



# Comhairle Contae Mhuineacháin Monaghan County Council



11/03/2019

Acmhainní Daonna  
Human Resources  
047 30586

Airgeadas  
Finance  
047 30589

Na Bóithre  
Roads  
047 30597

Clár na dTogthóirí  
Register of Electors  
047 30551

Comhshaol  
Environment  
042 9661240

Na hEalaíona  
Arts  
047 38162

Iasachtaí /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 Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 30504/30571

To: Katherine McQuaid  
C/o Owen Cunningham  
Broomfield,  
Castleblayney,  
Co. Monaghan.

File Number - 18/382

## Planning and Development Act 2000 (as amended) NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 04/02/2019 granted the above named, for the development of land namely for:- Permission to construct a two storey style dwelling house, new sewerage wastewater treatment system and new entrance onto public road and all associated site works , at Corleadargan, Castleblayney, Co. Monaghan, subject to the 6 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

  
ADMINISTRATIVE OFFICER  
11. 3. 2019  
DATE

It should be noted that an outline permission is a permission subject to the subsequent approval of the Planning Authority and that until such approval has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED.**

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.

Fálltíonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

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

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

☎ 00353 47 30500 📠 00353 47 82739 🌐 [www.monaghan.ie](http://www.monaghan.ie)

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

**P18/382 Katherine McQuaid**

1.
  - a. The developer shall pay to Monaghan County Council a sum of **€1,410** in accordance with the General Development Contribution Scheme 2013-2019 (as revised) 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 community, recreation and amenity public infrastructure and facilities in the area.
  - 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.
  
2.
  - a. Only that applicable portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances, shall be removed.
  - b. Remaining mature trees and hedgerow defining the site boundary shall be permanently retained in this development. They shall also be reinforced with additional planting as per the submitted landscaping proposal and protected from damage at all times, particularly during building operations.
  - c. Notwithstanding the submitted landscaping proposal, new site and roadside boundaries shall be planted with native hedgerow species so as to ultimately form naturalised hedgerows similar to existing hedgerows in the vicinity. Predominant species shall be whitethorn, with blackthorn, hazel and holly also included. Planting shall be in a double staggered row with 8 (eight) 2-3 year old plants per metre; 250mm apart, with 300mm between rows.
  - d. Hedgerow planting, as required, shall be supplemented as per the submitted landscaping proposal with native tree species at irregular intervals. Species shall include ash, oak, sycamore and beech.
  - e. Planting as required shall be carried out in the first planting season following commencement of building operations and shall be permanently retained thereafter.  
Any plant which fails in the first planting season shall be replaced. Trees shall be allowed to mature and shall not be topped when trimming hedgerows.
  - f. Any boundary fencing shall be of stained wood.
  
3. Facilitating cut and/or fill shall be graded to a natural contour to reflect the existing topography of the area and the floor level of the dwelling house shall be a maximum of 250mm above ground level at the front building line.

4.
  - a. The proposed waste water treatment system shall meet the requirements of I.S. EN 12566-3:2005 and shall be installed in accordance with the design and specification of the manufacturer.
  - b. The installation shall be supervised and certified by a competent person and a copy of the certificate shall be submitted to the Planning Authority prior to occupancy of the dwelling.
  - c. No part of proposed waste water treatment system shall be located within a minimum of 10m of the dwelling, 35m of the well or 10m of the public road-way.
  - d. Effluent from the proposed wastewater treatment system shall be disposed of by means of a sand polishing filter constructed in accordance with the requirements as set out in the Environmental Protection Agency Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses." (p.e. ≤ 10).
  - e. The construction of the sand polishing filter shall be supervised and certified by a competent person and a copy of the certificate shall be submitted to the Planning Authority prior to occupancy of the dwelling.
  - f. No part of the sand polishing filter shall radiate within 12m of the dwelling-house, 35m of the well or 7m of the public road-way.
  - g. Applicant shall enter into a maintenance contract with the supplier of the wastewater treatment system and a copy of same shall be submitted to the Planning Authority for approval within two months of the date of occupation of the dwelling. A copy of each maintenance report shall be submitted to the Planning Authority.
  
5.
  - a. Prior to any other works commencing, visibility splays of 100m, measured to the nearside road edge in each direction, shall be provided from a point in the centre of the entrance 3m from the road edge at a height of between 1.05m and 2m above ground level to an object height of between 1.05m and 2m above ground level in both directions. The visibility splays shall be retained and kept clear from obstructions thereafter.
  - b. Where it is necessary to remove hedges, fences, embankments or other obstructions in order to achieve the required visibility splays, they shall be reinstated behind the visibility splays. Any new trees or shrubs shall be planted back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting shall be kept trimmed behind visibility splays.
  - c. Where the existing roadside hedge/embankment is to be removed, the roadside verge shall be widened (by grading back or infilling where necessary using appropriate inert material) to include the entire area within the visibility splays, top soiled, and grassed to the satisfaction of the Planning Authority.

Changes for Commencement Notices applications system for owners of new dwellings and extensions from September 1<sup>st</sup> 2015.

Alternative process- Opt out of Statutory Certification

The most recent amendment to the Building Control Regulations 1997 to 2015 provides owners of new single dwellings and domestic extensions with an alternative process to that outlined above. This alternative process is explained in the detailed Table below.

These changes take effect from September 1<sup>st</sup> 2015

**Comparison of requirements relating to Statutory Certification of compliance for Building Control purposes and the alternative process for owners who opt out of Statutory Certification.**

Statutory Certification of compliance for Building Control purposes	Alternative process for owners opting out of requirements for Statutory Compliance
Commencement Notice	Commencement Notice
	Declaration of Intention to opt out of Statutory certification (this new form is to be signed by the owner; who must also accept their role as owner as normal)
Compliance Documentation (plans, calculations, specifications etc. to include i. General arrangement drawings ii. A schedule of compliance documents as currently designed or to be prepared at a later date iii. Online assessment on the BCMS iv. Preliminary inspection plan prepared by the assigned certifier	Compliance Documentation (plans, calculations, specifications etc. to include i. General arrangement drawings ii. A schedule of compliance documents as currently designed or to be prepared at a later date iii. Online assessment on the BCMS  <i>Note no inspection plan required</i>
Design cert signed by registered construction professional	Not required (Designer will have to accept their role)
Notice of assignment of Assigned Certifier	Not required
Undertaking by Assigned Certifier	Not required
Notice of assignment of builder	Notice of assignment of builder ( Builder will have to accept their role)
Undertaking by builder	Not required
Completion Cert signed by builder (Part A) and registered construction professional (Part B) and accompanied by up-to-date schedule of compliance documents and the inspection plan as implemented	Not required

If the owner is in any doubt about the long term implications of their decision to opt out of Statutory Certification it may be advisable to consult with a solicitor and their financial institution prior to making their decision.