



Planning and Development Acts 2000 to 2023

Planning Authority: Monaghan County Council

Planning Register Reference Number: 22/194

APPEAL by Transport Infrastructure Ireland, Parkgate Business Centre, Parkgate Street, Dublin 8 against the decision made on the 29th day of August 2022 by Monaghan County Council to grant permission with conditions.

Proposed Development

Demolition of existing vehicle repair/valet garage and replacement with a storey and a half dwelling house, single storey domestic garage, wastewater treatment system and percolation area, use of existing long established entrance and access lane from public road currently serving the vehicle repair/valet garage to alternatively serve the proposed dwelling house, provision of passing layby on existing laneway, implementation of comprehensive landscaping works together with all ancillary site development works at Gorteens, Castleblayney, County Monaghan.

Decision

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

Reasons and Considerations

The proposed development would give rise to traffic movements of a residential nature which are considered to represent an intensification of an existing substandard shared laneway and entrance onto the heavily trafficked N-53. It is the policy of Monaghan County Development Plan 2019-2025, under policy NRP-1, to restrict such changes to accesses onto such National Primary Routes in order to 'protect the traffic carrying capacity of national roads, the level of service they deliver and the period over which they continue to perform efficiently, by avoiding the creation of new access points or generation of increased traffic from existing accesses onto the N-2, N-53, N-54, and N-12 outside the 60 km/h speed limit'. The proposed development would therefore be contrary to the provisions of the Development Plan and would also by reason of the use of the existing substandard access in which two vehicles cannot pass, endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *7th* day of *November*, 2023.