

An
Coimisiún
Pleanála

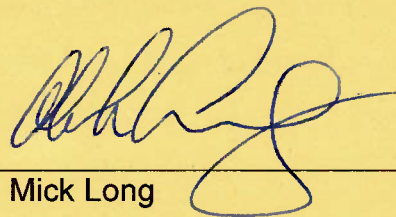
Direction
ACP 323231-26
CD 22168-26

The submissions on this file and the Inspector's report were considered at a meeting held on 12/05/26.

The Commission decided to grant permission in accordance with the following reasons, considerations and conditions.

Planning

Commissioner:


Mick Long

Date:

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature, scale design and purpose of the development to be retained and completed and the provisions of the Monaghan County Development Plan 2025-2031 in particular Development Plan Policy WSP1, Section 15.10.8 and the objectives in Section 4.7 Economic Development in particular EDO6 and EDO7, the Commission was satisfied that the proposed development would provide satisfactory standards of amenity for the future occupants of the development, is suitable for staff accommodation related to the specified construction business of the applicant, having regard to the delivery of job opportunities, that the nature of the accommodation is adequately served by local services and facilities and that the proposed development would assist in the provision and support of employment generating business. The Commission was satisfied that a temporary permission of

the proposed development would allow for the continued use of the accommodation and allow for the future review of the accommodation arrangement by the planning authority.

The Commission was satisfied the proposed development would comply with CP1 of the Monaghan County Development Plan 2025-2031 and not have an adverse impact on the regional road in terms of road safety and would not present a traffic hazard given that visibility splays can be achieved at the existing access.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered that given the nature and purpose of the accommodation the proposed development can be considered under the relevant particular policy objectives in particular Development Plan Policy WSP1, Section 15.10.8 and that this form and scale of accommodation at this location for the specified purpose of accommodating employees of the construction business with access to the services of the local village aligns with the relevant provisions of the Monaghan County Development Plan 2025-2031. The Commission was satisfied that given the nature and scale of the proposed development there was no risk to the Lough Egish proposed Natural Heritage Area and was in compliance with Sections 6.2 and 6.2.2. and Policy HCLP6 of the Monaghan County Development Plan 2025-2031.

It is considered therefore that the proposed development and the development proposed to be retained would, therefore, subject to the conditions below comply with the proper planning and sustainable development of the area.

Conditions

1. The development to be retained and completed shall be carried out and completed in accordance with the plans and particulars lodged with the application on 5th August 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

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 to be retained is hereby permitted for a period of four years only from the date of this Order and shall be removed after four years and the site reinstated unless further permission is granted.

Reason: Having regard to the nature of the development the Commission considers it appropriate to specify a period of validity of this permission to allow for a review of the development by the planning authority at the end of that period.

3. The proposed works shall be completed within three months of this order to the satisfaction of the planning authority

Reason: In the interest of orderly development.

4. The proposed development when completed shall be occupied by staff directly associated with the construction company. No room in the proposed development shall be used for the purpose of providing overnight paying guest accommodation. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.

Reason: To ensure that the proposed accommodation is used to meet the developer's stated needs and that development in this rural area is appropriately restricted in the interest of the proper planning and sustainable development of the area.

5. Details of the materials, colours and textures of all external finishes to the proposed development shall be submitted to and agreed in writing with, the planning authority prior to completion of the development.

Reason: In the interest of visual amenity.

6. Revised plans shall be submitted to and agreed in writing with, the planning authority prior to completion of the development to provide for alternative amenity space measuring 65sqm at an alternative location on site

Reason: In the interest of residential amenity.

7. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

8. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

9. Prior to completion of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann.

Reason: In the interest of public health.

10. A minimum of 10% of all car parking spaces shall be provided with EV charging stations/points, and ducting shall be provided for all remaining car parking spaces to facilitate the installation of EV charging points/stations at a later date. Where proposals relating to the installation of EV ducting and charging stations/points has not been submitted with the application, in accordance with the above noted requirements, the development shall submit such proposals shall be submitted and agreed in writing with the Planning Authority prior to the occupation of the development.

Reason: To provide for and/or future proof the development such as would facilitate the use of Electric Vehicles.

11. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable within the development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

12. The management and maintenance of the proposed development following its completion shall be the responsibility of the developers. A management

scheme, providing adequate measures for the future maintenance of open spaces and communal areas, shall be submitted to, and agreed in writing with, the planning authority prior to completion of development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of visual amenity.

13. 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 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.