

The submissions on this file and the Inspector's report were considered at a meeting held on 03 September 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript below:

Reasons and Considerations

Having regard to the nature and scale of the development proposed to be retained, the continuing residential use of the site within an urban area, and the relevant provisions of the Cavan County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the objectives of the development plan, would not result in an undue adverse impact on the residential amenity of properties in the area, or on the setting and heritage value of the adjoining site to the east, and 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, as amended by the further plans and particulars received by the planning authority on the 10th day of March 2026,

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 within three months of the date of this Order and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

3. 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

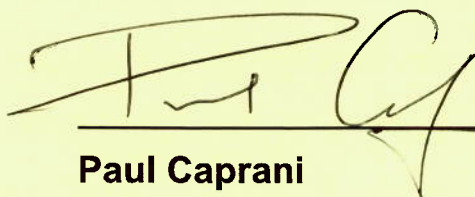
paid within three months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning 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.

Note:

The Commission noted the disputed landownership and boundary issues raised in the grounds of appeal and that this was subject to Court proceedings, the Commission noted that this constitutes a civil matter between the parties concerned and relied on the provisions of Section 34(13) in determining the application.

Planning Commissioner:



Paul Caprani

Date:

3rd day of September 2026