

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cavan County

Planning Register Reference Number: 15/408

An Bord Pleanála Reference Number: PL 02.245867

APPEAL by Ciaran Bartley care of Michael Fitzpatrick Architects Limited of Main Street, Butlersbridge, County Cavan against the decision made on the 18th day of November, 2015 by Cavan County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retain stone and brick archway to side of existing dwelling and permission to erect gates and all ancillary site works at Main Street, Butlersbridge, 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 provisions of the Cavan County Development Plan 2014 - 2020 and to the pattern of development in the vicinity of the site, and having regard to the proposals submitted as part of the appeal, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought, and the proposed development, would not seriously injure the visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. The stone piers and brick arch above which comprise the archway shall be rendered to match the render and colour of the attached two-storey dwelling, and the vertical boarded timber and metal gates shall be installed, all within three months of the date of this order.

Reason: In the interest of visual amenity and orderly development.

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

Dated this day of 2016.