

An
Bord
Pleanála

Board Order
ABP-316564-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cavan County Council

Planning Register Reference Number: 23/56

Appeal by Ronan O'Reilly of Ballaghanea, Virginia, County Cavan against the decision made on the 4th day of April, 2023 by Cavan County Council to refuse permission for the proposed development.

Proposed Development: Retention of a relocated entrance to private dwelling off an existing service road, at Ballaghanea, Virginia, County Cavan.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the location of the existing entrance for which retention permission is sought, to its nature, scale and form, and to the relevant provisions of the current development plan including the residential zoning objective of the location of the dwelling entrance, it is considered that subject to compliance with the conditions set out below, the development for which retention permission is sought, would not seriously injure the visual or residential amenities of the area, would be acceptable in terms of pedestrian and traffic safety, would not materially contravene the relevant provisions of the current development plan and would otherwise constitute an acceptable form of development at this location. The development for which retention permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The entrance shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within one month of the date of this Order.

Reason: In the interest of clarity.

2. Details of the proposed kerbing and surface finishes of the access/entrance traversing the area of open space shall be agreed in writing with the planning authority within one month of the date of this Order.

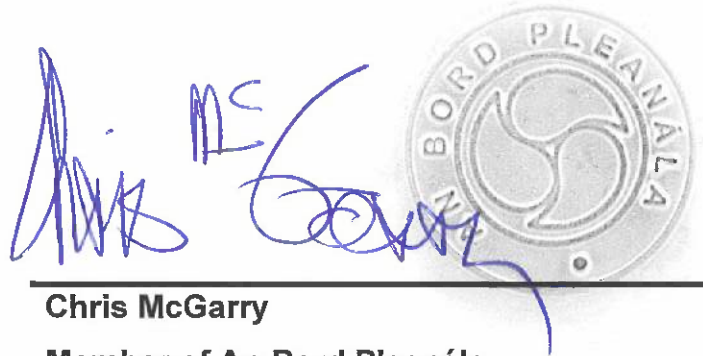
Reason: In the interest of visual amenity.

3. Details of proposed gates/pillars/boundary treatment at the existing entrance shall be agreed in writing with the planning authority within one month of the date of this Order.

Reason: In the interest of visual amenity and traffic safety.

4. Details of all surface water drainage at the entrance shall be agreed in writing with the planning within one month of the date of this Order.

Reason: In the interest of public health.



Chris McGarry

Member of An Bord Pleanála

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

Dated this 30th day of August 2023