

An
Coimisiún
Pleanála

Commission Order
PL-500456-MN-25

Planning and Development Act 2000, as amended

Planning Authority: Monaghan County Council

Planning Register Reference Number: 2460437

APPEAL by Tullyagan Properties Limited against the decision made on the 18th day of November 2025, by Monaghan County Council to refuse permission for the proposed development.


Proposed Development: Construction of 51 number dwelling units. To consist of 24 number two bed two-storey semi-detached houses, 10 number two bed semi-detached bungalows houses, 10 number three bed two-storey semi-detached houses, six number four bed two-storey semi-detached house and one number five bed two-storey detached houses. Including all associated site development works and also realignment works to Drumconrath Road to accommodate a new vehicular entrance including provision of a pedestrian footpath, pedestrian crossings and traffic calming measures at Drumconrath Road, Magheross, Carrickmacross, County Monaghan as amended by the further public notices received by the planning authority on the 22nd day of October 2025.

Decision

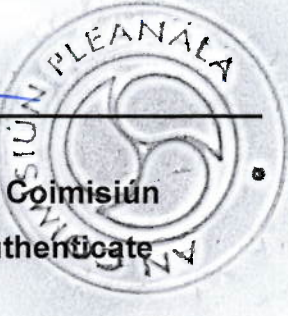
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the provisions of the Monaghan County Development Plan 2025-2031, and to the layout of the proposed access and works proposed to the public road, it is considered that the proposed development did not clearly demonstrate appropriate forward visibility for vehicles egressing the site, or appropriate pedestrian connectivity along the public road. It is considered that the development, as proposed, did not demonstrate acceptable levels of road safety, and would be contrary to the provisions of Monaghan County Development Plan Policy RASP1 (Road Access Standards Policy), Section 15.23.1 (Visibility Splays Agreement), and Section 15.23.3 (Minimum Required Sight Distances for Urban Roads) in relation to visibility along the public road; and Section 15.28 (Pedestrian Footpaths and Public Lighting), Policy PFP1 (Pedestrian Footpaths and Public Lighting Policy), and Policy ATP4 (Active Travel and Recreational Walking and Cycling Policies) in relation to pedestrian infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 12th day of May 2026.