

The submissions on this file and the Inspector's report were considered at a meeting held on 11 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 location of the site within an established residential area, the prevailing pattern and character of development in the area, the nature, size and scale of the proposal, the objectives of the Cavan County Development Plan 2022-2028, and the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not lead to the creation of traffic hazard or obstruction of road users and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 7th day of April 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 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. Details of all external finishes including materials colours and textures shall be agreed in writing with the planning authority prior to the commencement of development. The proposed porch canopy on the front elevation shall extend along the front elevation of the proposed dwelling only and shall not extend along the front elevation of the existing house. Details of the interface between the proposed roof and the gable end of the existing structure shall be the subject of detail written agreement with the planning authority prior to the commencement of development.

Reason: In the interests of clarity and visual amenity.

2. Prior to the commencement of development, the developer shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

3. Prior to commencement of development, proposals shall be submitted for the written agreement of the planning authority showing revised surface water disposal measures, which incorporate Sustainable Urban Drainage measures for the attenuation and disposal of surface water in compliance with the requirements of the relevant section of the planning authority for such works and services.

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

4. Front boundary walls shall be maximum 1.2 metres in height and shall be suitably capped and finished in a material that matches the external finish of the dwellings.

Reason: In the interest of residential and visual amenity.

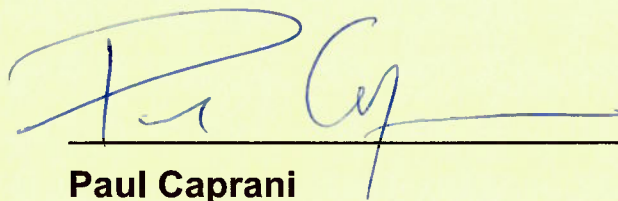
5. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

6. 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 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.

Planning Commissioner:



Paul Caprani

Date:

11th day of September 2026