



An  
Bord  
Pleanála

**Board Direction**  
**BD-007585-21**  
**ABP-308410-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/02/2021.

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

### **Reasons and Considerations**

1. Having regard to the provisions of the Monaghan County Development Plan 2019-2025, the Settlement Plan for Monaghan Town 2019-2025, the land use objective for the site to provide for established commercial development and facilitate appropriate expansion, where principal permitted uses shall be related to the existing established commercial use on site, where redevelopment and expansion of existing commercial uses may be permitted on these lands, to the existing established commercial use of retail warehousing on the site, and where convenience retail use on lands zoned as Existing Commercial is open to consideration but only where its nature and scale would not be in conflict with the primary zoning objective for the area, it is considered, that the proposed development would detract from the vitality and viability of the town centre, and that the permitting of a convenience retail unit of the scale proposed outside the designated town centre of Monaghan Town would be contrary to Objectives TCO 3, TCO 1 and SHO 1 of the Monaghan County Development Plan 2019-2025, would be contrary to the relevant land use objectives of the development plan, would set an undesirable precedent, and therefore would be contrary to the proper planning and sustainable development of the area.

2. Having regard to, the provisions of Monaghan County Development Plan 2019-2025, the County Monaghan Retail Strategy 2016-2022 and the Retail Planning Guidelines for Planning Authorities 2012 (and the accompanying Retail Design Manual) which seeks to support the vitality and viability of existing town centres and to prohibit the location of retail development outside the town centre unless it is compliant with the policies as laid out in the County Monaghan Retail Strategy 2016-2022, the out of town centre location of the proposed development and the failure of the applicant to carry out a sequential test to justify the acceptability of the proposed development at this location, it is considered that the proposed development by reason of its nature and location, would adversely affect the vitality and viability of the existing town centre and would be contrary to policies RTP 1, RTP 2 ,RTP 3 and RTP 5 of the Monaghan County Development Plan 2019-2025, Policy 2 of the County Monaghan Retail Strategy 2016-2022 and Objective SRO 2 of the Monaghan County Development Plan 2019-2025. The proposed development would set an undesirable precedent, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 23/02/2021

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Michelle Fagan