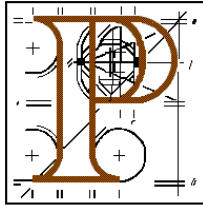


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Cavan County

Planning Register Reference Number: 17/499

An Bord Pleanála Reference Number: ABP-301003-18

APPEAL by Stefan and Simona Chirita care of J.M. Johnston Consultants of 53 Church Street, Cavan, County Cavan against the decision made on the 31st day of January, 2018 by Cavan County Council to refuse permission to the said Stefan and Simona Chirita.

PROPOSED DEVELOPMENT: Construction of a new dormer style dwellinghouse with detached domestic garage, form new vehicular site entrance, and connect to foul sewer mains and watermain services, together with all associated site development works at Killyvanny, Ballyhaise, 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

1. Having regard to the location of the site within a "Stronger Rural Area" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Cavan County Development Plan, 2014 to 2020, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the current Development Plan for the area for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a busy regional road at a point where sightlines are restricted.

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

Dated this day of 2018.