



An
Bord
Pleanála

Board Direction
BD-014387-23
ABP-314286-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/10/2023.

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

Reasons and Considerations

1. The proposed development would, by reason of its height, bulk and massing and with particular reference to the accumulation and varied proportions of projecting elements across the front façade, result in a haphazard and visually intrusive form of development that fails to respect the rural character of the area and would not assimilate into the landscape, contrary to the Design Guide for Single One-Off Houses Within the Cavan Rural Countryside and policy RHD 01 of the Cavan County Development Plan 2022 – 2028. The development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by itself and the precedent which a grant of permission for it would set, would adversely affect the operation and safety of the national road network, would be contrary to the Spatial Planning and National Roads, Guidelines for Planning Authorities (January, 2012) issued under section 28 of the Planning and Development Act, 2000 (as amended) and would endanger public safety by reason of traffic hazard.

Board Member


Stewart Logan

Date: 31/10/2023

Note:

In refusing permission, the Board noted the comments of the Planning Inspector in relation to the compatibility of the proposed development with the Spatial Planning and National Roads, Guidelines for Planning Authorities (2012). However, the Board were not in agreement that the proposed development would not result in an intensification of use of the junction onto the N87 and refused permission accordingly.