



An
Bord
Pleanála

**Board Order
PL 02.247842**

Planning and Development Acts 2000 to 2016

Planning Authority: Cavan County Council

Planning Register Reference Number: 16/297

Appeal by An Taisce of The Tailors' Hall, Back Lane, Dublin against the decision made on the 7th day of December, 2016 by Cavan County Council to grant subject to conditions a permission to Joseph and Fiona Prior care of Shane McIntyre and Company of 215 Derrylin Road, Tonyloman, Bellanaleck, County Fermanagh.

Proposed Development: Construction of a storey and a half dwelling, detached domestic garage, sewage treatment unit, percolation area, entrance walls and piers, together with all associated works at Teeboy Townland, Corlough, Belturbet Post Office, County Cavan.

Decision

REFUSE permission for the above proposed development in accordance with 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

1. Having regard to the topography of the site, the elevated and exposed positioning of the proposed dwelling, together with its overall design and scale, it is considered that the proposed development, notwithstanding proposed landscaping proposals, would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

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

Dated this day of 2017