

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

Seirbhísí Uisce
Water Services
047 30504/30571

19/06/2019

To: Nuala Markey
C/o Owen Cunningham
Broomfield,
Castleblayney,
Co. Monaghan.

File Number 19/135

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

Monaghan County Council has by order dated 16/05/2019 granted the above named, for the development of land namely for:- permission to construct a storey & a half style dwelling house, detached domestic garage, new sewerage wastewater treatment system, and new entrance onto public road and all associated site development works. , at Drumgarra, Castleblayney, Co Monaghan, subject to the 7 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

ADMINISTRATIVE OFFICER

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.

Fálltíonn an tUdarás 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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P19/135 Nuala Markey

1.
 - a. The developer shall pay to Monaghan County Council a sum of **€2,490** 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. Details of same shall be submitted for approval prior to the commencement of any development.
 - 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 or 3m of adjoining boundary.
 - d. Effluent from the proposed wastewater treatment system shall be disposed of by means of a soil 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 soil polishing filter shall be supervised and certified by a competent person and a copy of the certificate to 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, 10m of any watercourse or the public road-way 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 to 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.

3. The applicant shall liaise with Irish water in relation to making a pre-connection enquiry to establish if a water connection to the proposed development site is feasible due to the distance from the end of the public watermain in the public road.

4.
 - a. 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.

 - b. Prior to any other works commencing, visibility splays of 120 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 0.26 metre and 2.0 metres above ground level in both directions. The area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter. Where it is necessary to remove hedges in order to achieve this sight distance, the new boundary should be located clear of sightlines.

 - c. Any pole or column materially affecting visibility must also be removed. No work shall commence on site until the visibility splays have been provided. Any Eircom/public utility poles which may be exposed by the removal of the front boundary fence shall be re-sited in a position alongside the new front fence line concurrently with overall site development works.

 - d. 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.

 - e. The area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.

 - f. French drain consisting of a minimum 300mm diameter concrete pipes backfilled to ground level with suitable granular filter material to be placed along full site frontage. Drain to discharge to the nearest watercourse. Suitable gullies to be placed at start, end, and intersection of other drains and at not greater than 40 metres intervals. (Separate application to be made to Monaghan County Council if this requires a road opening licence).

 - g. Applicant to install Cattlegrid/ACO Drain/Gullies at proposed entrance constructed in such a manner as to prevent water from the entrance flowing onto the public road. Similarly measures must be taken to prevent road surface water from flowing onto the entrance. The discharge from the above to be piped to drainage pipeline.

 - h. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage to remain unimpeded.

- i. No development exempt or otherwise shall be erected over the public sewer, drain or watermain.
 - j. Separate application to be made to Monaghan County Council in respect of road opening licence for connection to the foul sewer.
 - k. Before any work is commenced on this development a security, by way of a cash deposit, in the sum of **€2,250** to 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 satisfactory.
 - l. All site works required in relation to sight distance and drainage works to be carried out prior to the commencement of any building operations. Failure to do this will result in forfeiture of part or all of cash security.
- 5.
- a. The planting details and associated site works as indicated on plans as submitted to the Planning Authority on 27-3-2019, 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 27-3-2019, 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.
- 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.
- 7.
- The development shall be carried out in accordance with plans and documentation submitted to the Planning Authority on 27-3-2019, except as may otherwise be required in order to comply with the above conditions.