



An
Bord
Pleanála

Board Direction
BD-016639-24
ABP-318791-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2024.

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

Reasons and Considerations

1. Taking into consideration the nature, appearance, form and character of the structure to be retained, the extent of hardstanding on the site leading to an independent entrance from the public road, and its location which is not considered to be within the natural attendant grounds of the dwelling, it is considered that the proposed development would lead to haphazard, disorderly and poorly integrated development within the site that would materially contravene Objectives DGS 01, DGS 03 and DGS 04 of the Cavan County Development Plan 2022 – 2028, and would have an adverse visual impact on an open site against the public road contrary to the rural character and amenity of the area. The proposed development is, therefore, considered contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would likely give rise to additional traffic movements accessing and egressing the site from one or more existing entrances to the site from the public road where suitable sightlines have not been demonstrated, creating an adverse impact on the operational safety of a national road where the maximum permitted speed

limit applies and would therefore, be contrary to national policy in relation to the control of development on national roads as set out in the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, January, 2012). Having regard to the potential adverse impact on the N54, the development would be contrary to National Roads Objectives NR 01, NR 02, and NR 05 of the Cavan County Development Plan 2022 – 2028 and the proper planning and sustainable development of the area.

Board Member


Liam Bergin

Date: 18/06/2024