Poultry Farm

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

In respect of a proposed development involving the intensification of use of 2 no. poultry houses including all ancillary facilities at:

DRUMCREEGHAN,
LATTON,
CASTLEBLANEY,
CO. MONAGHAN

On behalf of:

MR. DECLAN SULLIVAN
DRUMCREEGHAN,
LATTON,
CASTLEBLANEY,
CO. MONAGHAN

September 2024

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A. NON-TECHNICAL SUMMARY

This Environmental Impact Assessment Report (E.I.A.R.) has been prepared by C.L.W. Environmental Planners Ltd. on behalf of Mr. Declan Sullivan, Drumcreeghan, Latton, Castleblayney, Co. Monaghan in respect of the proposal for;

- The proposed 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 at Drumcreeghan, Latton, Castleblayney, Co. Monaghan.

The E.I.A.R has been prepared by Mr. Paraic Fay B.Agr.Sc, and Mr. Oliver Leddy B.Agr.Sc. of C.L.W. Environmental Planners Ltd. with the assistance of persons and bodies referred to hereafter. The existing poultry farm currently operates under Licence (P1065-01) issued by the Environmental Protection Agency, and this licence will be reviewed upon receipt of planning permission, to accommodate the currently proposed development.

The proposed development is to be completed within an existing poultry and agricultural farm site at Drumcreeghan, Latton, Castleblayney, Co. Monaghan, and can be accommodated within the existing poultry farm structures. The E.I.A.R. has been prepared after an Environmental Impact Assessment (E.I.A.) of the proposed development in accordance with the Planning and Development Act 2000 (as amended), Planning & Development Regulations 2001, as amended and the Protection of Environment Act 2003.

The site of the proposed development is within an existing poultry farm currently operated/managed as part of the applicant's existing poultry enterprise. The proposed development will utilise an existing, access route currently used to access the existing farm.

The proposed poultry house developments (intensification of use) will increase the capacity of the existing and previously approved houses from 60,000 to 90,000 birds. The farm currently operates as 2 poultry house with ancillary structures, with capacity for c. 60,000 birds, and is licensed under E.P.A. Licence No. P1065-01. The currently proposed works will involve an internal refurbishment within the houses, and installation of new equipment resulting in an increase in the proposed bird numbers from 60,000 (as currently approved under E.P.A. Licence No. P1065-01), to 90,000 birds. This licence will be reviewed to accommodate the currently proposed development.

The proposed development is essentially an extension/intensification of the existing activities on the farm. The proposed development will be completed internally within the houses and externally will be visually indistinguishable form the existing activities and thus integrated with same, the existing farmyard, and/or the local land topography, so as to ensure that there is no potential visual impact from the development under consideration.

The capacity of the currently proposed development will be an additional 30,000 birds, and the overall farm capacity farm upon completion of all proposed developments will be limited to c. 90,000 birds. The proposed development exceeds the threshold required for the preparation of an Environmental Impact Assessment Report as per S.I. 600 of 2001 (Planning and Development Regulations), Schedule 5 Part 2 1 (e) (i) as follows;

> ***"Installations for intensive rearing of poultry not included in Part 1 of this Schedule which would have more than 40,000 places for poultry."***

All manure is to be moved off-site by a registered contractor in line with S.I. 113 of 2022, as amended. No significant additional structures and/or site works are required as part of the proposed development as same are already laid on/established on the farm etc.

The proposed development will be located in the townland of Drumcreeghan, Latton, Castleblayney and will be located internally within the existing permitted development. The applicant is experienced in poultry farm management, and in particular the management of the existing poultry farming enterprise. The operation of the proposed development will be integrated, in so far as is possible, with the operation of the existing farming activities, and will provide for a sustainable development of activities on the farm.

As the applicant is an existing poultry farmer, there are a number of areas where this experience will be an advantage to the applicant, and where there will be both economies of scale and economies in the operation of the farm. The proposed development will provide significant economies of scale for the applicant. The capacity of this farm is and will be in excess of that for which a Licence from the Environmental Protection Agency (E.P.A.) is required. The applicant will ensure that the required licence/licence review is in place prior to operation of the proposed development. This E.I.A.R. will be submitted to the EPA as part of the Licence application/review process.

The application site is within the Erne Hydrometric Area (36) and Catchment (36), the Dromore Sub-Catchment (010) and Dromore Sub-Basin (040). There are no watercourses within or adjacent to the application site. The closest watercourse to the site is the Balladian Stream and this is 40m north of the application site. This stream rises in lands to the south-east of the application site. It flows in a northerly direction until its confluence with the Dromore River at a point approximately 3.5km north of the application site. The Dromore River is a tributary of the Annalee River.

The EPA have defined the ecological status of the Balladian Stream and its tributaries at points close to the application site as poor status. The Dromore River is also noted to be of poor ecological status. Under the requirements of the Water Framework Directive, this is unsatisfactory and good status should be achieved in these watercourses by the end of the current cycle of the WFD (2027). The proposed development will not result in any change to, or alteration in storm water discharge from the site as there are no external infrastructural changes required.

The site in question is 1.11ha and it is located in a rural area within the townland of Drumcreeghan. Access to the site is via an existing entrance and access road into the farm, and this entrance is just off a local, third-class road. The site is 2.8km north-east of Latton and it is 4.2km south of Ballybay.

The land-use surrounding the site is predominantly agricultural and the main habitat in the lands surrounding the site is improved agricultural grassland. Other habitats represented in the area include semi-improved/neutral and wet grasslands, small areas of scrub and woodland, along with hedgerows, treelines and water courses. The application site does not lie within or adjacent to any area that has been designated for nature conservation purposes. The site encompasses the applicant's existing farm and the dominant habitat within it is Buildings and Artificial Surfaces. There are no habitats of biodiversity value within the site.

The site is in a rural agricultural area c. 4.5 km's South of Ballybay. The activity on the farm is, and will be, a poultry farming activity appropriate to the area and consistent with the development plan for Co. Monaghan. The site is well serviced by the current road infrastructure and is accessed by a local road which subsequently connects with the Regional Route, the R162 Ballybay – Shercock Road, adjacent to the site. The proposed developments will be completed adjacent to the existing structures and will use the proposed access routes and site infrastructure. As previously detailed the proposed works are to be fully contained within the existing houses which are, c. 100 m from the adjoining local road, and as previously detailed within the site of a previously approved development.

The topography of this site means that the existing poultry houses are above the adjoining road levels. The location of the existing approved development, in close proximity to the existing farmyard development, and integrated with / screened by same and the existing hedgerows together with the proposed external finishes and proposed landscaping will means that the existing farm development is well integrated into the existing landscape/farmyard complex.

The site is located c. 23 Km from the closest Natura 2000 site – Kilroosky Lough Cluster SAC.

Hazardous waste generated at this site will be in the form of spent fluorescent lighting tubes. The annual quantity of each of this class of waste generated on the site is and will be mimimal. It is proposed to accumulate the used fluorescent tubes in a specialised storage area in the site pending periodic disposal at the Monaghan Co. Co. civic amenity centre. Alternatively these tubes may be returned to the supplier.

The existing houses have been well maintained and it has been ensured that only the most efficient systems of poultry husbandry are in operation on this farm. All existing systems are well maintained and serviced so as to ensure that they are operating to maximum efficiency. At this juncture the internal systems in the houses are requiring modernising and advances in same while still complying with animal welfare requirements are facilitating an increase in the stock numbers in the houses.

The type of house existing on this farm is a simple closed building of block and timber/pre-fabricated panel construction, thermally insulated with a forced computer controlled ventilation system and artificial lighting. Birds are housed on a solid floor, with litter (wood shavings/chopped straw) spread over the entire floor area. Automated feeding and drinking systems are in operation and are in line with Best Available Techniques (BAT) requirements. A button nipple drinking system is used in the existing house as this is the most efficient type of drinking system and it ensures that the manure/litter remains as dry as possible.

The poultry houses are of a steel or timber portal frame construction on a concrete base. Walls are plastered blockwork / concrete, with a pre-fabricated panel construction and the roof cladding is box profile juniper green (or similar). The proposed intensification of activities can be accommodated by replacing the existing principally floor rearing system, with a multi-tier rearing system, to mimic the house that these birds will be transferred to at the end of the rearing period.

The production process on this farm is be similar to other such houses in Co. Monaghan, and will be in line with the requirements of the Department of Agriculture, Food & Marine and Bord Bia. The applicant will be responsible for the feeding, management and husbandry of the birds and for ensuring that all of the required records are maintained. The stock for this farm are / will be brought from the hatchery as day olds, and will remain in the houses until they are at point of lay (c. 15-16 weeks of age) at which time they will be transported off-site to specialised layer houses. The proposed houses will operate in an all in - all out basis to maintain a single age profile, and to maintain the health status of the birds.

The poultry manure from this farm is/will be removed off site by an authorised contractor, Eamon Fitzpatrick Contractors, on behalf of the applicant. The contractor provides the machinery and labour necessary for cleaning out the houses and is responsible for cleaning of the houses, arranging transport and making arrangements for the receipt of this material. Eamon Fitzpatrick Contractors carry out this function for a number of poultry farmers so as to provide a consistent, reliable service to all farmers and to provide a consistent supply of manure to the compost yards/recipient farmers. The estimated manure production as a result of the proposed development will be a total of c. 400-420 tonne / annum an increase of c. 140 tonnes from the c. 280 tons/annum produced by the existing enterprise.

Soiled water from the existing, and proposed development where applicable, is and will be collected in dedicated soiled water collection tanks, located at the end of each house. This soiled water will then be applied to the adjoining landholding, in accordance with S.I. 113 of 2022.

Emissions to air from the site are and will be small, and are attributable to the animals that are on the site. The odour associated with a site of the proposed capacity does not and will not cause significant annoyance and will not interfere with amenity outside the boundary of the site. Odour emissions from the site may be increased at times when birds and/or manure is being removed from the site, however this occurs for only a short period in every cycle. The production cycle allows for c. 3 flocks/annum.

In order to predict atmospheric emissions of ammonia from facility at Moyle Beg, a SCAIL model (Simple Calculation of Atmospheric Impact Limits) was run by CLW Environmental Planners Ltd to determine the potential impacts of this farm on designated sites. In this instance a number of factors were taken into account, such as the use of natural ventilation. The results of the SCAIL outputs for ammonia detail that the proposed development is in compliance with E.P.A. guidelines on ammonia emissions.

Well maintained, properly ventilated poultry farms with modern manure removal will minimise any potential adverse odour impact and will minimise odour outside the confines of the site/immediate area. Transient increases in odour emissions may be associated with manure removal from the site. The applicant has not experienced any complaints arising from the existing activities on the site.

A small proportion of the birds maintained on the farm die prematurely. These carcasses are and will be stored in a covered sealed container on site, awaiting collection by an authorised contractor. College Proteins is an authorised contractor who regularly remove these carcasses, and any other such material to an authorised Animal By-Products plant at Nobber, Co. Meath, in compliance with existing requirements.

The proposed poultry farm development (in its entirety and/or any net increase attributable to this proposed development) will have no adverse impact either independently and/or when assessed cumulatively with other developments in the area, for either direct or in-direct, short, medium, or long term adverse impact on environmental parameters is negligible, if any, because;

- of the nature and scale of the proposed development,
- wastes would be removed from the site by authorised waste contractors for either disposal or use elsewhere,
- all manure is to be removed off site by an experienced contractor, and,
- all soiled water will be collected in a dedicated soiled water collection tank(s) pending its application to farmland in accordance with S.I. 113 of 2022, as amended.

While waste generated in the site would be accumulated and stored temporarily in the site, there would be no disposal or recovery of any waste undertaken on the site.

1. Introduction and Development Context

This Environmental Impact Assessment Report (E.I.A.R.) was compiled following an Environmental Impact Assessment (E.I.A.) of a proposed development on an existing farming enterprise, at Drumcreeghan, Latton, Castleblayney, Co. Monaghan, to be operated by the applicant, Mr. Declan Sullivan. The E.I.A.R. is to be submitted to Monaghan County Council in support of an application in respect of the proposal for the intensification of use of 2 No. existing poultry houses, together with all ancillary structures and site works associated with the above development within an existing poultry farm at Drumcreeghan, Latton, Castleblayney, Co. Monaghan. Please refer to the site plan contained in Appendix No. 2 and the drawings contained in Appendix No. 3.

EIA requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment and as amended in turn by Directive 2014/52/EU.

The E.I.A.R. is drafted with particular regard to the aforementioned directives and Planning and Development Acts 2000 (as amended), the Planning and Development Regulations 2001, as amended and in particular Article 94 and Schedule 6 of the 2001 Planning and Development Regulations, and the Protection of Environment Act 2003. It is submitted to provide information that may be helpful to the planning authority in making its decision on the application for the proposed development and, given that the nature of the proposed development will result in an increase in the scale of activities on the farm (from 60,000 birds as currently approved, to c. 90,000 birds), to comply with Schedule 5, Part 2, 1 (e) (i) of S.I. 610 of 2001, which specifies a requirement for an EIS/E.I.A.R. for poultry units exceeding 40,000 places for poultry.

In addition to the E.I.A. requirements the proposed capacity of this farm will be in excess of that for which a Licence from the Environmental Protection Agency (E.P.A.) is required (i.e. in excess of 40,000 places). The existing poultry farm operates under E.P.A. Licence No. P1065-01, See Appendix No. 7. A licence review to accommodate the proposed developments will be submitted prior to the operation of the proposed development.

1(1) Description of the Site and the proposed development

- ***1(1)(1) Scale of the proposed developments.***

The proposed development is to be completed within the existing poultry farmyard and within the existing poultry housing structures. The currently proposed development is in respect of the proposal for the intensification of use of 2 No. existing poultry houses, together with all ancillary structures and site works associated with the above development within an existing poultry farm. The capacity of the poultry farming activities following completion of the currently proposed developments will be a maximum of c. 90,000 pullets, increasing from 60,000 as currently approved, licensed and operating.

The existing/proposed poultry farming activities are the only agricultural activities that will be carried out in these houses/on this site by the applicant, with the existing bovine activities carried out in the adjoining yard. The proposed development will operate along similar

management principles and production processes to the existing poultry farm operated by the applicant and the number of other pullet houses in this part of Co. Monaghan. The proposed development will facilitate a sustainable intensification of activities on this farm.

The proposed development will be carried out, to ensure compliance with The European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022, SI 113 of 2022, as amended (Appendix 19), animal welfare legislation, and to ensure that this farm operates at maximum, efficiency, flock performance and environmental standards. This proposed development will be located in the townland of Drumcreeghan, Latton, Castleblayney, within the existing approved poultry farm site/structures. The purpose of the existing/proposed development is for the rearing of birds from day olds to point of lay (c. 16 weeks of age). These birds will then be transported to egg laying farm where they will be housed and looked after for the production of eggs for human consumption. The scale of the proposed farm and the licensable activity is average by current industry standards.

The existing and previously approved buildings are sympathetic to the surrounding landscape in terms of their design and appearance, and similar to the existing buildings in the locality and will not be intrusive in the landscape. The F.F.L.[1] of the houses is integrated with existing ground levels in the main due to the land topography ensuring that the existing developments have no adverse visual impact. The drawing details with regard to the existing developments are included in Appendix No. 3.

1(1)(2) Planning/Licensing History

The subject site is an existing poultry farm and the existing farm has developed over recent years. Site Location Maps are contained in Appendix No. 2.

A. Planning Permission

Planning permission has been granted by Monaghan County Council on the subject site, and this permission is summarised as follows:

File Number	Received Date	Applicant Name	Development Address	Development Description
061640	18/10/2006	Declan Sullivan	Drumcreeghan Latton Castleblayney Co. Monaghan	construct 1no. poultry houses, together with all ancillary structures and associated site works aris...

[1] Finished floor level

071065	25/05/2007	Declan Sullivan	Drumcreeghan, Latton, Castleblayney Co. Monaghan	construct 1 No. poultry house, together with all ancillary structures and associated site works aris...
129016	29/06/2012	Declan Sullivan	Drumcreeghan, Latton, Castleblayney Co. Monaghan	construct 1 No. poultry house, together with all ancillary structures and associated site works aris...
17123	16/03/2017	Declan Sullivan	Drumcreeghan Latton Castleblayney Co. Monaghan	permission to retain alterations to 1 No. Poultry house constructed on foot of planning permission R...

B. E.P.A. Licence

A licence application will submitted to the Agency in respect of this farm upon receipt of planning permission. The existing E.P.A. Licence(Ref: P1065-01) was granted to this farm by the E.P.A. on 24/10/2018

- ***1(1)(3) Site Location.***

The site/existing farm is located centrally within Co. Monaghan, c. 4 kms south of Ballybay and adjacent to the R 162 Regional Route, at National Grid Reference E270970 N316121. The site comprises an overall area of c. 1.11 hectares owned by the applicant with a total of c. 47.47 hectares farmed. The existing and proposed poultry farming activities are the only agricultural activities carried out by the applicant on this site, although the applicant has additional lands within proximity of this site, upon which bovine/ovine livestock are, and will continue to be farmed/housed.

The activity on this site is, and will be, a poultry farming activity similar to the current activities on site and consistent with the development plan for Co. Monaghan. The existing site, while remotely located is serviced by a good road network, to be accessed by a local road which subsequently connects with the Regional Route R162 Ballybay – Shercock Road, adjacent to the site.

This proposed site is accessed via an existing entrance that currently services the existing farmyard complex, as previously agreed with Monaghan Co. Co. The proposed development will be completed within the existing structures.

The location of this farm yard is identified on the location maps (1:2,500) included in Appendix 1, which also indicates the extent of the land owned by the applicant at this location. The layout of the proposed development is shown on the Site Layout plan included in Appendix 2. The proposed site is compact, and is designed to be safe, secure and efficient in operation. There are no third party dwellings located within c. 100 metres of the existing/proposed development.

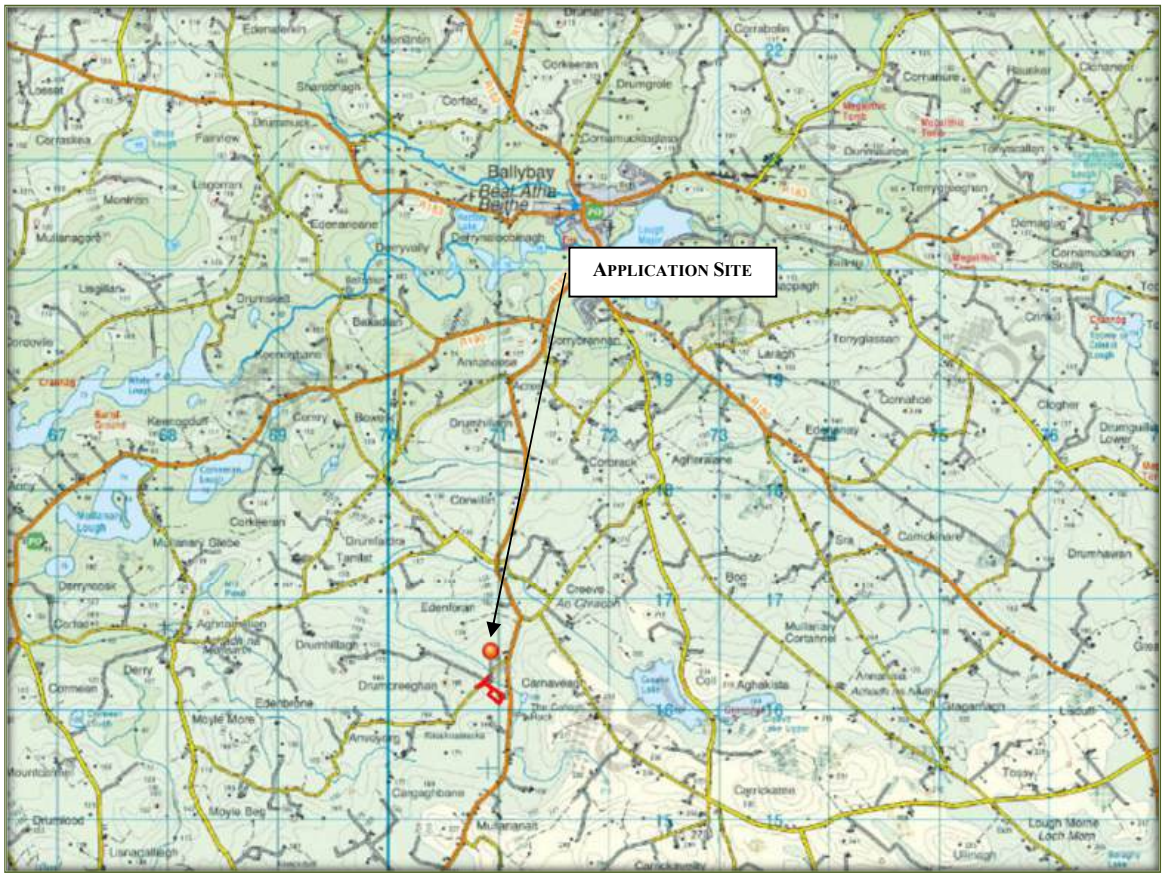


Figure 1 – Map showing the Location of the Proposed Development Site

Figure 2 – Aerial Photograph of the Site (Outlined in Red) and its Surrounding Habitats ©Google Maps

- ***1(1)(4) Topography***

The proposed development site is typical of the local Drumlin topography of the area and falls gradually in a northerly – north westerly direction. The site is slightly above the level of the adjoining road, however the existing development is integrated into the built and natural landscape. The subject site topography is similar in nature to the general topography in this area. There are no external construction /development works required to facilitate the proposed development.

- ***1(1)(5) Physical description of the existing/proposed development***

As the existing houses have been well designed and constructed the most efficient systems are in operation on this farm. All systems are well maintained and serviced so as to ensure that they are operating to maximum efficiency. Appendix 2 includes detailed drawings of the existing development.

Pullet rearing design principles follow a simple template and have not changed significantly over recent years. The type of poultry housing existing on this farm is designed for Pullet rearing and comprises a simple closed building of block and timber/steel construction on an impervious concrete base, thermally insulated with a forced computer controlled ventilation system and artificial lighting. Birds are housed on a solid floor, with litter (wood shavings/chopped straw) spread over the entire floor area. Automated feeding and drinking systems are in operation and are in line with Best Available Techniques (BAT) requirements. A button nipple drinking system is used in the existing house as this is the most efficient type of drinking system and it ensures that the manure remains as dry as possible.

The proposed intensification of use, and conversion to a Multi Tier rearing system will also comply with BAT requirements. Birds were previously housed on the floor in an open plan house with no internal divisions. As a result of the proposed works additional equipment will be installed in the house to facilitate a Multi Tier rearing system and increase in stock numbers, while remaining in compliance with DAFM and Bord Bia requirements on stocking density.

All manure is, and will continue to be, moved off-site by a registered contractor in line with the requirements of S.I.113 of 2022.

The measures outlined as BAT for the Poultry Sector, (in the Integrated Pollution Prevention and Control (IPPC) Reference Document on Best Available Techniques for Intensive rearing of Poultry and Pigs), and in particular this type of production include:

- "the naturally ventilated house with a fully littered floor and equipped with non-leaking drinking systems, or

- The well-insulated fan ventilated house with a fully littered floor and equipped with non-leaking drinking systems.

- ***1(1)(6) Operation of the Existing/Proposed Development***

The main activities at this farm occur during normal working hours between 06.00 a.m. and 20.00 p.m. Stock inspections in line with normal farming practices are and will be carried out every day including weekends and holidays. Automatic feeding and ventilation systems operate on a 24 hour basis and in addition, essential activities may be carried out outside of core working hours.

The production process on this farm will be in line with the requirements of the recipient layer farms as agreed directly with the layer farms and/or an intermediary such as Whitaker Poultry. The recipient layer farms/intermediary will arrange for a number of farm inspections to be carried out during the year, so as to ensure that all of their production standards and requirements are being complied with. In addition to the above the applicant will also be subject to inspections from Bord Bia, the Department of Agriculture, Food and Marine, Monaghan Co. Co., and from the Environmental Protection Agency.

All birds will be fed by means of an energy efficient, low maintenance, automated feeding system. Feed will be moved from the external feed storage bins, into the houses. During the production cycle four different diet specifications are used, two starter rations up to 8 weeks and two grower rations from 8 to 16 weeks. Each diet is tailored to meet the birds nutritional requirements for protein/amino acids, energy, minerals and vitamins at that stage of production and to minimise nutrient excretion. This will ensure that birds are healthy and contented and are reared properly so as to produce healthy efficient hens that will produce the maximum number of high quality nutritious eggs. Total Feed Consumption/annum for the proposed development is expected to be c. 1,275t, All feed to be used on this farm will be supplied from specialised feed suppliers such as Corby Rock Mill Ltd., Monaghan, AW Ennis Virginia etc.

The applicant is responsible for the maintenance and preparation of the houses, management of the birds, feeding, water and ventilation systems and for ensuring that all of the required records are maintained for each flock. The stock for this farm will be brought from the hatchery as day olds, and will remain in the houses until c.15-16 weeks when they will be caught by specialist bird catchers and transported by HGV to the designated layer farm. The proposed house will operate in an all in - all out basis to maintain a single age profile, and to maintain the health status of the birds.

The poultry manure from this farm is/will be removed off site by an authorised contractor, Eamon Fitzpatrick Contractors, on behalf of the applicant. The contractor provides the machinery and labour necessary for cleaning out the houses and is responsible for cleaning of the houses, arranging transport and making arrangements for the receipt of this material. Eamon Fitzpatrick Contractors carry out this function for a number of poultry farmers so as to provide a consistent, reliable service to all farmers and to provide a consistent supply of manure to the compost yards/recipient farmers.

The estimated manure production as a result of the proposed development will be c.

- 0.39m^3/'000 birds/week
  (Data used taken from Department of Agriculture and Rural Development N.I. FMNS4, as no equivalent data available in S.I. 113 of 2022)

or a total of 1,825.3 m^3/annum (c. 420 tonnes).

The estimated manure production as a result of the proposed development will be c. 420 tonnes/annum increasing from c. 280 tonnes/annum, projected for the currently licensed / approved activities. As previously detailed all manure will be moved off-site by an approved registered contractor in compliance with S.I. 113 of 2022, as amended, i.e. the regulations that have given effect to the Nitrates Directive in Ireland. Additional details provided by the contractor have been included as Appendix No. 5.

Soiled water from the proposed development where applicable, will be collected in a dedicated soiled water collection tank, located at the end of each house. Estimated soiled water production will be c. 90-100 m^3/annum. This soiled water will then be applied to the applicant's farmland in line with S.I. 113 of 2022. A map is included in Appendix 8 indicating the location and extent of farmland available for soiled water.

Declan (and Mairead) Sullivan farm c. 47.47 hectares (excluding the c. 1.11 ha identified as the site of the proposed development). Soiled Water from the proposed development will be allocated to these farmlands. The cumulative stocking bovine stocking rate for 2024 is c.88 kg Organic N/ha. The application of c. 90 - 100m^3 of soiled water with an estimated N content of 1 Kg Organic N/Ha will increase this organic N loading to c. 90 Kg Organic N/Ha well inside the 170 Kg Organic N/Ha limit.

To minimise the risk of personnel bringing infection into the poultry farm all visitors are banned with the exception of essential personnel such as veterinarians and servicemen. All visitors must sign a register and use appropriate disinfectant procedures. Designated lorries are to be used to deliver feed to the farm. A vital part of maintaining health within the unit is the necessity to fully clean out after each flock is removed. This avoids the build-up of bacteria and viruses which challenge the incoming stock and which may affect their production efficiency. Once litter has been removed by the designated contractor all internal surfaces are washed down using a power washing system and then disinfected.

All manure is to be moved off-site by a registered contractor in line with the requirements of S.I. 113 of 2022, as amended, and as per the applicants existing poultry farm development at Drumcreeghan, Latton, Castleblayney, Co. Monaghan.

The applicant has been approved under the Bord Bia approval system, and same will be revised where applicable to the proposed development upon completion of same and commencement of poultry farming activities in the new development. As part of this approval the daily procedure will follow the Bord Bia Sustainable Egg Assurance Scheme Standard Producer Requirements.

The following house checklist and flock inspection checklist are included as part of this standard;

- ***Bio-Security:*** High health status will be a priority on this farm as it is of critical importance to maintain this for the overall viability of the enterprise. An overall animal health and welfare policy in accordance with Bord Bia requirements, will be developed to cover this additional development. Hygiene routines will be carefully planned and monitored. The houses will be carefully cleaned down between flocks. To minimise the risk of personnel bringing infection into the poultry farm all visitors are banned with the exception of essential personnel such as veterinarians and servicemen. All visitors must sign a register and use appropriate disinfectant procedures. Designated lorries are to be used to deliver feed to the farm. A vital part of maintaining health within the unit is the necessity to fully clean out after each flock is removed. This avoids the build-up of bacteria and viruses which challenge the incoming stock and which may affect their production efficiency. Once litter has been removed by the designated contractor all internal surfaces are washed down using a power washing system and then disinfected.

The management and operation of the proposed development as outlined is essentially similar to that currently practiced by the applicant within the existing poultry farm.

2. Scoping of Environmental Impact Assessment

The scoping of this E.I.A.R. was carried out by the design team;

- CLW Environmental Planners Ltd., (Paraic Fay B.Agr.Sc (Lead) and Oliver Leddy B.Agr.Sc. (Technical Input)
- Whittaker Poultry, and the
- Applicant',

and was completed in line with previous submissions to the Environmental Protection Agency, Monaghan County Council and other Local Authorities. Other organisations and bodies consulted directly/indirectly include: -

- Geological Survey of Ireland.
- Met Eireann.
- Central Fisheries Board.
- Office of Public Works.
- Department of Agriculture, Food and the Marine
- Department of the Environment, Community and Local Government
- National Parks and Wildlife Service.
- Teagasc, Johnstown Castle.
- Environmental Protection Agency
- Myles O'Reilly MOR Engineering Services
- Noreen McLoughlin, MSc MCIEEM (Ecologist), Whitehill Environmental

The Environmental Impact Assessment conducted in respect of the proposed development includes the following sources / references:

- Advice Notes for preparing Environmental Impact Statements, Draft September 2015 – E.P.A.
- Agri-Environmental Specifications for R.E.P.S. 2000, *Department of Agriculture, Food and Rural Development.*
- Bord Bia Sustainable Egg Assurance Scheme Producer Standards.
- Code of Good Agricultural Practice to Protect Waters from Pollution by Nitrates, *Dept. of Agriculture Food and Forestry (D.A.F.F.) and Dept. of Environment (D.o.E.)*

- Commission Implementing Decision (EU) 2017/302 of 15 February 2017 establishing best available techniques (BAT) conclusions under directive 2010/75/EU of the European Parliament and of the council for the intensive rearing of poultry or pigs.
- EIAR In respect of the proposed development of proposed development of 1 No. poultry house together with all ancillary structures and associated site works, on and or adjacent to an existing poultry farm at Drumcreeghan, Latton, Castleblayney, Co. Monaghan. June 2017.
- European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2022 (SI No. 113 of 2022).
- European Communities (Welfare of Farmed Animals) Regulations 2010 (SI No. 311 of 2010).
- Explanatory Bulletin to the Soil Map of Ireland, *Teagasc 1980*.
- Food Harvest 2020 – Department of Agriculture, Fisheries and Food.
- Food Wise 2025 – A 10 year vision for the Irish Agri-Food Industry– Department of Agriculture, Food and the Marine.
- Guidelines on information to be contained in Environmental Impact Assessment Report - EPA 2022
- Integrated Pollution Prevention and Control (IPPC) Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs. – July 2003
- Sustainable Egg Assurance Scheme Scheme Poultry Producer Standard Revision 01, June 2008, Bord Bia
- Protecting our Freshwaters, Nutrient Management Planning Guidelines for Local Authorities, *Dept. of Environment and Local Government.*
- Protection of the Environment Bill 2003.
- Suitable Development, A Strategy for Ireland, *Department of Environment*
- *Teagasc, Major and Macro Nutrient Advice for Productive Agricultural Crops - 4th Edition 2016.*
- The *Communities (Environmental Impact Assessment) Regulations, as amended*,
- The *Local Government (Planning and Development) Regulations, S.I. 600 of 2001 as amended*
- Monaghan County Council, *County Development Plan 2019 - 2025*.
- www.agriculture.gov.ie
- www.archaeology.ie
- www.bordbia.ie
- www.cso.ie
- www.dafm.ie
- www.epa.ie/
- www.gsi.ie
- www.meteireann.ie
- www.monaghancoco.ie (Previous planning history for this farm)
- www.myplan.ie
- www.opw.ie
- www.scail.ceh.ac.uk
- www.teagasc.ie

The scope of the Environmental Impact Assessment conducted in respect of the proposed expansion includes the following:

- The requirements of the EU Directive, the *European Communities (Environmental Impact Assessment) Regulations, as amended*, and the *Local Government (Planning and Development) Regulations, as amended.*
- Guidelines on information to be contained in Environmental Impact Assessment Report - EPA 2022
- The requirements of Monaghan County Council, as elaborated in the current *County Development Plan 2019 – 2025*, (and specific issued raised in the previous planning application's)
- The likely concerns of local residents and other third parties.
- The nature, location and scale of the proposal.
- The existing environment, as well as any vulnerable or sensitive features and current uses.
- The likely and significant impacts of the proposed development on the environment.
- Available methods of reducing or eliminating undesirable impacts.

The *European Union (Environmental Impact Assessment) Regulations,* (as amended) and directive 2014/52/EU prescribe a list of areas of the environment that must initially be addressed in any E.I.A.R. These areas comprise/may comprise of:

- Population and Human Health.
- Bio-Diversity (Flora & Fauna, Special Policy Areas etc.).
- Land and Soil.
- Water.
- Air.
- Climate / Climate Change
- Landscape.
- Material Assets.
- Traffic.
- Architectural and Archaeological Heritage.
- Cultural Heritage.
- The inter-relationship between the factors listed above.

It is necessary to encompass each of these sections of the environment with respect to the impacts that the proposed development will have on them. The purpose of this exercise is to shape and mould the E.I.A.R. so as not to overlook any impacts that may be significant, and to focus on the issues that have potential for environmental impact.

In this case the above criteria were studied and prioritised, ensuring that particular attention was paid to the issues that are directly relevant to the impact of the proposed development. A Matrix has been developed so as to assess the magnitude and nature of any potential impacts at the Scoping stage. Resulting from this preliminary assessment, only those issues identified as potentially significantly impacted by this development have been assessed in detail in this E.I.A.R., in line with E.I.A.R. draft guidelines.

Any development may result in indirect effects, along with the direct effects of demolition (if applicable) and construction. The potential impacts that the proposed development could impose on each aspect of the environment were sub-divided into the following categories, and analysed separately:

- Potential impacts if the proposed development does not proceed.
- Potential impacts during construction phase of proposed development.
- Potential impacts during operational phase of proposed development.

	NO DEVELOPMENT	REFURBISHMENT / DEVELOPMENT PHASE	OPERATIONAL PHASE
Population / Human Health	≈	✓✓	✓✓
Biodiversity (Flora)	≈	≈	≈
Biodiversity (Fauna)	≈	≈	≈
Land and Soil	≈	≈	✓✓
Water	≈	≈	×
Air	≈	≈	×
Climate	≈	≈	×
Ambient Noise	≈	≈	≈
Cultural Heritage	≈	≈	≈
Landscape	≈	≈	≈
Material Assets			
▪ Traffic	≈	×	≈
▪ Land Use	≈	≈	✓
▪ Employment	×	✓✓	✓

Key:

≈	No Impact		
×	Slight Negative Potential Impact	✓	Slight Positive Potential Impact
××	Moderate Negative Potential Impact	✓✓	Moderate Positive Potential Impact
×××	Significant Negative Potential Impact	✓✓✓	Significant Positive Potential Impact

2(1) Data required to identify and assess the main effects that the proposed development is likely to have on the environment

- Knowledge of the environment in which the proposed development, (and the existing farm) is to be sited.
- Knowledge of the processes in the proposed development, and the existing farm.
- The emissions to air.
- The emissions to groundwater.
- Characteristics of the effluent to be treated on site.
- The emissions to surface waters.
- The ambient quality of receiving waters.
- Availability of contractors to transport and treat wastes/by-products sent off-site

This is considered in some detail later in this statement.

2(2) Project Type as per EPA Draft Guidelines

The EPA have published Guidelines on the Information to be contained in an EIAR (May 2022) and Draft Advice Notes for Preparing an EIS. In these advice notes they have classed development listed under the *Planning and Development Regulations 2001 fifth schedule* into various Project Types. For each project type they have outlined the information to be contained within an EIS for a project of this type. In this case, a poultry farm is classed under *Project Type 13 Pig Rearing Installations* and *Poultry Rearing Installations*.

Under *Project Type 13* the EPA Guidelines outlines the information to be contained within the Development Description and the description of the Environmental Effects. Appendix No. 4 includes the summary provided in these guidelines for this *Project Type 13*. It outlines possible mitigation options for this type of development. The Guidelines describe the principle concerns likely to arise as stemming from the issues of manure handling (mainly slurry/manure) and odours. The significance of impacts is very much a factor of the site's proximity to sensitive receptors although it highlights that such projects frequently dispose of wastes at locations which are not adjacent to the animal rearing operations.

While these Guidelines remain in a Draft format, and they relate to the preparation of an EIS (forerunner of E.I.A.R.), consideration has been given to these in the preparation of this E.I.A.R. Details of Project Type 13 from the EPA Guidelines have been included as Appendix No. 4.

3. Description of Reasonable Alternatives

- ***3(1) Alternative site***

The farm development project represents a logical approach to the planned development of the applicant's farming activities. While the applicant had previously looked at alternative locations for the existing development within his landholding this had to be discounted due to a number of factors including, but not limited to poorer access, limited area, etc.

The development at hand (i.e. intensification of use of the existing poultry farm structures, can only be accommodated within the existing site, as it relies on the existing infrastructure already in situ. In addition the proposed development on the current site complies with Monaghan Co. Co. requirements as detailed in the current Development Plan.

It is intended that if and when the proposed development for which permission is being sought is authorised and commenced it will be integrated into the existing farming activities operated by the applicant, with no obvious alteration to activities visible externally. This is a natural progression for the development of this farm.

Monaghan County Council have specific policies in the County Development plan concerning same, namely, Policy AGP 1 & 2 of the County Development Plan 2019 - 2025.

AGP 1 To permit development on new and established agricultural or forestry holdings where it is demonstrated that;

It is necessary for the efficient use of the agricultural holding or enterprise The proposed development is a specifically upgrade of the existing poultry housing to meet current customer demands (including the necessity to rear birds to suit multi tier production systems as opposed to the older type floor rearing system). To achieve the necessary levels of performance, longevity and animal welfare requirements, the birds now need to be reared on multi-tier systems so as to suit the houses that they will be transferred to, once the rearing period has been completed, and to be able to adapt to the internal environmental and housing conditions in the poultry layer houses required for the economic and high welfare operation of the layer farms.

a) The appearance, character and scale are appropriate to its location,
The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental.

b) The proposal visually integrates into the local landscape and additional landscaping is provided where necessary,
The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental.

c) The proposal will not have an adverse impact on the natural or built heritage,
The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental.

d) 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,

The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental. There are no third party dwelling's (excluding those owned by the applicant/applicant's family) located within c. 100 metres of the proposed development, and this is an existing poultry farm site.

e) The proposal will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water,

The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental. The existing / proposed development will be operated in line with DAFM specifications and E.P.A. Licence requirements and all organic fertiliser will be managed in accordance with S.I. 113 of 2022. A designated contractor is/will be used to transport the organic fertiliser (which is not a waste) to the customer farmers. There will be no increase in storm water discharge as there is no alteration to the hard standing area.

f) Proper provision for disposal of liquid and solid waste is provided.

Any waste disposal from the site will be by registered contractors and/or approved and registered sites, appropriate to the waste material, as per existing activities and in line with E.P.A. Licence requirements.

g) The proposal will not result in a traffic hazard.

Appropriate access, and on-site traffic management arrangements (as per previous planning) have been provided to ensure that the proposed development does not pose a traffic hazard. This is an existing poultry farm/agricultural farmyard site.

Where a new building is proposed applicants must also provide the following information:

h) Outline why there is no suitable existing building on the holding that cannot be used.

The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental. Poultry farming activities in the current development are limited by designated stocking densities therefore the proposed development is required to allow the applicant expand his farming activities. There are no suitable houses elsewhere on the applicants landholding and/or available to the applicant, and the proposed intensification can be accommodated in line with Bord Bia and DAFM requirements by the installation of a revised layout/infrastructure (Multi-tier system) within the houses, which will better align with the modern poultry layers houses, to which the birds that are reared on this farm will be transferred at the end of the c. 16 week rearing cycle.

i) Design, scale and materials which are sympathetic to the locality and adjacent buildings.

The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental.

j) 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.

The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental.

k) 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.

The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental.

l) Where possible, the development is grouped with existing buildings in order to reduce their overall impact in the interests of amenity.

The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental.

AGP 2

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:

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.

This E.I.A.R. has been completed in respect of this proposed development.

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.

While there are existing poultry houses on site and others in this area of Co. Monaghan, same has been assessed as part of this E.I.A.R. There is no reason to believe that the proposed development assessed individually and/or cumulatively with other existing poultry houses in the area will cause a significant adverse cumulative impact. In order to ensure that there is no adverse impact on natural heritage the existing / proposed development is to be operated in line with EPA Licence requirements.

While there may be additional poultry houses in the area, these will also have to operate in accordance with S.I. 113 of 2022. The proposed development is a sustainable intensification of activities and will be operated to the highest standards.

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

The only waste to be generated in the proposed development will be;

- Dead birds which will be collected by College Proteins on a regular basis.
- A small amount of general waste which will be disposed of to landfill/recycling as appropriate.

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

There are no odour and/or other sensitive locations in such close proximity to the proposed development so as to be adversely impacted by gaseous emissions form the proposed development. Wash water will only be spread on areas of improved agricultural grassland and in accordance with S.I. 113 of 2022 (as amended)

All manure is to be removed off site by a registered contractor for use elsewhere in accordance with S.I. 113 of 2022. There will be no ancillary manure storage on the site. All soiled water is to be utilised on the farmland and >6 months storage is to be provided.

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

The proposed development will be constructed and operated in line with DAFM specifications and all organic fertiliser will be managed in accordance with S.I. 113 of 2022. The applicant uses and will use a designated and registered contractor to transport the organic fertiliser (which is not a waste) to the customer farmers.

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.

There are no third party dwelling's (excluding those owned by the applicant/applicant's family)located within c. 100 metres of the proposed development, and this is an existing poultry farm site.

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

This has been addressed in this E.I.A.R.

h) A comprehensive landscaping plan.

The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental.

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.

The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental.

j) Traffic management plans and traffic assessment associated with the proposed development may be required for large proposals.

It is not considered that the currently proposed development satisfies the criteria for a large proposal and therefore the traffic management plan / traffic assessment is not deemed to be required.

Proposed Site:

The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental. As previously detailed, the applicant has selected the site for the proposed development taking the above considerations into account. In addition the proposed site;

- Is the most suitable site for the proposed development as the proposed development which is the subject of this application can be wholly contained within the existing poultry house structure(s).

- Bio-security is important to any enterprise such as this and the applicant would like to maintain this to the highest standards. The proposed development will be integrated into the site management protocols governing the existing development, and is deemed acceptable at this location as there is a poultry farm already operating here.

- Is an existing poultry farm site and there are no third party dwelling's (excluding those owned by the applicant/applicant's family located within c. 100 metres of the proposed development, and this is an existing poultry farm site.

- ***The proposed site has no significant and/or specific environmental constraints which mitigate against the proposed site and/or would support the selection of any alternative site available to the applicant, in preference to the currently proposed site.***

- ***3(2) Alternative Layout and Design***

As previously stated the proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental. The existing layout was designed so as to ensure adequate access on site for all traffic associated with the proposed developments, and to ensure that the site is contained, safe and efficient in operation while at the same time facilitating the proposed farming system in line with Bord Bia, DAFM and other regulatory/processor requirements. The layout and design of the proposed development is constrained/influenced by the existing layout, environmental requirements (as per BREF, and E.P.A. Licensing requirements) and animal welfare and other requirements as per DAFM and Bord Bia requirements.

The location and layout of the existing poultry houses, integrated into the landscape and utilising the existing access route, has minimised any potential adverse visual impact. The currently proposed works will be assimilated into the layout previously approved by Monaghan County Council.

The scale of the proposed development is average compared to current poultry house/farm sizes, and can be accommodated within the scale of the existing poultry houses. The development will be integrated with the existing activities operated by the applicant, and is suitable to the site in terms of intensity, and is therefore deemed appropriate for the site.

The design of the proposed development to be undertaken by the applicant was researched and reviewed with the aid and guidance of Whittaker Poultry, commercial poultry equipment suppliers. The currently proposed will involve the installation of a multi tier rearing system witin the existing poultry house to;

- Ensure that the birds are reared in a system which matches in so far as is possible the housing system into which they will be transferred after the rearing period.
- Facilitate the increase in bird numbers to 90,000 birds.

The only alternative to the proposed intensification of use, would be to construct an additional poultry house at this, or another site, however this does not address the 2nd requirement of the proposed development, which is to install a rearing system that matches the housing conditions that the birds will be transferred to.

Existing landscaping will be maintained where possible, and strengthened where necessary, along the boundary to further screen the existing farm from view.

As previously stated the design of the proposed housing is in line with BAT requirements. As the design is in line with BAT requirements no other alternatives were deemed appropriate. No further revisions are required to the proposed structures or layout to accommodate the proposed development.

No other alternative sites, layouts and/or designs were deemed satisfactory and/or appropriate, as the proposed location, design and layout;

- Complies with the requirements of SI 113 of 2022 as amended.

- Satisfies the applicants need for efficiencies of scale while not requiring additional lands.

- Is in line with BAT requirements. The measures outlined as BAT for the Poultry Sector, (***COMMISSION IMPLEMENTING DECISION (EU) 2017/302 of 15 February 2017 establishing best available techniques (BAT) conclusions, under Directive 2010//EU of the European Parliament and of the Council, for the intensive rearing of poultry or pigs)***, and in particular this type of production include:
  - ***Natural ventilation, equipped with a non-leaking drinking system (in case of solid floor with deep litter).***
  - ***Forced ventilation and a non-leaking drinking system (in case of solid floor with deep litter).***

- Will be well integrated into the landscape with the use of similar construction techniques, natural/dark coloured finishes as proposed, and additional landscaping where required.

- Complies with the requirements of the County Development Plan.

- Is not likely to adversely impact on any sensitive area as the development is on an existing poultry farm well removed from any sensitive site.

- **3(3) Alternative Size**

The proposed development of additional poultry accommodation has been designed and scaled to take into account the;

- Physical restraints/parameters of the existing houses. The proposed development represents an intensification of activity however this proposed increase is limited by the physical scale of the houses and existing size.
- Economies of scale for the applicant so that the scale of the proposed development is sufficient to cover the development as well as operational costs.
- The requirements of Whittaker Poultry in terms of their supply requirements and recommendations from same with regard to economic and sustainable food production.

The scale of the proposed development is in keeping with the scale of other existing farms supplying Whittaker Poultry, and licensed by the E.P.A. which are operating without adverse environmental impact, and are of a scale that can be appropriately managed by the applicant.

- **3(4) Alternative Process's Considered**

This is an existing poultry farm site and the applicant has previously made the decision to concentrate on pullet rearing. The proposed development is a continuation of this. As a result alternative production systems, including but not limited to, layer housing, broiler housing etc. were previously considered.

1. Layer Housing – (i.e. utilising the site for the construction of houses for the production of eggs). However as a result of recent changes announced by supermarkets and the goal that all eggs will be sourced from cage free systems by 2025, the completion of enriched cage housing was not an option, notwithstanding same would also have bio-security concerns on an existing pullet site.
2. Free Range layer/Pullet– This is the main alternative to the conventional production systems, however this system does not suit the applicant as it conflicts with the existing enterprise due to differing criteria and production cycles.
3. Notwithstanding points 1 and 2 above, the decision on any alternative process was predicated on the fact that any alternate production system would pose too great a bio-security risk to the applicant's existing pullet farm and thus could not be given any further consideration.

The proposed development offers the best fit between the proposed and existing enterprise on the farm, both from a labour and efficiency viewpoint and to ensure that all activities are carried out in an environmentally and economically sustainable manner. Furthermore, and as previously detailed, the development can be accommodated within the existing structures and the upgrading of the existing facilities as a result of the proposed development will meet customer requirements regarding bird rearing standards and conditions.

- **3 (5) Alternative Management of By-products**

Application to land and/or use in compost production are the two main practical economic means of utilising the nutrients in poultry manure. The poultry industry locally has a dedicated system established for the management of poultry manure involving a number of specialist contractors registered with The Department of Agriculture, Food and The Marine. The applicant has received confirmation from his existing contractor that they will manage and remove the poultry manure from the proposed development as well as the existing activities. At present there is no other suitable option for the utilisation of organic fertiliser produced within the proposed development, however the applicant will continue to examine the possibility of alternative uses for this fertiliser.

4. Environmental Assessment

4(1)(1) Description of the physical characteristics of the proposed development and the land use requirements during construction and operation.

The physical characteristics of the proposed development will comprise;-

- An existing, entrance onto the local public road, completed in line with previous planning permission granted to this farm.
- Maintain existing hedgerow plantations along the site boundary, with the exception of those to be removed, if any, to facilitate the proposed development. Additional landscaping/hedgerows to be completed where necessary.
- All manure to be moved off site by a registered contractor in line with the requirements of S.I. 113 of 2022, as amended.
- The proposed intensification of activities can be accommodated within the existing structures and will not be visually detrimental.
- Existing underground, concrete soiled water storage tank in which soiled water would be collected and stored pending application to farmland.
- Existing hedgerows/landscaping will be maintained where possible, and strengthened where necessary, along the boundary to further screen the existing farm from view.

As previously stated the design of the existing housing is in line with BAT requirements. All of the structures on the site have been be screened or blended in to the surrounding landscape by the external finish to the structures, and existing hedgerows where applicable, and are per that approved by Monaghan Co. Co., on the site.

During the refurbishment phase, which will extend over a period of about 2-4 months per house, the proposed development area would be a typical farmyard development site, albeit that the proposed works will relate to the removal of the internal fixtures and fittings and the replacement with the new housing system. All of the materials and equipment required would be transported in to the site by road. It is planned that all of the waste that would be generated in the completion of the proposed development would be segregated and moved from the site for disposal or recovery in authorised sites elsewhere.

NO external construction works are required.

There are no sensitive areas/locations/dwellings close to the proposed site and no significant impacts are predicted.

4(1)(2) A description of the main characteristics of the production processes, nature and quantity of materials used.

The production processes which currently/will take place on the existing/approved site would be:-

- The management, feeding and care of the birds.
- The despatch of all carcasses and other solid waste materials from the site for disposal or recovery at agreed/approved sites and
- The collection of all wash waters generated within or around the site in soiled water collection tanks pending application to farmland.

Same is as per the existing activities on the farm.

As per the existing farm the applicant will seek approval under the Bord Bia approval system,. As part of this approval the daily procedure will follow the Bord Bia Sustainable Egg Assurance Scheme Scheme Producer Requirements. A vermin control programme will be implemented on site and recorded on a daily/weekly basis.

The main input materials to be used in the licensable activity are water and animal feed. As per the existing farm water for stock and for washing is to be sourced from the existing group water scheme / private well. KIlkitt Water Scheme. Estimated water use will be a cumulative total of c. 5,000 m^3 per annum for the poultry farming activity, upon completion of the proposed development, increasing from c. 3,000 -3,500 m3 as per the currently approved poultry farming activities located on site.

Poultry feed will be specifically formulated rations, formulated and prepared by a specialised poultry feed supplier such as Corby Rock Mill Ltd., AW Ennis etc.. All feeds used will be appropriate to the nutritional requirements of the birds, while at the same time minimising nutrient excretion. There are c. 4 rations used in each production cycle to match the birds requirements at each stage and minimise nutrient excretion. Please refer to additional information contained in Appendix No. 9. Total feed consumption/annum is expected to be c. 2,000 t.

Electricity would be used to power all the processes and services on the site. A back-up generator will be available in the event of a power failure. Estimated ESB usage = c. 1 kWh / bird place/annum.

Gas is used for heating the houses and houses are/will be, insulated to ensure that this is used as efficiently as possible. Heating will be by indirect heaters to minimise gas usage and improve the internal environment within the houses. Estimated Gas usage = c. 0.1 lt/bird place/annum.

Wood shavings to be supplied by a local supplier.

4(1)(3) **An estimate, by type and quantity, of expected residues and emissions (including water, air and soil pollution, noise vibration, light, heat and radiation) and quantities and types of waste produced during the construction and operation phases.**

The expected residues and emissions that will result from the operation of the proposed development are referred to below. The proposed residues/emissions will be proportionate to the scale of the proposed development.

Lighting in the premises will in so far as is possible, be by fluorescent tubes / L.E.D. and/or other energy efficient lighting devices. Spent fluorescent and other specialised light tubes may be classed as hazardous waste. The number of tubes to be replaced annually will be small. They will be accumulated in the store area pending delivery periodically to a local Civic Bring Centre and/or returned to the supplier by/or on behalf of the applicant. Lighting of the site will be the normal for farmyard sites and will not exert influence or interference outside the site boundary.

Supplementary heating is to be provided by an gas fired heating system(s). The amount of fuel/gas used will vary depending on outside climatic conditions. Energy efficiency will be a key deciding factor in the selection of a heating system and modern poultry houses are considerably more efficient than those used in older poultry houses. The amount of energy required has been/will be significantly reduced due to the high insulation standards.

General wastes such as packaging, paper, disposable clothing etc. will equate to c. <0.25 – 0.5tonnes/month and will be collected regularly by a local contractor and delivered to the Landfill / Recycling facility. It is intended that the frequency of collection of all wastes produced on site will be in line with E.P.A. and/or legislative requirements in this regard. See additional information which is included in Appendix No 10.

Dead animals and animal tissues will equate to < 0.5 tonnes/month and will be accumulated in a sealed leak proof container on site for collection by College Proteins at 1 - 2 week intervals for transport to an authorised Animal By-Products facility at Nobber, Co. Meath. It is intended that the frequency of collection will be in line with Monaghan Co. Co. / E.P.A. requirements in this regard. See correspondence which is included in Appendix No 6.

The organic fertiliser / poultry manure from this farm is/will be removed off site by an experienced contractor registered with the Department of Agriculture, Food and The Marine, such as Eamon Fitzpatrick Contractors, DAFM Contractor Registration No. HAC2347. The contractor provides the machinery and labour necessary for cleaning out the houses and is responsible for cleaning of the houses, arranging transport and making arrangements for the receipt of this material. The estimated total manure production upon completion of the proposed development will be a cumulative total of c. 400-440 tonnes/annum, increasing from c. 250-275 tonnes as per currently approved activities.

This organic fertiliser is not considered a waste product and is to be utilised as an organic fertiliser as per S.I. 113 of 2022, as amended and/or in the production of mushroom compost.

Soiled water from the existing poultry farm and proposed development is and will be collected in dedicated soiled water collection tank(s), located on-site. This soiled water is and will be applied to farmland in accordance with SI 113 of 2022, as amended.
Normal operations on the site of the proposed development, as for the existing activities, will not cause any pollution of soil.

Noise generated in the proposed/existing development in the site will not exceed legal limits at the site boundary. Noise is not expected to cause a nuisance at this site. Extensive experience with the applicant's existing poultry farm and a large number of other existing sites, would suggest that the proposed development is not likely to have any adverse noise impact.

There would not be any source of significant *vibration* on the site. There will not be any significant *dissipation of heat* from the proposed/existing development. There will be no source of *radiation* on the site that could exert significant influence outside the site.

Mitigation measures are to be implemented to prevent any significant effect of the proposed/existing installation, and the activities carried out therein, on environmental parameters. These measures are directed towards ensuring that the systems for collecting wastes and removing them from the site for appropriate treatment in authorised waste treatment installations will be adequate for that purpose.

Waste materials generated on the site, under normal operating conditions will be collected and transported off the site by appropriately authorised waste contractors to be consigned for disposal, recovery and/or recycling in appropriately authorised installations.

Implementation of the control measures proposed will ensure in so far as it is possible that significant adverse effects on environmental parameters will not occur and that accidental emissions are unlikely from the proposed development.

4 (2) A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the project as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.

The proposed development is to be completed on an existing poultry farm site at Drumcreeghan, Latton, Castleblayney, Co. Monaghan.

The original poultry house on this farm was first granted permission in 2006 and was constructed thereafter. An E.P.A. licence was granted in 2018, to facilitate the completion of the 2nd poultry house in the farm and increase to 60,000 birds. Were the proposed developments not to proceed this development would continue to operate as currently operating, in line with current planning permission and E.P.A. licence authorisations. As part of the current proposal multi tier housing systems are to be employed within the existing structures to facilitate the proposed increase in bird numbers, and align more closely with the layer housing to which these birds will be moved at the end of the rearing period.

The proposed intensification of use of the existing pullet rearing houses, will be completed internally within the existing structures and landholding so as to negate any potential visual impact from same. This area is currently an agricultural farmyard area, and thus has limited bio-diversity. Were the proposed development not to proceed, the site would continue to operate in line with current permissions, and EPA Licence.

4(3) Description of the aspects of the environment likely to be significantly affected by the proposed development.

It is envisaged that no aspects of the environment will be significantly affected by this proposed development. The potential effects on the environment may be subdivided into effects on population and human health, bio-diversity (flora and fauna), land and soil, water, air, the landscape and material assets including archaeological heritage. There is no known potential for any adverse issues in relation to architectural or cultural heritage.

- ***4(3)(1) Effect on Population and human health***

The proposed development is of average scale by current industry standards but it would add to the economic activity on the farm, with consequent "trickle down" positive effect in the region and the local community, particularly with regard to the installation of the required housing, water, feed and ventilation systems, thus helping to stabilise the population of the local area.

Significant effects on population / human heath and/or human beings are not anticipated. This is an existing poultry farm site and there are no third party dwelling's (excluding those owned by the applicant/applicant's family) located within c. 100 metres. Given the separation distance and as this is an existing poultry farm site, with a limited proposed intensification of activities and no additional house construction, there will be no significant adverse impact or impairment of amenity due to the proposed development.

The proposed development is unlikely to generate or release sounds or odours that will significantly impair amenity beyond the site boundary. The experience of other similar sites, including that operated by the applicant, indicates that the legal limits for such emissions, 55db daytime and 45db night-time are highly unlikely to be exceeded beyond the site boundary. There are no processes proposed which will constantly or regularly release odorous emissions from the site at nuisance levels. Fugitive odour emissions at the site will not be significant and will be limited to times at which birds/manure are being removed from the site. In so far as is possible odour emission is to be managed so as to occur at times when the effect within the site or outside it will be minimal.

The existing farm and site of the proposed development are not located close to and/or likely to adversely impact on any areas of Primary or Secondary Amenity value as detailed in the Monaghan County Development Plan 2019 - 2025. Please refer to Appendix No. 11 in this regard. Based on experience at similar sites elsewhere, including that operated by the applicant and existing farms elsewhere in the country significant effects are not anticipated. The applicant has not experienced any complaints to date relating to the operation of his existing farm.

Where nuisance effects occur, people object and under statutory requirements their objections will have to be investigated and have to be corrected if found to be real and justified.

The proposed development is above average scale by current industry standards but it would add to the economic activity on the farm, with consequent "trickle down" positive effect in the

region and the local community, particularly with regard to inputs, servicing, labour, thus helping to stabilise the population of the local area.

Significant effects on population / human heath and/or human beings are not anticipated. This is an existing poultry farm site and there are no third party dwelling's (excluding those owned by the applicant/applicant's family) located within c. 100 metres of the proposed development, and this is an existing poultry farm site.

The proposed development is unlikely to generate or release sounds or odours that will significantly impair amenity beyond the site boundary. The experience of other similar sites, including that operated by the applicant, indicates that the legal limits for such emissions, 55db daytime and 45db night-time are highly unlikely to be exceeded beyond the site boundary. There are no processes proposed which will constantly or regularly release odorous emissions from the site at nuisance levels. Fugitive odour emissions at the site will not be significant and will be limited to times at which birds/manure are being removed from the site. In so far as is possible odour emission is to be managed so as to occur at times when the effect within the site or outside it will be minimal. The proposed development, will result in an increase in maximum bird numbers on the farm from 60,000 to 90,000 birds and the number of batches/cycles may vary from 2-3 during the year, however same will not have a significant adverse impact on the local environment.

- ***4(3)(2)Effect on Bio-diversity (flora and fauna)***

The site of the proposed development is an existing poultry farm site, and the proposed development if approved, will be completed internally within the existing approved strutures.

The site forms part of the applicant's existing poultry farming activities. The flora and fauna around the site has developed in this context. Much of the surrounding area is improved agricultural grassland. The area to be developed is relatively small and is limited to the ancillary structures/works to be provided for as part of this application. Ground works and land profiling will zero as there are no external construction works required.

The proposed development is not near to or likely to adversely impact on any areas of primary or secondary amenity value or views from scenic routes. Previously approved structures and paved surfaces will cover a significant fraction of the existing site, and the proposed development is to be completed on a brownfield site area. The changes will affect such a small area that any impact will be close to zero or neutral with the local area. There are no Natura 2000 designated sites within 15km of the application site. There are three designated sites within 25km of the site.

These designated areas and their closest points to the proposed development site are summarised in Table 1 and a map showing their locations relative to the application site is shown in Figure 4. A full description of these sites can be read on the websites of the National Parks and Wildlife Service (npws.ie) and the Joint Nature Conservation Committee (jncc.defra.gov.uk)

Figure 3 – Aerial Photograph of the Site (Outlined in Red) and its Surrounding Habitats

Site Name & Code	Distance	Qualifying Interests	Significant Effects?
Kilroosky Lough Cluster SAC 001786	23.2km north-west	• Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp. • Calcareous fens with *Cladium mariscus* and species of the Caricion davallianae • Alkaline fens • *Austropotamobius pallipes* (White-clawed Crayfish)	*No hydrological connectivity. Potential significant effects arising from atmospheric emissions will be considered further.*
Upper Lough Erne SPA UK9020071	23.8km west	• Whooper Swan *Cygnus cygnus*	*No hydrological connectivity. Potential significant effects arising from atmospheric emissions will be considered further.*
Magheraveely Mark Loughs SAC UK0016621	23.2km north-west	• Hard oligo-mesotrophic waters with benthic vegetation of *Chara* spp. • Calcareous fens with *Cladium mariscus* and species of the Caricion davallianae • Alkaline fens • *Austropotamobius pallipes* (White-clawed Crayfish)	*No hydrological connectivity. Potential significant effects arising from atmospheric emissions will be considered further.*

Table 1 – Natura 2000 Sites Within 15km of the Proposed Site

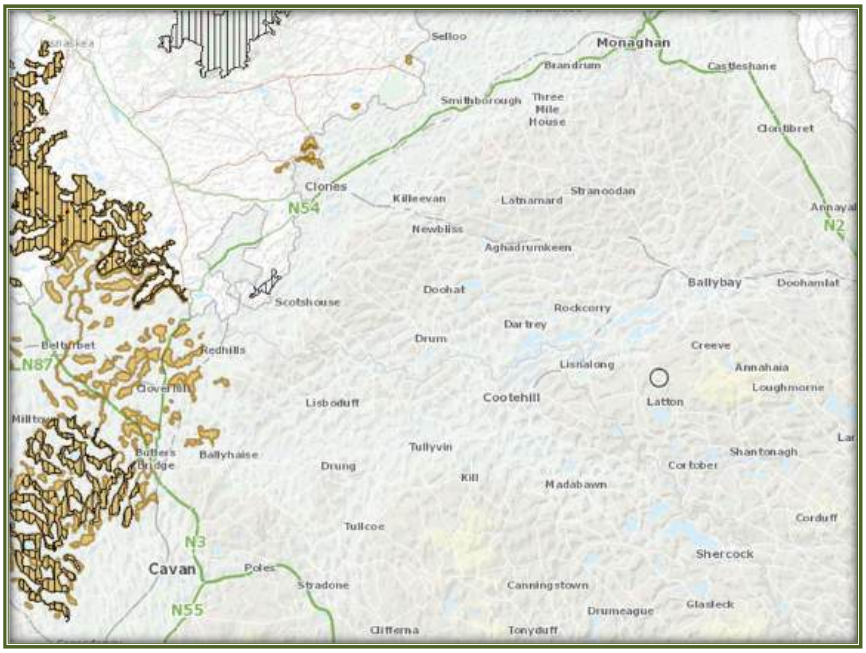


Figure 4 – The Application Site in relation to the Natura 2000 site (SACs - Brown Hatching, SPAs – Vertical Hatching) Please refer to the appropriate Assessment Screening report contained in Appendix No. 18.

The application site does not lie within or adjacent to any area that has been designated for nature conservation purposes. The site encompasses the applicant's existing farm and the dominant habitat within it is Buildings and Artificial Surfaces. There are no habitats of biodiversity value within the site.

The application site is within the Erne Hydrometric Area (36) and Catchment (36), the Dromore Sub-Catchment (010) and Dromore Sub-Basin (040). There are no watercourses within or adjacent to the application site. The closest watercourse to the site is the Balladian Stream and this is 40m north of the application site. This stream rises in lands to the south-east of the application site. It flows in a northerly direction until its confluence with the Dromore River at a point approximately 3.5km north of the application site. The Dromore River is a tributary of the Annalee River.

The EPA have defined the ecological status of the Balladian Stream and its tributaries at points close to the application site as poor status. The Dromore River is also noted to be of poor ecological status. Under the requirements of the Water Framework Directive, this is unsatisfactory and good status should be achieved in these watercourses by the end of the current cycle of the WFD (2027).

Ammonia

When in gaseous form, ammonia has a short atmospheric lifetime of about 24 hours and usually deposits near its source (the majority of gaseous ammonia is deposited within 700 -1000 m of its source). In particulate form ammonia can travel much further impacting a larger area. Both gaseous and particulate ammonia contribute to eutrophication of surface waters, soil acidification, fertilization of vegetation and changes in ecosystems. A high load of atmospheric ammonia can lead to losses in biodiversity. In this instance, as ammonia emissions are predicted

not to adversely impact on any Natura 2000 site/sensitive area, and have been assessed as being in compliance with E.P.A. guidance requirements
The main land-use surrounding the application site is agriculture and improved agricultural grassland is the dominant habitat locally. Other natural habitats represented include areas of semi-improved and wet grasslands, rough grasslands, heath, scrub, hedgerows, treelines and watercourses.

There will be no discharge of soiled water or effluent from the proposed development to surface water, and no works to be carried out within, or close to any sensitive area, and so the proposed development will not have any significant impact on surface waters, and or any Natura 2000 site. See Appendix No. 13 for surface water quality data for this area.

A rodent control programme has been developed to cover the existing development and will be revised to cover the proposed development. The programme as implemented on site will be in line with Bord Bia and Department of Agriculture, Food and The Marine requirements. Detailed records regarding bait point location, frequency of baiting and products used are to be maintained on site. All rodenticide used on site will be used responsibly and in accordance with the best practice guidelines issued the *Campaign for Responsible Rodenticide Use*. No other pests will be attracted to the site due to the proper storage and disposal of all wastes, proper storage of all feedstuffs and maintaining the houses and external areas in a clean and tidy manner.

Weed control will be carried out around the site as required to reduce any cover for pests. It is considered that the development, managed as is proposed, which will have to operate under License regulations, will have no measurable impact on either flora or fauna outside the site boundary. Given that the area of the proposed site is a managed agricultural area with poor biological diversity, retaining as much as possible of the existing landscaping/hedgerow around the site boundary, together with any proposed additional landscaping, should maintain biological diversity on the site.

- ***4(3)(3)Effect on Land and Soil***

The proposed development can essentially be accommodated within the existing structures and the previously approved site. As a result there will be no disturbance of land/soil within the site boundary. There is no significant potential for any effect on soil, outside of the site, and no additional land is required to facilitate the proposed development, and therefore same will be will be neutral in terms of the wider agricultural area.

See Appendix No. 12 for general soil classification for this area. The subsoils in this area are described as Drumlin soils with the site located in Soil association 29 (Gleys (50%), Acid Brown Earths (75%) and InterDrumlin Peat and Peaty Gleys (25%)). Parent material is mostly Mostly Ordovician - Silurian shale – glacial till.

Teagasc Soils

IFS Soil Type:	AminPD
IFS Soil Description:	Derived from mainly non-calcareous parent materials
Soil Group:	Surface water Gleys, Ground water Gleys

Parent Material Code:	TLPSsS
Parent Material Name:	Till derived chiefly from Lower Palaeozoic rocks
Parent Material Description:	Sandstone and shale till (Lower Palaeozoic)
Category:	Mineral poorly drained (Mainly acidic)
Legend:	AminPD - Mineral poorly drained (Mainly acidic)

Subsoil

Parent Material:	TLPSsS
Subsoil Category:	Till derived chiefly from Lower Palaeozoic rocks
Subsoil Description:	Sandstone and shale till (Lower Palaeozoic)
Category:	Till derived from Lower Palaeozoic sanstones and shales
Legend:	TLPSsS - Till derived from Lower Palaeozoic sanstones and shales

A. Outside of the Development Area:

Manure/Organic Fertiliser: The poultry manure from this farm is/will be removed off site by an authorised registered contractor, such as Eamon Fitzpatrick Contractors (HAC2347), on behalf of the applicant and will be in compliance with S.I. 113 of 2022, as amended, i.e. the regulations that have given effect to the Nitrates Directive in Ireland.

If anything there is the potential for some positive benefits on soil on potential customer farmer lands as a result of the production of organic fertiliser by the proposed development. Such organic fertiliser provides a valuable addition to the soil adding nutrients not generally found in chemical fertiliser. Organic matter in soils is generally in decline, particularly on tillage farms and the use of an organic fertiliser is preferable to chemical fertiliser in maintaining adequate organic matter levels in soils. At present all organic fertiliser is destined for compost production, however this may be supplied to customer farmers for use as organic fertiliser in accordance with S.I. 113 of 2022, as amended should the demand arise.

Soiled water from the proposed development where applicable, will be collected in dedicated soiled water collection tank, located at the front of the site. This soiled water will then be applied to farmland in line with S.I. 113 of 2022, as amended.

Soiled water will amount to c. 70-100 m^3/annum with an estimated nutrient content of c. 1 Kg N/m3. The farmland available for soiled water extends to 47.47 ha. These lands are operated a part of a bovine enterprise. Soiled Water from the proposed development (100m3) will be allocated to these lands as indicated in Appendix No. 8. The cumulative stocking bovine stocking rate for 2024 (adjusted for 12 months) is c.88 kg Organic N/ha. The application of c. 90 - 100m^3 of soiled water with an estimated N content of 1 Kg Organic N/Ha will increase this organic N loading to c. 90 Kg Organic N/Ha well inside the 170 Kg Organic N/Ha limit.

- ***4(3)(4)Effect on Geological & Geomorphological heritage of the area.***

The proposed development can essentially be accommodated with the existing landholding/proposed site. There is no significant potential for any effect outside of the development area.

The site of the proposed development is an existing poultry farm site. Given the nature and extent of the proposed development it will not have any adverse impact on the geology of the area, outside of the site.

- ***4(3)(5)*Effect on Water**

Adverse effect on *ground water* from the proposed development should be nil, as there will be no process discharge to ground and minimal risk of accidental leakage or spillage of polluting liquid on the site. The proposed development, as per the existing approved poultry farming activities carried out by the applicant, will be carried out on an impermeable concrete base, with proper storm and soiled water separation and collection facilities. It should be noted that the existing/proposed development, will operate on a dry manure basis, whereby the manure will be removed from the houses at the end of each batch. It will be managed as a dry manure thus eliminating the risk of any leak to groundwater. The only soiled water from the proposed development will arise due to washing down of the poultry houses, which will occur 2/3 times per annum.

The volume of water needed for the farm once the proposed development has been completed will be proportionate to the proposed stock levels. The existing water supply on the farm is from the local water scheme, which will also serve the proposed development.

According to the Geological Survey of Ireland the aquifer classification appropriate to the site and the surrounding area is a Poor Aquifer – Generally Unproductive except for local zones (Pl), with a vulnerability rating of Extreme (E) vulnerability. As the proposed development, will operate on a dry manure basis, whereby the manure will be removed from the houses after each batch and transported off site, there is minimal risk to ground water supplies in the area of the site.

AquiferCat	**Pl**
Aquifer Description	**Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones**
Area (km2)	**3,019.08**

Notwithstanding that the proposed intensification of activities will increase the annual organic fertiliser production on the farm, as the existing / proposed development will operate on a dry manure basis, whereby the manure will be removed from the houses after each batch and transported off site, there is minimal risk to ground water supplies in the area of the site.

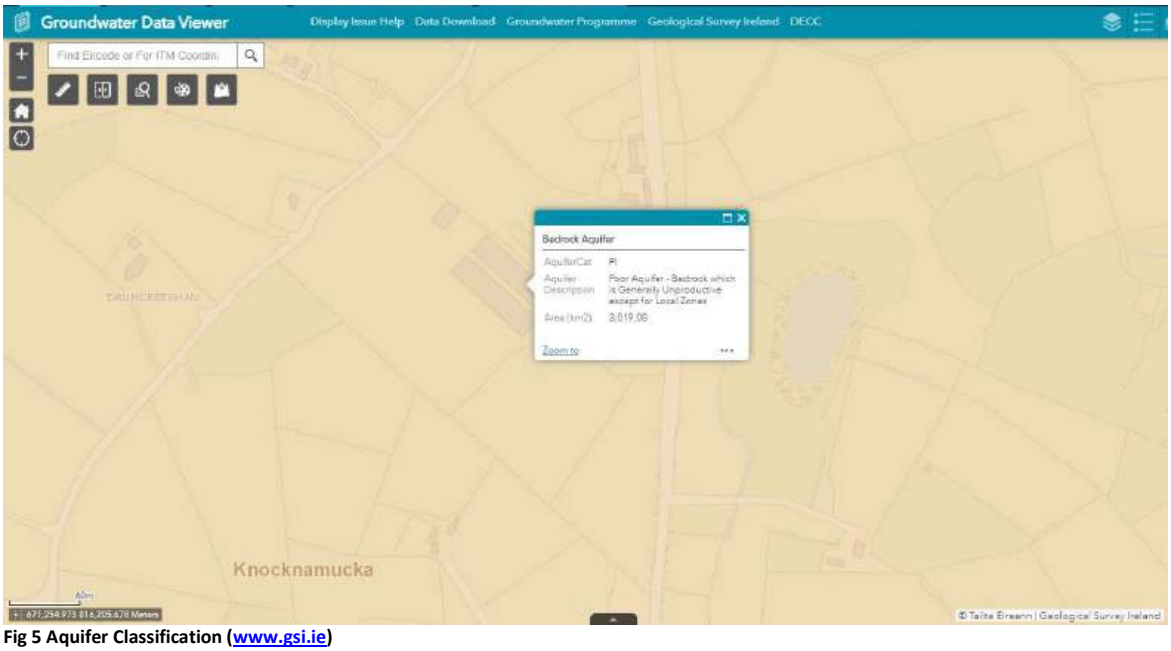


Fig 5 Aquifer Classification (www.gsi.ie)

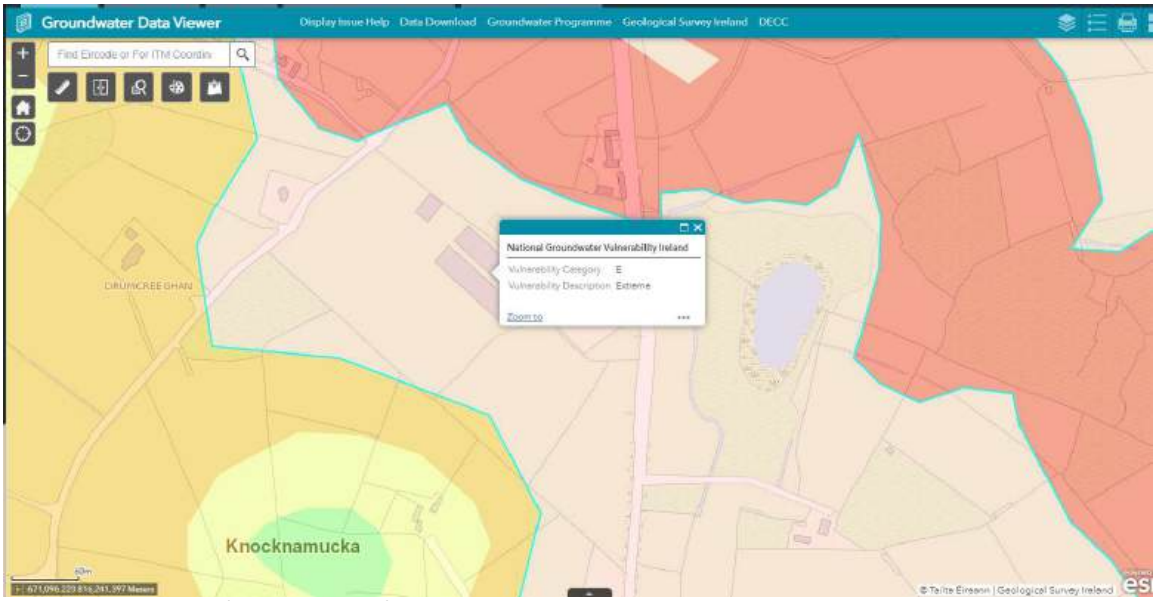


Fig 6 Aquifer Vulnerability (Source www.gsi.ie)

Adverse effect on *surface water* from the proposed development should be nil, as there will be no process discharge to surface water and minimal risk of accidental leakage or spillage of polluting liquid on the site. The only discharge from the site to surface waters will be the discharge of rainwater from roofs and clean yards to field drainage, which flows towards the adjacent watercourse (Balladian Stream, a tributary of the Balladian/Dromore River).

The Monaghan County Development Plan sets out polices for the protection of Water. These have been considered in the design of the proposed development and are as follows.

Policies for Protection of Water (as per the Monaghan County Development Plan 2019 – 2025)

- ***WPP 1*** In assessing applications for developments, the Council will consider the impact on the quality of surface waters and will have regard to targets and measures set out in the River Basin Management Plan for Ireland 2018-2021 and any subsequent local or regional plans.

- ***WPP 2*** In assessing applications for development, the planning authority shall ensure compliance with the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No 272 of 2009) and the European Communities Environmental Objectives (Groundwater Regulations, 2010 (S.I. No. 9 of 2010).

- ***WPP 3*** To protect known and potential groundwater reserves in the county. In assessing applications for developments, the planning authority will consider the impact on the quality of water reserves and will have regard to the recommended approach in the Groundwater Protection Response Schemes published by GSI. The employment of the methodology identified in the 'Groundwater Protection Scheme Reports for County Monaghan public supply sources' (available at www.gsi.ie) and 'Guidance on the Authorisation of Discharges to Groundwater' (available at www.epa.ie) will be required where appropriate.

- ***WPP 4*** To require submission of a water protection plan and detailed site drainage plans with all planning applications. Maps of sensitive areas waters, a Water Protection Plan Checklist and latest water body status information at www.catchments.ie will assist in the preparation of plans at application stage.

- ***WPP 5*** To preserve a 20m riparian corridor where development shall not be permitted to prevent further degradation of habitat within riparian corridors and the prevention of any in stream works, or culverting of waterways unless in accordance with Inland Fisheries Ireland (IFI) guidance document 'Requirements for the Protection of Fishery Habitat During Construction and Development Works at River Sites'. The IFI should be consulted prior to the submission of anyplans involving works close to waterbodies.

- ***WPP 6*** Development shall be not permitted within 200 metres of any lake where relevant, that is the source of a water supply, where that development has the potential to pollute the lake.

- ***WPP 7*** Details of land spreading arrangements including a Fertiliser Plan for manures or sludge arising from industrial or intensive agricultural development shall be submitted to the planning authority with all planning applications.

- ***WPP 8*** To ensure that industrial or intensive agricultural developments generating manure, organic fertilisers or sludge, that are dependent on off-site recovery or disposal take account of sensitive area mapping including lands with impaired drainage/percolation properties, steeply sloping topography and lands where rock outcrop and extreme vulnerability of groundwater is present. The EPA guidance document 'Land spreading of Organic Waste' shall be consulted when assessing land suitability.

- ***WPP 9*** To restrict the use of imported manure/slurry in relation to water supply source catchments, high status waterbodies and "At Risk" water bodies. Consult www.catchment.ie for maps of waterbodies and their classifications.

- ***WPP 10*** Development within the vicinity of groundwater or surface water dependant Natura 2000 sites (Kilroosky Lough Cluster SAC) will not be permitted where there is potential for a likely significant impact upon the groundwater or surface water supply to the Natura 2000 site. Where appropriate, the applicant shall demonstrate with hydro- geological evidence, that the proposed development will not adversely affect the quality or quantity of groundwater or surface water supply to the Natura 2000 sites.

- ***WPP11*** Development which would have an unacceptable impact on the water environment, including surface water and groundwater quality and quantity, river corridors and associated wetlands will not be permitted.

- ***WPP 12*** To require developments to connect to the public sewer where available.

- ***WPP 13*** To require all agricultural developments to submit the agricultural development application form and have regard to the text set out in Section 8.6 Development Management and Water Quality of the Monaghan County Development Plan 2019-2025.

- ***WPP 14*** Development within a high-status waterbody catchment shall be restricted if necessary where there is a potential for a reduction in status of a waterbody. Waterbody catchment maps are available at www.catchments.ie

- ***WPP 15*** To protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate.

- ***WPP 16*** To support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan, and associated Programmes of Measures, or any such plans that may supersede same during the lifetime of the plan. Proposals for development should not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands. Also, to have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 which provides guidance on exemptions to the environmental objectives of the Water Framework Directive.

- ***WPP 17*** To contribute towards the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (groundwater) Regulations, 2010 (S.I. No. 9 of 2010) and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same). To also support the application

and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques (SUDS) for new development.

- ***WPP 18*** To encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the relevant River Basin Management Plan.

- ***WPP 19*** To prevent river fragmentation and to encourage where possible the connectivity or the re-connectivity of fisheries waters in consultation with Inland Fisheries Ireland.]

In order to avoid any reductions in water quality in the area surrounding the proposed development and in order to protect any designated sites, designated species and sensitive surface/ground waters, in the general area of the development and/or further afield, a number of mitigation/best practice measures have been planned for that will help to protect the local biodiversity of the surrounding area and to ensure the protection of local wildlife.

During Refurbishment / Fit Out

- It is vital that there is no deterioration in water quality in the watercourses in the vicinity of the development. This will protect both habitats and species that are sensitive to pollution. Therefore, strict controls of pollutants associated with the construction process to be implemented.
- Fuels, oils, greases and hydraulic fluids will be stored in bunded areas well away from drains. Refuelling of machinery, etc., to be carried out in bunded areas.
- There will be an amount of waste material from site development works. Same is to be managed in line with the existing E.P.A. Licence (as may be revised), and Construction and Environmental Management Plan as per Appendix Nio. 20. All waste material will be segregated, stored and disposed of in accordance with E.P.A. Licence requirements.
- All hedgerows, not directly impacted by the proposed development, should be protected and maintained.

During Operation

- All activities on site to be carried out in accordance with the Department of Agriculture, Food and Marine, Bord Bia, EPA and Monaghan Co. Co. requirements and specifications and/or industry standards
- All organic fertiliser generated on site to be removed by a registered contractor for use elsewhere.
- All soiled water to be appropriately collected, stored and utilised in accordance with the requirements of S.I. 113 of 2022, as amended.
- All potentially polluting products (fuels, detergents etc.) to be stored in appropriately bunded areas.
- Stormwater discharge points to be checked and inspected on a weekly basis for any sign of contamination.
- Appropriate measures to be put in place to deal with any accidents etc. that have the potential to cause adverse environmental impact.

- ***4(3)(6)Effect on Air***

The potential effects of the proposed development on air relate to the odour emissions that may be associated with poultry and poultry manure on site. Odorous emissions from the existing / proposed site are not likely to cause nuisance or impair amenity beyond the site boundary, with the possible exception of times when birds and/or manure is being removed from the site, *which will occur at the end of each batch, approximately 2/3 per annum*.

A number of management practices will be implemented on site so as to minimise potential odour emissions from the existing and proposed developments,

- Proper storage of all wastes on site, and regular removal of same. Twice daily flock inspections to remove any fatalities from the houses, and stored in proper sealed and covered storage bins.

- Thorough cleaning out of poultry houses, to minimise odour and maintain high health status.

- Regular cleaning of outside areas.

- Immediate removal of manure off site, wherever possible. Transport of manure off site to take place in properly designed and covered trailers.

- Proper stocking rate within the houses.

- Proper management of temperature and humidity controls.

Management of operations on the site to prevent significant pulse releases of odour at times when the effect might be perceptible beyond the site boundary should ensure minimal impact on air in the vicinity of the site. See Appendix No. 14 for met data for this area.

As detailed previously the proposed development is located >23 Km from the closest Natura 2000 site, Kilroosky Lough Cluster SAC, however emissions (incl. gaseous emissions) from the existing/proposed development(s) are unlikely to adversely impact on same and/or on any other sensitive areas.

Ammonia
In order to predict atmospheric emissions of ammonia from facility at Drumcreeghan, a SCAIL model (Simple Calculation of Atmospheric Impact Limits) was run by CLW Environmental Planners Ltd to determine the potential impacts of this farm on designated sites. In this instance a number of factors were taken into account, such as the use of natural ventilation. The results of the SCAIL outputs for ammonia are presented below. These figures are based on 30,000 birds (increase in stock).

Magheraveely Marl Loughs SAC UK				
Background NH3	**Process Contribution**	**Total Conc.**	**Critical Load**	**% of CL Range**
5.01 µg/m^3	0.0016 µg/m^3	5.0116 µg/m^3	1µg/m^3	0.16 %
Kilroosky Lough Cluster SAC				
Background NH3	**Process Contribution**	**Total Conc.**	**Critical Load**	**% of CL Range**
4.36 µg/m^3	0.0016 µg/m^3	4.3616 µg/m^3	1µg/m^3	0.16 %
Upper Lough Erne SPA				
Background NH3	**Process Contribution**	**Total Conc.**	**Critical Load**	**% of CL Range**
3.43 µg/m^3	0.0015 µg/m^3	3.4315 µg/m^3	3 µg/m^3	0.05 %

Ammonia Loadings Arising from Proposed Development on Natura 2000 Sites

Nitrogen Levels

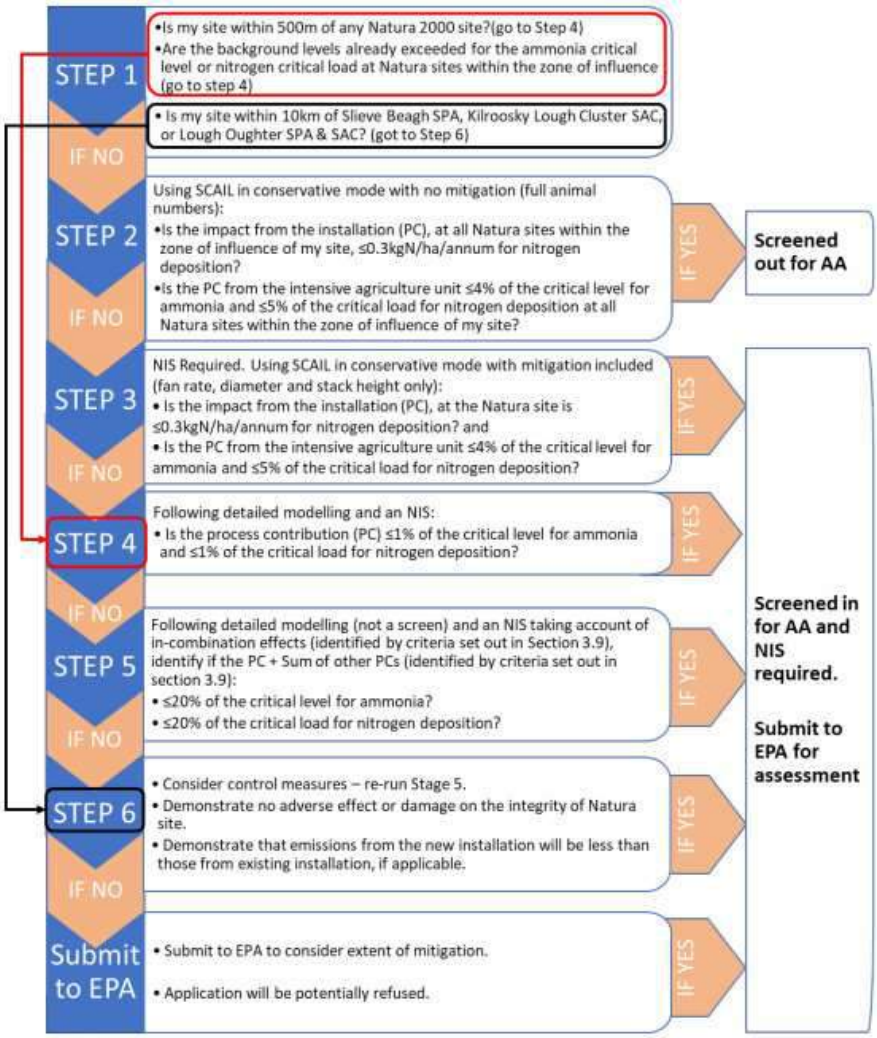
The SCAIL results for the predicted deposition of nitrogen are presented in the table below. For the SACs, either the SCAIL critical loads or those defined by APIS (Air Pollution Information System) were used. For the SPAs, the SCAIL model cannot generate critical loads as SPAs are designated for species rather than habitats. Therefore, in this instance the main habitat of the site which is used by the protected birds was assumed to be that of its corresponding SAC habitats and the published critical loads of nitrogen for these habitats as defined by APIS or Van Dobben (2013) were used if available.

Magheraveely Marl Loughs SAC UK				
Background N	**Process Contribution**	**Total Conc.**	**Critical Load**	**% of CL Range**
10.89 kg N/ha/yr	0.01 kg N/ha/yr	10.9 kg N/ha/yr	15 kg N/ha/yr (alkaline fen)	0.67%
			15-30 kg N/ha/yr (Calcareous fens with *Cladium mariscus*)	0.67% - 0.033%
			No CL available for Hard oligo-mesotrophic waters with Chara spp	-
Kilroosky Lough Cluster SAC				
Background N	**Process Contribution**	**Total Conc.**	**Critical Load**	**% of CL Range**
9.97 kg N/ha/yr	0.01 kg N/ha/yr	9.98 kg N/ha/yr	15 kg N/ha/yr (alkaline fen)	0.67%
			15-30 kg N/ha/yr (Calcareous fens with *Cladium mariscus*)	0.67% - 0.033%
			No CL available for Hard oligo-mesotrophic waters with Chara spp	-
Upper Lough Erne SPA				
Background N	**Process Contribution**	**Total Conc.**	**Critical Load**	**% of CL Range**
10.89 kg N/ha/yr	0.01 kg N/ha/yr	10.9 kg N/ha/yr	No CL for SPAs	-

Nitrogen Loadings Arising from Proposed Development on Natura 2000 Sites

Appendix I: EPA Flow Chart (2023)

Annex 1: Flow Chart



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- ***4(3)(7) Effect on Climate / Climate Change***

Climate information is useful for predicting the likely impacts that the farm operation and the application of manure in the area will have upon the residents. Met Data details can be found in Appendix No. 14. Wind direction at the site is critical to odour movements and rainfall is critical factor in the application of manure. The prevailing wind in the Clones area is from the south-west. Rainfall in the customer farmlands ranges annually from 800mm -1000mm.

Large livestock populations and nitrogen inputs to soil generate approximately one-third of all greenhouse gases in Ireland. The amount of *methane* emitted by livestock is a lot higher for ruminants such as cattle and sheep versus non-ruminants such as poultry/pigs. This is as a result of the different digestive systems.

N_2O emissions can be divided into three areas,

- Direct from agricultural soils and from agricultural production systems.
- Indirect emissions which take place after nitrogen is lost from the field
- Emissions resulting from agricultural burning.

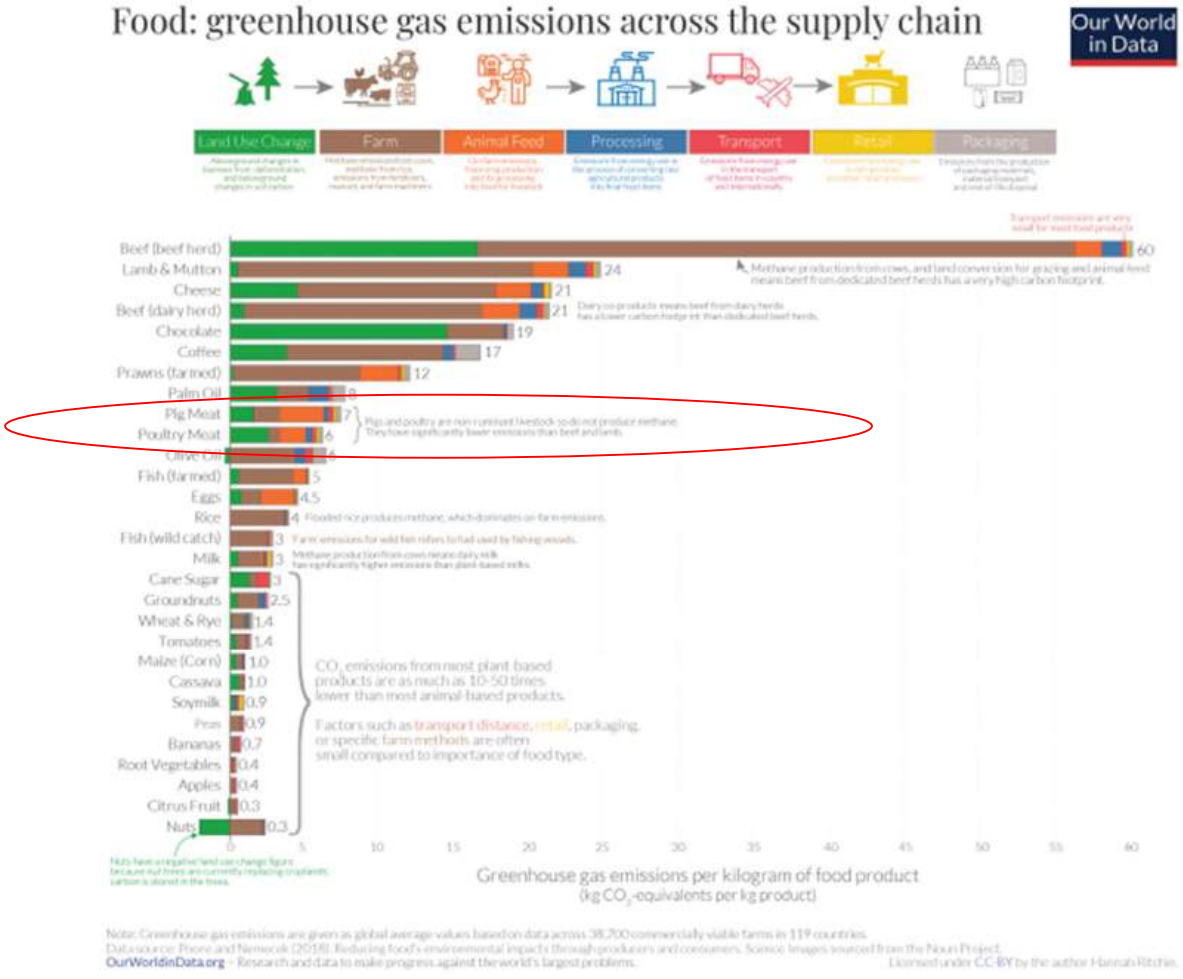


Fig 9. GHG Emissions from food Production Source http:// https://ourworldindata.org/food-choice-vs-eating-local

As can be seen from the table above, the GHC emissions from mono-gastric animals such as pigs and poultry is significantly less than ruminants, albeit that a majority of the GHG from ruminant agriculture (i.e. CH4) is eventually absorbed by plants/grass etc. to be consumed by ruminants to carry on the cycle (Carbon Cycle).

The proposed development once complete will result in the intensification of use of 2 No. poultry houses increasing bird numbers on the farm to 90,000 places, from the 60,000 places currently permitted.

Organic fertiliser from this farm will be used in compost production or by customer farmers. The fact that the customer farmers utilising organic fertiliser from this farm will allocate it in accordance with the provisions of S.I. 113 of 2022, as amended, particularly with regard to amounts applied, weather and ground conditions at the time of spreading, and even application, etc., should ensure that emissions generated are kept to an absolute minimum. Dry manures will spread more evenly, and modern rear emptying muck spreaders are likely to be more precise than side discharging machines.

All customer farmers will be advised that in order to minimise any potential adverse environmental impact including odour/emissions, and to ensure that they get maximum fertiliser benefit from the organic fertiliser, that all manure from this farm should be stored, managed and applied in accordance with S.I. 113 of 2022, as amended and where possible incorporated/ploughed into the soil as soon as practicable after application.

All practicable steps, such as landscaping, management routines etc., will be planned for and will be taken so as to minimise odour from the site. Its rural setting and location distant from local residences will ensure no effect on human beings. The existing poultry farming activities operated by the applicant have operated with no adverse impact and no complaints from neighbours.

This development will have no significant adverse effect on climate.

- ***4(3)(8)Effect on Visual Aspects and Landscape***

Monaghan Co. Co. have prepared a Landscape Character Assessment, and the following categories have been included in the Monaghan Development Plan 2019-2025. There are nine main Landscape Character Areas (14 Landscape Character Types) within the County.

Landscape Character Areas are the unique individual geographical areas in which landscape types occur. They share generic characteristics with other areas of the same type but also have their own particular identity.

1 Sliabh Beagh Uplands
2 Blackwater Valley & Drumlin Farmland
3 Smithborough Hills
4 Clones River Valley & Farmed Uplands
5 Monaghan Drumlin Uplands
7 mullyash Uplands
7 Ballybay/Castleblayney Lakeland's
8 Drumlin and Upland Farmland of South Monaghan
9 Carrickmacross Drumlin & Lowland Farmland

Landscape Character Types are distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different localities throughout any defined area. Nonetheless, where they do occur, they commonly share similar combinations of geology, topography, land cover and historical landuse. For example, blanket bog uplands are distinct landscape character types and are recognisable as such whether they occur in Monaghan or other counties.

1. Blanket Bog;
2. Drumlin Farmland
3. Drumlin Foothills
4. Farmed Foothills
5. Farmed Lakelands
6. Flat Riverine Farmland.
7. River Valley armland
8. Undulating Farmland
9. Upland Bog with Afforestation
10. Upland Drumlin Farmland
11. Upland Farmland with Afforestation
12. Upland Farmland with Rock Outcrops
13. Upland Plateau
14. Urban

The site of the proposed development is located in an area referred to as the Drumlin and Upland Farmland of South Monaghan (LCA 8), and Upland Farmed Foothills (LCT 4) in the Monaghan Landscape Character Assessment.

LCA 8: Drumlin and Upland Farmland of South Monaghan

This is an upland landscape which extends across the width of the County. It is located immediately south of the Ballybay Lakeland Landscape and extends southward covering a relatively large geographic area that overlooks the lowlands of Carrickmacross.

This area has an elevated landscape containing drumlin hills that are given over to pastoral uses. Strong field pattern evident as defined by hedgerow boundaries with areas of rock outcrops present at the highest elevations. These areas feature more impoverished pasture. Field boundary pattern is broken or lost in these locations with clumps of gorse located in the higher more impoverished areas. Included within this area are frequent medium to large sized loughs, the largest being Lough Egish. The Clarebane River which flows out of Lough Muckno is aligned with the County Boundary.

Long range views can be gained from the more elevated parts of this landscape towards adjacent low lying areas to the north, and there are no major settlements within this area but an extensive regional and minor road system

This upland landscape is associated with the Longford Down Inlier and its elevated topography arises from the folding of rock strata and mountain building period in the geological past. The majority of this area comprises smooth drumlin hills used as pasture. Hedgerows are for the most part uncut and contain many mature deciduous trees. The loughs range in size and the largest of these is Lough Egish. The majority are fringed with reeds and riparian vegetation. Large areas of marshland feature in the inter drumlin hollows and these areas support willow (Salix spp) and alder (Alnus) tree species. Occasional traditional farmhouses are located in this landscape, some rendered in white and some built of stone. The most elevated parts of this landscape are highly remote and feature rock outcrops. Although grazed in part by sheep, the farmland is impoverished and there is no strong field pattern. Boundaries to fields are somewhat fragmented and in many places, hedgerows are replaced by stone walls in variable condition. Occasional plantations of coniferous forestry are located in this landscape.

The landscape at lower elevations is in good condition and would be regarded as only moderately sensitive to development. The lakes and lake environs in particular have a high scenic quality and carry statutory designations and are judged to be highly sensitive to any development changes. In terms of the higher rocky remote landscapes, these would be highly sensitive to any changes involving large developments or tall structures. The relative exposure and scarcity of vegetation is such that sizable developments cannot be easily accommodated here without generating negative visual impacts albeit this area is in somewhat poor condition in terms of quality.

Specific sites that carry landscape and ecological designations are outlined below.

Areas of Secondary Amenity Value

- SA 13: Billy Fox Memorial Park and Environs

Views from Scenic Routes

- SV 18 - SV19: Distant views of Lough Muckno and Slieve Gullion (Routes LS 07830, LS 08141).

- SV 20: Views of Slieve Gullion at Taplagh, Broomfield (Route N2)
- SV 21: Scenic Views of Lough Egish (Route LP04121)
- SV 22: Scenic drive at Beagh, Shantonagh and Corlat (Route LT 40431)
- SV 23: Views of Lough Bawn and County Cavan (Route LT 71111)
- SV 24: Scenic drive Tattybrack (Route R190)

Ecological Designations

– proposed NHAs

- Black and Derrygooney Loughs (NPWS site code 001596)
- Gibson's Lough (NPWS site code 001604)
- Loughbawn House Loughs (NPWS site code 001595)
- Lough Egish (NPWS site code 001605)

The site of the existing poultry farm and site of the proposed development is ***Landscape Character Type 4 – Farmed Foothills*.** This landscape type occurs in four locations throughout the County. These include the foothills to Slieve Beagh in the north west, the hilly farmland located to the west of Newbliss, and that located to the south west of the Farmed Lakelands area (LCT 5) and a large area located to the North West of Carrickmacross.

This landscape type has a rolling topography generally with occasional steep sided hills and scattered or isolated Latton, Castleblayneylins. Long ranging views are available as are views towards higher upland pasture and moorland. Where landuses are given over to pasture, the scale of the field sizes is small. Marshy areas are located in low lying ground and are often associated with the margins of peatbogs. Small to medium sized tracts of commercial coniferous forestry are also present particularly in the north of the County. Field boundaries are generally defined by uncut hedgerows, comprising Hawthorn (Crataegus monogyna) and Blackthorn (Prunus spinosa) and containing occasional mature trees. Some of these larger hedgerow trees are in poor condition and covered in Ivy (Hedera helix). Gorse (Ulex spp) is common in the hedgerows across this area.

To the north of the County the Mountain Water River is the principal watercourse running west to east and features riparian wooded vegetation along its course. Traditional stone arched bridge crossings feature along this watercourse.

Settlements are very small and farm buildings tend to be old and in places these are derelict. The corrugated tin green roofs of these structures render them less visually obtrusive in this landscape. By contrast more modern forms of farm buildings and structures are more conspicuous and in places detract from the landscape. Tall steel silos are particularly prominent where these occur. Single residential properties located in remote areas also detract from landscape quality.

Around Newbliss this LCT presents as a series of closely spaced low hills in which pasture is the main landuse. Fields are bounded by hedgerows, many of which are cut of managed to facilitate farming activities. Generally the field pattern is of a small scale. Hedgerow species include Hawthorn (Crataegu spp), Gorse (Ulex spp) and ash (Fraxinus spp). Scattered mature trees or

hedgerow trees are present across the area, ash (Fraxinus spp) being thedominant species. Occasional small crops of commercial forestry are located in this landscape and contrast strongly with clumps of deciduous woodland (beech and oak) and scrub vegetation also present here. This landscape type contains few permanent loughs although streams and smaller watercourses are present and lower lying areas contain marshy wetland grasses.

The site is not likely to adversely impact any Special Areas of Conservation (S.A.C.), Special Protection Area (S.P.A.) and as all works to be completed are internal within the existign structures the development will not adversely impact on Areas of Primary/Secondary Amenity Value and/or Views from Scenic Routes as listed in the Monaghan County Development Plan 2019-2025.

- ***4(3)(9)Effect on Archaeological* & Cultural *Heritage***

The currently proposed development does not involve any site development works and there are no known archaeological sites within the site boundary and no reason to suspect the presence of such sites. No indication of archaeological sites/features was observed as part of previous developments on this site. In addition, there is no visual evidence of any archaeological feature on the lands adjoining the site.

- ***4(3)(10)Effect on Material Assets***

Resources that are valued and that are intrinsic to specific places are called 'material assets'. They may be of either human or natural origin and the value may arise for either economic or cultural reasons. The assessment objectives vary considerably according to the type of assets, those for economic assets being concerned primarily with ensuring equitable and sustainable use of resources. Assessments of cultural assets are more typically concerned with securing the integrity and continuity of both the asset and its necessary context. The potential impact of the proposed development on archaeology / cultural assets has been discussed previously.

Material Assets that may potentially be affected by the proposed development include:

- ***(A) Material Assets: Agricultural Properties including all agricultural enterprises***

The proposed development is to be completed within an approved poultry farm site and within previously approved poultry housing structures, that are farmed by the applicant, and surrounded by agricultural farmland. The proposed development will not interact with any lands outside the confines of the site, except for the production of a valuable organic fertiliser which may be utilized by farmers as a replacement for chemical fertiliser. The operation of the proposed development will be integrated with the applicant's existing / approved poultry enterprise.

- ***(B) Material Assets: Non-agricultural Properties including residential, commercial, recreational and non-agricultural land.***

The proposed development is a traditional farming practice in this area and, is surrounded by agricultural lands and is located well away from any built up areas and/or development clusters. This is an existing approved and licensed poultry farm site and there are no third party dwelling's (excluding those owned by the applicant/applicant's family located within c. 100 metres of the proposed development, and this is an existing poultry farm site.

The development will have no impact on adjoining property values if for no other reason than there is a significant distance between the proposed development and the residential locations, poultry farming is an existing activity on the site and this is a traditional farming activity in Co. Monaghan.

- ***(C) Material Assets: Natural or other resources including mineral resources, land and energy***

The proposed development will be accommodated within the existing/previously approved structures/site area and there will be no adverse impact outside of the development area.

No additional construction activities are required on-site to facilitate the proposed intensification of activities. The operation of the farm will require additional feed (classified as a renewable resource), energy and water. The applicant will operate modern feeding, ventilation and heating systems to minimize same.

The farm does not require any major modifications to the existing electricity network, water or road infrastructure in the area. Solar panels are currently proposed for the existing activity.

4 (4) Description of likely significant effects of the proposed development arising from:-

(i) The construction and existence of the proposed development

The proposed development is of average scale by current industry standards but it would add to the economic activity on the farm, with consequent "trickle down" positive effect in the region and the local community, particularly with regard to inputs, servicing, labour, thus helping to stabilise the population of the local area.

Significant effects on population / human heath and/or human beings are not anticipated. There are no third party dwelling's, (excluding those owned by the applicant/applicant's family , located within c. 100 metres of the proposed development), and/or likely to be adversely affected by, or experience significant impairment of amenity due to, the proposed development, and, this is an existing approved poultry farm site.

Its impact on the landscape will be neutral in relation to location, as all works can be accommodated internally within the existing structures. The long term impact on traffic on the local road as a result of the proposed development will not have a significant adverse impact.

Once the proposed development would be completed, there would be additional HGV traffic due to:

- feed deliveries (increasing from c. 1/fortnight to 1 per week), (Feed Lorry capacity 26 tonnes/load)
- manure transport (increasing by c. 2.6 load/batch, from c. 2.4 loads /batch to c. 5 loads / batch on average), (Manure Lorry capacity 30 tonnes/load)
- increased bird collections (increasing by 4 loads/batch on average)

Total = C. an increase of c. 14 loads/batch (or <1 load/week) on average.

In addition to the above will be traffic associated with the applicant accessing the site, inspections, vet, catchers, and traffic associated with washing and cleaning the houses etc., however same will not be altered significantly and appropriate access will be provided to the proposed development, and the applicant lives adjacent to the site/farm.

Traffic to and from the site will be minimised by optimising load sizes. This traffic movement will not adversely impact on the local road network which will be more than adequate to accommodate same. Traffic flows will use the existing routes and site entrance. The site is well serviced by the existing road infrastructure and therefore any proposed alteration in traffic will not have an adverse impact on the local area.

The use of natural resources

There are no significant negative effects expected as a result of the proposed development in relation to the use of natural resources. As previously detailed the development will be contained within the existing structures. While there are no processes involved that have a high requirement for fuel energy some ancillary heating will be required. Gas heating will be provided during the early stages of each batch and the demand for heat will depend on local weather conditions at the time of stocking. Gas/fuel/energy requirements will be minimised by high insulation standards and a modern efficient heating system.

The proposed development will have a definite requirement for a supply of water readily available from the existing Water Scheme, a result of this proposed development. The main resource to be consumed would be poultry feed, which is classifiable as a natural resource that is a renewable resource. The consumption of feed and water will be proportionate to the sock numbers on the farm.

(ii) The emission of pollutants (noise, vibration, light, heat, radiation etc.,)

Clean storm water is discharged to the local watercourse via the discharge point(s) as indicated in the proposed site plan, and there is no proposed alteration to same. Such clean water is not an emission. Site management is to be focused on ensuring that all storm water collection surfaces and facilities are maintained in clean and fully functional condition at all times so that the possibility of storm water carrying significant pollution to the stream is effectively eliminated.

The emission of pollutants is to be effectively controlled and prevented by the regular removal of all solid waste materials from the site to authorised disposal/recovery sites elsewhere, and by the removal of poultry manure off site by an experienced contractor. Accordingly, it is expected that there should not be any significant emissions of pollutants from the site and that there should be no perceptible environmental effect arising from emission of pollutants from the site.

With regard to the above and due to the nature of the proposed development, there will be no increase in the amount of wastes/potential pollutants produced or used on the farm, and/or no significant increase in noise, vibration, light, heat and/or radiation, that would lead to a significant adverse environmental impact.

The additional organic fertiliser/poultry manure to be produced will be utilised as a resource ingredient in the mushroom compost industry and/or as an organic fertiliser, and will be removed from the site by an experienced contractor. All soiled water to be allocated to the farmland in accordance with S.I. 113 of 2022 as amended.

(iii) The creation of nuisance

The proposed development, (to be carried out on/or within the existing and/or previously approved poultry houses operated / to be operated by the applicant), will be carried out in accordance with the management and operational routine proposed, and in line with E.P.A., D.A.F.M., Bord Bia and Monaghan Co. Co. requirements, is not expected to create any significant nuisance.

(iv) The elimination and/or disposal/recovery of waste/by-products

The net increase in the volumes of waste/by-product materials to be generated as a result of this proposed development will not cause a significant adverse environmental impact, as all waste streams are to be minimised by implementing good practice measures on-site and any wastes that cannot be eliminated will be disposed/recovered in line with existing requirements and practices including and to approved disposal/recovery sites, and/or approved carriers.

The volume of organic fertiliser/manure (by-product) produced will be minimised by efficient cleaning out and the use of high pressure low volume power washers. In any event adequate measures for the collection, storage, management and use of these

materials have been identified previously, thus ensuring that there is no adverse environmental impact from same. The opportunity to eliminate any of the waste products does not exist.

The opportunity to reduce the volume of waste materials below, that which are generated under Good Farming Practice and which will be generated on this farm once the proposed development is completed is very small and is near zero. For example, some birds die prematurely in the site. The proposed cleaning, hygiene, disease control and restricted access measures that are to be implemented on site will minimise this risk. Accordingly, the waste that is dead birds cannot be eliminated and cannot realistically be planned to reduce below the level achievable under current best practice. Similarly, with regard to the hazardous waste in the form of spent fluorescent tubes. The volumes are small and already minimised. While the applicant can be forever conscious of the Reduce, Reuse and Recycle principle in relation to all waste, there is relatively little that can be done to effect significant further gains in this proposed development.

(v) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters)

The potential risk to human health / cultural heritage and/or the environment due to accidents and/or disasters is limited due to the innate nature of the farming system and activities on-site. There are no significant high risk/hazardous products used, produced and/or released by the proposed development which would pose a risk to human health, cultural heritage and/or the environment outside of the site boundary as a result of any accident/disaster.

(vi) Class A Disease

In the event of a Class A disease many animals will be slaughtered, possibly both on infected farms and in preventative slaughter of dangerous contact and contiguous premises.

There are two major considerations to be taken into account in deciding on the method of disposal to be used for slaughtered animals,

1) Preventing the spread of the disease/virus, and,
2) Mininising damage to the environment.

In respect of environmental damage, the methods of disposal in order of preference are, render, bury and burn. The location and extent of any initial outbreak of a particular disease will determine which method of disposal is used, however this will be dictated by individual circumstances. The disposal strategy to be employed will be decided by the Department of Agriculture, Food and the Marine in consultation with the National Expert Epidemiological Group. The preferred option for the disposal of carcasses from this farm site is rendering.

(vii) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;

Large livestock populations and nitrogen inputs to soil generate c. one-third of all greenhouse gases in Ireland. The amount of *methane* emitted by livestock is a lot higher for ruminants such as cattle and sheep versus non-ruminants such as poultry/pigs.

The fact that the farmers are allocating organic fertiliser in accordance with the provisions of S.I. 113 of 2022, as amended, particularly with regard to amounts applied, weather and ground conditions at the time of spreading, and even application, etc., should ensure that emissions generated are kept to an absolute minimum. Dry manures will spread more evenly, and modern rear emptying muck spreaders are likely to be more precise than side discharging machines.

In addition the proposed development will be designed, managed and operated so as to minimise energy (gas and electricity) use on the farm, thus minimising any greenhouse gases associated with energy use.

As the birds will be maintained in a controlled environment within the proposed house, the operation of the farm is not directly significantly susceptible to climate change, however climate change may impact on energy use associated with heating/ventilation systems to maintain a controlled environment within the house relative to outside climatic conditions, and, may have implications for feed supply to feed the birds.

4(5) The forecasting methods used to assess the effects on the environment.

Forecasting relies heavily on the accumulated experiences of current operations on the applicant's existing site, operations in similar developments, and on the knowledge that wastes removed from the site for disposal or recovery elsewhere will have negligible impact on the environment around the proposed development.

The applicant has had no incidents with regard to the effect of this existing enterprise on the local environment. Taking into account that poultry farming is a traditional and widespread farming activity in Co. Monaghan and that this proposed development will comply with SI 113 of 2022, as amended, the applicant is fully confident that the proposed development will have no significant adverse effect on the local environment.

4(6) Cumulative And Transboundary Effects

This Poultry farm is located in County Monaghan, a county well recognised for its intensive agriculture sector. It is anticipated that the proposed development at this site will not lead to a Transboundary effect due to the distance of the proposed development from any international boundary (c. 4.5 Km from border with Northern Ireland) and the fact that in the main all wastes/by-products will be utilised/disposed of/recovered within the country.

While total bird numbers approved for this farm/site will increase from c. 60,000 birds to 90,000 birds, it is not anticipated that this will have a significant adverse cumulative impact, due to its location fully contained within the existing/approved poultry farm site and the existing poultry farm structures, in an agricultural area, the fact that all manure is to be moved off site by an approved and registered contractor and appropriate measures are in place to address wastes arising on the farm.

The proposed development will not have a cumulative adverse impact on the local environment. Poultry farming is a traditional and widespread farming activity in Co. Monaghan and it has been demonstrated by the applicant that the site is not located close to and/or likely to adversely impact on any sensitive feature/location either independently or cumulatively with other poultry houses, on the farm and/or in the wider area.

The existing farming activities that are carried out on-site (and by other poultry farms in the area) are done so with no significant adverse impact on the local environment and in compliance with S.I. 113 of 2022, as amended. Due to the fact that all manure is to be moved off site, appropriate measures are in place to address wastes arising on the farm. It is anticipated that this development would not adversely impact on the local environment within the Monaghan area when assessed individually and/or cumulatively with other such developments in this area.

4 (7) Inter-relationships

EIA requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment and as amended in turn by Directive 2014/52/EU.

As a requirement of the aforementioned directives and specific legislation implementing same, not only are the individual significant impacts required to be considered, but so must the inter-relationship between these factors be identified and assessed.

The Regulations require that the interactions between human health / population, Bio-diversity (Flora and Fauna), Land / Soil, water, air and climatic factors, landscape, material assets and cultural heritage (incl. architectural and archaeological) be assessed. The aspects of the environment likely to be significantly affected by the proposed increase in capacity / intensification of use of the existing and/or previously approved poultry houses have been considered in detail in the relevant Chapters of the E.I.A.R. In order to demonstrate the areas in which significant interactions occur a matrix has been prepared, see figure 4.1 below.

Where any environmental element in the top row of the matrix (the receptor) is likely to be affected in any way by any element in the left most column (the impactor), which contains the list of aspects of the environment likely to be significantly affected by the proposed development these have been indicated. A distinction has been made between positive, negative and neutral impacts in this matrix.

Figure 4.1 Matrix Indicating Inter-relationships between EIA Factors

	Land / Soil	W Water ater	Air & Climate / Climate Change	Landscape & Visual	Noise	Traffic / Roads	Bio-diversity and (Flora Fauna)	Human health / population	Cultural Heritage	Material Assets
Land / Soil		N	N/a	N	N/a	N/a	N	Pos	N/a	N/a
Water	N/a		N/a	N/a	N/a	N/a	N	N/a	N/a	N/a
Air & Climate / Climate Change	N/a	N/a		N/a	N/a	N/a	N	N	N/a	N/a
Landscape & Visual	N/a	N/a	N/a		N/a	N/a	N/a	N/a	N/a	N/a
Noise	N/a	N/a	N/a	N/a		N/a	N/a	N/a	N/a	N/a
Traffic/Roads	N/a	N/a	N	N/a	N		N/a	N	N/a	N/a
Bio-diversity (Flora & Fauna)	N/a	N/a	N/a	N	N/a	N/a		N/a	N/a	N/a
Human health / population	Pos	Pos	Pos	Pos	N/a	N	Pos		Pos	Pos
Cultural Heritage	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a		N/a
Material Assets	N/a	N/a	N/a	N/a	N/a	N/a	N/a	Pos	N/a	

Neutral	N
Positive	Pos
Negative	Neg
Not Applicable	N/a

4 (7) (i)Discussion – Positive Impacts

The following details the rationale for concluding that there is a net positive impact as a result of the inter-relationship between the factors listed below.

- **Impacts of Land / Soil on Human health / population –** the proposed development will provide for an additional supply of poultry manure which is a valuable fertiliser used by customer farmers to offset the cost of purchasing chemical fertiliser, and as a resourse ingredient in the compost industry. The supply of organic manure will result in a financial gain to the recipient farmers and therefore a net positive impact of the proposed development.

- **Impacts of Human health / population on other factors -** The increase in wealth as a result of the operation of the farm would mean that there will be funds available to facilitate improvements through human endeavor in the following factors Land / Soil, water, air & Climate / Climate Change, landscape & visual, Bio-diversity (Flora and Fauna) and cultural heritage. Improvements in Land / Soil can be achieved through the addition of organic fertilizer, improvements in water through improved management and separation of storm and soiled waters, improvements in air through better manure management processes, improvement in Bio-diversity (Flora and Fauna) through the provision of additional site landscaping and maintenance and improvement in cultural heritage by the availability of time and money for the enjoyment of heritage. Improvements in Climate/Climate change arise out of the more efficient production system/lower emissions compared to other forms

of animal husbandry/production. The impact on human health / population will ultimately result in improvements to material assets.

4 (7) (ii) Discussion – Neutral Impacts

The following details the rationale for concluding that there is a neutral impact as a result of the inter-relationship between the factors listed below.

- **Impacts of Land / Soil on Water, Landscape & Visual and Bio-diversity (Flora and Fauna) –** The organic fertilizer will have a positive overall impact on Land / Soil adding additional nutrients. However there is potential for leaching of these nutrients to water. This threat has been mitigated as all organic manure is to be allocated to customer farmers for use in accordance with S.I. 113 of 2022, as amended and excessive application of this organic fertilizer will not occur.

  The positive impact on Land / Soils in the customer farmland areas will potentially see a change in landscape through the improvement in field pastures, this may be viewed as a slightly positive impact overall and any changes will be minimal through compliance with S.I. 113 of 2022, as amended, as this organic fertiliser will be used to replace chemical fertiliser. The changes in Land / Soil may result in a reduction in diversity of Bio-diversity (Flora and Fauna) in receiving lands. However all lands proposed for receipt of organic fertilizer will comprise productive agricultural lands for the production of crops or improved grassland and organic manure will not be applied to areas of scrub or other habitats.

- **Impacts of Water on Bio-diversity (Flora and Fauna) –** The organic manure generated together with any soiled water on site has the potential to negatively impact on water. A reduction in water quality in the area would have an effect on both local Bio-diversity (Flora and Fauna) and Bio-diversity (Flora and Fauna) in the wider river catchment area. This potential threat has been mitigated through the proposal to allocate all organic fertilizer for use in accordance with S.I. 113 of 2022, as amended. This is further mitigated through the provision of an appropriate on site storm water drainage system. These mitigating measures are sufficient to ensure that there is no negative impact on Bio-diversity (Flora and Fauna) as a result of its relationship with water.

- **Impacts of Air & Climate / Climate Change on Bio-diversity (Flora and Fauna) and Human health / population –**The generation of mal-odour on site may have a slight negative impact on Bio-diversity (Flora and Fauna) and in particular on human health / population, however this is mitigated by the fact that the proposed development location well removed from any existing third party dwellings. This is an existing approved and licensed poultry farm site and there are no third party dwelling's (excluding those owned by the applicant/applicant's family located within c. 100 metres of the proposed development, and this is an existing poultry farm site.

Adequate mitigating measures have been described in this E.I.A.R. to ensure that this threat does not materialise and thereby ensuring the potential impact is neutral.

4 (7) (iii) Potential Impacts and Mitigation Measures

This section presents the significance of potential impacts following the implementation of mitigation measures. The impacts in the recently published E.I.A.R. Guidelines as follows:

Impact		***Description***
Quality of Effects	***Positive Effects***	A change which improves the quality of the environment
	Neutral Effects	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	Negative Effects	A change which reduces the quality of the environment
Describing the Significance of Effects	***Imperceptible***	An effect capable of measurement but without significant consequences.
	Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
	Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
	Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
	Significant Effects	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
	Very Significant Effects	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
	Profound Effects	An effect which obliterates sensitive characteristics
Describing the Duration and Frequency of Effects	***Momentary Effects***	Effects lasting from seconds to minutes
	Brief Effects	Effects lasting less than a day
	Temporary Effects	Effects lasting less than a year
	Short-term Effects	Effects lasting one to seven years.
	Medium-term Effects	Effects lasting seven to fifteen years.
	Long-term Effects	Effects lasting fifteen to sixty years
	Permanent Effects	Effects lasting over sixty years
	Reversible Effects	Effects that can be undone, for example through remediation or restoration
	Frequency of Effects	Describe how often the effect will occur. ((once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually))
	Extent	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.

Describing the Extent and Context of Effects		
	Context	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)
Describing the Probability of Effects	***Likely Effects***	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
	Unlikely Effects	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.

Interactions between the above environmental factors show the potential effect of the poultry farm on the community and its environs. Human beings are the main impact receptor, flora and fauna being the other. The existing / previously approved poultry farm and, specifically the proposed revisions to the production processes will minimally impact upon the landscape, archaeology, terrestrial, water quality and climate described under the heading natural environment.

Traffic, air quality, noise, tourism and material assets are the factors that affect the community directly. This poultry farm with its planned integration into the existing farming activities, and the associated fertiliser substitution programme will have no significant impact on the rural community, as per the existing activities carried out by the applicant.

	Category	**Potential Environmental Issues/Effects**	**Potential Impact ~ Site**	**Potential Impact ~ Customer Lands**	**Duration**	**Mitigation**	**Residual Impact**
Natural Environment	Terrestrial						
	Bio-diversity (Flora and Fauna)	Destruction/loss of habitats.	Neutral	Neutral	Long-term	Existing site of no significant ecological importance. Organic fertilizer to replace chemical fertilizer in accordance with S.I. 113 of 2022, no impact. Integration with existing farm enterprise.	None
		Eutrophication	Negative	Neutral	Long-term	High quality development and storm water discharge systems. No alteration to existing structures. Nutrient balance / organic fertiliser substitution. Organic fertiliser will replace chemical fertiliser.	slight
	Fresh Water / Groundwater	Risk of contamination	Negative	Neutral	Long-term	Fertiliser planning / Buffer Zones / Codes of Good Practice applied (S.I. 13 of 2022, Customer Farmlands).	Slight
	Landscape	Visual impact	Negative	Neutral	Long-term	No additional construction or site works external to existing structures	Slight
	Archaeology	Disturbance of archaeological finds	Neutral	Neutral	Long-term	No archaeological finds within this site. Site not located near to, or likely to impact on any archaeological sites. No additional construction.	Neutral
	Climate	Contribution of greenhouse gases	Positive	Neutral	Long-term	Poultry production is less harmful than ruminant production in terms of methane. Organic manure will replace inorganic fertilisers eliminating manufacturing / transport energy use. Integration with existing farming activities.	None

Human Beings	Agriculture and land use	Fertiliser substitution	Neutral	Positive	Long-term	No loss of agricultural land (site), as no additional construction. Improves profitability by reducing costs and improving output. Integration with existing farming activities	None
	Community	Application of manure	Neutral	Neutral	Long-term	Significant requirement for additional organic fertiliser.	None
		Vermin and pest infestation	Negative	Neutral	Long-term	Control programme to be practiced on farm in line with Bord Bia requirements.	None
		Fire Hazards	Negative	Neutral	Long-term	Fire points / extinguishers / staff training	None
	Traffic	Long-term increase in traffic.	Negative	Neutral	Long-term	In-ward/out-ward traffic primarily during working hours. Minimise traffic volume by optimising load sizes. Additional Short term peak during construction. Good road infrastructure.	Slight
	Noise	Stock Noise at feeding/moving. Feed deliveries, manure removal	Negative	Neutral	Long-term	Prioritise activities during during working hours. Remote Location.	None
	Air	Generation of Odours	Negative	Neutral	Short-term	Adherence to Code of Good Practice to Reduce Odour Emissions at Spreading. High standard of housing and management and washing between batches. Buffer zones from sensitive dwellings / areas.	None
	Tourism/ Ammenities	Landscape	Neutral	Neutral	Long-term	Site location will result in no adverse impact on the environment. No additional construction.	None
		Water Quality	Neutral	Neutral	Long-term	High standard of development and management / Fertiliser planning / Buffer Zones / Codes of Good Practice applied / Integration with existing farming activities	None
	Material Assets	Reduction in material / residential quality	Neutral	N/A	Long/ short-term	Site location will ensure that there is no negative impact on the material assets of the area. No additional construction.	None

4 (8) Difficulties encountered in compiling the required information

The processes and technology involved in the operation of the proposed development are standard for agricultural/poultry developments, and similar to that currently carried out by the applicant, and well understood. In addition the main principles are substantially similar to that already in practice on numerous other farms locally and throughout the county. The technical information on which to base an assessment of impact on environmental parameters is readily available in the public domain.

There were no particular difficulties encountered and there is no reason to consider that there is any serious risk of error attaching to plans and projections for the treatment of wastes to be generated in the proposed development, as a result of the first hand experience gained in the existing development. As stated previously, this planning application and Environmental Impact Assessment Report, relate to the proposal for the intensification of use of 2 No. existing poultry houses, together with all ancillary structures and site works associated with the above development within an existing poultry farm at Drumcreeghan, Latton, Castleblayney, Co. Monaghan, facilitating in a cumulative increase from 60,000 birds (as currently approved) to c. 90,000 birds.

The operation of the farm in line with the revised operational practices will be carried out in accordance with the requirements of Monaghan Co. Co., The E.P.A., The Department of Agriculture, Food and Marine and Bord Bia to achieve maximum efficiency, flock performance and environmental standards

5 Description of measures envisaged to avoid, reduce, prevent or if possible, offset any identified significant adverse effects on the environment.

The following best practice / mitigation measures have been implemented to reduce any potential adverse impact, significant, or otherwise:

(i) Provision of sufficient and safe access to the site and measures to avoid excessive soiling of the public road during construction on the site.

(ii) Provision of a storm water drainage system to properly collect and discharge to field drainage all clean rainwater from roofs and clean surfaces, as described in Appendix No. 3 and Appendix No. 16.

(iii) Provision of soiled water drains to properly collect any effluent or soiled water and divert it to the nearest soiled water tank.

(iv) The collection and the removal from the site of all manure. All soiled waters to be collected and used on farmland in accordance with S.I. 113 of 2022, as amended.

(v) All operational waste to be managed in an appropriate manner.

(vi) Appropriate collection and removal from the site of waste materials generated on the site. Record and maintain records of all consignments of waste despatched from the site in accordance with requirements..

(vii) The collection and the removal from the site of all dead animals and all animal tissues. A small proportion of the birds maintained on the farm die prematurely. These carcasses are and will be stored in a covered sealed container on site, awaiting collection by an authorised contractor. College Proteins is an authorised contractor who regularly removes these carcasses, and any other such material to an authorised Animal By-Products plant at Nobber, Co. Meath, in compliance with existing requirements. Correspondence in this regard is included hereafter, in Appendix No. 6. Ensure collection of animal tissue from the site is in appropriate watertight and covered containers, and timely removal so as to ensure minimal generation or release of odours either at the site, or during transit to the disposal/recovery destination.

(viii) Comprehensive cleaning and hygiene routine to minimise potential odour from the site.

(ix) Specially formulated diets to maximise performance and reduce nutrient excretion. See Appendix No. 9.

(x) Proper maintenance and inspection procedures to ensure that all feeding, water supply, manure removal, and ventilation systems are working to maximum efficiency, ensuring manure is maintained as dry as possible and minimising energy (electricity and gas) consumption.

Implementation of the above will ensure that significant effects on the environment will be avoided and the risk of incidents of environmental significance will be near zero.

6. ENVIRONMENTAL MANAGEMENT PROGRAMME

6.1. Introduction

The applicant will continue to implement and maintain a comprehensive monitoring programme on site to provide maximum protection for the environment. This plan will in effect be governed by the requirements of the E.P.A., as detailed in any Licence issued to this farm, and by the applicant's requirements under environmental legislation such as S.I. 113 of 2022, as amended. This management plan will involve, but is not limited to, maintaining an organic fertiliser register and visual inspection of all storm water outlets.

Implementing this programme will ensure that there are no negative environmental impacts from the activities associated with the operation of the poultry farm, as currently proposed. Any recommendations of the planning authority will be complied with in relation to this Environment Management Programme.

6.2. Organic Fertiliser Management Programme

The applicant will implement and manage a programme for the allocation of organic fertiliser in each particular year. The main aspects of the Organic Fertiliser Management Programme are to ensure that the requirements of S.I. 113 of 2022, as amended are met in full by the applicant. This will include;

- The allocation of fertiliser to a registered specialist contractor for use in accordance with the requirements of S.I. 113 of 2022, as amended,

- Proper separation of all clean water on site, and the collection of all soiled water in the soiled water storage tanks.

- Continuous recording of all organic fertiliser transfers off the farm (as per the record 3 form developed by The Department of Agriculture, Food and The Marine, and submission of all records to The Department of Agriculture, Food and The Marine as required.]

6.3. Environmental Monitoring Programme

(i) ***Work schedule for fixed structures.***

- A maintenance programme for all structures and systems to be implemented to ensure that same are operating to maximum efficiency

(ii) ***Monitoring fixed structures for the following:***

- checking soiled water and clean water drainage systems (Inc. silt trap, interceptor and attenuation systems) for deterioration, leaks and blockages.

(iv) ***Monitoring and analysis***.

- Storm water emission points to be visually inspected and recorded on a weekly basis.

- Soiled Water Storage Tanks – To be monitored and recorded as required for remaining storage capacity.

- Noise, Odour and Dust emissions not to cause an adverse environmental impact outside of the site boundary. As per the existing licenses issued by the Agency the EPA license required for this farm will have specific requirements/conditions pertaining to odour/noise and dust to be complied with.

7 Summary

This proposed development involving the proposal 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, or adjacent to an existing poultry farm at Drumcreeghan, Latton, Castleblayney, Co. Monaghan, has been subject to Environmental Impact Assessment in accordance with requirements under the Planning and Development Regulations 2001 (as amended). This resulting E.I.A.R. has been prepared in order to assess the potential impact of the proposed development and any potential cumulative impact with the applicants existing/approved farming activities and/or other farms (incl. poultry farms) / developments in the area and provide the planning authority with the necessary information to make a decision on this planning application. The E.I.A.R. will also be submitted to the E.P.A. as part of the E.P.A. Licence review application to be submitted to the Agency.

The proposed development as outlined will make a significant positive contribution to the rural economy of Co. Monaghan and will serve to increase employment and secure the viability and competitiveness of the applicant's farm enterprise, as well as the wider poultry farming industry. The development will not give rise to any significant environmental effects. The granting of permission to the proposed development would strongly accord with the provisions of the County Development Plan and will provide a significant boost to the economy of Co. Monaghan. The proposed development will be operated in accordance with the details laid down in this E.I.A.R. and will adhere to conditions imposed as part of any grant of planning permission and E.P.A. Licence for this farm.

26/09/2024
Date

C.L.W. Environmental Planners Ltd.
The Mews,
23 Farnham St.,
Cavan Town,
Co. Cavan.

Tel: 049-4371451
Fax: 049-4371447
Email: info@clw.ie

Appendices

Appendix No. 1	***~***	***Site Location Map***
Appendix No. 2	***~***	***Site Layout (Not to scale) Location of Proposed and Existing Developments***
Appendix No. 3	***~***	***Drawings of Proposed Development (Not to scale)***
Appendix No. 4	***~***	***Environmental Protection Agency – Draft Guidelines on EIS – Project Type 13***
Appendix No. 5	***~***	***Details of Poultry Litter Contractor***
Appendix No. 6	***~***	***Animal Tissue Disposal***
Appendix No. 7	***~***	***Copy of E.P.A. Licence***
Appendix No. 8	***~***	***Extent and Location of Lands Available for Application of Soiled Water***
Appendix No. 9	***~***	***Feed Details***
Appendix No. 10	***~***	***General/Mixed Waste Disposal***
Appendix No. 11	***~***	***Extracts from Monaghan County Development Plan 2019- 2025***

Appendix No. 1

Site Location Map

Surveyed 2000-2002
Revised 2000-2002
Levelled

Rural PLACE Map

Site Area " A " and outlined in RED is 2.745 Acres / 1.111 Hec Including Service Road.
Singed: **Myles O Reilly**

Site Boundary
Family Landholdings

" A "

ITM CENTRE PT. COO

670982,816114

DESCRIPTION

MAP SHEETS

1:2500
1422-D

Digital Map
1488

Printed and compiled by
Cantec Office Solutions, Cavan
Farnham St,
Cavan

Site Location Map

Scale: ***1: 2,500***

MO'Reilly CIVIL ENGINEERING

Appendix No. 2

Site Layout
(Not to scale)

Location of proposed and existing developments

Job No. 2017-09 | Dwg. No. PL02 | Rev. -

40mm DBM WEARING COURSE OVER 60mm DBM BASE COURSE OVER 200-300mm MIN OF WELL COMPACTED CL804

300MM CONCERTE PIPE LAID TO FALLS, SOURROUNDED WITH 20N LEANMIX COMPACTED ARROUND THE PIPE.

DETAIL A
Scale 1/25

44m of existing Hedge to be removed and set back to allow for sight distance. Any poles are to be relocated back also.

37m of existing Hedge to be removed and set back to allow for sight distance. Any poles are to be relocated back also.

Sight Distance 60 50m

Sight Distance 50m

Entrance

SITE NOTICE " X "

Landscaping

Existing Mature Headge

Service Road

Ex-FARM SHED

Ex-DWELLING

Ex-FARM SHED

Ex-Storm Line

Existing Mature Headge

Ex-SILLAGE PIT

Existing Mature Headge

Existing Mature Headge

Site Boundary

Stoned Area

Landscaping

Ex-Service Road

Ex-Storm Line

Site Section A-A

Existing Poultry house as per planning granted under Ref: 07/1065 & 12/9016 & 17/123.

Ex-FARM SHED

Existing Store

Proposed High Level Barrier @ 3.6m

Existing House 1
FFL-175.50m

Ex-STORE

Existing Entrance
(Height Restricted Gate)

Existing Entrance

150mm Storm Line

House 2
FFL-175.50m

Concrete Apron

Ex-DWELLING

Waste Water Tank

Gas Tank Location

Site Boundary

Meal Bin

Concrete Apron

Waste Water Tank

Existing Mature Headge

Site Section A-A

Landscaping

Landscaping

Meal Bin

Site Area " A " and outlined in RED is 2.745 Acres / 1.111 Hec Including Service Road.
Singed: **Myles O Reilly**

Site Boundary

Existing Mature Headge

NOTE:
All surface water to local watercourse
All Existing Surface Water To be Picked up
New Surface water to be connected to Existing Surface Water Lines with Silt Trap

All sound trees on site shall be retained, except for those that require to be moved to facilitate the actual physical development of the site. Existing Hedge rows to be buffed/tickened up where required.

SITE PLAN
Scale 1/500

LANDSCAPING SPECIFICATION

ALL SITE WORKS ARE TO BE DONE IN ACCORDANCE WITH THE DEPARTMENT OF ARGICULTURE FISHERIES AND FOOD,"MINUMUM SPECIFICATIONS FOR SCREENING BELTS AND SHELTER BELTS FOR FARM YARDS AND FARM BUILDINGS"

PLANTING SCHEDULE

KEY	NAME
	PROPOSED ROWAN, MOUNTAIN ASH, BEECH OR HAWTHORN TREES - MAX HEIGHT 9m @ 3m Centers
	PROPOSED HEDGEROW OF WHITETHORN, DOG ROSE/HONEYSUCKLE IVY AND BRAMBLE SHRUBBERY @ 300mm Centers
	PROPOSED TIMBER & RAIL FENCING

COMMOMN NAME	SCIENTIFIC NAME
DOG ROSE	ROSA CANINA
HONEYSUCKLE	LONICERA PERICIYMENUM
BRAMBLE	RUBES FRUCTICOSOS

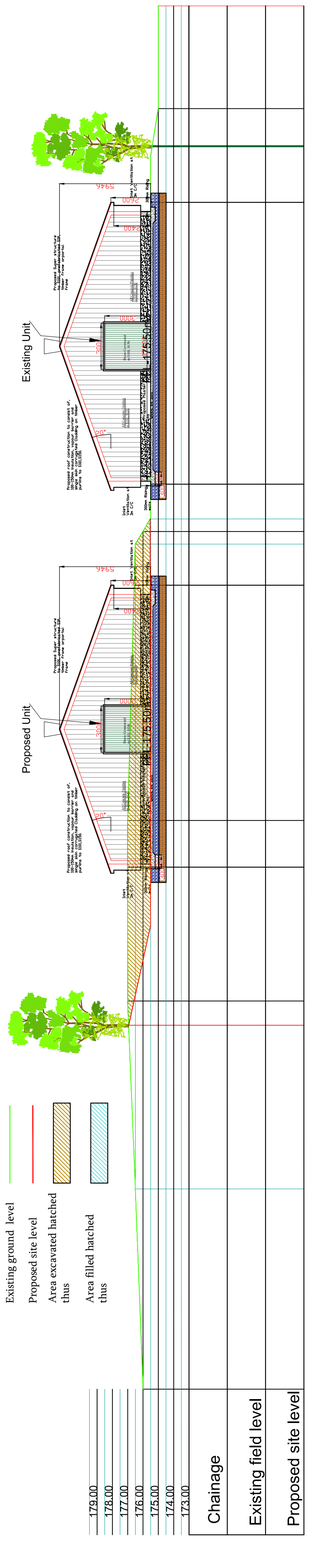
NOTE: ALL PLANTING TO TAKE PLACE DURING THE PLANTING SEASON FROM THE 1ST OF OCTOBER TO THE 31ST OF MARCH

PLANTING INDEX

KEY	COMMON BOTANICAL NAME	NAME	SIZE	MATURITY	QTY
	Fagus Sylvatica	Beech	14-16 cm	40yrs	25
	Crataegus Monogyna	Hawthorn	12-14 cm	10yrs	25
	Sorbus Aucuparia	Rowan	12-14 cm	30yrs	25
	Fraxinus excelsior	Ash	12-14 cm	35yrs	25
	WHITETHORN, DOG ROSE/HONEYSUCKLE IVY AND BRAMBLE SHRUBBERY	Hedge	12-14 cm	4yrs	900

Hedge along site boundaries
WHITETHORN, DOG ROSE/HONEYSUCKLE IVY AND BRAMBLE SHRUBBERY @ 300mm Centers 270m of Headge to be Planted

Note..
Trees and planting to be planted during first planting season (October – March) after completion of building and site works
All trees to be staked and tied properly.
Any Failures to be replaced in the following season



Site Section A-A
Scale 1/200

MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT
Crubany, Cavan, Co. Cavan T: 0877321970 E: morellyctvlieng@hotmail.com

Client: David Sullivan | Date: 24-02-17 | Drawn: MOR | Checked: MOR

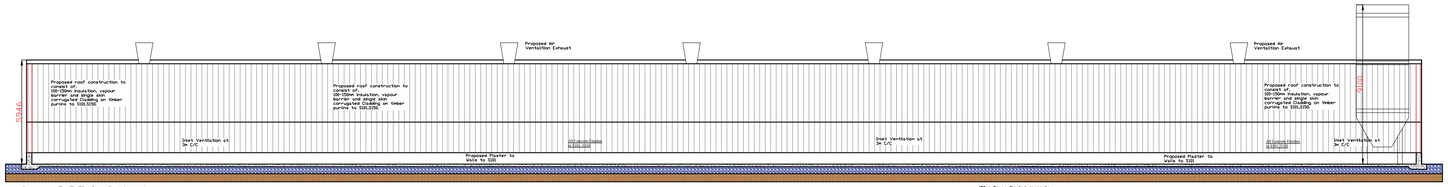
Project: Proposed Construction of 1 no. New Poultry House and all ancillary Site works at Drumreaghan, Latton, Co. Monaghan. | Job No. 2017-09 | Dwg. No. PL02 | Rev. -

Drawing Title: Site Plan | Scale: 1:500 | Status: Planning | Dwg Size: Size A1

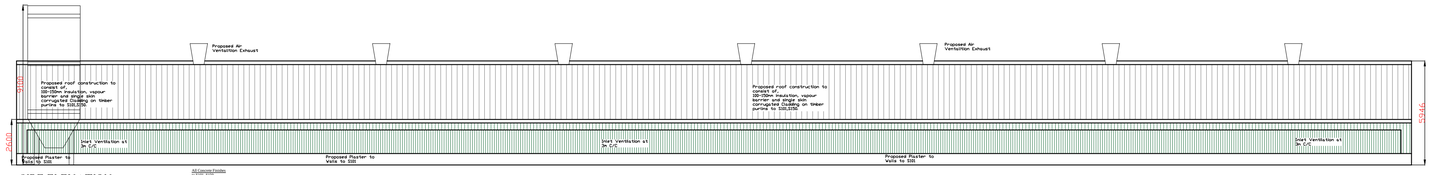
Appendix No. 3

Drawings of Proposed Development
(Not to scale)

Job No.	Dwg. No.	Rev.
2017-09	PL01	-



Section B-B
Scale 1:175



SIDE ELEVATION
Scale 1:175

ALL WORK CARRIED OUT TO COMPLY TO S.150, S.123 & S:123A DEPT OF AGRICULTURE & FOOD SPECIFICATIONS

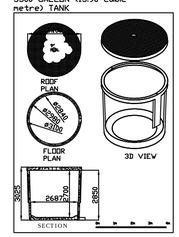
ALL RAINWATER TO BE DIVERTED VIA 100mm P.V.C. DOWNPIPES LOCATED EXTERNALLY AND FIXED TO PORTAL COLUMNS WHERE THEY WILL EXIT INTO GULLYS AT THIS POINT THEY WILL ALL BE CONNECTED & DIVERTED INTO NEARBY OPEN DRAIN

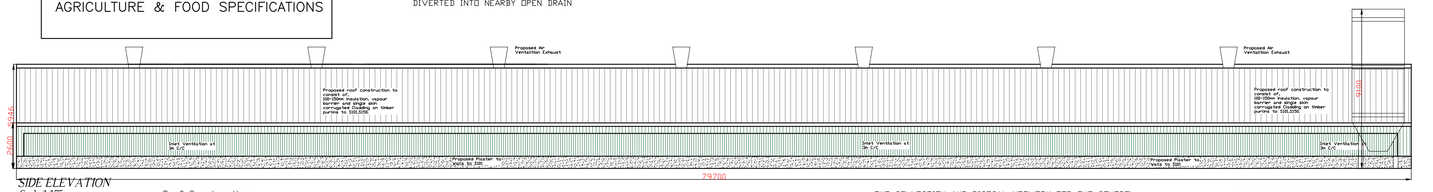
THE COLLECTION AND DISOSAL NETWORK FOR THE CONTROL OF SOILED WATER AT THE FARMYARD, ON COMPLETION OF THE PROPOSED DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF S129

METAL COLOURED SHEETING OVER TIMBER/STEEL FRAME BUILDING TO PROVEN DETAIL BY SPECIALIST

ALL STEEL SIZES WILL BE VERIFIED BY STRUCTURAL ENGINEERS AND WILL BE SUBJECT TO THEIR DESIGN

3500 GALLON (15.90 cubic metre) TANK



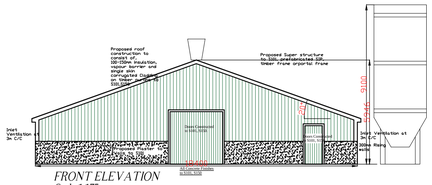


SIDE ELEVATION
Scale 1:175

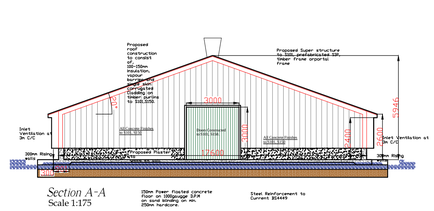
Roof Construction:-
Box Profile Corrougated Sheeting On
150mm x 75mm Purlins On
Prefabricated Timber Trusses @ 3050 Cts.

THE COLLECTION AND DISOSAL NETWORK FOR THE CONTROL OF SOILED WATER AT THE FARMYARD, ON COMPLETION OF THE PROPOSED DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF S129

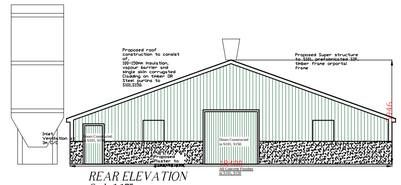
ALL STEEL SIZES WILL BE VERIFIED BY STRUCTURAL ENGINEERS AND WILL BE SUBJECT TO THEIR DESIGN



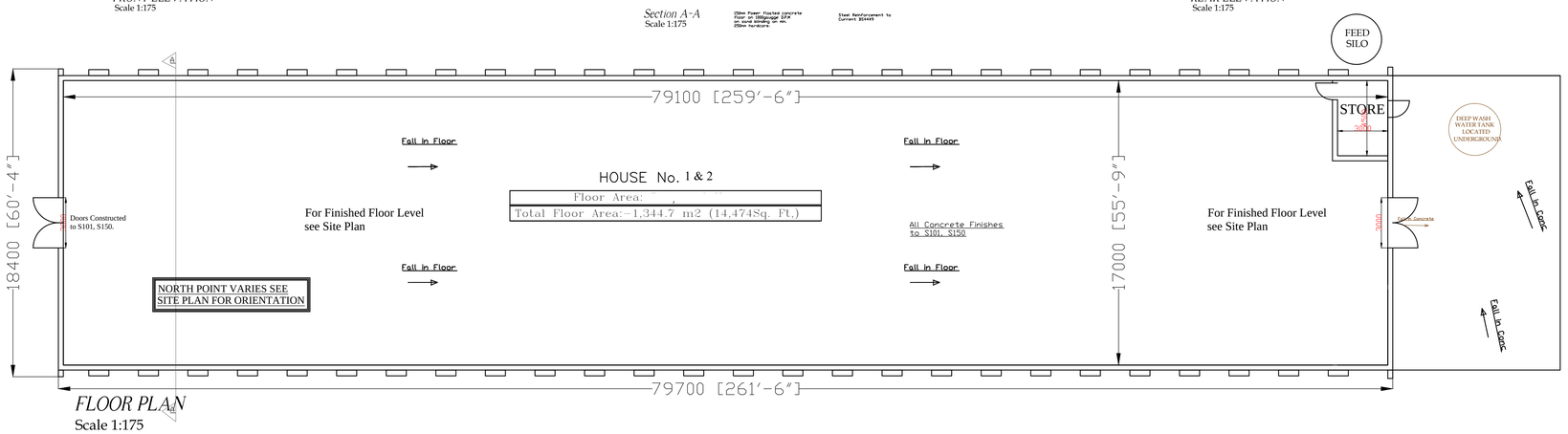
FRONT ELEVATION
Scale 1:175



Section A-A
Scale 1:175



REAR ELEVATION
Scale 1:175



FLOOR PLAN
Scale 1:175

Do not scale from this drawing. use figured dimensions only. All errors and omissions to be reported to the engineer. This drawing to be read in conjunction with relevant consultant's drawings.

NOTES:

rev.	date	drawn	description
A	12.02.08	MOR	ABCDEFGHIJ

MO'Reilly CIVIL ENGINEERING
ARCHITECTURAL&CIVIL DESIGN GPS & TOPOGRAPHIC SURVEYING SETTING-OUT
Crubany, Cavan, Co. Cavan T: 0877521970 E: morellyclvileng@hotmail.com

Client: David Sullivan	Date: 24-02-17	Drawn: MOR	Checked: MOR
Project: Proposed Construction of 1 no. New Poultry House and all ancillery Site works at Drumoreaghan, Latton, Co. Monaghan.	Job No.: 2017-09	Dwg. No.: PL01	Rev.: -
Drawing Title: Existing Plan elevations Section	Scale: 1:175	Status: Planning	Dwg Size: Size A4

Appendix No. 4

Environmental Protection Agency – Draft Guidelines on EIS – Project Type 13

PROJECT TYPE 13

Pig-rearing installations; Poultry-rearing installations.	
Introduction	The principal concerns which are likely to arise in this context stem from the issues of waste handling (mainly slurry/manure) and odours. The significance of impacts is very much a factor of the site's proximity to sensitive receptors such as aquifers or residences. Such projects frequently dispose of wastes at locations which are not adjacent to the animal rearing operations.
Project Description	**Checklist of items to be described:-**
Construction:-	▼ Extension of infrastructure (water, power, access); ▼ Site preparation works; ▼ Materials; ▼ Access.
Operation (including relevant alternatives):-	▼ Access and transportation; ▼ Food, storage, handling and transportation; ▼ Water and power supply; ▼ Quantification of inputs (feed, stock, power); ▼ Quantification of outputs (animal wastes, products, other wastes); ▼ Animal housing structures and associated activities, heating, ventilation, cleaning; ▼ Other structures (offices, maintenance); ▼ Waste storage, handling and transportation; ▼ On-site infrastructure, water storage, roads, fences; ▼ Waste disposal areas and transportation routes; ▼ Waste disposal methods including equipment, duration, frequency, seasons, weather conditions, monitoring and recording.
Decommissioning (if applicable):-	▼ Removability of structures; ▼ Long-term contamination.
Growth:-	▼ Potential changes in numbers, types, intensity or methods.
Associated developments:-	▼ Processing plants; ▼ Foodstuff suppliers; ▼ Breeding stock suppliers; ▼ Equipment suppliers; ▼ Off-site infrastructure upgrading.
Environmental Effects	**Typical significant impacts likely to affect:-**
Human Beings	▼ Nuisance and loss of amenity.
Fauna	▼ Introduction of predator and scavenger species; ▼ Pest control measures; ▼ Spreading of disease as a result of contact with contaminated domestic animals/birds, carcasses or slurry.
Flora	▼ Potential effects on vegetation due to eutrophication, effluent seepage/ run-off; ▼ Waste spreading
Soils (and Geology)	▼ Nutrient levels; ▼ Assimilative capacity of soils; ▼ Transmissivity and conductivity of geology.

Pig-rearing installations; Poultry-rearing installations.	
Water	▼ Leakage of effluent (including during transportation); ▼ Pollution by contaminated run-off; ▼ Disposal of carcasses; ▼ Location and timing of slurry spreading.
Air	▼ Malodours arising from housing units and manure/slurry stores; ▼ Malodours arising from slurry spreading; ▼ Malodours due to transportation of livestock/slurry; ▼ Noise (particularly in anticipation of feeding); ▼ Volatilisation of ammonia.
Climate	▼ Gases emitted from slurry/manure; ▼ Methane (contribution to greenhouse gases); ▼ Ammonia (contribution to acidifying gases).
The Landscape	▼ Visibility of structures; ▼ Potential visual impact as a result of water body eutrophication; ▼ Impact of odours on amenities and landscape character.
Material Assets	▼ Potential positive impact if slurry/manure gases are trapped for energy usage; ▼ Source of soil nutrients.
Cultural Heritage	
The Interaction of the Foregoing	
Possible Mitigation Options	
	▼ Re-cycling of slurry/manure as energy source or fertiliser; ▼ Monitoring of waste disposal; ▼ Management of waste disposal; ▼ Noise absorption measures; ▼ Effective slurry containment.

Appendix No. 5

Details of Poultry Litter Contractor

Eamon Fitzpatrick (Agri)
Lisnaroe Clones Co Monaghan
Tel 047 20894 Mobile 087 829 1657

Company DAFM:- HAC2347

25th September, 2024

To whom it may concern:

RE: Collection and transport of 'Pullet Litter'

For Declan and Mairead Sullivan

Drumcreeghan, Latton, Castleblaney, Co. Monaghan

This is to confirm that Eamon Fitzpatrick, (Registered Agricultural Contractor Ref. No. HAC2347) is in a position to collect and remove all

'Pullet Litter'

From the Premises of Declan and Mairead Sullivan, situated at:-

Drumcreeghan, Latton, Castleblaney, Co. Monaghan

Collections are currently circa 280 > 300 Tonnes

Collections are projected to increase to 420 Tonnes.

All manure will be transported in covered trailers for use as an organic fertiliser and/or in the production of compost.

Farmers accepting of 'Pullet Litter' shall be notified on Form 3 returns; in keeping with Department's regulations and submitted to DAFM within the time allowed.

All records (Document 3s etc.) shall be submitted to the Dept of Agriculture in accordance with 'nitrate' regulations and (Good Agricultural Practice for the protection of Water).

Should you require any further information please do not hesitate to contact me at the above telephone number.

Yours sincerely,

John McCusker pp.Eamon Fitzpatrick (Agri)

Appendix No. 6

Animal Tissue Disposal

Declan Sullivan,
Drumcreeghan,
Latton,
Castleblayney,
Co.Monaghan.

16th August 2024

To Whom It May Concern,

I wish to confirm College Proteins collect dead poultry from the above named individual's site for processing and disposal at our plant in Nobber in accordance with EC Regulations 1069/2009 at our Plant in Nobber. Our plant in Nobber was custom built on a green field site in 1989 and is fully equipped with a modern effluent system, which is regularly monitored by the E.P.A under IPC licence no. P0037-03.

Yours faithfully,

Ita Brady
Transport Manager

Appendix No. 7

Copy of E.P.A. Licence

Headquarters
P.O. Box 3000
Johnstown Castle Estate
County Wexford
Ireland

INDUSTRIAL EMISSIONS LICENCE

Licence Register Number:	**P1065-01**
Licensee:	**Mr Declan Sullivan**
Location of Installation:	**Drumcreeghan Latton Castleblaney County Monaghan.**

ENVIRONMENTAL PROTECTION AGENCY ACT 1992 AS AMENDED

INDUSTRIAL EMISSIONS LICENCE

Decision of Agency, under Section 83(1) of the Environmental Protection Agency Act 1992 as amended.

Reference number in Register of licences: P1065-01

Further to notice dated 13/09/2018, the Agency in exercise of the powers conferred on it by the Environmental Protection Agency Act 1992 as amended, for the reasons hereinafter set out, hereby grants an Industrial Emissions licence to Mr Declan Sullivan, Drumcreeghan, Latton, Castleblaney, County Monaghan

to carry on the following activity

-: the rearing of poultry in installations where the capacity exceeds 40,000 places

at Drumcreeghan, Latton, Castleblaney, County Monaghan, subject to the conditions as set out.

GIVEN under the Seal of the Agency this the 24th day of October 2018

PRESENT when the seal of the Agency
was affixed hereto:

Mary Turner/Authorised Person

INTRODUCTION

This introduction is not part of the licence and does not purport to be a legal interpretation of the licence.

Mr Declan Sullivan owns and operates a poultry (pullet) rearing farm at Drumcreeghan, Latton, Castleblaney, County Monaghan. The installation currently accommodates 28,000 pullets within one poultry house. The proposed development is for the construction of one new poultry house, increasing the total capacity to 60,000 birds.

The activity is above the IE licensing threshold of 40,000 places specified under Annex 1 of the Industrial Emissions Directive and the First Schedule of the EPA Act 1992 as amended. This licence limits the number of birds (broilers) housed at the installation to 60,000.

For the purposes of the Industrial Emissions Directive (2010/75/EU), the activity carried out by Mr Declan Sullivan is included in Category 6.6(a) of Annex I of the Directive.

The licence sets out in detail the conditions under which Mr Declan Sullivan will operate and manage this installation.

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Glossary of Terms

All terms in this licence should be interpreted in accordance with the definitions in the Environmental Protection Agency Act 1992 as amended/Waste Management Act 1996 as amended, unless otherwise defined in the section.

AER	Annual Environmental Report.
Agreement	Agreement in writing.
Animal By-Product Regulations	Regulation (EC) No.1069/2009 of the European Parliament and of the Council of 21 October 2009.
Annually	All or part of a period of twelve consecutive months.
Applicable Technique(s)	Technique(s) and their applicability as described in the Commission Implementing Decision (CID) (EU 2017/302) of 15 February 2017 establishing best available techniques (BAT) conclusions, under Directive 2010/75/EU of the European Parliament and of the Council, for the intensive rearing of poultry or pigs. Reference to BAT numbers in the conditions of this Licence are references to the BAT Conclusions according to how they are numbered in the aforementioned CID.
Application	The application by the licensee for this licence.
Appropriate Facility	A waste management facility or installation, duly authorised under relevant law and technically suitable.
Attachment	Any reference to Attachments in this licence refers to attachments submitted as part of this licence application.
BAT	Best Available Techniques.
BAT conclusions	A document containing the parts of a BAT reference document laying down the conclusions on best available techniques, their description, information to assess their applicability, the emission levels associated with the best available techniques, associated monitoring, associated consumption levels and, where appropriate, relevant site remediation measures.
BAT reference document	A document drawn up by the Commission of the European Union in accordance with Article 13 of the Industrial Emissions Directive, resulting from the exchange of information in accordance with that Article of that Directive and describing, in particular, applied techniques, present emissions and consumption levels, techniques considered for the determination of best available techniques as well as BAT conclusions and any emerging techniques.
Biannually	At approximately six-monthly intervals.
Biennially	Once every two years.
BOD	5 day Biochemical Oxygen Demand (without nitrification suppression).

CEN	Comité Européen De Normalisation – European Committee for Standardisation.
CID	Commission Implementing Decision (EU 2017/302) of 15 February 2017 establishing best available techniques (BAT) conclusions, under Directive 2010/75/EU of the European Parliament and of the Council, for the intensive rearing of poultry or pigs.
COD	Chemical Oxygen Demand.
Containment boom	A boom that can contain spillages and prevent them from entering drains or watercourses or from further contaminating watercourses.
Customer Farmers	Farmers who may use/recover organic fertiliser generated at the installation as fertiliser on their lands.
Daily	During all days of plant operation and, in the case of emissions, when emissions are taking place; with at least one measurement on any one day.
Day	Any 24 hour period.
Daytime	07:00 hrs. to 19:00 hrs.
dB(A)	Decibels (A weighted).
DO	Dissolved oxygen.
Documentation	Any report, record, results, data, drawing, proposal, interpretation or other document in written or electronic form which is required by this licence.
Drawing	Any reference to a drawing or drawing number means a drawing or drawing number contained in the application, unless otherwise specified in this licence.
EIAR	Environmental Impact Assessment Report
Emission limits	Those limits, including concentration limits and deposition rates, established in *Schedule B: Emission Limits* of this licence.
Environmental damage	As defined in Directive 2004/35/EC.
EMS	The aspect of the organisation's overall management structure that addresses immediate and long-term impacts of its products, services and processes on the environment.
EPA	Environmental Protection Agency.
European Waste Catalogue (EWC)	A harmonised, non-exhaustive list of wastes drawn up by the European Commission and published as Commission Decision 2000/532/EC, as amended by Commission Decision 2014/955/EU and any subsequent amendment published in the Official Journal of the European Community.

Evening Time	19:00 hrs. to 23:00 hrs.
Facility	Any site or premises used for the purpose of the recovery or disposal of waste.
Fortnightly	A minimum of 24 times per year, at approximately two week intervals.
Freeboard	The difference in elevation between the maximum elevation of the wash water and the minimum elevation of the storage tank (i.e. the minimum spare vertical height between tank contents and point of over-topping).
Groundwater	Has the meaning assigned to it by Regulation 3 of the European Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I. No. 9 of 2010).
Hazardous Substances	Substances or mixtures as defined in Article 3 of Regulation (EC) No 1272/2008 of the European Parliament and of the Council of 16 December 2008 on classification, labelling and packaging of substances and mixtures
ha	Hectare
Hours of operation	The hours during which the installation is authorised to be operational.
IE	Industrial Emissions.
IFI	Inland Fisheries Ireland.
Incident	The following shall constitute as incident for the purposes of this licence: (i) an emergency; (ii) any emission which does not comply with the requirements of this licence; (iii) any malfunction or breakdown of key environmental abatement, control or monitoring equipment; (iv) any trigger level specified in this licence which is attained or exceeded; and (v) any indication that environmental pollution has, or may have, taken place.
Industrial Emissions Directive	Directive 2010/75/EU of the European Parliament and of the Council of 24 November 2010 on industrial emissions (integrated pollution prevention and control) (Recast).
Installation	A stationary technical unit or plant where the activity concerned referred to in the First Schedule of EPA Act 1992 as amended is or will be carried on, and shall be deemed to include any directly associated activity, which has a technical connection with the activity and is carried out on the site of the activity.
Intensive Pig and/or Poultry Unit	Activities which are required to hold an IE Licence.

Irish Water	Irish Water, Colvill House, 24/26 Talbot Street, Dublin 1.
$L_{Aeq,T}$	This is the equivalent continuous sound level. It is a type of average and is used to describe a fluctuating noise in terms of a single noise level over the sample period (T).
$L_{Ar,T}$	The Rated Noise Level, equal to the L_{Aeq} during a specified time interval (T), plus specified adjustments for tonal character and/or impulsiveness of the sound.
Licensee	Mr Declan Sullivan, Drumcreeghan, Latton, Castleblaney, County Monaghan.
Livestock	All animals kept for profit (including cattle, horses, pigs, poultry, sheep and any creature kept for the production of food, wool, skins and fur) as assigned to it by Regulation 4(1) of the European Union (Good Agricultural Practice for the Protection of Waters) Regulations 2014. (S.I 31 of 2014.
Local Authority	Monaghan County Council.
Maintain	Keep in a fit state, including such regular inspection, servicing, calibration and repair as may be necessary to perform its function adequately.
Manure	Animal faeces, urine, wash water and any associated feed or bedding.
Monthly	A minimum of 12 times per year, at intervals of approximately one month.
Night-time	23:00 hrs. to 07:00 hrs.
Noise-sensitive location (NSL)	Any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other premises or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.
Odour-sensitive location	Any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other premises or area of high amenity which for its proper enjoyment requires the absence of odour at nuisance levels.
Organic fertiliser	Any fertiliser other than that manufactured by industrial process and includes livestock manure, dungstead manure, farmyard manure, slurry, soiled water, silage effluent, non-farm organic substances such as sewage sludge, industrial by-products and sludges and residues from fish farms.
Owner/operator	IE licensee.
Poultry	Shall be construed in accordance with Regulation 2(2) of the European Communities (Poultry and Hatching Eggs) Regulations 2010 (S.I. No. 564 of 2010).
PRTR	Pollutant Release and Transfer Register.
Quarterly	All or part of a period of three consecutive months beginning on the first day of January, April, July or October.

Relevant Hazardous Substances	Those substances or mixtures defined within Article 3 of Regulation (EC) No 1272/2008 on the classification, labelling and packaging of substances and mixtures (CLP Regulation) which, as a result of their hazardousness, mobility, persistence and biodegradability (as well as other characteristics), are capable of contaminating soil or groundwater and are used, produced and/or released by the installation.
SAC	Special Area of Conservation designated under the *Habitats Directive,* Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.
Sample(s)	Unless the context of this licence indicates to the contrary, the term samples shall include measurements taken by electronic instruments.
Soil	The top layer of the Earth's crust situated between the bedrock and the surface. The soil is composed of mineral particles, organic matter, water, air and living organisms.
SOP	Standard operating procedure.
Specified emissions	Those emissions listed in *Schedule B: Emission Limits*, of this licence.
Standard method	A National, European or internationally recognised procedure (e.g. I.S. EN, ISO, CEN, BS or equivalent); or an in-house documented procedure based on the above references; a procedure as detailed in the current edition of "Standard Methods for the Examination of Water and Wastewater" (prepared and published jointly by A.P.H.A., A.W.W.A. & W.E.F.), American Public Health Association, 1015 Fifteenth Street, N.W., Washington DC 20005, USA; or an alternative method as may be agreed by the Agency.
Storm water	Rain water run-off from roof and non-process areas.
The Agency	Environmental Protection Agency.
Wash water	Water contaminated by use in the washing of yards and animal housing.
Waste	Any substance or object which the holder discards or intends or is required to discard.
Water Services Authority	Monaghan County Council.
Weekly	During all weeks of plant operation and, in the case of emissions, when emissions are taking place; with at least one measurement in any one week.

Decision & Reasons for the Decision

The Environmental Protection Agency is satisfied, on the basis of the information available, that subject to compliance with the conditions of this licence, any emissions from the activity will comply with and will not contravene any of the requirements of Section 83(5) of the Environmental Protection Agency Act 1992 as amended.

The Agency has applied the Commission Implementing Decision of 15/02/2017 establishing Best Available Techniques (BAT) Conclusions, under Directive 2010/75/EU of the European Parliament and of the Council on Industrial Emissions, for the Intensive rearing of poultry or pigs (EU/2017/302) as a reference when setting licence conditions.

The Agency has accordingly decided to grant a licence to Mr Declan Sullivan to carry on the activity listed in *Part I, Schedule of Activities Licensed*, subject to the conditions set out in *Part II, Conditions*.

No objection having been received to the proposed determination, the licence is granted in accordance with the terms of the proposed determination.

In reaching this decision the Agency has considered the documentation relating to:

- the application, Register Number: P1065-01 and the supporting documentation received from the applicant;
- the submissions received;
- the Inspector's Report dated 21 August 2018

and has carried out an Environmental Impact Assessment (EIA) and an Appropriate Assessment Screening of the likely significant effects of the activity on European Sites.

It is considered that the Inspector's Report contains a fair and reasonable examination, evaluation and analysis of the likely significant effects of the activity on the environment, and adequately and accurately identifies, describes and assesses those effects. The assessment as reported in those documents is adopted as the assessment of the Agency. Having regard to this assessment, it is considered that the activity, if managed, operated and controlled in accordance with the licence will not result in the contravention of any relevant environmental quality standards or cause environmental pollution.

A screening for Appropriate Assessment was undertaken to assess, in view of best scientific knowledge and the conservation objectives of the site, if the activity, individually or in combination with other plans or projects is likely to have a significant effect on any European Site. In this context, particular attention was paid to the European Sites at Kilroosky Lough Cluster SAC.

The activity is not directly connected with or necessary to the management of any European Site and the Agency considered, for the reasons set out below, that it can be excluded, on the basis of objective information, that the activity, individually or in combination with other plans or projects, will have a significant effect on any European Site and accordingly determined that an Appropriate Assessment of the activity was not required.

This determination is based on the following:

(i) Uncontaminated surface run-off from roofs and clean paved areas within the installation will be collected separately from the wash water and drain to the local drainage channels. The local stream (Balladian Stream) drains to the Dromore River which eventually drains into the Annalee River. The nearest downstream European Site from the installation is the Lough Oughter and Associated Loughs SAC, which is located approximately 45 km downstream of the installation on the Annalee River.

(ii) The risk of surface water or groundwater contamination as a result of accidental emissions during washing activities, or from spillage from the wash water tanks, is minimal. Any potential accidental emissions from the activity will not impact on the qualifying interests of the European sites identified above.

(iii) The poultry litter generated at the installation has a high dry matter content and will remain within the concrete-floored, covered pullet houses until all pullets are removed at the end of the batch. Therefore, there is no pathway between the litter and surface water/groundwater while the houses are stocked. When the houses are destocked the litter will be removed from the sheds and loaded onto lorries for transport off-site for composting or may be used as a fertiliser on land in accordance with the European Union (Good Agricultural Practice for the Protection of Waters) Regulations (hereafter referred as the Nitrates Regulations) and the houses will be brushed and washed down. Therefore, the Agency is satisfied beyond reasonable scientific doubt that this method of handling and controlling the organic fertiliser from the activity within the installation boundary will not have a significant effect on any European Site.

(iv) Wash water will be used as a fertiliser on lands that are not within the installation boundary. Poultry litter will be transported by a contractor to composting facilities or may be used as an organic fertiliser on land in accordance with the Nitrates Regulations. The licence, if granted, relates to the site of the activity for which the licence application is made, i.e. the rearing of poultry within the installation boundary, and does not extend to the lands on which organic fertiliser may be used as fertiliser beyond the installation boundary. The regulatory controls in place in relation to the transport and use of organic fertiliser as fertiliser on land beyond the installation boundary, where this method of recovery is used, will ensure that the use of organic fertiliser from the activity as fertiliser on land beyond the installation boundary will not have a significant effect on any European Sites.

(v) The activities which can take place within European sites are restricted by legislation. All persons must obtain the written consent from the relevant Minister before performing particular operations on, or affecting, particular habitats where they occur on lands/waters within the Special Areas of Conservation and Special Protection Areas. Hence, further regulatory controls exist for the spreading of fertilisers within European sites.

(vi) Based on the use of SCAIL Agriculture, ammonia emissions and nitrogen deposition from this activity are not predicted to have a significant impact on sensitive receptors within the European Site listed above.

(vii) Noise levels from poultry installations are typically very low and as the nearest European Site is approximately 23.4 km (direct distance) from the installation (Kilroosky Lough Cluster SAC), it is considered that noise will not impact on the qualifying interests within those European Sites.

(viii) Given the small scale of emissions associated with these activities, it is considered that the activity in combination with other plans or projects will not have a significant effect on any protected sites.

Part I Schedule of Activities Licensed

In pursuance of the powers conferred on it by the Environmental Protection Agency Act 1992 as amended, the Agency hereby grants this Industrial Emissions licence to:

Mr Declan Sullivan, Drumcreeghan, Latton, Castleblaney, County Monaghan

under Section 83(1) of the said Act to carry on the following activity

:- the rearing of poultry in installations where the capacity exceeds 40,000 places

at Drumcreeghan, Latton, Castleblaney, County Monaghan subject to the following twelve Conditions, with the reasons therefor and associated schedules attached thereto.

Part II Conditions

Condition 1. Scope

1.1 Industrial Emissions Directive activities at this installation shall be restricted to those listed and described in *Part I Schedule of Activities Licensed*, and shall be as set out in the licence application or as modified under Condition 1.4 of this licence and subject to the conditions of this licence.

1.2 Bird numbers housed at this installation shall be limited as set out in *Schedule A: Limitations* of this licence.

1.3 For the purposes of this licence, the installation authorised by this licence is the area of land outlined in red on the Drawing No. 2017-09 of the application. Any reference in this licence to "installation" shall mean the area thus outlined in red. The licensed activity shall be carried on only within the area outlined.

1.4 No alteration to, or reconstruction in respect of, the activity, or any part thereof, that would, or is likely to, result in

(i) a material change or increase in:

- the nature or quantity of any emission;
- the abatement/treatment or recovery systems;
- the range of processes to be carried out;
- the fuels, raw materials, intermediates, products or wastes generated, or

(ii) any changes in:

- site management, infrastructure or control with adverse environmental significance;

shall be carried out or commenced without prior notice to, and without the approval of, the Agency.

1.5 The installation shall be controlled, operated and maintained and emissions shall take place as set out in the licence. All programmes required to be carried out under the terms of this licence become part of this licence.

1.6 This licence is for the purpose of IE licensing under the EPA Act 1992 as amended only and nothing in this licence shall be construed as negating the licensee's statutory obligations or requirements under any other enactments or regulations.

Reason: ***To clarify the scope of this licence.***

Condition 2. Management of the Installation

2.1 Installation Management

2.1.1 The licensee shall ensure that a person in charge, as defined under the terms of the Environmental Protection Agency Act 1992 as amended shall be available on-site to meet with authorised persons of the Agency at all reasonable times.

2.2 Environmental Management System (EMS)

2.2.1 The licensee shall establish, maintain and implement an Environmental Management System (EMS), which shall incorporate energy efficiency management, within six months of the date of grant of this licence. The EMS shall be reviewed for suitability, adequacy and effectiveness and updated on an annual basis.

2.2.2 The EMS shall include, as a minimum, the following elements:

2.2.2.1 An environmental policy defined for the installation that includes the continuous improvement for the installation by the management.

2.2.2.2 The necessary procedures, objectives and targets, in conjunction with financial planning and investment.

2.2.2.3 Management and Reporting Structure and responsibility.

2.2.2.4 Procedures for ensuring compliance with environmental legislation.

2.2.2.5 Procedure that pays attention to safeguarding compliance with environmental legislation.

2.2.2.6 A procedure for checking performance by sectoral benchmarking on a regular basis.

2.2.2.7 Following the development of cleaner technologies.

2.2.2.8 Maintenance programmes.

2.2.2.9 Effective process control.

2.2.2.10 Maintenance of records.

2.2.2.11 Schedule of Environmental Objectives and Targets.

The licensee shall prepare, maintain and implement a Schedule of Environmental Objectives and Targets. The schedule shall, as a minimum, provide for a review of all operations and processes as referred to in Conditions of this licence including those impacts from eventual decommissioning of the installation. The schedule shall include time frames for the achievement of set targets and shall address a five-year period as a minimum. The schedule shall be reviewed annually.

2.2.2.12 Documentation

(i) The licensee shall establish, maintain and implement an environmental management documentation system.

(ii) The licensee shall issue a copy of this licence to all relevant personnel whose duties relate to any condition of this licence.

2.2.2.13 Corrective and Preventative Action

(i) The licensee shall establish maintain and implement procedures to ensure that corrective and preventative action is taken should the specified requirements of this licence not be fulfilled. The responsibility and authority for persons initiating further investigation and corrective and preventative action in the event of a reported non-conformity with this licence shall be defined.

(ii) Where a breach of one or more of the conditions of this licence occurs, the licensee shall without delay take measures to restore

compliance with the conditions of this licence in the shortest possible time and initiate any feasible preventative actions to prevent recurrence of the breach.

(iii) All corrective and preventative actions shall be documented.

2.2.2.14 Internal Audits

The licensee shall establish, maintain and implement a programme for internal audits of the EMS. Such audits shall be carried out at least once every three years. The audit programme shall determine whether or not the EMS is being implemented and maintained properly, and in accordance with the requirements of the licence. Audit reports and records of the resultant corrective and preventative actions shall be maintained as part of the EMS in accordance with condition 2.2.2.12.

2.2.2.15 Awareness, Training and Competence

The licensee shall establish, maintain and implement procedures for identifying training needs, and for providing appropriate training, for all personnel whose work can have a significant effect upon the environment to ensure awareness and competence in their work area. Appropriate records of training shall be maintained.

2.2.2.16 Communications Programme

The licensee shall establish, maintain and implement a Public Awareness and Communications Programme to ensure that members of the public can obtain information at the installation, at all reasonable times, concerning the environmental performance of the installation.

Reason: ***To make provision for management of the activity on a planned basis having regard to the desirability of ongoing assessment, recording and reporting of matters affecting the environment.***

Condition 3. Infrastructure and Operation

3.1 The licensee shall establish and maintain, for each component of the installation, all infrastructure referred to in this licence, or as required by the conditions of this licence. Infrastructure specified in the application that relates to the environmental performance of the installation and is not specified in the licence, shall be installed in accordance with the schedule submitted in the application.

3.2 The licensee shall use all the techniques listed in BAT 2 (good housekeeping) in order to prevent or reduce the environmental impact and improve overall performance of the installation.

3.3 The licensee shall clearly label and provide safe and permanent access to all on-site sampling and monitoring points and to off-site points as required by the Agency. The requirement with regard to off-site points is subject to the prior agreement of the landowner(s) concerned.

3.4 Tank, Container and Drum Storage Areas

3.4.1 All tank, container and drum storage areas shall be rendered impervious to the materials stored therein. Bunds shall be designed having regard to Agency guidelines 'Storage and Transfer of Materials for Scheduled Activities' (2004).

3.4.2 All tank and drum storage areas shall, as a minimum, be bunded, either locally or remotely, to a volume not less than the greater of the following:

(i) 110% of the capacity of the largest tank or drum within the bunded area; or

(ii) 25% of the total volume of substance that could be stored within the bunded area.

3.4.3 All drainage from bunded areas shall be treated as contaminated unless it can be demonstrated to be otherwise. All drainage from bunded areas shall be diverted for collection and safe disposal, unless it can be deemed uncontaminated.

3.4.4 All inlets, outlets, vent pipes, valves and gauges must be within the bunded area.

3.4.5 All tanks, containers and drums shall be labelled to clearly indicate their contents.

3.4.6 All bunds shall be uniquely identified and labelled at the bund.

3.5 The licensee shall have in storage an adequate supply of containment booms and/or suitable absorbent material to contain and absorb any spillage at the installation. Once used, the absorbent material shall be disposed of/recovered at an appropriate facility.

3.6 From the 1 April 2019, the wash water storage tanks shall be fitted with high level indicators.

3.7 The licensee shall provide a minimum of 26 weeks storage of organic fertiliser on-site or have a contract providing exclusive access to adequate alternative storage capacity located outside the installation, have a contract for the transfer of organic fertiliser to a treatment facility for livestock organic fertiliser, or have a contract for the transfer of the organic fertiliser to a person registered under and in accordance with the European Communities (Transmissible Spongiform Encephalopathies and Animal By-products) Regulations 2008 S.I. 252 of 2008 to undertake the transport of organic fertiliser.

3.8 From the 1 November 2019, the licensee shall install and maintain a water meter on all water supplies serving the installation. Records of water usage shall be maintained on site and a summary records report shall be submitted annually as part of the AER.

3.9 The licensee shall undertake annual maintenance of the broiler house heating systems and the back-up generator.

3.10 The licensee shall establish, maintain and implement a rodent and pest control programme.

Reason: ***To provide for appropriate operation of the installation to ensure protection of the environment.***

Condition 4. Interpretation

4.1 Noise

Noise from the installation shall not give rise to sound pressure levels ($L_{Aeq,T}$) measured at any noise sensitive locations which exceed the limit value(s).

Reason: ***To clarify the interpretation of limit values fixed under the licence.***

Condition 5. Emissions

5.1 No specified emission from the installation shall exceed the emission limit values set out in *Schedule B: Emission Limits*, of this licence. There shall be no other emissions of environmental significance.

5.2 No emissions, including odours, from the activities carried on at the site shall result in an impairment of, or an interference with amenities or the environment beyond the installation boundary or any other legitimate uses of the environment beyond the installation boundary (BAT 13).

5.3 No polluting matter shall be discharged to the storm water drainage system, other than when the drainage system is directed to the underground wash water storage tanks.

5.4 Storm water must not be discharged through the proposed storm water emission point SW 2 until the location has been agreed in writing by the Agency.

5.5 The licensee shall submit to the Agency a map detailing the new location, within the licensed boundary, of emission point SW1 by 1 December 2018.

5.6 There shall be no emissions to air of environmental significance.

5.7 There shall be no unauthorised discharge of polluting matter to water.

5.8 There shall be no process effluent emissions to Sewer

5.9 The licensee shall ensure that all or any of the following:

- Vermin
- Flies
- Dust

associated with the activity do not result in an impairment of, or an interference with, amenities or the environment at the installation or beyond the installation boundary or any other legitimate uses of the environment beyond the installation boundary. Any method used by the licensee to control or prevent any such impairment/interference shall not cause environmental pollution.

5.10 Nutritional Management

The licensee shall ensure that a diet formulation and nutritional strategy is used to reduce the total nitrogen and total phosphorus excreted when using one or a combination of the techniques given in BAT 3 and in BAT 4.

5.11 Ammonia Control

5.11.1

(i) From the 31 December 2019 the licensee shall have in place an ammonia management programme outlining ammonia reduction measures, including timeframes for implementation, appropriate for the site.

(ii) The ammonia management programme shall be reviewed annually and amendments thereto notified to the Agency as part of the AER. A report on the programme, including the success in meeting ammonia reduction on site, shall be prepared and submitted to the Agency as part of the AER.

5.11.2 The licensee shall in accordance with BAT 23, estimate or calculate the reduction of ammonia emissions from the whole production process using the BAT implemented at the installation. The estimate or calculated reductions shall be submitted to the Agency as part of the Annual Environmental Report (AER).

Reason: ***To provide for the protection of the environment by way of control and limitation of emission.***

Condition 6. Control and Monitoring

6.1 The licensee shall carry out such sampling, analyses, measurements, examinations, maintenance and calibrations as set out below and as in accordance with *Schedule C: Control & Monitoring,* of this licence.

6.1.1 Sampling and analysis shall be undertaken by competent staff in accordance with documented operating procedures.

6.1.2 Such procedures shall be assessed for their suitability for the test matrix and performance characteristics shall be determined.

6.1.3 Such procedures shall be subject to a programme of Analytical Quality Control using control standards with evaluation of test responses.

6.1.4 Where any analysis is sub-contracted it shall be to a competent laboratory.

6.2 The licensee shall ensure that:

(i) sampling and analysis for all parameters listed in the Schedules to this licence; and

(ii) any reference measurements for the calibration of automated measurement systems;

shall be carried out in accordance with CEN-standards. If CEN standards are not available, ISO, national or international standards that will ensure the provision of data of an equivalent scientific quality shall apply.

6.3 The licensee shall ensure that groundwater monitoring well sampling equipment is available/installed on-site and is fit for purpose at all times. The sampling equipment shall be to Agency specifications.

6.4 All emission control equipment shall be calibrated and maintained in accordance with the instructions issued by the manufacturer/supplier or installer.

6.5 The frequency, methods and scope of monitoring, sampling and analyses, as set out in this licence, may be amended as required or approved by the Agency following evaluation of test results.

6.6 The licensee shall, within six months of date of grant of this licence, submit a programme for agreement with the Agency on the assessment of underground and over-ground effluent storage tanks, pipelines and liquid feed storage tanks to ensure that all storage tanks and pipelines are assessed within twelve months of date of grant of this licence, and at least once every five years thereafter. In the case of new storage facilities installed on site, the assessment shall be undertaken in advance of utilisation. A report on such assessment shall be included in the AER, together with proposals for repair of any significant defects found.

6.7 Bund Integrity

From the 31 December 2019 the integrity and water tightness of all bunding structures and containers and their resistance to penetration by water or other materials carried or stored therein shall be tested and demonstrated by the licensee. This testing shall be carried out at least once every three years thereafter and reported to the Agency on each occasion. This testing shall be carried out in accordance with any guidance published by the Agency. A written record of all integrity tests and any maintenance or remedial work arising from them shall be maintained by the licensee. A report on such tests shall be included in the AER.

6.8 The licensee shall ensure that all organic fertiliser generated on-site is stored in a manner which does not pollute ground or surface waters.

6.9 Storm Water

6.9.1 A visual examination of the storm water discharge shall be carried out weekly.

6.9.2 The licensee shall, within twelve months of the date of grant of this licence, assess the installation of silt traps/swales on the drainage system. The results of the assessment shall be submitted to the Agency as part of the AER.

6.9.3 The storm water drainage system (i.e., gullies, manholes, any visible conduits and such other aspects as may be agreed) shall be visually inspected weekly, and desludged as necessary. Bunds and silt traps shall be inspected weekly, desludged as necessary and properly maintained at all times. All sludge and drainage from these operations shall be collected for safe disposal. The drainage system, bunds and silt traps shall be properly maintained at all times. The licensee shall maintain a drainage map on site. The drainage map shall be reviewed annually and updated as necessary.

6.9.4 The licensee shall provide and subsequently maintain a rainwater collection and drainage system for all poultry housing on-site.

6.9.5 The licensee shall divert all uncontaminated storm water run-off from roofs and non-contaminated impervious areas of the site, to the storm water drainage system. From

31 December 2019, the licensee shall provide and maintain inspection chambers at the outlets of the storm water drainage system.

6.9.6 Prior to the commencement of the removal of poultry manure from the poultry houses and any wash down of the poultry houses and yard areas, and until such time as wash down activities are complete, the licensee shall take measures to ensure that wash water will be diverted to the wash water tanks. The licensee shall establish, maintain and implement a written procedure for the diversion of soiled wash water to the underground wash water tanks. The licensee shall maintain a record of each diversion event.

6.10 The licensee shall calculate and record the quantity of organic fertiliser stored on-site on the 1st January annually. The licensee shall maintain the record on-site and the record shall be available for inspection by authorised persons, including Agency personnel.

6.11 The licensee shall ensure that a freeboard of at least 200 mm from the top of each covered wash water storage tanks and 300 mm from the top of uncovered wash water storage tanks is maintained, as a minimum, at all times. The required freeboard shall be clearly indicated in the tank.

6.12 Underground, partly underground or overground storage facilities shall conform to the Department of Agriculture, Food and the Marine specifications (S108, S123) or equivalent standard.

6.13 Notwithstanding the requirements of Condition 5.2, the licensee shall use one or a combination of the techniques listed in each of the BAT 10, BAT 11 and BAT 13 in order to prevent, or where that is not practicable, to reduce noise, dust and odour emissions.

6.14 Noise

6.14.1 The licensee shall carry out a noise survey of the site operations as required by the Agency. The survey programme shall be undertaken in accordance with the methodology specified in the *'Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities (NG4)'* as published by the Agency.

6.15 Pollutant Release and Transfer Register (PRTR)

The licensee shall prepare and report a PRTR for the site. The substance and/or wastes to be included in the PRTR shall be determined by reference to EC Regulations No. 166/2006 concerning the establishment of the European Pollutant Release and Transfer Register. The PRTR shall be prepared in accordance with any relevant guidelines issued by the Agency and shall be submitted electronically in specified format and as part of the AER

6.16 Solid Manure Storage

6.16.1 The licensee shall use one or a combination of the techniques listed in BAT 14 (Emissions from solid manure storage) in order to reduce ammonia emissions to air from the storage of solid manure.

6.16.2 The licensee shall use a combination of the techniques listed in BAT 15 (Emissions from solid manure storage) in order to prevent, or where that is not practicable, to reduce emissions to soil and water from the storage of solid manure.

6.17 The licensee shall use one or a combination of the techniques listed in BAT 31 (Ammonia emissions from poultry houses) in order to reduce ammonia emissions to air from each house for pullets.

Reason: ***To provide for the protection of the environment by way of treatment and monitoring of emissions.***

Condition 7. Resource Use and Energy Efficiency

7.1 By the 1 November 2019 the licensee shall carry out an audit of the energy efficiency of the site. The audit shall be carried out in accordance with the guidance published by the Agency, "Guidance Note on Energy Efficiency Auditing". The energy efficiency audit shall be repeated at intervals as required by the Agency.

7.2 The audit shall identify all opportunities for energy use reduction and efficiency and the recommendations of the audit shall be incorporated into a Resource Use and Energy Programme.

7.3 The licensee shall use a combination of the techniques listed in BAT 8 (Efficient use of energy) to ensure that energy is used efficiently.

7.4 The licensee shall identify opportunities for reduction in the quantity of water used on site including recycling and reuse initiatives, wherever possible. Reductions in water usage shall be incorporated into a Resource Use and Energy Programme.

7.5 The licensee shall use a combination of the techniques listed in BAT 5 (Efficient use of water) in order to use water efficiently.

7.6 The licensee shall use a combination of the techniques listed in BAT 6 and in BAT 7 (Emissions from waste water) in order to reduce the generation of waste water on site and emissions to water.

7.7 The licensee shall undertake an assessment of the efficiency of use of raw materials, including feeds, in all processes, having particular regard to the reduction in waste generated. The assessment should take account of best international practice for this type of activity. Where improvements are identified, these shall be incorporated into a Resource Use and Energy Programme.

Reason: ***To provide for the efficient use of resources and energy in all site operations.***

Condition 8. Materials Handling

8.1 The licensee shall ensure that waste generated in the carrying on of the activity shall be prepared for re-use, recycling or recovery or, where that is not technically or economically possible, disposed of in a manner which will prevent or minimise any impact on the environment.

8.2 All waste that is not reused on site shall be sent off-site to an authorised facility for disposal or recovery or reuse.

8.3 Waste sent off-site for recovery or disposal shall be transported only by an authorised waste contractor or an exempted person (Waste Management (Collection Permit) Regulations, 2007-2008). The waste shall be transported from the site of the activity to the site of recovery/disposal only in a manner which will not adversely affect the environment and in accordance with the appropriate National and European legislation and protocols.

8.3.1 Animal tissue or carcasses sent off site for disposal/recovery shall be transported in covered, leak-proof containers.

8.3.2 Waste sent off-site for recovery or disposal shall be transferred only to an appropriate facility.

8.4 The loading and unloading of materials shall be carried out in designated areas protected against spillage and leachate run-off.

8.5 Waste and materials shall be stored in designated areas, protected as may be appropriate against spillage and leachate run-off. The waste and materials shall be clearly labelled and appropriately segregated.

8.6 Unless approved in writing, in advance, by the Agency the licensee is prohibited from mixing a hazardous waste of one category with a hazardous waste of another category or with any other non-hazardous waste.

8.7 The licensee shall neither import waste into the State nor export waste out of the State except in accordance with the relevant provisions of Regulation (EC) No 1013/2006 of the European Parliament and of the Council of 14th June 2006 on shipments of waste and associated national regulations.

8.8 Organic fertiliser (poultry litter) shall not be stored in the open pending its collection. Organic fertiliser (poultry litter) shall only be stored within the houses.

8.9 Organic fertiliser shall not be discarded to ground while loading for shipment off site. Any organic fertiliser spilled during loading shall be collected and returned to storage or to the vehicle into which it was being loaded.

8.10 Animal tissue or carcasses stored on-site pending disposal shall be placed in covered, leak-proof containers and shall at a minimum be removed fortnightly.

8.11 Organic Fertiliser Movements

8.11.1 The licensee shall record all organic fertiliser movements off-site in an 'organic fertiliser register' which shall be available for inspection on-site by authorised persons.

8.11.2 The licensee shall maintain an 'organic fertiliser register' to the satisfaction of the Agency, showing, as a minimum the name, herd number of the customer farmer receiving organic fertiliser, quantity of organic fertiliser, date of movement off site, and details in accordance with Article 23 of S.I. No. 605 of 2017 European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017 and as otherwise specified by the Agency or Department of Agriculture, Food and the Marine.

8.11.3 The licensee shall, on or before the 31st December annually, submit to the Department of Agriculture, Food and the Marine the completed records of movement of organic fertiliser from the installation (referred to as 'Record 3' by the Department of Agriculture, Food and the Marine).The record shall be in accordance with Article 23 of S.I. No. 605 of 2017 European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017 and as otherwise specified by the Agency or Department of Agriculture, Food and the Marine. A copy of the record submitted shall be maintained on site for inspection.

8.11.4 The licensee shall calculate and record by the 31st of January annually:

(a) The quantity of organic fertiliser generated by the animals housed on-site in the previous calendar year;

(b) The total quantity of organic fertiliser moved off site and recorded in the organic fertiliser register and 'Record 3' as submitted to the Department of Agriculture, Food and the Marine in the previous calendar year;

(c) The opening quantity of organic fertiliser (1st January of the previous year) and closing quantity of organic fertiliser (1st January of the current year).

These details shall be submitted to the Agency as part of the AER.

8.12 Recovery of Organic Fertiliser by means other than use as fertiliser on land

8.12.1 Where organic fertiliser is not used as a fertiliser on land, the licensee shall by the first of February each year submit details of all proposed recipients of organic fertiliser for recovery/disposal other than by landspreading. Details required shall include method of recovery/disposal, location of recovery/disposal facility, permit/authorisation for recovery/disposal facility, agreements between recipient and licensee and quantities to be accepted by the recipient.

8.12.2 Recovery/disposal of organic fertiliser shall take place only by methods agreed in advance by the Agency and at agreed recovery/disposal facilities which have appropriate authorisation.

8.12.3 Agreements between the licensee and recipients of organic fertiliser for recovery/disposal, other than landspreading, shall not conflict with any conditions of this licence.

Reason:	***To provide for the appropriate handling of material and the protection of the environment.***

Condition 9. Accident Prevention and Emergency Response

9.1 The licensee shall, by the 01 April 2019, ensure that a documented Accident Prevention Procedure is in place that addresses the hazards on-site, particularly in relation to the prevention of accidents with a possible impact on the environment. This procedure shall be reviewed annually and updated as necessary.

9.2 The licensee shall, by the 01 April 2019 ensure that a documented Emergency Response Procedure is in place, that addresses any emergency situation which may originate on-site. This procedure shall include provision for minimising the effects of any emergency on the environment. This procedure shall be reviewed annually and updated as necessary.

9.3 Incidents

9.3.1 In the event of an incident the licensee shall immediately:

(i) carry out an investigation to identify the nature, source and cause of the incident and any emission arising therefrom;

(ii) isolate the source of any such emission;

(iii) evaluate the environmental pollution, if any, caused by the incident;

(iv) identify and execute measures to minimise the emissions/malfunction and the effects thereof;

(v) identify the date, time and place of the incident;

(vi) notify the Agency as required by Condition 11.3 of this licence.

9.3.2 Where an incident or accident that significantly affects the environment occurs, the licensee shall without delay take measures to limit the environmental consequences of the incident or accident and to prevent further incident or accident.

Reason:	***To provide for the protection of the environment.***

Condition 10. Decommissioning & Residuals Management

10.1 Following termination, or planned cessation for a period greater than six months, of use or involvement of all or part of the site in the licensed activity, the licensee shall, to the satisfaction of the Agency, decommission, render safe or remove for disposal/recovery any soil, subsoil, buildings, plant or equipment, or any waste, materials or substances or other matter contained therein or thereon, that may result in environmental pollution.

Reason:	***To make provision for the proper closure of the activity ensuring protection of the environment.***

Condition 11. Notification, Records and Reports

11.1 The licensee shall notify the Agency, in a format as may be specified by the Agency, one month in advance of the intended date of commencement of the Scheduled Activity.

11.2 The licensee shall identify the technique, or combination of techniques where required, used for each BAT referenced in the conditions of this licence. The licensee shall prepare a report setting out the selected technique(s) used and submit this report as part of the AER.

11.3 The licensee shall notify the Agency in a format as may be specified by the Agency, as soon as practicable after the occurrence of any of the following:

(i) an incident or accident as defined by the glossary;

(ii) any release of environmental significance to atmosphere from any potential emissions point including bypasses;

(iii) any breach of one or more of the conditions attached to this licence;

(iv) any malfunction or breakdown of key environmental abatement, control or monitoring equipment; and

(v) any incident or accident as defined in the glossary requiring an emergency response by the Local Authority.

The licensee shall include as part of the notification, date and time of the incident, summary details of the occurrence, and where available, the steps taken to minimise any emissions. All details required to be communicated must be in accordance with any Guidance provided by the Agency

11.4 The following shall be notified, as soon as practicable after the occurrence of any incident which relates to a discharge to water:

(i) Inland Fisheries Ireland in the case of discharges to receiving waters.

(ii) Irish Water and/or Water Services Authority in the case of any incident where the discharge(s) have been identified as upstream of a drinking water abstraction point.

11.5 The licensee shall make a record of any notification made under Condition 11.3. This record shall include details of the nature, extent, and impact of, and circumstances giving rise to, the incident or accident. The record shall include all corrective actions taken to manage the incident or accident, minimise wastes generated and the effect on the environment, and avoid recurrence. In the case of a breach of a condition, the record shall include measures to restore compliance.

11.6 The licensee shall record all complaints of an environmental nature related to the operation of the activity. Each such record shall give details of the date and time of the complaint, the name of the complainant (if provided), and give details of the nature of the complaint. A record shall also be kept of the response made in the case of each complaint.

11.7 The licensee shall record all sampling, analyses, measurements, examinations, calibrations and maintenance carried out in accordance with the requirements of this licence and all other such monitoring which relates to the environmental performance of the installation.

11.8 The licensee shall submit to the Agency, by the 31st March of each year, an AER covering the previous calendar year. This report shall include as a minimum the information specified in *Schedule D: Annual Environmental Report*, of this licence and shall be prepared in accordance with any relevant guidelines issued by the Agency.

11.9 A full record which shall be open to inspection by authorised persons of the Agency at all times, shall be kept by the licensee on matters relating to the waste management operations and practices at this site. This record shall as a minimum contain details of the following:

(i) the tonnages and EWC Code for the waste materials sent off-site for disposal/recovery;

(ii) the names of the agent and carrier of the waste, and their waste collection permit details, if required (to include issuing authority and vehicle registration number);

(iii) details of the ultimate disposal/recovery destination facility for the waste and its appropriateness to accept the consigned waste stream, to include its permit/licence details and issuing authority, if required;

(iv) written confirmation of the acceptance and disposal/recovery of any hazardous waste consignments sent off-site;

(v) details of all waste consigned abroad for Recovery and classified as 'Green' in accordance with the EU Shipment of Waste Regulations (Council Regulation EEC No. 1013/2006, as may be amended). The rationale for the classification must form part of the record;

(vi) details of any rejected consignments;

(vii) details of any approved waste mixing; and

(viii) The results of any waste analysis as required by the Agency.

11.10 The licensee shall as a minimum ensure that the following documents are accessible at the site:

(i) the licences relating to the installation;

(ii) the previous year's AER for the installation;

(iii) records of all sampling, analyses, measurements, examinations, calibrations and maintenance carried out in accordance with the requirements of this licence and all other such monitoring which relates to the environmental performance of the installation;

(iv) relevant correspondence with the Agency;

(v) up-to-date site drawings/plans showing the location of key process and environmental infrastructure, including monitoring locations and emission points;

(vi) up-to-date Standard Operational Procedures for all processes, plant and equipment necessary to give effect to this licence or otherwise to ensure that standard operation of such processes, plant or equipment does not result in unauthorised emissions to the environment;

(vii) any elements of the licence application or EIAR documentation referenced in this licence.

This documentation shall be available to the Agency for inspection at all reasonable times.

11.11 The licensee shall maintain the following records:

(i) Register of bird stock levels;

(ii) Floor plan;

(iii) Floor integrity inspection/remedial action records;

(iv) Weekly house humidity & temperature records;

(v) Weekly water consumption;

(vi) Electric energy consumption;

(vii) Fuel consumption;

(viii) Feed delivery records and details of feed consumption;

(ix) Commercial documents for the transport of animal by-products or derived product, as required by the Animal By-product Regulations, sent off site, unless a derogation is applicable;

(x) Mortality and dead bird disposal;

(xi) Rodent control programme including Bait Point Plan and Bait Replenishment;

(xii) Storm water inspection records and test reports;

(xiii) Water supply test reports;

(xiv) Heating systems and back-up generator maintenance certificates;

(xv) Hours of operation and reason for operation of back-up generator;

(xvi) Safety Statement;

(xvii) Emergency Action Plan and

(xviii) Chemical inventory and usage.

These records shall be available for inspection by authorised persons of the Agency at all reasonable times.

11.12 The licensee shall submit report(s) as required by the conditions of this licence to the Agency's Headquarters in Wexford, or to such other Agency office as may be specified by the Agency.

11.13 All reports shall be certified accurate and representative by the installation manager or a nominated, suitably qualified and experienced deputy.

Reason: ***To provide for the collection and reporting of adequate information on the activity.***

Condition 12. Financial Charges and Provisions

12.1 Agency Charges

12.1.1 The licensee shall pay to the Agency an annual contribution of €2,552 or such sum as the Agency from time to time determines, having regard to variations in the extent of reporting, auditing, inspection, sampling and analysis or other functions carried out by the Agency, towards the cost of monitoring the activity as the Agency considers necessary for the performance of its functions under the Environmental Protection Agency Act 1992 as amended. The first payment shall be a pro-rata amount for the period from the date of grant of this licence to the 31st day of December, and shall be paid to the Agency within one month from the date of grant of the licence. In subsequent years the licensee shall pay to the Agency such revised annual contribution as the Agency shall from time to time consider necessary to enable performance by the Agency of its relevant functions under the Environmental Protection Agency Act 1992 as amended, and all such payments shall be made within one month of the date upon which demanded by the Agency.

12.1.2 In the event that the frequency or extent of monitoring or other functions carried out by the Agency needs to be increased, the licensee shall contribute such sums as determined by the Agency to defray its costs in regard to items not covered by the said annual contribution.

12.2 Environmental Liabilities

12.2.1 The licensee shall as part of the AER, provide an annual statement to the satisfaction of the Agency as to the measures taken or adopted at the site, in relation to the prevention of environmental damage, for remedial actions following closure/decommissioning or accidents/incidents, as may be associated with the carrying on of the activity.

12.2.2 The licensee shall have regard to the Environmental Protection Agency's Guidance on Assessing and Costing Environmental Liabilities (2014) and, as appropriate, Guidance on Financial Provision for Environmental Liabilities (2015) when implementing Condition 12.2.1 above.

Reason: ***To provide for adequate financing for monitoring and financial provisions for measures to protect the environment.***

SCHEDULE A: Limitations

A.1 Bird numbers housed at the installation

Poultry Type	Numbers
Pullets	60,000

SCHEDULE B: Emission Limits

B.1 Emissions Limits and Process Monitoring

There shall be no emissions to air of environmental significance.

B.2 Emissions to Water

There shall be no emissions to water of environmental significance.

B.3 Emissions to Sewer

There shall be no process effluent emissions to sewer.

B.4 Noise Emissions

Daytime dB LAr, T (30 minutes)	Evening dB LAr, T (30 minutes)	Night-time dB LAeq, T (15-30 minutes)
55	50	45 Note 1

Note 1: There shall be no clearly audible tonal component or impulsive component in the noise emission from the activity at any noise sensitive location.

SCHEDULE C: Control & Monitoring

C.1. Control and Monitoring of Emissions to Air

There shall be no emissions to air of environmental significance.

C.2.1. Control of Emissions to Water

There shall be no emissions to water of environmental significance.

C.2.2. Monitoring of Emissions to Water

There shall be no emissions to water of environmental significance.

C.2.3. Monitoring of Storm Water Emissions

Emission Point Reference No: **SW 1:** Note 1&2

SW 2: Note 1&2

Parameter	Monitoring Frequency	Analysis Method/Technique
COD or BOD	As required by the Agency	Standard method
Visual Inspection	Weekly	Sample and examine for colour and odour.

Note 1: Location of emission points (National Grid Reference (12 digit 6E,6N) labelled on an appropriately scaled map) to be submitted to the Agency by 01/12/2018.
Note 2: Subject to Condition 5.4 & Condition 5.5.

C.3.1. Control of Emissions to Sewer

There shall be no process effluent emissions to sewer.

C.3.2. Monitoring of Emissions to Sewer

There shall be no process effluent emissions to sewer.

C.4. (i) Organic Fertiliser Monitoring

Class	Frequency	Parameter
Organic Fertiliser	Monthly and 1st January annually	Available storage capacity
Wash water	Monthly	Available storage capacity

C.5 Noise Monitoring

No additional noise monitoring is required in this schedule.

C.6 Ambient Monitoring

No ambient monitoring is required in this licence.

SCHEDULE D: Annual Environmental Report

Annual Environmental Report Content [Note 1]
Waste management record.
Monitoring of emissions to air including estimation of the reduction of ammonia emissions from the whole production process using BAT implemented.
Report on dust emissions from animal houses (where applicable).
Report on total nitrogen and phosphorus in manure.
Report on technique(s) used at the installation for each BAT referenced in the conditions of the licence.
Resource consumption summary.
Tank and pipeline assessment report.
Bund integrity test.
Reported incidents/complaints summary.
Energy efficiency audit report summary.
Report on ammonia control programme.
Report on the assessment of the efficiency of use of raw materials in processes and the reduction in waste generated.
Report on progress made and proposals being developed to minimise water demand.
Resource use and energy programme.
Development/Infrastrucural works summary (completed in previous year and/or prepared for current year).
Statement of measures in relation to prevention of environmental damage and remedial actions (Environmental Liabilities).
Quantity of organic fertiliser generated during the AER reporting year.
Quantity of organic fertiliser moved off-site and recorded during the AER reporting year.
Opening and closing quantity of organic fertiliser at the installation.
Organic fertiliser monthly monitoring
Any other items specified by the Agency.

Note 1: Content may be revised subject to the approval of the Agency.

Sealed by the seal of the Agency on this the 24th day of October 2018.

PRESENT when the seal of the Agency was affixed hereto:

Mary Turner, Authorised Person

Appendix No. 8

Extent and Location of Lands Available for Application of Soiled Water

An Roinn Talmhaíochta, Bia agus Mara
Department of Agriculture, Food and the Marine

For Basic Payment Income Support for Sustainability, Areas of Natural Constraint Scheme and other Area Based Scheme purposes only
Year: 2024

Name:
Address:

Herd Nos: R1290073
Townland Code : R12924
Townland Name: CREEVELEA

Parcel	Digitised	Eligible Hectare	Claimed
R1292400008	4.26	4.26	4.26

Exclusions

Parcel	Excl	Area	Red%	Elig	Type
R1292400008	0015	0.07	100	0	Trees
R1292400008	0036	0.25	60	0.1	Scrub

Townland Code : R12945
Townland Name: TANDERAGEE

Parcel	Digitised	Eligible Hectare	Claimed
R1294500014	6.43	6.42	6.42
R1294500015	0.04	0	0

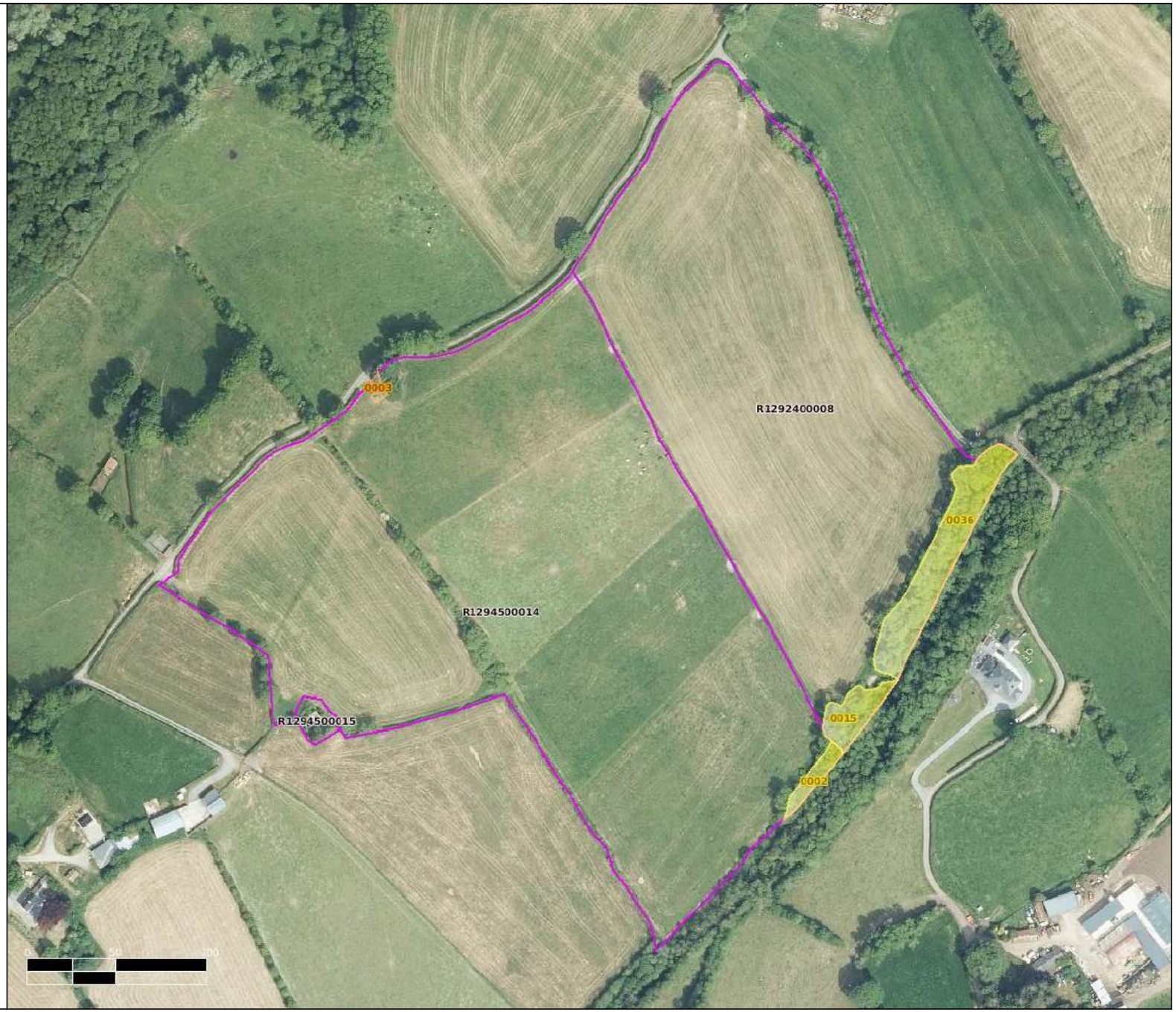
Exclusions

Parcel	Excl	Area	Red%	Elig	Type
R1294500014	0002	0.03	100	0	Scrub
R1294500014	0003	0.01	100	0	Building

Ortho Used: VSCR_LATEST_ORTHO

All areas displayed above are in hectares

Imagery Dates: 30/05/2020



An Roinn Talmhaíochta,
Bia agus Mara
Department of Agriculture,
Food and the Marine

For Basic Payment Income Support for Sustainability, Areas of Natural Constraint Scheme and other Area Based Scheme purposes only
Year: 2024

Name:
Address:

Herd Nos: R1290073
Townland Code : R12923
Townland Name: CREEVAGHY

Parcel	Digitised	Eligible Hectare	Claimed
R1292300001	0.26	0.26	0.26
R1292300002	2.3	0	0
R1292300007	0.17	0	0
R1292300008	0.31	0	0
R1292300009	21.85	21.85	21.85
R1292300010	2.89	0	0
R1292300025	0.24	0.24	0.24

Exclusions

Parcel	Excl	Area	Red%	Elig	Type
R1292300009	0026	0.08	100	0	Scrub
R1292300009	0027	1.13	100	0	Scrub

Townland Code : R12924
Townland Name: CREEVELEA

Parcel	Digitised	Eligible Hectare	Claimed
R1292400002	0.41	0	0
R1292400007	1.49	1.49	1.49
R1292400036	1.65	0.72	0.72
R1292400046	0.29	0.28	0.28

Exclusions

Parcel	Excl	Area	Red%	Elig	Type
R1292400002	0280	0.16	100	0	Scrub
R1292400002	0281	0.16	100	0	Scrub
R1292400036	0031	0.33	100	0	Scrub
R1292400036	0032	0.18	100	0	Trees
R1292400036	0033	0.42	100	0	Scrub
R1292400046	0028	0	100	0	Hardcore
R1292400046	0029	0.01	100	0	Hardcore

Townland Code : R12933
Townland Name: LEGNAKELLY

Parcel	Digitised	Eligible Hectare	Claimed
R1293300032	0.86	0	0

Townland Code : R12945
Townland Name: TANDERAGEE

Parcel	Digitised	Eligible Hectare	Claimed
R1294500001	7.22	7.22	7.22
R1294500033	0.38	0.38	0.36

Exclusions

Parcel	Excl	Area	Red%	Elig	Type
R1294500033	0262	0.14	100	0	Scrub

Ortho Used: VSCR_LATEST_ORTHO

All areas displayed above are in hectares

Imagery Dates: 30/05/2020

Appendix No. 9

Feed Details

CORBY ROCK MILL Ltd
leading manufacturers of animal feed products

Tel: +353 (047) 30099
Fax: +353 (047) 71452
info@corbyrock.ie
www.corbyrock.ie

Directors: G.Quinn, M.Quinn
Reg. No. 51890 Reg. Office: Corby Rock, Monaghan.

1st Jan 2012.

Dear Paraic,

At Corby Rock Mill we manufacture layer feeds of the highest quality, these feeds have been formulated to minimise the total waste produced by the hens & in particular with reference to nitrogen & phosphorus emissions.

This is achieved in 3 ways:

1) ***High Quality Raw Materials.***
This increases digestibility & thereby reduces the total volume of waste produced.

2) ***Low Protein Formulations.***
By minimising the non-essential amino acid fraction of the diet through lower total crude protein the nitrogen emission through faeces is considerably reduced.

3) ***Enzyme***
By the use of the Enzyme Combizyme the requirement for inorganic phosphate is dramatically reduced & hence the faecal phosphorus emissions are minimised.

I hope this information is to your satisfaction & if you have any further queries please do not hesitate to contact us as I assure you of our best customer attention at all times.

Yours Sincerely,
For Corby Rock Mill Ltd.

Damien Duffy
QA Manager.

Appendix No. 10

General/Mixed Waste Disposal

NWCPO
National Waste Collection Permit Office

Offaly County Council
Aras an Chontae
Charleville Road
Tullamore
Co. Offaly
Telephone: 057 9357428
Email: contactus@nwcpo.ie

WASTE COLLECTION PERMIT

Waste Management (Collection Permit) Regulations, 2007 as amended

Offaly County Council as the National Waste Collection Permit Office being a nominated authority under Section 34(1)(aa) of the Waste Management Act 1996, has granted a waste collection permit to:

Applicant Name: **Exomex (Ireland) Ltd** (herein called the permit holder)

Permit Number: NWCPO-12-06461-04
Trading Address: Scotch Corner Anayalla Castleblaney Co. Monaghan
Registered Company Address: Scotch Corner Anayalla Castleblaney Co. Monaghan
Contact Phone Number: 04780888
Valid From: 13/09/17
Valid to and Expires on November 09, 2021

This permit, issued to the aforementioned permit holder, is subject to the attached schedule of conditions and authorises this permit holder to:

- Only collect the waste type(s) specified in Appendix A (List of Waste six digit codes)
- Only transfer waste to the facilities specified in Appendix B
- Only use vehicle(s) specified in Appendix C, and for household kerbside waste collection, only use vehicles listed Appendix C Table 2
- Only collect waste within the local authority areas specified in Appendix D

Any non-compliance with the conditions of this permit is an offence under the Waste Management (Collection Permit) Regulations, 2007 as amended and Section 34(1) of the Waste Management Act 1996.

Signed: _____ Date: 13/09/17
Programme Manager

REASON FOR THE DECISION

Offaly County Council as the National Waste Collection Permit Office is satisfied on the basis of the information made available by the applicant, that subject to compliance with the conditions of this permit the activity will not cause environmental pollution, and the grant of this permit is consistent with the objectives of the current National Hazardous Waste Management Plan and the objectives of the current Eastern-Midlands Region Waste Management Plan, Southern Region Waste Management Plan and/or Connacht-Ulster Region Waste Management Plan as applicable to the local authority areas where waste is collected.

In reaching this decision Offaly County Council as the National Waste Collection Permit Office, has considered the application and supporting documentation received from the applicant and valid submissions received from the relevant local authorities, the Environmental Protection Agency (EPA) and other parties.

APPEAL OF DECISION

The permit holder may appeal the decision of the NWCPO to grant this waste collection permit in accordance with section 34(9)(a) of the Waste Management Act 1996 to the judge of the Tullamore District Court, it being the District Court in which the principal offices of Offaly County Council is situated within one month of the date of this permit.

INTERPRETATION

Unless otherwise specified, all terms in this permit should be interpreted in accordance with the definitions in the Waste Management Act 1996 (the Act), or Regulations made under the European Communities Act and its associated regulations (as may be amended or replaced from time to time) or as defined in this permit.

References to any enactment, statutory instrument (including any bye-law), each as defined by the Interpretation Act 2005, or a regulation, directive or decision of a European Union institution in this permit shall include amendments and replacements.

References in this permit to the NWCPO means Offaly County Council as the National Waste Collection Permit Office as the nominated authority for all regions under Section 34(1)(aa) of the Waste Management Act 1996 and pursuant to Article 4(2) of the Waste Management (Collection Permit) Regulations, 2007 as amended, or such other authority as may be nominated under this provision.

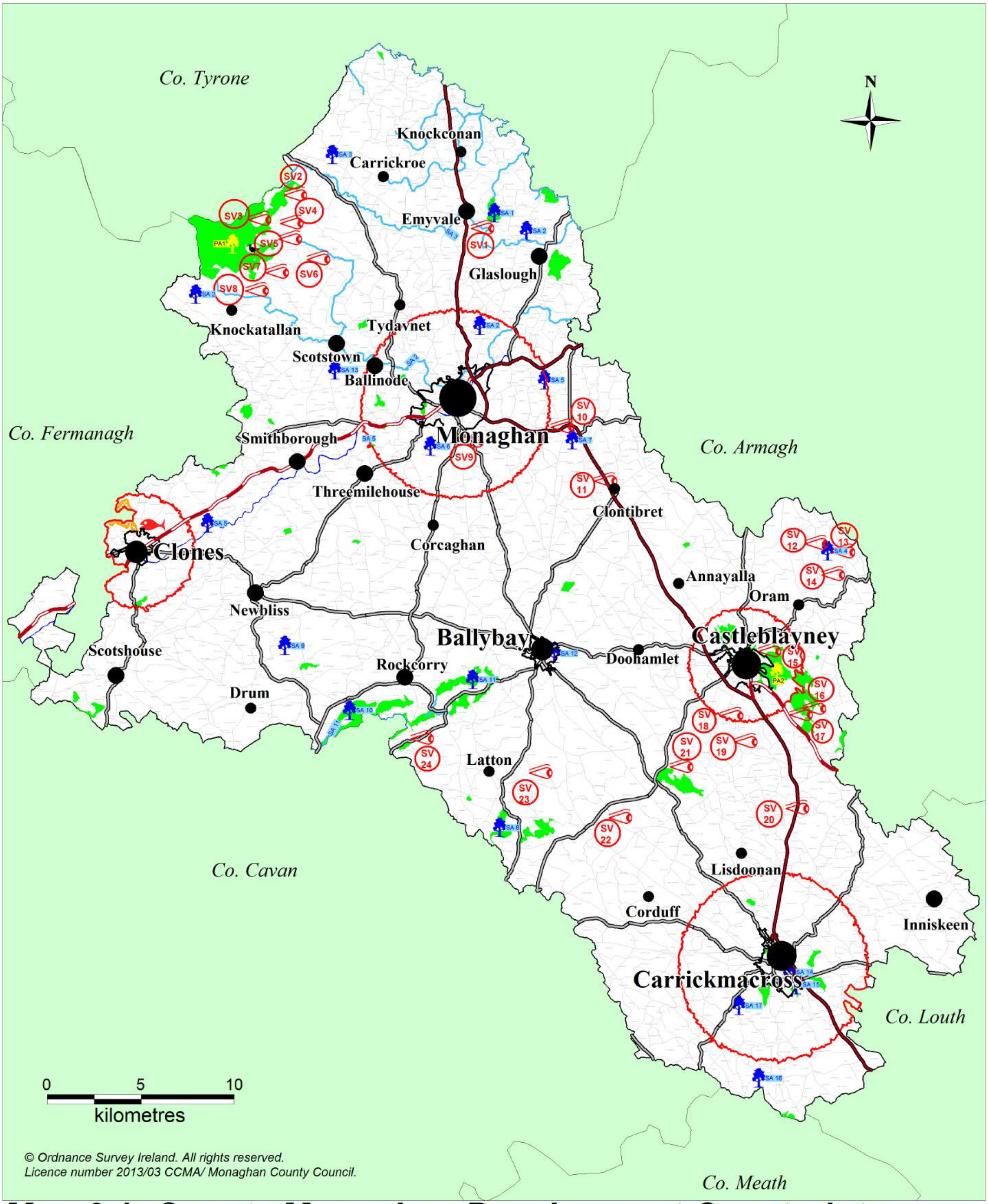
This permit and any condition imposed therein shall not relieve the permit holder of any statutory obligations.

Any non-compliance with the conditions of this permit is an offence under the Waste Management (Collection Permit) Regulations, 2007 as amended and section 34(1) of the Waste Management Act 1996.

Conditions subject to Fixed Payments Notices (FPN) (section 10B (1) of the Act), and those requiring the review of the permit under section 34A (2)(b) are identified in this permit.

Appendix No. 11

Extracts from Monaghan County Development Plan 2019 - 2025



Map 6.1: County Monaghan Development Constraints

Monaghan County Development Plan 2019-2025

- National Primary Route
- National Secondary Route
- Regional Roads
- Ulster Canal
- Areas Under Strong Urban Influence
- Rivers
- Development Limits
- Special Area of Conservation (cSAC)
- Special Protection Area (SPA)
- Proposed Natural Heritage Areas (pNHA)
- PA — Area of Primary Amenity Value
- SA — Area of Secondary Amenity Value
- Towns/Villages
- Views from Scenic Routes

Monaghan County Council

Map 8.1: Sensitive Surface Waters

Monaghan County Development Plan 2019-2025

- Public & Private Lake Sources
- Inner Catchment Areas
- Outer Catchment Areas
- Amenity/Bathing Areas
- River Water Supply Source
- Industrial Water Abstraction Points

Monaghan County Council

Monaghan
Landscape Character Assessment

Viewpoints

0 2.5 5 10 Kilometres

Slieve Beagh Uplands

Blackwater Valley & Drumlin Farmland

Smithborough Hills

Clones River Valley & Farmed Uplands

Monaghan Drumlin Uplands

Mullyash Uplands

Ballybay Castleblayney Lakelands

Drumlin & Upland Farmland of South Monaghan

Carrickmacross Drumlin & Lowland Farmland

Legend

- Views Photographed in Early Autumn (Full Leaf Cover)
- Views Photographed in Wintertime (Without Leaf Cover)

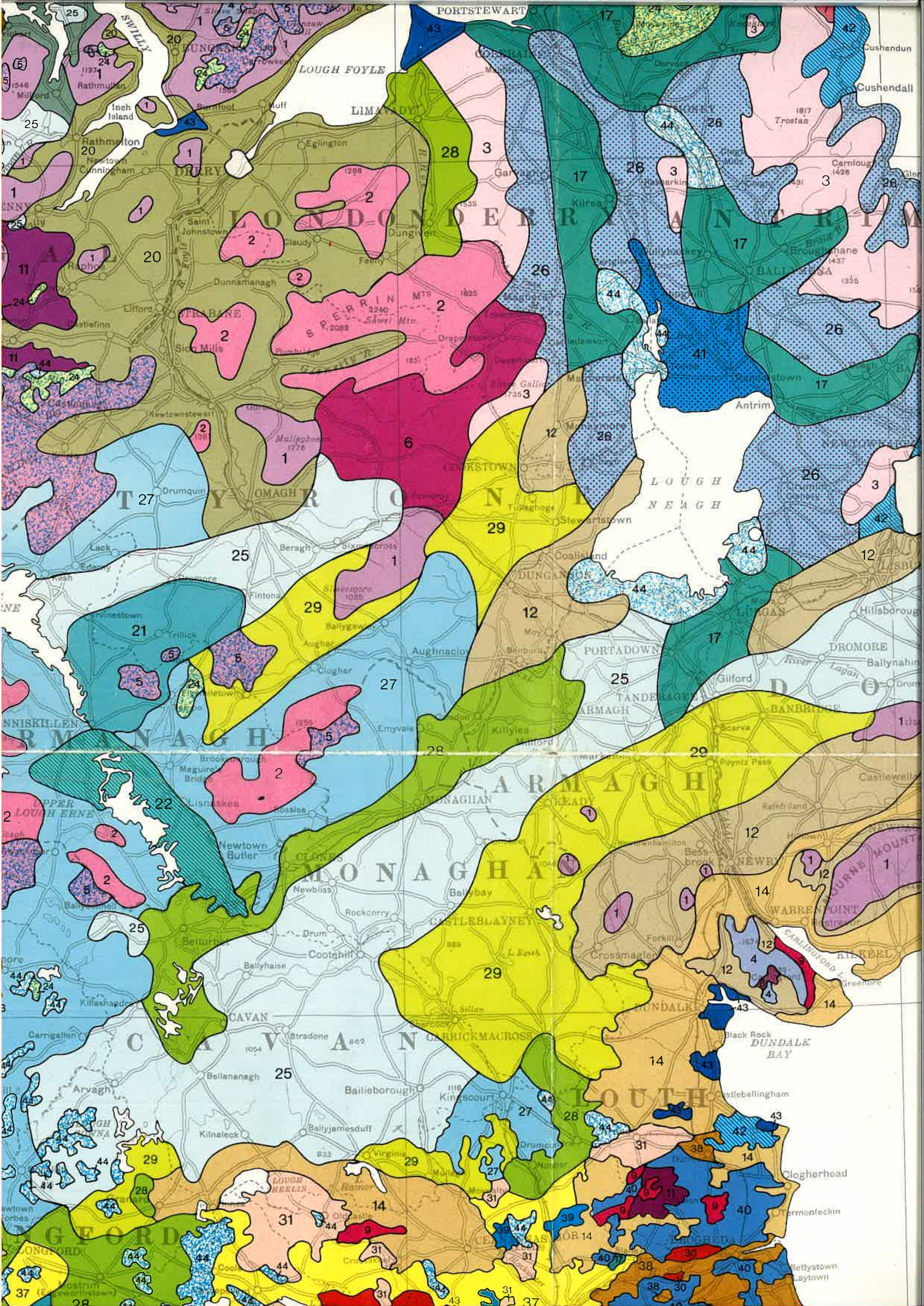
Landscape Character Areas

Landscape Character Types

1	Blanket Bog
2	Drumlin Farmland
3	Drumlin Foothills
4	Farmed Foothills
5	Farmed Lakelands
6	Flat Riverine Farmland
7	River Valley Farmland
8	Undulating Farmland
9	Upland Bog with Afforestation
10	Upland Drumlin Farmland
11	Upland Farmland with Afforestation
12	Upland Farmland with Rock Outcrops
13	Upland Plateau
14	Urban

Appendix No. 12

Extract from General Soil Map of Ireland.


PORTSTEWART
LOUGH FOYLE
SWILLY
Rathmullan
Milford
Inch Island
Rathmelton
Newtown Cunningham
Burnfoot
Muff
LIMAVADY
Eglington
DERRY
LONDONDERRY
ANTRIM
Cushendun
Cushendall
Trostan
Carnlough
Kilrea
Ballymoney
Dervock
Broughshane
BALLYMENA
Saint Johnstown
Claudy
Dungiven
Feeny
Raphoe
Dunnamanagh
Lifford
STRABANE
Castlefinn
Sion Mills
Plumbridge
SPERRIN MTS
2240 Sawel Mtn.
Draperstown
Magherafelt
Castledawson
Antrim
Randalstown
Newtownstewart
Gortin
Mullaghcarn 1778
Drumquin
OMAGH
TYRONE
COOKSTOWN
Pomeroy
Tullyhogue
Stewartstown
LOUGH NEAGH
Beragh
Sixmilecross
Lack
Ederny
Kesh
Dromore
Fintona
Slievegore
Coalisland
DUNGANNON
LURGAN
Hillsborough
DROMORE
Ballynahinch
Irvinestown
Trillick
Ballygawley
Augher
Clogher
Aughnacloy
Moy
Benburb
PORTADOWN
TANDERAGEE
Gilford
River Lagan
BANBRIDGE
DOWN
ENNISKILLEN
FERMANAGH
Emyvale
Killylea
Milford
Scarva
Poyntz Pass
Castlewellan
Brookeborough
Maguiresbridge
Lisnaskea
Rosslea
MONAGHAN
ARMAGH
KEADY
Rathfriland
UPPER LOUGH ERNE
Newtown Butler
CLONES
Newbliss
MONAGHAN
Ballybay
Newtownhamilton
Bessbrook
NEWRY
Hilltown
MOURNE MOUNTAINS
WARRENPOINT
Rostrevor
Ballyconnell
Belturbet
Rockcorry
CASTLEBLAYNEY
Drum
Cootehill
Forkill
Crossmaglen
CARLINGFORD L.
KILKEEL
Greenore
Ballyhaise
Killashandra
L. Egish
DUNDALK
Carrigallen
CAVAN
Stradone
L. Sillan
CARRICKMACROSS
Black Rock
DUNDALK BAY
Bellananagh
Arvagh
Bailieborough
Kingscourt
LOUTH
Castlebellingham
Ballyjamesduff
Kilnaleck
Virginia
Drumconrath
Clogherhead
LOUGH SHEELIN
L. Ramor
Oldcastle
Termonfeckin
DROGHEDA
KELLS
Bettystown
Laytown
LONGFORD
Mostrim (Edgeworthstown)

Soils	Parent Material	Per cent of total area
	Mostly granite or rhyolite glacial till	1·13 2·50
zolics (15)	Mixed sandstone, limestone glacial till	1·69 1·40
(10)	Ordovician – Silurian – Cambrian shale glacial till	4·22 4·32
hs (20)	Sandstone, Lower Avonian shale glacial till	6·31 5·23
sols (3),	Morainic sands and gravels and blown sands	·42 ·35
	Basalt glacial till	·02 1·35
t (10)	Sandstone, granite, mica schist glacial till	·74 ·61
)	Upper Carboniferous shale and sandstone glacial till	·77 ·64
hs (20),	Mica schist glacial till	1·41 2·46
)	Sandstone glacial till	2·95 2·78
hs (15)	Upper Carboniferous shale glacial till	4·86 4·27
d Peat	Granite and sandstone and shallow glacial till (quartzite in places)	1·31 1·08
		5·14 4·40

the Controller of H.M.Stationery Office. Smaller islands not surveyed.

Broad Physiographic Divisions	Soil Association Nos.	Principal Soil	Associated Soils	Parent Material	Per cent of total area
Drumlin (Wet Mineral and Organic Soils)	25	Gleys (50%)*	Acid Brown Earths (40%) Interdrumlin Peat and Peaty Gleys (10%)	Mostly Ordovician – Silurian shale sandstone glacial till	2·57 3·66
	26	Gleys (60)*	Acid Brown Earths (40)	Basalt glacial till	— 1·86
	27	Gleys (85)*	Interdrumlin Peat and Peaty Gleys (15)	Mostly Upper Carboniferous limestone and shale – sandstone glacial till	3·77 4·73
Drumlin (Drier Mineral and Organic Soils)	28	Grey Brown Podzolics (60)	Gleys (20), Interdrumlin Peat and Peaty Gleys (20)	Mostly limestone glacial till	3·43 3·23
	29	Acid Brown Earths (75)	Interdrumlin Peat and Peaty Gleys (25)	Mostly Ordovician – Silurian shale – glacial till	1·16 2·73
Flat to Undulating Lowland (Mainly dry Mineral Soils)	30	Grey Brown Podzolics (70)	Brown Earths (20) Gleys (5) Basin Peat (5)	Limestone morainic gravels and sands	2·64 2·18
	31	Minimal Grey Brown Podzolics (80)	Gleys(10) Brown Earths(5) Basin Peat (5)	Limestone glacial till	4·47 3·70
	32	Degraded Grey Brown Podzolics (50)	Peat (15) Brown Earths(15 Gleys (10), Podzols (10)	Mostly limestone glacial till	3·08 2·56
	33	Shallow Brown Earths and Rendzinas (60)	Grey Brown Podzolics(25) Gleys (10) Peat (5)	Limestone till, shallow in places	3·21 2·66
	34	Minimal Grey Brown Podzolics (70)	Gleys (20) Brown Earths (10)	Limestone glacial till	6·02 4·98
	35	Grey Brown Podzolics (80)	Gleys (10), Brown Earths (10)	Stony limestone glacial till	·64 ·53
	36	Grey Brown Podzolics (80)	Gleys (20)	Limestone gravelly till	·70 ·58
	37	Grey Brown Podzolics (75)	Gleys (20), Brown Earths (5)	Limestone and shale glacial till	1·42 1·18
	38	Grey Brown Podzolics (75)	Gleys (25)	Till of Irish Sea origin with limestone and shale	1·14 ·95
Flat to Undulating Lowland (Mainly wet Mineral and Organic Soils)	39	Gleys** (90)	Grey Brown Podzolics (10)	Limestone glacial till	3·27 2·86
	40	Gleys* (80)	Grey Brown Podzolics (20)	Till of Irish Sea origin with limestone and shale	2·07 1·56
	41	Gleys* (75)	Acid Brown Earths (15) Peaty Gleys (10)	Basalt glacial till	— ·22
	42	Gleys* (90)	Grey Brown Podzolics (10)	Glacial muds of Irish Sea origin	·49 ·61
	43	Gleys (60)	Brown Earths (20) Peaty Gleys (20)	Alluvium	1·34 1·15
	44	Basin Peat			5·79 5·08

Appendix No. 13

Local Water Quality Data