



An
Bord
Pleanála

Board Direction
BD-006948-20
ABP-307643-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/11/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site of the proposed development is located within an area under 'Strong Urban Influence' as set out in the current Development Plan for the area, where emphasis is placed on designing with the landscape and of siting of development to minimise visual intrusion as set out in the current Design Guide for Single One-off Houses within Cavan Rural Countryside, which Guidelines are considered to be reasonable. Having regard to the topography of the site, the elevated positioning of the proposed development, the proposed widening of the laneway to access the site, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area and would set an undesirable precedent for other development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by virtue of the proposed works to widen the existing Mullagh Hill Walkway and the introduction of residential traffic to it, would be inconsistent with the objectives of the Cavan County Development Plan 2014-2020 which afford protection to existing rights of way and

established walking routes, in particular objectives NHEP22 and RTO18 which commit to preserving and protecting existing rights of way and established walking and cycling routes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements that the development would generate on a substandard road at a point where sightlines are restricted, particularly in an easterly direction.

Board Member

Date: 16/11/2020

Dave Walsh

Note: In light of the site being located in an area designed under “Strong Urban Influence”, the Board considered that insufficient evidence had been provided to be able to assess whether there was a genuine and justifiable need for housing in a rural area under urban pressure, in compliance with the relevant national and regional rural housing policy as set out in National Policy Objective 19 of the National Planning Framework (2018) and the Sustainable Rural Housing Guidelines for Planning Authorities (2005). In the absence of such justification, the proposed development would be regarded as contributing to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure.