

AN BORD PLEANÁLA	
LDG-	<u>010276-18</u>
ABP-	_____
26 NOV 2018 LC	
Fee: €	<u>50</u> Type: <u>pmo</u>
Time:	<u>—</u> By: <u>Post</u>

Patrick Carragher
Drumquill
Castleblayney
Co. Monaghan
22/11/2018

RE: Is the works carried out to change the level of the land up to 3m in parts, leading to the destruction of a boundary hedgerow and redirection of groundwater is or is not development and is or is not exempted development.

Board Reference: 302878-18

Dear Sir/Madam,

I, Patrick Carragher of Drumquill wish to make the following submission to the above Section 5 referral. As declared in my affidavit, I witnessed the above works being carried out. These works were carried out by Mr John (JJ) Brennan, the very same Mr John Brennan who is the director of JJ Brennan Ltd, company no. 577542, (a building company based at this unauthorised development) and who claimed ownership of this site in his most recent planning application.(File no. 17357)

Mr Eamon Brennan, brother of Mr John Brennan has also claim ownership of the same site in a recent application concurrent with his brother's application. This has left the matter of ownership, and hence responsibility unresolved.(File no. 17395)

My submission includes:

1. Affidavit
2. Map indicating the site of excavation of soil, in excess of 6000 ton, and the site where this soil was deposited, severely altering the natural contour of the land. Also, the soil deposited is mostly an impermeable clay (locally referred to as 'chanel'), which has cut off the food supply for a number of indigenous plant and tree species which make up the boundary hedgerow. The death of native trees and part of this hedgerow is plain to be seen on inspection.

Yours sincerely,

Patrick Carragher

AFFIDAVIT OF PATRICK CARRAGHER

I Patrick Carragher of Drumquill, Castleblayney, Co Monaghan hereby confirm that Mr JJ Brennan (brother of Eamon Brennan) has removed soil from the now unauthorised site north of Mr Eamon Brennans site and transported this soil to Eamon's site (the subject matter of this referral)

I make this Affidavit from facts within my own knowledge based on the fact that my dwelling house and agricultural shed is within sight of said site and I witnessed same being done over a period of 2 months.

SWORN at Monaghan in the County of Monaghan
before me George Wright, A Practising Solicitor,
by Patrick Carragher whose identity has been established
to me before the taking of this Declaration by the
production to me of Driving Licence No. 180042240
issued on 3rd May 2012 by the Road Safety Authority
which is an authority recognised by the Irish Government

Patrick Carragher

dated this *21st* day of *November* 2018

G. Wright

Practising Solicitor

AN BORD PLEANÁLA

26 NOV 2018

LTR DATED _____ FROM _____

LDG- _____
ABP- _____

ORIGINAL SHEET SIZE - A2

LANDSCAPE AS DISCUSSED WITH LANDSCAPER

AREA A:

Area to be planted with:

Fagus Sylvatica

OR

3. Laurel hedging (1.8m ht 10yrs)

at min of 50cm apart. Area shall be kept weed free for 75cm along boundary.

LANDSCAPE AS DISCUSSED WITH LANDSCAPER

AREA B:

Area to be planted with:

Fagus Sylvatica

OR

3. Laurel hedging (1.8m ht 10yrs)

at min of 50cm apart. Area shall be kept weed free for 75cm along boundary.

AREA C:

Area to be planted with low growing shrubs of all year round interest. Shrubs will be maintained on yearly basis.

AREA D:

To be planted with small - medium sized shrubs of all year round interest.

NOTES:

Proposed planting to be worked out in the final planting season following commencement of building operations and progressively retained thereafter. It would be hoped to plant over A as soon as the work commences.

Areas B & C would be planted when works have completed.

These would also be planted on completion of works.

All plants will be maintained and kept weed free.

Times will all be stated and fed to encourage establishment.

Any plant which fails in the first year of planting will be replaced straight away.

NOTE

All drawings to be checked on site by the contractor before any work shall commence. Authority to be obtained of any adjoining landowner. Please discuss any work to be done from this drawing.

NOTE

All materials & methods of construction to be in strict accordance with the current building regulations and local authority requirements.

SITE DIMENSIONS SHOWS

All dimensions shown are the minimum dimensions required unless stated otherwise. Where not stated in the case of a surface planting application, all minimum dimensions shall apply the same even if the slope and size of the planting base allow. All other dimensions shall be subject to change as that of the approved planning application.

EXISTING WEEDKILLING TREATMENT

Existing trees, hedges, including existing hedgerows, shall be protected, where possible, and shall be protected from damage during construction. Any protection shall be removed following the approved planning application and shall be replaced with surface spray to the satisfaction of the planning authority in the first planting season after completion of the works.

ROADSIDE WEEDKILLING TREATMENT

The existing roadside hedgerows shall NOT be removed or altered to provide the required width of application each year on-site.

WATER SUPPLY

The existing water supply shall be to the existing system that currently serves the site.

EXISTING FENCING

The existing fences shall be kept in good repair. Existing fences to have new 1.8m high chain link to prevent any surface water flowing onto LORC from existing drainage.

VEHICULAR PLAYS

The existing surface will not be changed to suit the existing to dwelling.

IMPROVE EXISTING WEEDKILLING AT DRAINAGE

All surface water drainage shall be improved to ensure no surface water runs off onto the roads to the east. The Area shall be adequately watered and will be provided at the expense of the site, as agreed with the client, to ensure no surface water runs off onto the roads.

DISPOSURE SERVICE

The site shall be included in a refuse or other system, it shall be verified possible from the available and submitted there for the details of the planning application.

PLANNING

The site and conditions shown herein are ready for the purposes of the planning application and should not be taken as evidence of title in any way.

REFERENCE NUMBER

Submit under Form 600 and Form 601 should not under the drainage system but shall be dependent on the type of a surface water drainage system discharging to drainage system before to adopt.



SITE LAYOUT MAP

1:500

MONAGHAN CO. COUNCIL
PLANNING SECTION
DATE 14 JUL 2014
REG NO.

PLANNING DEPARTMENT
REF. NO. 14/217
MONAGHAN CO. COUNCIL

Drumquill
DIGITAL 1266 2-1227

ITEM	DESCRIPTION	AREA	UNIT
1	Landscaping	0.00	Sq. M
2	Location of site	0.00	Sq. M
3	Location of trees	0.00	Sq. M
4	Proposed fence	0.00	Sq. M
5	Other structures	0.00	Sq. M
6	To be Deleted	0.00	Sq. M
7	Proposed hedge	0.00	Sq. M
8	Existing hedge to be retained	0.00	Sq. M
9	Proposed fence to be retained	0.00	Sq. M
10	Existing fence to be retained	0.00	Sq. M

Soil excavated

F.F.L. of dwelling to be retained 1 at 100.000 FFL go height is at 107.311

Soil deposited up to 3m

TREE	DESCRIPTION	Ø 20Y	HEIGHT	HEIGHT AT MATURITY (10 Years)
T1 X 1	Oak	15 DCM	3M	10 + m
T2 X 3	Ash	15 DCM	4M	10 + m
T3 X 1	Sycamore	15 DCM	3.5M	10 + m
T4 X 3	Salix	15 DCM	3.5M	6 + m
T5 X 2	Prunus	5 DCM	2.1M	6 + m
T6 X 1	Scots Pine	5 DCM	2.1M	6 + m
T7 X 1	Norway Maple	5 DCM	2.1M	6 + m