



An  
Bord  
Pleanála

**Board Direction**  
**BD-008353-21**  
**ABP-309299-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2021.

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

#### **Reasons and Considerations**

Having regard to the established residential land use zoning, to the form and character of the established dwellings with steeply sloping rear garden areas, to the design of the proposed development, to the pattern development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the provisions of the current Cavan Town and Environs Development Plan 2014-2020 (as varied). The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

#### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 27th day of November 2020 and the 11<sup>th</sup> day of December 2020, by the further plans and particulars received by An Bord Pleanála on the 25th day of February, 2021, except as may



otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The construction of all new retaining walls within the proposed development shall be designed, supervised and certified by a Chartered Civil or Structural Engineer, and the works shall be subject to the written agreement of the Planning Authority.

**Reason:** In the interests of clarity and to ensure a satisfactory standard of development.

3. A 1.8m timber fence shall be erected along the side boundaries of the proposed lower and upper rear garden areas between nos.7 and 9 and 13 and 15 Cathedral Road.

**Reason:** In the interests of the residential amenity and privacy of neighbouring properties.

4. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. No surface water from the proposed development, shall discharge onto the public road or adjoining properties.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

5. Construction (including deliveries) or demolition works shall be carried out between the hours of 08.00 – 18.00 Monday to Friday and 09.00am to 14.00 on Saturdays.

**Reason:** In the interests of residential amenity.

6. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall include details of excavation works and of traffic management and shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

**Reason:** In the interest of sustainable waste management.

**Board Member**



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Michelle Fagan

**Date:** 28/05/2021



