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

**Planning Authority: Cavan County Council**

**Planning Register Reference Number: 2460499**

**APPEAL** by Eithne Sheridan and others and by John P. McMahon against the decision made on the 29<sup>th</sup> day of October, 2025 by Cavan County Council to grant subject to conditions a permission to Latt Properties Limited for the proposed development.

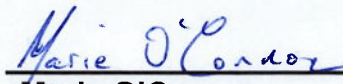
**Proposed Development:** The construction of 23 number residential duplex apartments in two separate buildings, (three-storey) consisting of seven number one bed apartments at ground level (single storey), with 16 number two bed duplex apartments (two-storey) to above, incorporating a commercial unit to ground level, provision of car parking, new vehicular entrance and access road, retaining wall structures, boundary treatments, bin storage and bicycle storage provision, landscaping, connection to existing site services and all ancillary site development works, all at Railway Road, Drumavanagh, Cavan, County Cavan as amended by the revised public notice received by the planning authority on the 2<sup>nd</sup> day of October, 2025.

**Decision**

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

## Reasons and Considerations

The subject application provides for residential only development on lands zoned for a mix of residential and mixed uses, with a stated vision in the Cavan County Development Plan 2022–2028 to "Provide for a mix of residential development and other uses which would allow for both an expansion of the residential, employment and economic development of the town without detracting from the town core". The zoning would consolidate the town centre and existing development to the north, whilst providing for additional residential development in this part of Cavan town. Having regard to the Mixed Use zoning of the site, the objective of which is to "Provide for residential and appropriate mixed-use development", and the location of the site adjoining the town centre to the south and commercial/social infrastructure to the north, it is considered that the proposed development, which is entirely residential in nature, would contravene materially the said zoning objective, would not support the consolidation of the town centre giving rise to piecemeal development, and would be contrary to the proper planning and sustainable development of the area.

  
Marie O'Connor

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



Dated this 30<sup>th</sup> day of March 2026.