



An  
Bord  
Pleanála

**Board Direction**  
**BD-008001-21**  
**ABP-309113-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/04/2021.

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

#### **Reasons and Considerations**

It is an objective of the planning authority as set out in the Cavan County Development Plan 2014-2020 and the associated *Design Guide for Single One off Rural Houses within the Cavan Rural Countryside* that single dwellings within the rural countryside follow general principles of design and siting. Having regard to the siting and location of the proposed dwelling house at a remove from the road and accessed by a long and winding driveway, it is considered that the proposed dwelling would be contrary to this guidance and associated policy RHP1 and Section 10.14 of the Development Plan, would seriously injure the visual amenities of the area, and would thus be contrary to the proper planning and sustainable development of the area.

**Note:** The Board noted and agreed with the comments of the Planning Inspector regarding the paucity of information on the proposed proprietary effluent system in proximity to the adjoining European Site, Lough Sheelin Special Protection Area (Site Code: 004065). Based on the information on the file, the Board could not determine whether a stage 2 Appropriate Assessment of the proposed development, in combination with other plans or projects, is required. However, given the



substantive reason for refusal set out above, the Board decided not to pursue this issue in the context of the current appeal.

**Board Member**

Maria FitzGerald  
Maria FitzGerald

**Date:** 26/04/2021