



Planning and Development Acts 2000 to 2018

Planning Authority: Monaghan County Council

Planning Register Reference Number: 17/29

WHEREAS a question has arisen as to whether the modifications to the exterior of the building/dwellings consisting of provision of external insulation and associated render at Lough Na Glack Estate, Drummond Otra, Carrickmacross, County Monaghan are or are not development or are or are not exempted development:

AND WHEREAS Lough Na Glack Management Company Limited of Unit 9 Steadfast Industrial Estate, Carrickmacross, County Monaghan requested a declaration on this question from Monaghan County Council and the Council issued a declaration on the 18th day of October, 2017 stating that the works are development and are not exempted development:

AND WHEREAS Lough Na Glack Management Company Limited referred the declaration for review to An Bord Pleanála on the 31st day of October, 2017:

AND WHEREAS An Bord Pleanála, has reformulated the question as follows-

“whether the modifications to the exterior of the dwellings consisting of provision of external insulation and associated render on the façade of 39 dwellings at Lough Na Glack Estate, Drummond Otra, Carrickmacross, County Monaghan are or are not development or are or are not exempted development”:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2(1), 3(1), 4(1)(h) and 4(4) of the Planning and Development Act, 2000, as amended,
- (b) article 6(1) and article 9(1) of the Planning and Development Regulations, 2001 as amended,
- (c) the planning history of the site,
- (d) the pattern of development in the area, and
- (e) the submissions on file and the report of the Inspector:

AND WHEREAS An Bord Pleanála has concluded that -

- (a) the modifications to the exterior of the dwellings consisting of provision of external insulation and associated render on the façade of 39 houses at Lough Na Glack Estate, Drummond Otra, Carrickmacross, County Monaghan constitute ‘works’ which in turn constitutes ‘development’ as defined in section 2 of Planning and Development Act, 2000, as amended, and

- (b) the works are exempted development because the works involved come within the scope of Section 4(1)(h) of that Act, being works for the maintenance, improvement or other alteration of the subject structures and they do not materially affect the external appearance of the structures (houses) so as to render the appearance inconsistent with the character of the structures and neighbouring properties:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the modifications to the exterior of the dwellings consisting of provision of external insulation and associated render on the façade of 39 houses at Lough Na Glack Estate, Drummond Otra, Carrickmacross, County Monaghan are development and are exempted development.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.