



Planning and Development Acts 2000 to 2017

Planning Authority: Monaghan County Council

Planning Register Reference Number: 17395

APPEAL by Martin Molloy of Drumquill, Castleblayney, County Monaghan against the decision made on the 5th day of February, 2018 by Monaghan County Council to grant subject to conditions a permission to Eamon Brennan care of Cunningham Design Associates Limited of Thornford Lodge, Broomfield, Castleblayney, County Monaghan.

Proposed Development: The construction of a storey and a half dwelling house, wastewater treatment system, percolation area, new entrance and all associated site development works, all at Drumquill, Castleblayney, Co. Monaghan

Decision

REFUSE permission for the above proposed development in accordance with 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 topography of the site, the proposal to remove hedgerows, and the extensive earthworks associated with the proposed dwelling and associated raised soil polishing filter, and by reason of the bulk, scale and design of the proposed dwelling, it is considered that the proposed development, notwithstanding the proposed landscaping proposals, would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to follow the contours of the site and sit naturally within it, and would, therefore, be contrary to Policy RDP 6 set out in the Monaghan County Development Plan 2013-2019 and to the proper planning and sustainable development of the area.

2. Having regard to the topography of the site, the poor percolation characteristics of the soil, the relatively high winter water table and 'extreme' groundwater vulnerability rating, it is considered that the applicant has not adequately demonstrated that the proposed wastewater treatment system and soil polishing filter would be capable of treating and discharging effluent without risk to public health, to the quality of groundwater and/or surface water, or to the environment. Furthermore, given that testing has indicated that the site is unsuitable for a standard septic tank and percolation area, it is considered that the applicant has not demonstrated that the existing percolation area within the appeal site would not be prejudicial to the health of future occupants of the proposed dwelling. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.