



An
Bord
Pleanála

Board Direction
BD-002218-19
ABP-301119-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective for the site in the Monaghan Town Development Plan 2013-2019, the pattern of development in the area and the planning history of the site, it is considered that subject to compliance with the following conditions the proposed development would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the ppsd of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not agree that the existing vehicular entrance is not adequate to cater for the increased traffic movements generated by the proposed development. It also considered the entrance to be acceptable in the context of the provisions of the Design Manual for Urban Roads and Streets.

Conditions

1. Planpartic
2. PA Condition 6(a), (b), (c), (d) and (e)

3. Urban waterdrain
4. Urban Finishes
5. PA Condition 9 (a) and 9 (b)
6. PA Condition 11
7. The areas of public open space on the lodged plans shall be reserved for such use. shall be soiled, seeded, set out and landscaped in accordance with the detailed requirements of the planning authority. The formal play area, including play equipment, shall be completed to a standard suitable for public open space. This work shall be completed before any of the dwellings are made available for occupation or in accordance with a phasing schedule as otherwise agreed with the planning authority.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

8. Rear garden walls 1
9. Cables
10. Part V
11. CMP (to include working hours)
12. Security
13. S48

Board Member

Date: 25/01/2019

Terry Prendergast