

Planning and Development Acts 2000 to 2020

Planning Authority: Cavan County Council

Planning Register Reference Number: 20/34

APPEAL by Sheelin and McCabe Planning Services Limited of Mount Nugent, County Cavan against the decision made on the 21st day of December, 2020 by Cavan County Council to grant subject to conditions a permission to Vogue Homes care of Genesis Planning Consultants of 27 Patrick Street, Newry, County Down.

Proposed Development Erect fully serviced residential development consisting of 12 number residential units as follows: (a) one number two-storey terraced block containing four number three-bed and four number two-bed units, (b) one number three-storey block containing three number one-bed apartments with own door entry and (c) one number three-bed semi-detached dwelling, entrance with entrance walls and piers, car parking, bin store, connection to foul and surface water sewer and all associated works, all at Farnham Road, Drumnavanagh, Cavan, County Cavan, as revised by the further public notice received by the planning authority on the 1st day of December, 2020.

Decision

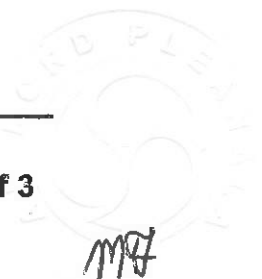
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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

1. Having regard to the planning history of the site, and to the overall design, scale, layout and density of the proposed development, it is considered that the proposed development would not comply with the development management standards, as set out in Chapter 9 of the Cavan Town and Environmental Development Plan 2014 - 2020 (as amended by variation number 1 of 2018), or with the guidelines for edge of centre sites provided for in Section 6.11(b) of the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" issued by the Department of the Environment, Heritage and Local Government in May 2009. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.



2. Having regard to the design and layout of the open space for the proposed development including the absence of communal open space for the apartments, to the poor distribution and quality of the public open space on the site with limited details on landscaping or tree preservation, and to the proximity of the private open space for each of the apartments to the road, the Board is not satisfied that the proposed development would provide a satisfactory level of residential amenity for future residents in accordance with the residential zoning objective for the land in the Cavan Town and Environs Development Plan 2014 - 2020 (as amended by variation number 1 of 2018) or the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" issued by the Department of the Environment, Heritage and Local Government in May 2009. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

DR. Maria Fitzgerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 10th day of June 2021.