

Deferred Consideration Report

Summary	
Case Officer: Phelim Marrion	
Application ID: LA09/2016/1686/F	Target Date:
Proposal: Proposed new seating area and changing facilities building within existing fishery	Location: Land approx. 80m North East of 41 Gorestown Road Dungannon
Applicant Name and Address: Gorestown Lough Fishery Ltd 37 Gorestown Dungannon BT71 7EX	Agent name and Address: www.niplanningpermission.co.uk Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
Summary of Issues: Scale of the development is appropriate in the countryside.	
Summary of Consultee Responses: Roads - need to show parking and servicing areas EHO - details of septic tank to be agreed NI Water - no foul sewer available	
Characteristics of the Site and Area: The site as proposed is very restricted in area and is located on the south boundary of Gorestown Fisheries. The fisheries complex is located on the south side of Gorestown Road and it slopes down from west to east. There is a hard cored car park in the west boundary and 2 man-made ponds in the east part of the site. Planning permission has been granted for 3 tourist caravans, beside the existing car park. Mature trees are located along the east boundary of the site and a low hedge is along the majority of the other boundaries.	

The site is approximately 2.5kms west of Moy and the site is overlooked by a large detached dwelling with a thatched roof that sits on higher ground to the west. The area is characterised by agricultural land and farm buildings as well as single rural houses.



Description of Proposal

The proposed development before the members is for the erection changing facilities and coffee dock, seating area. The building proposed will be sited in the south of the site, it will have a ridge height of 6m, above finished floor level, 13m long and 9m wide and finished with are cedar coloured timber cladding to the walls and a slate roof.

Deferred Consideration:

Members are advised this application was deferred at the June meeting to allow the applicant to meet with the planning manager to discuss reducing the scale and size of the development. Following the meeting amended plans were submitted for a smaller building which is 13m x 9m

with a ridge height of 6m above finished floor level. The revised proposal is for male and female changing rooms, a coffee dock and seating area associated with the existing Gorestown Lough Fishery and the tourist accommodation on the site. It will be finished with wooden walls and a slate roof and is sited beside a low hedge along the south boundary of the site

The proposed development must now be assessed against Policies OS6 of PPS8 (Open Space, Sport and Outdoor Recreation) and TSM 2 and TSM7 in PPS16 (Tourism). I consider if the proposed development meets with the requirements of these policies it will meet with the policies in PPS3 – Access Movement and Parking, PPS15 (Planning and Flood Risk and PPS21 (Sustainable Development in the Countryside).

The new building is set within the grounds of the existing fishery where the only other buildings on the site are Romany caravans for tourist accommodation. These were recently approved and while one or a number of these could be converted to provide the changing rooms, I consider this is not feasible as it would reduce the tourism potential on the site. The proposed building is modest in scale and with its timber walls and slate roof, I consider it will compliment the existing buildings on the site. Given the rising ground to the south and west and the existing caravans on the site, I consider the proposal will not be unduly prominent and will satisfactorily integrate into the landscape. I consider it is appropriate to provide additional landscaping to further integrate the proposed development.

The building is in the countryside and does not have any footpaths linking it to any other settlements, users of the site primarily arrive by car and these are accommodated by the existing car park on the site which has a substandard access, I consider it is necessary to attach a condition to require the access to be upgraded and this can be achieved within the applicants own land. The 300sqm car parking area serves the existing uses on the site and I consider it could accommodate 25 car parking spaces. The car park will be linked to the building by a pathway which it is in the developers interest to surface in such a way as to accommodate less abled members of the public who may visit the site. The proposed development is primarily to accommodate the existing users of the site and as such I do not consider it is necessary to provide any additional parking to serve this proposal. The building is located approx. 80m from the nearest dwelling not associated with enterprise, this dwelling is not currently occupied. I do not consider this development will have any significant detrimental impact given that it is for changing rooms with a small coffee dock and seating area. There are no known historic buildings or monuments close to the proposed building, the fishery lake is man-made and all water from the site generally collects in it. While there are no details of waste treatment facilities, there is adequate space within the site to provide a septic tank and any discharge from this will be dealt with by NIEA under a Consent to Discharge license.

As the proposal is of a scale and design that I consider is appropriate to this site, I recommend to the committee that planning permission is granted..

Conditions/Reasons for Refusal:

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including visibility splays of 2.4m x 60.0m and any forward sight line shall be provided in accordance with drawing no 03 Rev 1 bearing the stamp dated 19 JUL 2018, prior to the commencement of any works or other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the levels of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. Prior to the commencement of any development thereby approved a landscaping scheme shall be submitted to the Council for its written approval. The scheme shall include details of those trees to be retained and measures for their protection during the course of development; details of all new landscaping to be provided around the proposed building and along the south boundary of the site. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practice

REASON: To ensure the development integrates into the landscape.

4. All hard and soft landscape works shall be carried out in accordance with the details approved in accordance with condition 3 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development. Any tree, shrub or other plant identified in the landscaping scheme dying within 5 years of planting shall be replaced in the same position with a plant of a similar size and species.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

Informatives

Signature(s):

Date

Deferred Consideration Report

Summary	
Case Officer: Phelim Marrion	
Application ID: LA09/2017/0899/F	Target Date: <add date>
Proposal: Cattle handling facilities and cattle isolation facilities to take the form of a cattle shed, force pen, cattle crush, collecting pen and hard-standing areas for a new hobby farm holding for raising rare cattle and sheep breeds	Location: Lands to the front of and NE of 102 and 104 Ballygawley Road and South of 101 Ballygawley Road Glenadush
Applicant Name and Address: Mr Bernard McAleer 7 Glenree Avenue Dungannon BT77 6XG	Agent name and Address: Blackbird Architecture 4 Glenree Avenue Dungannon BT71 6XG
Summary of Issues: Transport NI, Rivers Agency, NIEA (DAERA Planning Response Team), the Council's Environmental Health Department (EHD) and Department for Communities Historic Environment Division (HED) were consulted and have made comment on this application. Seven letters of objection and two letters of support have been received and the comments made have been considered below. All material considerations, including policy considerations, have been addressed within the determination of this application.	
Summary of Consultee Responses: EHO – conditions to be attached to protect residential amenity Roads – access to be conditioned NIEA – no objection Historic Environment Division – Content Rivers Agency – content that proposal complies with PPS15	

Characteristics of the Site and Area:



The site is situated on the Ballygawley Road, Dungannon, Co. Tyrone. The site is some 1.25km west of Dungannon and approx. 130m east of the nearby Eskragh Lough. This area is categorised as countryside within the Dungannon & South Tyrone Area Plan 2010.

The area surrounding the site exhibits an undulating nature and can be described as a rural area with an element of small scale variation in elevation. The area surrounding the site is quite enclosed by landform and mature vegetation, however there is a greater degree of openness to the west of the application site where views open up across Eskragh Lough.

The application site is bound on each of its sides by vegetation and hedgerows. The site is currently accessed via an existing agricultural access which is situated to the north western corner of the site. The access is currently obtained via an existing laneway which serves the existing dwellings at numbers 104 and 106 Ballygawley Road. The field within which the application site is located makes up the entirety of this farm holding and members are advised that the lands within this farm holding do not host any farm buildings.

No's 104, 106, and 102 Ballygawley Road are residential dwellings in close proximity to the application site, to the west and south west respectively.

In terms of elevation the site area rises from the road at the north to the south of the site where the proposed farm building is sited.

Description of Proposal

The proposed application is for proposed cattle handling facilities and cattle isolation facilities to take the form of a cattle shed, force pen, cattle crush, collecting pen and hard standing areas for a new hobby farm holding for raising rare cattle and sheep breeds. The applicant has highlighted that the purpose of the proposed building is to house and farm machinery/equipment, fodder, and to isolate cattle for testing by a vet. The applicant also notes that only breeding stock will be retained all year round and it is anticipated to be 2 no. rare breed cows. The breeding stock is to be housed in the shed over the winter months with the remainder sold off before winter.

The application relates to a 'hobby farm' which for the purposes of the application relates to a farm which the applicant will use to house rare breed cattle and sheep as a hobby in his retirement.

The proposal is sited to the south western corner of the application site and is measured at 12.6m in width and 21m in length. The maximum ridge height of the proposed shed is measured at 5.2m. The proposal includes the provision of external cattle pens and a cattle crush to the side of the shed in an area measured at 6m in width and 21m in length. Materials to be used on the proposed shed include a rendered masonry to lower walls, upper walls and roof cladding – goose wing grey, and goose wing grey rainwater goods.

Deferred Consideration:

Members are advised this application was before the committee in December 2017 with a recommendation to refuse as the applicant was not an active farmer and the development would have had an adverse impact on the neighbours due to noise and odours. The application was deferred for a meeting with the applicant and the planning department to explain the issues.

There has been no additional information submitted to demonstrate Mr McAleer is an active farmer and it is clear from all the information presented it is Mr McAleer's intention to become a farmer of rare breeds. A case has been put forward that as this is not an active farmer Policy CTY12 is not the appropriate policy for consideration and that it should be considered as other development in the countryside as provided for at the end of Policy CTY1. Policy CTY12 is the policy which must be considered when assessing applications for agricultural buildings. As this proposal is for an agricultural building it is clear in my mind this is the relevant policy that it must be assessed against. Members are advised there is no policy to facilitate a new farmer to obtain buildings in the countryside, it is clear the applicant must be an active and established farmer. Mr McAleer owns this land and has advised he is unable to get a farm business ID from DEARA without a herd number and is unable to get a herd number if he does not have any buildings on the farm. I am aware that members are sympathetic to new farmers and the desire to encourage people into the farming industry, however, members are also aware of the significant commitment that farming demands. I do not consider the desire to farm is sufficient to justify allowing a building, it is possible to obtain a herd number if the applicant can have the use of buildings. This land is currently farmed by another farmer who, the applicant has acknowledged, rents buildings close by to allow them to meet the DEARA requirements. I do not consider an exception to the policy can be accepted in this case at this time.

The siting of the building is within 20 metres of the private patio area at the rear door or no 102 Ballygawley Road, I met the occupiers of the house on site and they indicated this is the space they use mostly. (See area identified yellow in attached map)



I am conscious that planning permission M/2000/0486/F was granted for a domestic garage, store and stables with a paddock area immediately adjacent to the rear wall of no 102, though there are no animals in the paddock area and it is currently used for storing a mobile home. Environmental Health have considered the noise and odour reports submitted and have suggested conditions that would reduce the impacts of the development on the neighbours. However members should note the closeness of the proposed building to no 102 which I consider is too close, EHO may not consider the proposal would constitute a statutory nuisance, however the test for loss of amenity is lower than that statutory nuisance limits. I accept there will be mitigation of the impacts by way of walls on this side of the building, a thick landscaping belt as well as the existing hedge along the lane and a wall around the patio area, I also consider that animals could be located in the paddock to the rear of 102, however having visited the site I share the concerns with the residents of 102 and consider this development would have an unacceptable adverse impact on their amenity due to noise, odours and flies. As the applicant has not demonstrated that he is an active farmer and as I consider the proposal will have an adverse impact on residential amenity I consider the proposal should be refused.

Conditions/Reasons for Refusal:**Refusal Reasons**

1. The proposal is contrary to Policy CTY 12 of Planning Policy Statement 21, sustainable development in the countryside in that it has not been demonstrated that the farm business has been established for a period of at least 6 years and that the development, if permitted, would result in a detrimental impact on the amenity of nearby residential dwellings by reason of noise, odour and flies due to its close proximity.

Signature(s):**Date**



Deferred Consideration Report

Summary	
Case Officer: Phelim Marrion	
Application ID: LA09/2017/0936/F	Target Date: <add date>
Proposal: Proposed 2No. additional broiler poultry sheds (to contain in total 74000 broilers taking the total farm capacity to 148000 broilers) with 4No. feed bins ,2No gas tanks, biomass boiler shed and pellet bin, ancillary building and proposed cattle shed with underground slurry tank (to contain 80 beef cattle) new covered silage pit, covered yard area and general farm storage building	Location: Lands approx. 300m North West and 100msouth west of 27 Terryscollop Road Annagh Dungannon
Applicant Name and Address: CAP Farms Ltd 27 Terryscollop Road Annagh Dungannon	Agent name and Address: Henry Marshall Brown Architectural Partnership 10 Union Street Cookstown BT80 8NN
Summary: This is a Major application which has been recommended to Committee for approval, it is likely to have an affect on Areas of Special Scientific Interest and is subject to objection from Natural Environment Division, Department of Agriculture, Environment and Rural Affairs (DAERA). This application was brought before the Committee on 8 th January 2018 and it was resolved to approve the development subject to notification to the Department for Infrastructure (DfI), as the legislation requires. Following notification the DfI, by way of a letter dated 14 th February 2018, directed that the Council do not grant planning permission for this application (Appendix 1 of this report). Subsequently DfI, by way of a letter dated 1 st March 2018 informed the Council that it does not intend to determine the application and that the Council should continue to process the application. DfI has advised the Council that it should hold a Pre-Determination Hearing before taking a decision. Further iDfI acknowledged that NIEA did not respond to the Councils requests for information in relation to concerns it had about the development. DfI have provided NIEA concerns and have asked that these are considered as well as the cumulative impact of the proposed and existing development in any report.	

This application was subject to a Pre Determination Hearing at the June Committee Meeting where the committee decided to place the application before the full council on 23 August 2018 for ratification of its resolution to recommend approving planning permission. This decision was taken in the basis that Local Government Reform was indicating where a Pre Determination Hearing has been held that the decision must be taken by full Council.

Further investigation of the law has determined that the Planning Committee has the power to decide this application and Dr Boomer requested that full Council, at its meeting on 23 August 2018, return this application to the Planning Committee for final decision.

Summary of Consultee Responses since the Pre Determination Hearing on 5th June 2018:

NIEA provided a response to the planning application on 6th June 2018, the day after the Planning Committee Meeting, requesting additional information to allow them to consider the impacts of the proposal. NIEA advise the council should consider the impacts on the Areas of Special Scientific Interest (ASSI's) from unauthorised development and 80 cattle grazing

The Planning Department emailed NIEA and explained they had the opportunity to attend the Pre Determination Hearing on the 5th June 2018 and did not take this opportunity to appear before the Planning Committee. They were further advised that information presented by the applicant indicates the levels of ammonia affecting the ASSI's, even with this proposed development, will be less now than in 2010 and that no evidence has been presented by NIEA to show those higher levels had a detrimental impact on the ASSI's. NIEA were given a clear indication the Planning Committee had resolved to present this application to the full Council on 23rd August 2018 to ratify its recommendation to approve planning permission unless they provide evidence of a demonstrable adverse impact on the ASSI's. NIEA were also asked to explain how the ASSI's would be damaged by this development given that in 2010 they were subject to significantly higher levels of ammonia.

Members are advised NIEA have not provided any further information or correspondence to rebut or challenge the information presented that clearly shows the ammonia levels in the area have decreased since 2010. No information has been provided to suggest that those levels in 2010 had any adverse or detrimental impacts on the ASSI's identified by NIEA. The planning enforcement team are not currently aware of any unauthorised activity at the farm and as such the concerns of NIEA have not been substantiated or demonstrated.

Characteristics of the Site and Area:

This is a working farm located in the rural area south of the village of Eglish. There are a number of existing cattle houses and agricultural buildings located beside the farm house on a hilltop position. The existing buildings are a mixture of older corrugated iron buildings and newer buildings with cladding. There is an existing concrete yard with 2m high walls located beside the existing cattle shed and silage pit. 2 poultry units are located on lower land to the NW of the main farm group, these are accessed off an existing private lane in a larger agricultural field which slopes towards the south west.

The surrounding area is undulating drumlin landscape with small farm groups, poultry buildings and single houses.

Description of Proposal

The proposal involves the extension of the existing buildings to accommodate a total of 80 cows and 2 poultry units to allow housing of 74000 broilers. The extensions are to provide:

- 1) 27m x 17m building with an 8m high pitched roof over the existing concrete yard,
- 2) removal of the existing lean-to over the cattle pens and extension over an existing tank and extension of the tank, to create a 30m x 29m building with a 6.6m pitched roof to create an additional 12 cattle pens the building and
- 3) 27m x 29m building with a 11m high pitched roof over a general farm storage building and silage pit.

All the buildings will have grey cladding to the upper walls and roofs and concrete to the lower walls.

The proposed poultry houses are 98m x 21m with a ridge height of 6.6m, the buildings are linked on the frontage with a 6m x 6.5m building which has a 4m ridge height, behind this is 8.9m high silo for wood pellets to feed a biomass boiler contained in a 10m x 4m building that is 4m high. It is also proposed to provide 4 additional feed silos of 8.9m high and a 7m x 6m x 4m high ancillary building beside a retaining structure for the ramped vehicular access between the existing and the proposed buildings

The plans also show underground storage tanks for dirty water out of the poultry units, swales to provide rain water attenuation and native species landscaping around the buildings.

Deferred Consideration:

Dungannon & South Tyrone Area Plan Planning acknowledges that agriculture is an important use in the area. It does not have any policies in relation to this application but it identifies the site within the rural area where Planning Policy Statement 21 – Sustainable Development in the Countryside provides the policy considerations.

The Strategic Planning Policy Statement re-states the policies contained in **PPS21**, and I consider the most appropriate policy for consideration is CTY 12 which sets out criteria that allows planning permission to be granted for agricultural development subject to consideration of the status of the farm business; its impacts on the locality, neighbouring residents, natural and built heritage. Members should note the Ministers Review into the Operation of Planning Policy Statement 21 recognised there would be a significant number of planning applications for poultry houses to supply the agri-food sector. It does not provide any policy guidance but it does clearly

recognise this industry is a key economic driver for the rural economy which I consider is supportive of this type of development.

The proposed development is an expansion of an existing active and established farm and the buildings are sited beside the existing buildings, are similar in size, scale and appearance to some of the existing buildings on the site and I consider the development to be appropriate to the location. The existing vegetation around the site, existing buildings on the site, topography of the landscape along with the additional landscaping proposed around the buildings will, in my view, assist the integration of the buildings into the landscape especially the cattle houses which have critical but limited views from the minor road network to the south and east. The poultry units will be seen in fleeting views from the Eglish Road, these are seen with a backdrop of rising ground and the existing units, again I consider the proposed landscaping will assist screening of these new buildings.

Members should note the expansion of the cattle houses is close to an historic monument, a rath. Historic Environment Division have been consulted and do not have any concerns with impacts from the proposed development on any historic features.

An Environmental Statement was submitted with the application which addressed noise, air quality and odour, the ecology, the water environment, transport, socio-economic impacts and waste disposal and nitrates management. The statutory agencies, except NIEA-NED have not objected to this development, provided some conditions to mitigate against possible environmental effects are attached to any planning permission. NIEA – Industrial pollution and Radiochemical Inspectorate have advised this site is the subject of a Pollution Prevention and Control Permit and it will need to be amended to take account of the new building. This is a separate regulatory regime to the Planning system. Environmental Health officers have advised the reports have indicated there will be no significant adverse impacts on sensitive dwellings from odour or noise.

PPS2 – Natural Heritage, Northern Ireland Environment Agency – NED have considered the proposed development in relation to nitrogen emission impacts on Benburb ASSI, Benburb & Mulltown ASSI, Knocknacloy ASSI and Rehaghy Wood ASSI. NIEA have advised, in a response that was only forthcoming following the notification to DfI, the nitrogen critical loads in the area exceed the upper critical level, an example for Knocknacloy ASSI, a mountain hay meadows habitat has been provided. NIEA also advised the proposal must take account of the loads from the existing development as well as the proposed development and that the existing cattle sheds have not been taken into account. The Environmental Statement submitted with the application sets out the background levels for ammonia levels measured in 2010 – 2012 and have been used to consider the proposal and the impacts from it on Rehaghy Wood, Knocknacloy and Benburb. The background levels have been calculated on the basis of the average of actual measured data over a 3 year period. Council has been advised by the consultants acting for the applicant in this matter, the background levels include the existing cattle sheds and as such they have been considered within the overall assessment of the impacts. Following notification to DfI, and the receipt of the NIEA response setting out the levels, the consultant provided revised ammonia concentration levels on 5 March 2018, these are for 2014-2016. It is notable that the most recent background levels are lower than in the original assessment, despite the 2 poultry units on the farm being constructed and contributing to these levels. NIEA were consulted with these revised figures on 4th April 2018 and have not provided any analysis or consideration of the figures, they

state ' there are significant challenges for the Department in considering agricultural expansion and development in areas where the critical loads of nitrogen deposition are already exceeded.' They have not provided any response or analysis of the significance of these figures or advice on the validity of the figures or possible reasons for this reduction in the levels. Members are advised the environmental statement and the updated figures for ammonia levels acknowledge the critical loads still exceed the Predicted Environmental Concentration Guidelines, however the levels have fallen in the most recent figures and the impacts from this development and the existing buildings on the farm is assessed as having a less than 1% contribution to the overall levels of ammonia. Members should be aware that a consultee must provide evidence or substantiate any concerns they may have about a development, in this case NIEA are relying on figures that show the levels of ammonia are in exceedance of the guidelines. This is accepted by the applicants, however the applicants have provided information that shows they have assessed the cumulative impact of the proposed development and the existing development and the overall operations account for less than 1% of the ammonia figures. In view of this limited increase, on levels that are shown to be falling, I consider it is reasonable to deduce the application has been shown not to have a significant impact on the levels and as such will have a limited impact on the sites identified.

Shared Environmental Service have advised the potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43(1) of the Conservation (Natural Habitat, etc) Regulations (NI) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European site. In light of this I am content the proposal meets with policies contained in PPS2.

PPS3 – Access, Movement and Parking, TNI consider the access point, where it meets the minor road is sub-standard as the existing visibility splays are not adequate. A proposed improvements to the access is acceptable provided it is carried out prior to the commencement of development and I consider it is reasonable to condition the provision of these improvements.

PPS15 – Planning and Flood Risk, due to the size of the proposed development, policy FLD3 places a requirement for a drainage assessment to be carried out to demonstrate adequate measures are put in place to mitigate against flooding. The proposal includes a storm water attenuation system which DARD (NI) Rivers Agency accepts and have they not offered any objections to the proposal. I am content a condition requiring the provision of the flood attenuation scheme is required to ensure this is provided.

It is recommended this application is approved with the following conditions

Conditions:

Conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including visibility splays of 2.4m x 33.0m and 33.0m forward sight line shall be provided in accordance with Drawing No 02 Rev 01 bearing the stamp dated 27 SEP 2017, prior to the commencement of any works or other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the levels of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. All hard and soft landscape works shall be carried out in accordance with the details as shown on drawing No 02 Rev 1 bearing the stamp dated 27 SEP 2017 and the appropriate British Standard or other recognised Codes of Practice. The landscaping shown around the new cattle houses shall be carried out prior to any of the cattle houses becoming operational and the landscaping around the new poultry houses shall be carried out prior to any of the poultry houses becoming operational. Any tree, shrub or other plant identified in the landscaping scheme dying with 5 years of planting shall be replaced in the same position with a plant of a similar size and species.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

4. Prior to the construction of any of the poultry buildings or laying of any concrete surfaces associated with the poultry units, the storm water drainage run and swale located beside the poultry buildings as detailed on drawing no 02 REV 1 bearing the stamp dated 27 SEP 2017 shall be provided as detailed.

Reason: To attenuate the storm water from the site and reduce the risk of flooding.

5. Prior to the construction of any of the cattle houses or laying of any concrete surfaces associated with the cattle houses, the storm water drainage run and swale located beside the cattle houses as detailed on drawing no 02 REV 1 bearing the stamp dated 27 SEP 2017 shall be provided as detailed.

Reason: To attenuate the storm water from the site and reduce the risk of flooding.

6. Prior to the poultry houses hereby approved becoming operational the washings tank shown on drawing no 02 REV 1 bearing the stamp dated 27 SEP 2017 shall be provided with no overflow or outfall permitted to the adjoining waterways. All dirty water generated on this site by these buildings must be collected in the tank.

Reason: To ensure there are no adverse impacts on the selection features of Lough Neagh ASSI and Lough Neagh and Lough Beg SPA.

Informatives

1. When making this decision the Council has taken into consideration environmental information within the terms of the Planning (Assessment of Environmental Effects) Regulations (Northern Ireland) 2015.
2. The applicant will be required to obtain a Pollution Prevention and Control (PPC) permit variation prior to first operating the expanded facility.
3. Your attention is drawn to Standing Advice Notes 12, 23, 4, 11, 5 and 18 published by NIEA and available to view of NI Planning Portal under NIEA Guidance.

Signature(s):

Date