

An
Coimisiún
Pleanála

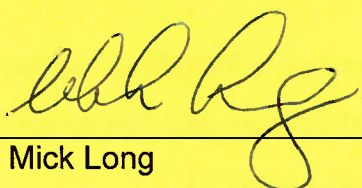
Direction
CD-020325-25
ABP-322157-25

The submissions on this file and the Inspector's report were considered at a meeting held on 24/07/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Mick Long

Date: 24/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Cavan County Development Plan, 2022-2028, and specifically Policy Objective REE 02 which provides for suitable expansion of small-scale businesses in rural areas, and to the rural location of the site, the scale and nature of development, it is considered that subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area, and would be acceptable in terms of traffic safety and convenience. The development proposed to be retained 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, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The operation of dog kennels onsite shall comply with the following:
 - (a) No more than six dogs shall be permitted in the kennel structure at any given time.
 - (b) All dogs boarding overnight shall be housed within the dog kennels between the hours of 2100 and 0800.

Reason: To protect the residential amenities of property in the vicinity of the site.

3. Water supply and drainage arrangements including the disposal of uncontaminated surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. All external lighting at the property shall be cowled downward to minimise the extent of light overspill.

Reason: To protect the residential amenities of property in the vicinity of the site.

5. The existing vegetation in the vicinity of the site entrance shall be cut back and maintained to maximise sightlines.

Reason: In the interests of traffic safety and amenity.

6. The noise levels from within the existing boundary of the development shall not exceed 55dB(A) (15 minutes LAeq) at any point along the boundary of the development between the hours of 0800 hours and 2000 hours. At all other times the noise levels shall not exceed 45dB(A) (15 minutes LAeq).

Reason: To protect residential amenities of property in the vicinity.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.