

An  
Bord  
Pleanála

**Board Direction**  
**BD-014399-23**  
**ABP-315106-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

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

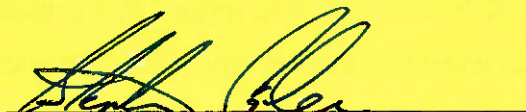
#### **Reasons and Considerations**

1. Development Objective POS 02 of the Cavan County Development Plan 2022-2028 sets out *"the following minimum open space requirements for new dwelling houses - One/Two bedroom, 48sqm- 55sqm and 3/4/5 bedroom unit, 60 sqm-75sqm"*. The quantum of private open space proposed for the 3no. 3 bed residential units is not in accordance with the requirements of Development Objective POS 02 and in this regard comprises substandard private open space which would injure the amenities of persons occupying the proposed dwellings. The proposed development would therefore be contrary to the requirements of Development Objective POS 02 of the Cavan County Development Plan 2022-2028 and the proper planning and sustainable development of the area.
2. Having regard to the design and layout of the proposed development, incorporating insufficient private open space and restricted car parking, it is considered that the proposed development would constitute substandard development which would seriously injure the amenities of persons occupying the proposed dwellings and would be inconsistent with the existing pattern of development in the area. The proposed development would therefore be

contrary to the requirements of Development Objective DL03 of the Cavan County Development Plan which outlines that "*Planning proposals for housing schemes are required to present a considered design approach to tailor the scale, design, layout and density of housing in responding to the individual character of the respective town or village*". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

[**Note:** The Board considered that there was insufficient information provided within the application to demonstrate that the proposed access, servicing and car parking arrangements associated with the development would not constitute a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. While ordinarily this would warrant further consideration and a request for further information from the applicant, in this instance, given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal].

Board Member

  
Stephen Bohan

Date: 31/10/2023