

**CHIEF EXECUTIVES REPORT
MONAGHAN COUNTY COUNCIL
PLANNING AND DEVELOPMENT**



Ref No. PT8MN83

This report has been prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended) and is being submitted to the Members of Monaghan County Council in the course of compliance with Section 179 of the Planning & Development Act 2000 (as amended).

1.0 Development Description

The proposed development will consist of:

1. The construction of a new civic office building.
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.
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
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 Address

Roosky and Tirkeenan, Monaghan Town.

3.0 Environmental Impact Assessment

In accordance with Article 81(2)(ca) and 120(1B)(b)(i) of the above-mentioned Regulations, Monaghan County Council, as the competent authority, has concluded from a Screening Determination, which is based on an examination of the nature, size and location of the proposed development, that there is no real likelihood of significant effects on the environment arising from the proposed development, and as such has determined that an Environmental Impact Assessment is not required.

4.0 Appropriate Assessment

In accordance with Article 250(1)(ca) of the above-mentioned Regulations, Monaghan County Council, as the competent authority, has concluded from a Screening Determination, which is based on an assessment of best scientific knowledge, that the proposed development, either individually or in combination with other plans or projects, is not likely to have a significant effect on a European site, and as such has determined that an Appropriate Assessment is not required.

5.0 Summary

This application has been prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended) and is being submitted to the Members of Monaghan County Council in the course of compliance with Section 179 of the Planning & Development Act 2000 (as amended).

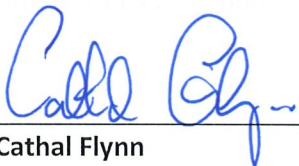
A notice pursuant to Section 81(1) of the Planning and Development Regulations 2001 (as amended), was published in the Northern Standard on the 1st February 2024. This notice indicated that the Council would duly consider any submissions or observations received during the consultation period, up to 14th March 2024. One third party submission was received during the statutory period, the content of which is addressed in the attached planning report.

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.

The attached report outlines the full planning assessment of the proposal.

6.0 Recommendation

Having considered the proper planning and sustainable development of the area, it is recommended that the Members resolve to proceed with the development as proposed, in accordance with plans and documentation submitted to the Planning Authority on the 1st February 2024, without variations or modifications.



Cathal Flynn

Director of Service for Planning and Economic Development

Date 22 MARCH 2024