



An
Bord
Pleanála

Board Order
ABP-313517-22

Planning and Development Acts 2000 to 2022

Planning Authority: Monaghan County Council

Planning Register Reference Number: 21/586

Appeal by Corajio, trading as Mr. Price, care of Emma Pillion Planning of Fardrum, Athlone, County Westmeath 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 4 of its decision made on the 14th day of April, 2022.

Proposed Development: (a) Permission to retain the use of a former wholesalers/warehouse building for use as a shop including elevational changes to the unit and car parking. (b) Permission to remove existing signage and erect replacement signage and associated site works. All at North Road, Kilnacloy, Monaghan, County Monaghan, as revised by the further public notice received by the planning authority on the 21st day of March, 2022.

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 not been properly applied in respect of condition number 4(a) and directs the said Council to AMEND condition number 4(a) so that it shall be as follows for the reason stated.

4. (a) The developer shall pay to Monaghan County Council a sum of €7,290 (seven thousand, two hundred and ninety euro) in accordance with the General Contribution Scheme 2021 - 2026 made by the Council under Section 48 of the Planning and Development Act, 2000 (as amended), towards expenditure incurred or proposed to be incurred by the Council in the provision of car parking spaces that will facilitate the proposed development.

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.



Reasons and Considerations

The calculation was arrived at as follows:

Applicable floor area:	2,258 square metres
Floor spaces required:	90
Credit for previous use:	7 [apportioned]
Revised spaces required:	83
Amend for policy CP5 @ 50%:	41.5
Revised plan [Drawing Number 2019-104-02]:	38 [spaces provided]
Shortfall [rounded down]:	3
@2,430 [per contribution scheme]:	2,430

Amended contribution now determined: €7,290 (seven thousand, two hundred and ninety euro)



Joe Boland

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 30TH day of August 2023.