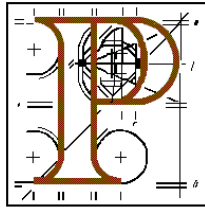


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cavan County

Planning Register Reference Number: 15/172

An Bord Pleanála Reference Number: PL 02.245548

APPEAL by Paul Smith of Hillview, Drumcalpin, Tullyco, Cootehill, County Cavan against the decision made on the 4th day of September, 2015 by Cavan County Council to grant subject to conditions a permission to Matthew and Margaret McPhillips care of Windconnect Limited of Oakwood, Kilworth, County Cork in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The erection of a single storey control and monitoring building, hardstanding area and all associated site development works. Access is to be provided via the laneway approved under planning register reference number 11/312, all at Greaghcrotta, Cootehill, County Cavan.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

Having regard to the nature, location and limited scale of the proposed development, the pattern of development in the area, and the planning history in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 11th day of August, 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be carried out strictly in accordance with the terms and conditions set out under planning register reference number 11/312.

Reason: In the interests of orderly development and of clarity.

3. The proposed control and monitoring building shall be used for the purposes specified, that is, to monitor the performance and operation of the wind turbine permitted under planning register reference number 11/312.

Reason: In the interests of clarity and orderly development.

4. The colour of the proposed artificial roof slates on the building shall be black and the external rendered walls shall be finished in a neutral colour such as grey or off-white.

Reason: In the interest of visual amenity.

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

Dated this day of 2016.