

SECTION 131 FORM

Appeal NO: ABP 313378-22

Defer Re O/H

TO:SEO

Having considered the contents of the submission dated/received 16th June '22
from

PA I recommend that section 131 of the Planning and Development Act, 2000
be/not be invoked at this stage for the following reason(s): Financial breakdown
received

E.O.: Karen Hickey

Date: 17/6/22

To EO:

Section 131 not to be invoked at this stage. ☐

Section 131 to be invoked -- allow 2/4 weeks for reply. ☐

S.E.O.:

Date:

S.A.O.:

Date:

M

Please prepare BP 70 - Section 131 notice enclosing a copy of the attached
submission

all parties
to: except PA

Task No: 283734-22

Allow 2/3/4 weeks - BP 313378-22

EO: Karen Hickey

Date: 17/6/22

AA: Catherine Flynn

Date: 22-6-22.

CORRESPONDENCE FORM

App No: ABP 313378-22

M _____

Please treat correspondence received on 16th June '22 as follows:

- | | |
|--|--|
| 1. Update database with new agent for Applicant/Appellant _____
2. Acknowledge with BP <u>20</u>
3. Keep copy of Board's Letter <input type="checkbox"/> | 1. RETURN TO SENDER with BP _____
2. Keep Envelope: <input type="checkbox"/>
3. Keep Copy of Board's letter <input type="checkbox"/> |
|--|--|

Amendments/Comments

PA Response to BP70 that was issued to all parties.

4. Attach to file

- | | |
|---|---|
| (a) R/S <input type="checkbox"/> | (d) Screening <input type="checkbox"/> |
| (b) GIS Processing <input type="checkbox"/> | (e) Inspectorate <input type="checkbox"/> |
| (c) Processing <input type="checkbox"/> | |

RETURN TO EO ☒

Karen Hickey

EO: Karen Hickey

Date: 17/6/22

Plans Date Stamped ☐

Date Stamped Filled in ☐

AA: Catherine Lynn

Date: 17-6-22

Yvonne McCormack

From: Bord
Sent: Thursday 16 June 2022 11:44
To: Appeals2
Subject: FW: Planners submission ref 21/1499-ABP-313378-22
Attachments: sub.pdf; 211499_2022061612032285.pdf

From: Amy Duffy <Amy.Duffy@louthcoco.ie>
Sent: Thursday, June 16, 2022 11:38 AM
To: Bord <bord@pleanala.ie>
Subject: Planners submission ref 21/1499-ABP-313378-22

Good Morning,

Please find attached planners submission.

Thanks.

Kind Regards,
Amy
Planning Section



Local 1890 202 303
T + 353 42 9335457
E info@louthcoco.ie
W www.louthcoco.ie

Comhairle Contae Lú
Halla an Chontae | Ionad na Milaoise |
Dún Dealgan | Contae Lú | A91 KFW6 |

Louth County Council
County Hall | Millen
Dundalk | County L

Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome

Le do thoil cuimhnigh ar an imshaol roimh priontáil an ríomhphost seo. Tá an ríomhphost seo (agus aon iatán a ghabhann leis) príobháideach agus rúnda agus d'fhéadfadh go mbeadh eolas inti atá faoi phribhléid dlíthúil. Ní ceadmhach úsáid an ríomhphost seo d'éinne ach don té ar seoladh chuige é. Munar duit an ríomhphost seo nó an té atá freagrach as é a sheoladh, tá cosc ar chóipeáil agus ar sheachadadh an ríomhphost seo agus aon iatán a ghabhann leis chuig éinne nó úsáid a bhaint as a bhfuil ann; ní ceart an ríomhphost seo nó aon iatán a léamh. D'fhéadfadh do mbeadh cosc iomlán dlíthiúil ar sceitheadh nó comhfhreagras nó aon úsáid eile gan chead ar a bhfuil sa ríomhphost seo agus d'fhéadadh sé a bheith ina chion coiriúil.

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**Louth County Council
Planning Report**

Planning Ref: 21/1499

ABP Ref: 313378-22

Applicant's Name: Michael Callan

Type of Application: Permission

Description: Permission to construct 4 no. poultry houses together with roofed/enclosed service yard, 1 no. office, 1 no. generator store and 1 no. bin/general purpose store, along with all ancillary structures (to include gas storage tanks, 3 no. soiled water tanks, 4 no. meal storage bins and the provision of an on-site waste water treatment system and percolation area) and associated site works (to include new/upgraded site entrance and internal laneway, and provision for 4 no. passing bays on the local public road) associated with the development.

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 to 2013. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been submitted with this planning application

Site Location: Rathescar Middle, Gunstown and Whiteriver, Dunleer, Co. Louth

Introduction

The Planning Authority has the following response to make in relation to the appeal submission by Mr Michael Callan submitted to An Bord Pleanála dated 17th May 2022.

Development Contributions

The appellant has requested the Bord that the proposed development is exempt from development contributions as item 9 of section 6.1 of the 2016-2021 Development Contribution Scheme is applicable.

The Planning Authority does not agree with this assertion. The proposed development is for a new poultry farm. This will be a new farm business on a greenfield site. Item 9 of section 6.1 of the 2016-2021 Development Contribution Scheme does therefore not apply to this application.

Reductions to Development Contributions as set out in section 6.2 of the 2016-2021 Development Contribution Scheme were applied to this development. This provides a reduction in Development Contributions for Agricultural Buildings of 90% resulting in a contribution of €6 per m².

The calculation of Development Contributions for the development is set out below.

	Floorspace
Poultry Houses (4no.)	2,400m ² (x 4) (9,600m ²)
Covered yard	770m ²
Office building	62m ²
Bin store	17.m ²
Total	10,449m ²

Development Contributions due for this development are as follows:

$$10,449\text{m}^2 \times \text{€}6 = \text{€}62,694$$

Class 1 – Infrastructure (including roads and surface water) – €50,155.20

**Class 2 – Amenity (including parks, recreation, amenity and community facilities)
– €12,538.80**

Total Contributions due – €62,694

Conclusion

The Planning Authority request that An Bord Pleanala take this appeal response into account in addition to the Planning Reports included with the application and request that An Bord Pleanala uphold the decision of Louth County Council to grant permission for this development.



Turlough King
Senior Executive Planner
16th June 2022



Comhairle Contae Lú
Louth County Council

Mr Stephen Sutton,
Administrative Assistant,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

16th June 2022

Re: Michael Callan

permission to construct 4 no. poultry houses together with roofed/enclosed service yard, 1 no. office, 1 no. generator store and 1 no. bin/general purpose store, along with all ancillary structures (to include gas storage tanks, 3 no. soiled water tanks, 4 no. meal storage bins and the provision of an on-site waste water treatment system and percolation area) and associated site works (to include new/upgraded site entrance and internal laneway, and provision for 4 no. passing bays on the local public road) associated with the development. 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 to 2013. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been submitted with this planning application at athescair Middle/Gunstown/Whiteriver, Dunleer, Co Louth

Planning Ref. No. 21/1499

An Bord Pleanála Ref: ABP-313378-22

Dear Sir/Madam,

Please find planners submission enclosed.

Yours faithfully,

Amy Duffy
Planning Section
Encs

Comhairle Contae Lú
Halla an Bhaile
Sráid Crowe
Dún Dealgan
Contae Lú
A91 W20C

Louth County Council
Town Hall
Crowe Street
Dundalk
County Louth
A91 W20C

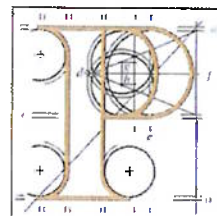
+ 353 42 9335457
+ 353 42 9334549
info@louthcoco.ie
www.louthcoco.ie

Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome
Féach foláirimh faoi Lú ón gComhairle ag www.mapalserter.ie/Louth
View Council alerts for Louth at www.mapalserter.ie/Louth

Our Case Number: ABP-313378-22

Planning Authority Reference Number: 211499

Yo Reference: The Grogan Family



An
Bord
Pleanála

Stephen Ward Town Planning & Development Consultants
Jocelyn House
Jocelyn Street
Dundalk
Co. Louth

Date: 20 June 2022

Re: Construction of 4 poultry houses . EIAR and NIS submitted planning application . 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 to 2013
Rathescar Middle/Gunstown/Whiteriver, Dunleer, Co Louth

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above mentioned appeal.

The Board is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission dated 16th June 2022 received from Louth Planning Authority.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before 20th July 2022**. The Board cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Board not later than **5:30pm on the date specified above**.

If no submission or observation is received before the end of the specified period, the Board will proceed to determine the appeal without further notice to you, in accordance with section 133 of the 2000 Act.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,


Karen Hickey

Direct Line: 01-8737295

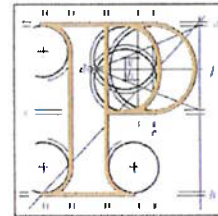
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Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Our Case Number: ABP-313378-22

Planning Authority Reference Number: 211499



An
Bord
Pleanála

Neil and Aoife Foy
Whiteriver
Rathescar
Dunleer
Co. Louth

Date: 20 June 2022

Re: Construction of 4 poultry houses . EIAR and NIS submitted planning application . 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 to 2013
Rathescar Middle/Gunstown/Whiteriver, Dunleer, Co Louth

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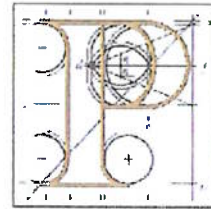
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Our Case Number: ABP-313378-22

Planning Authority Reference Number: 211499



An
Bord
Pleanála

John McGrane
Hammondstown
Dunleer
Co. Louth

Date: 20 June 2022

Re: Construction of 4 poultry houses . EIAR and NIS submitted planning application . 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 to 2013
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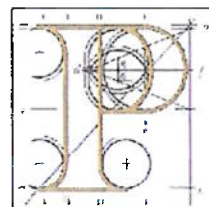
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Our Case Number: ABP-313378-22

Planning Authority Reference Number: 211499



An
Bord
Pleanála

Sean Johnston on Behalf of the Johnston Family
Puckstown
Dunleer
Co. Louth

Date: 20 June 2022

Re: Construction of 4 poultry houses . EIAR and NIS submitted planning application . 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 to 2013
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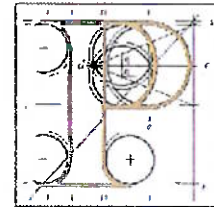
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Our Case Number: ABP-313378-22

Planning Authority Reference Number: 211499



An
Bord
Pleanála

Patricia Fuentes and others
Rathesear
Dunlear
Co. Louth

Date: 20 June 2022

Re: Construction of 4 poultry houses . EIAR and NIS submitted planning application . 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 to 2013
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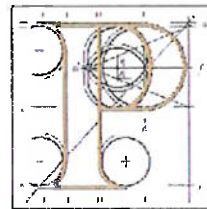
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Our Case Number: ABP-313378-22

Planning Authority Reference Number: 211499

Your Reference: Michael Callan



An
Bord
Pleanála

C.L.W. Environmental Planners Ltd.
The Mews
23 Farnham Street
Co. Cavan

Date: 20 June 2022

Re: Construction of 4 poultry houses . EIAR and NIS submitted planning application . 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 to 2013
Rathescar Middle/Gunstown/Whiteriver, Dunleer, Co Louth

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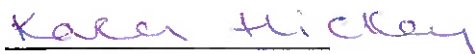
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