



An
Coimisiún
Pleanála

Commission Order
ABP-322345-25

Planning and Development Act 2000, as amended

Planning Authority: Monaghan County Council

Planning Register Reference Number: 24/60236

Appeal by Tattonward Limited care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 3rd day of April, 2025 by Monaghan County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Continuation of permitted development on the site (under Monaghan County Council planning register reference numbers 20/22 and 22/350 comprising three single storey buildings of modular/prefabricated construction containing a total of twenty-five units which have already been authorised under planning register reference number 20/22, with all of these dwellings providing a kitchenette, shower room with toilet and an all-purpose (living and sleeping) room, as well as three further detached buildings which together contain a further twenty-nine units, which have already been authorised under planning register reference number 22/350. These latter units contain two bedrooms and a kitchen/family room, as well as bathroom and hallway accommodation. All of the above dwellings are used for asylum seekers and accommodate households of generally between one and three residents each, but could extend to cater for five residents each, depending on family size. Groundworks for these units comprising the laying of a

foundation slabs and the creation of connections to the on-site network and the sewage pump station which serves this direct provision centre. A prefabricated laundry building, two retaining walls, the conversion of a vacant building into seven individual cooking facilities and two storerooms, the conversion of an existing building which was formerly used as a playroom into an outlet for the supply of convenience goods to residents of this centre, six plant rooms which contain heat pumps for the modular blocks at item heading (1) above, and two playgrounds. The development utilises an existing vehicular access to the site, an existing water supply and an existing Irish Water wastewater pipeline connection (which was permitted by planning register reference number 20/281). The removal of existing loose stones from the site, the levelling of the land, the provision of communal open spaces, as well as a separate area for recreational purposes, and all ancillary site works connected with the implementation of planning permission under planning register reference numbers 20/22 and 22/350, all at St. Patrick's Direct Provision Centre, Drumgoask, Monaghan, as revised by the further public notices received by the planning authority on the 7th day of March, 2025.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to REMOVE condition number 6 and the reason therefor.

Reasons and Considerations

Having regard to the nature of the application for a continuation of the permission on site, and the requirements of condition number 6 which relate to the management of waste and excess soil during the construction phase and compliance with waste management legislation, it is considered that condition number 6 is not relevant or necessary as the construction phase has been completed and the requirements under waste management legislation are applicable without a condition of a planning permission. It is considered that condition number 6, in relation to construction and demolition waste or excess soil generated during the construction phase, is, therefore, not warranted.



Mary Henchy

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission

Dated this 15th day of August 2025.