



Board Direction

Ref: PL02.245867

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 18th 2016.

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

Reasons and Considerations

Having regard to the provisions of the Cavan County Development Plan 2014 - 2020 and to the pattern of development in the vicinity of the site, and having regard to the proposals submitted as part of the appeal, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought, and the proposed development, would not seriously injure the visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars submitted to An Bord Pleanála on the 30th day of September 2015, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. The stone piers and brick arch above which comprise the archway shall be rendered to match the render and colour of the attached two-storey dwelling, and the vertical boarded timber and metal gates shall be installed, all within three months of the date of this order.

Reason: In the interest of visual amenity and orderly development.

Board Member: _____ Date: 18th March 2016
Philip Jones