



An  
Bord  
Pleanála

**Board Direction**  
**BD-007406-21**  
**ABP-308181-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2021.

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 Tier 4 village location of the site under the Monaghan County Development Plan 2019-2025, the existing car park use on the site, the pattern of development in the area and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions below, the proposed development would be acceptable in terms of pedestrian and traffic safety, would not seriously injure the amenities of the area or of property in the vicinity, and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by additional information submitted on 27<sup>th</sup> July 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 completed prior to the date of expiry of extant permission Reg. Ref. 19/250.

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

3. The access/egress junction, footpath and internal road layout of the proposed development shall comply with the detailed standards of the planning authority for such road works and shall comply with all relevant provisions of DMURS.

**Reason:** In the interest of amenity and of pedestrian and traffic safety.

4. The development shall be carried out in accordance with all planning conditions attached to permission Reg. Ref. 19/250 unless otherwise authorised as part of this permission.

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

5. Lighting within the carpark shall be provided in accordance with a scheme, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available by the developer for occupation of any house / unit within the relevant phase of the development.

**Reason:** In the interests of amenity and public safety.

6. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.

**Reason:** In the interest of public health.

7. Prior to the commencement of development, the developer shall submit to, and agree in writing with, the Planning Authority, details of the layout and finish of the proposed 1.8m wall along the east boundary of the access.

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

**Board Member**

**Date:** 25/01/2021

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Chris McGarry