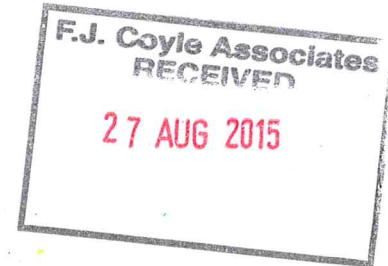




# Comhairle Contae Mhuineacháin Monaghan County Council

26/08/2015

To: Patrick McEaney  
F.J. Coyle & Associates  
3 High Street  
Monaghan  
Co. Monaghan



File Number - 15/195

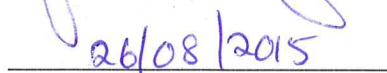
Planning and Development Acts 2000 to 2010

## NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 23/07/2015 granted PERMISSION to the above named, for the development of land namely:- construct bungalow type dwelling house, proprietary waste water treatment unit, raised pressurized polishing filter and construct new entrance and all associated site development works, at Coohy Td., Ballybay, Co Monaghan, subject to the 6 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](http://www.hsa.ie) for new responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013.

Acmhainn 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

asachtaí /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

Seirbhís Uisce  
Water Services  
047 30504/30571

Fáilteann an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifig an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

☎ 00353 47 30500 📠 00353 47 82739 🌐 [www.monaghan.ie](http://www.monaghan.ie)

✉ [eolas@monaghancoco.ie](mailto:eolas@monaghancoco.ie) [info@monaghancoco.ie](mailto:info@monaghancoco.ie)

1a. The developer shall pay to Monaghan County Council a sum of **€1010.00** 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.

2a. The planting details and associated site works as indicated on plans as submitted to the Planning Authority on the 8<sup>th</sup> June 2015 shall be implemented in entirety 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 the 8<sup>th</sup> June 2015 to be permanently retained thereafter being planted. Any plant which fails in the first planting season to be replaced.

c. Only that portion of the roadside hedgerow, which must be lowered or uprooted to provide adequate sight distances to be removed. All other trees and hedgerows bounding this site to be permanently retained in this development, to be reinforced with additional planting and to be protected from damage at all times, particularly during building operations.

d. The line of the recessed entrance to be planted with trees and shrubs of species native to the area to form a naturalised hedgerow similar to existing hedgerows in the vicinity. Species to include thorn, beech, ash, oak, hazel, sycamore and holly.

e. Any boundary fencing to be of stained wood.

3. (a). The proposed waste water treatment system and puraflo modules 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 to be submitted to the Planning Authority prior to occupancy of the dwelling.

(c) No part of proposed system is to be located within a minimum of 7m of the dwelling or 6m of the lane-way.

(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.  $\leq 10$ ).

(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 to radiate within 10m of the dwelling-house or any watercourse, 5m of the lane-way or 3m of the adjoining boundary.

(g) Applicant to 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.

4a. 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 3.0 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. It is recommended that any new trees or shrubs are planted back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting must 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 to 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 to 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** index linked, 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.

5 a. Prior to commencement of development, the developer to contact Irish Water regarding the provision of water services necessary to enable the proposed development and to confirm acceptability of the proposed development with regard to source/network infrastructure.

b. The development within the site in respect of water services shall be to standards as required by Irish Water.

6. The development shall be carried out in accordance with plans submitted to the Planning Authority on the 8<sup>th</sup> June 2015, except as may otherwise be required in order to comply with the above conditions.

P15/195 Patrick McEneaney, Coohy Td., Ballybay, Co. Monaghan.

**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. In the interest of environmental protection and public health.
4. In the interest of traffic safety and orderly development.
5. To ensure a satisfactory standard of development.
6. To secure a satisfactory standard of development.