

An
Coimisiún
Pleanála

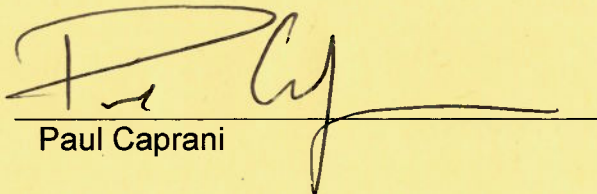
Direction
CD-020830-25
ABP-322684-25

The submissions on this file and the Inspector's report were considered at a meeting held on 30/09/2025.

The Commission decided to grant permission on a 2:1 split decision generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Paul Caprani

Date: 30/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Monaghan County Development Plan 2025-2031, including the 'EC Existing Commercial' land use zoning objective for the area, and under the land use zoning both convenience and comparison shopping are acceptable in principle at the Monaghan Retail Park, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would generally comply with the provisions of the development plan including Objective RTP1, Policy RTO2 and Section 10.6 'Retailing', and with the County Monaghan Retail Strategy 2016-2022, and Retail Planning Guidelines for

Planning Authorities 2012; would not have a significant detrimental impact on the vitality and viability of Monaghan Town Centre and would not seriously injure the amenities of the area or be prejudicial to traffic safety. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. 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 received by the planning authority on the 11th day of April 2025, 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 a period of one month from the date of this decision, and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The total convenience and non-bulky comparison goods net retail sales area (as defined in Annex 1 of the Retail Planning Guidelines for Planning Authorities (2012)) of the store, delineated on drawing number MGA-24-131-PL102-AI prepared by McGuigan Architects submitted to the planning authority on the 11th day of April 2025, shall not exceed 370 square metres.

Reason: To comply with national policy, as set down in the Guidelines.

3. Apart from any departures specifically authorised by this permission, the development proposed to be retained shall be carried out and completed in accordance with the terms and conditions of planning register reference numbers 01/536 and 02/571, as amended by planning register reference number 05/978, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the development is carried out in accordance with the previous permissions.