



Comhairle Contae Mhuineacháin Monaghan County Council

Acmhainní Daonna
Human Resources
047 30586

Airgeadas
Finance
047 30589

Na Bóithre
Roads
047 30597

06/12/2019

To: ~~Publicly~~
C/o Owen Cunningham
Broomfield,
Castleblayney,
Co. Monaghan.

Clár na dToghthóirí
Register of Electors
047 30551

File Number - 19/338

Comhshaol
Environment
042 9661240

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

Na hEalaíona
Arts
047 38162

Monaghan County Council has by order dated 04/11/2019 granted the above named, for the development of land namely for:- Permission to construct a storey and a half dwelling house, new sewerage wastewater treatment system and new entrance onto public road and all associated site development works, at Crover (Farney), Broomfield, Castleblayney, subject to the 6 condition(s) set out in the Schedule attached.

Iasachtaí /Deontais Tithíochta
Housing Loans/Grants
047 30527

Leabharlann an Chontae
County Library
047 74700

Signed on behalf of MONAGHAN COUNTY COUNCIL

Mótarcháin
Motor Tax
047 81175

Músaem an Chontae
County Museum
047 82928

Michelle Boyce
ADMINISTRATIVE OFFICER

Pleanáil
Planning
047 30532

6/12/19
DATE

Pobal
Community
047 77716

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.

Rialú Dáiteáin/Foirgnimh
Fire/Building Control
047 30521

Oifig Fiontair Áitiúil
Local Enterprise Office
047 71818

Seirbhís Uisce
Water Services
047 3050430571

Fáilfionn an tUdarás Áitiúil roimh dhomhfhreagrais i nGaeilge
Comhairle Contae Mhuineacháin, Oifig an Chontae, An Gleann, Mhuineachán, Éire.
Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

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eolas@monaghancoco.ie info@monaghancoco.ie

Monaghan County Planning Portal

1. (a) The developer shall pay to Monaghan County Council a sum of €1140.00 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.
2. (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 occupation of the dwelling.
- (c) No part of proposed waste water treatment system shall be located within a minimum of 10m of the dwelling, 30m of the well or 3m of the adjoining boundary.
- (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 15m of the dwelling-house, 5m of the well, 10m of any watercourse or 3m of any boundary.
- (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.
- (a) Prior to any other works commencing, visibility splays of 70 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 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 €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.

4. (a) The planting details and associated site works as indicated on plans as submitted to the Planning Authority on 22-7-2019, as amended by Additional Information on 21-10-2019, shall be fully implemented prior to any occupancy of the dwelling 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 22-7-2019, as amended by Additional Information on 21-10-2019, shall be permanently retained thereafter being planted. 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.
5. (a) Roof tiles/slates and ridge tiles shall be blue/black in colour.
 - (b) A maximum of two external wall finishes shall be utilised.
6. The development shall be carried out in accordance with plans and documentation submitted to the Planning Authority on 22-7-2019, as amended by Additional Information on 21-10-2019, 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. To ensure a satisfactory standard of development.
3. To ensure a satisfactory standard of development.
4. In the interest of visual amenity.
5. In the interest of visual amenity.
6. To ensure a satisfactory standard of development.