

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Monaghan County

Planning Register Reference Number: 16/225

An Bord Pleanála Reference Number: PL 18.247498

APPEAL by Patrick and Geraldine McNally care of Finegan and Jackson of The Stables, Drumconrath Road, Carrickmacross, County Monaghan against the decision made on the 7th day of October, 2016 by Monaghan County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of a single storey two bay steel frame building to accommodate storage, complete with constructed soakaways, site drainage, stoned laneway and includes all associated site works, using an existing entrance on to the road at Rakeeragh, Carrickmacross, County Monaghan.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the scale, agricultural form and intended use of the proposed development (domestic store), its location in a rural area on a site removed from any associated residential dwelling and to the policies of the Monaghan County Development Plan 2013-2019, which require domestic stores to be subordinate to the existing dwelling and reflect its design and finishes, it is considered that the proposed development would be contrary to the policies of the plan, would set a precedent for further such development and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development at a point in the public road where sightlines are limited, in particular to the north, the Board is not satisfied, based on the details submitted, that the additional turning movements generated would not endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.