

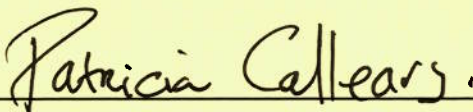
An
Coimisiún
Pleanála

Commission Direction
CD-001187
PL-500622-CN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 01 September 2026.

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:


Patricia Calleary

Date:

1st day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Cavan County Development Plan 2022-2028, including the 'Stronger Rural Area' objective for the area; and the relevant policies and objectives of the development plan, including Objectives AF03, FD01, ABS01, and ABS03 that include support agriculture and rural

diversification subject to good planning and environmental practice and having regard to the nature and scale of the proposed development, and to the nature and pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply generally with the provisions of the development plan and relevant national policies, objectives and guidelines, and would generally be compatible with the environment in which it is located. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment - Screening

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that it is not possible to exclude that the proposed development alone or in combination with other plans and projects would give rise to significant effects on (1) Lough Oughter and Associated Loughs Special Area of Conservation (reference number 000007) and (2) Lough Oughter Complex Special Protection Area (reference number 004049) European Sites in view of the sites' conservation objectives. Appropriate Assessment is required. This determination is based on the Zone of Influence of potential impacts

information presented in the submitted NIS;

qualifying interests, special conservation interest and conservation objectives of the European sites;

Hydrological Pathways to European Sites via Erne-080/Tonyarraher, Woodford (Cavan)_020 and Agharaskilly / Rag (Cavan)_10; and

potential for construction/operational impacts within the European sites.

In screening the need for Appropriate Assessment it was determined the proposed development could result in significant effects on (1) Lough Oughter and Associated Loughs Special Area of Conservation (reference number 000007) and (2) Lough Oughter Complex Special Protection Area (reference number 004049) European Sites in view of the conservation objectives of those sites and that Appropriate Assessment under the provisions of S177U was required. Following an examination, analysis and evaluation of the Natura Impact Statement and all associated material submitted, and taking into account observations of the Department of Housing, Local Government and Heritage, I consider that adverse effects on site integrity of the (1) Lough Oughter and Associated Loughs Special Area of Conservation (reference number 000007) and (2) Lough Oughter Complex Special Protection Area (reference number 004049) European Sites can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

This conclusion is based on the following

Detailed assessment of construction and operational impacts

The proposed development will not affect the attainment of conservation objectives for (1) Lough Oughter and Associated Loughs Special Area of Conservation (reference number 000007) and (2) Lough Oughter Complex Special Protection Area (004049) European Sites or prevent or delay the restoration of favourable conservation condition for these Sites

Effectiveness of mitigation measures proposed in Natura Impact Statement

Application of planning conditions to ensure these matters if permission is granted.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 27th day of November 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be designed, sited, constructed and operated in accordance with the requirements as outlined in the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2025, as amended.

The developer shall provide for the relevant (location dependent) storage requirements as outlined in schedule 3 of the aforementioned regulations. The landspreading of soiled waters and slurry shall be carried out in strict accordance with the requirements as outlined in the aforementioned regulations. Prior to the commencement of the development details showing how the developer intends to comply with this requirement shall be submitted to and agreed in writing with the planning authority.

Reason: In order to avoid pollution and to protect residential amenity.

3. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard-

(a) all soiled waters shall be directed to an appropriately sized soiled water storage tank (in accordance with the requirements of the European Union (Good Agricultural Practice for the Protection of Waters (Amendment) Regulations 2025, as amended, or to a slatted tank. Drainage details shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

(b) all separation distances for potable water supplies as outlined in the European Union (Good Agricultural Practice for the Protection of Waters) (Amendment) Regulations 2025, as amended shall be strictly adhered to.

Reason: In the interest of environmental protection and public health.

4. All uncontaminated roof water from buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains, watercourses or to appropriately sized soakaways. Uncontaminated waters shall not be allowed to discharge to soiled water and/or slurry tanks or to the public road.

Reason: In order to ensure that the capacity of soiled water tanks are reserved for their specific purposes.

5. All soiled waters and slurry generated by the proposed development shall be conveyed through properly constructed channels to the proposed and existing storage facilities. No soiled waters or slurry shall discharge or be

allowed to discharge to any drainage channel, stream, watercourse or to the public road.

Reason: In the interest of public health.

6. (a) Slurry generated by the proposed development shall be disposed of by spreading on land, or by other means acceptable in writing to the planning authority. The location, rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance number 588/2025) (as amended)

(b) Where slurry or manure generated by the proposed development is moved to other locations, details of such movements are to be notified to the Department of Agriculture, Food and the Marine in accordance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2025 (S.I. number 588/2025) (as amended)

(c) Where a slurry or manure is removed by a third party, by agreement, to be land spread elsewhere, details of such an agreement (to include name of third party, lands to be spread, amounts of material) should be furnished to the local authority in which said lands are located.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.

7. The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

8. The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented.

Reason: To protect the integrity of European Sites.

9. In the event of an accidental spillage of wastewater, organic fertiliser, fuel, machine oil or any other substance which may threaten the quality of any watercourse or ground waterbody either at construction or operational phase, the planning authority and Inland Fisheries Ireland, shall be notified as soon as is practicable. A copy of the clean-up plan shall be submitted to the planning authority.

Reason: In the interest of public health.

10. 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.