

An
Coimisiún
Pleanála

Commission Order
ABP-322684-25

Planning and Development Act 2000, as amended

Planning Authority: Monaghan County Council

Planning Register Reference Number: 24/60318

Appeal by Centz Stores 8 Limited care of Tony Bamford Planning of Sky Business Centre, Clonshaugh Business and Technology Park, Clonshaugh, Dublin against the decision made on the 8th day of May, 2025 by Monaghan County Council to refuse permission.

Proposed Development: Retention of retail sale and ancillary storage of goods (other than bulky goods) comprising convenience goods and non-bulky comparison goods in non-conformity with condition number 7 of planning register reference number 05/978. The amalgamation of units 9 and 10 into a single unit in non-conformity with condition number 10 of planning register reference number 05/978, all at Units 9 and 10, Monaghan Retail Park, Cornacassa, Monaghan, County Monaghan.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Monaghan County Development Plan 2025-2031, including the 'EC Existing Commercial' land use zoning objective for the area, and under the land use zoning where both convenience and comparison shopping are acceptable in principle at the Monaghan Retail Park, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would generally comply with the provisions of the development plan, including Objective RTP1, Policy RTO2 and Section 10.6 (Retailing), and with the County Monaghan Retail Strategy 2016-2022, and Retail Planning Guidelines for Planning Authorities (2012), would not have a significant detrimental impact on the vitality and viability of Monaghan Town Centre, and would not seriously injure the amenities of the area or be prejudicial to traffic safety. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 11th day of April, 2025, 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 within one month of the date of this Order and the development shall be retained and completed in accordance with the agreed particulars.

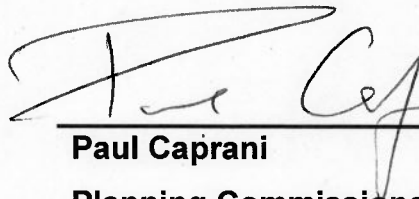
Reason: In the interest of clarity.

2. The total convenience and non-bulky comparison goods net retail sales area (as defined in Annex 1 of the Retail Planning Guidelines for Planning Authorities (2012)) of the store, delineated on drawing number MGA-24-131-PL102-AI received by the planning authority on the 11th day of April, 2025, shall not exceed 370 square metres.

Reason: To comply with national policy as set down in the Retail Planning Guidelines.

3. Apart from any departures specifically authorised by this permission, the development proposed to be retained shall be carried out and completed in accordance with the terms and conditions of planning register reference numbers 01/536 and 02/571, as amended by planning register reference number 05/978, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the development is carried out in accordance with the previous permissions.



Paul Caprani

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



Dated this 1st *day of October* **2025.**