

An
Bord
Pleanála

Board Direction
BD-011515-22
ABP-312470-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/12/2022.

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

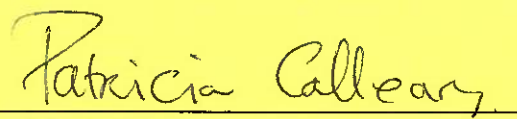
Reasons and Considerations

1. Having regard to the location of the site within a rural area under strong urban influence, as identified in the Core Strategy Map No 2.1 of the Monaghan County Development Plan 2019-2025, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, 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, it is considered that, notwithstanding the information on file including the submission received from the applicant on 20th October 2022 and demonstrated compliance with the relevant provisions including RSP2 of the County Development Plan, the applicants have not sufficiently justified and demonstrated an economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. It is considered that the proposed development does comply with National Policy Objective 19, and national rural housing policy as set out in the 2005 Sustainable Rural Housing Guidelines, as the proposed development would result in an unsustainable form of development, 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 contrary to the provisions of the National Planning Framework. The proposed development is considered to be contrary to the proper planning and sustainable development of the area.

2. Taking account of the proposed site layout, the topography and visually prominent nature of the site, and the amended design of the access via an existing agricultural entrance of the local road L4922 at a substantial remove from the proposed house, it is considered that the length of the driveway and the required modifications to the existing hedgerow to facilitate this driveway and required sightlines in accordance with Table 15.5 (Minimum visibility standards for new or intensification of an existing access onto non-urban roads) of the Monaghan County Development Plan 2019 - 2025, would significantly alter the existing rural landscape character, would impact on the visual amenities of the area, and as a consequence, would set an undesirable precedent for other such development in the vicinity and be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 01/12/2022