



An
Bord
Pleanála

Board Direction
BD-011142-22
ABP-313034-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/08/2022.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The site of the proposed development lies partially within the settlement envelope of Inniskeen. Policy VIL 1 of the Monaghan County Development Plan 2019-2025 seeks "to require applications for residential development within these settlements to demonstrate that the proposal contributes to the sequential development of the settlement of land from the centre outwards and /or represents an infilling of the existing settlement envelope". The Board had regard to the location of the site on the periphery of the Tier 4 settlement of Inniskeen, to the absence of a pedestrian footpath on the south side of St Daigh's Terrace which would facilitate access to the village core, and to the proposed configuration and layout of the development which presented poor potential for future connectivity to lands within the settlement boundary to the east, and considered that the development of same would result in the retention of a large portion of undeveloped land located within the ownership of the applicant which is sequentially closer to the village core than the submitted site area. Consequently, the proposed development, if permitted would be contrary to the provisions of Policy VIL1 of the Monaghan County Development Plan 2019-2025,

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the location of the site on the periphery of the Tier 4 settlement of Inniskeen, to the absence of a pedestrian footpath on the south side of St Daigh's Terrace which would facilitate access to the village core, and to the proposed configuration and layout of the development which presented poor potential for future connectivity to lands within the settlement boundary to the east. The Board considered that the proposed development would not represent a co-ordinated and consolidated pattern of growth and concluded that the proposed development would be contrary to Policy VII of the Monaghan County Development Plan 2019-2025.

Board Member

Maria FitzGerald
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Date: 22/08/2022