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05/10/2023

To: Seamus Meegan
MNK Engineering Ltd. t/a C.S. Pringle
Monaghan Road
Castleblayney
Co. Monaghan

File Number - 23/60081

Planning and Development Act 2000 (as amended)

NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 01/09/2023 granted the above named, for the development of land namely for:- permission for development consisting of construction of a Two-Storey Dwelling with Detached Garage, New Entrance, Gates and Piers, Installation of a Proprietary Wastewater Treatment System with all ancillary and associated site works at Kilnacranfry, Culloville, Castleblayney, subject to the 6 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL


ADMINISTRATIVE OFFICER

5th October 2023
DATE

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.

23/60081

Seamus Meegan

Kilnacranfy, Culloville, Castleblayney, Co. Monaghan

1. (a) The developer shall pay to Monaghan County Council a sum of €2,729.00 in accordance with the General Development Contribution Scheme 2021-2026 (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.

Reason: 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. (a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 24th May 2023 and as amended on the 16th August 2023 and in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.≤10)" – Environmental Protection Agency, 2021. No system other than the type proposed in the application shall be installed without the prior written agreement of the Planning Authority.
- (b) Maintenance contracts for the effluent treatment and disposal systems shall be entered into from the first date of occupancy of the dwellings and permanently maintained thereafter. Signed and dated copies of the contracts, which shall be for a minimum period of 3 years, shall be submitted to, and agreed in writing with the planning authority within 2 months of their installation.
- (c) Surface water soakways shall be located such that the drainage from the dwellings and paved areas of the sites shall be diverted away from the location of the polishing filters.
- (d) Within two months of the first occupation of the dwellings, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proposed effluent treatment and disposal system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner and that the polishing filter is constructed in accordance with the standards set out in the EPA document.

Reason: In the interest of public health and environmental protection.

3. (a) The planting details and associated site works as indicated on plans as submitted to the Planning Authority on the 24th May 2023 shall be fully implemented prior to any occupancy of the dwellings hereby approved or in the first available planting season following commencement of building operations, whichever is the sooner.

- (b) Landscaping works within the site area as detailed on plans as submitted to the Planning Authority on the 24th May 2023 shall be permanently retained thereafter. Any plant which fails in the first planting season shall be replaced.
- (c) Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances shall be removed. All other trees and hedgerows bounding this site shall be permanently retained in this development, shall be reinforced with additional planting and shall be protected from damage at all times, particularly during building operations.
- (d) The line of the recessed entrance shall be planted with a double staggered row of trees (at maximum 3 metre centres) and a hedgerow of species native to the area to form a naturalised hedgerow similar to existing hedgerows in the vicinity. Species shall include thorn, beech, ash, oak, hazel, sycamore and holly.
- (e) Any boundary fencing shall be of stained wood.

Reason: To ensure a satisfactory standard of development.

- 4. (a) Prior to any other works commencing, visibility splays of 50 metres, measured to the nearside road edge in each direction, shall be provided from a point in the centre of 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 1.05 metres to 2.0 metres above ground level in both directions. The visibility splays shall be retained and kept clear thereafter.
- (b) The entrance/access road shall be surfaced with concrete, bituminous or other suitable materials for a minimum of 5 metres from the edge of the public road. It shall be graded back so that the level at 3.0 metres from the edge of the carriageway is a minimum of 100 mm below road level.
- (c) A french drain, consisting of concrete/twinwall pipes no less than 225mm in diameter and backfilled to ground level with suitable granular filter material shall be placed along the entire site frontage and discharge to the nearest appropriate watercourse or drainage pipeline. Suitable gullies shall be placed at the start, end, and intersection of other drains and at not greater than 40 metres intervals. If a road opening licence is required a separate application shall be made to Monaghan County Council and no works shall commence until a licence is granted.
- (d) Cattlegrid/ACO Drain/Gullies shall be installed at the proposed entrance and constructed in such a manner as to prevent water flowing from the entrance onto the public road. The discharge from the above drainage shall be piped to an appropriate drainage pipeline or watercourse.
- (e) Surface water from the site shall not drain onto the public road or otherwise interfere with the existing public road drainage system. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage shall remain unimpeded.
- (f) The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining public road is kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.
- (g) All site works required in respect of conditions (b), (c), (d) and (e) above shall be carried out prior to the commencement of operations hereby approved and shall be permanently retained thereafter.

- (h) Before any work is commenced on this development a security, by way of a cash deposit, to the sum of €2,250, shall be paid to the planning authority by the developer to ensure that works are carried out in accordance with the approved plans and conditions (a) to (g) above. Failure to carry out these works to the satisfaction of the Planning authority will result in forfeiture of all of the cash security.

Reason: In the interest of traffic safety and to ensure a satisfactory standard of development.

- 5. (a) Roof tiles/slates and ridge tiles shall be blue/black in colour or as otherwise detailed on the drawings hereby approved.
- (b) A maximum of two external wall finishes shall be utilised.

Reason: In the interest of visual amenity.

- 6. The development shall be carried out in accordance with plans and documentation submitted to the Planning Authority on the 24th May 2023 and 16th August 2023 except as may otherwise be required in order to comply with the above conditions.

Reason: To ensure a satisfactory standard of 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

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**

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