



Planning and Development Acts 2000 to 2022

Planning Authority: Monaghan County Council

Planning Register Reference Number: 2360216

APPEAL by Martin and Sheila Lynch care of Gerard Rust Architect of Dunbin Knockbridge, Dundalk, County Louth against the decision made on the 5th day of March 2024 by Monaghan County Council to refuse permission.

Proposed Development: Permission for the retention of one-and one-half storey house granted under planning authority register reference 1717 constructed to wallplate level, including steel structure to support first floor and roof and the completion of the house, 8.581 metres high, to include alterations to the rear elevation, alterations to the site boundary and landscape plan and all associated site works, at Drumass, Inniskeen, County Monaghan.

Decision

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

Reasons and Considerations

It is considered that the proposed entrance would endanger public safety by reason of a traffic hazard because of the additional traffic movements the development would generate on this local secondary road at a point where sightlines are restricted to the south-east direction and cannot be achieved in the absence of the necessary third-party consents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

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

Dated this 28th day of January 2025.