



An
Bord
Pleanála

Board Direction
BD-014100-23
ABP-313433-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2023.

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 absence of detailed topographical survey in respect of the appeal site and limitations of the Visual Impact Assessment, it is considered that the proposed development would fail to comply with the Development Objectives of LC1 to LC 8 of the Cavan County Development Plan 2022-2028, to ensure the preservation of the unique landscape character type by having regard to the character, value and sensitivity of a landscape when determining a planning application, to resist development which would interfere with the character of highly sensitive areas unless supported by necessary assessments including an acceptable 'Visual Impact Assessment Report'. In the absence of this information, the topographical location of the development is inadequately defined, and it is not possible to ascertain with confidence the likely visual effects of the development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Peter Mullan

Date: 12/10/2023