



Planning and Development Acts 2000 to 2020

Planning Authority: Monaghan County Council

Planning Register Reference Number: 20/244

APPEAL by Ann and Martin Watters of Main Street, Emyvale, County Monaghan against the decision made on the 20th day of August, 2020 by Monaghan County Council to grant subject to conditions a permission to G and G Retail Emyvale Limited care of Enda Prendergast and Associates of Office 2, The Rossmore Factory, Dublin Road, Monaghan.

Proposed Development: Permission to extend the overall height of wall along the northern boundary of proposed car park previously granted under P19/250 together with associated site works situated at Main Street, Emyvale, 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 proposed development, by reason of its height and massing, would result in a visually dominant structure in the urban landscape, and would constitute an incongruous form of development within the established character of Emyvale village. The proposed development would seriously injure the visual amenities in the vicinity and would be contrary to the provisions of Objective VO 1 of the Monaghan County Development Plan 2019-2025. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2021.