

MONAGHAN COUNTY COUNCIL

PLANNING AND DEVELOPMENT

File number: 24/60366

Applicant: Declan Sullivan

Advertised development description: Permission for the intensification of use of 2 No. existing poultry houses together with all ancillary structures and site works associated with the above development on an existing poultry farm. This application relates to a development, which is for the purposes of an activity requiring a Licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994-2013. An Environmental Impact Assessment Report (E.I.A.R.) will be submitted with this planning application.

Location: Drumcreeghan, Latton Castleblayney.

Site Details

- Established, two unit, poultry farm, along a regional road.
- The intensification of use would increase the capacity of the approved and EPA licensed houses from 60000 to 90000 birds. The licence would be reviewed to accommodate the proposed development.



Aerial photo of the **site** and the surrounds

Relevant Planning History

Permission for the poultry farm is most recently covered by planning file number 17/300.

Consultation

Municipal District (MD) Engineer: Further Information (FI) needed.

Environment Section: FI needed.

Inland Fisheries Ireland (IFI): No response.

EPA: Comments received and noted.

Objections/Submissions/Observations

None.

Appropriate Assessment

Under Article 6(3) of the EU Habitats Directive and Regulation 30 of SI no. 94/1997

“European Communities (Natural Habitats) Regulations” (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site (i.e. an SAC or SPA) must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177(U) of the Planning and Development Acts (2000-2010).

Site is removed from any Natura 2000 sites and there are no significant pathway connectors in the vicinity.

Having regard to the context and the development as proposed, and the activities associated with the development proposal both during and post construction works, it is taken that it is not necessary for an Appropriate Assessment to be carried out in relation to this development.

Environmental Impact Assessment

- Current number of birds approved on the farm is 60000. This development would increase numbers to 90000.
- Application received after the 15/05/17; assessed in accordance with Directive 2014/52/EU. Directive 2014/52/EU requires the submission of an EIAR which assesses the development in accordance with certain factors which diverge from those previously set out in the Planning and Development Act 2000 (as amended).
- Directive 2014/52/EU requires that the Environmental Impact Assessment Report (EIAR) shall identify, describe and assess in an appropriate manner, in the light of each individual case, the direct and indirect significant effects of a project on the following factors:
 - Population and human health.
 - Biodiversity, particularly re species and habitats protected under Directive 92/42/EEC and Directive 2009/147/EC.
 - Land, soil, water and climate.
 - Material assets, cultural heritage and the landscape.
 - Interaction between the mentioned factors.
- The Planning Authority has assessed and summarised the content of the submitted EIAR as prepared by Paraic Fay of CLW Environmental Planners.

Effects on population and human health

- Development is of average/typical scale by current industry standards.
- Development will create increased economic activity both for the developer and the surrounding community (re construction and maintenance).
- Unlikely to generate/release sounds/odours that will significantly impair amenity beyond the site boundary.
- If nuisance effects occur, public can object/complain under statutory facilities; will have to be investigated and corrected if found to be real and justified.

Effects on biodiversity

- Flora and fauna in and around the site are settled in terms of the established context.
- There are no proximate amenity areas.
- A rodent control program will cover the overall site.
- Weed control will be carried out around the site as required.
- No requirement to affect the existing landscaping/hedgerows around the site.

Effects on land and soil

- Development would be accommodated within the established farm/buildings. Further land/soil disturbance is not required.
- No significant potential for any effect on soil outside of the development area; no additional land take required to facilitate the proposed development.
- 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.

Effects on water

- Effects on groundwater from the proposed development should be nil as there will be no process discharge to ground and there is minimal risk of accidental leakage or spillage of polluting liquid on the site.
- The only discharge from the site for surface waters will be the discharge of rainwater from the roofs and clean yards to field drainage.

Effects on air

- Potential effects on air relate to the odour and gaseous emissions that may be associated with the birds and bird manure on-site.
- Appropriate management practices will be implanted on-site to minimise potential odour emissions. Odours are not likely to cause nuisance or impair amenity beyond the site boundary, bar possibly when birds and/or manure are being removed from the site at the end of each batch.
- A number of management practices would be implemented on-site so as to minimise potential odour emissions, including; proper storage of all wastes on-site, twice daily flock inspections (to remove any fatalities from the houses), thorough cleaning out of poultry houses, immediate removal of manure off-site, and the proper management of temperature and humidity controls.

Effects on climate/climate change

- Appropriate construction and maintenance should mean that the development will have little effect on climate/climate change. Again, the structures are existing.

Effects on landscape

- The (re)development would not affect the external appearance of the structures.

Effects on archaeological and cultural heritage

- No evidence of any archaeological features, structures of built heritage significance or sites of cultural interest on or adjacent to the site. Again, the structures are existing and the (re)development would not affect the external appearance.

Effects on material assets

- Valued resources 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.
- As per the information submitted, the development will not detrimentally affect any surrounding agricultural properties/businesses, any non-agricultural properties or any natural or other resources.

Description of likely significant effects of the proposed development

- Again, by being appropriately constructed and maintained, the development, will not unduly affect the setting/surroundings vis-a-vis landscape, traffic, natural resources, emissions, nuisance, waste production, climate (change), public health, etc.
- No negative impacts have been identified regarding the interaction between population and human health, biodiversity, Land, soil, water, climate, material assets, cultural heritage and the landscape.
- It is anticipated that the proposed development will not lead to a 'transboundary' effect due to the distance of the proposed development from any international boundary and any by-products will be utilised/disposed of/recovered within the country.

Alternative Site

- This site was logically chosen over any possible alternative because:
 - Reconfiguration of an already established poultry farm.
 - Views-in are restricted and established.
 - Development can be integrated into the existing site management protocols vis-à-vis biosecurity.

Planning Assessment

- No concerns, in principle. The development would not affect the external appearance of the structures.
- However, as per the info, it is unclear/unconfirmed that the conditions attached previously under 17/300 have been complied with (specifically, re access).
- A EIAR has been submitted in accordance with the bird numbers.

Conclusions

- Further Information is needed re the development of the site to date and environmental protection.
- A pre-application consultation did not take place.



Local roadside view-in

Recommendation

To request **FURTHER INFORMATION:**

Note: A pre-application consultation did not take place; you and/or your assigned agent may wish to liaise with Planning Section, the Municipal District Engineer, and Environment Section prior to the preparation and submission of this Further Information.

The submission should take a coherent account of any issues that overlap/interlink.

1. In the interest of clarity and to allow for a fully informed decision, please submit details confirming that the development of the site to date is compliant with the conditions attached previously under planning file number 17/300.
2. The information submitted is insufficient with regards environmental protection. Accordingly, in the interest of clarity and to allow for a fully informed decision, please submit the following:
 - (a) A revised site layout plan clearly showing the storm water drainage system (in blue), the storm water outfall location and location of silt trap, the soiled water drainage system (in red), the soiled water tanks, and the location of any watercourses within the vicinity of the site.
 - (b) Dimensions of the existing soiled water tanks.
 - (c) Maps of lands available for the use of soiled waters. Maps shall clearly show buffer zones to be maintained in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022.
 - (d) Submit details on the outlet for dead birds from the proposed development. As per the letter submitted with this application is not clear if this letter relates to the proposed development/increase in numbers (and no signature is provided).



Ben Clerkin
Planner
21/11/2024

Further Information (FI)

- A formal response was received on the 02/01/2025.
- A pre-submission consultation took place.

Planning Assessment

Re both FI request points:

1. Re 17/300 the assigned agent has acceptably offered that:
 - Development contributions have been paid.
 - Restricted access from the regional road has been agreed in the FI interim by compliance. The installed barrier shall be permanently maintained as per the submitted details and HGV traffic associated with the day-to-day running of the farm shall not use the regional road entrance.
 - Any additional landscaping shall be completed with haste.
 - The site is operating in line with the requirements of the granted EPA license, which would be subject to review should a grant of permission be forthcoming.
 - Any remaining/outstanding aspects to the previously approved development shall be completed to the satisfaction of the Council without further delay.

The MD Engineer's FI comments are noted. Condition 2 attached under 17/300 does not relate to access. Sight distances are in place and can be maintained at the new entrance onto the local road.

2. Environment Section are now conditionally satisfied.

Conclusions

- A grant of permission is recommended. As a condition, any outstanding entrance works shall be carried out now as a priority.
- Another community, recreation and amenity development contribution is not due.

Recommendation

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

1. Within three months of the date of the final grant of permission, the following shall be complied with:

- (a) Visibility splays of 50m, measured to the nearside road edge in each direction, shall be provided from a point in the centre of the entrance 3m from the road edge at a height of between 1.05m and 2m above ground level to an object height of between 0.26m and 2m above ground level in both directions. The visibility splays shall be cleared to a maximum height of 250mm above the level of the public road and shall be retained and kept clear from obstructions thereafter.
- (b) Where it is necessary to remove hedges, fences, embankments or other obstructions in order to achieve the required visibility splays, they shall be reinstated behind the visibility splays. Any new trees or shrubs shall be planted back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting shall be kept trimmed behind visibility splays.
- (c) Where the existing roadside hedge/embankment is to be removed, the roadside verge shall be widened (by grading back or infilling where necessary using appropriate inert material) to include the entire area within the visibility splays, top soiled, and grassed to the satisfaction of the Planning Authority.
- (d) The new entrance shall form a bellmouth of 4m radius with edge of new boundary. Recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road. If applicable, entrance gates shall open inwards only.
- (e) Entrance/access road shall be surfaced with concrete or bitmac from edge of public road for a minimum of 5m and the surface shall be graded back so that its level at 3m from the edge of the carriageway is a minimum of 100mm below road level. Gradient of access road shall be not greater than 1:20 (5%) for the first 5m from boundary and 1:10 (10%) thereafter.
- (f) Surface water drain shall discharge to the nearest appropriate watercourse or drainage pipeline. Suitable gullies shall be placed at start, end and intersection of other drains and at not greater than 40m intervals. Separate application shall be made to Monaghan County Council if this requires a road opening licence.
- (g) Provision shall be made within the site for surface water drainage and no surface water shall be allowed flow onto the public roadway. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage shall remain unimpeded.
- (h) No development exempt or otherwise shall be erected over a public sewer, drain or water-main, unless otherwise agreed in writing with the Planning Authority.
- (i) Before any work is commenced on this development a security, by way of a cash deposit, in the sum of €2250, shall be paid to the Planning Authority by the developer to ensure the satisfactory completion of all surface water drainage/boundary work within and abutting the site area, to prevent runoff of surface water onto the public roadway and to ensure that no damage is caused to public roadway and any such damage is repaired satisfactorily. Failure to carry out all entrance works to a standard to the satisfaction of the Planning Authority will result in forfeiture of part or all of the cash security.

Reason: In the interest of traffic/road safety.

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

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

3. (a) The development/facility shall be operated in accordance with EPA licence (Reg No: P1065-01), or any subsequent review thereof.
- (b) The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended).
- (c) Contaminated surface water runoff shall be disposed of directly in a sealed system.
- (d) All buildings shall be designed and built in accordance with Department of Agriculture, Food and the Marine specifications.
- (e) All soiled waters shall be collected, stored and utilised in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended).
- (f) All uncontaminated roof water from buildings and yard water shall be separately collected and discharged in a sealed system to existing drains, streams or adequate soakpits and shall not discharge or be allowed to discharge to the foul effluent drains, foul effluent and slurry storage tanks or to the public road.
- (g) All organic fertiliser generated by the development shall stored in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended).
- (h) All organic fertiliser generated by the proposed development shall be utilised in accordance with the details submitted to the Planning Authority and in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended).
- (i) Organic fertiliser shall be taken off-site by the contractor/hauler as stated in the planning application. This contractor must be registered with the Department of Agriculture Food and Marine and the organic fertiliser shall be utilized in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (as amended). Any changes in contractor shall be agreed in writing with the Planning Authority.
- (j) There shall be no change in poultry type or increase in the numbers of poultry being accommodated at this site unless otherwise agreed in writing with the Planning Authority.
- (k) Any construction and demolition waste or excess soil generated during the construction phase, which cannot be reused on-site, shall be suitably disposed of/recovered at an appropriately permitted facility in accordance with the requirements of the Waste Management Act 1996 (as amended).
- (l) All waste oils and any other hazardous waste materials shall be stored appropriately and collected, recovered or disposed of in accordance with the Waste Management Act 1996 (as amended); records of such shall be kept on-site.
- (m) All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded.
- (n) All bunds shall be designed to contain 110% of the capacity of the largest storage container located within the bund.
- (o) There shall be no overflow drain facility from any bunds on-site and all filling and off-take points shall be located within a bund.
- (p) Facilities shall be provided for the collection and segregation of recyclable waste. Wastes shall be collected for recycling/reuse whenever feasible or otherwise disposed of in accordance with the Waste Management Act 1996 (as amended).
- (q) Developer shall immediately inform the Planning Authority and Inland Fisheries Board of an accidental spillage of wastewater, organic fertiliser, fuel, machine oil or any other substance which may threaten the quality of any watercourse or groundwater body.
- Reason: In the interest of environmental protection.

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

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



Ben Clerkin
Planner
25/02/2025

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RE: Assessment of the submitted Environmental Impact Assessment Report (EIAR).

Having reviewed the details as contained within the submitted application and the related Environmental Impact Assessment Report (EIAR), and the assessment of same as carried out by the assigned Planner, I consider the Planning Authority to have fully considered the proposed development and I accept the conclusions as reached in respect of this proposed development.

In this regard, I therefore consider it appropriate to grant permission for the proposed development, subject to conditions as recommended in the attached report.

Adrian Hughes
Senior Planner

Date: 26.02.26

26.02.26