

An
Bord
Pleanála

Board Direction
BD-010426-22
ABP-312027-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2022.

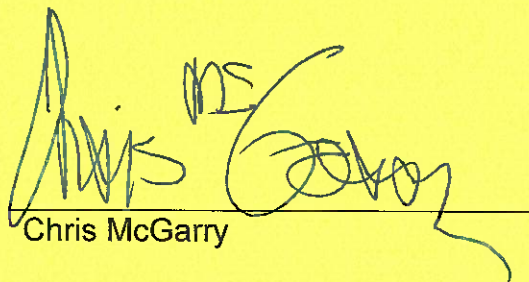
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to Policy RDP2 and Rural Settlement Objective RS02 and to the provisions of Section 15.7.1 of the Monaghan County Development Plan 2019-2025, it is considered that the proposed development, by reason of the disposition of the dwellings on the site, with consequent poor frontage onto the local road L1020, the relationship of house numbers 1 to 5 with the internal open space on the site, and the form and layout of the open space, would constitute a sub-optimal residential scheme in terms of design, layout and arrangement of open space, which would not be in keeping with the established pattern of development in the settlement. The proposed development would be contrary to the relevant development plan policies which seek that small scale development is reflective of the character of the existing Tier 5 settlements and to the guidance set out at section 15.7.1 of the Plan. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the recommended reason for refusal of the Inspector related to alleged prematurity of development by reference to matters including, the absence of a local framework for the overall settlement, the alleged failure of the applicant to demonstrate positive demand for new housing, the low rate of new house completions in this settlement and related issues including the sequential development of the settlement. The Board considered the totality of the documentation on file, including the opinion of the Planning Authority in response to the submission of Further Information by the applicant relating to the rural settlement policy. In conclusion, the Board shared the view of the Planning Authority that the proposed development would be acceptable in principle by reference to the rural settlement policy for Tier 5 settlements, and that compliance with policy RSP1 had been demonstrated by the applicant. Furthermore the Board determined that the location of the site adjoining the village community centre, would constitute an appropriate location for consideration of small scale residential development subject to a high quality of design and layout.

Board Member



Chris McGarry

Date: 04/04/2022