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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cavan County Council**

**Planning Register Reference Number: 21/477**

**APPEAL** by Martin Cosgrove of The Bungalow, Cavan Road, Virginia, County Cavan and by others against the decision made on the 22<sup>nd</sup> day of July, 2022 by Cavan County Council to grant subject to conditions a permission to Maria Graham care of Hanley Taite Design Partnership of Virginia Shopping Centre, Virginia, County Cavan.

**Proposed Development** Construction of a tourist campsite comprising (a) vehicular access from existing public road; (b) parking area for cars and camper vans; (c) pathways leading to tent, yurt and log cabin grassed camping area; (d) a single storey check-in cabin building; (e) a single storey winter storage building for yurts and tents; (f) a single storey building incorporating toilets, showers and laundry facilities; (g) stables and sand arena; (h) all weather pitch and playground area; (i) install waste water treatment system and percolation area, and (j) all other ancillary works, all at Lurgan Glebe, Oldcastle Road, Virginia, County Cavan, as revised by the further public notice received by the planning authority on the 1<sup>st</sup> day of July, 2022.

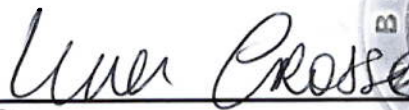


## Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the nature of the proposed development, which would involve seasonal fluctuations of occupancy, to the volume of full occupation proposed for the site, to the seasonal nature of the use of the proposed on-site wastewater treatment system, which includes the use of ferric sulphate as a means of reducing phosphorus emissions from the site, and to the shallow observed depth of the water table on the site, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and appeal, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a tertiary wastewater treatment system. The proposed development would, therefore, result in an unacceptable risk of environmental pollution and would be contrary to the proper planning and sustainable development of the area.



**Una Crosse**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *29<sup>th</sup>* day of *January* 2024.

