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Bord  
Pleanála

**Board Direction**  
**PL18.249166**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 9<sup>th</sup> May 2018.

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

### **Reasons and Considerations**

Policy AFP2(iii) of the Monaghan County Development Plan 2013-2019 states that favourable consideration will be given to agricultural development where the development "*does not seriously impact on the visual amenity of the area or on the natural or man made environment*". The site of the proposed development is located above road level on a prominent, elevated site. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its depth and scale and the extent of excavation proposed, the resulting extensive driveway and the removal of approximately 180 metres of the front boundary hedging, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would militate against the preservation of the rural environment. The proposed development, would therefore be contrary to the provisions of the Monaghan County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.

**Board Member** \_\_\_\_\_

**Date:** 11<sup>th</sup> May 2018

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Eugene Nixon