



# Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna  
Human Resources  
047 30586

Airgeadas  
Finance  
047 30589

Na Bóithre  
Roads  
047 30597

Clár na dTogthóirí  
Register of Electors  
047 30551

Comhshaoil  
Environment  
042 9661240

Na hEalaíona  
Arts  
047 38162

Lasachtaí /Deontais Tithíochta  
Housing Loans/Grants  
047 30527

Leabharlann an Chontae  
County Library  
047 74700

Mótarcháin  
Motor Tax  
047 81175

Músaem an Chontae  
County Museum  
047 82928

Pleanáil  
Planning  
047 30532

Pobal  
Community  
047 73719

Rialú Dóiteain/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhís Uisce  
Water Services  
047 30504/30571

22/10/2021

To: CMcB Builders Ltd  
Bernard Dowdall  
Dowdall Architects,  
Carrickedmond  
Kilcurry, Dundalk  
Co Louth

File Number - 21/171

Planning and Development Act 2000 (as amended)

## NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 20/09/2021 granted the above named, for the development of land namely for:- Permission to consist of a development consisting of 7no. serviced sites with all associated site development works including entrances, footpaths and boundary treatments. Significant further information relates to a revised site location and layout plans, at Annahale, Castleblayney, Co. Monaghan, subject to the 16 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

  
ADMINISTRATIVE OFFICER

DATE

I refer you to the Health and Safety Authority website [www.hsa.ie](http://www.hsa.ie) for new responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013.

Fállfionn an tUdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifig an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

(T) 00353 47 80500 (F) 00353 47 82739 (W) [www.monaghan.ie](http://www.monaghan.ie)

(E) [eolas@monaghancoco.ie](mailto:eolas@monaghancoco.ie) [info@monaghancoco.ie](mailto:info@monaghancoco.ie)

**P21/171 CMCB Builders Ltd**

1. Notwithstanding the submitted drawings, details of the site layout, boundary treatment, drainage, design, external finishes and architectural standard of proposed dwellings on plots 1-7, and access thereto, shall be submitted to and approved by the Planning Authority prior to the commencement of development of each individual plot.
  
2.
  - a. The developer shall pay to Monaghan County Council, or as otherwise agreed, a sum of **€5,880** in accordance with the General Development Contribution Scheme 2021-2026 made by the Council under Section 48 of the Planning and Development Act 2000 (as amended), towards expenditure incurred or proposed to be incurred by the Council in the provision of public roads, public footpaths/cycle paths and public lighting that will facilitate the proposed development. The amount of contribution to be paid may be reduced in respect of the provision of social housing units within the development scheme.
  
  - b. The sum attached to this condition shall be revised from the date of the grant of planning permission to the value pertaining at the time of payment in accordance with the Wholesale Price Index for Building and Construction (Materials and Wages).
  
  - c. No works shall commence until payment of the development contribution is made in full, or until Monaghan County Council has agreed in writing to a schedule of phased payments of the sum.
  
3.
  - a. Any subsequent permission for a building or buildings pursuant to this permission for site development works, shall be subject to a condition requiring the payment of a contribution to the planning authority in respect of expenditure incurred or proposed to be incurred by the Council in the provision of community, recreation and amenity infrastructure and facilities in the area. The amount of contribution to be paid may be reduced in respect of the provision of social housing units within the development scheme.
  
  - b. The value of this contribution shall be calculated in accordance with the Planning Authority's Development Contribution Scheme 2021-2026 (or any provisions replacing it), prevailing at the time of such subsequent permission(s).
  
  - c. No works shall commence on individual plots until payment of the development contribution is made in full, or until Monaghan County Council has agreed in writing to a schedule of phased payments of the sum.
  
4.
  - a. Prior to the commencement of development, a cash deposit of **€49,000**, or as otherwise agreed, shall be submitted to the Planning Authority by the developer to ensure the satisfactory completion of all roads, footpaths, services, surface water drainage, boundary work and open spaces in the development in accordance with the lodged plans, or as otherwise agreed in writing with the Planning Authority.

- b. Said deposit shall be held until the development has been completed to the satisfaction of the Planning Authority in accordance with the approved details or has been *Taken in Charge* by Monaghan County Council.
5. Prior to the release of the cash deposit as required under condition 4, the applicant/developer shall agree details relating to the private management of the housing estate/development specifically in relation to ongoing maintenance of the roads and services in the period prior to the *Taking in Charge* of the development by the Local Authority.
6. a. Prior to any other works commencing, the proposed footpath linking the development to the existing footpath at Old Coach Manor shall be constructed as shown on submitted layout plan drawing no. 2057-PL-06-C.
- b. Prior to any other works commencing on each individual plot, visibility splays of 50 metres, measured to the nearside road edge in each direction, shall be provided from a point in the centre of each the entrance 2.4 metres from the road edge at a height of 1.05 metre to 2.0 metres above ground level to an object height of 0.6 metres to 2.0 metres above ground level in both directions. The area within the visibility splays shall be cleared to provide a level surface no higher than 260 mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.
- c. The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that any new trees or shrubs are planted back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting must be kept trimmed behind visibility splays. Where a timber post and rail fence is erected along road boundary, the timber rails to be placed on the site side of posts, in the interest of road safety.
- d. The new entrances must be set back at least 4.0 metres from the edge of the LT-78001-0 Public Road. Entrance gates shall open inwards only and the recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road.
- e. All proposed entrances shall be surfaced with concrete or bitmac from the edge of public road for a minimum of 5 metres. The area between road edge and new boundaries shall be soled with 300mm of 100mm stone blinded with quarry dust and rolled to level and camber of existing road.
- f. The entrance between road carriageway and boundary shall be graded back so that level at boundary (3.0 metres) to be 100 mm below road level. The gradient of the access road shall not be greater than 1:20 (5.0%) for the first 5 metres from the road boundary and 1:10 (10.0%) thereafter.
- g. Applicant(s) shall install cattlegrid/gullies at each proposed entrance in such a manner as to prevent water from the entrance flowing onto the public road. Similar measures must be taken to prevent road surface water from flowing onto the proposed entrance(s).

- h. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage shall remain unimpeded.
- i. No development exempt or otherwise shall be erected over the public sewer, drain or water-main.
7. a. Prior to the commencement of any development, the developer shall submit a Project Management Plan and a Construction and Demolition Waste Management Plan, or as otherwise agreed.
- b. The Project Management Plan shall include the following measures:
- Provision, within site boundaries, for the temporary off-street accommodation of building materials, vehicles and temporary offices.
  - Car and truck parking facilities provided on-site during the construction phases of development.
  - Provision of a defined contractors' compound, incorporating measures, where necessary, to counteract ground-water pollution.
  - A temporary wheel-wash arrangement to be used by all vehicles exiting the site.
  - An appropriate delivery policy, which ensures that delivery activities do not run concurrently.
  - Details re a road sweeping operation to remove any project related dirt and material deposited on any length of the road network by construction/delivery vehicles.
  - An operating procedure that ensures loads of materials leaving the site will be evaluated and covered if considered necessary to minimise potential impacts during transportation.
  - An operating procedure for the monitoring and maintenance of the access route/road/lane throughout the construction period.
- c. The Construction and Demolition Waste Management Plan shall include details of:
- If applicable, facilities for disposal of excavated subsoil.
  - Material handling and storage procedures.
  - Designated site managers.
  - Management of acceptable noise during construction phase.
  - Management of any sediment laden runoff during construction phase.
- d. Development shall be carried out in accordance with the agreed details.
8. a. Prior to the commencement of development, the applicant(s) shall submit a water protection plan checklist.
- b. Measures to prevent the discharge of polluting matter to waters shall be adequate to ensure there is no negative impact on waters during the construction stage.

- c. Separate independent surface water and foul sewer collection systems shall be provided, in association with this development. All discharge of surface water from roads, yards or roofs shall be collected via separate storm water collection system and in an approved manner.
- d. Any oil/fuel storage containers temporary or otherwise to be banded.
- e. Any construction and demolition waste or excess soil generated during the construction phase which cannot be reused on site shall be disposed/recovered at an appropriately permitted facility in accordance with the requirements of the Local Government (Waste Management) Act 1996 as amended.
- f. Facilities shall be provided for the collection and segregation of recyclable waste within the site. Wastes shall be collected for recycling/reuse whenever feasible or otherwise disposed of in accordance with the Waste Management Act and Regulations.
9. a. All construction and/or demolition activity shall be restricted to the hours 08:00 to 18:00 Monday to Friday and the hours 09:00 to 13:00 on Saturdays, unless otherwise agreed in writing with the Planning Authority.
- b. No works shall take place on Sundays, bank holidays or public holidays.
10. a. Prior to the commencement of development, the developer shall contact Irish Water regarding the provision of water and sewerage services necessary to enable the proposed development and to confirm acceptability of the proposed development with regard to source/network infrastructure.
- b. Development within the site in respect of water and sewerage services shall be to standards as required by Irish Water.
11. a. Prior to the commencement of development, the designer/contractor must submit to the Planning Authority a detailed lighting design carried out by a competent qualified lighting designer.
- b. Development shall be carried out in accordance with these details prior to the occupation of the first dwelling or as otherwise agreed with the Planning Authority.
12. All amenity/open spaces, roads, footpaths, public lighting, water and wastewater services shall be completed in accordance with the standards and conditions set out in the Departmental publication *Recommendations for Site Development Works for Housing Areas*, except where superseded by the Council's *Taking in Charge Policy*, technical guidance document (WSTGD 2008) and *Storm Water Technical Guidance Document 2017*.

13. a. The existing line of mature trees and hedgerow adjoining the western boundary of the site shall be retained intact and protected from damage at all times, particularly during building operations.
- b. All hard and soft landscaping shall be in accordance with the details agreed as part of any subsequent permission(s).
- c. The species, variety, number, size and locations of all proposed trees and shrubs shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder.
- d. All planting shall be carried out in the first planting season following (re)commencement of building operations and shall be permanently retained thereafter.
- e. Any planted trees or shrubs removed, dying, being severely damaged and/or becoming seriously diseased within 5 years from the completion of the scheme, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted, unless as otherwise approved in writing by the Planning Authority.
14. a. All electricity, telephone, television and suchlike services shall be located underground.
- b. A duct, fit to accommodate a cable of minimum 100mm diameter, shall be provided where appropriate to allow for future broadband and suchlike connections.
15. If/where applicable, prior to the occupation of the houses, proposals for
- the housing estate/development name,
  - street names,
  - house numbers and
  - any associated signage
- shall be submitted to the Planning Authority for agreement in writing. Estate and street names shall be displayed in bilingual format.
16. The development shall be carried out strictly in accordance with the plans and documents submitted on the 07<sup>th</sup> April, as amended on 26<sup>th</sup> August 2021, except as may otherwise be required in order to comply with the above conditions.

The reasons for the imposition of the above conditions are:

1. In the interest of visual amenity and appropriate design
2. It is considered appropriate that the developer should contribute towards the expenditure incurred or proposed to be incurred by the Council in the provision of public roads, public footpaths/cycle paths and public lighting that will facilitate the proposed development.
3. It is considered appropriate that the developer should contribute towards the expenditure incurred or proposed to be incurred by the Council in the provision of community, recreation and amenity infrastructure and facilities in the area.
4. To ensure the proper planning and sustainable development of the area.
5. To ensure the proper planning and sustainable development of the area.
6. In the interests of road/traffic safety and securing a satisfactory standard of development.
7. To ensure that the development is carried out in an orderly and planned manner.
8. In the interests of environment protection and to ensure that the development is carried out in an orderly and planned manner.
9. In the interests of residential amenity and to ensure that the development is carried out in an orderly and planned manner.
10. In the interests of orderly development, public health and securing a satisfactory standard of development.
11. To ensure a satisfactory standard of development.
12. In the interest of orderly development.
13. In the interest of visual amenity.
14. In the interest of orderly development.
15. To ensure a satisfactory standard of development.
16. In the interest of proper planning and sustainable development.