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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cavan County Council**

**Planning Register Reference Number: 20/378**

**APPEAL** by John O'Reilly of Ballinlough, Belturbet, County Cavan against the decision made on the 23<sup>rd</sup> day of October, 2020 by Cavan County Council to refuse permission.

**Proposed Development:** Develop new bellmouth vehicular entrance to existing dwelling and associated works at Ballinlough, Belturbet, 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 location and layout of the proposed new entrance and the extent of the proposed new driveway to an existing dwelling which already has the benefit of an existing vehicular entrance, it is considered that the proposed development would set an undesirable precedent for the development of new entrances onto a regional road, would comprise an unnecessary new access onto the regional road at this location and would not be of a design appropriate to an entrance and boundary for a dwelling in this rural area. In this regard, the proposed development would be contrary to objectives DMO24, DM025 and DM027 of the Cavan County Development Plan 2014-2020. 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            2021**