An Coimisiún Pleanála

Commission Direction
CD-001471
PL-501686-CN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29 October 2026.

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

Planning Commissioner: Marie O'Connor

Marie O'Connor

Date: **29th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the restricted nature and location of this corner site and to its relationship with the adjoining property, it is considered that the proposed development, by reason of its scale, form and design, would provide an inadequate quality of private open space for the existing and proposed units

and would provide limited access and constrained parking and turning area. The Commission were not satisfied that the layout of the carparking and manoeuvring arrangements for the existing and proposed two additional residential dwellings provided adequately for the safety and residential amenity of the occupants. The proposed development would result in overdevelopment of a limited site area and would seriously injure the residential amenity of occupants. The proposed development would be contrary to the 'Existing Residential' zoning objective for the land of the Cavan County Development Plan 2022-2028 which is to 'protect and enhance the amenity of developed residential communities' and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale of additional development proposed on this constrained site and to the substandard roads access to the site from a steep, narrow and poorly aligned roadway, it is considered that the additional traffic turning movements associated with the proposed development would endanger public safety by reason of traffic hazard and would lead to conflict with other road users including pedestrians. The proposed development would, therefore, constitute a traffic hazard, would be contrary to objective RLR 02 of the Cavan County Development Plan 2022-2028 which is to safeguard the capacity and safety of the local road network and would be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted that the proposed development includes works on land that are outside of the red site boundary but given the substantive reasons for refusal did not pursue this matter further.