

An  
Bord  
Pleanála

**Board Order**  
**ABP-316951-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Monaghan County Council**

**Planning Register Reference Number: 22443**

**APPEAL** by Declan McCullagh care of Reid Associates Chartered Town Planners, of 2 Connaught Place, Crofton Road, Dún Laoghaire, County Dublin against the decision made on the 6<sup>th</sup> day of April, 2023 by Monaghan County Council to grant subject to conditions, a permission to Blue Dolphin Environmental Limited care of CMD Architects Limited of Thornford Lodge, Broomfield, Castleblayney, County Monaghan, in accordance with the plans and particulars submitted to the said Council:

**Proposed Development:** permission to 1) retain position of existing single storey portacabin office accommodation (previously granted under planning authority reference number 16/446) and will consist of 2) permission for two number single-storey waste separation buildings, two storey office building, extension of existing waste facility yard to facilitate the proposed development and all associated site development works, at Kincorragh, Smithborough, County Monaghan. The proposed development was revised by further public notices received by the planning authority on the 13<sup>th</sup> day of March 2023.

## Decision

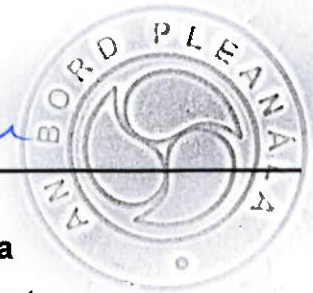
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the proximity of the site to the flood extents of the River Maghera to the south and south-east of the site, and to the extent of reprofiling of the site proposed in close proximity to said flood extents, the Board is not satisfied that flood risks associated with the proposed development have been adequately addressed within the application documentation, and is of the view that a Flood Risk Assessment is required. The Board considered that the proposed development would be contrary to 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities' (2009), and to Policy FMP 2 (Flood Risk Management Policies) of the Monaghan County Development Plan 2019-2025 and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Stewart Logan

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.



Dated this 17<sup>th</sup> day of July 2024.