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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Monaghan County Council**

**Planning Register Reference Number: 20/333**

**APPEAL** by Francis and Louise Flanagan of Derryilan, Broomfield, Castleblayney, County Monaghan against the decision made on the 16th day of April, 2021 by Monaghan County Council to grant subject to conditions a permission to Mark Garland care of BM Design and Surveying Services of Newtown Knockaleva, Collon, County Louth.

**Proposed Development** New two-storey dwelling, domestic garage, waste water treatment system, associated percolation area, entrance, driveway and all associated site works, all at Derryilan, Carrickmacross, County Monaghan, as revised by the further public notice received by the planning authority on the 24th day of March, 2021.

**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

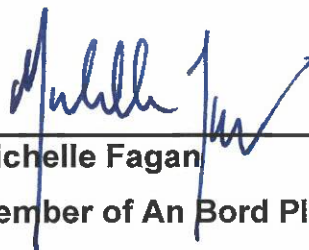
1. Having regard to:
  - (a) the location of the site within a rural area in proximity to the Tier 2 towns of Carrickmacross and Castleblayney, which is considered to be an area under strong urban influence in accordance with the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in 2005;
  - (b) National Policy Objective 19 of the National Planning Framework (February 2018) which seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements;

- (c) The provisions of the Monaghan County Development Plan 2019 - 2025 and in particular Objective RSO 4 which seeks “to consolidate the existing town and village structure” of the County, and to Objective SHO 5 which seeks “to support and encourage the development of Tier 5 settlements to ensure that local services are sustained in the rural community settlements” to alleviate the pressures for one-off housing in the open countryside; and
- (d) the lack of documentation on the file including details of the applicant’s economic need to reside in this area,

the Board could not be satisfied, on the basis of the information on the file, that the applicant comes within the scope of either economic or social housing need criteria, as set out in the overarching National Guidelines or the definition of a local rural person in accordance with the relevant criteria of the Development Plan.

The proposed development, in the absence of any identified locally based need for a house at this location, would result in a haphazard and unsustainable form of development in an unserved area, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and undermine the settlement strategy, as set out in the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

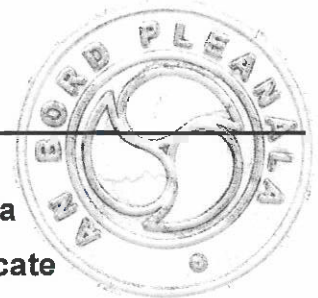
2. The proposed development is located along a local road which is limited in width and surface in the vicinity of the site and where reduced visibility splays are available at the site entrance. Furthermore, the existing road does not have a footpath and leads to the N2 national route, which does not have any pedestrian crossing facility to the village of Derryilan. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.



**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this **14<sup>th</sup>** day of **March** 2022.