



An  
Bord  
Pleanála

**Board Direction**  
**BD-006558-20**  
**ABP-307189-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/09/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the site's location within an existing educational campus; the nature, extent and scale of the development which would enhance the educational facilities within the school and its siting on land zoned for community services and facilities, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual and residential amenities of the area, would accord with the provisions of the Monaghan County Development Plan, 2019 to 2025, and would therefore be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development for which planning permission and retention is sought shall be retained, completed and carried out in accordance with the plans and particulars lodged with the application and as amended by further information lodged on 11<sup>th</sup> day of March, 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the

planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The development shall be used solely for the purposes hereby permitted, i.e. a school garden to serve the school exclusively. The development shall not be occupied/used on Saturdays, Sundays, and Public Holidays.

**Reason:** In the interest of clarity and residential amenity.

3. A comprehensive boundary treatment and landscaping scheme shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development. It shall include the following:-

- (a) Details of the ground levels of the site and immediate adjoining land.

- (b) Details of all proposed and semi-permeable surface finishes, including those associated with the bases for the picnic areas, pathways, and kerbing within the development.

- (c) Proposed locations of trees and other landscape planting within the development, including details of proposed species and settings.

- (d) Details of proposed permanent boundary treatments at the perimeter of the main site area, including materials, heights, and finishes. The boundary treatment along the eastern boundary and N12 shall be no less than 2-meters in height along the eastern boundary and shall provide a year-round screening that achieves visual screening and acoustic mitigation along the eastern boundary and the boundary with the N12.

- (e) Details of proposed furniture and composting area(s).

- (f) The planting and boundary scheme shall be carried out in accordance with the scheme agreed and shall be completed within the first planting season following the commencement of construction works of the polytunnel.

- (g) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be

replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity.

4. No signs, flags, logos, other advertising material or illumination shall be erected or displayed on or adjacent to the development/property without prior permission being obtained from the Planning Authority.

**Reason:** In the interest of visual amenity.

5. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To prevent pollution.

**Note:** In deciding to omit the Inspector's recommended condition to relocate the polytunnel westwards and to increase the setback from the N12 and the consequential relocation of the gravelled pathway and raised beds eastwards, the Board considered that the inclusion of the comprehensive landscape and boundary treatments provided for in condition 3 above adequately addressed any potential amenity issues associated with the proposed development.

Copy of Board Direction to issue with the Order.

**Board Member**

**Date:** 25/09/2020

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Maria FitzGerald