



An
Bord
Pleanála

Board Direction
BD-007696-21
ABP-308631-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2021.

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

Reasons and Considerations

1. Having regard to the documentation submitted with the application and appeal, and to the location of the subject site to the north of the town of Belturbet within a 'Stronger Rural Area' where there is significant pressure for rural housing as set out in the Sustainable Rural Housing Guidelines, and to National Policy Objective 19 of the National Planning Framework (February 2018) which seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, it is considered that, having regard to the viability of smaller towns and rural settlements, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, would be contrary to the Ministerial Guidelines and would contravene the provisions of the National Planning Framework. Furthermore, the proposed development would be contrary to local planning provisions, in particular Sections 2.7.4 and 2.7.5, to Policy RHP1 and Objectives RHO3 and RHO8 of the Cavan County Development

Plan 2014 to 2020. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the results of the Site Suitability Assessment Report carried out in accordance with the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses, which indicated that the existing soil conditions are poor, the Board is not satisfied, on the basis of the information submitted in connection with this application, that effluent from the proposed and existing dwellings can be satisfactorily treated and/or disposed of on site by means of an individual effluent treatment unit and percolation area. The proposed development would, therefore, be prejudicial to public health and be contrary to Objective DMO18 of the Cavan County Development Plan 2014-2020.

Board Member

Date: 12/03/2021

Michelle Fagan