



The submissions on this file and the Inspector's report were considered at a meeting held on 08 May 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to the provisions of the Monaghan County Development Plan 2025-2031, and to the layout of the proposed access and works proposed to the public road, it is considered that the proposed development did not clearly demonstrate appropriate forward visibility for vehicles egressing the site, or appropriate pedestrian connectivity along the public road. It is considered that the development, as proposed, did not demonstrate acceptable levels of road safety, and would be contrary to the provisions of Monaghan County Development Plan Policy RASP1, Section 15.23.1, and Section 15.23.3 in relation to visibility along the public road; and Section 15.28, Policy PFP1, and Policy ATP4 in relation to pedestrian infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Planning Commissioner:



Paul Caprani

Date: 12/5/26