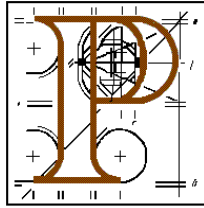


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cavan County

Planning Register Reference Number: 16/404

An Bord Pleanála Reference Number: PL 02.247563

APPEAL by Michael O'Reilly care of Connellan Solicitors of 3 Church Street, Longford, County Longford against the decision made on the 19th day of October, 2016 by Cavan County Council to grant subject to conditions a permission to Thomas McBrien care of Philip T. Brady Architects of 23 Farnham Street, Cavan in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Opening up of a new entrance onto a public roadway (local road number: L66161-0) for agricultural use at Cartronfree, Kilcogy, 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 objectives of the planning authority as set out in the Cavan County Development Plan 2014-2020, which seek to promote agricultural development and to support the role of farmers, and also having regard to the nature and scale of the development proposed, namely the provision of a new agricultural access and ancillary works and the closing up of another in a rural location, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area and would be acceptable in terms of traffic safety and convenience. 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 and with the additional information submitted on the 29th day of September, 2016, 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 entrance shall be used solely for agricultural purposes.

Reason: In the interest of clarity.

3. Prior to commencement of development, revised plans indicating sightlines and roadside boundary treatment at the proposed new entrance avoiding the removal of the existing roadside boundary, save as is necessary for traffic safety reasons, shall be submitted to the planning authority for written agreement.

Reason: In the interest of traffic safety and visual amenity.

4. The existing field entrance to the south of the proposed entrance shall be removed and closed over and shall be planted with indigenous hedging along the roadside boundary within the next planning season following the development.

Reason: In the interest of orderly development.

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

Dated this day of 2017.