

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2007

Monaghan County

Planning Register Reference Number: 07/1889

An Bord Pleanála Reference Number: PL 18.229915

APPEAL by Roderick Joyce care of Michael Cummings and Company Limited of 2 Jocelyn Place, Dundalk, County Louth against the decision made on the 6th day of June, 2008 by Monaghan County Council to refuse permission.

PROPOSED DEVELOPMENT: (A) 83 number fully serviced dwellings comprising eight number house type A (two-storey, four bedroom, semi-detached dwelling with garage), 32 number house type B (two-storey, three bedroom, semi-detached dwelling), four number house type C (two-storey, three bedroom corner semi-detached dwelling), 22 number house type D (three-storey, three bedroom semi-detached dwelling with garage), 12 number house type E (two blocks of two-storey, two bedroom apartments with six units/block), four number house type F (one block of two-storey, two bedroom apartments with four units/block), one number house type G (two-storey, five bedroom detached dwelling), (B) one number two-storey crèche and (C) connection to existing and proposed local authority services and all ancillary site works at Lurgans, Carrickmacross, County Monaghan.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The proposed development is situated outside the town council boundary of Carrickmacross and within an area for which the zoning objective of the current development plan for the town is for higher density housing. Having regard to the peripheral location of the site within the development limits of Carrickmacross, to its sloping character and to the undeveloped nature of similarly zoned, adjoining lands to the south of the site, it is considered that
 - (a) in the absence of an agreed overall layout plan for these and adjacent lands (which would determine the need for and co-ordinate the provision of an appropriate range of house types, access roads, pedestrian routes, public open spaces and community facilities) the proposed development would represent a piecemeal approach to the sustainable development of the area and would, thereby, conflict with the stated policies of the planning authority.
 - (b) in the absence of appropriate links to the town centre (including footpaths and public lighting) and having regard to the poor standards of site layout and architectural design (which do not properly address or exploit the sloping character and topography of the site), the proposed development would result in a substandard form of development for future residents.
 - (c) The proposed utilisation of mechanical pumping to dispose of all storm, surface and waste waters arising in the lower part of the site would be unsustainable.

Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users due to the additional traffic turning movements the development would generate on a narrow and substandard road at a point where sightlines are restricted in an easterly direction and where there are no footpaths or street lighting linking the site to the town centre. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2009.