

An
Coimisiún
Pleanála

Commission Order
PL-501173-CN-26

Planning and Development Act 2000, as amended

Planning Authority: Cavan County Council

Planning Register Reference Number: 25/60385

Appeal by John and Bridget McDermott in relation to the application by Cavan County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 2 of its decision made on the 24th day of March, 2026.

Proposed Development: Retention of the construction of a single storey pitched roof two bedroom detached dwelling, with new wastewater treatment system and percolation area and new side and rear boundary fencing and planning permission for the construction of a new vehicular entrance and roadside boundary fencing and all necessary ancillary site development works to facilitate the development at Enagh, Lisduff, Virginia, County Cavan.

Decision

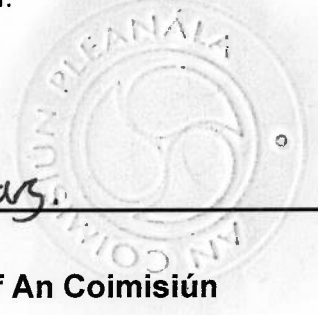
The Commission, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 2 and directs the said Council to ATTACH condition number 2 and the reasons set out.

Reasons and Considerations

Having regard to: -

- (a) the nature of the development which seeks retention permission for the construction of a house with new wastewater treatment system,
- (b) the Cavan County Development Contribution Scheme 2026-2030, specifically Table 4 of Section 3.0 which sets out level of contribution, exemptions and reductions payable and Note 2 which provides that retention permissions shall be charged at 1.5 times the applicable rate of the development contribution and that no exemptions or reductions are applicable for retention permissions, and
- (c) the submissions made in the first party appeal,

it is considered that the terms of the Development Contribution Scheme were correctly applied in respect of the development as set out for in condition number 2. The Commission noted that there is no provision within the scheme to offset a previously paid contribution for a development (house) that was proposed on an adjoining site but which was not constructed.



Patricia Calleary

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 21st day of July. 2026.