

Planning and Development Acts 2000 to 2022

Planning Authority: Monaghan County Council

Planning Register Reference Number: 21/527

APPEAL by Joy and Bernd Borchert care of Lucas Neil Horton of 4 Bramley House, Castleblayney, County Monaghan against the decision made on the 18th day of May, 2022 by Monaghan County Council to refuse outline permission.

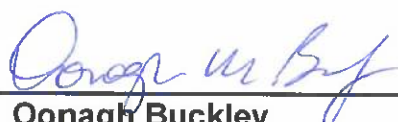
Proposed Development: Construction of one number dwelling, garage with new access onto the public road as well as a proprietary wastewater treatment system and associated ancillary site works at Edenaneane, near Ballybay, County Monaghan, as revised by the further public notices received by the planning authority on the 28th day of April, 2022.

Decision

REFUSE outline permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

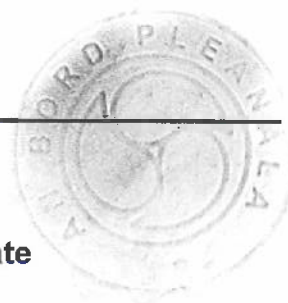
1. It is the policy of the planning authority, as set out in the current development plan for the area, to resist ribbon development. This policy is considered to be reasonable. The proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of ribbon development in this rural area which would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the absence of a comprehensive site assessment, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the proposed development can be satisfactorily treated and disposed of on site. The proposed development would, therefore, be prejudicial to public health.



Oonagh Buckley

Member of An Bord Pleanála

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



Dated this *3rd* day of *August* 2023.