



Planning and Development Acts 2000 to 2019

Planning Authority: Cavan County Council

Planning Register Reference Number: 19/481

APPEAL by Stephen Brunton care of Cornahilt Design Studio of Cornahilt Lodge Barn, The Grove, Ballyjamesduff, County Cavan against the decision made on the 31st day of January, 2020 by Cavan County Council.

Proposed Development: Retention for one number single storey mobile holiday home and ancillary shed associated with the mobile home, with existing effluent treatment plant and percolation area previously granted under planning register reference number 08/613 and all ancillary site works at Tonagh, Mountnugent, 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 and form of the structure for which retention permission is sought, the absence of a defined vehicular and pedestrian access to the structure from the adjoining road network, the stated residential use of the structure, it is considered that the development for which retention permission is sought would constitute a substandard form of development with significant adverse impact on the residential amenity of occupants, would represent piecemeal and disorderly development at this location, and would conflict with the pattern and character of development in the area. The development for which retention permission is sought would, therefore, seriously injure the residential amenities of the occupants of the structure, would by itself and by the precedent it would set seriously injure the amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020