



Rannóg Pleanáil

Planning Section

00353 47 30532

planning@monaghancoco.ie

27/07/2026

To: Edward Dale
Stephen Rowland
56 Armagh Road
Newry
Co.Armagh

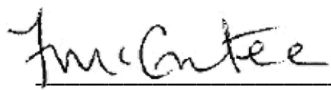
File Number - 26/60008

Planning and Development Act 2000 (as amended)

NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 23/06/2026 granted the above named, for the development of land namely for:- planning permission to erect 2no. dwellinghouses, consisting of 1no. two storey dwellinghouse and 1no. dormer dwellinghouse along with 2no. single storey detached domestic garages, 2no. wastewater treatment systems and 2no. Site Entrances complete with all ancillary and associated site works , at Drumakill TD, Castleblayney, Co.Monaghan, subject to the 10 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.


ADMINISTRATIVE OFFICER

27/07/2026
DATE

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.



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Fáiltíonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge

1. In respect of Site 01,

- a) The developer shall pay to Monaghan County Council a sum of **€2,851.00** in accordance with the General Development Contribution Scheme 2021-2026 (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.

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. In respect of Site 02,

- a) The developer shall pay to Monaghan County Council a sum of **€2,715.00** in accordance with the General Development Contribution Scheme 2021-2026 (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.

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.

3. in respect of Site 01,

- a) Prior to the commencement of development, a security by way of a cash deposit for the amount of **€1,500** shall be lodged with the Planning Authority by the developer to ensure the satisfactory completion of the submitted landscaping proposal.
- b) These securities shall remain in place until the landscaping proposals are completed to the satisfaction of the Planning Authority in accordance with the submitted details, and for a further period of 1 year following completion of the works, or as otherwise agreed by the Planning Authority.

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

4. in respect of Site 02,

- a) Prior to the commencement of development, a security by way of a cash deposit for the amount of **€1,500** shall be lodged with the Planning Authority by the developer to ensure the satisfactory completion of the submitted landscaping proposal.



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- b) These securities shall remain in place until the landscaping proposals are completed to the satisfaction of the Planning Authority in accordance with the submitted details, and for a further period of 1 year following completion of the works, or as otherwise agreed by the Planning Authority.

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

5.

- a) Prior to any other works commencing, visibility splays of **70m**, measured to the nearside road edge in each direction, shall be provided from a point in the centre of both entrances 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 entrances shall both form a bellmouth of 5m 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) Both 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 entrances 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) In respect of **Site 01**, 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



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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

- k) In respect of **Site 02**, 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

Reason: In the interest of traffic/road safety.

6.

- 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 19/01/2026 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 system other than the type proposed in the application shall be installed without the prior written agreement of the Planning Authority.
- b) A maintenance contract 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 contract, 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 the installation.
- c) Surface water soakaways shall be located such that the drainage from the dwellings and paved areas of the site shall be diverted away from the location of the polishing filter.
- d) Within two months of the first occupation of the dwellings, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proposed effluent treatment and disposal system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner and that the polishing filter is constructed in accordance with the standards set out in the EPA document.
- e) Proposed well to be located a minimum of 30m upgradient of the proposed on site DWWTS.

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

7.

- a) Existing mature trees and hedgerow defining the site boundaries 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.
- b) Notwithstanding the submitted landscaping plan, the new site boundaries shall be planted with native hedgerow species so as to 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.
- c) 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.
- d) 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



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the first planting season shall be replaced. Trees shall be allowed to mature and shall not be topped when trimming hedgerows.

e) Any boundary fencing shall be of stained wood.

Reason: In the interest of visual amenity.

8.

The garages hereby approved shall be used solely for purposes ancillary to the residential dwellings within the site area, and not for any separate purposes.

Reason: In the interest of orderly development.

9.

A maximum of two external wall finishes shall be utilised.

Reason: In the interest of visual amenity.

10.

The development shall be carried out in accordance with plans and documentation submitted to the Planning Authority on 19/01/2026, as amended by additional information on 09/06/2026, except as may otherwise be required in order to comply with the above conditions.

Reason: To ensure a satisfactory standard of development.



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BUILDING CONTROL ADVICE NOTE

Before Any Building Works Commence - Things you should check!

1. Building Control Legal Requirements - Commencement Notice & Fire Safety Certificates (FSC);

In accordance with the Building Regulations you are obliged to submit a Commencement Notice prior to commencement of a development and it must be submitted not less than 14 days and not more than 28 days before you wish to commence. The Commencement Notice must be submitted to the Local Authority via the online national portal BCMS. Applicants are advised to register on this website in advance of submitting a commencement notice via the attached link: www.localgov.ie/en/bcms

As the type of Commencement Notice required will vary depending on your proposed development, you are advised to seek advice from your agent or architect on what type of commencement notice is relevant to your proposed works. **Alternatively please feel free to contact Monaghan Fire & Building Control Authority for advice at 047-30521 or email: bcms@monaghancoco.ie**

Please be advised that works **can not** begin until the applicant has received a valid commencement notice from the Building Control Authority, and that it is an offence under the Building Control Act 1990 to proceed with the works without a valid commencement notice and/or a valid FSC (if required for works/development).

2. Pre-Development Conditions;

If there are any Pre-Development conditions on the schedule of conditions attached to your permission you should give your immediate attention to them prior to the commencement of your development.

N.B. All conditions must be complied with in full as failure to do so will render your permission invalid and may result in the initiation of enforcement proceedings for compliance with same.

3. Construction Products Regulations (SI No 225 of 2013);

You need to ensure that you, your builder, your designer/assigned certifier and your suppliers are familiar with the requirements of the Construction Products Regulations.

For more information, please see link provided below.

<https://monaghan.ie/firebuildingcontrol/building-control-construction-products-regulation/>

4. Responsibilities under the Safety, Health and Welfare at Work (Construction) Regulations 2013;

The regulations are to ensure that there is a safe working environment for all involved in the construction works, including dwellings.

For more information;

http://www.hsa.ie/eng/Publications_and_Forms/Publications/Construction/Guide_for_Homeowners.html



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