

Planning and Development Acts 2000 to 2020

Planning Authority: Cavan County Council

Planning Register Reference Number: 20/533

APPEAL by Pamela Gumley and Kevin Clancy care of Michael Fitzpatrick Architects Limited of Main Street, Butlersbridge, County Cavan against the decision made on the 25th day of January, 2021 by Cavan County Council to refuse permission.

Proposed Development: Erection of fully serviced two-storey replacement dwelling with detached domestic garage, upgrade of existing entrance, sewerage treatment facilities and all ancillary works, all at Keeny, Cloverhill, County Cavan.

Decision

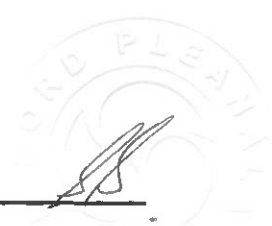
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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

1. Having regard to the information submitted on rural housing need, it is considered that the applicants have not demonstrated a rural generated housing need at this location and, therefore, the proposed development would contravene the provisions of the Cavan County Development Plan 2014-2020 and in particular policy RHP1, Objective RH05, and Section 2.7.5. Furthermore, having regard to the location of the site within a rural area not under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, it is considered that, having regard to the viability of smaller towns and rural settlements, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to national policy and to the proper planning and sustainable development of the area



2. It is considered that the proposed development, which would result in the intensification of use of a vehicular access onto the National Secondary Road (N54) at a point where a speed limit of 100 km/h applies, would lead to conflicting traffic movements, by reason of the additional vehicular traffic generated by the proposed development, which would interfere with the safety and free flow of traffic on the public road and would, therefore, endanger public safety by reason of traffic hazard.



Stephen Bohan

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

Dated this 6th day of August 2021.

