

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Cavan County

**Planning Register Reference Number: 16/123**

An Bord Pleanála Reference Number: PL 02.247598

**APPEAL** by Thomas P. Lynch and Derek and John Byers care of Greaghadoo, Virginia, County Cavan against the decision made on the 24<sup>th</sup> day of October, 2016 by Cavan County Council to grant subject to conditions a permission to Irene Chernov care of Michael Hetheron of Unit 3, Cavan Street, Oldcastle, County Meath in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Retain and complete existing entrance in revised location from that previously granted under planning permission planning register reference number 06/1671 and complete all ancillary site works at Cargagh, Killinkere, Virginia, 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 planning history of the site and to the nature of the public road fronting the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to traffic hazard, would not seriously injure the visual or residential amenity of the area, would be in accordance with the provisions of the Cavan County Development Plan 2014-2020 and 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 information submitted on the 10<sup>th</sup> day of August, 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 front boundary fence and any associated planting shall not exceed two metres in height measured from the level of the public road. Within six months of the date of this Order, plans and particulars, including a timescale for implementation, of the exact height, location and materials of construction of the front boundary fence and any associated landscaping shall be submitted to, and agreed in writing with, the planning authority.

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

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

**Dated this                    day of                    2017.**