

Planning and Development Act 2000, as amended

Planning Authority: Monaghan County Council

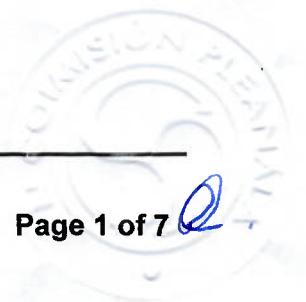
Planning Register Reference Number: 24/60244

Appeal by Lough Egish Cross Limited against the decision made on the 9th day of July, 2025 by Monaghan County Council to refuse permission.

Proposed Development: Retention of partially constructed two-storey staff accommodation building to be used in connection with applicant's construction business, use of existing entrance onto public road and permission to complete same and all associated site development works, all at Cooltrimegish, Castleblayney, 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

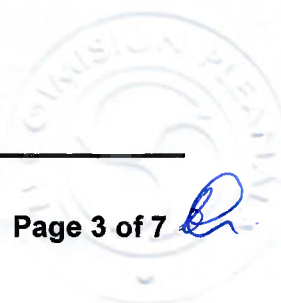
Having regard to the nature, scale, design, and purpose of the development proposed to be retained and completed, and the provisions of the Monaghan County Development Plan 2025-2031, in particular Development Plan Policy WSP1, Section 15.10.8, and the objectives set out in Section 4.7 (Economic Development), in particular EDO6 and EDO7, the Commission was satisfied that the development proposed to be retained and completed would provide satisfactory standards of amenity for the future occupants of the development, would be suitable for staff accommodation related to the specified construction business of the applicant, having regard to the delivery of job opportunities, that the nature of the accommodation would be adequately served by local services and facilities and that the development would assist in the provision and support of employment generating business. The Commission was satisfied that a temporary permission of the development proposed to be retained and completed would allow for the continued use of the accommodation and allow for the future review of the accommodation arrangement by the planning authority. Furthermore, the Commission was satisfied the development proposed to be retained and completed would be in accordance with CP1 of the Monaghan County Development Plan 2025-2031, would not have an adverse impact on the regional road in terms of road safety, and would not present a traffic hazard given that visibility splays can be achieved at the existing access. Subject to compliance with the conditions set out below, the development proposed to be retained and completed would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered that, given the nature and purpose of the accommodation, the development proposed to be retained and completed can be considered under the relevant particular policy objectives, in particular Development Plan Policy WSP1, Section 15.10.8 of the Monaghan County Development Plan 2025-2031, and that the form and scale of accommodation at this location for the specified purpose of accommodating employees of the construction business with access to the services of the local village would align with the relevant provisions of the development plan. The Commission was satisfied that, given the nature and scale of the development proposed to be retained and completed, there was no risk to the Lough Egish proposed Natural Heritage Area and would be in compliance with Sections 6.2 and 6.2.2. and Policy HCLP6 of the Monaghan County Development Plan 2025-2031.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. The development to be retained and completed is hereby permitted for a period of four years only from the date of this Order and shall be removed after four years and the site reinstated, unless a further planning permission is granted.

Reason: Having regard to the nature of the development, the Commission considers it appropriate to specify a period of validity of this permission to allow for a review of the development by the planning authority at the end of that period.

3. The works to be completed shall be carried out and completed within three months of the date of this Order to the satisfaction of the planning authority.

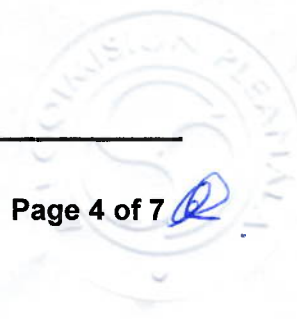
Reason: In the interest of orderly development.

4. The development when completed shall be occupied by staff directly associated with the construction company. No room in the development shall be used for the purpose of providing overnight paying guest accommodation. Prior to completion of works, the developer shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act 2000, as amended, to this effect.

Reason: To ensure that the proposed accommodation is used to meet the developer's stated needs and that development in this rural area is appropriately restricted in the interest of the proper planning and sustainable development of the area.

5. Details of the materials, colours and textures of all external finishes to the development shall be submitted to, and agreed in writing with, the planning authority prior to completion of the development.

Reason: In the interest of visual amenity.



6. Revised plans shall be submitted to, and agreed in writing with, the planning authority prior to completion of the development to provide for alternative amenity space measuring 65 square metres at an alternative location on site.

Reason: In the interest of residential amenity.

7. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

8. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

9. Prior to completion of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann.

Reason: In the interest of public health.

10. A minimum of 10% of all car parking spaces shall be provided with EV charging stations/points, and ducting shall be provided for all remaining car parking spaces to facilitate the installation of EV charging points/stations at a later date. Where proposals relating to the installation of EV ducting and charging stations/points have not been submitted with the planning application, in accordance with the above noted requirements, the developer shall submit such proposals to be agreed in writing with the planning authority prior to occupation of the development.

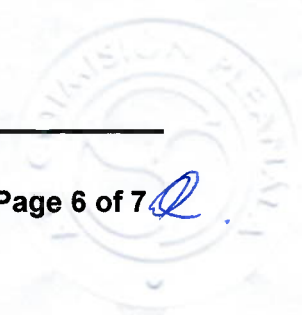
Reason: To provide for and/or future proof the development such as would facilitate the use of Electric Vehicles.

11. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable within the development shall be submitted to, and agreed in writing with, the planning authority prior to completion of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

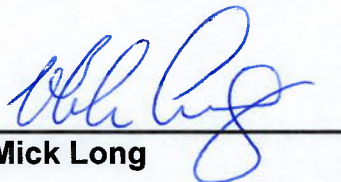
12. The management and maintenance of the development following its completion shall be the responsibility of the developer. A management scheme, providing adequate measures for the future maintenance of open spaces and communal areas, shall be submitted to, and agreed in writing with, the planning authority prior to completion of development.

Reason: To provide for the satisfactory future maintenance of the development in the interest of visual amenity.



13. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to completion of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

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.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *15th* day of *May* 2026.