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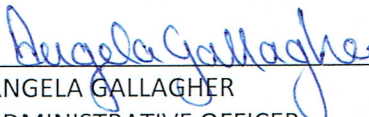
TO: Hugh Lennon
Moffett Architectural
Corlea,
Ballybay.
Co. Monaghan.

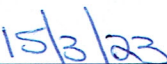
22/450
15/03/2023

**Re: Planning and Development Act 2000 (as amended)
NOTIFICATION OF DECISION**

Monaghan County Council has by order dated 15/03/2023 decided to GRANT permission to the above named for development of land, in accordance with the documents submitted namely for:- permission for development consisting of 2 No. two storey type dwelling houses, (on separate sites/plots), each with detached domestic garage, proprietary waste water treatment system & individual access from public road along with other associated ancillary site works at Carrickaveilty, Aghnamullen subject to the 8 condition(s) set out in the Schedule attached.

Signed on behalf of Monaghan County Council


ANGELA GALLAGHER
ADMINISTRATIVE OFFICER


DATE

Provided there is no appeal against this DECISION a grant of planning permission will issue at the end of four weeks (see footnote).

**THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT
COMMENCE UNTIL PLANNING PERMISSION IS ISSUED.**

NOTE:

1. Any appeal against a decision of a Planning Authority under Section 34 of the Act of 2000 (as amended) may be made to An Bord Pleanála. The appeal period for the applicant and other persons will be four weeks from the day the Planning Authority makes its decision.
2. Appeals should be addressed to The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. In the case of an appeal by any other person, the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.
 - (a) The fee for an appeal against a decision of a Planning Authority, on a planning application relating to a commercial development, made by the person who made the planning application is **€1,500 or €3,000** if there is an EIS or NIS involved. Commercial Development means development for the purpose of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.
 - (b) Appeal against a decision of a planning authority on a planning application relating to commercial development, made by the person by whom the planning application is made, where the application relates to unauthorised development is **€4,500 or €9,000** if there is an EIS or NIS involved.
 - (c) Appeal made by the person by whom the planning application was made, where the application relates to unauthorised development, other than an appeal mentioned at (a) or (b) is **€660**.
 - (d) Appeal other than appeal mentioned at (a), (b), (c), or (f) is **€220**.
 - (e) Application for leave to appeal is **€110**.
 - (f) Appeal following a grant of leave to appeal is **€110**.

The appeal must be fully complete, with your name and address, the subject matter of the appeal, the full grounds of appeal and supporting arguments and material, appropriate fee and evidence of payment of submission fee to the Planning Authority.

In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.

3. Submissions or observations to the Board by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of **€50**.

For more information on Appeals you can contact An Bord Pleanála at:-

Tel. 01-8588100 or LoCall: 1890 275 175

Fax: 01-8722684

E-mail: bord@pleanala.ie

Web: www.pleanala.ie

Fáiltíonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge

Pleanáil/Planning 047-30532 | planning@monaghancoco.ie

1. a) The developer shall pay to Monaghan County Council a sum of **€4472.00** in accordance with the General Development Contribution Scheme 2021-2026, 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 retention 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) Within 2 months of the date of grant of planning permission, submit Revised Landscape Plan in accordance with Section 15.19 of Monaghan County Development Plan 2019-2025, as follows:
 - (i) Plot 1: submit landscape plans for additional landscaping along the Local Primary Road/junction with Local Tertiary Road
 - (ii) Submit landscape plans for the new boundary between Plot 1 and Plot 2
- b) Prior to the commencement of development, a security by way of a cash deposit for the amount of €5000.00 (or as otherwise agreed by the Planning Authority) shall be lodged with the Planning Authority by the developer to ensure the satisfactory completion of the submitted landscaping proposal on Plot 1 and Plot 2
- c) This security shall remain in place until the landscaping proposal is completed to the satisfaction of the Planning Authority in accordance with the submitted details, and for a further period of 3 years following completion of the works, or as otherwise agreed by the Planning Authority.

Reason: In the interest of visual amenity and appropriate design.

3. a) The proposed effluent treatment and disposal systems shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 12th October 2022 as amended on the 1st March 2023 and in accordance with the requirements of the document entitled The Environmental Protection Agency Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent <= 10) 2021. No systems 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 soakaways 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 reports from a suitably qualified person with professional indemnity insurance certifying that the proposed effluent treatment and disposal systems have

been installed and commissioned in accordance with the approved details and are working in a satisfactory manner and that the polishing filters are constructed in accordance with the standards set out in the EPA document.

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

4. The following requirements shall be fully complied with:
- a) Prior to commencement of development, visibility splays of 50 metres in each direction, 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 0.26 metre and 2.0 metres above ground level in both directions
 - 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 3.0 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 **€4500 (€2250 x 2)**, 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.

Reason: To ensure environmental protection

- 5.
- a) The planting details and associated site works as indicated on plans as submitted to the Planning Authority on 12-10-2022, as amended by Additional Information on 1-3-2023, 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 12-10-2022, as amended by Additional Information on 1-3-2023, 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.

Reason: In the interest of visual amenity.

- 6.
- a) Roof tiles/slates and ridge tiles shall be blue/black in colour
 - b) A maximum of two external wall finishes shall be utilised.

Reason: In the interest of visual amenity.

- 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.

Reason: In the interest of orderly development.

- 8.
- The development shall be carried in accordance with plans and documentation submitted to the Planning Authority on 12-10-2022 and Additional Information submitted on 1-3-2023 except as may otherwise be required in order to comply with the above conditions.

Reason: To ensure a satisfactory standard of development.