



# Comhairle Contae Mhuineacháin Monaghan County Council

17/06/2019

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 8661240

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

Riailí Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontar Áitiúil  
Local Enterprise Office  
047 71818

Serbhísí Uisce  
Water Services  
047 30504/30571

To:



File Number - 18/613

Planning and Development Act 2000 (as amended)

## NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 14/05/2019 granted the above named, for the development of land namely for:- permission for a storey and a half dwelling house, domestic garage, wastewater treatment system and percolation area, new vehicular entrance, entrance walls and piers together with all ancillary site developments works (previously granted under planning reference No.13/195) , at Drumlane, Castleblayney, Co. Monaghan, subject to the 7 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

*pp Angela Gallagher*  
ADMINISTRATIVE OFFICER

17/6/19  
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.

Fáilteonn an tUdarás Áitiúil roimh chomhfhreagras I nGaeltú.

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

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P18/613-

Orla Mooney, Drumlane, Castleblayney, Co. Monaghan.

1.
  - (a) The developer shall pay to Monaghan County Council a sum of €1440 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 and roadside boundaries, and within the site, shall be permanently retained in this development. They shall also be reinforced with additional planting as per the submitted landscape proposal and protected from damage at all times, particularly during building operations.
  - (c) Notwithstanding the submitted landscape proposal, the hedgerow mix at areas A, B and C shall include a range of native species so to ultimately form naturalised hedgerows similar to existing hedgerows in the vicinity. Predominant species shall be whitethorn, with blackthorn, hazel and holly also included. All specific hedgerow planting (site and roadside boundaries) shall be in a double staggered row with 8 (eight) 2-3 year old plants per metre; 250mm apart, with 300mm between rows.
  - (d) All hedgerow planting shall be supplemented as per the submitted landscape proposal with native tree species at irregular intervals.
  - (e) Save for the amendments required under condition 2(c), the submitted landscape proposal (prepared by Valerie Hill) 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.

- (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 €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.
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 31/12/18 as amended on the 24/04/19, 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.