

MONAGHAN LOCAL AUTHORITIES

Environment Protection Plan Checklist

This is a checklist to be completed by applicant to be backed up by an appropriate level of detail depending. To be accompanied by a Site Drainage Plan – as set out in the Monaghan County Development Plan 2025 – 2031.

General Site and Water Body Details				
Planning Ref. No.		Applicant		
Townland		Water Supply Source		
X Co-ordinate ¹		Y Co-ordinate ¹		
WFD River Sub Catchment ²		WFD River Sub Basin ²		
WFD River Waterbody latest Status ²	Status	Year	WFD River Waterbody Risk ²	
			WFD River Waterbody Objective ²	
Groundwater Vulnerability		Aquifer Importance		
Proximity to sensitive receptors (Private Wells, Public and Private Water Supply Sources, Amenity Areas, SPA's, SAC's , NHA) (meters)				
Proximity to nearest watercourse (culverted or open), wetland or lake (meters)				
Existing EPA Licence (insert licence no)				
Existing Section 4 licence (insert licence no)				
Proposed Development				
Is the development entirely or part of one of the following? (tick)				
Domestic dwelling		Agricultural (cattle/dairy)		Industrial-food related
Public Works		Agricultural (mushrooms)		Industrial-non food
Housing		Agricultural (poultry)		Quarrying/extractive industries
Institutional		Agricultural (piggery)		Transport related
Commercial/Retail		Other agricultural – specify below		Filling station/Fuel depot
Mixed Use Development				Other
Waste Permit				
Type of wastewater Produced by the proposed development (tick)				
No wastewater produced				
Domestic type waste waters <5m3 per day				
Domestic type waste waters >5m3 per day ⁴				
Waste waters produced from any trade, food, preparation or business ⁴				
Wheel wash, vehicle wash, cooling waters ⁴				
Waste waters produced from quarrying etc ⁴				
Other waste waters ⁴				

Have proposals for Wastewater Management during the operational phase and full details of same been included with the application? (tick)	
Public Sewer Connection details (Uisce Eireann)	
Existing Wastewater Treatment System	
Proposed new onsite wastewater treatment system	
No wastewater generated	
Have proposals for Waste Facility aftercare and use been included with the application? (tick)	
Agricultural Improvement Plan where applicable	
Closure plan and aftercare details	
Proposed water sampling locations clearly identified	
License or Lease agreement for the site if not owned by the applicant.	
Fuel or Outdoor Material Storage for Non-Domestic Developments - operational phase (tick)	
Number of fuel storage tanks existing or proposed on site?	
Are fuel storage tanks bunded ⁵ ?	
Any liquid / feedstuffs / organic / chemical / waste oil storage on outdoor sites ?	
Proposals for protection of water receptors during the Construction Phase	
Has a CEMP relating to water protection and waste management been included with the application?	
Name of person appointed to oversee the implementation of the CEMP.	
Hard Surface and Open Yard Areas for Non Domestic Developments (tick)	
Footprint of proposed development including yard areas in m ²	_____ m ²
Is there potential for soiled yard areas from material, product waste or manure handling, fuel dispensing, silt and soil, yard washing etc.	
If yes, are silt trap(s), interceptor(s), soiled water tanks or other control measures shown on drainage plan?	
Has the use of SUDS (Sustainable Urban Drainage Systems – http://www.susdrain.org) been included in the design of this development?	
Development History – All Developments (tick)	
Have previous pollution prevention planning conditions been complied with ⁶ ?	
Does existing development have an up to date (as constructed) site drainage plan?	
Is the existing/proposed development sewered or unsewered?	
If unsewered, is the existing wastewater treatment system fit for purpose ⁷ ?	
Has the storm water drainage system been examined and/or surveyed for misconnections?	
Is there an existing Certificate of Registration or Waste Facility Permit at the site?	
Checklist of items to be included on the Site Drainage Plan (tick)	
Location of lakes, watercourse, wells used for water supply, or karst features on or within 25m of domestic or 100m of non-domestic development site	
Location of all clean drainage outfall points	
Foul water drainage system (in Red)	

Storm water drainage system (in Blue)	
Soiled yard area, soiled water drainage and management system	
Storm water management system, including silt traps, oil interceptor(s) and SUDS facilities	
Location of waste water treatment facilities	
Location of fuel storage tank(s)	
Stream/Lake/Wetland/Riparian Corridors/Wells	
Footnotes and Useful Information	
¹ Projection in the Irish Grid	
² WFD information available online at www.catchments.ie WFD mapping available online at https://gis.epa.ie/EPAMaps/Water	
³ Available in the groundwater mapping section www.gsi.ie	
⁴ If a trade effluent or discharge >5m ³ of domestic type wastewater to ground is proposed a Section 4 discharge licence may be required https://monaghan.ie/environment/discharge-licences/ Proposals for wastewater treatment shall be sufficient to demonstrate that the discharge will not cause deterioration in water quality of the receiving water body in accordance with the requirements of the European Communities Environmental Objectives (Surface Waters) Regulations 2009 as amended and the European Communities Environmental Objectives (Groundwater) Regulations 2010 as amended.	
⁵ Guidance on Best practice for Oil Storage (BPGCS05) and note requirements of Building Regulations.	
⁶ Have previous planning conditions been complied with e.g. Has certification of installation for previously granted wastewater treatment system been required and if so, has it been submitted with this application.	
⁷ Refer to EPA Guidance at: https://www.epa.ie/publications/compliance--enforcement/waste-water/2021_CodeofPractice_Web.pdf	
⁸ Refer to Water Body, Sensitive Waters and Sensitive Land Maps in the Monaghan County Development Plan 2025-2031.	
Abbreviations	
WFD	Water Framework Directive
SAC	Special Area of Conservation
SPA	Special Protection Area
NHA	Natural Heritage Area
EPA	Environment Protection Agency
CEMP	Construction Environmental Management Plan
For Office Use: Sensitivity of Location –	
Is the development located upstream of a high river quality site ⁸ ?	
Is the development located within a good status waterbody ⁸ ?	
Is the development located in the catchment of a water supply source ⁸ ?	
Is the development located within the Source Protection Zone (SPZ) of a groundwater supply source ⁸ ?	
Does the development require a discharge licence to surface or ground waters under the Water Pollution Acts?	
Risk to waters in relation to scale of development, previous planning/environmental history, IPPC or EIA aspects, site management and location in a sensitive area	

Applicant_____

Agent:_____

Date_____