

Board Direction
BD-019061-25
ABP-321303-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/02/2025.

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 AGP 1 of the Monaghan County Development Plan 2019-2025, which is to permit development on new and established agricultural holdings where it is demonstrated that it is necessary for the efficient use of the agricultural holding and inter alia, the proposal will not result in a traffic hazard; and Policy NNRP 3, which seeks to ensure that the traffic carrying capacity and the strategic nature of the road network in County Monaghan is not adversely affected, the location of the proposed retention and permission for a new agricultural access and ancillary works to facilitate a large number of cattle crossing between lands on opposite sides of the regional road R179, the Board is not satisfied, on the basis of the submissions made in connection with the application and appeal, that the proposed staggered crossing, the receiving environment on the northern side of the regional road, the applicable speed limit of 80 km per hour and the proximity to an established factory, would not cause a traffic hazard at this location, irrespective of 120 metre sight lines being achieved by removing and reducing trees and hedgerows.

It is also considered that the development would adversely impact the traffic carrying capacity and the strategic nature of the road network in County Monaghan. Accordingly, it is considered, the development would endanger public safety by reason of traffic hazard or obstruction of road users, would be contrary to the Monaghan County Development Plan 2019-2025, and would be contrary to the proper planning and sustainable development of the area.

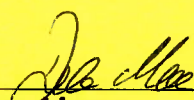
Note

The Board noted that the site is located in an Area of Secondary Amenity as designated in the Monaghan County Development Plan 2019-2025 where Policy SAP 1 limits development and only permits compatible amenity developments if they do not unduly impact on visual amenity. The site also forms part of a Designed Landscape as it is within Lough Fea estate which is included in the list of historic houses/demesnes in section 6.19 of the Monaghan County Development Plan 2019-2025 where Policy DLP 2 requires that any proposals for new development in the vicinity of historic houses or demesnes landscapes are accompanied by an evaluation of the impact of the development on the landscape, designed views and vistas to/from such a site.

The Board considered that the removal and reduction of a significant length of planted roadside boundary would have a negative visual impact on the Area of Secondary Amenity and historic landscape associated with the Lough Fea estate. The Board also noted that the application site included part of the wall bounding Sforza Lodge, a protected structure RPS ref. 41403104.

While ordinarily these new matters would warrant further consideration and request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue these matters in the current appeal.

Board Member


Declan Moore

Date: 03/03/2025