

An
Coimisiún
Pleanála

**Commission Order
PL-501065-CN-26**

Planning and Development Act 2000, as amended

Planning Authority: Cavan County Council

Planning Register Reference Number: 25/60625

Appeal by Rory Hayden against the decision made on the 11th day of March, 2026 by Cavan County Council to grant, subject to conditions, a permission to Cavan and Monaghan Education and Training Board in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of: (a) part demolition of existing single storey 1974 Post Primary School building; (b) construction of a mixture of two and three storey extension to the front and side of the existing school building which will be connected to the existing school by new link bridge at first floor level. The proposed development will include PV panel installation on the roof of the two-storey element together with some alterations and refurbishment within the existing school building; and (c) associated site works to include a new ramp and steps access to proposed

new entrance, new 38 number car parking spaces, 30 number bicycle parking spaces, new paved courtyard social space and all associated soft and hard landscaping, all at Breifne College, Cootehill Road, Curragho, 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.

Reasons and Considerations

Having regard to the provisions of the Cavan County Development Plan 2022 - 2028 including the location of the site on lands zoned Public Community to 'provide for and protect civic, religious, community, education, health care and social infrastructure' to objective SEF04 which states that extensions to schools will generally be accepted subject to scale, high quality design and satisfactory integration with the existing structure, where such extension would not negatively impact on adjoining amenities and amenities within the school site, to objective CE08 which states that the planning authority will facilitate the implementation of the Department of Education programme of capital investment in schools in line with proper planning and sustainable development of the area, to objective CE12 which states that it shall be an objective of the planning authority to reduce travel to schools by cars, and objective WC01 which seeks to promote walking and cycling in the vicinity of schools, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the development

plan land use objective for the area and with the planning authority's policy of supporting extensions to existing schools, would not adversely affect the residential or visual amenities of the area and would not give rise to the creation of traffic hazard or obstruction of road users. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on 16th day of February 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (Travel Plan) submitted to the planning authority on 6th day of February, 2026.
- (b) To ensure implementation of the Mobility Management Plan (Travel Plan) the developer shall:

- (1) Appoint/retain the Travel Plan Coordinator.
- (2) Implement the measures set out in Appendix V (Smarter Travel Action Plan) of the Mobility Management Plan.
- (3) Submit a 12-month Travel Plan Progress Statement to the Planning Authority.
- (4) Conduct biennial traffic, parking and mobility surveys the results of which shall be submitted to the planning authority.

Reason: To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development

3. (a) Prior to commencement of development, the following shall be submitted to and agreed in writing with the planning authority:
 - (1) Details and drawings of physical measures (which may include bollards along cycleways, road markings, clearway extension, signage or other measures) at all locations on the R188 road required to prevent obstruction of the carriageway, cycleway, footpaths and private entrances caused by the parking of vehicles on the road. The location and design of measures shall be to the specification of the planning authority, following consultation with the Council's Road Design Office.

- (2) A layout plan showing the allocation of spaces for different user groups and carpool priority spaces including car parking marking and signage and details for the management of car parking on the school site including the implementation of a permit system for car parking and arrangements for the enforcement of the car parking system.
 - (3) A plan and detailed drawings for the management of traffic to and from the school site including details of the internal circulation system for set down drop off and collection, signage and marking.
 - (4) A dedicated facility of permanent construction for safe and secure cycle parking.
- (b) Prior to occupation of the extension, the developer shall submit written and photographic evidence confirming that the agreed works and measures have been carried out. The extension shall not be occupied without the prior written consent of the planning authority that the required works and measures have been carried out to their satisfaction.
- (c) All works associated with the proposed R188 Interface Measures shall be carried out at the expense of the applicant.

Reason: In the interests of sustainable transport and road safety.

4. A comprehensive landscaping scheme shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development. This scheme shall include the following:-
- (a) details of all proposed hard surface and/or permeable surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development;
 - (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;

The landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of public health and surface water management.

6. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.
- (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

Reason: In the interest of public health.

7. Silt traps shall be provided on all surface water drainage channels. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

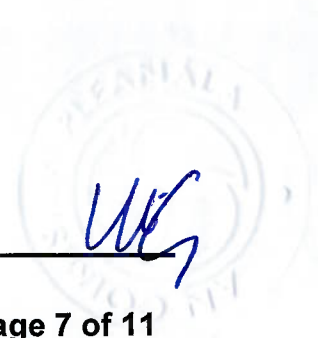
Reason: To prevent water pollution.

8. Prior to the commencement of development the developer shall enter into updated connection agreement(s) with Uisce Éireann to provide for the service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

9. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.



10. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:
- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
 - (b) Location of areas for construction site offices and staff facilities;
 - (c) Details of site security fencing and hoardings;
 - (d) Details of on-site car parking facilities for site workers during the course of construction;
 - (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
 - (f) Measures to obviate queuing of construction traffic on the adjoining road network;
 - (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;

- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority;

Reason: In the interests of amenities, public health and safety and environmental protection.

11. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interests of reducing waste and encouraging recycling.

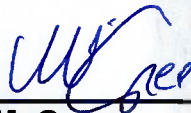
12. Asbestos containing materials shall be managed in accordance with the Refurbishment/Demolition Survey report recommendations submitted with the application.

Reason: In the interest of public health.

13. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms

of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Liam McGree

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

Dated this 21st day of July 2026.