

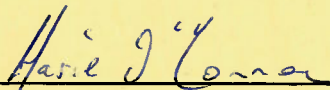
An
Coimisiún
Pleanála

Commission Direction
CD-000344
PL-500304-CN-25

The submissions on this file and the Inspector's report were considered at a meeting held on 27 March 2026.

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

Planning Commissioner:



Marie O'Connor

Date:

27th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The subject application provides for residential only development on lands zoned for a mix of residential and mixed uses, with a stated vision in the Cavan County Development Plan 2022 – 2028 to 'Provide for a mix of residential development and other uses which would allow for both an expansion of the residential,

employment and economic development of the town without detracting from the town core'. The zoning would consolidate the town centre and existing development to the north, whilst providing for additional residential development in this part of Cavan town. Having regard to the Mixed Use zoning of the site, the objective of which is to 'Provide for residential and appropriate mixed-use development', and the location of the site adjoining the town centre to the south and commercial/ social infrastructure to the north, it is considered that the proposed development, which is entirely residential in nature, would contravene materially the said zoning objective, would not support the consolidation of the town centre giving rise to piecemeal development, and would be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted the proposed density is for 17 dwellings per hectare which is below the range stated in the Cavan County Development Plan 2022 – 2028 for Brownfield/ Infill Sites and which is indicated to be in the range of 22 – 30 units per hectare and also noted that the topography of the site was challenging and agreed with the inspector that the proposed development would result in inefficient use of serviced lands within walking distance of Cavan town centre and does not provide for a suitable mix of uses on site contrary to the mixed use zoning of the location. The Commission noted the inspectors concerns regarding the residential amenity (particularly of the ground floor units in terms of private amenity space) and the poor disposition and quantity of public and communal open space and also noted that there was a deficiency in the consideration of the River Cavan in the screening for appropriate assessment and considered that given the substantial

reason for refusal these issues could not be addressed through conditions or a request for further information.