



An
Coimisiún
Pleanála

Commission Direction
CD-000919
PL-501173-CN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 20 July 2026.

The Commission treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Commission decided that the planning authority be directed, as follows:

Attach condition 2

Planning Commissioner:

Patricia Calleary

Patricia Calleary

Date:

20th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to:

(a) the nature of the development which seeks retention permission for the construction of a house with new wastewater treatment system,

(b) the Cavan County Development Contribution Scheme 2026-2030, specifically Table 4 of Section 3.0 which sets out level of contribution, exemptions and reductions payable and Note 2 which provides that retention permissions shall be charged at 1.5 times the applicable rate of the development contribution and that no exemptions or reductions are applicable for retention permissions.

(c) the submissions made in the first party appeal,

it is considered that the terms of the Development Contribution Scheme were correctly applied in respect of the development as set out for in condition number 2. The Commission noted that there is no provision within the scheme to offset a previously paid contribution for a development (house) that was proposed on an adjoining site but which was not constructed.

Condition 2 to read as follows:

The developer shall pay to the planning authority a financial contribution of €7,500 (seven thousand five hundred euro) 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 within three months from the date of this Order 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.

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.