

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cavan County

Planning Register Reference Number: 15/487

An Bord Pleanála Reference Number: PL 02.246693

APPEAL by Pearlena McCaffrey of The Inkhorn, Main Street, Cootehill, County Cavan against the decision made on the 12th day of May, 2016 by Cavan County Council to grant subject to conditions a permission to Niall O'Leary care of Peter Culleton of Mullabrack, Shercock, County Cavan.

PROPOSED DEVELOPMENT: Construction of a single storey restaurant/bar/café to the rear of existing deli premises comprising restaurant dining areas, kitchen and preparation areas, toilet facilities, food and beverage storage areas, connection to existing mains storm and foul sewer together with all ancillary site development works (previous planning register reference number 12/174) at 14 Bridge Street, Cootehill, County Cavan. The proposed development was revised by further public notice received by the planning authority on the 6th day of April, 2016.

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

Having regard to poor quality design and layout of the proposed development, to the frontage onto Inkhorn Lane, which neither reflects nor contributes to the character of a potential regeneration area, and to the infringement of the building line established by the building to the east, it is considered that the proposed development would result in a substandard form of development that would be detrimental to the existing streetscape and character of the area. The proposed development would, therefore, seriously injure the visual amenity of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.