



Planning and Development Acts 2000 to 2018

Planning Authority: Cavan County Council

Planning Register Reference Number: 18/185

Appeal by Paul and Mairead Monahan care of Joe Bonner Town Planning Consultants Limited of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, County Dublin against the decision made on the 17th day of December, 2018 by Cavan County Council to grant subject to conditions a permission to Laragh Sports Partnership care of Michael Fitzpatrick Architects Limited of Main Street, Butlersbridge, County Cavan in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retain (1) revised site boundaries and site layout and (2) diversion to existing water stream and all ancillary site works to previously approved planning register reference number 15/71 at Monelty and Laragh, Stradone, County Cavan.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment Screening exercise in relation to the potential effects of the development to be retained, on European Sites, taking into account the nature, scale and location of the development, the Appropriate Assessment Screening Report submitted with the application and the Inspector's report and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the development, would not be likely to have a significant effect on any European Site in view of the site's conservation objectives.

Reasons and Considerations

Having regard to the planning history, the location of the site, the scale and nature of the works and the compensatory flood mitigation measures, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not increase the flood risk in the area, would not seriously injure the amenity of the property in the vicinity and would not have a significant negative impact on the conservation objectives of any European sites, in particular Lough Oughter and Associated Loughs Special Area of Conservation (Site Code 000007) and Lough Oughter Complex Special Protection Area (Site Code 004049). The development for which retention is sought 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, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the overall development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 7th day of December 2015, under An Bord Pleanála appeal reference PL02.245290, planning register reference number 15/71, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.