

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cavan County

Planning Register Reference Number: 16/418

An Bord Pleanála Reference Number: PL 02.247622

APPEAL by Kara O'Connell care of J.M. Johnston of 53 Church Street, Cavan against the decision made on the 26th day of October, 2016 by Cavan County Council to refuse permission to the said Kara O'Connell.

PROPOSED DEVELOPMENT: Construction of a new two-storey dwelling house, with access from existing vehicular site entrance and connect to foul sewer mains and watermain services, together with all associated site development works, all at Rahardrum, Virginia, County Cavan.

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

It is an objective of the planning authority, as set out in the Cavan County Development Plan 2014 – 2020, to maintain the amenity value of major lakes and their environs within a landscape, recreational and ecological context by restricting and regulating development that would prejudice use and enjoyment of the areas, give rise to adverse visual impacts or threaten habitats through disposal of effluents. The proposed dwelling is located on an elevated site overlooking Lough Ramor proposed Natural Heritage Area (pNHA). The proposed development, by reason of its bulk, scale and elevated location, would be visually intrusive in views over a wide area including from the N3 on its approach to Virginia town centre, from adjoining lands and from within the proposed Natural Heritage Area. The proposed development would, therefore, seriously injure the visual amenity of the area, including that of the proposed Natural Heritage Area and would be contrary to the provisions of the Cavan County Development Plan 2014 – 2020 and 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 2017.