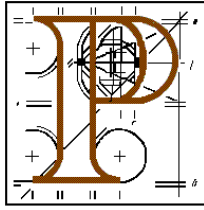


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Cavan County**

**Planning Register Reference Number: 15/268**

An Bord Pleanála Reference Number: PL 02.245490

**APPEAL** by An Taisce of The Tailor's Hall, Back Lane, Dublin against the decision made on the 19<sup>th</sup> day of August, 2015 by Cavan County Council to grant subject to conditions a permission to Joseph and Fiona Prior care of Shane McIntyre and Company of 215 Derrylin Road, Tonyloman, Bellanaleck, County Fermanagh.

**PROPOSED DEVELOPMENT:** Erection of a fully serviced storey and half dwelling, detached domestic garage, sewage treatment unit, percolation area, entrance walls and piers, together with all associated works at Teeboy Townland, Corlough, Belturbet Post Office, County Cavan.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

1. The site is located on elevated and exposed lands in the Cuilcagh-Anierin Uplands of West Cavan. The Design Guide for Single One-off House within the Cavan Rural Countryside as adopted as Appendix 7 of the Cavan County Development Plan 2014-2020 states that this area of the County constitutes extreme fragile and sensitive landscape which is sensitive to incompatible and unsympathetic development. It is considered that the proposed development located on an exposed and elevated site, would be contrary to the 'siting and location' provisions set out in the said 'Design Guide for Single One-off Rural Houses within Cavan Rural Countryside' and would adversely impact on the visual amenities of the area. Furthermore, based on the information contained on file, the Board is not satisfied that more suitable lands to accommodate a dwelling within the applicant's landholding do not exist. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and would set an undesirable precedent for other similar developments in this general area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**