An Coimisiún Pleanála

Commission Order
PL-501686-CN-26

Planning and Development Act 2000, as amended

Planning Authority: Cavan County Council

Planning Register Reference Number: 2560621

Appeal by Anthony and Carla Dowling and Brian McHugh against the decision made on the 22nd day of June, 2026 by Cavan County Council to grant subject to conditions a permission to Martin O'Brien in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Construction of two number semi-detached two-storey dwellings, upgrade existing driveway, car parking, make connections to existing services, landscaping and associated site works adjacent to existing dwelling, all at Drumbannan, Bailieborough, County Cavan. The proposed development was revised by further public notices received by the planning authority on the 13th day of February, 2026 and the 28th day of May, 2026.

Decision

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

Reasons and Considerations

1. Having regard to the restricted nature and location of this corner site and to its relationship with the adjoining property, it is considered that the proposed development, by reason of its scale, form and design, would provide an inadequate quality of private open space for the existing and proposed units and would provide limited access and constrained parking and turning area. The Commission were not satisfied that the layout of the carparking and manoeuvring arrangements for the existing and proposed two additional residential dwellings provided adequately for the safety and residential amenity of the occupants. The proposed development would result in overdevelopment of a limited site area and would seriously injure the residential amenity of occupants. The proposed development would be contrary to the 'Existing Residential' zoning objective for the land of the Cavan County Development Plan 2022-2028 which is to 'protect and enhance the amenity of developed residential communities' and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale of additional development proposed on this constrained site and to the substandard roads access to the site from a steep, narrow and poorly aligned roadway, it is considered that the additional traffic turning movements associated with the proposed development would endanger public safety by reason of traffic hazard and would lead to conflict with other road users including pedestrians. The proposed development would, therefore, constitute a traffic hazard, would be contrary to objective RLR 02 of the Cavan County Development Plan 2022-2028 which is to safeguard the capacity and safety of the local road network and would be contrary to the proper planning and sustainable development of the area.

Marie O'Connor

Marie O'Connor
Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 03rd **day of** November **2026**