



An  
Coimisiún  
Pleanála

## Inspector's Report ABP-322477-25

<b>Development</b>	Construction of 34 dwellings, vehicular and pedestrian access, new connections to drainage system and associated site works.
<b>Location</b>	Killygowan, Monaghan, Co. Monaghan
<b>Planning Authority</b>	Monaghan County Council
<b>Planning Authority Reg. Ref.</b>	2460456
<b>Applicant(s)</b>	Clarlan Limited
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant Planning Permission
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	1. Brendan and Mary Buckley 2. Gerard and Bernadette Coyle
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	5/8/24

**Inspector**

Ronan Murphy

## **Site Location and Description**

- 1.1. The appeal site is located within the townland of Killygowan and is c. 600m to the south of Monaghan Town Centre. The site is located between Glenview Heights and Ballybay Road. The area surrounding the site is predominantly residential in character, with a mixture of two storey and single storey dwellings.
- 1.2. The appeal site has a stated area of 1.4ha and is enclosed by a large hedgerow (including trees) boundaries. At present the site is greenfield.
- 1.3. The topography of the site is notable, the contours of the site which range from 84.25mOD to the in the north-eastern corner to 77.4mOD to the south-western corner of the site.
- 1.4. The appeal site is primarily bounded to the north by an open field and dwelling, to the south by a dwelling, to the east by Glenview Heights and to the west by Ballybay Road.

## **2.0 Proposed Development**

- 2.1. The proposed development comprises of the construction of 34 No. dwellings with the following breakdown:
  - 8 No. 5 bed three and a half storey semi-detached dwellings,
  - 2 No. 4 bed three storey detached dwellings,
  - 2 No. 3 bed three storey semi-detached dwellings
  - 18 No.3 bed two storey semi-detached dwellings
  - 4 No. 2 bed two storey semi-detached

The proposed development also includes communal open space, private amenity space together with necessary boundary treatments and landscaping, new vehicular and pedestrian access from Glenview Heights, a new pedestrian connection to Cootehill Road, new connections to existing mains storm and foul drainage system and all associated works.

- 2.2. The proposed houses would have maximum heights of c. 9.7m to 13.7m. The proposed dwellings would be finished with a mixture of red brick and smooth render.
- 2.2 The following key parameters are noted:

<b>Site area</b>	1.44ha
<b>Residential Units</b>	34
<b>Total floor space</b>	4,528m <sup>2</sup>
<b>Building Height</b>	9.7m-13.7m
<b>Density</b>	23.61 units per hectare
Public open space	2,550m <sup>2</sup> (17.61%)
Access	Vehicular via Glenview Heights Pedestrian (via Ballybay Road)
Car and cycle parking	68 car parking spaces

2.1. The following housing mix is proposed:

<b>Unit Type</b>	<b>No of units</b>	<b>%</b>
<b>Semi-detached 5-bedroom dwellings</b>	8	23.52%
<b>Detached 4-bedroom dwellings</b>	2	5.88%
<b>Semi-detached 3-bedroom dwellings</b>	2	5.88%
<b>Semi-detached 3-bedroom dwellings</b>	18	52.94%
<b>Semi-detached 2-bedroom dwellings</b>	4	11.76%
<b>Total</b>	<b>34</b>	<b>100%</b>

## **3.0 Planning Authority Decision**

### **3.1. Decision**

3.1.1 By order dated 24 April 2025 the Planning Authority decided to grant planning permission subject to 22 conditions. The conditions are generally standard apart from condition No. 7 which requires revised details with respect to design details of a number of units.

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

3.2.1.1 I can confirm to the Coimisiún there is only one planning report on file. Following initial assessment further information was requested in relation to the following:

- A Site-Specific Flood Risk Assessment.
- Revised plans showing the footpath to the front of the site extends along the full frontage of the site.
- Plans to show that adequate and appropriate open space is provided.
- Additional site sections in a north-south direction.
- A clear rationale for the high proportion of 3.5 storey, 5-bedroom units proposed.
- Proposed boundary treatments for all of the application sites red line external boundary/third party boundaries.
- A surface water management plan to address measures for silt reduction and interception for both pre and post construction phases and a fully completed Water Protection checklist.
- Revised lighting design to reflect existing lighting already in place along the public road.
- Clarification with respect to private open space areas.
- Provide comments on third party submissions to the application.

3.2.1.2 A formal response to the Further Information request was received on 28<sup>th</sup> March 2025. The response was accompanied by the following:

- A site-specific flood risk assessment, as carried out by IE Consulting.
- Amended details showing the footpath extended in both directions along the entire site frontage.
- An amended layout drawing highlighting open space areas which are 'useable' and 'unuseable.'
- Additional sections drawings.
- Drawings showing the reduction in heights of Units A, A1 and E1.
- Updated boundary treatment plan.
- Updated details with respect to surface water protection during construction phase.
- An updated lighting design
- An amended 'Housing Quality Assessment'
- A response to submissions received.

3.2.1.3 The additional information was deemed to be significant and advertised accordingly.

3.2.1.4 Having considered the response of the applicant to the Further Information request; the area planner concludes that the proposed development is acceptable and recommended that permission be granted.

### 3.2.2. Other Technical Reports

**Environment Section:** Report dated 12/2/24 seeking further information with respect to the need for a surface water management plan and a water protection plan checklist.

**Housing:** Report dated 10/2/25 outlining no objection, subject to conditions.

**Fire Officer:** Report dated 7/2/25 outlining no objections.

**Public lighting:** Report dated 19/2/25 requested further information with respect to an updated lighting plan, a lighting design report, and details with respect to the location of lighting columns, location of lanterns and exclusion zones.

**Municipal District Office:** Report dated 29/1/25 outlining no objections, subject to conditions.

**Roads Section:** Report dated 29/1/25 outlining no objection, subject to conditions.

**Post Further Information**

**Environment:** Report dated 16/4/25 outlining no objections, subject to conditions.

**Public Lighting:** Report dated 2/4/25 outlining no objections, subject to conditions.

### 3.3. **Prescribed Bodies**

**Uisce Eireann:** Response dated 10/1/25 outlining no objections subject to conditions.

**Inland Fisheries Ireland:** Response dated 27/1/25 outlining comments with respect to that wastewater treatment plant at Monaghan has sufficient capacity to receive and treat the wastewater arising from this development, storm water management should be designed in accordance with the recently published Department of Housing, Local Government and Heritage guidance document Nature-based solutions for the management of rainwater and surface water run-off in urban areas and All construction work should be in accordance with a Construction Environmental Management Plan which ensures that good construction practices are adopted throughout the construction period and contains mitigation measures to deal with potential adverse impacts identified in advance of the scheme.

**Post Further Information**

**Inland Fisheries Ireland:** Response dated 9/4/25 outlining no further comments to make.

### 3.4. **Third Party Observations**

3.4.1 None on file.

## 4.0 **Planning History**

4.1 Appeal Site

**Reg. Ref. 22259.** Application for 6 no. two and a half storey semi-detached dwellings, formation of new access together with connection to the mains foul and storm drainage and all associated site works. Permission refused for 1 reason as set out below:

- 1. The information submitted has failed to demonstrate that the proposed development will not result in a traffic hazard, for those road users proceeding of the associated regional road, as well as those using the proposed access. The applicant has not confirmed his entitlement to carry out the required road / traffic safety works along the adjoining regional road, which is encompassed by the site boundary. Accordingly, the proposal is therefore deemed to be unacceptable. To permit the development as proposal would (1) endanger public safety by reason of traffic hazard or obstruction of road users or otherwise, and (ii) be contrary to the proper planning and sustainable development of the area.*

**Reg. Ref. 20391.** Application for the construction of 6 no. two and a half storey semi-detached dwelling, formation of new access together with connection to mains foul and storm drainage and all associated site works. Significant further information relates to revised site layout, relocation of proposed access, revised location of proposed dwellings and the submission of a flood risk assessment and road safety audit. Permission refused for the following reason:

- 1. The applicant has failed to clearly demonstrate that the proposed development will not result in a traffic hazard; for those road users proceeding on the associated regional road, as well as those using the proposed access. A Road Safety Audit(s) has been submitted in accordance with Policy TP 8 of the Monaghan County Development Plan 2019-2025. Concerns identified as regards conflict with the existing right-turning lane on the associated regional road have not been satisfactorily addressed. Accordingly, the proposal is therefore deemed to be unacceptable, as to permit the development as proposed would (i) endanger public safety by reason of traffic hazard and (ii) be contrary to the proper planning and sustainable development of the area.*



## 5.0 Policy Context

### 5.1. Development Plan

5.1.1 It is noted that the initial application was assessed under the *Monaghan County Development Plan 2019-2025*. However, since the Notification of Decision to Grant Planning Permission was issued, the *Monaghan County Development Plan 2025-2031* was formally made by the Elected Members of Monaghan County Council on the 26th of May 2025.

5.1.2 On the 4th of July 2025, the Minister of Housing, Local Government and Heritage issued a 'Notice of Intention to Issue a Direction' to the Planning Authority under Section 31 of the Planning and Development Act, 2000 (As Amended), consequent to a recommendation made by the Office of the Planning Regulator on 20<sup>th</sup> June 2025. On the 7th of July, the Development Plan came into effect except for those parts of the plan affected by the Draft Ministerial Direction. The Draft Direction relates to the footnote at Table 9.3 relating to retail (Convenience and Comparison) are acceptable in principle in the Monaghan Retail Park and land within a specific piece of land within Flood Zone A. Neither relate to the subject land.

5.1.3 The appeal site is predominantly located within the Proposed Residential B zone. The western portion of the land is within the Landscape Protection/ Conservation zone.

5.1.4 Relevant policies and objectives include:

**SHO1:** which seeks to facilitate the development of Monaghan Town in order to maintain its position as the Principal/Key Town in the County at the top of the settlement hierarchy.

**HDP1:** which requires that density of units within multi-unit residential schemes, in accordance with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024 and any new or updated/subsequent versions.

**LDRP1:** which seeks to ensure that Proposals for low density residential development shall comply with Section 15.8.8 of the Monaghan County Development Plan 2025-2031.

**ROSP1:** which requires that proposals for recreational facilities and public open space in multi-unit residential developments shall comply with Section 15.8.12 and Table 15.2 of the Monaghan County Development Plan 2025-2031 unless a relaxation of standards is acceptable.

**ROSP2:** which requires that proposals for private open space in multi-unit residential developments shall comply with Section 15.8.13 of the Monaghan County Development Plan 2025-2031 unless a relaxation of standards is acceptable.

**CP1:** which requires that proposals for car parking shall comply with Section 15.24 of the Monaghan County Development Plan 2025-2031.

## **5.2 National Planning Framework (2040)-First Revision April 2025**

5.2.1 The National Planning Framework - Project Ireland 2040-updated in April 2025 sets out the focus on pursuing a compact growth policy at national, regional, and local level. From an urban perspective the aim is to deliver a greater proportion of residential development within existing built-up areas; to facilitate infill development and enable greater densities to be achieved, whilst achieving high quality and design standards

## **5.3 Section 28 Ministerial Guidelines**

5.3.1 Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant Section 28 Ministerial Guidelines are:

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024. These guidelines seek to support sustainable residential development and the creation of compact settlements for urban and rural areas.
- Quality Housing for Sustainable Communities: Design Guidelines. The purpose of these Guidelines is to assist in delivering homes, in sustainable communities that are socially inclusive.

## **5.4 Other Relevant Guidance**

- Design Manual for Urban Roads and Streets, 2019. The manual sets out design guidance for constructing new and reconfigured roads and streets.

## **5.5 Natural Heritage Designations**

- 5.5.1 There are no designated sites in the immediate vicinity of the appeal site. The closest such site to the appeal site is the Slieve Beagh SPA (Site Code 004167) which is located to 11.8km to the northwest of the appeal site and the Kilroosky Lough Cluster SAC (Site Code 001786) which is located c. 18.26km to the southwest of the site.

## **5.6 EIA Screening**

- 5.6.1 See completed Form 2 attached by way of appendix to this report. Having regard to the nature, size, and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

## **5.7 Water Framework Directive**

- 5.7.1 The purpose of the EU Water Framework Directive is an initiative aimed at improving water quality throughout the European Union. The Directive was adopted in 2000 and requires governments to take a new approach to managing all their waters; rivers, canals, lakes, reservoirs, groundwater, protected areas (including wetlands and other water dependent ecosystems), estuaries (transitional) and coastal waters.
- 5.7.2 An Coimisiún Pleanála and other statutory authorities cannot grant development consent where a proposed development would give rise to a reduction in water quality.
- 5.7.3 The subject site adjoins the Shambles River Waterbody IE\_NB\_03S010500. In proximity to the appeal site, this waterbody is classified as a poor ecological status. This is illustrated on the EPA mapping (<https://gis.epa.ie/EPAMaps/agriculture>).
- 5.7.4 I have assessed the proposed development of 34 houses for which permission is sought and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.
- 5.7.5 The surface water discharges through SuDS technology prior to outfall to the surface water outfall. The application material includes a Surface Water Management Plan which outlines the silt fences will be erected during the construction phase to prevent

run off of silt laden water from the construction. These silt fences are proposed to stay in place until the landscaping and vegetation has been established. The Surface Water Management Plan includes a Water Protection Plan Checklist.

5.7.6 Having considered the nature, scale and location of the project, including the erection of sit traps during construction and that the Surface water discharges through SuDS technology prior to outfall to the surface water outfall, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

5.7.7 The reason for this conclusion is as follows:

- The land is connected to public wastewater;
- The erection of sit traps during construction; and
- Surface water discharges through SuDS technology prior to outfall to the surface water outfall.

## **6 The Appeal**

### **6.1 Grounds of Appeal**

6.1.1 Third party appeals have been received from Brendan and Mary Buckley and Gerard and Bernadette Coyle. The appeals can be summarised as follows:

- The application should be invalidated as a strategic part of the main surface water and foul sewer drainage system is located outside the red line boundary.
- Confusion relating to how boundaries will be treated. There are no specific sections shown throughout the common boundaries between houses 1,18 and 19.
- Excavations to construct a proposed new sewer line and for the construction of site No.19 could undermine the rear boundary line of the property to the north.
- No information provided in the application form with respect to the owners of the property and the directors of the company.

- The foul sewerage system is not capable of taking any additional housing. There is no evidence that Irish Water have agreed to allow the proposed development to connect to the foul network.
- No evidence that the proposal has been accepted onto the combined sewer on Cootehill Road.
- The manhole to the rear of property (F20) is 2m higher than the floor level of house No.19. Cross sections are required to explain this.
- Excavations for the new sewer line could interfere with the stability of hedgerows and trees. These should be protected at all times.
- There is a wayleave agreement through the lands for foul sewer connection. There was no consultation in relation to the protection of property rights to this foul sewer connection.
- Proposed development is very high density and not in keeping with the general density plot ratio in the area.
- The proposal will have a devaluing effect on property due to additional traffic, noise, dust and inconvenience during construction, noise from the development when completed, overlooking and loss of privacy, artificial boundaries, and excavations impact on natural hedgerows.
- Abutting properties should be fully protected.
- Light trespass from moving headlights every time a vehicle leaves the site.
- The proposed development does not provide for adequate parking for future residents, especially for the 10 houses along the front of the site. The proposal will encourage illegal parking on the road and footpath.
- The pedestrian access will lead to anti-social behaviour. The path would not encourage walking into the Town Centre as there is little difference between the location of the path and the main entrance into the development.
- The submitted traffic survey results do not reflect actual volumes. An independent and transparent traffic assessment during peak hours is required.
- The design of houses could lead to easy conversion into multi-occupancy units or flats. A condition prohibiting such would be required.

## **6.2 Applicant Response**

- None on file

## **6.3 Planning Authority Response**

- None on file

## **6.4 Observations**

- None on file.

## **6.5 Further Responses**

- None on file.

# **7 Assessment**

7.1 Having examined the appeal details and all other documentation on file, including submissions / observations, the report of the local authority and inspected the site. I consider that the substantive issues in this appeal to be considered are as follows:

- Principle of Development
- Procedural Matters
- Layout / Density/ Design
- Quality of the proposed units
- Residential Amenity of surrounding properties
- Sewer connection
- Traffic / Car parking
- Flooding
- Appropriate Assessment

## **7.2 Principle of Development**

- 7.2.1 The appeal site is predominantly zoned Proposed Residential B with the associated land use objective '*To facilitate the provision of serviced residential sites and low-density residential development in a structured and co-ordinated manner*' Residential is permitted in principle in the Proposed Residential B zone.
- 7.2.2 In addition to this, the western portion of the land is within the Landscape Protection/ Conservation zone, with the associated land use objective '*To protect important landscape features within the towns from development that would detrimentally impact on the amenity of the landscape, on the natural setting of the town or on the natural attenuation offered by flood plains*'. development which demonstrated to the satisfaction of the Planning Authority that it will not be contrary to the overall zoning objective of the land, for example open space is acceptable. In this case, the only element of development within the Landscape Protection/ Conservation zone is a footpath connecting the site to Ballybay Road.
- 7.2.3 I am satisfied that the proposed uses are in accordance with the sites zoning objective and that the proposed development is acceptable in principle. Concerns relating to residential amenity will be discussed below.

### **7.3 Procedural Matters**

- 7.3.1 Third parties raised concerns that the application should be invalidated as a strategic part of the main surface water and foul sewer drainage system is located outside the red line boundary and that there is no information on the application form with respect to the owners of the property and the directors of the company. In the first instance I note that foul / sewer works which are referred by the third parties (in the plan extract included in the appeal) to in their objection are within the blue line of lands within the applicant's ownership which are not included within the application. I am satisfied that this is acceptable. In any case, I make the Coimisiún aware that any grant of permission is subject to the provisions of section 34(13) of the Act i.e. the developer must be certain that he/she has all rights in the land to execute the grant of permission.
- 7.3.2 With respect to the ownership of the applicant's company, I note that Question 23 of the Application Form is not included with either the initial application or with the appeal documentation. However, I note that the name of the director of the company and its address has been provided on a letter of consent to the agent making the application on his behalf. I can confirm to the Coimisiún that the company address provided in the

letter of consent is correct. I am satisfied that sufficient information has been provided in this respect.

- 7.3.3 In addition to this, I note concerns relating to wayleave agreement through the lands for foul sewer connection. I note that the Proposed Site Service Plan submitted with the Further Information response shows a wayleave / easement in favour of Irish Water / Neighbouring property to the north-eastern boundary of the land. In any case, as stated above Section 34 (13) of the Planning and Development Act 2000, (as amended), states that a person shall not be entitled solely by reason of a permission under this section to carry out any development.

#### **7.4 Density / Design / Layout**

- 7.4.1 I make the Coimisiún aware that this assessment is based on the updated plans and particulars submitted at Further Information stage.

##### *Density*

- 7.4.2 I note the concerns of third-party objectors that very high density and not in keeping with the general density plot ratio in the area.
- 7.4.3 The density of the proposed development would be 23.61 units per hectare. It is noted that Section 15.8.8 of the Monaghan County Development Plan 2025-2031 states that an application for low density residential development, including serviced sites, at a maximum density of 15 units per hectare (unless where site-specific circumstances can justify otherwise), will be permitted by the Planning Authority on lands zoned as 'Proposed Residential B'.
- 7.4.4 While I note the contents of Section 15.8.8 of the Monaghan County Development Plan 2025-2031, the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024, set out national planning policy and guidance in relation to the planning and development of urban and rural settlements. Monaghan Town is a Key Town and Table 3.5 sets a density range of 30-50 which shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns.
- 7.4.5 While I note that the density would be below the density range set out in Table 3.5 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024, I am of the opinion that the site characteristics (i.e the



steep topography) would make it difficult to achieve a higher density without impacting on the residential amenity and character of the surrounding area.

- 7.4.6 The Coimisiún may take the view that the density of the proposed development does not comply with the density range set out in Table 3.5 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024 and that refusal on this point is warranted. If this is the case, this would be a new issue in the context of this appeal and the Coimisiún may wish to consider issuing a s.137 notice in this regard.

#### *Layout*

- 7.4.7 The proposed development comprises of 34 No. dwellings set out in sixteen pairs of semi-detached and two detached dwellings. Section 15.8.1 of the *Monaghan County Development Plan 2025-2031* states that the layout of a residential scheme and how it relates to its surroundings is an essential component to creating a quality environment for a community. In broad terms, I am satisfied that the layout of the proposed development is acceptable, and it successfully integrates with the surrounding streetscape which is residential in character.

#### *Design*

- 7.4.8 The proposed houses would have maximum heights of c. 9.7m to 12.9m and would be finished with a mixture of red brick and smooth render. Having considered the plans and elevations submitted with the application, I have concerns with respect to design of No's 1,2,3,4,5,7,8,9 and 10 which are three and half storeys and have maximum heights of 12.9m. These units are located along the eastern side of the development facing Glenview Heights. In addition to this, units 21 and 22 are also three and a half storey dwellings and are located on the northern boundary of the land.
- 7.4.9 I am concerned that the design of these dwellings would be overly dominant in views from Glenview Heights approaching the site from the north and south. In addition to this, having regard to the steep topography of the site, these units would be at the high point of the site and would be overly dominant in views from Ballybay Road and Cootehill Road to the southwest and west of the site. In my opinion, the design of these units should be altered to a standard two storey design in line with the other dwellings within the development. This matter could be dealt with by way of condition requiring

that the design be altered to a standard two storey design (for example dwelling type HTF).

## **7.5 Quality of the proposed units**

7.5.1 In assessing the proposed development including the Housing Quality Assessment submitted with Further Information, I note that Table 5.1 of the Quality Housing for Sustainable Communities: Design Guidelines does not specify standards for 4 Bed 8-person house type such as proposed dwelling type HTA. However, given the floor area of this dwelling type at c.173m<sup>2</sup>, I am satisfied that sufficient amenity value for future residents would be provided in these units. In addition to this, I note that there would appear to be an error with respect to dwelling type HTG in the Housing Quality Assessment which is a 2 bed 4-person unit, but the required floor area is shown as a 4 bed 7-person unit.

7.5.2 Having considered the Housing Quality Assessment submitted with Further Information and the floor plans submitted with this application, I am satisfied that the floor areas proposed exceed the standards set out in Table 5.1 of the Quality Housing for Sustainable Communities: Design Guidelines.

7.5.3 Private open space to serve each of the dwellings is proposed by way of back gardens and balconies (in the cases of dwelling types HTA, HTA1, HTB and HTC). The relevant areas range between c. 72m<sup>2</sup> and 187m<sup>2</sup>. I am satisfied that the back gardens would comply with the minimum area standards set out in SPPR2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.

### *Landscaping*

7.5.4 The plans submitted with the Further Information response shown that an area of 2,174m<sup>2</sup> is proposed within two separate areas to the south and northwest of the site. This would be an area of 15.01% of the overall site and as such would comply Policy and Objective 5.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.

7.5.5 The submitted landscape plans do not show any formal planting or play areas etc. However, Table 15.2 of the *Monaghan County Development Plan 2025-2031* does not require that a development with the number of units proposed to provide any formal

play areas, playing pitches or recreational changing rooms. The public open space proposed is therefore considered to be acceptable.

- 7.5.6 I note that there is no plan to show if the public open spaces are to be taken in charge. A condition which requires that the development be maintained by the developer, until taken in charge by the planning authority is recommended, should the Coimisiún be of a mind to grant planning permission.
- 7.5.7 Third parties have outlined concerns with respect to the confusion with respect to how boundaries will be treated. Specific concerns relate to the lack of specific sections shown with the common boundaries with houses 1,18 and 19.
- 7.5.8 I refer the Coimisiún to drawing No. MGA-024-0140-PL115-A submitted with the Further Information response. This drawing shows a proposed concrete capped 2m high boundary wall with a smooth render finish on the boundary between houses 1, 18 and 19 and the residential property to the north of the site.
- 7.5.9 I note the concerns of the third-party, however I am satisfied that adequate detail has been provided and that the proposed boundary wall is acceptable.

## **7.6 Residential Amenity of surrounding properties**

Concerns are raised that the proposed development would have an adverse impact on the residential amenity of the existing developments by way of overlooking and loss of privacy. Section 15.2.10 of the *Monaghan County Development Plan 2025-2031* states that all proposals must minimise overlooking, overbearing, and overshadowing to ensure no significant adverse impact on adjoining properties.

### *Overlooking*

- 7.6.1 I note that units 1,18 and 19 are all within c.5m of the boundary with the dwelling to the north of the site. In addition to this, unit 10 is within 5m of the southern boundary of the land.
- 7.6.2 However, I note that the side elevations of these units would face towards the opposing dwellings to the north and south of the site. In light of this, I am satisfied that there are no directly opposing habitable windows between the proposed and existing dwellings and that compliance with SPPR1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024 is achieved in this case.

- 7.6.3 The designs for proposed units 1 and 10 include balconies at first floor level. Balconies at first floor levels have the potential to cause residential amenity issues with surrounding properties by way of overlooking. I have previously discussed my concerns with respect to the design of the three and half storey dwellings. However, should the Coimisiún be of a mind to grant permission for these dwellings as shown on the plans, then I would recommend that the first-floor balconies be omitted. This matter could be dealt with by way of condition.
- 7.6.4 Units 33 and 34 face towards the rear elevations of dwellings fronting Ballybay Road. These dwellings are set back c. 16.5m from the rear elevation of this dwelling. It is considered that this set back would comply with SPPR1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024.
- 7.5.5 As regards residential overshadowing and overbearing impacts, I am satisfied that the proposed dwellings would not have an undue impact on surrounding properties. In coming to this conclusion, I have had regard to the orientation of the site, and the separation distances from the boundaries of the land.

#### *Structural impacts*

- 7.6.5 Third parties have highlighted concerns that excavations to construct a proposed new sewer line and for the construction of site No.19 could undermine the rear boundary line of the property to the north. In addition to this, concerns are outlined that excavations required for the proposed sewer line could interfere with hedgerows and trees.
- 7.5.6 I note the concerns of the third parties. However, in my opinion, this matter could be dealt with by way of condition which requires a detailed Construction Management Plan which ensures there would be no impacts on any existing boundary walls or hedgerow / trees in the event of a grant of planning permission. The Construction Management Plan would be required to be prepared by a suitably qualified professional and would be required to be agreed in writing by the Planning Authority prior to the commencement of development.

## **7.7 Sewer connection**

- 7.7.1 Third parties have raised concerns that the foul sewerage system is not capable of taking any additional housing. In addition to this, the third parties' states that there is

no evidence that Irish Water have agreed to allow the proposed development to connect to the foul network and that there is no evidence that the proposal has been accepted onto the combined sewer on Cootehill Road.

7.7.2 I note the concerns of the third parties with respect to the capacity of the foul sewerage network in Monaghan Town. I have regard to the 10-year Water Supply Catchment Register for Monaghan Town by Uisce Eireann (dated December 2024) and note that there is capacity available within the Wastewater facility. This information can be found at <https://www.water.ie/connections/developer-services/capacity-registers/water-supply-capacity-register/monaghan>

7.7.3 In addition to this, I note that Uisce Eireann have confirmed that the applicant has received a Confirmation of Feasibility which states that wastewater is feasible with upgrade (125m foul sewer extension is required to be facilitated).

7.7.4 Having considered the above I am satisfied that sufficient capacity exists in the Wastewater Treatment Plant to cater for the proposed development. A condition which requires that applicant to make a connection agreement with Uisce Eireann prior to the commencement of development is recommended in the event of a grant of planning permission.

7.7.5 In addition to this, third parties have highlighted concerns that the manhole to the rear of property (F20) is 2m higher than the floor level of house No.19. I refer the Coimisiún to Drawing No. 24207-500 'Proposed Site Services Layout' submitted with the Further Information response. This drawing shows that manhole F20 is at a height of 76.13m while house No.19 has a floor level of 73.85m. Manhole F20 is located within the wayleave area in favour of Irish Water / the neighbouring dwelling. This wayleave provides the sewer line for the neighbouring property and given the need to provide a sewer access for this property and the topography of the site which slopes towards the area of the site. It does not relate to the residential development before the Coimisiún and its height reflect the higher land to the north and west of the proposed development.

## **7.8 Traffic / Car parking / Pedestrian Access**

- 7.8.1 Third parties have raised concerns that the proposed development does not provide for adequate parking for future residents, especially for the 10 houses along the front of the site. The proposal will encourage illegal parking on the road and footpath. In addition to this, concerns are raised that the submitted traffic survey results do not reflect actual volumes. Third parties also state that an independent and transparent traffic assessment during peak hours is required.

#### *Car Parking*

- 7.8.2 I refer the Coimisiún to Table 15.5 of the *Monaghan County Development Plan 2025-2031* which requires that 2 car parking spaces are to be provided per dwelling. In addition to this I note that SPPR3 of the Sustainable Residential and Compact Settlement Guidelines for Planning Authority 2024 states that in intermediate / peripheral locations the maximum rate of car parking provision for residential development shall be 2 spaces per dwelling.
- 7.8.3 I have regard to the plan submitted with the Further Information response which shows that there is adequate space for two car parks to the front of each house. In addition to this the Design Statement provided with the initial application and the Housing Quality Assessment submitted at Further Information stages which both state that 68 designated car parking spaces are proposed within the development. This would equate to 2 spaces per unit. I am satisfied that the proposed car parking would comply with Table 5.5 of the *Monaghan County Development Plan 2025-2031* and SPPR3 of the Sustainable Residential and Compact Settlement Guidelines for Planning Authority 2024.

#### *Traffic Volumes*

- 7.8.4 In addition to this, third parties have raised concerns that the submitted traffic survey results do not reflect actual volumes. An independent and transparent traffic assessment during peak hours is required.
- 7.8.5 I note the concerns of the third-party objectors; however, I have considered the traffic survey information provided within the report prepared by NRB Consulting Engineers which shows that traffic counts were taken between Wednesday 4 December 2024 and Tuesday 10 December 2024. I am satisfied that the information provided is acceptable. Having considered this information and visited the site, I am satisfied that

the proposed development, given its relatively small scale would not unduly increase traffic congestion in the area.

#### *Vehicular Access*

7.8.6 The main entrance to the proposed development opens onto Glenview Heights. Appendix A of the traffic report shows that 45m sightlines can be achieved in both directions. I am satisfied that acceptable sightlines are achieved and that the proposed development would not lead to an unacceptable traffic safety outcome.

7.8.7 Units 1 to 6 have individual access points to Glenview Heights. Appendix A of the NRB report provides AutoTRACKS which shows that a large salon car can exit these units in a safe fashion. This is considered to be acceptable.

7.8.8 I also note that the Monaghan Municipal District Office did not object to the proposed development.

#### *Pedestrian Access*

7.8.9 Third parties outline concerns that the pedestrian access has the potential to lead to anti-social behaviour and would not encourage walking into two as the location of the path is equidistant with the main entrance into the development.

7.8.10 The proposed pedestrian access links the site to the Ballybay Road to the east of the site. The pedestrian access would link the site to a bus stop and a convenience retail outlet nearby. I note that the Design Manual for Urban Roads and Streets (DMURS) and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024 place an emphasis on prioritising active travel through design measures that creates street networks that feel safe and comfortable for pedestrians and cyclists. I am satisfied that this element of the proposed development is in accordance with the need to prioritise active travel and would create a clear link with public transport and convenience retail and as such is acceptable.

### **7.9 Flooding**

7.9.1 I refer the Coimisiún to the Site-Specific Flood Risk Assessment prepared by IE Consulting. This report notes that the primary potential flood risk for the proposed development can be attributed to an extreme fluvial flood event in the Shambles Stream located beyond the north-western boundary of the land and / or the Droim Thoric Stream located c.225m to the south-east of the site.

- 7.9.2 The Site-Specific Flood Risk Assessment concludes that the proposed development does not fall within a predictive 1% AEP (1 in 100 year-Flood Zone A) fluvial flood zone and that a minor area of the proposed development site adjacent to the north-western boundary of the site falls within a 0.1% AEP (1 in 1,000 year-Flood Zone B) fluvial flood zone associated with Shambles Stream.
- 7.9.3 It is noted that the area of the site where the dwellings and vehicle entrance is located do not fall within a predictive 0.1% fluvial flood zone. However, part of the footpath linking the proposed development to Ballybay Road (a length of 55m x 3m wide) is within the 0.1% AEP (1 in 1000 year) fluvial flood zone. This footpath has the potential to displace 223m<sup>3</sup> of the 0.1% fluvial flood water volume. To compensate for this a flood compensatory storage area of 240m<sup>3</sup> is proposed to the south of the footpath (this area is not within the 1 in 1000-year fluvial flood zone).
- 7.9.4 Having regard to the foregoing, the Site-Specific Flood Risk Assessment finds that the footpath is classified as 'Less Vulnerable Development' and is deemed to be 'Appropriate Development' within Flood Zone B and therefore the proposed development is not expected to result in an adverse impact to the existing hydrological regime of the area or increase flood risk elsewhere.
- 7.8.5 I have consulted Map 5 ('Monaghan Flood Zone Map') of the *Monaghan County Development Plan 2025-2031* and I am satisfied that the appeal site is within Flood Zone A. I have further consulted the flood mapping system ([www.floodinfo.ie](http://www.floodinfo.ie)) I am satisfied that the subject land is not within the Flood Zone A. Having consulted the submitted drawings, I am satisfied that there are no dwellings or vehicular access within Flood Zone A or B. While I note that a part of the footpath to the north-west of the site is within Flood Zone B, I am satisfied that the proposed flood compensation storage area would ensure that the proposed development would not result in an increase in the risk of flood either within the site itself or the surrounding area. The proposal is acceptable from a flood risk perspective.

## **8 AA Screening**

- 8.1 I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The proposed development is located in proximity to Monaghan Town Centre. The proposal comprises of the



construction of 34 dwellings, vehicular access, new connections to drainage system and associated site works.

8.2 The subject land is not directly adjacent to a European site. The closest such site to the appeal site is the Slieve Beagh SPA (Site Code 004167) which is located to 13.3km to the northwest of the appeal site and the Kilroosky Lough Cluster SAC (Site Code 001786) which is located c. 18.26km to the southwest of the site. It is noted that there is no hydrological connection between the site and either the either European site.

8.3 Having considered the nature, scale, and location of the proposed development I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reason for this conclusion is as follows:

- The relatively small scale of the proposal;
- The connection of the site to Uisce Eireann networks; and
- The absence of connectivity to any European site.

8.4 I consider that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.

## **9 Recommendation**

9.1 I recommended that planning permission be granted.

## **10 Reasons and Considerations**

10.1 Having regard to the provisions of the residential zoning objective of the subject site, its location in proximity to Monaghan Town Centre and to the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or property in the vicinity and would be acceptable in

terms of traffic safety and flooding. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 11 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 17<sup>th</sup> December 2024, as amended by the further plans and particulars received by the planning authority on the 28<sup>th</sup> March 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity

2. The proposed development shall be amended as follows:

(a) The design of the three and a half storey dwellings (Units 1-10 and Units 21 and 22) shall be revised to a two-storey design.

(b) A revised site services layout plan and details, clarifying proposed Cover Level (CL) and Invert Level (IL) for 'F20' located to northeast of proposed dwelling unit No. 19.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of the residential amenity of the area.

3. a) Mitigation and monitoring measures outlined in the plans and particulars, including the Site-Specific Flood Risk Assessment, Surface Water Management Plan / Water Protection Checklist, Road Safety Audit and Outdoor Lighting Report submitted with this application shall be carried out in full, except where otherwise required by conditions attached to this permission.

- b) Prior to the commencement of development, the developer shall submit a comprehensive list of mitigation and monitoring measures from the named reports and a corresponding timeline/ schedule for implementation of same to the planning authority for its written agreement.

**Reason:** In the interest of protecting the environment, public health, and clarity.

4. No development shall commence on the site until such time as the following have been agreed and complied with:

(a) Requirements of Monaghan County Council's Roads Design Section, Environment Section and Public Lighting Section are agreed in writing.

(b) All amenity/open spaces, roads, footpaths, public lighting, water and wastewater services shall be completed in accordance with the standards and conditions set out in the Departmental publication Recommendations for Site Development Works for Housing Areas, except where superseded by the Council's Taking in Charge Policy, technical guidance document (WSTGD 2008) and Storm Water Technical Guidance Document 2017.

(c) Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Full details shall be agreed with the Planning Authority prior to commencement of development and all works shall be completed by the applicant, to the satisfaction of the Planning Authority prior to the occupation of any house within the proposed development.

**Reason:** In the interests of roads and traffic safety, protection of the natural environment, public health and the proper planning and sustainable development of the area.

5. The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking In Charge Standards ('Taking in Charge Procedures for Private Housing Developments (2010)' or any new or updated/subsequent versions. Following completion, the development shall be maintained by the developer, in

compliance with these standards, until taken in charge by the planning authority.

**Reason:** To ensure that the development is carried out and completed to an acceptable standard of construction.

6. Prior to commencement of development and/ or occupation of the residential units, as applicable, a final Road Safety Audit(s) and/ or Quality Audit(s) of the development, including the main entrance, internal road and path layouts, shall be submitted to and agreed in writing with the planning authority.

**Reason:** In the interest of sustainable transportation, and traffic and pedestrian safety.

6. 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 prior to commencement of development.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of 5 [five] years from the completion of the development [or until the development is taken in charge by the local authority, whichever is the sooner], 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 residential and visual amenity.

7. The area shown as public open space on the lodged plans shall be reserved for such use. The public open space shall be completed and fully landscaped before any of the dwellings are made available for occupation and shall be maintained as public open space by the developer.

**Reason:** In the interest of the amenities of the occupants of the proposed housing

8. Proposals for a naming / numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed names

shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

**Reason:** In the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas.

9. (a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

**Reason:** To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

10. The developer shall enter into water and wastewater connection agreements with Uisce Eireann, prior to commencement of development.

**Reason:** In the interest of public health

11. All service cables associated with the proposed development, such as electrical, telecommunications and communal television, shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interests of visual and residential amenity

12. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity

13. Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall incorporate details for the following:

- (i) Measures to ensure that there would be no impact on the rear boundary wall and hedgerows of the abutting properties,
- (ii) collection and disposal of construction waste,
- (ii) surface water run-off from the site,
- (iii) on-site road construction, and

(iv) environmental management measures during construction including working hours, noise control, dust and vibration control and monitoring of such measures.

A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority. The agreed CEMP shall be implemented in full in the carrying out of the development.

**Reason:** In the interest of environmental protection, residential amenities, public health & safety, and environmental protection.

14. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the 'Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects,' published by the Environmental Protection Agency in 2021.

**Reason:** In the interest of sustainable waste management.

15. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

**Reason:** In the interest of sustainable transport and safety.

16. 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 commencement 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 Bord 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.

17. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

**Reason:** To ensure the satisfactory completion of the development.

18. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.



**Reason:** To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Ronan Murphy  
Planning Inspector

14 August 2025

### Form 1 - EIA Pre-Screening

<b>Case Reference</b>	<b>ABP-322477-25</b>
<b>Proposed Development Summary</b>	Construction of 34 dwellings, vehicular and pedestrian access, new connections to drainage system and associated site works.
<b>Development Address</b>	Killygowan, Monaghan, Co.Monaghan
	<b>In all cases check box /or leave blank</b>
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b>  (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes,  - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project.' Proceed to Q2.  <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	
<input type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</b>	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

development under Article 8 of the Roads Regulations, 1994.  <b>No Screening required.</b>	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.  <b>EIA is Mandatory. No Screening Required</b>	Part 2, Class 10(b)(i) Infrastructure – dwelling units – 500 units. Proposal is for 34 no. dwelling units.  Part 2, Class 10(b)(iv) - Urban development – 10 hectares (built-up area). Site is 0.55ha.
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.  <b>Preliminary examination required. (Form 2)</b>  <b>OR</b>  <b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b>	

<b>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</b>	
Yes <input type="checkbox"/>	<b>Screening Determination required (Complete Form 3)</b>
No <input checked="" type="checkbox"/>	<b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b>

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	<b>ABP-322477-25</b>
<b>Proposed Development Summary</b>	Construction of 34 dwellings, vehicular and pedestrian access, new connections to drainage system and associated site works.
<b>Development Address</b>	Killygowan, Monaghan, Co..Monaghan
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<b>Characteristics of proposed development</b>  (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The development is for 34 no. housing units and associated site works, comes forward as a standalone project, and it does not involve the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
<b>Location of development</b>  (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	<p>The development is situated on a greenfield site and surrounded with in a residential area to the south of Monaghan Town Centre.</p> <p>The development site is landlocked but is proposed to be accessed from Glenview Heights to the east and a pedestrian access from Ballybay Road to the west.</p> <p>The site is proximate to a stream which is a tributary of the Shambles River, however there is no direct hydrological links to any European sites.</p> <p>The development is removed from sensitive natural habitats, dense centres of population and designated sites and landscapes of identified significance in the County Development Plan.</p>
<b>Types and characteristics of potential impacts</b>  (Likely significant effects on environmental parameters, magnitude and spatial extent,	Having regard to the nature of the proposed development, its location removed from sensitive habitats/ features; likely limited magnitude and spatial extent of effects; and absence of in combination effects, there is no potential for significant effects on the environmental factors.

nature of impact, transboundary, intensity and complexity, duration, cumulative effects, and opportunities for mitigation).	listed in section 171A of the Act
<b>Conclusion</b>	
<b>Likelihood of Significant Effects</b>	<b>Conclusion in respect of EIA</b>
There is no real likelihood of significant effects on the environment.	EIA is not required.

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**DP/ADP:** \_\_\_\_\_ **Date:** \_\_\_\_\_

(only where Schedule 7A information or EIAR required)