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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Monaghan County Council**

**Planning Register Reference Number: 20/101**

**Appeal** by Ann and Martin Watters of Main Street, Emyvale, County Monaghan against the decision made on the 20<sup>th</sup> day of August, 2020 by Monaghan County Council to grant subject to conditions a permission to Glyn Williams care of Enda Prendergast and Associates of Office 2, The Rossmore Factory, Dublin Road, Monaghan in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Permission to construct new car park entrance onto public roadway LP01210 including boundary treatment and associated site works, works also included alterations to car park layout and delineated site boundary granted under planning file P19/250 situated at Main Street, Emyvale, County Monaghan, as amended by the further public notice received by the planning authority on the 27<sup>th</sup> day of July, 2020.

**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 Tier 4 village location of the site under the Monaghan County Development Plan 2019-2025, the existing car park use on the site, the pattern of development in the area and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions below, the proposed development would be acceptable in terms of pedestrian and traffic safety, would not seriously injure the amenities of the area or of property in the vicinity, and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 27<sup>th</sup> day of July 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 development shall be completed prior to the date of expiry of extant permission register reference number P19/250.

**Reason:** In the interest of clarity.

3. The access/egress junction, footpath and internal road layout of the proposed development shall comply with the detailed standards of the planning authority for such road works and shall comply with all relevant provisions of the Design Manual for Urban Roads and Streets.

**Reason:** In the interests of amenity and of pedestrian and traffic safety.

4. The development shall be carried out in accordance with all planning conditions attached to permission register reference number P19/250 unless otherwise authorised as part of this permission.

**Reason:** In the interest of the proper planning and sustainable development of the area.

5. Lighting within the car park shall be provided in accordance with a scheme, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available by the developer for occupation of any house/unit within the relevant phase of the development.

**Reason:** In the interests of amenity and public safety.

6. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of public health.

7. Prior to the commencement of development, the developer shall submit to, and agree in writing with, the planning authority, details of the layout and finish of the proposed 1.8 metre wall along the east boundary of the access.

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

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**Chris McGarry**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2021.**