



An
Bord
Pleanála

Board Direction
BD-006489-20
ABP-307216-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2020.

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

Reasons and Considerations

1. The site of the proposed development lies on land that is identified as 'Option F: Green Corridor' N2 to Clontibret to Border Scheme which seeks an upgrade of the route, the road design through to layout of the N2 and its connection to the A5 in Northern Ireland. Development of the kind proposed would be premature pending the determination of the final route, design, and layout for this strategic national road project. In addition, the proposed development would be contrary to Transport Policy TP 4 of the Monaghan County Development Plan, 2019 to 2025, which seeks to ensure that new developments do not prejudice the expansion of road corridors in the County; and, National Roads Policy NRP 5, of the Monaghan County Development Plan, 2019 to 2025, Variation No. 1 which seeks to progress and ensure the upgrade of the N2 in co-operation with Transport Infrastructure Ireland and the relevant adjoining local authorities. Further, the proposed development would be contrary to National Strategic Outcome 2 as set out in the Project Ireland 2040 – National Planning Framework, 2018, which seeks to build enhanced regional accessibility, including accessibility to the North-West of Ireland, with this including the upgrading of access to the North-West border area

utilising identified routes including the N2. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Board considered that

- (a) the site is located on a local road which is seriously substandard in terms of width, alignment, and surface, and that the traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users, and
- (b) the proposed development would not comply with Policy RHP1 of the Development Plan which requires that applications for one-off housing in rural areas shall demonstrate compliance with the design guidelines as set out in Table 15.4 of the plan which requires new houses in the countryside to make use of natural contours and set the site into the landscape.

However, given the substantive reason for refusal, the Board decided not to pursue these matters further.

Board Member

Date: 17/09/2020

John Connolly