

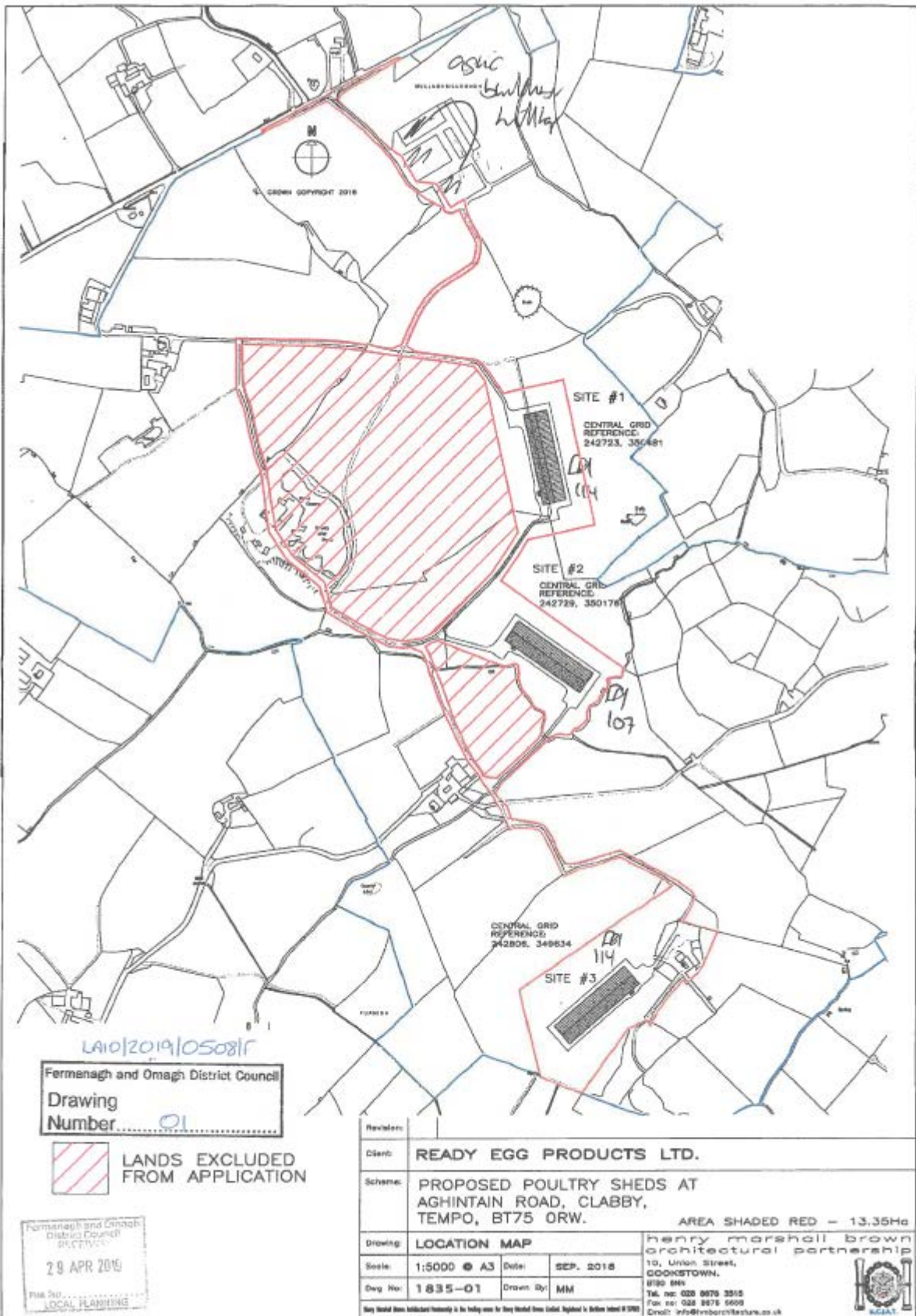
<b>Report on</b>	Mid Ulster District Council's response to a consultation request from Fermanagh & Omagh District Council for planning application LA10/2019/0508/F.
<b>Date of Meeting</b>	4 <sup>th</sup> June 2019
<b>Reporting Officer</b>	Phelim Marrion
<b>Contact Officer</b>	Dr Chris Boomer

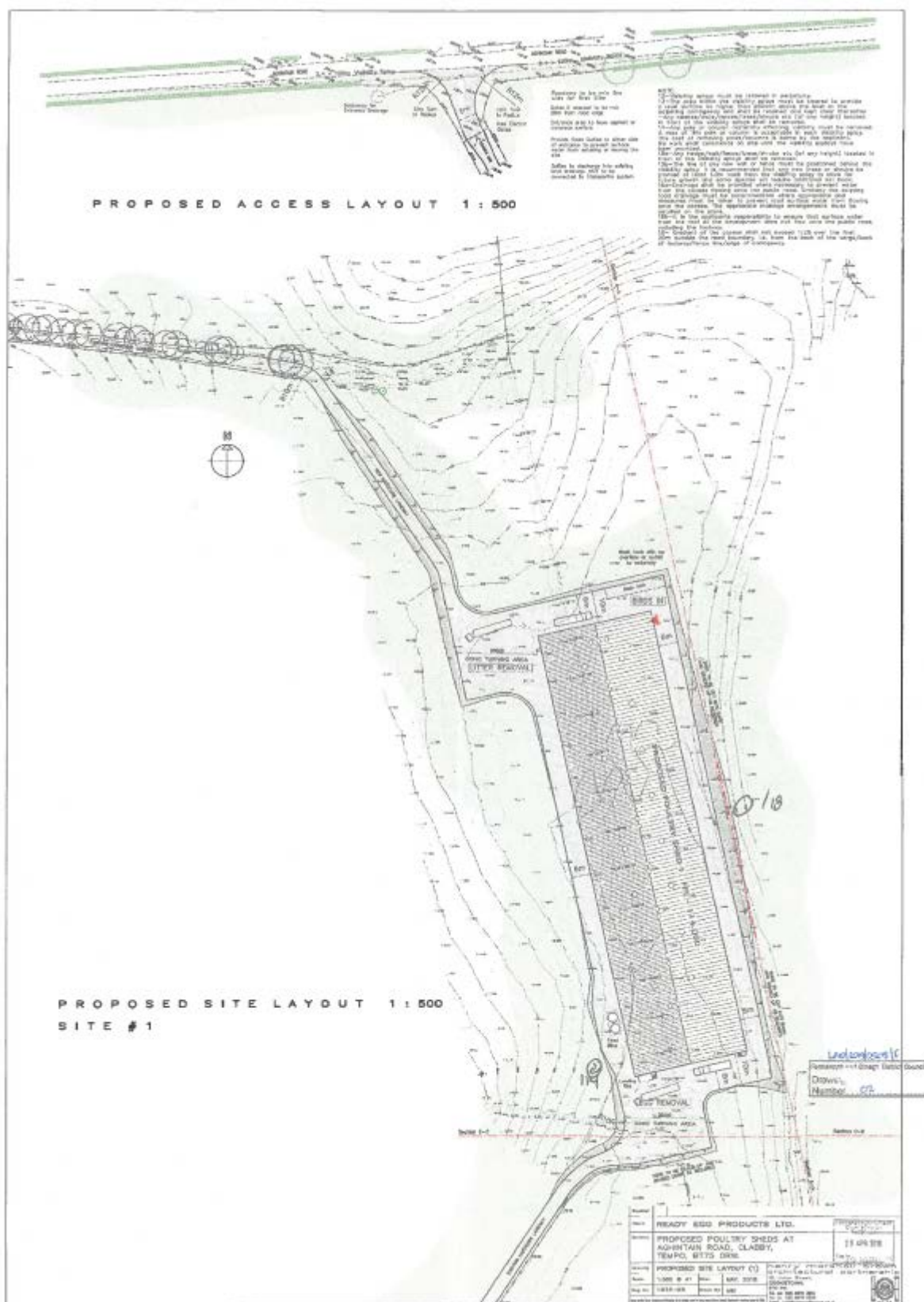
<b>Is this report restricted for confidential business?</b>	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

<b>1.0</b>	<b>Purpose of Report</b>
1.1	To seek members agreement to respond to a consultation on a planning application that Fermanagh & Omagh District Council) are considering.
<b>2.0</b>	<b>Background</b>
2.1	Fermanagh & Omagh District Council have consulted Mid Ulster District Council on planning application LA10/2019/0508/F for Proposed 3no. free range poultry houses with internal egg stores (to contain 62000 birds per house giving an overall site capacity of 186000 birds) with 6no. heat exchangers, 6no. feed bins, 3no. underground wash tanks, concrete hardstanding and turning areas, access and associated site works Lands circa 1.3km east of Clabby approx. 625m south east of 115 Aghintain Road approx. 270m north east of 99 Clabby Road and approx. 410m north of 87 Clabby Road townlands of Mullaghsilogagh and Furnish Clabby Tempo for Ready Egg Products Ltd..
2.2	This is a Major Application and is accompanied with an Environmental Statement, as it exceeds the threshold for intensive rearing of poultry as set out in Paragraph 17 of Schedule 1 of the Planning (Environmental Impact Assessment) Regulations (NI) 2017 for EIA.
2.3	The proposal involves construction of 3 poultry house for keeping 62000 birds in each which has a total site capacity of 186000 birds. The buildings proposed are 142m long, 37m wide and 6.4m in height. The buildings are sited in 3 locations on this farm with access off an existing lane. The Environmental Statement sets out the information that Fermanagh & Omagh District Council should consider against the existing regional policy.

<b>3.0</b>	<b>Main Report</b>
3.1	Members are advised the application site is close to the border with Mid Ulster District Council with one of the buildings approx.. 270m from the Mid Ulster District Council Boundary and 670m from the closest dwelling within Mid Ulster District. This building is approx.. 1.6kms north west of Fivemiltown.
3.2	Issues that arise from this type of development relate to visual amenity, residential amenity and environmental impact due to the emmissions from the birds and associated waste. It is a matter for Fermanagh & Omagh District Council to consider the environmental impacts of the proposed development, in consultation with the statutory consultees.
3.3	The proposed buildings are sited in such a way that they will be well screened by the existing landform and roadside vegetation from public views in the Mid Ulster District. Any views, if achievable will be from higher ground to the north and at considerable distance.
3.4	The Environmental Health Department in Mid Ulster Council have been consulted with the proposal and they will provide advice on the impacts from the development ton the residents of Mid Ulster.
<b>4.0</b>	<b>Other Considerations</b>
<b>4.1</b>	<b>Financial, Human Resources &amp; Risk Implications</b>
	Financial: Not relevant
	Human: Noise, odour and other emissions may be an issue during operation, however this is a matter for FODC to consider in consultation with theirs and Mid Ulster Councils Environmental Health Officers.
	Risk Management: Unlikely to be any risk to Mid Ulster District Council
<b>4.2</b>	<b>Screening &amp; Impact Assessments</b>
	Equality & Good Relations Implications: No implications anticipated
	Rural Needs Implications: No likely to be applicable

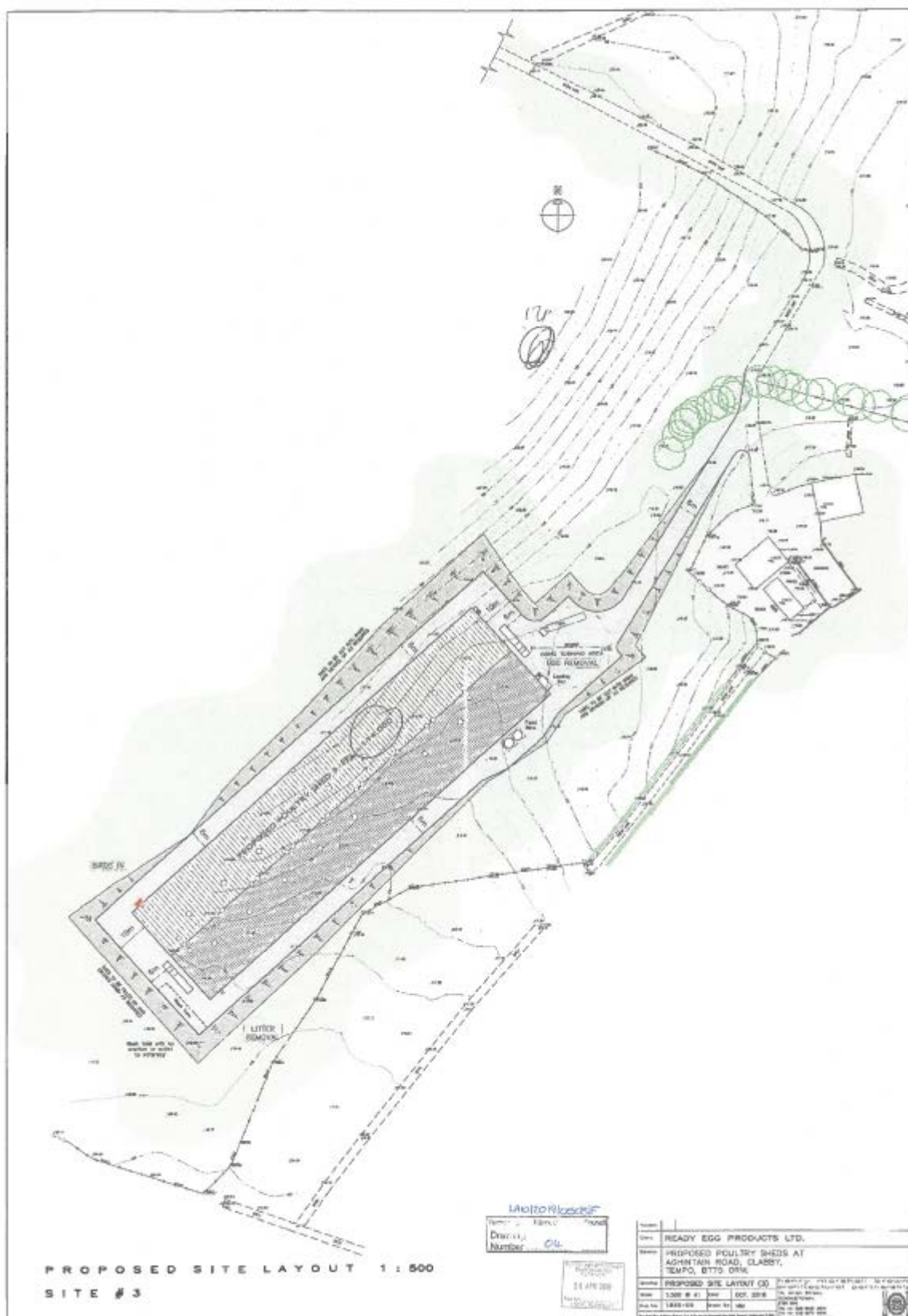
<b>5.0</b>	<b>Recommendation(s)</b>
5.1	<p>That members agree to the following response to be issued to OFDC Planning Department:</p> <ol style="list-style-type: none"> <li><b>1. Mid Ulster District Council have no concerns in relation to the development provided FODC fully considers the proposal against the prevailing rural policy and impacts of the development on the environment and local residents.</b></li> </ol>
<b>6.0</b>	<b>Documents Attached &amp; References</b>
6.1	Location map/Proposed site plan/elevations





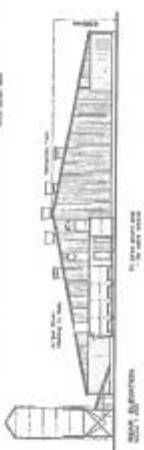
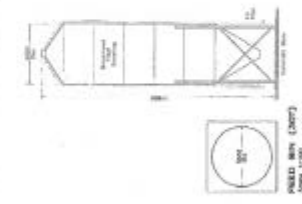
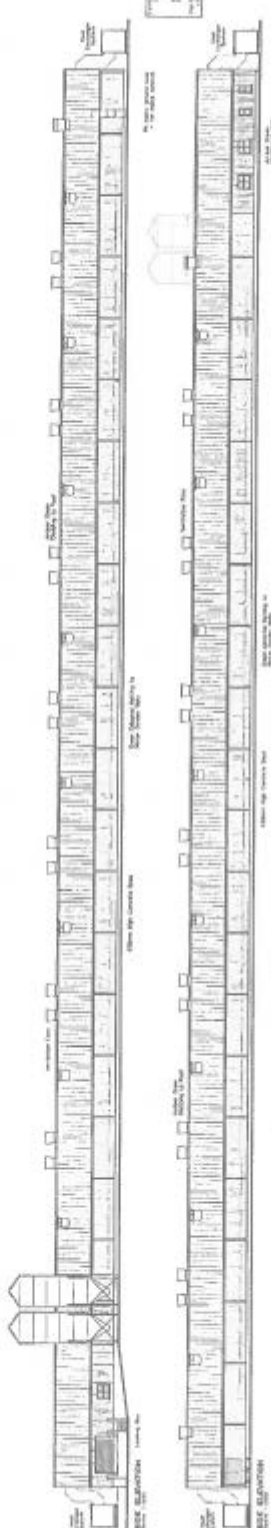
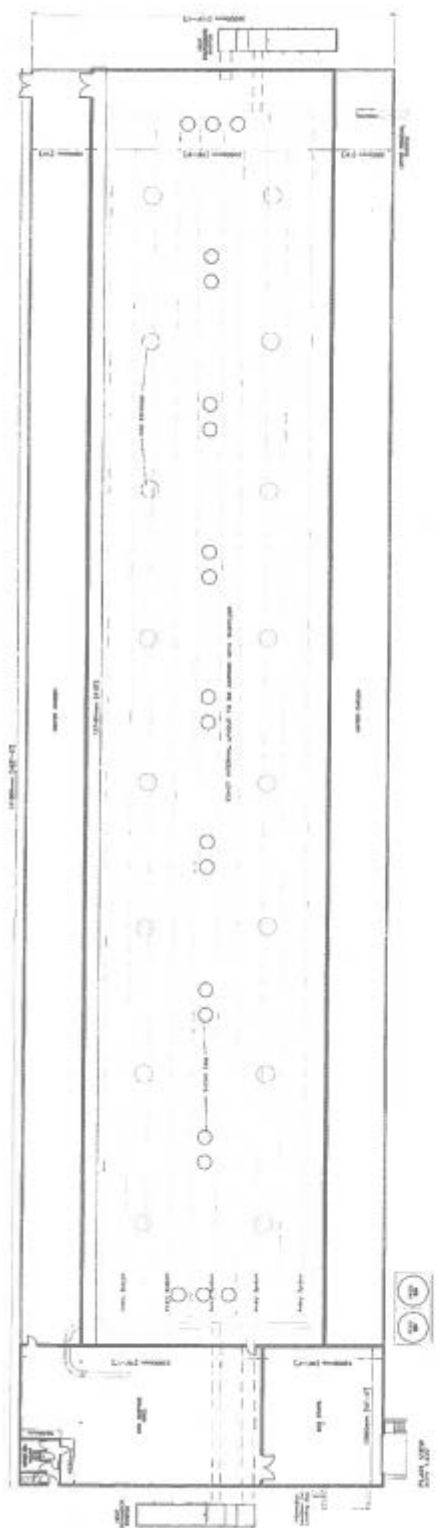












Project	READY EGG PRODUCTS LTD.
Client	PROPOSED POLITY SHEET AT
Address	ADAMANT ROAD, CLARKE
Location	TELAND, 8775 DOR
Scale	1/4" = 1'-0"
Sheet	10/10
Drawn	10/10
Check	10/10
Appr.	10/10
Date	10/10

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