



Planning and Development Acts 2000 to 2020

Planning Authority: Monaghan County Council

Planning Register Reference Number: 20/185

APPEAL by Ultan and Una Bannon of Lisdrumdoagh, Castleshane, County Monaghan against the decision made on the 13th day of October, 2020 by Monaghan County Council to grant subject to conditions a permission to Christopher Lovett care of Moffett Architectural of Corlea, Ballybay, County Monaghan.

Proposed Development: Construction of a broiler type poultry house, together with all ancillary structures including vertical meal bin and underground washings tank, together with associated ancillary site works and new site access from public road at Lisdrumdoagh, Monaghan, County Monaghan. Further public notices were received by the planning authority on the 16th day of September, 2020.

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

1. Having regard to its scale and nature, and the Heavy Goods Vehicles traffic which would be generated, and the inadequacy in width and alignment of the local road, the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed development in close proximity to residential dwellings, the Board is not satisfied on the basis of the information submitted with the planning application and the appeal, that the proposed development would not seriously injure the amenities of properties in the vicinity by reason of noise, odours and general disturbance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the nature and scale of the proposed development and taking into consideration the close proximity of other poultry units on adjoining lands including accessed via the same road network, it is considered that there is not adequate information before the Board to determine whether there is a real likelihood of significant effects on the environment or whether an Environmental Impact Assessment is required. In this regard, to permit the proposed development would 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.