



Planning and Development Acts 2000 to 2018

Planning Authority: Cavan County Council

Planning Register Reference Number: 18/273

APPEAL by Andrew Vickerman care of Michael Fitzpatrick Architects Limited of Main Street, Butlersbridge, County Cavan against the decision made on the 22nd day of August, 2018 by Cavan County Council to refuse permission.

Proposed Development: Demolition of existing derelict dwelling and erection of fully serviced two-storey dental surgery connected to existing services and all ancillary works at 24 College Street, Cavan, 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

Having regard to the scale, size and design of the proposed replacement building within an existing streetscape which forms part of the historic urban fabric of Cavan Town, it is considered that the proposed development would detract from the aesthetic and visual amenity of the existing streetscape and would be contrary to the objectives OB-2 and TC-03 as set out in the Cavan Town and Environs Development Plan 2014–2020 which seeks the retention, rehabilitation and reuse of older buildings that are not Protected Structures and to protect historic fabric through conservation and preservation. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed contemporary, flat-roof design was not in keeping with the other buildings along the specific streetscape and would be visually detrimental to the street character and heritage.

Dave Walsh

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

Dated this day of 2018.