

Planning and Development Acts 2000 to 2022

Planning Authority: Cavan County Council

Planning Register Reference Number: 23/282

APPEAL by Kenneth Small care of Banrach Consulting Engineers of Unit 14, Block D, M4 Interchange Business Park, Celbridge, County Kildare against the decision made on the 18th day of October, 2023 by Cavan County Council to refuse permission.

Proposed Development Change of use of existing domestic garage to lawnmower repair workshop and all associated works, all at Ballynamannan, Belturbet, County Cavan.


Decision

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

Reasons and Considerations

Having regard to the proposed change of use of the existing domestic garage to a use as a lawnmower repair shop at this location, it is considered that the proposed development would adversely impact on the residential amenity of adjacent properties by way of hours of operation, noise and general disturbance. The proposed change of use would not, therefore, be in accordance with the 'Home Based Economic Activity Development Objective HBED01', as set out in the Cavan County Development Plan 2022 - 2028 and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the file. The Board disagreed with the Inspector and shared the opinion of the planning authority that the proposed development would adversely impact on the existing residential amenities of adjacent properties, particularly in relation to hours of work, noise, and general disturbance.


Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 4th day of July 2024.