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Bord  
Pleanála

**Board Direction**  
**PL18.249026**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> March 2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the site within an Area Under Strong Urban Influence" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is policy to distinguish between urban-generated and rural-generated housing need and in an area where housing is restricted to persons demonstrating local need, or site specific compelling special domestic or personal circumstances in accordance with the Monaghan County Development Plan 2013-2019, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan and has not demonstrated compelling circumstances for a house at this location. The proposed development, in the absence of any identified rural-generated need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would be contrary to Ministerial Guidelines. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 8<sup>th</sup> March 2018

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Eugene Nixon