

An
Bord
Pleanála

Board Direction
BD-016843-24
ABP-318449-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2024.

The Board decided to refuse permission for the following reasons and considerations.

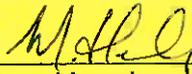
Reasons and Considerations

Having regard to the proposed change of use of the existing domestic garage to a use as a lawnmower repair shop at this location, it is considered that the development would adversely impact on the residential amenity of adjacent properties by way of; hours of operation, noise, and general disturbance. The proposed change of use is therefore not in accordance with the Cavan County Development Plan (2022-2028), Home Based Economic Activity Development Objective, HBED01 and would not accord with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the file. The Board disagreed with the Inspector and

shared the opinion of the Planning Authority that the development would adversely impact on the existing residential amenities of adjacent properties particularly in relation to hours of work, noise, and general disturbance.

Board Member



Mary Henchy

Date: 26/06/2024