



Planning and Development Acts 2000 to 2018

Planning Authority: Monaghan County Council

Planning Register Reference Number: 18/254

APPEAL by Dermot Tavey care of Joseph O'Doherty of The Strand Field, Bellurgan, Dundalk, County Louth against the decision made on the 14th day of February, 2019 by Monaghan County Council to grant subject to conditions a permission to Pat Lenihan care of Cunningham Design Associates Limited of Thornford Lodge, Broomfield, Castleblayney, County Monaghan.

Proposed Development Change of use of vacant take-away, restaurant and living accommodation to hostel accommodation at first and second floor level of existing three-storey mixed-use commercial building and all associated site development works, at Drummillard Little, Castleblayney, County 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

The policies, as set out in the Monaghan County Development Plan 2019 – 2025, facilitate the provision of quality visitor accommodation facilities. Having regard to the detailed design, layout and configuration of the proposed development, it is considered that the proposed development would provide a poor standard of visitor accommodation in respect of bedroom accommodation, amenity space and facilities, and would conflict with the stated objectives, as set out in the Development Plan. The proposed development would not, therefore, be in accordance with 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 2019.