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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Monaghan County Council**

**Planning Register Reference Number: 21/3**

**APPEAL** by Inland Fisheries Ireland of 3044 Lake Drive, Citywest Business Campus, Dublin against the decision made on the 19<sup>th</sup> day of July, 2021 by Monaghan County Council to grant subject to conditions a permission to Silverhill Foods Unlimited Company care of Michael Hetheron Architectural and Engineering Services Limited of Cogan Street, Oldcastle, County Meath .

**Proposed Development:** (1) The construction of a part single storey/part two-storey factory development incorporating chilling, plucking and processing areas, offices, plant rooms, Lairage and loading and unloading areas, canteen and hygiene facilities and single storey conveyor linkage to existing factory facility, (2) single storey skip storage and plant room, (3) construction of two number underground water storage tanks, (4) a single storey extension to side of existing storage shed to incorporate an offal processing facility with permission being sought for the change of use of the existing storage shed for use as an offal processing facility, (5) provision of additional car parking facilities, security fencing and access roads, (6) connection to existing onsite mains foul sewer, water and drainage services, (7) partial removal of existing concrete yard areas and associated structures, (8) Installation of solar panels to roof structures, (9) construction of underground attenuation drainage

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system, (10) completion of all associated site structures and ancillary site works including a treated effluent wastewater drip irrigation system encompassing eight plots of land spread over circa 15 hectares with a total disposal volume of up to 430 cubic metres per day. The application relates to a development which comprises an activity that holds an IED licence from the Environmental Protection Agency at Corlattallan, Emyvale, County Monaghan as revised by the further public notices received by the planning authority on the 22<sup>nd</sup> day of June, 2021.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

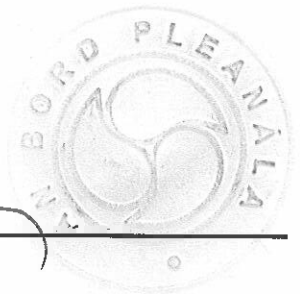
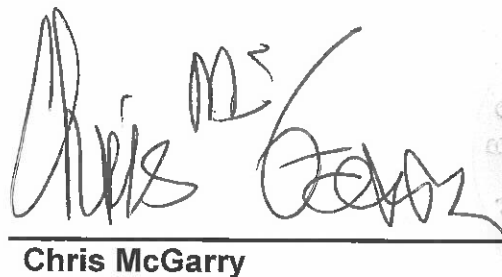
## **Reasons and Considerations**

1. Having regard to the scale and nature of activities carried on and to be carried on at the application site, and on the basis of the information submitted with the application and appeal, the Board cannot be satisfied that the proposed development is not likely to have a significant impact on the environment, by reference to potential impact from the volume and strength of wastewater arising from the proposed development and the proposed mechanisms to manage such wastewater arisings, including precise detail regarding the capacity of wastewater treatment at the site and the efficacy of the proposed drip irrigation system. In the

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absence of such information the Board is unable to assess the likely impact of the proposed development on the locality and the wider environment and cannot be satisfied that the proposed development would not be prejudicial to public health. In this regard, the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information submitted with the application and appeal, the Board cannot be satisfied that the proposed development is not likely to cause a deterioration in the chemical or ecological status of the receiving surface water body. In such circumstances the Board is precluded from granting permission.



**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board**

Dated this **2<sup>nd</sup>** day of **March** 2022