



An
Bord
Pleanála

Board Direction
BD-004657-19
ABP-305102-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/12/2019.

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

Reasons and Considerations

1. Having regard to the site's location on un-zoned land outside of the settlement boundaries of Carrickmacross and on land that is identified as being under strong urban influence as defined under the Monaghan County Development Plan, 2019 to 2025, and as indicated under the Sustainable Rural Housing Guidelines for Planning Authority's, 2005, provision of housing is restricted to applicants with a defined rural housing need set out in the Development Plan under Policies RSO 3; RSP 2 and HSP 18. The applicant in this case has not submitted any substantive evidence to demonstrate compliance with the requirements of these Development Plan policies. Therefore, the applicant has not demonstrated that he has a rural generated housing social and/or economic need based for a dwelling house on this landholding.

Furthermore, to permit the proposed development on land that is located in an area that is identified as being under strong urban influence, where it is national policy under National Policy Objective 19 of the National Planning Framework, to facilitate the provision of housing based on the core consideration of

demonstrable economic or social need to live in a rural area, would conflict with this National Policy Objective.

Therefore, it is considered that, as the applicants do not come within the scope of the housing need criteria as set out in the Monaghan County Development Plan, 2019 to 2025 and in the overarching national policy for housing in such an area, the proposed development would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the raised ground level has resulted in a boundary treatment that is at odds with its surrounding area, would result in an incongruous raised planted earthen mound is out of character with both rural and the urban envelope boundary treatments at this locality, would have an adverse impact on the surrounding landscape and would be injurious to the visual and residential amenity of the vicinity.

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

Board Member

Date: 04/12/2019

Terry Ó Niadh