



Planning and Development Acts 2000 to 2018

Planning Authority: Monaghan County Council

Planning Register Reference Number: 18/13

APPEAL by John Branigan care of Donal Mc Nally Architects of 6 White Swan Business Centre, South Circular Road, Dublin against the decision made on the 12th day of March, 2018 by Monaghan County Council to refuse outline permission.

Proposed Development: The construction of a two storey detached dwelling house with a single storey detached garage, new proprietary waste water treatment system, associated site works and landscaping at Corcaskea, Clontribret, County Monaghan

Decision

REFUSE outline 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

Having regard to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and to the County Monaghan Development Plan 2013 to 2019 which seek to protect rural landscapes and control ribbon development, the proposed development, when taken in conjunction with existing and permitted development in the vicinity of the site, would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would be contrary to the Ministerial Guidelines, to Policy RDP 15 and Policy RDP 17 of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.