

An  
Bord  
Pleanála

## Board Order ABP-318791-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cavan County Council**

**Planning Register Reference Number: 23/60217**

**Appeal** by Eugene McCaul care of Philip T. Brady Architects of Farnham Road, Cavan, County Cavan against the decision made on the 29<sup>th</sup> day of November, 2023 by Cavan County Council to refuse permission.

**Proposed Development:** Retention of an existing prefabricated unit for storage use with hard-standing area surrounding the structure together with improvement works to existing roadside entrance and associated works, all within the curtilage of an existing dwellinghouse, all at Drumlaney, Redhills, County Cavan.


### **Decision**

**REFUSE** permission for the above development for the reasons and considerations set out below.

## **Reasons and Considerations**

1. Taking into consideration the nature, appearance, form and character of the development proposed to be retained, the extent of hardstanding on the site leading to an independent entrance from the public road, and its location which is not considered to be within the natural attendant grounds of the dwellinghouse, it is considered that the development proposed to be retained would lead to haphazard, disorderly and poorly integrated development within the site that would materially contravene Objectives DGS 01, DGS 03 and DGS 04 of the Cavan County Development Plan 2022-2028, and would have an adverse visual impact on an open site against the public road contrary to the rural character and amenity of the area. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the development proposed to be retained would likely give rise to additional traffic movements accessing and egressing the site from one or more existing entrances to the site from the public road where suitable sightlines have not been demonstrated, creating an adverse impact on the operational safety of a national road where the maximum permitted speed limit applies, and would be contrary to national policy in relation to the control of development on national roads as set out in the Spatial Planning and National Roads Guidelines for Planning Authorities (January, 2012). Having regard to the potential adverse impact on the N54, the development proposed to be retained would be contrary to National Roads Objectives NR 01, NR 02, and NR 05 of the Cavan County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Liam Bergin**

**Member of An Bord Pleanála**

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

**Dated this 18<sup>th</sup> day of June 2024.**