



Comhairle Contae Lú
Louth County Council

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

16th June 2022

AN BORD PLEANÁLA

LDG- _____
ABP- _____

20 JUN 2022

Fee: € _____ Type: _____
Time: _____ By: Post

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 athescar Middle/Gunstown/Whiteriver, Dunleer, Co Louth

Planning Ref. No. 21/1499

An Bord Pleanala Ref: ABP-313378-22

Dear Sir/Madam,

Please find planners submission enclosed.

Yours faithfully,

Amy Duffy
Planning Section
Encs

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Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome

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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 Pleanala 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:

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

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

Turlough King
Senior Executive Planner
16th June 2022