

**An  
Bord  
Pleanála**

**Board Order  
ABP-311085-21**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Cavan County Council**

**Planning Register Reference Number: 21/310**

**APPEAL** by Kepjoc Limited care of Genesis Planning Consultants of 27 Patrick Street, Newry, County Down against the decision made on the 15<sup>th</sup> day of July, 2021 by Cavan County Council to refuse permission.

**Proposed Development:** Retention of fully serviced agricultural workshop containing office, storage, W/C facility and service area, entrance and all ancillary works, and permission for construction of a new septic tank and percolation area, all at Drummallaght, New Inns, Ballyjamesduff, County Cavan.

## **Decision**

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

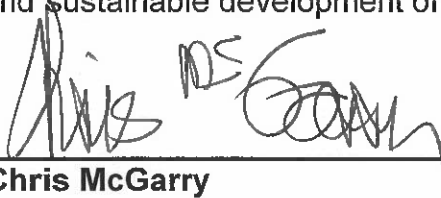
## Matters Considered

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

It is considered that the development for which retention permission is sought and the proposed development, which would result in the intensification of use of, and generation of increased traffic at, an existing access onto the National Primary Road N3, at a point where a speed limit of 100km/h applies, and would endanger public safety by reason of traffic hazard, and the additional and conflicting traffic movements generated by the development would interfere with the safety and free flow of traffic on the public road.

Furthermore, the development would be contrary to the relevant provisions of the Ministerial Guidelines, 'Spatial Planning and National Roads - Guidelines for Planning Authorities' published in 2012 by the Department of Environment, Community and Local Government. The development for which retention permission is sought and the proposed development 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 17<sup>th</sup> day of February 2022.

