

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021931-26**  
**ACP-323088-25**

---

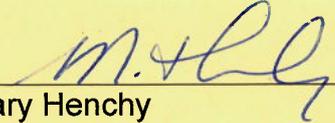
The submissions on this file and the Inspector's report were considered at a meeting held on 13/02/2026.

The Commission decided to refuse permission for the following reasons and considerations.

**Planning**

**Commissioner:**

**Date:** 16/02/2026

  
\_\_\_\_\_  
Mary Henchy

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the access point onto a National Road, N55, where a speed limit of 100km/h applies, it is considered that the proposed development contravenes Service Station Development Objectives, SERS01 and SERS03 that limits service stations to locations within the speed limit zones of 60kph. In addition the proposed development, having regard to the increase in traffic movements that would be generated, contravenes objectives NR01 and NR05 to maintain the safety, capacity and efficiency of National Roads and compliance with The Spatial Planning and National Roads Guidelines for Planning Authorities 2012, as contained in the Cavan County Development Plan 2022-2028. The proposed development would therefore not accord with the proper planning and sustainable development of the area.

Note: The Commission may have considered the food offering proposed within the service station not in accordance with the land use zoning objective for this site. Restaurants and takeaways are neither permitted in principle or not permitted in this land use zone, Section 14.1.3 states that such uses will be considered on their merits having regard to the vision and objective of the zoning, the scale of the food offering may be considered excessive having regard to the objective and vision for General Enterprise and Employment zoned lands. In addition, the potential impact on Cavan Town centres commercial and retail core has not been adequately addressed. As these are new issues the Commission may have requested further information on this matter, but due to the substantive reason for refusal decided not to.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission concurred with the TII that the proposed access is onto a National Road where the speed limit is 100km/h. The Commission considered the proposed use would significantly alter the traffic movements generated at this location and that it is a use that the County Development Plan specifically states shall be located within the 60kph speed limit which this is not.