: Drumcreeghan, Latton, Co. Monaghan.

Characteristics of Site/Area

The site consists of a small dilapidated farmyard, just above road level, which is accessed via a private laneway. The yard is longstanding and an associated farmhouse (derelict) is located within the complex. The surrounding area is characterised by agricultural drumlin landscape and there is an adjacent dwelling house to the east.

Planning History

Under 06/1640, conditional permission was granted for a poultry house on-site.

Consultation

Environment Section – No objection subject to conditions.

Representations/Objections

N.R.F.B. – Comments received and addressed by the Environment Officer.

Planning Issues

Due to the private access, the rising ground to the west and the mature northern boundary (mature trees and hedgerow); the site is not overly apparent from (i) either approaching view along the nearby regional road or (ii) any surrounding public vantage points. The additional unit is to be set behind, and in close proximity to, the already approved unit. In addition, the proposed structure is a carbon copy of the unit approved under 06/1640. As an integration precaution, the northern site boundary is to be preserved.

The dwelling house to the east is the applicant's.

Whilst the Planning Authority has no objections in terms of visual impact and planning principle, the Environment Officer has requested A.I. in relation to waste transportation.

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Recommendation

To request **ADDITIONAL INFORMATION:**

1. Any waste exported to Monaghan Mushroom's licensed facility should be transported by a haulier with an appropriate waste collection permit. Accordingly, details of said permit are to be submitted.



Ben Clerkin
Assistant Planner (Acting)
13 July 2007

Attorney
17/7/07

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MANAGER'S ORDER: 12/515

Subject: Application for extension of duration of planning permission – Section 42 (1)(a)(ii) of the Planning & Development Acts 2000 - 2010
Permission granted to Declan Sullivan, c/o Paraic Fay B.Agr.SC., The Mews, 23 Farnham Street, Cavan. Planning Ref: 07/1065

ORDER: That approval is hereby granted to Declan Sullivan, c/o Paraic Fay B.Agr.SC., The Mews, 23 Farnham Street, Cavan for an extension of duration of planning permission until the 26th September 2017.

Drafted by: BMcE

File 07/1065
Register



Paul Clifford
Director of Services

23 Aug 2012
DATE

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17/08/2007

TO: Northern Regional Fisheries Board
Wateraughy,
Corlesmore
Co Cavan

Re: *Planning and Development Acts 2000 to 2006*

REF.NO: 07/1065 - Declan Sullivan, Paraic Fay C/o CLW Environmental Planners Ltd, The Mews,, 23 Farnham St., Cavan.

Dear Sir/Madam,

I wish to inform you that by order dated 17.08.07 Monaghan County Council decided to grant PERMISSION to carry out development and site works consisting of construct 1 No. poultry house, together with all ancillary structures and associated site works arising from the above proposed development, at Drumcreeghan, Latton, Castleblayney Co. Monaghan. I attach copy of Council's decision.

In making its decision on this planning application, the planning authority, in accordance with Section 34(3) of the Planning and Development Act 2000, has regarded your submission/observation received, in accordance with Planning and Development Regulations 2006.

If you are aggrieved by this decision you may appeal it within **four weeks** from the day of the decision by forwarding your grounds of appeal to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1.

Appeals should be addressed to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. **In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.**

The fee for a third party appeal is €210. The appeal must be fully complete, with your name and address, the subject matter of the appeal, the full grounds of appeal and supporting arguments and material, appropriate fee and evidence of payment of submission fee to the Planning Authority.

Submissions or observations to the Bord by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be submitted within four weeks of receipt of appeal by An Bord Pleanala and accompanied by a fee of €50.

Yours faithfully,



ADMINISTRATIVE OFFICER

For more information on Appeals you can contact An Bord Pleanála at:-
Tel. 01-8588100 or LoCall: 1890 275 175

Fax: 01-8722684

E-mail: bord@pleanala.ie

Web: www.pleanala.ie

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PLANNING APPLICATION CONTROL FORM

Application Reference No. 07/1065

Decision due by 19/07/2007 ^{19/8}

Previous Ref. Nos. 061640

Date of Receipt of Application (25/05/2007)

23/7/07

Applicant : Declan Sullivan

Address: Paraic Fay C/o CLW Environmental Planners Ltd The Mews, 23
Farnham St., Cavan

Location of

Development: Drumcreeghan, Latton, Castleblayney Co. Monaghan

07/2259

07/2621

Description : PERMISSION to construct 1 No. poultry house, together with all ancillary structures and associated site works arising from the above proposed development

✓ GML

VALIDATION

Validated by: _____

Date of Validation: _____

SITE NOTICE

Was Notice published on site

Yes

☒

No

☐

Inspected by: _____

Date of Inspection: _____

9/7

Refer file for reports to:

Area Engineer

☐

S.E.E. Roads

☐

E.H.O.

☐

S.E.E. Environment

☒

S.E.E. Sanitary Services

☐

S.E. Planner

☐

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4.

MONAGHAN COUNTY COUNCIL

PLANNING AND DEVELOPMENT

File Ref: 07/1065

Applicant: DS

Development: Permission to construct 1 no. poultry house, together with all ancillary structures and associated site works arising from the above proposed development.

Location: Drumcreeghan, Latton, Co. Monaghan.

Characteristics of Site/Area

The site consists of a small dilapidated farmyard, just above road level, which is accessed via a private laneway. The yard is longstanding and an associated farmhouse (derelict) is located within the complex. The surrounding area is characterised by agricultural drumlin landscape and there is an adjacent dwelling house to the east.

Planning History

Under 06/1640, conditional permission was granted for a poultry house on-site.

Consultation

Environment Section – No objection subject to conditions.

Representations/Objections

N.R.F.B. – Comments received and addressed by the Environment Officer.

Planning Issues

Due to the private access, the rising ground to the west and the mature northern boundary (mature trees and hedgerow); the site is not overly apparent from (i) either approaching view along the nearby regional road or (ii) any surrounding public vantage points. The additional unit is to be set behind, and in close proximity to, the already approved unit. In addition, the proposed structure is a carbon copy of the unit approved under 06/1640. As an integration precaution, the northern site boundary is to be preserved.

The dwelling house to the east is the applicant's.

Whilst the Planning Authority has no objections in terms of visual impact and planning principle, the Environment Officer has requested A.I. in relation to waste transportation.

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Recommendation

To request **ADDITIONAL INFORMATION**:

1. Any waste exported to Monaghan Mushroom's licensed facility should be transported by a haulier with an appropriate waste collection permit. Accordingly, details of said permit are to be submitted.

A submission was received on the 23/07/07. The Environment Officer is now conditionally satisfied.

Recommendation

That Permission is **GRANTED** subject to the following conditions:

1. Cladding and roofing material shall be dark green, dark grey, dark blue or black in colour.

Reason: In the interest of visual amenity.

2. The mature vegetation along the northern site boundary shall be retained intact and protected from damage at all times, particularly during building operations.

Reason: In the interest of visual amenity.

3. As per Environment Section report dated 01/08/07.

Reason: In the interest of proper planning and development.

4. The development shall be carried out strictly in accordance with the plans and documents submitted on the 25th May 2007 as amended on the 23rd July 2007, except as may otherwise be required in order to comply with the above conditions.

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



Ben Clerkin
Assistant Planner (Acting)
15 August 2007

M. Cullinan
16 August 2007

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PLANNING APPLICATION DECISION FORM

Planning Application
Reference No. 071065

Decision due by: _____

Reports received from:

Area Engineer _____
E.H.O. _____
S.E.E. Sanitary Services _____

S.E.E. Roads _____
S.E.E.Environment ☒
Planning Officer ☒

I recommend that planning permission be:

Granted, subject to the conditions
Outlined in the enclosed
Planning Officer's Report

☒

Refused, for the reasons
outlined in the enclosed
Planning Officer's Report

☐

Recommended by Senior
Executive Planner:

M. Cullen
[Signature]

Date:

16 August 2007
[Signature]

Recommended by:

Date:

Director of Services

DECISION OF MONAGHAN COUNTY COUNCIL:

Approved with conditions
Recommended in

☒

Refused

☐

Planning Officer's Report

☒

[Signature]

Other

☐

[Signature]
County Manager/Director of Services

Date

17 Aug 2007

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