



Planning and Development Acts 2000 to 2019

Planning Authority: Monaghan County Council

Planning Register Reference Number: 19/439

APPEAL by Erskine Deering of Dernaluck, Drum, County Monaghan against the decision made on the 24th day of January, 2020 by Monaghan County Council to grant subject to conditions a permission to William McGuigan care of Barney McKeivitt of Blackgate Property Services Limited, Mourne House, 3 Downshire Close, Newry, County Down.

Proposed Development: Construction of a new storey and a half rural dwelling house and single storey detached garage, new effluent treatment system and percolation area, and all associated site works at Drumgramph, County Monaghan as amended by the revised public notices received by the planning authority on the 19th day of December 2019.

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

Having regard to HSP 17 of the Monaghan County Development Plan 2019-2025 which requires that new houses in rural areas ensure the provision of a safe means of access in relation to road and public safety, it is considered that the proposed development, which is set back more than 350 metres from the public road and is to be accessed by an inadequate and substandard road network which is poorly surfaced and of narrow width would constitute random housing development in a rural area and would not be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be contrary to Policy HSP 17 of the Monaghan County Development Plan 2019-2025 and would be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020