



An  
Coimisiún  
Pleanála

**Commission Order  
ACP-323088-25**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Cavan County Council**

**Planning Register Reference Number: 2460530**

**Appeal** by Transport Infrastructure Ireland and Philip Kiernan against the decision made on the 24<sup>th</sup> day of June, 2025 by Cavan County Council to grant, subject to conditions, a permission to Cavan Motors Limited in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of the existing buildings on the site (1,430 square metres) and closure of the existing entrance onto the N55. Construction of a new filling station consisting of: Single storey service station building (957 square metres) measuring predominantly 6.24 metres high, with a maximum of 8.4 metres high. It will contain a net retail area of 100 square metres (including ancillary off-licence measuring 10 square metres), two number communal seating areas, four number food/beverage offers, drive-thru facility (hatch and lane), back of house (including toilets, office, staff services and storage) and detached service yard. Four number pump islands under a canopy measuring maximum of 5.55 metres high (with parking for eight cars). 51 number car park spaces (with additional spaces as follows: five number EV charging spaces, three number service bays, four disabled spaces, three drive-thru waiting bays and six staff spaces). Ten number

HGV/bus parking spaces. Two number car wash bays, two number HGV fuelling bays (maximum height of canopy 6.2 metres high). Ten number cycle parking spaces. All associated site works including, landscaping, boundary treatment, substation, circulation, lighting, fill points, underground fuel tanks and signage (free standing and on structures). For clarity vehicular access/ egress will be from the existing roundabout junction at the north end, all at Moynehall, County Cavan.

## **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 access point onto a National Road, N55, where a speed limit of 100km/h applies, it is considered that the proposed development contravenes Service Station Development Objectives, SERS01 and SERS03 that limits service stations to locations within the speed limit zones of 60kph. In addition, the proposed development, having regard to the increase in traffic movements that would be generated, contravenes objectives NR01 and NR05 to maintain the safety, capacity and efficiency of National Roads and compliance with The Spatial Planning and National Roads Guidelines for Planning Authorities 2012, as contained in the Cavan County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission concurred with Transport Infrastructure Ireland that the proposed access is onto a National Road where the speed limit is 100km/h. The Commission considered the proposed use would significantly alter the traffic movements generated at this location and that it is a use that the County Development Plan specifically states shall be located within the 60kph speed limit which this is not.



  
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**Mary Henchy**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 18<sup>th</sup> day of February 2026.