

Planning Report

Ref No. PT8MN83

1.0 Proposed Development

The proposed development will consist of:

1. The construction of a new civic office building consisting of:
 - a. Office accommodation with a cumulative gross floor area of 5,601sqm distributed over 3 floors incorporating entrance foyer, office spaces, meeting rooms, staff canteen, Council chamber, public counter and reception desk, welfare facilities, internal landscaped courtyards and supporting spaces;
 - b. External plant enclosure and single storey ESB substation and storage room at ground level,
 - c. Covered services enclosure at ground level containing waste store room, plant, water tanks, UPS room, power distribution and supply rooms and fire escape.
2. Surface car parking spaces and drop off area.
3. Bicycle parking spaces.
4. Improvement works to existing road infrastructure and the provision of pedestrian, cycle and vehicular links comprising:
 - a. Extension (approximately 120m in length) to existing vehicular route on Slí Ógie Uí Dhufaigh along the route of the existing Ulster Canal Greenway;
 - b. Realignment of portion of the existing greenway;
 - c. Construction of a priority junction on existing roadway serving Roosky Vale at the interface with the extended Slí Ógie Uí Dhufaigh;
 - d. Provision of a new 13m clear span bridge over the River Shambles;
 - e. Provision of new combined vehicular/pedestrian link, 'Quarry Walk' (approximately 460m in length) comprising a 5.5m vehicular carriageway, two way cycle track, footpaths, and roadside SuDs swale;
 - f. Provision of a replacement vehicular access to Monaghan Harps GAA club and associated pedestrian links;
 - g. Upgrade of existing pedestrian route (Davnet's Row) to Diamond Centre; and
 - h. Upgrades to the existing Infirmary Hill Path to improve link to Old Cross Square.
5. Works to facilitate potential future pedestrian and cyclist connections to the adjoining Diamond Centre and the existing public right of way known locally as 'Pump Entry'
6. Signage to be erected consisting of:
 - a. Wayfinding signage at 4 locations; to the south west at Davnet's Row Plaza, to the south along Davnet's Row, to the east at the junction between infirmary Road and Davnet's Row and at the proposed entrance on Infirmary Road.
 - b. Building identify signage comprising 2.1m x 2.1 backlit logo panels on the north east and south west facades at building entry points which will include 300mm high text to read 'Monaghan County Council'.
7. Provision of surface water attenuation, diversion of existing watermain infrastructure and provision of new surface water, foul and watermain infrastructure.
8. Associated earthworks, utilities, landscaping, boundary treatments, lighting, roof mounted solar PV on the civic office building and all ancillary site development works.

2.0 Development Location

The development site is located within the townlands of Roosky and Tirkeenan, Monaghan Town.

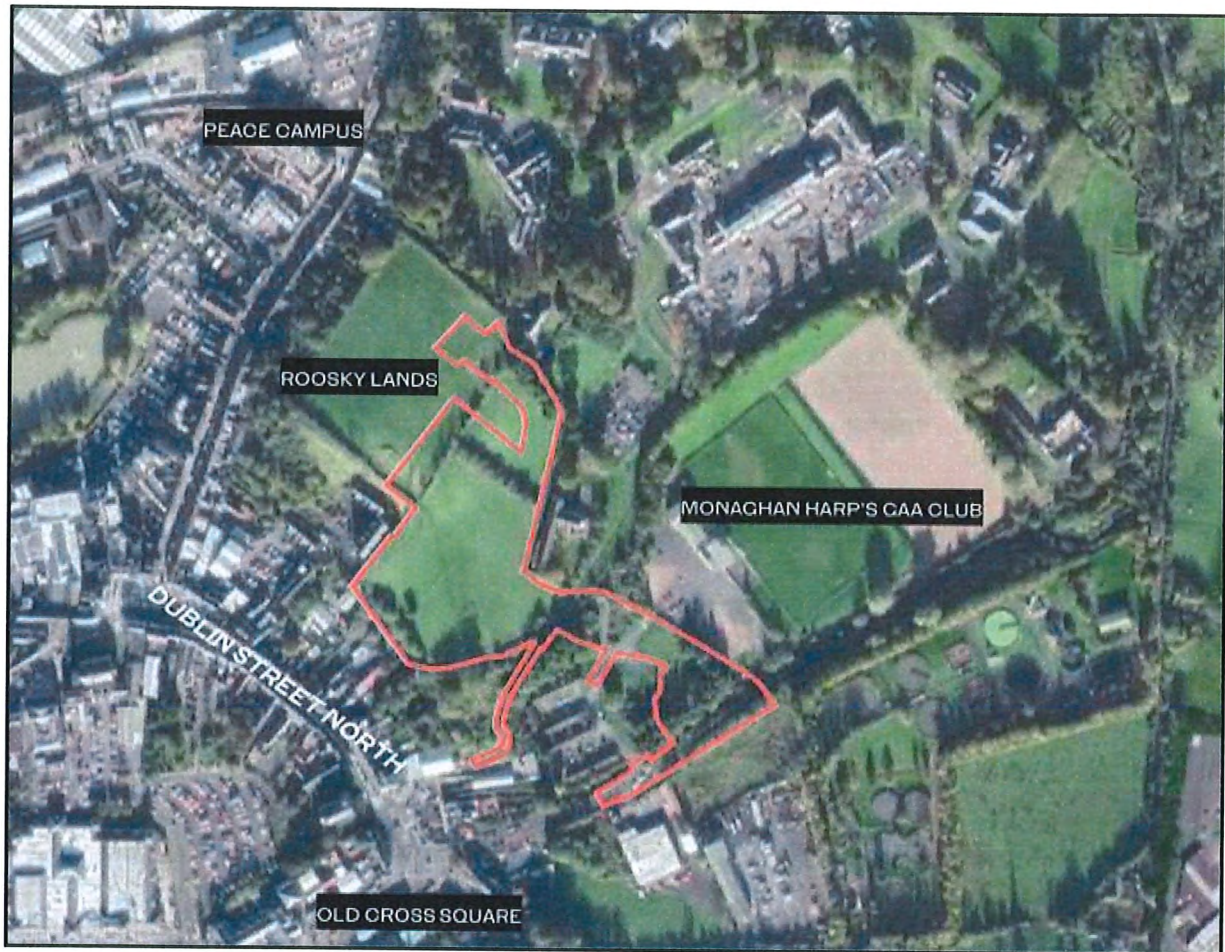


Figure 1: Location of subject site

3.0 Characteristics of Site

- The subject site comprises a greenfield site of approximately 3.9 hectares in size, located within the Roosky Masterplan Lands.
- A Protected Structure is located within the site area.
- The site comprises lands located to the rear (north east) of existing properties in Dublin Street North, to the east and south-east of the Diamond Centre and to the west of Monaghan Harps GAA Club.
- A narrow footpath, Infirmary Hill, connects the site from Old Cross Square to St Davnet's Hospital in the north east. The residential development of Rooskey Vale is situated to the south west of the site.
- Vehicular movement along Dublin Street to the south west operates on a one way system leading from the Diamond Centre to Old Cross Square.
- There are pedestrian links from St Davnet's Row within the site to the rear of Dublin Street properties.
- The site is located on a steep drumlin. The topography is steep travelling northwards and reasonably flat further to the south.
- The southern boundary of the site is characterised by existing dense vegetation.
- The site is located within the development limit of Monaghan Town and is zoned as Town Centre as defined within the Monaghan County Development Plan 2019-2025.

4.0 Submissions Received

The last date for receipt of observations was the 14th March 2024. One submission received, as referenced in 5.0 below.

5.0 Summary of Submission and Response of the Planning Authority

Name: Eoin MacCinna

- Requests that the name Farney is not used in the proposed development.
- Farney should only be used in areas around Carrickmacross, Inniskeen, Killany, Donaghmoyne, Toome, Magheracloone and Corduff.
- Oriel should be used in the rest of the county, especially in Monaghan Town.

The road names have been extracted from the Roosky Lands, Masterplan (Variation No. 4 of the County Monaghan Development Plan 2019-2025) are indicative only. The Masterplan confirm this, stating that *“Street names are indicative only and used for identification”*.

6.0 Consultation

Internal Consultation

Municipal District:	No objections.
Water Services:	No objections.
Environment Section:	No objections.
Roads Design Section:	No objections.
Fire Section:	No objections.
Public Lighting Section:	No objections.
Built Heritage Section:	No response.

External Consultation

Uisce Éireann:	No response.
Dept. of Housing, Local Government:	No objections.
Inland Fisheries Ireland:	No response.
An Taisce:	No response.
Waterways Ireland:	No response.

7.0 Planning History

There are 3 planning histories relating to the proposed site:

Ref No: 97/30090

Applicant: Monaghan Community Development Committee
Proposal: Erect Community Resource Centre situated on lands to the rear of Dublin Street.
Decision: Granted

Ref No: 06/30078

Applicant: Monaghan Community Development Committee
Proposal: New creche facility comprising a single storey building measuring 761 sq.m, containing classrooms/playrooms, offices and ancillary kitchen, toilet and storage facilities together with all associated site access, parking and landscaping at St. Davnet's Complex, Rooskey, Monaghan Town, Co. Monaghan.
Decision: Withdrawn.

Ref No: 06/30804

Applicant: Monaghan Town Council
Proposal: Construction of approximately 0.5km of road from the existing access to Rooskey Vale OPD's, running parallel to and north of Shambles River to the GAA grounds, where a new access road to Monaghan Harps GAA Grounds will be provided. From here the road runs northwest alongside the GAA carpark, entering the HSE lands due west of the Local Health Care Unit. Principle Features of the Proposed Development The proposed scheme will comprise of the following: Construction of 0.5km of a 7.3m carriageway including 2.0m footpaths / verges. The provision of a positive drainage system consisting of kerbs, gullies, manholes & sealed pipes. The provision of a foul sewer the full length. The provision of watermains. The provision of appropriate public lighting, road markings and signage. The diversion of existing statutory services affected by the works and the provision of ducting for future statutory services. Extension of existing culvert on Shambles River.
Decision: Granted.

8.0 Supporting Documentation

The following technical information was submitted in support of the proposed development.

- Planning Statement
- Environment Impact Assessment Screening Report
- Appropriate Assessment Screening Report
- Architectural Design Statement
- Architectural Drawings
- Engineering Services Report
- Engineering Services Drawings
- Infrastructure Design Report
- Construction and Environmental Management Plan
- Traffic and Transport Assessment
- Engineering (Road) Drawings
- Landscape Design Statement
- Landscape Drawings
- Photomontages
- Townscape and Visual Statement
- Resource and Waste Management Plan
- Operational Waste Management Plan
- Noise Report
- TGD Part L Compliance and Sustainability Report
- Lighting Impact Assessment
- ESB and External Lighting Drawings
- Archaeological, Architectural and Cultural Heritage Assessment
- Daylight, Sunlight and Overshadowing Study
- Ecological Impact Assessment
- Tree Constraints Plan
- Tree Survey Report Sheet
- Tree Survey and Report
- Arboricultural Impact Statement

9.0: Evaluation of the likely implications of the proposed development with respect to the proper planning and sustainable development of the area

The proposed development is assessed against the relevant objectives and policies contained within the Monaghan County Development Plan 2019-2025:

9.1 Land-Use Zoning

Section 9.2 and Policy LZP 1 'Land Use Zoning Policy'

The settlement plan for Monaghan Town aims to promote growth and development whilst protecting the natural and built environment. The primary tool to implement this strategy is through land use zoning objectives and policies. The site of the proposed development is zoned as 'Town Centre'. The applicable zoning objective for said lands is as follows:

Land Use Zoning Category	Land Use Zoning Objective
Town Centre	<p>To provide, protect and enhance town centre facilities and promote town centre strengthening.</p> <p>Principal permitted land use will be town centre related uses including retail, residential, commercial, social uses, cultural uses, medical/health uses, hotels, pubs, restaurants and other similar type uses.</p>

The land use zoning matrix contained within the County Development Plan illustrates the acceptability or unacceptability of various uses for zoned lands.

Development Type	TC	ER	PR	SR	IE	EC	CS	RA	LP
Offices (non-ancillary)	✓	X	X	X	O	O	X	X	X

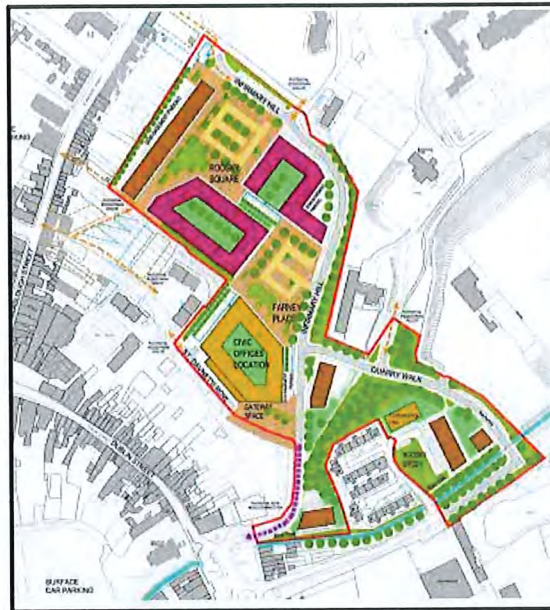
The principle of the development proposed complies with the primary objective for the area.

In addition, the proposed development shall help to secure the following objectives and policies contained within the Monaghan County Development Plan.

SHO 1	To facilitate the development of Monaghan to maintain its position as the principal town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of the town centre.
SSO 3	Facilitate the provision of adequate services and facilities in the areas of education, medical/health, transport and public administration and encourage co-location of these services.
SSO 5	Promote the towns as residential, employment, retail and service centres as well as industrial and commercial centres.
SSO 10	Promote the development of all settlements with an appropriate range of facilities and services including social infrastructure, retail units, commercial offices and local enterprise in accordance with the provisions of the Core Strategy.
TCO 1	Promote and develop the town centres as the principal location for retail, office, leisure, entertainment, cultural and service uses and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites within it.
TCO 2	Protect the vitality and viability of the town centres by promoting a diversity of uses, with a presumption in favour of development that would make a positive contribution to ensuring that the town centres continue to provide a focus for shopping.

9.2 Roosky Masterplan

The Roosky Masterplan was adopted in April 2022 and provides a Vision and Strategy for Roosky which is consistent with National, Regional and Local policy.



Roosky Master Plan Strategy

The proposed development supports the relevant principles and objectives of the Masterplan in the following ways:

- The proposed development will contribute to the economic and social enhancement of Monaghan, providing an important civic function that will generate employment opportunities and add to the vitality of the town.
- The Civic Office building will create a focal point within the planned new civic quarter and act as a catalyst for future development of the wider lands
- Movement and accessibility will be significantly improved via a permeable network of cycle paths and pedestrian priority spaces that will promote active travel and facilitate connections to the immediately adjoining network of streets, including Dublin Street and Old Cross Square.
- The development has been designed to a high architectural standard, ensuring the new building will contribute to placemaking, while responding to the site's topography and change in levels.

9.3 Urban Design in Towns and Villages

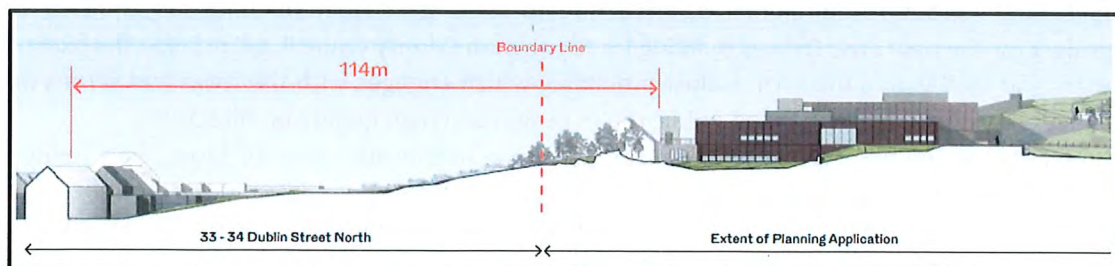
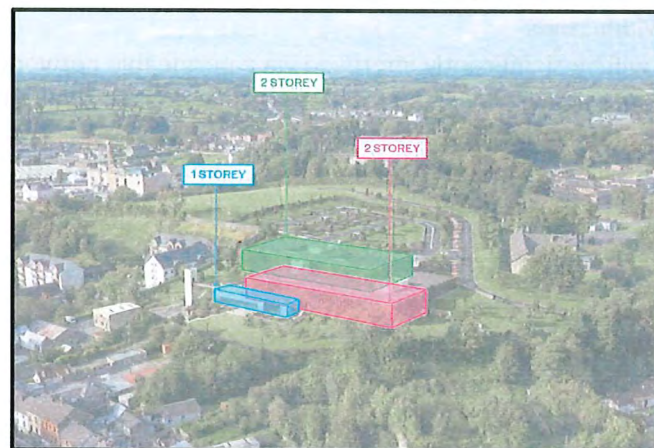
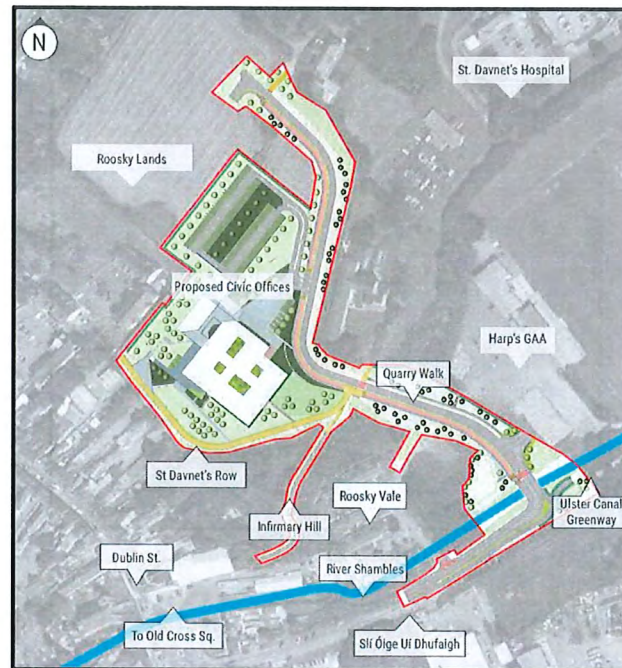
Section 15.2 and Policy UDP2 'Urban Development Policies for Public Realm'

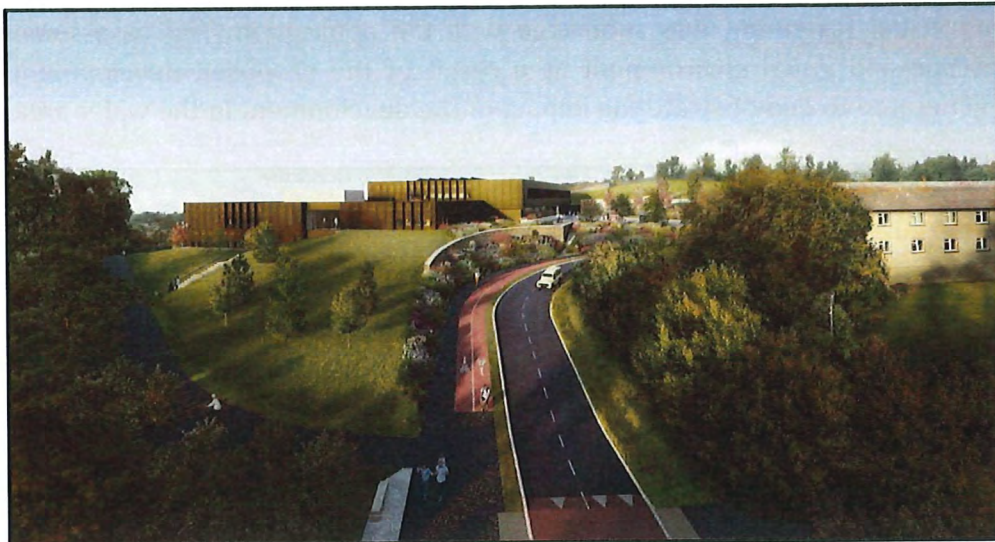
The development Plan notes that the development of new buildings within a settlement can be an opportunity to enhance an area, a streetscape and a town through high quality innovative design which will improve the character and function of the settlement overall. The plan notes that contemporary design will be acceptable where it is of high quality and clearly demonstrates a positive contribution to the setting of the town within which it is located.

This Part 8 applications has been accompanied by an Architectural Design Statement which can summarised as follows:

- The project for the new Civic Offices Building for Monaghan County Council will provide the executive, elected members and staff with a modern, inclusive building which engages with the town and serves its population through quality of service, enhanced public realm design and high quality architecture.
- The Project forms the basis for a Civic Quarter within the masterplan area for Monaghan Town, acting as an anchor and catalyst for future development. Pedestrian movement, cycling and the creation of public spaces are a defining principal of the site strategy to improve the connections with the exiting network of streets and the future connections within the masterplan.

- Farney Place is a key public space, connecting between the proposed Dublin Street Regeneration Plan and the future development of the Roosky Square to the North. The civic space is designed to be flexible to allow for community events while also catering to the daily needs of visitors to the new Civic Offices Building.
- The scale and massing of the proposed Civic Offices provides an appropriate interface between the proposed site and existing properties of Dublin Street North and the apartments of The Diamond Centre.
- The architectural design is of a civic scale and considered acceptable at this location.





Approach from Quarry Walk



Approach from Infirmary Hill



Approach from Farney Place

A Townscape and Visual Statement was submitted with the application. This assessment describes the change to townscape and visual environment as a result of the proposed development. In total eight montages were generated to demonstrate the impact of the development in the wider area.



Location of photomontages

	<i>Location</i>	<i>Approx. distance from scheme</i>
1	Diamond Place, looking east	126m
2	The Diamond / Dublin Street, looking east	250m
3	Rear of Dublin Street, looking northeast	76m
4	Broad Road / Old Cross Square, looking north	190m
5	St Macartan's Cathedral, looking northwest	600m
6	Dr. McKenna Terrace, looking north	380m
7	Monaghan Harps GAA Club, looking southwest	60m
8	Ulster Canal Greenway, looking northeast	60m

Outline description of photomontage locations

Appendix 2 includes copies of the submitted photomontages.

The Townscape and Visual Statement concludes the following:

- The proposed development is not considered to have the potential to generate any notable negative townscape or visual effects, with the most notable impact relating to the visual effects received by residential receptors in the surrounding townscape.
- The proposed development of the site is consistent with the planned objectives for the site, and design considerations have been incorporated to mitigate adverse effects.
- It is considered that the design of the scheme has capitalised on the qualities and characteristics of this site, and that the architectural character and landscape setting of the building has the potential to generate a positive and distinctive addition to the urban area of Monaghan Town, commensurate with its function as a County Council Civic Office complex

9.4 Residential Amenity

Section 15.13.7 and Policy RDP 24 'Policy for Residential Amenity'

The Development Plan states that all proposed developments must have regard to the potential impact that they may have upon the residential amenity of existing and permitted residential land uses in the vicinity of the development. In this regard the Planning Authority notes the following:

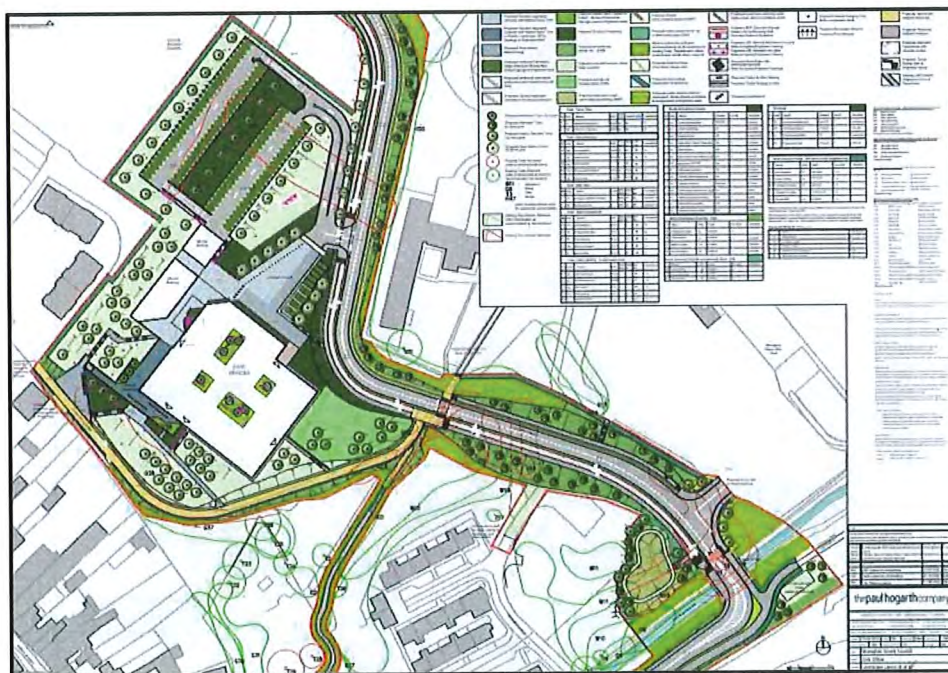
- The height of the proposed building (no more than two storeys above ground level) responds to the site setting and reflects the established building heights in Dublin Street helping to integrate the building into the rising topography.
- The application was accompanied by a Daylight, Sunlight and Overshadowing Study which focused on measuring the daylight and sunlight impact of the proposed development on the existing surrounding dwellings, as well as the sunlight performance within the proposed development. It concluded that there would be a negligible impact with regards to overshadowing
- A Noise Impact Assessment Report was submitted which concluded that the development shall not give rise to adverse impacts at noise sensitive locations.

9.5 Landscaping (Urban)

Section 15.19 and Policies LCP1-LCP2 'Landscaping Policies'

A landscaping design statement was submitted which can be summarised as follows:

- The landscape proposals are designed to align with the principles outlined in the Roosky Lands Masterplan and future development of Dublin Street North Regeneration Plan, in that they will provide links to future and existing developments by creating a high-quality external environment that utilises a range of hard and soft materials, reflective of the immediate environment, its heritage and the architectural proposals.
- The siting and layout of the proposed development seeks to retain existing trees and hedgerows where possible.
- The planting design varies across the site with each area providing primarily native trees, both deciduous and evergreen.
- Shrub planting is varied depending on location with native species design to strengthen wildlife corridors.



Submitted landscaping plan

In addition to the above, both an Arboricultural Impact Statement and a Tree Survey have been submitted as part of the application.

9.6 Renewable Energy

Section 15.20 and Policy ENP2 'Renewable Energy Policies'

It is a requirement of the Development Plan that at least one energy efficient measure is incorporated within the design of all new developments. The proposed development complies with this requirement as follows:

- The Civic Offices are designed to reduce both the operational and embodied carbon footprint of the development. Operational carbon is reduced by a design that optimises natural daylight and ventilation of the internal environment while ensuring compliance with NZEB requirements.
- The building heating system is driven by a heat pump minimising the use of fossil fuel.
- Photovoltaic panels are integrated into the building to generate electricity.

9.7 Open Access Ducting, Servicing & Public Lighting

Section 15.23 and Policies DSP1-3 'Policies for Ducting, Servicing & Public Lighting'

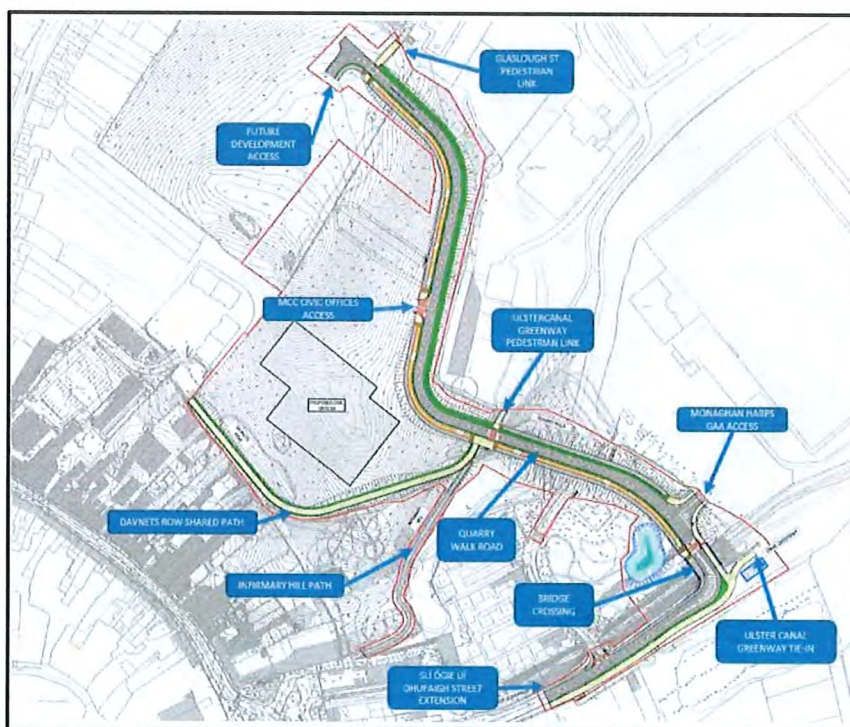
The proposed development complies with the requirements in development plan in respect of the above as follows:

- Ducting for broadband and telecommunications shall be made available to serve the development.
- All services shall be located underground in easily accessible locations to facilitate future maintenance.
- The public lighting strategy utilise high performance, low energy lighting. The lighting design is based on the use of LED lighting which has minimal or no UV output of significance.
- Adaptive lighting systems will be utilised for road lighting to provide for a reduction in energy consumption, compared with operating the normal lighting class throughout the night.

9.8 Road Access Standards

Section 15.27 and Policy RAS 1 'Policy for Access Details'

The proposed infrastructure for access and active travel links are shown in the plan below:



Overview of road access and active travel links

The works shall include:

- the extension of the existing vehicular route on Slí Ógie Uí Dhufaigh along the route of the existing Ulster Canal Greenway for approximately 120m before crossing the River Shambles. The existing greenway will be re-aligned to run parallel to the new carriageway.
- From the bridge crossing provision of approximately 430m of Main Link Street (Quarry Walk) through the Roosky Lands will provide access to the MCC Civic offices and the wider Masterplan lands. All visibility splays along the route shall be designed in accordance with DMURS principles.
- Provision of active travel paths (bike and footpath) are proposed to run alongside the main link road
- A replacement access to Monaghan Harps GAA club and associated pedestrian infrastructure links are also proposed. The existing pedestrian links to St Davnets, Glaslough Street, and to the alternative route to the Ulster Canal greenway will be incorporated into Quarry Walk, providing links to the development area and adjacent destinations.
- The existing Davnet's Row pedestrian route (200m) and Infirmary Hill path (160m) will be upgraded to form active travel shared and pedestrian links to the town centre from the Diamond Apartments car park and Old Cross Square respectively. These linkages will be tied in to the proposed Quarry Walk.
- The junctions along Slí Ógie Uí Dhufaigh, access, at Rooskey Vale Avenue, and the entrance to Monaghan Bottlers will be upgraded to form pedestrian and active travel priority crossings.
- The permeability of the site is a defining principle of the site strategy which has resulted in the formation of pedestrian and cycle routes across the site with opportunities for further connections

The Planning Authority is of the opinion that the development proposed will secure the following objectives and policies of the Monaghan County Development Plan:

TISO 1	To achieve a sustainable, efficient and integrated transport system and ease of movement throughout County Monaghan by enhancing the existing transport infrastructure in terms of the road, cycling and pedestrian facilities and by promoting more compact urban forms close to existing facilities to encourage more sustainable movement patterns.
TP 2	To support the creation of an integrated and sustainable transport system to promote a choice of transport modes including public transport, cycling and walking facilities.
CWP 1	To promote and facilitate the development of walkways, cycleways and recreational routes in appropriate locations throughout the County to deliver the objectives of the County Walking and Cycling Strategy and any subsequent strategy document.
CWP 2	To promote and encourage the development of walks and cycleways in accordance with the Smarter Travel Policy and to protect established routes from development that would adversely impact upon them.

A Transport and Traffic Assessment (TTA) carried out by DBFL accompanied the application. The purpose of the TTA was to quantify the existing transport environment and to detail the results of assessment work undertaken to identify the potential level of any transport impact generated as a result of the proposed development. The scope of the assessment considered pedestrian, cycle, public transport and vehicular access arrangements with a specific focus upon the potential impact generated upon the operational performance of the key local junctions as located on the surrounding road network. The findings of same are summarised as follows:

- the impact on the surrounding road network, as a result of the proposed Civic Office development will be negligible.
- This is based on the anticipated levels of traffic generated by the proposed development during the network peak hours.
- The introduction of the proposed active travel links as part of the scheme is expected to improve the active travel network in this part of Monaghan Town allowing for shorter journey times for active travel modes of

travel thereby encouraging those future employees located within an acceptable walking or cycle distance to choose active modes of travel.

- It is concluded that the proposals represent a sustainable and practical approach to development on the subject lands and with no material traffic or road safety related reasons that should prevent the proposed development.

9.9 Car Parking

Section 15.28 and Policies CP1, CP4 and CP5 'Policies for Car Parking'

All developments shall be required to provide within the site suitable provision for servicing, parking and manoeuvring of vehicles associated with the proposal. With respect to the development proposed, the minimum standards as contained within the development plan are as follows:

Land Use Classification	Minimum Car Parking Standard
Office/Financial & Professional Services	1 per 25m ² GFA

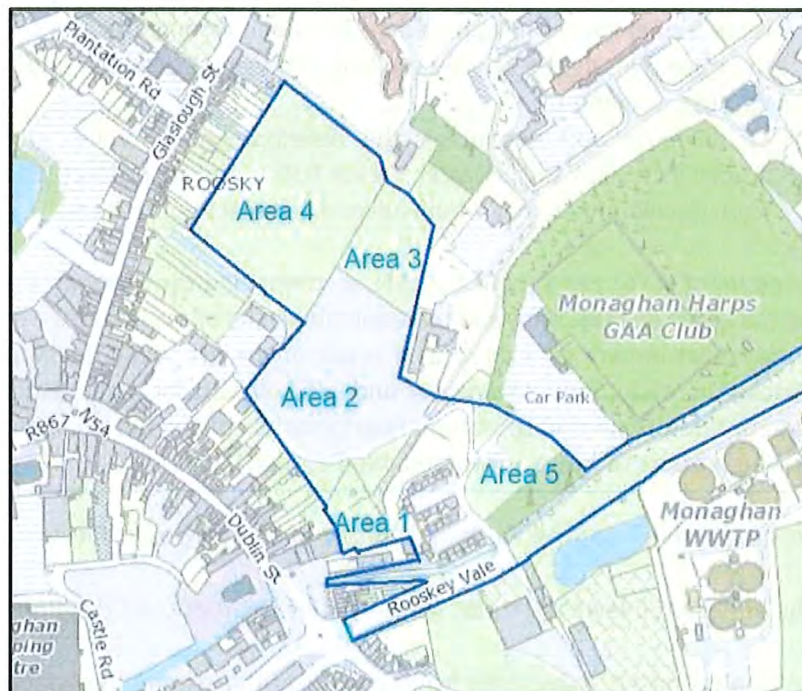
The gross floor space of the development proposed equates to 5601sqm, requiring a total of 224 car parking spaces. In accordance with Policy CP5 of the development plan, due to the town centre location of the proposed development, a 50% reduction in the overall requirement is applicable.

The development proposed includes 112 car parking spaces, 4 accessible spaces, in addition to 12 spaces which will be equipped with EV charging points. This is consistent with the requirements of the Development Plan.

9.10 Architectural Heritage and Archaeological Heritage

Section 6.17.1 and Policies BHP1-BHP10 'Protected Structures Policy' and Section 6.18 and Policies PMP1-7 'Protected Monuments and Place Policy'

An Archaeological, architectural, and cultural heritage assessment was prepared and submitted with the application. For the purposes of the assessment, the site area was subdivided into 5 areas.



Areas of the site identified for the purpose of the Archaeological, architectural and cultural heritage assessment

A protected structure is identified as being located within the site area (RPS 41001248 – Site of Fort). As part of the submitted application, a Cultural Heritage Assessment has been carried out and notes that there are no visible above ground traces of the protected structure. Additionally, following the excavation of a trench on site, no below ground traces were discovered. The assessment therefore notes that as nothing was highlighted in the historical background and cartographic analysis, it appears that the position of the protected structure is erroneous.

Excavation works of targeted archaeological test trenches were carried out on the 30th January 2023, with the presence of what appeared to be part of the southern wall of the Ulster Canal within trench 4 found in one.

As a result of the mitigation proposed, the Planning Authority is satisfied that the development will not unduly impact the character or setting of any protected structure or monument.

10:0 Ecological Impact Assessment

An Ecological Impact Assessment (ECIA) carried out by Flynn Furney Environmental Consultants was submitted with the application. The ECIA has assessed the impact of the proposed development on the habitats and species within and surrounding the development site and provides mitigation measures to address any potential impacts. In conclusion the following is noted:

- Ecological surveys were carried out within and surrounding the proposed development site in July, August and October 2022.
- Surveys included those for mammals, invertebrates, birds, bats, habitats and invasive species.
- An extensive desktop survey was carried out which used available data from suitable sources which included online databases (e.g. National Parks and Wildlife Service and National Biodiversity Data Centre). Consultation was carried out with a number of statutory bodies including National Parks and Wildlife Service and An Taisce.
- Habitat types recorded were typical of agricultural grassland areas that are widespread in Co. Monaghan. No habitats listed in Annex I of the Habitats Directive were noted. No habitats of higher than High Local ecological value were found within the proposed development site. Mitigation measures have been recommended to prevent the spread of invasive species identified on site.
- The development shall not result in the loss of an internationally, nationally, or regionally important habitat area.
- No protected mammal species were found to occur within or surrounding the proposed development area. It is unlikely that any protected mammal species will be impacted upon as a result of the construction and operation of this development.
- A survey of bat habitat within and surrounding the study area found no potential bat roost habitat areas. A number of measures have been described to mitigate against any impacts on bat populations during the construction and operation of this development.
- All birds seen and heard during surveys were recorded. All of these were species typical of farmland, woodland and hedgerows species. No Annex II (Birds Directive) bird species or red-listed species were recorded during bird surveys of the site and surrounds. Mitigation measures have been drawn up to address any potential impacts to local bird populations. These include the limiting of works areas and the protection of woody vegetation during the bird nesting season.

11.0 EIA Screening

In accordance with Article 81(c) (a) and 120 (1B) (b) (i) of the Planning and Development Regulations 2001 (as amended), the Planning Authority has examined the nature, size, scale and location of the proposed development and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development, and as such has determined that an EIA is not required.

The submitted EIA Screening Report, as prepared by McCutcheon Halley states:

- The proposed scheme has been reviewed against prescribed criteria for determining whether or not a sub-threshold development is required to be subject to EIA. A global consideration against all of the criteria, taking account of measures to avoid or prevent what might otherwise have been significant adverse effects on the environment, finds that the environmental effects of the proposed development will be short-term and are not likely to be significant within the meaning of the Directive.
- Development of the site for the proposed office and infrastructure development is appropriate in the context of the site's zoning objective and national policy. With proposed mitigation measures in place, it is not anticipated that the construction or operational phases of the proposed development, whether considered on its own or together with incombination projects or plans, will give rise to likely significant environmental effects. It is therefore concluded that there is no real likelihood of significant effects on the environment arising from the proposed scheme and accordingly the proposed development does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required.
- This conclusion is based on an objective review of the proposed development, including its characteristics, location, and the likelihood of it causing significant environmental impacts. The screening has followed the relevant legislation and has had regard to the relevant guidance.
- Mitigation measures for the proposed development during the construction and operational phase are set out in the suite of reports that accompany this application. All these mitigation measures have been taken into account in the context of this EIA Screening Report

The Planning Authority concurs with Screening Report and has determined that the submission of an Environmental Impact Assessment Report is not required.

12.0 Natura 2000 Sites and Appropriate Assessment

Under Article 6(3) of the EU Habitats Directive and Regulation 30 of SI no. 94/1997 "European Communities (Natural Habitats) Regulations" (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site (i.e. an SAC or SPA) must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177(U) of the Planning and Development Acts (2000-2010).

The submitted Appropriate Assessment Screening Report, as prepared by Flynn Durney:

- In view of the best and objective scientific knowledge and in view of the conservation objectives of the European sites reviewed in the screening exercise, the proposed development as described here, individually/in combination with other plans and projects (either directly or indirectly) is not likely to have significant effects on any of the European sites.
- It is recommended that a Stage 2 Appropriate Assessment will not be required.

The Planning Authority concurs with Screening Report and has determined that the submission of Stage 2 Appropriate Assessment is not required.

13.0 Conclusion

In conclusion, the Planning Authority is satisfied that the proposed development will:

- Contribute to the orderly expansion and consolidation of the established urban area;
- Support economic growth and contribute to the vitality and vibrancy of the town by generating employment and activity, enhancing connectivity and supporting active travel in and around the site;
- Act as a catalyst for the development of the Roosky Masterplan by providing an anchor and focal point for a new civic quarter within the Roosky Lands.

Having regard to the zoning objective applicable to the site, the design, layout and scale of the proposed development, it is considered that the proposed development is consistent with the provisions of Monaghan County Development Plan 2019-2025, Ministerial Guidelines, and the proper planning and sustainable development of the area.

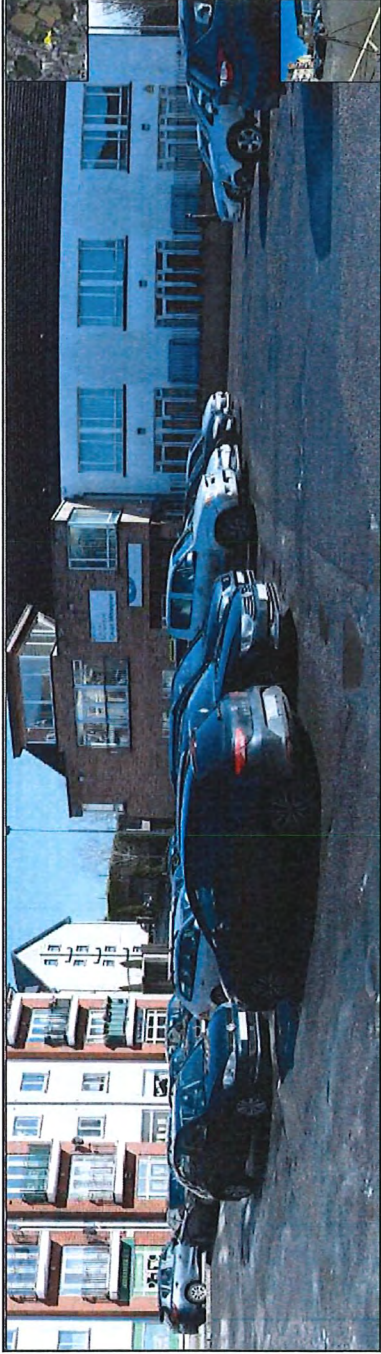
11.0 Recommendation

It is recommended that the Members resolve to proceed with the development as proposed in accordance with the plans and documentation submitted to the Planning Authority on the 1st February 2024 without variations or modifications.



Adrian Hughes
Senior Planner

Date: 22.03.24



Photomontage Viewpoint 1 Baseline



Photomontage Viewpoint 1 Year 1



Photomontage Viewpoint 1 Year 15



Photomontage Viewpoint 2 Baseline



Photomontage Viewpoint 2 Year 1 – Extent of proposal in red



Photomontage Viewpoint 2 Year 15 – Extent of proposal in red



Photomontage Viewpoint 3 Baseline



Photomontage Viewpoint 3 Year 1



Photomontage Viewpoint 3 Year 15



Photomontage Viewpoint 4 Baseline



Photomontage Viewpoint 4 Year 1— Extent of proposal in red



Photomontage Viewpoint 4 Year 15— Extent of proposal in red



Photomontage Viewpoint 5 Baseline



Photomontage Viewpoint 5 Year 1



Photomontage Viewpoint 5 Year 15



Photomontage Viewpoint 6 Baseline



Photomontage Viewpoint 6 Year 1



Photomontage Viewpoint 6 Year 15



Photomontage Viewpoint 7 Baseline



Photomontage Viewpoint 7 Year 1



Photomontage Viewpoint 7 Year 15



Photomontage Viewpoint 8 Baseline



Photomontage Viewpoint 8 Year 1



Photomontage Viewpoint 8 Year 15