



An
Coimisiún
Pleanála

**Commission Order
ACP-323491-25**

Planning and Development Act 2000, as amended

Planning Authority: Cavan County Council

Planning Register Reference Number: 24/60564

Appeal by Sheelin and McCabe Planning Services Limited against the decision made on the 8th day of August, 2025 by Cavan County Council to grant subject to conditions a permission to S. Gaffney and Son Limited care of Michael Fitzpatrick Architects.

Proposed Development: Complete a partially constructed housing development granted under planning register reference number 06/1836. The development will consist of the erection of four number detached two-storey dwellinghouses, connection to existing services, boundary treatments and all ancillary works, all at Dunancory Demesne, Deerpark, Virginia, County Cavan, as revised by the further public notices received by the planning authority on the 17th day of July, 2025.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

It is considered that the planning application has not satisfactorily demonstrated that the development, as proposed, would manage surface water run-off and flood risk appropriately, including through the use of Sustainable Urban Drainage Systems, or that it would not unacceptably increase the risk of flooding around and adjacent to existing dwellings within the Dunancory Demesne estate which are located within Flood Zones A and B, as required by Objective FRM02 and Objective CCSB03 of the Cavan County Development Plan 2022-2028. The application has also not demonstrated due regard to Section 2.5 of the Planning System and Flood Risk Management Guidelines in relation to increased flood risk as a result of new development by increasing run-off due to changes in land management and introducing surfaces with reduced permeability. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this *10th* day of *February* 2026.