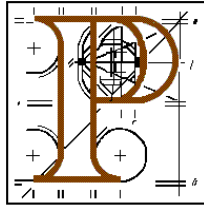


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Monaghan County

Planning Register Reference Number: 16/399

An Bord Pleanála Reference Number: PL 18.247721

APPEAL by Kevin Conlon care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 14th day of November, 2016 by Monaghan County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention for a Toyota parts storage shed, associated yard and combined agricultural shed, including site boundary fencing, all at Drumgoose and Gorteens, Castleblaney, 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. It is a requirement, as set out in the “The Spatial Planning and National Roads Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in 2012, that planning authorities when preparing Development Plans adopt a policy to lands adjoining national roads to which the speed limit greater than 60 km/h applies, whereby it shall be the policy of the planning authority to avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60km/h apply. It is an objective of the planning authority, as set out in the Monaghan County Development Plan 2013 to 2019, to prohibit the intensification of use or creation of any new access onto the national road network outside where a reduced speed limit applies. The proposed development would give rise to an intensification of traffic turning movements at a point where the general speed limit (100 km/h) applies. The proposed development would, therefore, contravene materially an objective set out in the Monaghan County Development Plan 2013-2019, would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

2. It is a policy of the planning authority, as set out in the Monaghan County Development Plan 2013-2019, that commercial development will not normally be permitted in the countryside outside settlements. The Board is not satisfied that it is necessary to locate the proposed development in the countryside outside any existing settlement. It is considered that the proposed development would, therefore, contravene an objective as set out in the Development Plan and 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.