



047-30500



eolas@monaghancoco.ie



@MonaghanCoCo



www.monaghan.ie



info@monaghancoco.ie



facebook.com/MonaghanCoCo

10/08/2023

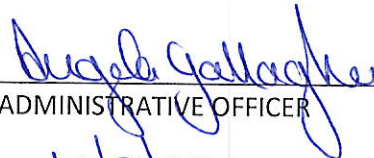
To: [REDACTED]
C/O McGuigan Architects
6 Plantation Terrace
Monaghan
Co. Monaghan

File Number - 23/128

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

Monaghan County Council has by order dated 06/07/2023 granted the above named, for the development of land namely for:- permission for change of house type and garage to that approved under planning ref 20/27 together with all associated site works, at Gallagher Td., Clontibret, Co. Monaghan, subject to the 5 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.


ADMINISTRATIVE OFFICER

10/8/23
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.

1. (a) The developer shall pay to Monaghan County Council a sum of €7326 in accordance with the General Development Contribution Scheme 2021-2026 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.
- (d) This condition shall supersede condition 1 attached under planning permission file number 20/27.

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. The development hereby permitted shall be completed before the expiry of 5 years from the date of the final grant of planning permission file number 20/27.

Reason: To ensure compliance with Section 40 of the Planning and Development Act 2000 as amended.

3. (a) The proposed effluent treatment and disposal system shall be constructed and maintained in accordance with the details submitted and in accordance with the requirements of the document entitled *Environmental Protection Agency Code of Practice - Domestic Wastewater Treatment Systems (population equivalent ≤ 10), 2021*. No system other than the type approved shall be installed without the prior written agreement of the Planning Authority.
- (b) A maintenance contract for the effluent treatment and disposal system shall be entered into from the first date of occupancy of the dwelling 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 dwelling and paved areas of the site shall be diverted away from the location of the polishing filter.
- (d) Within 2 months of the first occupation of the dwelling, 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.

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

4. Garage shall be used solely for purposes incidental to the enjoyment of the house and not for any industrial, business or commercial purposes.

Reason: To protect the amenity of the area and to prevent unauthorised development.

5. The development in its entirety shall be carried out in strict accordance with the pertaining plans, details and conditions of planning permission file number 20/27 as amended by the plans and details submitted under this application on the 22/05/2023, and as may be otherwise required in order to comply with the above conditions.

Reason: In the interests of proper planning and sustainable development.

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