

An  
Bord  
Pleanála

Board Order  
ABP-312433-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Monaghan County Council**

**Planning Register Reference Number: 21/108**

**APPEAL** by Martin Molloy of Drumquill, Annyalla, Castleblayney, County Monaghan against the decision made on the 7<sup>th</sup> day of December, 2021 by Monaghan County Council to grant subject to conditions a permission to John Brennan care of CMD Architects Limited of Thornford Lodge, Broomfield, Castleblayney, County Monaghan.

**Proposed Development:** (1) Retention of reduced levels and hard surfaced area to side of existing dwellinghouse, pillar structure housing electricity meter which serves existing dwelling house on site, and (2) permission to install new wastewater treatment system and percolation area to serve existing dwellinghouse and all associated site development works at Drumquill, Castleblayney, County Monaghan. The proposed development was revised by further public notices received by the planning authority on the 10<sup>th</sup> day of November, 2021.

## **Decision**

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

## Reasons and Considerations

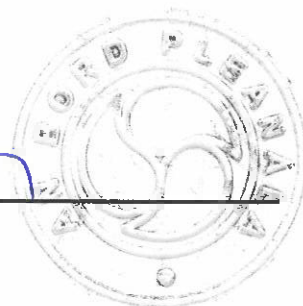
The use of the existing structure on the site as a dwellinghouse has been determined by the planning authority as not exempted development under Section 5 of the Planning and Development Act, 2000 (application reference number 10/581). In view of this, it is considered that it would be inappropriate to facilitate the ongoing residential use on the site, which is not authorised, where the development to be retained and the proposed development the subjects of this application are associated with this use. In these circumstances the Board considered the development to be retained and the proposed development would be contrary to the proper planning and sustainable development of the area.



**John Connolly**

**Member of An Bord Pleanála**

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



Dated this 29<sup>th</sup> day of JUNE 2022.