



## Board Direction

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**Ref: PL02. 245490**

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 12<sup>th</sup>, 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

The Board also considered the third party appellant's request for costs and decided that the matter of costs should be deferred for consideration at a further Board meeting.

### REASONS AND CONSIDERATIONS

1. The site is located on elevated and exposed lands in the Cuilcagh-Anierin Uplands of West Cavan. The Design Guide for Single One-off House within the Cavan Rural Countryside as adopted as Appendix 7 of the Cavan County Development Plan 2014-2020 states that this area of the County constitutes extreme fragile and sensitive landscape which is sensitive to incompatible and unsympathetic development. It is considered that the proposed development located on an exposed and elevated site, would be contrary to the 'siting and location' provisions set out in the 'Design Guide for Single One-off Rural Houses within Cavan Rural Countryside' and would adversely impact on the visual amenities of the area. Furthermore based on the information contained on file the Board is not satisfied that more suitable lands to accommodate a dwelling within the applicant's landholding do not exist. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the proposed development would endanger public

safety by reason of a traffic hazard and obstruction to road users and would set an undesirable precedent for other similar developments in this general area.

Board Member: \_\_\_\_\_ Date: January 12<sup>th</sup>, 2016  
Nicholas Mulcahy

*Please issue copy of direction with order.*