

KILLYCRONAGHAN CLOSED LANDFILL REMEDIATION PROJECT

Planning and Environmental Report

Prepared for:
Monaghan County Council



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P26140-FT-EGN-XX-RP-EN-0003

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1. INTRODUCTION

1.1 Introduction and Background

Fehily Timoney and Company (FT) have been engaged by Monaghan County Council (MCC) to prepare a Section 177AE Planning Application to An Coimisiún Pleanála (ACP) for the completion of Killycronaghan Closed Landfill Remediation Works.

Tier 1, Tier 2 and Tier 3 Risk Assessments have been carried out on the closed landfill in accordance with the EPA's Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal. MCC subsequently applied for a Closed Landfill Certificate of Authorisation (CoA) from the Environmental Protection Agency (EPA). A Certificate of Authorisation (Reference: H0366-01) was issued for the site on 19th March 2021. MCC proposes carrying out the Killycronaghan Closed Landfill Remediation Works in compliance with this Certificate of Authorisation.

The purpose of Certificates of Authorisation is to specify control and remediation measures required at a closed landfill to ensure that waste disposed or recovered in the closed landfill is not causing, or is not likely to cause, environmental pollution. A Certificate of Authorisation is issued by the EPA to ensure compliance with the Waste Management (Certification of Historic Unlicensed Waste Disposal and Recovery Activity) Regulations, 2008.

Screening for Appropriate Assessment by the EPA identified the potential for a likely significant effect or effects on three European sites; on the Upper Lough Erne NI Special Protection Area (SPA; site code: UK9020071), Upper Lough Erne NI Special Area of Conservation (SAC; site code: UK0016614) and Lough Oughter and Associated Loughs SAC (Site Code: 000007). A Stage 2 Appropriate Assessment (Natura Impact Statement) on the potential impact on the Upper Lough Erne NI SPA, Upper Lough Erne NI SAC and Lough Oughter and Associated Loughs SAC was required. The Stage 2 Report has been completed and is included in this application.

Given a Stage 2 Appropriate Assessment (Natura Impact Statement) is required for the project, planning consent for the project must be sought from An Coimisiún Pleanála under Section 177AE of the Planning and Development Act, as amended. A Section 177AE application has therefore been prepared for the project. This document consists of a Planning and Environmental Report and has been developed in support of the Section 177AE Application to ACP for approval of the Killycronaghan Closed Landfill Remediation Works. The document reports on the Planning and Environmental considerations associated with the project and has been laid out as follows:

- Section 2 - Project Description
- Section 3 - Planning Considerations
- Section 4 - Conclusions



1.2 Accompanying Documents

The following documents accompany this document and the Section 177AE application for the project:

1. An EIA Screening Assessment Report (Reference: P26140-FT-EGN-XX-RP-EN-0001) - This assessment was carried out to determine whether an Environmental Impact Assessment Report in accordance with Directive 2014/52/EU is required for the project. This document involved an examination and an assessment of potential environmental impacts having regard to proposed environmental mitigation measures. It was determined that neither a Mandatory EIAR nor Sub-threshold EIAR is required for the project.

The following relevant document is appended to the EIA Screening Assessment Report:

- Appendix 1: Certificate of Authorisation (Licence number: H0366-01) Killycronaghan Historical Landfill.
2. A Natura Impact Statement (Reference: P26140-FT-EGN-XX-RP-EN-0002) - This assessment was carried out to determine whether the project would have an adverse effect on the integrity of a European (Natura 2000) site, either individually or in combination with other plans or projects. This assessment concluded on the basis of objective scientific information, the proposed development will not, either alone nor in combination with other plans or projects, have an adverse effect on the integrity of a European (Natura 2000) site. The following relevant document is appended to the Natura Impact Statement:
 - Appendix 1: EPA Appropriate Assessment Screening Determination
 3. A Construction Environmental Management Plan (Reference: P26140-FT-EGN-XX-RP-EN-0004) - This document reports on the Environmental Management Plan (which defines development works environmental mitigation measures), Health and Safety Plan and Emergency Response Procedures to be adopted and implemented during the construction phase of the proposed development.

1.3 Accompanying Drawings

The drawings that accompany this document and the Section 177AE application for the project are:

Drawing No.	Drawing Title
P26140-FT-EGN-XX-DR-CE-0101	European Sites within the Zone of Interest
P26140-FT-EGN-XX-DR-CE-0201	Site Location Map
P26140-FT-EGN-XX-DR-CE-0202	Aerial Photography Site Location
P26140-FT-EGN-XX-DR-CE-0203	Existing Site Survey
P26140-FT-EGN-XX-DR-CE-0204	Land Ownership Map
P26140-FT-EGN-XX-DR-CE-0205	Health and Safety
P26140-FT-EGN-XX-DR-CE-0206	Site Clearance Plan
P26140-FT-EGN-XX-DR-CE-0207	Existing and Proposed Monitoring Locations
P26140-FT-EGN-XX-DR-CE-0208	Proposed Site Layout
P26140-FT-EGN-XX-DR-CE-0209	Draft Planning Stage - Traffic Management Plan
P26140-FT-EGN-XX-DR-CE-0301	Proposed Formation Levels
P26140-FT-EGN-XX-DR-CE-0302	Proposed Final Cap Restoration Contours



Drawing No.	Drawing Title
P26140-FT-EGN-XX-DR-CE-0303	Proposed Cut / Fill Plan
P26140-FT-EGN-XX-DR-CE-0304	Proposed Cut / Fill Sections
P26140-FT-EGN-XX-DR-CE-0305	Proposed Under liner Gas Collection
P26140-FT-EGN-XX-DR-CE-0401	Proposed Surface and Sub-Surface Drainage
P26140-FT-EGN-XX-DR-CE-0402	Drainage Details

1.4 Description of Site

Killycronaghan Closed Landfill is located within the townland of Killycronaghan. This site is approximately 8 km northeast of Clones town, 1.7 km southwest of the village of Smithborough and 1 km from the N54 national road. The site is accessed from local road L2151 which partially adjoins the eastern boundary of the site. The proposed landfill capping boundary is 84 m from the L2151.

It was previously reported by MCC that the closed landfill accepted waste throughout the 1970s, ceasing in 1984. Waste deposited at the site comprised of municipal solid waste (MSW) to a maximum depth of 4.8 m below ground level (BGL). The closed landfill is currently covered with topsoil which supports improved agricultural grassland.

The site is located within a primarily rural setting in an area of rolling topography dominated by drumlins. The site is at an elevation of between 50 m and 55 m above Ordnance Datum (aOD).

The site is surrounded by agricultural land with poultry buildings located within the eastern area of the site, close to the site entrance. The land use in the area is primarily agricultural with the site currently used for pasture.

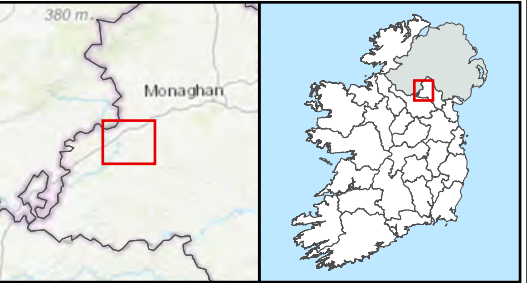
The site is partially bounded to the north, east and southeast by the Kilgormly River. The Magheramey River partially adjoins the site to the northwest. Surface water ditches bound the site to the southwest. The site is located within the catchment of the River Erne, with all local surface water entering the Lough Erne lake system approximately 18 km to the west.

There are several small lakes located in the vicinity of the site. Coaghen Lough is located approximately 0.9 km to the east of the site. Two smaller unnamed lakes are located approximately 0.5 km and 0.7 km east of the site, while Lough Oony is located approximately 1.2 km northwest of the site.

There are no dwelling houses located within 100 m of the site although there is poultry housing approximately 65 m north of the east boundary.

A ring fort (MO012-022) is located on top of a drumlin approximately 75 m southwest of the site at an elevation of approximately 76 m aOD.

A GIS Site Location Map, containing the red line boundary of the proposed works and surrounding features, is included as Figure 1-1.



- Legend**
- Site Boundary
 - Rivers
 - Ring Fort

TITLE:		Site Location	
PROJECT:		Killlycronaghan Historic Landfill	
FIGURE NO:		1.1	
CLIENT:		Monaghan County Council	
SCALE:	1:20,000	REVISION:	0
DATE:	24/08/2026	PAGE SIZE:	A3



1.5 Site Ownership

FT understands that since the closure of the historic landfill in 1984, the site reverted to private ownership, with the lands presently used for agriculture.

A Land Ownership Map with the boundary of the application site accompanies this planning application (Drawing Ref: P26140-FT-EGN-XX-DR-CE-0204).

Part of the Ulster Canal was historically within the closed landfill planning boundary, but this part of the canal was infilled approximately 100 years ago. Following the closure of this part of the canal, the site was used as a quarry and subsequently the closed landfill which was operated by Monaghan County Council under lease agreement with the landowners. As outlined in planning drawing P26140-FT-EGN-XX-DR-CE-0204, this part of the canal dissects Folio MN2865. This part of the canal is not registered and the company that previously operated the canal has been out of business since the 1920s.

A letter of consent for this part of the planning boundary cannot be obtained. The landowners have farmed this part of the canal for approximately 100 years.

ACP have advised MCC to include this detail within the planning application. A Monaghan County Council headed letter outlining ownership within the application site boundary is included in this planning application.



2. PROJECT DESCRIPTION

2.1.1 Overview Description of the Project

Monaghan County Council proposes to seek the approval of An Coimisiún Pleanála for the completion of Closed Landfill Remediation Works at a Closed Landfill site in Killycronaghan, Newbliss, County Monaghan.

The application site, as defined by the red line boundary in the accompanying drawings, is 6.29 hectares (ha) in size. The proposed capping area within the application site is 2.99 ha in size.

The proposed development will consist of the following:

- The development of a site access.
- The development of a temporary site compound and office area.
- Site clearance, including the removal of an existing gate, existing timber post and wire fencing and clearance of existing vegetation.
- Grading/profiling of the existing site area.
- Installation of an engineered landfill capping system covering an area of 3 ha.
- Installation of surface and subsurface surface water drainage infrastructures.
- Installation of passive landfill gas management infrastructure.
- The installation of stock proof fencing, and a new access gate on-site.
- Landscaping of the final formation of the capping area using a high value native grass cover.

Post completion of the remediation works ongoing environmental monitoring and maintenance of the engineered cap and onsite drainage system will be required.

The works will take place in accordance with a Construction Environmental Management Plan (CEMP).

The construction period for the proposed development will be 6-9 months.

2.1.2 Detailed Description of the Project

A detailed description of the proposed project is contained in Section 2 of the Environmental Impact Assessment Screening Report which accompanies this Section 177AE Planning Application to ACP. To avoid reiteration, the reader is advised to refer to the aforementioned section/report to develop an understanding of the project. The Planning and Environmental Assessment undertaken and reported upon in this document has had regard to this project description.



3. PLANNING CONSIDERATIONS

3.1 Relevant Planning History

The landfill commenced operations in the 1970's and early 1980's until operations ceased in 1984.

In 2023, MCC lodged a Section 177 A(E) planning application to ACP (Reference: 318047) to undertake landfill remediation works at the proposed development site. The Inspector's Report states that *"It is considered that, subject to compliance with the conditions set out below, the proposed development would not have significant negative effects on the environment or the community in the vicinity, would not give rise to a risk of pollution, would not be detrimental to the visual or landscape amenities of the area, would not seriously injure the amenities of property in the vicinity, would not adversely impact on the cultural, archaeological and built heritage of the area and would not interfere with the existing land uses in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area."*

A Grant of Permission was received for these landfill remediation works. The proposed works have been adjusted under this subject planning application to account for an extension of working areas.

No other Planning Applications or Grants of Planning Permission exist at the application site.

3.2 Planning Policy Context and Project Compliance with Planning Policy

3.2.1 Monaghan County Development Plan 2025-2031

The Monaghan County Development Plan 2025-2031 is the relevant statutory plan which guides the use and development of the subject site. Under the current Plan, it is the policy of the County Council to support a high standard of physical and social infrastructure necessary for their respective communities.

The Plan has ten strategic objectives for the future development of the County. Objective SO 6 of the Plan aims *'To protect, nurture and enhance the County's rich natural resources, heritage, tourism assets and amenities along with the environmental quality of the natural and built environment in both the urban and rural areas'*.

This Plan sets out to contribute towards the protection of designated ecological sites including SACs and SPAs.

The following Policies/Objectives are defined in the current Monaghan County Development Plan:

- HCLSO 1 - *Promote and encourage the conservation and preservation of the County's natural environment, cultural heritage and amenities in accordance with legislation, plans and policies developed to specifically address these areas and to ensure a rich cultural landscape, healthy environment and the full provision of ecosystems services in the County.*
- HCLO 2 - *To contribute as appropriate towards the protection of designated sites in compliance with relevant EU Directives and applicable National Legislation.*
- GIO 4 - *To contribute towards the protection and enhancement of biodiversity and ecological connectivity, including woodlands, trees, hedgerows, wetlands, rivers, streams, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive.*
- WPO 1 – *To protect known and potential groundwater reserves in County Monaghan.*



- WPO 2 – *To support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan, and associated Programmes of Measures, and any new or updated/subsequent versions.*
- WPO 3 - *To contribute towards the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009) (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010) (as amended) and other relevant EU Directives, including relevant transposing regulations and policy guidance and any new or updated/subsequent versions.*
- ISP 1 - *To ensure that development proposals do not lead to the spread of invasive species and to ensure that landscaping proposals do not include invasive species.*
- ISO 1 - *To support, as appropriate, the National Parks and Wildlife Service's efforts to seek to control and manage the spread of non-native invasive species on land and water. Where the presence of non-native invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be managed and controlled will be required.*
- WMO 1 - *To implement and support the strategic objectives of the National Waste Management Plan for a Circular Economy 2024-2030 and any new or updated/subsequent versions.*

It is considered that the proposed remediation works will aid in achieving the above objectives and policies through the overall enhancement of water quality and significant improvement on the visual amenity of the immediately surrounding area given the ground clearance and the more aesthetically appealing site grading/profiling and landscaping that will be carried out as part of the development. It is therefore considered that the proposed development complies with the plan.

3.2.2 National Waste Management Plan for a Circular Economy 2024-2030

The Waste Management Act 1996 requires Local Authorities to make a waste management plan either individually or collectively for their functional areas. In 2015 local authorities established three Regional Waste Management Planning Offices to develop and implement three regional waste management plans on their behalf. Following a review, it was recommended that a single plan be prepared to replace these regional plans.

The National Waste Management Plan for a Circular Economy 2024-2030 seeks to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to optimise circularity and enable compliance with policy and legislation. The Plan sets out a framework for the prevention and management of waste in Ireland for the period of 2024 to 2030. Volume II of the Plan sets out the responses to waste management challenges identified, including the Plan ambitions, targets, policies and priority actions.



The following Targeted Policies and Priority Actions are outlined under Focus Area 15 Disposal Infrastructure of the Plan:

Table 3-1: Targeted Policies and Priority Actions (National Waste Management Plan for a Circular Economy 2024-2030)

Targeted Policies	Priority Actions (Responsibility)
TP 15.3 <i>Ensure the continuation of the Historic Landfill Remediation Programme consistent with the existing risk based approach.</i>	PA 15.3 (LGS) <i>Progress the investigation and remediation of the registered unregulated historic landfills in accordance with the established risk based approach and the necessary statutory approvals.</i>
TP 15.4 <i>Encourage appropriate alternative land uses at authorised inactive landfills (uncommenced, permanently closed, or temporarily closed) subject to amendments to existing approvals.</i>	PA 15.4 <i>Collaborate with the landfill operators to ensure residual municipal waste has priority to the available licensed landfill void capacity over and above other waste streams.</i>
TP 15.5 <i>Encourage appropriate land uses at remediated historic landfills which are consistent with environmental protection criteria and which do not compromise the remediation solution.</i>	PA 15.5 <i>The Local Authority Sector will work collectively to examine potential efficiencies around aftercare of landfill sites.</i>

3.2.3 River Basin Management Plan 2022 - 2027

The Water Action Plan 2024: A River Basin Management Plan for Ireland sets out the measures that are necessary to protect and restore water quality in Ireland. The Plan ensures that natural waters are sustainably managed and freshwater resources are protected so as to maintain and improve Ireland's water environment.

The River Basin Management Plans from Ireland stem from the EU Water Framework Directive. The Directive is linked to, and reinforces, other EU environmental directives including directives relating to the protection of biodiversity.

Strong and targeted action is now needed to protect water from further decline and to restore water quality where past activities have caused damage. The remediation of the site will help to achieve this as the proposed engineered cap will prevent rainwater ingress and the generation of landfill leachate on-site. This in turn will ensure greater levels of protection of the receiving environment including underlying groundwater and receiving downstream surface waters and therefore is complementary of the Plan.

Many of the measures needed to protect and improve water quality can also deliver benefits for nature, air quality and climate change as the proposed remedial works will result in the management of landfill gas emissions on site and will also significantly improve the visual amenity of the immediately surrounding area given the ground clearance and the more aesthetically appealing site grading/profiling and landscaping that will be carried out as part of the development.



3.3 Justification for the Project

The proposed development will reduce environmental risk associated with the historic closed landfill site and will have a positive impact on the receiving environment.

The development of an engineered cap above the body of deposited waste will prevent rainwater ingress and the generation of landfill leachate on-site. This in turn will ensure greater levels of protection of the receiving environment including underlying ground and groundwater, receiving downstream surface waters (Upper Lough Erne NI SPA, Upper Lough Erne NI SAC and Lough Oughter and Associated Loughs SAC) which are protected under the Water Framework Directive, and receiving European (Natura 2000) sites.

The current water quality of the Kilgormly River (bounding the site to the south-east, east and north) and the Magherarny River (bounding the site to the north/north-west) are captured under WFD monitoring cycle 2019-2024 for the FINN (MONAGHAN)_020 waterbody, which is reported to be '*Moderate*'. The prevention of landfill leachate from entering these water bodies will help to improve the water quality status of these water bodies and therefore the proposed remediation works on site will be supportive of the objectives set out in the Water Frameworks Directive and the River Basin Management Plan.

The proposed development will also result in the controlled management of landfill gas emissions and will prevent the release of uncontrolled landfill gas emissions, thereby contributing to improved ambient air quality in the vicinity of the landfill site.

The proposed development will reduce environmental risk on-site and support enhancing the amenity value of the site in accordance with the Monaghan County Development Plan 2025-2031. The management and reduction of environmental risk at this historic closed landfill will also accord with and support policy regarding landfill remediation defined in the National Waste Management Plan for a Circular Economy 2024-2030.

It can therefore be seen that there is robust justification for the proposed development.



4. CONCLUSIONS

The proposed development aligns with and supports planning policy defined in the Monaghan County Development Plan 2025-2031 and the National Waste Management Plan for a Circular Economy 2024-2030. It is likely that the proposed development will result in significant positive environmental impacts, namely improved ground and groundwater quality underlying the site, improved water quality at receiving surface water bodies and improved ambient air quality in the vicinity of the site.

The EIA Screening Report has concluded that no element of the proposed development is likely to have a significant adverse impact on the receiving environment (with the adoption of proposed mitigation measures). A Construction Environmental Management Plan will be in place to ensure environmental protection during development works.

The Natura Impact Statement has concluded on the basis of objective scientific information, the proposed development will not, either alone nor in combination with other plans or projects, effect the integrity of any European (Natura 2000) site.

Given all the above, the proposed development is considered to adhere to principles of proper planning and sustainable development. Therefore, the proposed development should be granted approval by An Coimisiún Pleanála.



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