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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cavan County Council**

**Planning Register Reference Number: 19/300**

**APPEAL** by Brian and Regina Galvin care of Stephen Mason Architectural and Planning Services of 2 Clonkeefy, Castlerahan, Ballyjamesduff, County Cavan against the decision made on the 6<sup>th</sup> day of January, 2020 by Cavan County Council to refuse permission to Sharon Monaghan and James Cooney care of Adept Project Management of Curkish, Bailieborough, County Cavan.

**Proposed Development** Construct a storey-and-a-half type dwelling house, domestic garage, form new site entrance onto public roadway and install a proprietary mechanical wastewater treatment unit, all at Fartagh, Lisduff, Virginia, County Cavan, as revised by the further public notice received by the planning authority on the 12th day of December, 2019.

**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**

It is considered that the proposed development would extend the existing pattern of linear housing along this section of public road and would contribute to undesirable ribbon development in this rural location. The proposed development would, therefore, be contrary to the Ministerial Guidelines, "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, which recommend against the creation of ribbon development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2020.**