



Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna
Human Resources
047 30586

Airgeadas
Finance
047 30589

Na Bóithre
Roads
047 30597

Clár na dToghthóirí
Register of Electors
047 30551

Comhshaol
Environment
042 9661240

Na hEalaíona
Arts
047 38162

Iasachtaí /Deontais Tithíochta
Housing Loans/Grants
047 30527

Leabharlann an Chontae
County Library
047 74700

Mótarcháin
Motor Tax
047 81175

Músaem an Chontae
County Museum
047 82928

Pleanáil
Planning
047 30532

Pobal
Community
047 73719

Rialú Dóiteáin/Foirgnimh
Fire/Building Control
047 30521

Oifig Fiontair Áitiúil
Local Enterprise Office
047 71818

Seirbhís Uisce
Water Services
047 30504/30571

18/12/2020

To: Liam McGuirk
Cornacreeve
ED Tullycorbet
Ballybay
Co. Monaghan

File Number - 20/158

Planning and Development Act 2000 (as amended)

NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 13/11/2020 granted the above named, for the development of land namely for:- permission to construct a single broiler poultry unit together with underground washing tanks, vertical meal bin, develop new agricultural entrance together with all ancillary site works. Significant further information relates to the submission of and Appropriate Assessment Screening Report. , at Cornacreeve, ED Tullycorbet, Ballybay, subject to the 6 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.


A/ADMINISTRATIVE OFFICER

18/12/2020
DATE

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

Fálltíonn an tUdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

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 - a. The developer shall pay to Monaghan County Council a sum of **€3784.00** in accordance with the General Development Contribution Scheme 2013-2019 (as revised), made by the Council under Section 48 of the Planning and Development Act 2000 (as amended), towards expenditure incurred or proposed to be incurred by the Council in the provision of community, recreation and amenity public infrastructure and facilities in the area.
 - b. The sum attached to this condition shall be revised from the date of the grant of planning permission to the value pertaining at the time of payment in accordance with the Wholesale Price Index for Building and Construction (Materials and Wages)
 - c. No works shall commence until payment of the development contribution is made in full, or until Monaghan County Council has agreed in writing to a schedule of phased payments of the sum.
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 - a. Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances shall be removed.
 - b. The existing trees and hedgerows bounding the southern site boundary shall be permanently retained in this development, shall be reinforced with additional planting and shall be protected from damage at all times, particularly during building operation.
 - c. The line of the recessed entrance shall be planted with a double staggered row of trees (at maximum 3 metre centres) and a hedgerow of species native to the area to form a naturalised hedgerow similar to existing hedgerows in the vicinity. Species shall include thorn, beech, ash, oak, hazel, sycamore and holly
 - d. A 1.5-metre-high graded soil mound shall be constructed along the northern and western site boundaries and shall be planted with a double row of native hedgerow species to form naturalised hedgerows similar to existing hedgerows in the vicinity. Predominant species shall be whitethorn, with blackthorn, hazel and holly also included. Planting shall be in a double staggered row with 8 (eight) 2-3 year old plants per metre; 250mm apart, with 300mm between rows.
 - e. The hedgerow planting proposed under 3e above shall be supplemented with a double row of native tree species at irregular intervals. Species shall include ash, oak, sycamore and beech and shall be, at a minimum, 4.5m tall at time of planting.
 - f. The planting details and associated site works required to comply with conditions 3e and f above, shall be fully implemented prior to the use of the development hereby approved or in the first available planting season following commencement of building operations, whichever is the sooner.

- g. In the event that additional landscaping is deemed necessary by the Planning Authority, specific details including the heights, species, location and an implementation timescale for completion of this additional planting shall be submitted to and agreed in writing with the Planning Authority.
 - h. Any additional landscaping required in accordance with point 3i above, shall be carried out in the first available planting season following the agreement of the additional landscaping scheme with the Planning Authority.
 - i. Landscaping works within the site area shall be permanently retained thereafter being planted. Any plant which fails in the first planting season shall be replaced.
 - j. Trees shall be allowed to mature and shall not be topped when trimming hedgerows.
- 3.
- a. Roofing material shall be dark green, dark grey, dark blue or black in colour.
 - b. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.
- 4.
- a. The development/facility hereby approved shall be operated in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
 - b. Prior to the commencement of development, drainage arrangements for the site, including the disposal of surface and soiled water, shall be submitted to and agreed in writing with the Planning Authority. In this regard;
 - (i) contaminated surface water run-off shall be disposed of directly in a sealed system
 - (ii) all soiled waters shall be directed to a storage tank
 - (iii) no effluent or slurry shall discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or to the public road.
 - (iv) all surface water arising on the concrete aprons shall discharge to a silt trap followed by an appropriately size sub-soil polishing filter.
 - (v) The silt trap shall be inspected regularly and adequately maintained.
 - (vi) An inspection manhole shall be installed for sampling and inspection purposes and shall be located on the surface/storm water line after the silt trap and prior to the sub-soil polishing filter.
 - (vii) All drainage works shall be carried out in accordance with these agreed details.
 - (viii) All uncontaminated roof water from buildings shall be separately collected and discharged in a sealed system to an adequate soakpit and shall not discharge or be allowed to discharge to the foul effluent drains, foul effluent and slurry storage tanks or to the public road.
 - c. All organic fertiliser generated by the development hereby approved shall be conveyed through properly constructed channels to the proposed storage facilities and shall not discharge or be allowed to discharge to any stream, river, watercourse, groundwater body or public road.

- d. All organic fertiliser generated by the proposed development shall be disposed of in accordance with the details submitted to the Planning Authority on 13/05/2020 and in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
- e. 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.
- f. (i) Any construction and demolition waste or excess soil generated during the construction phase which cannot be reused on site shall be disposed/recovered at an appropriately permitted facility in accordance with the requirements of the Waste Management Act 1996 as amended.
- (ii) 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, and records of such shall be kept on site.
- (iii) All hazardous liquid waste or oil/fuel storage containers, temporary or otherwise, shall be banded.
- (iv) All bunds will be designed to contain 110 % of the capacity of the largest storage container located within the bund.
- (v) 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.
- (vi) 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.
- g. The applicant shall immediately inform the Planning Authority & 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.
- h. During the construction phase of development, the applicant shall immediately inform the Planning Authority & Inland Fisheries Board of an accidental spillage of polluting matter or any other substance which may threaten the quality of any watercourse or groundwater body.
- i. Organic fertiliser shall be taken offsite 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 2018. Any changes in contractor shall be agreed in writing with the Planning Authority.

- j. Within six months from date of grant of planning permission, an ammonia management programme outlining ammonia reduction measures, including timeframes for implementation, appropriate for the site, shall be submitted to the planning authority. The ammonia management programme shall be reviewed annually and a copy of the reviewed ammonia management programme shall be submitted annually to Monaghan County Council by December 31st. The reduction in ammonia emissions from the site using Best Available Techniques (BAT) shall be detailed in the annual ammonia management programme.
5. a. Sight distance of 50 metres in each direction where the private laneway meets the public road shall be provided from a point in the entrance 2.4 metres from the road edge at a height of between 1.05m and 2m above ground level to an object height of between 1.05m and 2m above ground level in both directions. Sight distances shall be measured to the nearside road edge in both directions. Where it is necessary to remove hedges in order to achieve this sight distance, the new boundary should be located clear of sightlines.
- b. Any pole or column materially affecting visibility shall be removed. **No work shall commence on site until the visibility splays have been provided.** Any public utility poles which may be exposed by the removal of the front boundary fence shall be re-sited in a position alongside the new front fence line concurrently with overall site development works.
- c. 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.
- d. The new entrance shall form a bellmouth of 4.0 metres radius with edge of new boundary. Recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road. Entrance gates shall open inwards only.
- e. Entrance/Access road to be surfaced with concrete or bitmac from edge of public road for a minimum of 5 metres.
- f. The existing open drain adjacent to the road edge to be piped with 900mm diameter concrete pipes backfilled to ground level with suitable granular filter material shall be placed along full site frontage. 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. A separate application shall be made to Monaghan County Council if this requires a road opening licence.
- g. Applicant to install Cattlegrid/ACO Drain/Gullies at proposed entrance constructed in such a manner as to prevent water from the entrance flowing onto the public road.

Similarly measures must be taken to prevent road surface water from flowing onto the entrance. The discharge from the above to be piped to drainage pipeline.

- h. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage to remain unimpeded.
 - i. Before any work is commenced on this development a security, by way of a cash deposit, in the sum of **€2,250** shall be paid to the Planning Authority by the developer. To ensure the satisfactory completion of all surface water drainage/boundary work within and abutting the site area, to prevent runoff of surface water onto the public roadway and to ensure that no damage is caused to public roadway and any such damage is repaired satisfactory.
 - j. All site works required in relation to sight distance and drainage works shall be carried out prior to the commencement of any building operations. Failure to do this will result in forfeiture of part or all of cash security.
6. The development shall be carried out in accordance with plans and documentation submitted on the 13/05/2020 as amended by plans and documentation submitted on the 20/10/2020 except as may otherwise be required in order to comply with the above conditions.

The reason for the imposition of the above conditions:-

- 1. It is considered appropriate that the developer should contribute towards the expenditure incurred or proposed to be incurred by the Council in the provision of community, recreation and amenity infrastructure and facilities in the area.
- 2. In the interest of visual amenity and orderly development.
- 3. In the interest of visual amenity
- 4. In the interest of environmental protection and public health.
- 5. In the interest of road safety.
- 6. In the interest of orderly development and to prevent unauthorised development.