



An
Bord
Pleanála

Board Direction
BD-006258-20
ABP-306632-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/08/2020.

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

Reasons and Considerations

1. Having regard to HSP 17 of the Monaghan County Development Plan 2019-2025, which requires that new houses in rural areas ensure the provision of a safe means of access in relation to road and public safety, it is considered that the proposed development, which is set back more than 350m from the public road and is to be accessed by an inadequate and substandard road network which is poorly surfaced and of narrow width would constitute random housing development in a rural area and would not be acceptable in terms of traffic safety and convenience. The proposed development would therefore be contrary to Policy HSP 17 of the Monaghan County Development Plan 2019-2025 and would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the Planning Inspector also recommended refusing the proposed development in relation to the proposed waste water treatment system and the absence of an Archaeological Impact Assessment but considered that these issues could be addressed either by way of further information or by condition but in

the light of the substantive reason for refusal set out above, decided not to pursue these issues.

Copy of Board Direction to issue with the Board Order.

Board Member

Date: 14/08/2020

Maria FitzGerald