

Our ref: mga/18/166

Your ref:

Date: 12th June 2019

John Reilly & Jennifer Bannon
 Beagh
 Carrickmacross
 Co. Monaghan

Dear John & Jennifer,

Re: Permission to construct a single storey dwelling, detached domestic garage, new entrance with gates and piers together with new wastewater treatment system and all associated works at Beagh, Carrickmacross, 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.

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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

Sairbhís Uisce
Water Services
047 30504/30571

11/06/2019

To: John Reilly & Jennifer Bannon
Mc Guigan Architects
6 Plantation Terrace
Monaghan
Co. Monaghan


File Number - 19/121

Planning and Development Act 2000 (as amended)

NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 08/05/2019 granted the above named, for the development of land namely for:- Permission to construct a single storey dwelling, detached domestic garage, new entrance with gates and piers together with new wastewater treatment system and all associated works, at Beagh Td, Carrickmacross, Co Monaghan, subject to the 7 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.


ADMINISTRATIVE OFFICER
11.06.2019.
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.

Fálftíonn an tUdarás Áitiúil roimh chomhfhreagrais i nGaeilge.

Comhairle Contae Mhuineacháin, Oifig an Chontae, An Gleann, Mhuineachán, Éire.
Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

☎ 00353 47 30500 📠 00353 47 82738 🌐 www.monaghan.ie

✉ ecolas@monaghancoco.ie info@monaghancoco.ie

P19/121 John Reilly & Jennifer Bannon

1.
 - a. The developer shall pay to Monaghan County Council a sum of **€1,875** 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. 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 boundary 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 proposal, new site and roadside boundaries shall be planted with native hedgerow species so as to ultimately 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.

3. Facilitating cut and/or fill shall be graded to a natural contour to reflect the existing topography of the area and the floor level of the dwelling house shall be a maximum of 250mm above ground level at the front building line.

4.
 - 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 occupancy of the dwelling.
 - c. No part of proposed waste water treatment system shall be located within a minimum of 10m of the dwelling or the public roadway, 40m of the well or 3m of any other 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 12m of the dwelling-house, 40m of the well, 10m of any watercourse, 5m of the public roadway or 3m of any other 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.

5.
 - a. Prior to any other works commencing, visibility splays of 50m, 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. 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 40m 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.
6. Garage shall be used solely for purposes incidental to the enjoyment of the dwelling house and not for any industrial, business or commercial purposes.
7. The development shall be carried out strictly in accordance with the plans and documents submitted on the 14/03/18, 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 interest of visual amenity.
3. To secure a satisfactory standard of development.
4. In the interest of environmental health.
5. In the interest of traffic/road safety.
6. To protect the amenity of the area and to prevent unauthorised development.
7. In the interest of proper planning and sustainable development.

Changes for Commencement Notices applications system for owners of new dwellings and extensions from September 1st 2015.

Alternative process- Opt out of Statutory Certification

The most recent amendment to the Building Control Regulations 1997 to 2015 provides owners of new single dwellings and domestic extensions with an alternative process to that outlined above. This alternative process is explained in the detailed Table below.

These changes take effect from September 1st 2015

Comparison of requirements relating to Statutory Certification of compliance for Building Control purposes and the alternative process for owners who opt out of Statutory Certification.

Statutory Certification of compliance for Building Control purposes	Alternative process for owners opting out of requirements for Statutory Compliance
Commencement Notice	Commencement Notice
	Declaration of intention to opt out of Statutory certification (this new form is to be signed by the owner; who must also accept their role as owner as normal)
Compliance Documentation (plans, calculations, specifications etc. to include <ol style="list-style-type: none"> i. General arrangement drawings ii. A schedule of compliance documents as currently designed or to be prepared at a later date iii. Online assessment on the BCMS iv. Preliminary inspection plan prepared by the assigned certifier 	Compliance Documentation (plans, calculations, specifications etc. to include <ol style="list-style-type: none"> i. General arrangement drawings ii. A schedule of compliance documents as currently designed or to be prepared at a later date iii. Online assessment on the BCMS <p><i>Note no inspection plan required</i></p>
Design cert signed by registered construction professional	Not required (Designer will have to accept their role)
Notice of assignment of Assigned Certifier	Not required
Undertaking by Assigned Certifier	Not required
Notice of assignment of builder	Notice of assignment of builder (Builder will have to accept their role)
Undertaking by builder	Not required
Completion Cert signed by builder (Part A) and registered construction professional (Part B) and accompanied by up-to-date schedule of compliance documents and the inspection plan as implemented	Not required

If the owner is in any doubt about the long term implications of their decision to opt out of Statutory Certification it may be advisable to consult with a solicitor and their financial Institution prior to making their decision.