



An
Bord
Pleanála

Board Direction
BD-007717-21
ABP-308702-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/03/2021.

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

Reasons and Considerations

Having regard to the location and layout of the proposed new entrance and the extent of the proposed new driveway to an existing dwelling which already has the benefit of an existing vehicular entrance, it is considered that the proposed development would set an undesirable precedent for the development of new entrances onto a regional road, would comprise an unnecessary new access onto the regional road at this location and would not be of a design appropriate to an entrance and boundary for a dwelling in this rural area. In this regard the proposed development would be contrary to objectives DMO24, DM025 and DM027 of the Cavan County Development Plan 2014-2020. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15/03/2021

Chris McGarry