

An
Bord
Pleanála

Board Direction
BD-017315-24
ABP-318060-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/08/2024.

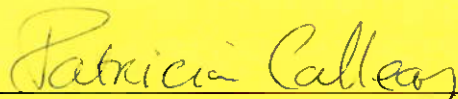
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. On the basis of the information set out in the planning application and appeal, while the Board was satisfied that the principle of the development as a tourism offering is generally supported by policy, the Board was not satisfied that the applicant has proposed satisfactory wastewater proposals or demonstrated that the development would not negatively impact on the amenity value and water quality of the adjoining lake accordingly. As the proposed development could pose an unacceptable risk of environmental pollution and public health, and this matter has not been satisfactorily addressed, such a remaining risk would be contrary to Development Objectives ML&LE, TV 02 and T 06 of the Cavan County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The appeal site is located within a proposed Natural Heritage Area (Lough Oughter and Associated Loughs) and lies partially within and directly adjacent to the Lough Oughter and Associated Loughs Special Area of Conservation (Site code: 000007) and the Lough Oughter Complex Special Protection Area (Site code: 004049). On the basis of the information provided with the planning application and appeal and noting the absence of sufficient details on the nature

and scale of the proposal, including wastewater treatment and disposal proposals to cater for the development, the Board is not satisfied that it has been demonstrated the proposed development individually, or in combination with other plans or projects would not adversely affect the integrity of the Lough Oughter and Associated Loughs Special Area of Conservation (Site Code: 000007) and the Lough Oughter Complex Special Protection Area (Site code: 004049), in view of the sites' Conservation Objectives and Appropriate Assessment (Stage 2) under Section 177V of the Planning and Development Act 2000] is therefore required.

Board Member


Patricia Calleary

Date: 27/08/2024