

4/11/2011

Sonja Smith,
Office of Climate,
Licensing & Resource Use,
EPA,
PO Box 3000,
Johnston Castle Estate,
County Wexford.»

Additional Information for Reg No: P0933-01»

All additional information is number in respect to the letter sent out on the 6th of April 2011.

- 1) The Grid Reference for the site is; **E 270655, N 330870**
- 2) An attached copy of planning permission is included. **Attachment 1**
- 3) All mature hens at end of lay which is usually between 72 – 78 weeks of age are sent to the following processing plant:
**IGWT, Drumgannis,
Broomfield,
Castleblayney,
Co.Monaghan, Ireland.**
- 4) Attached is a fully labelled site plan identifying the installation boundary marked in red. **Attachment 2**
- 5) Attached is a letter from C.S Pringles our Engineers on the distances of House's No.28 & No.29. Distance from House No.32 is 6 mtrs. Birds from this house will be depleted on week commencing 24th October 2011. House is planned to be decommissioned in the month of January 2012, although this hasn't been completely confirmed as of yet.
- 6) The intended use for the foul water treatment unit and soil polishing filter is as follows: **Foul water treatment unit is for the treatment of waste from the staff shower room (WC, Sink & Shower) Canteen (canteen sink)**
- 7) Attached is a fully labelled drawing identifying the nearest sensitive receptors to the site. **Attachment 7**
- 8) Attached is a copy of the newspaper notice showing the date it was published. **Attachment 4**

- 9) Clarification of the intended use of the on-site well: **The existing well on the site is to be knocked down and re-built. The dimensions are to remain the same. The current tank is being knocked due to the structure and quality of infrastructure of it. It currently has block walls and a stone base. We feel for bio-security and contamination risks that this is not acceptable for this new site.**

The newly built tank will as mentioned previously, have the same dimensions, however it shall have mass concrete walls and a concrete floor. This will further protect the wall within from a risk of ground leakage if there was such a problem to occur. A small pump house will reside on the top of it, containing all the necessary pumping equipment required for the new site. The tank will be fed by mains supply and will have a ball cock controlling the flow into it. The large tank is to provide the necessary storage of water to comply with the Board Bia and DAFF legislation for water storage in case of an interrupted supply period.

- 10) Attached is a fully labelled drawing identifying the proposed site drainage system. **Attachment 5**

Mark Quinn, Technical Manager, Corby Rock Eggs Limited, Ballybay Road, Monaghan, Co. Monaghan.

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Attachment No A.1

Non – Technical Summary

The Farm This privately owned poultry unit has 1 poultry house designed for housing laying hens with a maximum stocking capacity of 52,000 layers. The House has a two chamber design and hence shall be called Erskines 1 and Erskines 2. There is also 1 empty house (No.32 on the site and this will be decommissioned in January 2012. The poultry unit covers approximately 1 acre is situated on a farm of approximately 34 Acres. It is a family run business. All housing is specifically designed for caged laying hens. The farm is situated in Co. Monaghan approx 4 miles south of Monaghan town and is located at grid ref **E270655, N 330870**.

The poultry housing is surrounded on two sides by agricultural pasture land.

Poultry Housing

Laying hens are in one shed which is divided into two chambers, cages are new enriched to comply with the new E.U laws on poultry welfare. The sheds are of a steel framed construction, all sheds have polished concrete floors and insulated wall panels. The working area where vehicles operate and the area surrounding all the sheds are laid with concrete.

Ventilation in the sheds is roof mounted chimney fans with air drawn from the side walls and expelled via the fans in the roof.

All the systems are controlled and monitored electronically to ensure optimum environmental and welfare conditions within the sheds. An audible alarm is fitted to each house. Manure is collected on belts in the houses.

Manure is removed from the houses each week and is loaded directly into trailers for land spreading by a specialist contractor.

Feed is delivered to galvanised storage bins located adjacent to the shed.

The manure management system is based on maintaining dry manure at all times, and all cleaning is done as a dry operation using compressed air so there is no wash water at any time from cleaning or manure handling operations.

Nipple drinkers are used in all sheds to reduce wastage of water and to ensure there is no spillage that may compromise the dry manure system. Water consumption is monitored and recorded for each shed.

Water shall be stored on the site in a underground tank. This tank is fed by the group water scheme and shall have enough capacity to meet the regulations set out by

Board Bia and DAFF in relation to 12 hours of supply in case of an interruption to supply.

Production Cycle

Birds are brought into the sheds when they are 16 weeks of age and remain in the sheds until depopulation at 74 weeks of age. At that stage the birds are removed off site and processed for food products by IGWT, Drumgannis, Broomfield, Castleblayney, Co.Monaghan, Ireland. Feed from a UFAS accredited mill is delivered by an approved and audited haulier in up to 28 tonne capacity covered Lorries. Feed consumption is approximately 115g of feed per bird per day. Diets are formulated according to the birds' requirements so that over the production cycle 2 diets are fed with protein and phosphorus levels being reduced as the birds get older. Eggs are collected daily by automatic belts and conveyors to the farm packer and transferred to trolleys or palletised. Mortalities are removed from the sheds daily and the numbers recorded. Carcasses are kept on-site in covered vermin proof bins until they are collected by College Proteins who are an approved rendering plant.

At the end of the laying cycle, birds are removed from the shed and the shed, cages and floor is dry cleaned, disinfected and fumigated prior to restocking. The feed bins are cleaned out and the cone area, where residue is likely to accumulate is cleaned and disinfected with a food grade product. A turn around time of 2-3 weeks between flocks is planned.

These measures are intended to reduce the production and emission of ammonia, odours and dust from the sheds escaping to the environment. This in turn should reduce the environmental impact of the farming activities.

Responsibility

Primary responsibility for running the site rests with Mr Alan Scott. Site owner George Quinn's grandson, Mark Quinn is the technical manager on the site.



Comhairle Contae Mhuineacháin Monaghan County Council

Attachment 7

25/11/2010

Acmhainní Daonna
Human Resource
047 30586

Airgeadas
Finance
047 30589

Na Bóithre
Roads
047 30597

Clár na dTogthóirí
Register of Electors
047 30547

Comhshaol
Environment
047 30593

Deontais Ardoideachais
Higher Education Grants
047 30550

Na hEalaíona
Arts
047 71114

sachtaí /Deontais Tithíochta
Housing Loans/Grants
047 30527

Leabharlann an Chontae
County Library
047 51143

Mótarcháin
Motor Tax
047 81175

Músaem an Chontae
County Museum
047 82928

Pleanáil
Planning
047 30532

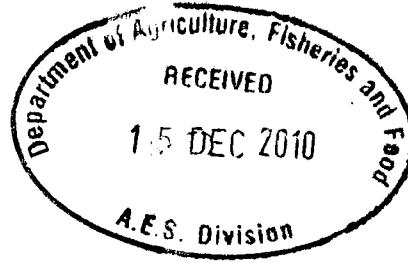
Pobal & Fiontar
Community & Enterprise
047 30500

Rialú Dóiteáin/Foirgnimh
Fire/Building Control
047 30521

Seirbhísí Uisce
Water Services
047 30504

To: George Quinn (Corby Rock Eggs Ltd.)
C/o C. S. Pringle
Monaghan Road,
Castleblayney,
Co. Monaghan

File Number - 10/337



Planning and Development Acts 2000 to 2010 NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 20/10/2010 granted PERMISSION to the above named, for the development of land namely:- consist of the decommissioning of 2no. poultry layer houses and the construction of 1no. poultry layer house with integrated egg packing area, storage area and plant room together with 2no. meal storage bins, covered manure storage/loading area, static water storage tank, new site entrance, boundary fencing and wheel wash area together with all associated lands, paving and ancillary site works. This application relates to a development, which for the purposes of an activity requiring an Integrated pollution prevention and control (I.P.P.C) licence under part IV of the Environmental Protection Agency (Licensing) Regulations 1994 to 2008, at Crosses, Monaghan, Co. Monaghan, subject to the 8 condition(s) set out in the Schedule attached.

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Consent of county council owner required for any other use

Signed on behalf of MONAGHAN COUNTY COUNCIL.

SENIOR STAFF OFFICER

25/11/2010
DATE

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

Comhairle Contae Mhuineacháin, Oifigí an Chontae, Bóthar an Ghleanna, Muineachán, Éire.
Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

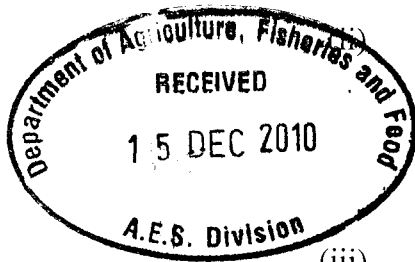
00353 47 30500 00353 47 82739 info@monaghancoco.ie www.monaghan.ie

P10/337 – George Quinn, Crosses, Monaghan, Co. Monaghan

1. a. Prior to commencement of development, or in accordance with a phased schedule of payments agreed in writing with the Planning Authority made prior to commencement of development, the developer shall pay to Monaghan County Council a contribution of €9300, in accordance with the terms of the Development Contribution Scheme 2008-2012 made under section 48 of the Planning and Development Act 2000, towards expenditure incurred or proposed to be incurred by the Council in the provision of community, recreation and amenity public infrastructure and facilities. The financial contribution shall be updated in accordance with the Wholesale Index from the date of grant of permission consequent to the value pertaining at the time of payment. The contribution shall be paid prior to the commencement of development or in such phased payments as agreed in writing with the Planning Authority prior to the commencement of any work on this development.

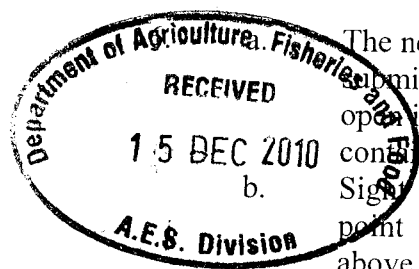
The payment of the said contribution shall be subject to the following:

- (i) Where the proposed works are, within a period of 7 years prior to or from the date of payment of the full contribution or final instalment payment thereof, not commenced, the return of the contribution or the instalments thereof, paid during that period. Where the proposed works are, within a period of 7 years from the date of payment of the full contribution or final instalment payment thereof, carried out in part only, or in such a manner as to facilitate the proposed development to a lesser extent, the return of a proportionate part of the contribution or the instalments thereof paid during that period.
- (ii) Payment of interest at the prevailing interest rate payable by Council on the contribution or any instalments thereof that have been paid, so long as and in so far as it is or they are retained unexpended by the Council.
- (iii) Payment of interest at the prevailing interest rate payable by Council on the contribution or any instalments thereof that have been paid, so long as and in so far as it is or they are retained unexpended by the Council.



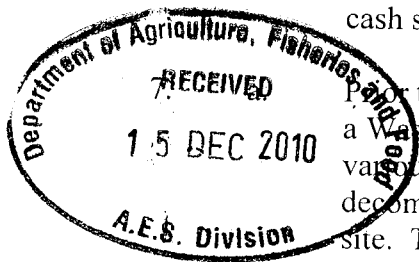
- b. No works shall commence until a scheme of payment of the development contribution has been agreed by Monaghan County Council.
2. Prior to any use of the development hereby approved, the existing poultry houses within the applicant's farm-yard shall be decommissioned (except for the building to the north of the site which is to be decommissioned in 2012). The poultry houses to be decommissioned shall not be used thereafter for any poultry farming activity without prior grant of planning permission.
3. Facilitating cut and fill shall be graded to a natural contour to reflect the existing topography of the area.
4. a. Only that applicable portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances, to be removed.
b. All Remaining trees and hedgerows bounding the site and on-site shall be permanently retained in this development with the exception of

- those to be removed to facilitate the access lane and the development footprint.
- c. Any section of hedgerow along the roadside which is to be removed to facilitate the access and requisite sight distances shall be re-planted with native hedgerow species so as to form a naturalised hedgerow 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 up to eight plants per metre; 250mm apart, with 300mm between rows.
 - d. Hedgerow planting, as required, shall be supplemented with native tree species at irregular intervals. Species shall include ash, oak, sycamore and beech.
 - e. Planting as required shall be carried out in the first planting season following commencement of building operations and permanently retained thereafter. Any plant which fails in the first planting season to be replaced.
 - f. Any boundary fencing along the roadside shall be of stained wood.
5.
 - a. Landscaping to be provided in strict conformity with the lodged plans and specification submitted to the planning authority on the 30/07/10
 - b. Landscaping shall be provided in the first planting season following commencement of development and shall be permanently retained thereafter. Any planting which fails to be replaced.



- The new entrance to form a belemnite of 10.5 metres radius as per submitted drawings with edge of new boundary. Entrance gates to open inwards only. Recessed entrance to be of sufficient dimensions to contain a stationary vehicle off the public road.
- b. Sight distance of 80 metres in each direction to be provided from a point in the entrance 3.0 metres from the road edge and 1.0 metre above ground level. Sight distances to be measured to the nearside road edge in both directions. Where it is necessary to remove hedges in order to achieve this sight distance as shown in the application drawings, great care to be taken not to undermine the existing road.
 - c. The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that any new trees or shrubs are planted back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting must be kept trimmed behind visibility splays. Where a timber post and rail fence is erected along road boundary, the timber rails to be placed on site side of posts, in the interest of road safety.
 - d. The Area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.
 - e. Area along road edge to be soled with 300mm of 100mm stone, blinded with quarry dust and rolled to level and camber of existing road.
 - f. Any new boundary or entrance work to be located not less than 3.0 metres from the public road carriageway with level margin.

- g. Entrance/Access road to be surfaced with concrete or bitmac from edge of public road for a minimum of 5 metres.
- h. Gradient of access road to be not greater than 1:20 (5.0%) for the first 5 metres from boundary and 1:10 (10.0%) thereafter.
- i. French drain consisting of 300mm diameter concrete pipes backfilled to ground level with suitable granular filter material to be placed along full site frontage. Drain to discharge to the nearest watercourse. Suitable gullies to be placed at start, end, and intersection of other drains and at not greater than 40 metres intervals. (Separate application to be made to Monaghan County Council if this requires a road opening licence).
- j. Applicant to install Cattlegrid/ACO Drain/Gullies at proposed entrance constructed on 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.
- k. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage to remain unimpeded.
- l. Before any work is commenced on this development a security, by way of a cash deposit, in the sum of €2250 index linked, to 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.
- m. All site works required in relation to sight distance and drainage works to 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.



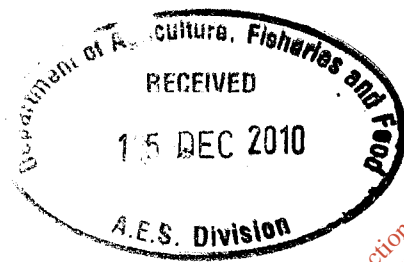
Prior to the commencement of works on site the applicant shall submit a Waste Management Plan detailing arrangements for dealing with the various types of wastes that will be generated as a result of the decommissioning and demolition of the existing poultry buildings on site. The Waste Management Plan shall also outline proposals for dealing with any excess spoil that may be produced on site.

- b. Prior to the commencement of works on site the applicant shall submit proposals for a mini constructed wetlands or similar mitigation infrastructure to treat surface waters on site. Such a system should be provided prior to surface waters discharging to existing watercourse on northern boundary of the site.

- 8. The development shall be carried out strictly in accordance with the plans and documents submitted to the Planning Authority on the 30/07/10, except as may otherwise be required in order to comply with the above conditions.

REASONS 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.
- 2) In the interest of environmental protection and to prevent unauthorised development.
- 3) To secure a satisfactory standard of development.
- 4) In the interest of visual amenity.
- 5) In the interest of visual amenity.
- 6) In the interest of traffic safety.
- 7) In the interest of environmental protection.
- 8) In the interest of proper planning and sustainable development and in order to prevent unauthorised development.



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Mark Quinn

From: Kieran [kieran.oreilly@cspringle.com]
Sent: 08 April 2011 11:47
To: Mark Quinn
Subject: Re EPA additional Info
Attachments: image001.gif; image004.png

Mark,

Further to your queries on the distances the new poultry house will be from existing house 28 & 29 I can confirm that house 28, is 219 metres and house 2,9 is 207 metres from the new poultry house.

Any further questions or queries please do not hesitate to contact me.

Regards

Kieran O' Reilly

For



Consulting Engineers, Design Consultants,
Building Surveyors & Fire Engineers

Monaghan Road,
Castleblayney,
Co. Monaghan.

Telephone: +353 (0)42 9746492

Fax: +353 (0)42 9746511

Email: kieran.oreilly@cspringle.com

Website: <http://www.cspringle.com>

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As e-mail is subject to operational or technical difficulties and time delays, communications that are subject to deadlines should also be sent by post.

A handwritten signature in black ink, appearing to be 'K. O'Reilly', located at the bottom right of the page.

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INSTRUMENTS SUPPLIED

Carol Service

in Corlea Hall this Sunday 19th Dec. at 8.15 p.m.

Speaking: Ronnie Killops Prayer Meeting 7.00 p.m. Music By Audrey Scott & Alex Everyone Very Welcome

Ballinode Church ANNUAL CHRISTMAS SALE

Friday 17th December in Church hall at 7.30pm
Christmas Fayre, Decorations, Jams, Firewood, Cakes, Bric-a-Brac etc

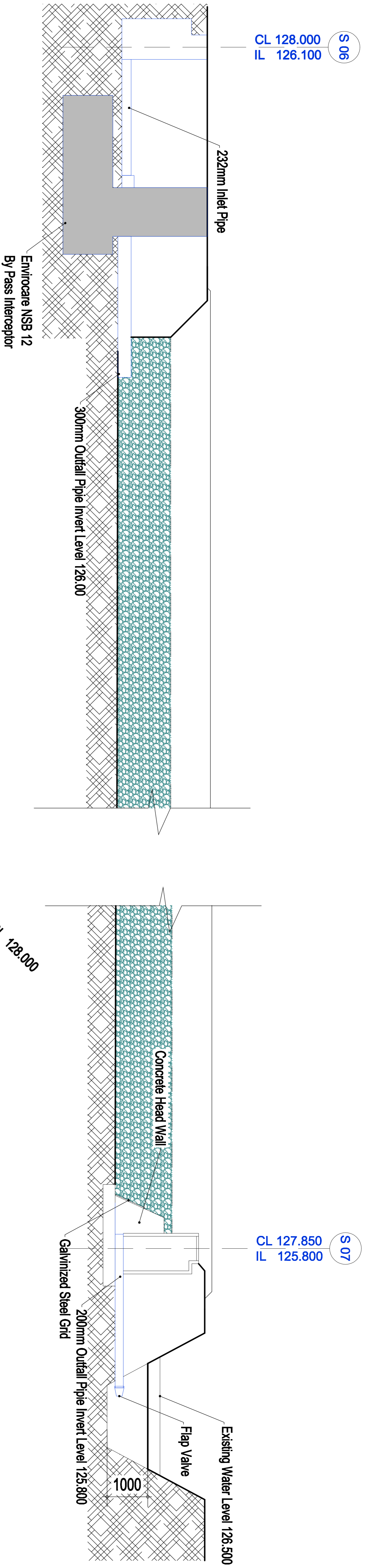
"APPLICATION TO THE ENVIRONMENTAL PROTECTION AGENCY FOR AN I.P.P.C LICENCE"

Site Notice Notice is hereby given in accordance with the E.P.A. Acts 1992 to 2003, that Mr George Quinn, Corby Rock Eggs Ltd., Ballybay Road, Monaghan intends to apply to the Environmental Protection Agency (E.P.A.) for an Integrated Pollution Prevention and Control (I.P.P.C.) Licence for his poultry farm at Crosses, Monaghan. National Grid Reference E-6.55641 N54.131289

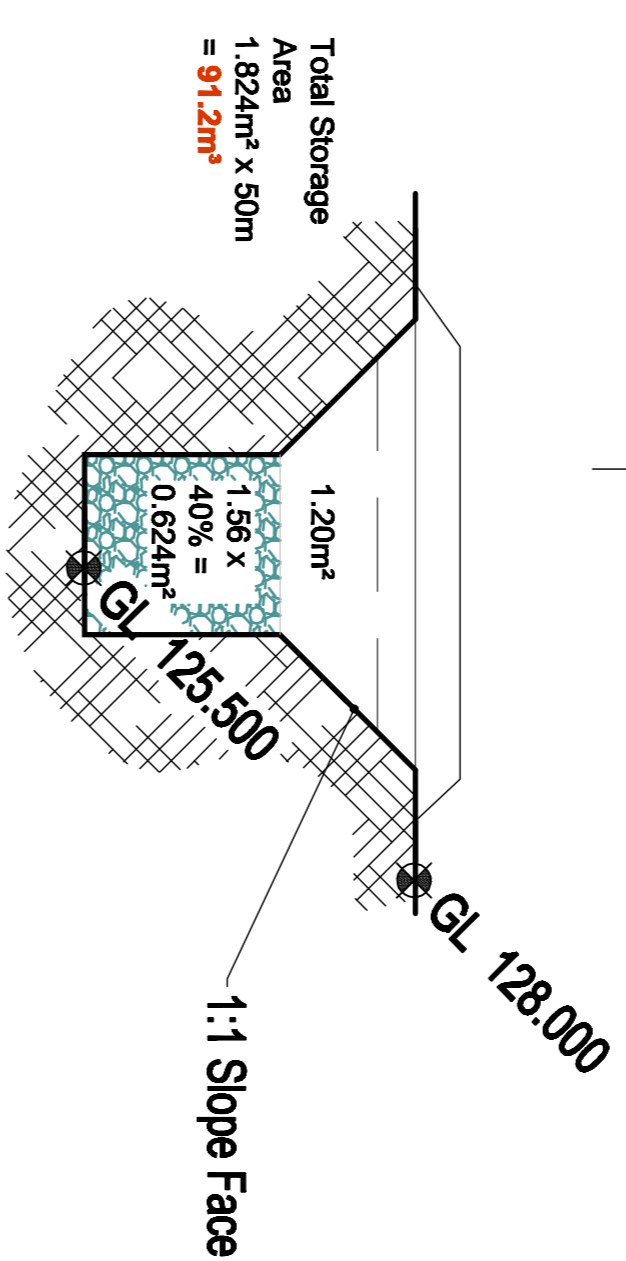
This enterprise is classed as: Activity Class 6.1, The rearing of poultry in installations, whether within the same complex or within 100 meters of the same complex, where the capacity exceeds 40,000 places

A copy of the application for the Licence may be inspected at or obtained from the headquarters of the Agency as soon as practicable after the receipt by the Agency of the application for the licence.

SEASON'S GREETINGS



Longitudinal Cross Section through Swale
Scale 1:50



Typical Cross Section through Swale
Scale 1:50

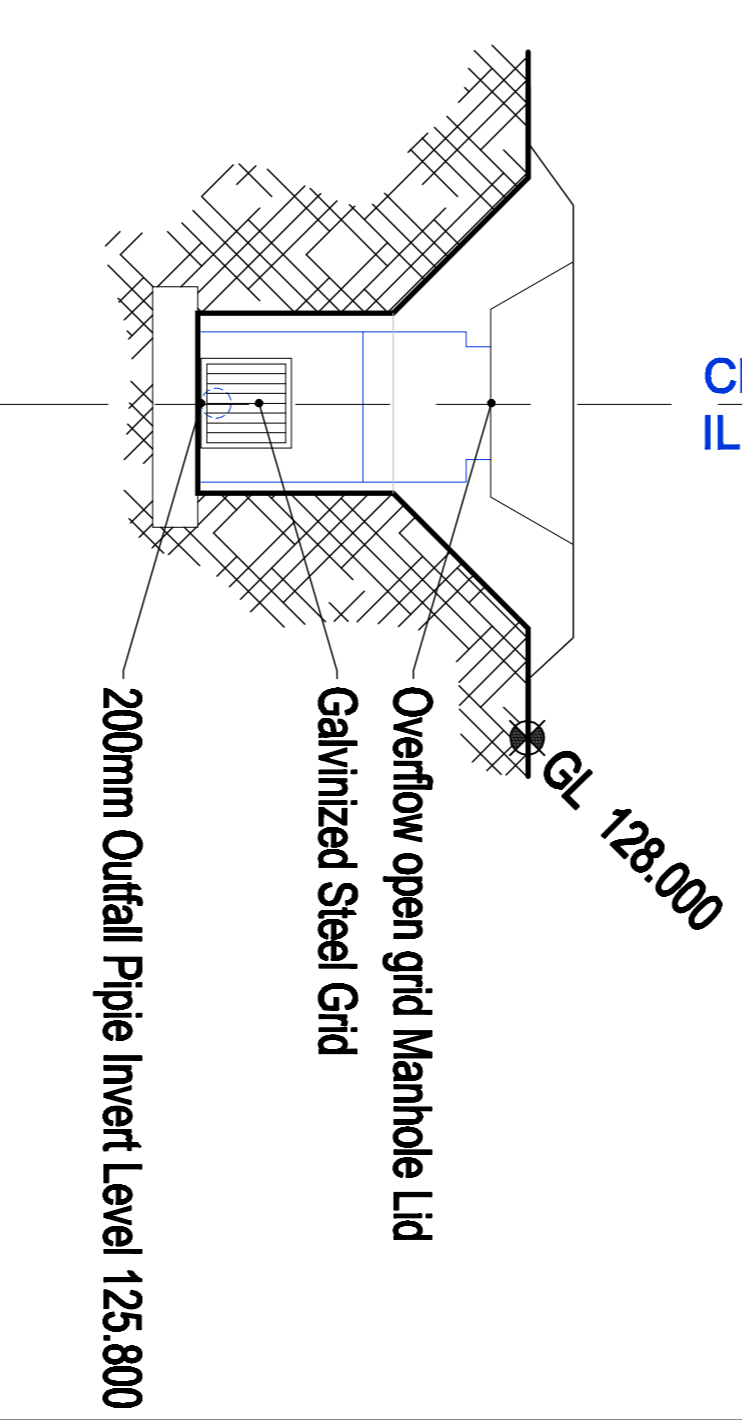
Envirocare NSB 12 By Pass
Interceptor prior to final man hole

Wheel wash Area with Silt Trap

Swale Layout Plan
Scale 1:100

Final Outfall to Stream

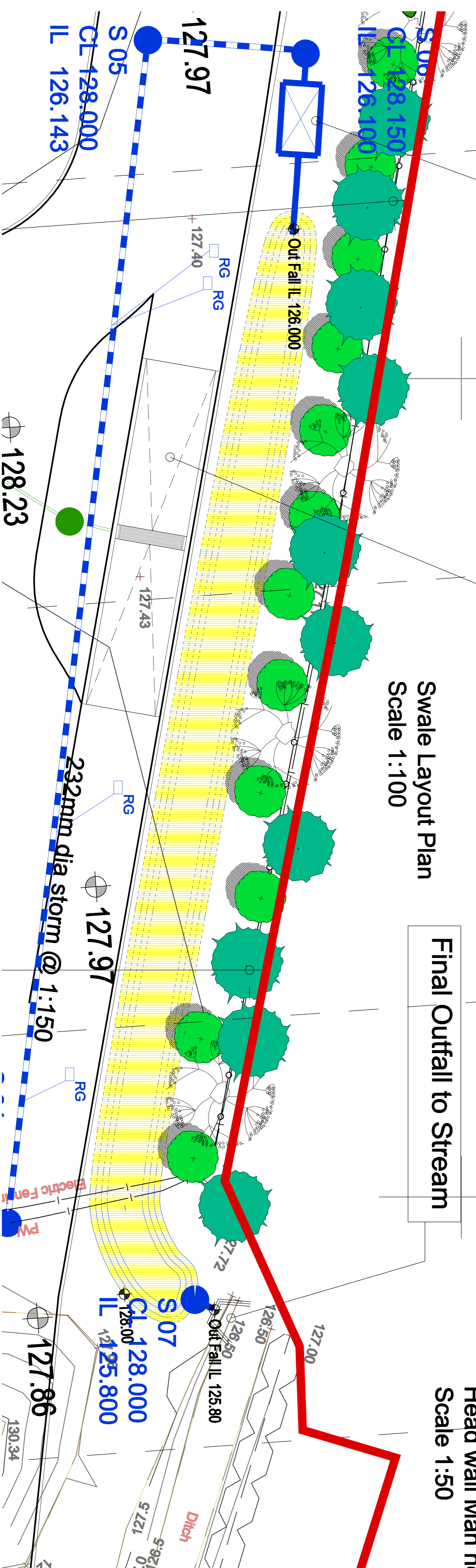
Head wall Man hole at end of Swale
Scale 1:50



m Pipe
Inlet=127.15

90

Storm Pipe
Level=126.91



CSP
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Consulting Engineers, Design, Construction,
Building Surveyors & Fire Engineers

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Project No: 15/04/2011/03/41/30

ALL PLANTING TO BE CARRIED OUT IN ACCORDANCE WITH BS 4428 1989
TOPSOIL SHALL CONFORM WITH BS 3882 1985. TEXTURE MEDIUM TO LIGHT. PH 7. 0.75 SLIGHTLY STONEY

Implementation and Realisation

- Hedges & shrubs to be planted & grass free soil and maintained in weed & grass free soil for min. 3 years after planting.
- Hedging & trees to be planted in dormant season (October - March).
- All plants to be fertilised with suitable fertilizer each spring according to manufacturers instructions.
- Side prune shrubs as applicable in August to introduce new top growth for first 5 years.
- Roadside hedge to be faced at least once every summer.
- Any plants which die or fail to grow satisfactorily during first growing season must be replaced the following dormant season.

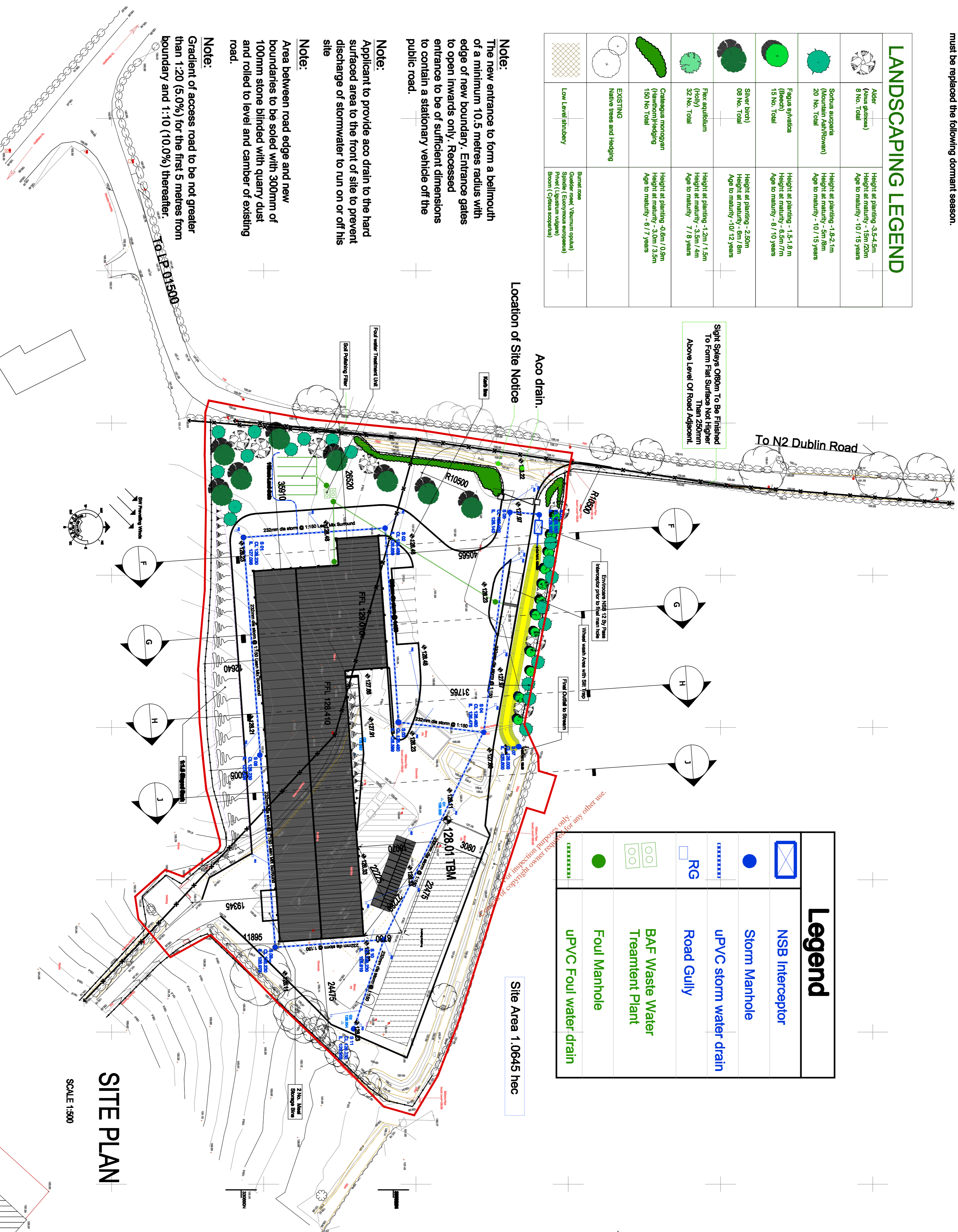
LANDSCAPING LEGEND

	Alder (Prunifolia) 6 No. Total	Height at planting - 3.5-4.5m Height at maturity - 5m/20m Age to maturity - 10 / 15 years
	Sorbus aucuparia (Mountain Ash/Bowen) 20 No. Total	Height at planting - 1.5-2.1m Height at maturity - 5m/8m Age to maturity - 10 / 15 years
	Fagus sylvatica (Beech) 15 No. Total	Height at planting - 1.5-1.8m Height at maturity - 6.5m/7m Age to maturity - 8 / 10 years
	Silver Birch 08 No. Total	Height at planting - 2.50m Height at maturity - 6m / 7m Age to maturity - 10 / 12 years
	Flyer equisetum (Holly) 32 No. Total	Height at planting - 1.2m / 1.5m Height at maturity - 3.5m / 4m Age to maturity - 7 / 8 years
	Cotoneaster procumbens (Hammond/Hedging) 150 No Total	Height at planting - 0.8m / 0.8m Height at maturity - 3.0m / 3.5m Age to maturity - 8 / 7 years
	EXISTING Native trees and Hedging	
	Low Level Shrubbery	
	Burred rose (Grossularia spinescens) Spindle (Euryvomeris europaea) Broom (Cytisus scoparius)	

Sight Splays Oribom To Be Finished To Form That Surface Not Higher Than 250mm Above Level Of Road Adjacent.

Location of Site Notice

Acoo drain.



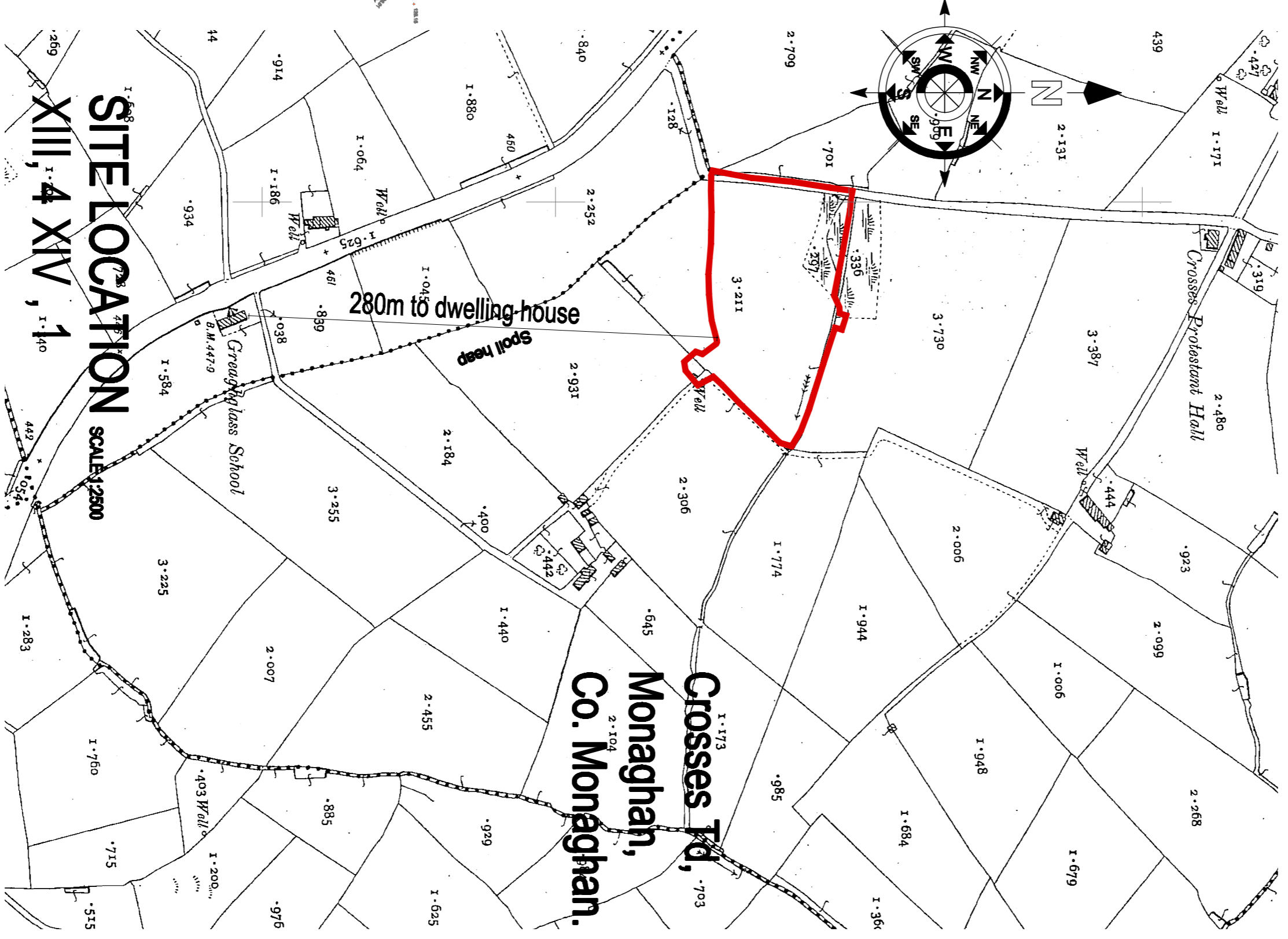
Legend

	NSB Interceptor
	Storm Manhole
	uPVC storm water drain
	Road Gully
	BAF Waste Water Treatment Plant
	Foul Manhole
	uPVC Foul water drain

Site Area 1.0645 hec

SITE PLAN

SCALE 1:500



SITE LOCATION

SCALE 1:200
XIII, XIV, 1

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