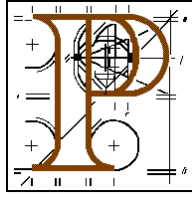


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2006

**Leitrim County**

**Planning Register Reference Number: P.04/1830**

An Bord Pleanála Reference Number: PL 12.219066

**APPEAL** by Vincent Walsh care of Gaffney and Cullivan of 1 Farnham Street, Cavan, County Cavan against the decision made on the 13<sup>th</sup> day of July, 2006 by Leitrim County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Demolish existing agricultural buildings and farmyard (derelict) and develop 40 number fully serviced dwellings, six number type A, two-storey detached four bedroomed, 24 number type B, two-storey semi-detached four bedroomed with attached garage for optional conversion to family room, 10 number type C two-storey semi-detached four bedroomed, green areas, access roads, services, boundaries and all associated site works with vehicular access off Sawbeth Lane, Clooncorick Townland, Carrigallen, County Leitrim. As revised by further public notice received by the planning authority on the 16<sup>th</sup> day of June, 2006.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **REASONS AND CONSIDERATIONS**

1. Having regard to the location of the proposed development in a small rural town, the traditional character and form of development in the vicinity of the site, the elevated and steeply sloping nature of the appeal site and the significant extent of excavation now proposed to achieve acceptable road gradients, it is considered that the proposed development would be visually dominated by retaining walls and structures, including high retaining walls enclosing the rear gardens of the proposed houses on the northern side of the site and would achieve poor quality of public open space with limited recreational potential. Furthermore, the proposed development would overlook existing properties to the south and west of the site. The proposed development would, therefore, result in a poor standard of development and be inconsistent with the pattern of development in the area and be contrary to the proper planning and sustainable development of the area.

2. Having regard to the extent of excavation required and proposals to divert substantial volumes of surface water to drains outside the site, the Board was not satisfied that the proposed development would not create flooding or other impacts on third party property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2007.**