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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Monaghan County Council**

**Planning Register Reference Number: 21/153**

**Appeal** by Lidl Ireland GmbH care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo in relation to the application by Monaghan County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 2 of its decision made on the 5<sup>th</sup> day of August, 2021.

**Proposed Development:** Permission for the construction of a new Discount Foodstore Supermarket with ancillary off-licence sales. The proposed development comprises:- 1. the demolition of existing single storey Discount Foodstore (with ancillary off-licence use) measuring circa 1,589 square metres gross floor space with a net retail sales area of circa 1,171 square metres; 2. the construction of a single storey (with mezzanine plant deck) mono-pitch (with flat roof loading bay) Discount Foodstore (with ancillary off-licence use) measuring 2,264 square metres gross floor space with a net retail sales area of 1,420 square metres; 3. redevelopment/reconfiguration of existing site layout, car parking and hard and soft landscaping, with relocated vehicular access point to existing access road; and 4. provision and renewal of boundary treatments, free standing and building mounted signage, covered trolley bay, refrigeration and air conditioning plant and equipment, ESB unit

sub-station, public lighting, electric vehicle infrastructure, roof mounted solar panels, cycle parking, modification of existing drainage, utility and services infrastructure and connections, and all other associated and ancillary development and works above and below ground level, all at Lidl, Monaghan Road, Castleblayney, County Monaghan as amended by the revised public notice received by the planning authority on the 9<sup>th</sup> day of July, 2021.

## **Decision**

**The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 2 and directs the said Council to ATTACH condition number 2 and the reason therefor.**

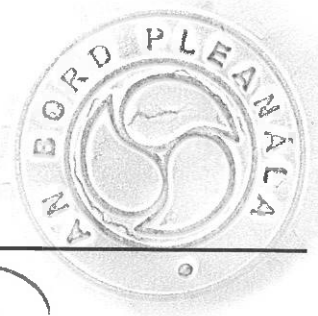
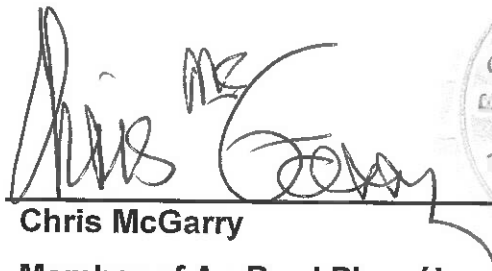
## **Reasons and Considerations**

Having regard to the submissions made in connection with the application and appeal and including the reports of the planning authority, the Board determined that the terms and conditions of the relevant statutory Monaghan County Council Development Contributions Scheme have been correctly applied in this instance.

In deciding not to accept the recommendation of the Inspector to amend condition number 2, the Board considered the totality of the documentation on file and the content of the Development Contributions Scheme and determined that the application of a parking shortfall contribution, as per the Development Contributions Scheme, is appropriate in this current case, by reference to the net additional gross floor area of 675 square metres for which permission has been granted, over and above the existing gross floor area on site.

## 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.



**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this 10<sup>th</sup> day of January 2022.