



An  
Bord  
Pleanála

**Board Order**  
**ABP-321651-25**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cavan County Council**

**Planning Register Reference Number: 2460368**

**Appeal** by Marie Wilson care of Liam Madden of Convent Road, Longford, County Longford against the decision made on the 17<sup>th</sup> day of February by Cavan County Council to grant, subject to conditions, a permission to KingMc Homes Limited care of Finegan Jackson Jason McDonnell of The Stables, Drumconrath Road, Carrickmacross, County Monaghan in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Permission for retention of a three-storey external fire escape stairs to the rear of the existing guest house and all other associated site works at Cabra, Kingscourt, 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 nature, scale, location and design of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the Cavan County Development Plan 2022-2028, in particular objective EXD 01 of the plan, and would not seriously injure the visual or residential amenity of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 10<sup>th</sup> day of January 2025.

  
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**Declan Moore**

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

Dated this 15<sup>th</sup> day of MAY 2025.