

An
Bord
Pleanála

Board Direction
BD-009136-21
ABP-309791-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/09/2021.

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.

1.0 Reasons and Considerations

- 1.1. Having regard to the 'Town Centre' zoning of the site within the Monaghan County Development Plan 2019-2025, the planning history of the site and the pattern of existing development in the area and the nature and scale of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and that it would be acceptable in terms of the safety and convenience of road users. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 Conditions

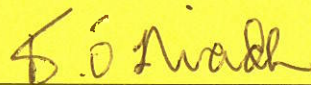
- | | |
|----|---|
| 1. | The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars received on the 27 th of January 2021 and the 2 nd of February 2021 except as may otherwise be required in |
|----|---|

	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Totem sign 2 shall be removed from the site within one month from the date of this order.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no additional sign(s), flag(s), logo(s) or other advertising material (or illumination) shall be erected or displayed on or adjacent to the premises without prior permission from the Planning Authority.</p> <p>Reason: In the interests of visual amenity.</p>
4.	<p>Surface water from the site shall not be permitted to drain onto the adjoining public road.</p> <p>Reason: In the interest of traffic safety.</p>
5.	<p>Parking areas shall not be used for storage of goods, materials, containers, or for the setting down of goods awaiting collection.</p> <p>Reason: In the interests of orderly development and visual amenity.</p>
6.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the</p>

application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member



Terry Ó Niadh

Date: 23/09/2021

