



An
Bord
Pleanála

Board Direction
BD-008453-21
ABP-309254-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/06/2021.

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 planning history of the site, and the overall design, scale, layout and density of the proposed development, it is considered that the proposed development would not comply with the development management standards set out in Chapter 9 of the Cavan Town and Environmental Development Plan 2014-2020 (as amended by variation no.1 of 2018) or the guidelines for edge of centre sites provided for in Section 6.11(b) of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued by the Department of the Environment, Heritage and Local Government in May 2009. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.
2. Having regard to the design and layout of the open space for the proposed development including the absence of communal open space for the apartments, the poor distribution and quality of the public open space on the site with limited details on landscaping or tree preservation, and the proximity

of the private open space for each of the apartment's to the road, the Board was not satisfied that the proposed development would provide a satisfactory level of residential amenity for future residents in accordance with the residential zoning objective for the land in the Cavan Town and Environs Development Plan 2014-2020 (as amended by variation no.1 of 2018) or the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including issued by the Department of the Environment, Heritage and Local Government in May 2009. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald

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Date: 08/06/2021