

An  
Bord  
Pleanála

## **Board Direction BD-010218-22 ABP-310205-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/10/2021 where it was decided to defer consideration of the case and to issue a Section 137 notice. A submission from the applicant was considered together with the submissions on the file and the Inspectors report at a Board meeting held on 11/03/2022.

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:

- the location of the site within a rural area in proximity to the Tier 2 towns of Carrickmacross and Castleblayney, which is considered to be an area under strong urban influence in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government 2005,
- National Policy Objective 19 of the National Planning Framework (February 2018) which seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements,

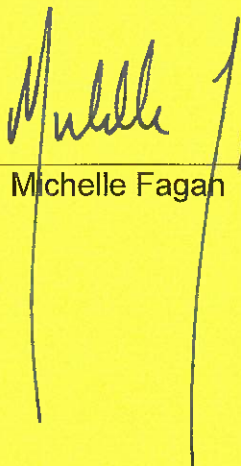
- The provisions of the Monaghan County Development Plan 2019-2025 and in particular Objective RSO 4 which seeks “to consolidate the existing town and village structure” of the County and to Objective SHO 5 which seeks “to support and encourage the development of Tier 5 settlements to ensure that local services are sustained in the rural community settlements” to alleviate the pressures for one-off housing in the open countryside.
- The lack of documentation on the file including details of the applicant's economic need to reside in this area,

the Board could not be satisfied on the basis of the information on the file that the applicants came within the scope of either economic or social housing need criteria as set out in the overarching National Guidelines or the definition of a local rural person in accordance with the relevant criteria of the development plan.

The proposed development, in the absence of any identified locally based need for a house at this location, would result in a haphazard and unsustainable form of development in an unserviced area, 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 undermine the settlement strategy set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located along a local road which is limited in width and surface in the vicinity of the site and reduced visibility splays are available at the site entrance. Furthermore, the existing road does not have a footpath, and leads to the N2 national route, which does not have any pedestrian crossing facility to the village of Derryilan. The proposed development would therefore endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 11/03/2022

