



---

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Monaghan County Council**

**Planning Register Reference Number: 19/552**

**Appeal** by Rosaline Keenan care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 27<sup>th</sup> day of March, 2020 by Monaghan County Council to grant subject to conditions a permission to Coláiste Oiriail care of Cunningham Design Associates Limited of Thornford Lodge, Broomfield, Castleblayney, County Monaghan in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** 1) Cead pleanála a choinneáilt agus 2) cead chun forbairt a chríochnú. San áireamh sa chead tá 1) bhonn concreíte agus cosán gairbhéalach agus san áireamh beidh 2) cead chun oibreacha a chríochnú a bhfuil san áireamh polathollán agus 6 bhinse picnic ar bhoinn coincreíte agus na hoibreacha forbairt suímh a bhaineann leis ag Knockaconny, Monaghan, County Monaghan.

**Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **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.

## **Reasons and Considerations**

Having regard to the site's location within an existing educational campus, the nature, extent and scale of the development which would enhance the educational facilities within the school and its siting on land zoned for community services and facilities, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual and residential amenities of the area, would be in accordance with the provisions of the Monaghan County Development Plan 2019-2025 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained, completed and carried out in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 11<sup>th</sup> day of March, 2020, 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 proposed development shall be used solely for the purposes hereby permitted, i.e. a school garden to serve the school exclusively. The proposed development shall not be occupied/used on Saturdays, Sundays, and Public Holidays.

**Reason:** In the interests of clarity and residential amenity.

3. A comprehensive boundary treatment and landscaping scheme shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development. It shall include the following: -
  - (a) details of the ground levels of the site and immediate adjoining land,
  - (b) details of all proposed and semi-permeable surface finishes, including those associated with the bases for the picnic areas, pathways, and kerbing within the development,
  - (c) proposed locations of trees and other landscape planting within the development, including details of proposed species and settings,

- (d) details of proposed permanent boundary treatments at the perimeter of the main site area, including materials, heights, and finishes. The boundary treatment along the eastern boundary and N12 shall be no less than two metres in height along the eastern boundary and shall provide a year round screening that achieves visual screening and acoustic mitigation along the eastern boundary and the boundary with the N12,
- (e) details of proposed furniture and composting area(s),
- (f) the planting and boundary scheme shall be carried out in accordance with the scheme agreed and shall be completed within the first planting season following the commencement of construction works of the polytunnel, and
- (g) any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development 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.

4. No signs, flags, logos, other advertising material or illumination shall be erected or displayed on or adjacent to the development/property without prior permission being obtained from the planning authority.

**Reason:** In the interest of visual amenity.

5. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To prevent pollution.

---

**Maria FitzGerald**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020.**