

**Our ref:** mga/19146

**Your ref:**

**Date:** 18th March 2021

Ann & Gerald Mulligan  
Cloghan,  
Annyalla,  
Co. Monaghan

Dear Ann & Gerald,

**Re: PERMISSION TO ERECT A ONE AND A HALF STOREY DETACHED DWELLING, SINGLE STOREY DETACHED DOMESTIC GARAGE, NEW SHARED ENTRANCE AND ACCESS LANE WITH GATES & PIERS, NEW WASTEWATER TREATMENT SYSTEM TOGETHER WITH ALL ASSOCIATED WORKS. SIGNIFICANT FURTHER INFORMATION RELATES TO REVISED SITE BOUNDARY, LAYOUT AND DRAWING DESIGN AT CLOGHAN, ANNYALLA, CO. MONAGHAN.**

We refer to the above and enclose herewith a copy of the Notification of Final Grant of planning permission and conditions pertaining to the approval.

We ask that you provide details of your intention to commence so that we can notify the HSA in accordance with the Safety, Health & Welfare at Work (Construction) Regulations 2013 which came into effect on 1st August 2013.

Prior to any works being carried out a commencement notice must be submitted to the Building Control authority with relevant compliance documentation (plans, calculations, specifications, etc.) & details of your selected builder.

Should you have any queries in relation to the above or wish to discuss further please do not hesitate to contact us.

Yours sincerely,



McGuigan Architect Ltd.



# Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna  
Human Resources  
047 30586

Airgeadas  
Finance  
047 30589

Na Bóithre  
Roads  
047 30597

Clár na dToghthóirí  
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

18/02/2021

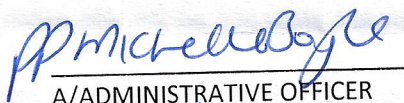
To: Ann & Gerald Mulligan  
McGuigan Architects  
6 Plantation Terrace  
Monaghan  
Co. Monaghan

File Number - 20/267

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

Monaghan County Council has by order dated 15/01/2021 granted the above named, for the development of land namely for:- permission to erect a one and a half storey detached dwelling. single-storey detached domestic garage, new shared entrance & access lane with gates & piers, new wastewater treatment system together with all associated works. Significant further information relates to revised site boundary, layout and drawing design. , at Cloghan Td., Annyalla, Co. Monaghan, subject to the 7 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

  
A/ADMINISTRATIVE OFFICER

18/2/2021  
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.

Fáiltíonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí 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)

1.    (a)    The developer shall pay to Monaghan County Council a sum of €2470 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.    Ground and finished floor levels shall be as per the plans submitted. Facilitating cut and/or fill shall be graded to a natural contour to reflect the existing topography of the area.
3.    (a)    The septic tank drainage system and percolation area shall be constructed in accordance with the details submitted to the planning authority on the 8<sup>th</sup> July 2020 and in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.  
  
      (b)    Within two months of the first occupation of the dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proposed septic tank drainage system and percolation area has been constructed in accordance with the standards set out in the EPA document and installed and commissioned in accordance with the approved details.
4.    Garage shall be used solely for purposes incidental to the enjoyment of the dwelling house and not for any industrial, business or commercial purposes.
5.    (a)    Prior to any other works commencing, visibility splays of 90m, measured to the nearside road edge in each direction, shall be provided from a point in the centre of the entrance 2.4m 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.
  - (d) The new entrance shall form a bellmouth of 4m radius with edge of new boundary. Recessed entrance shall be of sufficient dimensions to contain a stationary vehicle off the public road. Entrance gates shall open inwards only.
  - (e) Entrance/access road shall be surfaced with concrete or bitmac from edge of public road for a minimum of 5m and the surface shall be graded back so that its level at 3m from the edge of the carriageway is a minimum of 100mm below road level. Gradient of access road shall be not greater than 1:20 (5%) for the first 5m from boundary and 1:10 (10%) thereafter.
  - (f) Cattlegrid/ACO Drain/gullies shall be installed at proposed entrance and constructed in such a manner as to prevent water from the entrance flowing onto the public road. Similarly, measures shall be taken to prevent road surface water from flowing onto the entrance. The discharge from the above drainage shall be piped to an appropriate drainage pipeline or watercourse.
  - (g) Provision shall be made within the site for surface water drainage and no surface water shall be allowed flow onto the public roadway. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage shall remain unimpeded.
  - (h) No development exempt or otherwise shall be erected over the public sewer, drain or water-main, unless otherwise agreed in writing with the Planning Authority.
  - (i) Before any work is commenced on this development a security, by way of a cash deposit, in the sum of €2250, shall be paid to the Planning Authority by the developer to ensure the satisfactory completion of all surface water drainage/boundary work within and abutting the site area, to prevent runoff of surface water onto the public roadway and to ensure that no damage is caused to public roadway and any such damage is repaired satisfactorily. Failure to carry out all entrance works to a standard to the satisfaction of the Planning Authority will result in forfeiture of part or all of the cash security.
6. (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 boundaries shall be permanently retained in this development. They shall also be reinforced with additional planting as per the submitted landscaping plan and protected from damage at all times, particularly during building operations.
  - (c) Notwithstanding the submitted landscaping plan, the new site and lane boundaries shall be planted with native hedgerow species so as to 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 plan 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.

7. The development shall be carried out strictly in accordance with the plans and documents submitted on the 08<sup>th</sup> July 2020, as amended on 11th December 2020, 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. 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.
2. In the interests of visual amenity and securing a satisfactory standard of development.
3. In the interest of public health and environmental protection.
4. To protect the amenity of the area and to prevent unauthorised development.
5. In the interest of traffic/road safety.
6. In the interest of visual amenity.
7. In the interest of proper planning and sustainable development.

## **BUILDING CONTROL ADVICE NOTE**

### **Before Any Building Works Commence - Things you should check!**

**1. Building Control Legal Requirements - Commencement Notice & Fire Safety Certificates (FSC);**

In accordance with the Building Regulations you are obliged to submit a Commencement Notice prior to commencement of a development and it must be submitted not less than 14 days and not more than 28 days before you wish to commence. The Commencement Notice must be submitted to the Local Authority via the online national portal BCMS. Applicants are advised to register on this website in advance of submitting a commencement notice via the attached link: [www.localgov.ie/en/bcms](http://www.localgov.ie/en/bcms)

As the type of Commencement Notice required will vary depending on your proposed development, you are advised to seek advice from your agent or architect on what type of commencement notice is relevant to your proposed works. **Alternatively please feel free to contact Monaghan Fire & Building Control Authority for advice at 047-30521 or email: [bcms@monaghancoco.ie](mailto:bcms@monaghancoco.ie)**

Please be advised that works **can not** begin until the applicant has received a valid commencement notice from the Building Control Authority, and that it is an offence under the Building Control Act 1990 to proceed with the works without a valid commencement notice and/or a valid FSC (if required for works/development).

**2. Pre-Development Conditions;**

If there are any Pre-Development conditions on the schedule of conditions attached to your permission you should give your immediate attention to them prior to the commencement of your development.

**N.B. All conditions must be complied with in full as failure to do so will render your permission invalid and may result in the initiation of enforcement proceedings for compliance with same.**

**3. Construction Products Regulations (SI No 225 of 2013);**

You need to ensure that you, your builder, your designer/assigned certifier and your suppliers are familiar with the requirements of the Construction Products Regulations.

For more information, please see link provided below.

<https://monaghan.ie/firebuildingcontrol/building-control-construction-products-regulation/>

**4. Responsibilities under the Safety, Health and Welfare at Work (Construction) Regulations 2013;**

The regulations are to ensure that there is a safe working environment for all involved in the construction works, including dwellings.

For more information;

[http://www.hsa.ie/eng/Publications\\_and\\_Forms/Publications/Construction/Guide\\_for\\_Homeowners.html](http://www.hsa.ie/eng/Publications_and_Forms/Publications/Construction/Guide_for_Homeowners.html)