



Welcome Home...

SUBMISSION TO

NATIONAL PLANNING FRAMEWORK

31st March 2017



Contents

1.0	About Manor Farm	3
2.0	Purpose of Submission	3
3.0	Key Recommendations	4
3.1	Energy Policy and Infrastructure	4
3.2	National Broadband and Communications	4
3.3	Roads and Transport	5
3.4	Education and Training	5
3.5	Housing	6
3.6	Medicare	6
3.7	Local Services	6
3.8	A Brexit-proof strategy	6

1. ABOUT MANOR FARM

Manor Farm was established in 1775 by the Carton Family. In 1956, Manor Farm introduced the chicken as we now know it into Ireland. The original factory was located in the market area of Dublin, but moved in 1970 to a custom-built facility on the shores of Lough Sillan in Darkley, Shercock, Co. Cavan.

Manor Farm slaughter approximately 1,000,000 chickens per week, producing 700 fresh poultry products, to all the main Irish retailers. Some dark meat portions are frozen for the export market. Manor Farm in 1970 constructed their own feed mill, located in Shinan 2 km from the processing facility. The Feedmill produces 130,000 tonnes of feed for over 130 contracted farmers, who grow exclusively for Manor Farm. The company had a turnover of €249m (2015) and employs approximately 850 people directly and a further 1,000 indirectly from farmers growing wheat to suppliers. Further expansion plans at the site will result in an increase of approximately 600 employees (over 5 years).

2. PURPOSE OF SUBMISSION

The Poultry sector in Ireland produces a high quality affordable nutritious product that is convenient to prepare and popular with consumers. There are four processors on the island of Ireland, three in the Republic and one in Northern Ireland. Ireland is not self-sufficient in poultry with a large proportion of chicken used in the food service sector being imported.

We wish to highlight Eight key areas which are of immediate concern to Manor Farm:

1. Energy Policy and Infrastructure;
2. National broadband and communications;
3. Roads and transport;
4. Education and training;
5. Housing;
6. Medicare;
7. Local services;
8. The impact of Brexit.

3. KEY RECOMMENDATIONS

3.1 Energy Policy and Infrastructure:

We are currently constrained by the lack of energy infrastructure to the site and consider that the NPF needs to address this need to large industries in this region. We consider that the NPF has to address the deficit that current and future commercial enterprises endure and must invest in closing this deficit. We consider that this will be the answer to reducing the intensive investment in the Dublin region and will make regions like Cavan more attractive to investors. We consider that the following are required to meet our own needs:

- Security of supply through increased investment in interconnectors between Ireland and United Kingdom and also between Ireland and France.
- Continued diversification of Ireland's electricity fuel generation mix and expand the renewable mix.
- Deep retrofits of commercial and Agricultural buildings to reduce energy costs.
- To zone land suitable to build anaerobic digestion plants to generate biogas, which could displace 20% of our current natural gas consumption.
- Expand the pipe network for the delivery of natural gas around Ireland of particular interest to Manor Farm is to supply gas from Bailieborough to Shercock. The total distance from the Bailieborough gas connection is 7.2km to the factory.
- To provide a Back up for Electricity Failure in Shercock and the processing Plant;
- Maintenance of the Power Lines;

3.2 National Broadband and Communications:

The lack of broadband to County Cavan has been well documented and whilst we are aware of the stages of the National Broadband Plan, a rural county like Cavan needs to be prioritised in the rollout of the scheme after the tender has been awarded. Our enterprise is located in a small rural town in Cavan on the border with County Monaghan. The lack of broadband to our site and to our chicken growers needs to be urgently addressed in the NPF.

- Award the National Broadband Plan (NBP) intervention to a contractor and confirm the deployment schedule nationally.
- Roll out the system nationwide to incorporate farmers and rural business as they are integral part of the economy.
- Broadband Connection is critical for the Farmers who supply Manor Farm to facilitate the factory monitor the chicken's progress.

3.3 Roads and Transport:

With no rail option, our enterprise is solely reliant on the road infrastructure of our region to transport our goods, both into and out of our factory in Shercock, Co. Cavan. With an average of 150 HGV vehicle movements into and out of the site daily, we are heavily reliant on the road infrastructure of County Cavan and the region as a whole. Unfortunately we are not on direct access to a national road and so are heavily reliant on regional routes to transport our goods. This needs to be recognized in the NPF. We consider that the regional routes serving large enterprises and employing large numbers of people need to be prioritised and allocated additional funding by central government for their maintained, repair and upgrade. It is imperative that the East West Link from Dundalk to Sligo is prioritised to ensure balanced regional growth.

- Progress funding mechanisms for road projects delayed or postponed over the last decade with particular attention to the upgrading of the rural road network and the roads between Bailieborough and Shercock, Kingscourt to Shercock, Cootehill to Shercock and Castleblaney to Shercock.
- Progress development of and maintenance of roads identified as major HGV haulage routes. e.g. the road network in the Shercock/Bailieborough/Cootehill/Kingscourt area carrying an extensive number of HGV which servicing major industry in the area and the Manor Farm Factory.
- To maintain roads around the Shercock area namely Shercock to Bailieborough/Kingscourt/Cootehill & Castleblaney.
- Hedges and Trees along the local roads to be maintained and trimmed where necessary. Significant damage caused to trucks along the local roads due to low hanging trees and hedges not maintained.
- Improve facilities for cyclists and pedestrians in Shercock. Set targets for local authorities and tie allocation of funding to successfully meeting those targets.
- Promotion of the use of Electric Vehicles with the roll out of charge points locally and nationally.

3.4 Education and Training:

Current plans for our enterprise has developed links with Dundalk IT and we consider that there is an opportunity for this link to extend to Cavan Institute in the event that same was to be upgraded to an Institute of Technology. In order to progress this region, this upgrade needs to be examined and funded so that there is an attraction for existing and proposed enterprises.

- Ensure that Ireland meet the targets of Innovation 2020 and provide more opportunities and funding for Masters and Doctoral programmes.
- Promote and develop Science, Technology, Engineering and Agriculture programmes.
- Manor Farm have developed Research and Development links with Dundalk IT

- Carry out feasibility study on Cavan Institute in relation to becoming a University.
- Innovation, Research and Development Facilities built by indigenous Irish Industries should be exempt from development contributions and Rates.

3.5 Housing:

We consider that there is a need for good quality housing in Shercock. With employment levels, as high as they are in the town, there is a need for sustainable housing. We feel there is a need therefore to invest in amenities, public spaces and good quality housing so that the town can benefit from the presence of such an employer.

- Ensure that there are sufficient zoned lands available for the construction of housing in Shercock.
- Currently Cootehill, Bailieborough, Kingscourt and Carrickmacross are the main towns where Manor Farm employees are living, due to the lack of houses in the Shercock area.

3.6 Medicare:

To examine the growth of the region without considering all services would be remiss and we feel that retention of the services in Cavan General Hospital aids regional growth and a national priority on the provision of GPs and healthcare facilities should be a priority for growth of this region.

- More GPs and more Healthcare facilities are required in Shercock and surrounding area.
- Keep the Emergency Department in Cavan General Hospital open and No scale back to existing services.

3.7 Local Services:

We consider that in order to retain and attract enterprise to the Cavan Monaghan region that investments in the following are required.

- Feasibility of a Fire Station in Shercock should be explored;
- Investments in the local National School;
- An ATM for the Main Town should be installed;
- Upgrade of Shercock Wastewater Treatment Plant to improve water quality in Lough Sillan;
- Lands should be zoned for Restaurants and other amenities with Tax incentives for developers in the town of Shercock to provide incentive to build
- Feasibility of walkways around Lough Sillan. Feasibility of a greenway between Shercock to Bailieborough/Kingscourt/Cootehill should be explored.

3.8 A Brexit – proof Strategy:

- In light of Brexit secure current and future cross border infrastructure projects especially those dependent on EU funding.