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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Monaghan County Council**

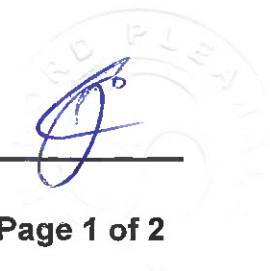
**Planning Register Reference Number: 21/83**

**APPEAL** by Transport Infrastructure Ireland of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 6<sup>th</sup> day of July, 2021 by Monaghan County Council to refuse permission to Jane McGuigan and Ryan Boyle care of Peter Culleton of Mullabrack, Shercock, County Cavan.

**Proposed Development** A storey and a half dwelling house, single storey domestic garage, wastewater treatment system and percolation area, discontinuation of the use of existing garage for vehicle repair/valet, use of existing long-established entrance and access lane via existing private laneway from public road currently serving the vehicle repair/valet garage to instead serve the proposed dwelling house together with all ancillary site development works, all at Gorteens, Castleblayney, 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

Having regard to the location of the site within a rural area which is clearly under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, 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, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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John Connolly

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 27<sup>th</sup> day of NOVEMBER 2021.

