



Comhairle Contae Mhuineacháin Monaghan County Council

13/07/2017

To: [Redacted]
[Redacted] c.
[Redacted]
[Redacted]
[Redacted]
Co. Monaghan



File Number - 16/537

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

Monaghan County Council has by order dated 09/06/2017 granted the above named, for the development of land namely for:- permission for a storey and a half dwellinghouse, with attached single storey carport and domestic garage to rear, wastewater treatment system and percolation area, entrance walls and piers together with all ancillary site development works , at Corleadargan, Castleblayney, Co. Monaghan, subject to the 8 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

ADMINISTRATIVE OFFICER
13/7/2017
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 for new responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013.

Fálaiminn 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.

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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

Asachtaí /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

Difig Fiontair Áitiúil
Local Enterprise Office
047 71818

Seirbhís Uisce
Water Services
047 30504/30571

1.
 - a. Prior to the commencement of development developer shall submit a revised a site layout plan to indicate the dwelling re-orientated toward the southwest, roughly parallel with the western site boundary (or as otherwise agreed in writing with the planning authority).
 - b. Development shall be carried out in accordance with these agreed details.
2.
 - a. The developer shall pay to Monaghan County Council a sum of €3379.00 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.
3.
 - a. All existing trees and hedging along the boundaries of the site shall be retained except the hedgerow required to be removed to facilitate sight distances. This vegetation shall be reinforced with additional planting and be protected from damage at all times, particularly during building operations.
 - b. Notwithstanding the above, all other landscaping shall be carried out in accordance with the landscaping plan submitted on the 15th of May 2017 . Planting shall be carried out in the first planting season following commencement of development and shall be permanently retained thereafter. Any plant which fails shall be replaced.
4.
 - a. External wall finishes shall be plaster /dash and or stone. A maximum of two external wall finishes shall apply to elevations which are visible from the public domain.
 - b. Roof slates and ridge tiles shall be blue/black in colour.
5.
 - a. The proposed waste water treatment system shall meet the requirements of I.S. EN 12566 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 system shall be located within a minimum of 10m of the dwelling, 40m of a well or 3m of adjoining boundary.
 - d. Effluent from the proposed waste water treatment system shall be disposed of by means of an effluent percolation area 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 effluent percolation area 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 soil polishing filter shall radiate within 12m of the dwelling-house, 40m of a well, 10m of a watercourse or 3m of the adjoining boundary.
 - g. Developer shall enter into a maintenance contract with the supplier of the waste water 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.
- 6.
- a. Prior to any other works commencing, visibility splays of 100 metres, measured to the nearside road edge in each direction shall be provided from a point in the centre of the entrance 3.0 metres from the road edge at a height of between 1.05 metre and 2.0 metres above ground level to an object height of between 1.05 metre and 2.0 metres 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 4.0 metres 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 5 metres and the surface shall be graded back so that its level at 3.0 metres from the edge of the carriageway is a minimum of 100 mm below road level. Gradient of access road shall be not greater than 1:20 (5.0%) for the first 5 metres from boundary and 1:10 (10.0%) thereafter.
 - f. French drain consisting of 300mm diameter concrete pipes backfilled to ground level with suitable granular filter material shall be placed along full site frontage. Drain shall discharge to the nearest appropriate watercourse or drainage pipeline. Suitable gullies shall be placed at start, end, and intersection of other drains and at not greater than 40 metres intervals. (Separate application shall be made to Monaghan County Council if this requires a road opening licence.)
 - g. 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.
 - h. 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.
 - i. 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.

- j. Before any work is commenced on this development a security, by way of a cash deposit, in the sum of **€2,250**, 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.
7. The garage hereby approved shall be used solely for purposes ancillary to the residential dwelling within the site area, and not for any separate purposes.
8. The development shall be carried out in accordance with plans and details submitted on the 21st of December and as revised on the 15th May 2017 and the 2nd June 2017 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 sustainable development.
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 community, recreation and amenity infrastructure and facilities in the area.
3. In the interest of visual amenity.
4. In the interest of visual amenity.
5. In the interest of orderly development and public health.
6. In the interest of traffic safety.
7. In order to prevent unauthorised development
8. To ensure a satisfactory standard of development.