



An
Bord
Pleanála

Board Direction
BD-008828-21
ABP-309468-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/08/2021.

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 information submitted on rural housing need, it is considered that the applicants have not demonstrated a rural generated housing need at this location and therefore the proposed development would contravene the provisions of the Cavan County Development Plan 2014-2020 and in particular policy RHP1, Objective RH05, and Section 2.7.5. Furthermore, having regard to the location of the site within a rural area not under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas not under urban influence, 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 and would contravene the provisions of the

National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

2. The proposed development which would result in the intensification of use of a vehicular access onto the National Secondary Road (N54) at a point where a speed limit of 100 km/h applies, would endanger public safety by reason of traffic hazard, and the additional vehicular traffic generated by the proposed development would lead to conflicting traffic movements, which would interfere with the safety and free flow of traffic on the public road.

Board Member



Stephen Bohan

Date: 03/08/2021