



Planning and Development Acts 2000 to 2019

Planning Authority: Monaghan County Council

Planning Register Reference Number: 19/518

APPEAL by Transport Infrastructure Ireland (TII) of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 27th day of March, 2020 by Monaghan County Council to grant subject to conditions a permission to Jack Lee and Sinead Traynor care of McGuigan Architects of 6 Plantation Terrace, Monaghan, County Monaghan.

Proposed Development: Construction of a two-storey dwelling, storey and half domestic garage, new entrance with gates and piers together with a waste treatment system and all associated site works at Tiravray Townland, Castleshane, 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 site of the proposed development lies on land that is identified as 'Option F: Green Corridor' N2 to Clontibret to Border Scheme which seeks an upgrade of the route, the road design through to layout of the N2 and its connection to the A5 in Northern Ireland. Development of the kind proposed would be premature pending the determination of the final route, design, and layout for this strategic national road project. In addition, the proposed development would be contrary to Transport Policy TP 4 of the Monaghan County Development Plan, 2019 to 2025, which seeks to ensure that new developments do not prejudice the expansion of road corridors in the County, and to National Roads Policy NRP 5 of the Monaghan County Development Plan, 2019 to 2025, Variation No. 1, which seeks to progress and ensure the upgrade of the N2 in co-operation with Transport Infrastructure Ireland and the relevant adjoining local authorities.

Furthermore, the proposed development would be contrary to National Strategic Outcome 2 as set out in the Project Ireland 2040 – National Planning Framework, 2018, which seeks to build enhanced regional accessibility, including accessibility to the north-west of Ireland, with this including the upgrading of access to the north-west border area utilising identified routes including the N2. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.