

An
Bord
Pleanála

Board Direction
BD-010013-22
ABP-311581-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2022.

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

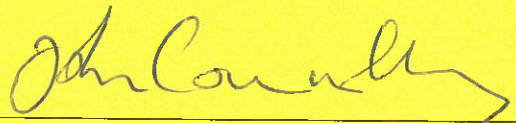
Having regard to the provisions of the Monaghan County Development Plan 2019 – 2025, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual amenities of the area and would be acceptable in terms of traffic safety and convenience. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 17th day of August 2021, 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 within the stated time period and outstanding works shall be completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Within 6 weeks from the date of this order, the developer shall submit to, and agree in writing with, the planning authority drainage arrangements, including the disposal of surface water. Once agreed in writing with the planning authority, the developer shall fully implement the agreed scheme within a further 12-week period.</p> <p>Reason: In order to ensure the satisfactory handling of surface water run-off from the site and to prevent pollution.</p>
3.	<p>Within 6 weeks of the date of this order, the developer shall remove the artificial grass with rubber base, and all black rubber granules, from within and in the vicinity of the site. Thereafter, no other material shall replace these without a further grant of permission.</p> <p>Reason: In order to ensure the satisfactory handling of surface water run-off from the site and to prevent pollution.</p>
4.	<p>Within 6 weeks of the date of this order, the developer shall submit to, and agree in writing with, the planning authority comprehensive plans of the site entrance. These plans shall show the following:</p> <p>(a) Any hedgerow that would need to be wholly or partially removed to achieve the required visibility splays.</p> <p>(b) Arising from (a), compensatory hedgerow planting behind the line of the visibility splays.</p>

	<p>(c) The siting and design of entrance pillars and their accompanying gates. The plans shall be accompanied by a timetable for their implementation. Once agreed in writing with the Planning Authority, the developer shall fully implement the agreed scheme in accordance with its timetable.</p> <p>Reason: In the interests of road safety and the visual amenities of the area.</p>
5.	<p>The landscaping scheme shown on drg no. 700 21 01, as submitted to the planning authority on the 17th day of August 2021, shall be carried out within the first planting season following the date of this order.</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the first planting season following the date of this order, shall be replaced within the next planting season with others of similar size and species.</p> <p>Reason: In the interest of visual amenity.</p>
6.	<p>Within 6 weeks of the date of this order, the developer shall submit to, and agree in writing with, the planning authority the name of a recognised countryside management expert and, thereafter, this expert shall supervise all hedgerow planting and any subsequent replacement planting within the site.</p> <p>Reason: In order to ensure that hedgerow planting is properly undertaken.</p>

Board Member



John Connolly

Date: 14/02/2022