

An
Bord
Pleanála

Board Direction
BD-019459-25
ABP-320528-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/04/2025.

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


Reasons and Considerations

1. Having regard to the Cavan County Development Plan incorporating a Local Area Plan for Cavan Town 2022-2028 and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023), it is considered that the overprovision of two-bed, three-person units would not provide an appropriate unit mix for this location.

It is considered that given the lack of public open space, the number of single aspect apartments, the density of the proposed development being above the upper density range of 100 dwellings per hectare and the quality of the private open space which would be compromised by the screening on the balconies that the overall design quality of the scheme would not compensate for the proposed unit mix. The proposed development, by itself and by reason of the undesirable precedent it would set for similar development in the area, would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site in an area zoned 'Existing Residential' with the objective to 'protect and enhance the amenity of developed residential communities' in the Cavan County Development Plan it is considered that the position, size and design of the windows serving the bedrooms of units 9 and 12 at first and second floor levels of the proposed development would result in undue overlooking and loss of privacy of the rear garden of the dwelling to the east and that such overlooking and loss of privacy would adversely impact the residential amenity of the occupants of this dwelling which would require a fundamental redesign of the scheme to overcome. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Marie O'Connor

Date: 14/04/2025