



Planning and Development Acts 2000 to 2021

Planning Authority: Monaghan County Council

Planning Register Reference Number: 21/378

APPEAL by PJ and EJ Doherty Limited care of Genesis Planning Consultants of 27 Patrick Street, Newry, County Down against the decision made on the 21st day of February, 2022 by Monaghan County Council to refuse permission for the proposed development.

Proposed Development: Development consisting of:

- (a) Site works to facilitate the proposed development to include general site clearance works.
- (b) Creation of a new access point to the lands from the public road with provision of a new internal access road and footpath to facilitate vehicular and pedestrian access.
- (c) Provision of a residential development comprising 23 number units in total as follows:
 - House type 1 – four number two-bed semi-detached dwellings.
 - House type 2 – four number two-bed bungalows.
 - House type 3 – six number three-bed semi-detached dwellings.
 - Nine number terrace dwellings (unit mix comprising of six number two-bed terrace dwellings and three number three-bed terrace dwellings).

- (d) Provision of associated garden areas and in-curtilage works for each dwelling to include parking and boundary treatments as required.
- (e) Provision of a residential communal open space area to include all hard and soft landscape works within the site which includes public lighting, planting works and boundary treatments.
- (f) Associated site works and attenuation systems as well as all ancillary site development/construction works to facilitate site drainage and foul networks for connection to the existing foul, storm and water networks along with connection works to the ESB network.
- (g) Provision of one number ESB substation.

All at Edenamo, Inniskeen, County Monaghan, as revised by the further public notices received by the planning authority on the 28th day of January, 2022.

Decision

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

Reasons and Considerations

The site of the proposed development lies partially within the settlement envelope of Inniskeen. Policy VIL 1 of the Monaghan County Development Plan 2019-2025 seeks 'to require applications for residential development within these settlements to demonstrate that the proposal contributes to the sequential development of the settlement of land from the centre outwards and/or represents an infilling of the existing settlement envelope'. Having regard to the location of the proposed development site on the periphery of the Tier 4 settlement of Inniskeen, to the absence of a pedestrian footpath on the south side of St. Daigh's Terrace, which would facilitate access to the village core, and to the proposed configuration and layout of the proposed development, which presents poor potential for future connectivity to lands within the settlement boundary to the east, it is considered that the proposed development would result in the retention of a large portion of undeveloped land located within the ownership of the applicant which is sequentially closer to the village core than the submitted site area. The proposed development would be contrary to the provisions of Policy VIL 1 of the Monaghan County Development Plan 2019-2025 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the location of the site on the periphery of the Tier 4 settlement of Inniskeen, to the absence of a pedestrian footpath on the south side of St. Daigh's Terrace, which would facilitate access to the village core, and to the proposed configuration and layout of the proposed development, which presents poor potential for future connectivity to lands within the settlement boundary to the east. The Board considered that the proposed development would not represent a co-ordinated and consolidated pattern of growth and concluded that the proposed development would be contrary to Policy VIL 1 of the Monaghan County Development Plan 2019-2025.

DR. Maria Fitzgerald

Maria FitzGerald

Member of An Bord Pleanála

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



Dated this 25th day of Aug. 2022.