



# Comhairle Contae Mhuineacháin Monaghan County Council

13/03/2018

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

To: David Erskine  
C.L.W Environment Planners Ltd  
The Mews  
23 Farnham St  
Cavan

File Number - 17/587

Planning and Development Act 2000 (as amended)

## NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 08/02/2018 granted the above named, for the development of land namely for:- Permission to construct 1 no. pig house, together with all ancillary structures (to include meal bin (s) and soiled water tank(s)) and ancillary site works (to include upgraded site entrance). An Environmental Impact Assessment Report (E.I.A.R.) has been submitted with this application. , at Crosses (ED Rackwallace), Monaghan, Co. Monaghan, subject to the 7 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

  
ADMINISTRATIVE OFFICER

13/3/18  
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.

Fállfionn an tÚdarás Áitiúil roimh chomhfhreagras i nGaellge.

Comhairle Contae Mhuineacháin, Oifigí 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)

**P17/587 David Erskine**

1.
  - a. The developer shall pay to Monaghan County Council a sum of **€1748.00** 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.
2.
  - a. Developer shall ensure that adequate measures are in place for the construction phase to ensure there is no discharge of polluting matter to any watercourse.
  - b. Developer shall ensure that there is no discharge of polluting matter to any waters.
  - c. Developer shall ensure run-off from soiled yard areas is be kept to a minimum, collected in suitably constructed tanks and landspread in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017
  - d. All manure/organic fertilisers arising from the development shall be collected in leak proof/suitably constructed tanks, stored and landspread in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017.
  - e. Manure/ Organic fertilisers taken off site shall conform with the Department of Agriculture Food and the Marine requirements and guidance under Animal By Products legislation and local authority guidance on the protection of sensitive waters including water supply sources. **Any change or alteration in arrangements for manure/organic fertiliser arising from the development shall be pre-notified to Monaghan County Council.**
  - f. Manure shall be taken offsite by a contractor/haulier registered with the Department of Agriculture Food and Marine shall be utilised in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2014.
  - g. Records of manure movements offsite shall be recorded on Record 3 forms (as prescribed by the Department of Agriculture Food and Marine). These forms shall be maintained on site at all times and submitted to the Environment Section of Monaghan County Council on request. Records maintained shall comply with requirements of

Article 23 of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2014 and as a minimum shall include:

- i. Name and address of Contractor/Haulier
  - ii. Date of each disposal operation
  - iii. Quantity (weight and volume) disposed of
  - iv. The name of receiving premises.
  - v. Any other information as may be required by Monaghan County Council.
- h. If at any time Monaghan County Council is satisfied that this development is causing environmental pollution and / or a public health nuisance, the operation shall cease immediately on the direction of the said authority and shall not be resumed until permission is granted by the said authority.
- i. All existing and proposed surface water gulleys shall be designed to ensure that no polluting matter enters the surface water collection system.
- j. All buildings shall be designed and constructed to Department of Agriculture Specifications and shall comply with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2014.
3.
  - a. The number of animals housed in the proposed development shall not exceed that stated on the documentation submitted to the Planning Authority on the 7<sup>th</sup> December 2017.
  - b. All effluent, soiled water and solid wastes shall be stored on site in adequately sized and sited watertight structures.
  - c. All effluent disposed of by land spreading shall be carried out in accordance with the E.U. (Good Agricultural Practice for the Protection of Waters) Regulations 2014.
  - d. Only clean, uncontaminated storm water shall be discharged to a soak-away system or to surface water.
4.
  - a. Roofing material shall be dark green, dark grey, dark blue or black in colour.
  - b. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.
5.
  - a. The north western and south eastern site boundaries 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. Landscaping of the site to be fully implemented prior to any occupancy of the dwelling hereby approved and to be permanently retained thereafter being planted. Any plant which fails in the first planting season to be replaced.

- b. 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 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.
  - c. 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. Prior to any works commencing, visibility splays of **100 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 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.
  - 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 entrance shall form a bellmouth of a minimum of **6 metres** radius with edge of new boundary. Entrance gates shall be set back at least 17 metres from the public road 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 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.
7. The development shall be carried out in accordance with plans and documentation submitted on the 7<sup>th</sup> December 2017 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 environmental protection.
- 3. In the interest of environmental protection.
- 4. In the interest of visual amenity.
- 5. In the interest of visual amenity.
- 6. In the interest of road safety.
- 7. In the interest of orderly development and to prevent unauthorised development.