

An  
Bord  
Pleanála

Board Order  
ABP-312027-21

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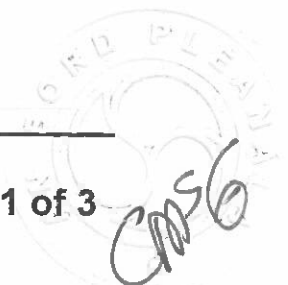
**Planning and Development Acts 2000 to 2021**

**Planning Authority: Monaghan County Council**

**Planning Register Reference Number: 20/564**

**APPEAL** by Kevin and Marie McNally care of Enda Prendergast and Associates of Office 2, The Rossmore Factory, Dublin Road, Monaghan against the decision made on the 10<sup>th</sup> day of November, 2021 by Monaghan County Council to refuse a permission.

**Proposed Development:** Construction of a 15 unit residential development comprising four number three bedroom semi-detached two-storey dwellings, four number two bedroom terraced two-storey dwellings and seven number three bedroom terraced two-storey dwellings. The proposal includes vehicular/pedestrian access, car parking spaces, public lighting, hard/soft landscaping, private amenity space, communal amenity space, boundary treatment, connection into public services with associated attention systems and site works; all at Mullantimore, Tydavnet, County Monaghan as amended by the revised public notice received by the planning authority on the 14<sup>th</sup> day of October, 2021.



## Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

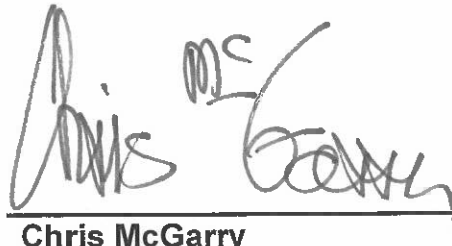
## Matters Considered

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

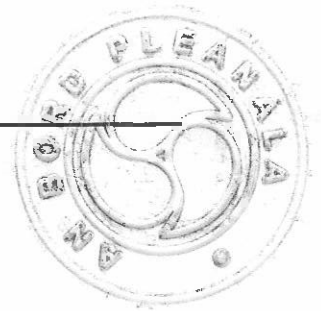
Having regard to Policy RDP 2 and Rural Settlement Objective RS0 2 and to the provisions of Section 15.7.1 of the Monaghan County Development Plan 2019-2025, it is considered that the proposed development, by reason of the disposition of the dwellings on the site, with consequent poor frontage onto the local road L1020, the relationship of house numbers 1 to 5 with the internal open space on the site, and the form and layout of the open space, would constitute a sub-optimal residential scheme in terms of design, layout and arrangement of open space, which would not be in keeping with the established pattern of development in the settlement. The proposed development would be contrary to the relevant development plan policies which seek that small scale development is reflective of the character of the

existing Tier 5 settlements, and to the guidance set out in section 15.7.1 of the Plan. The proposed development would, therefore, seriously injure the amenities of the area and 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 4<sup>th</sup> day of April 2022.