



An
Coimisiún
Pleanála

Inspector's Report ACP 323786-25.

Development

Proposed alterations to the previously granted development of the Cavan Regional Sports Campus under ABP 319306-24.

Location

In the townlands of Kilnavara, Lurganboy (Loughtee Upper By), Creighan and Rosscolgan in Cavan Town, Co. Cavan.

Planning Authority

Cavan County Council

Requester

Cavan County Council

Type of Application

Application under Section 146B of the Planning and Development Act, 2000 (as amended) to alter previously approved Strategic Infrastructure Development.

Date of Site Inspection

16th December 2025

Inspector

Brendan Coyne

Contents

1.0 Introduction	3
2.0 Legislative Provisions	4
3.0 Planning History.....	6
3.1. Parent Permission – Subject to the Section 146B Proposed Alterations	6
3.2. Centre of the Site	7
3.3. Land Adjoining the South-Eastern Boundary at Breffni Park	8
3.4. Land Adjoining the Eastern Boundary at the Royal School.....	9
3.5. Land Adjoining Northern Boundary	10
4.0 Background to the Proposed Alterations	10
5.0 Proposed Alterations - Scope of Request.....	12
6.0 Public Consultation	12
7.0 Assessment	13
7.2. Consideration of Materiality.....	13
7.3. EIA Pre-Screening / Schedule 7A Consideration	15
7.4. Appropriate Assessment Screening.....	16
8.0 Recommendation.....	16
DRAFT ORDER	17
REASONS AND CONSIDERATIONS	18
Appendix 1	20
Form 1 - EIA Pre-Screening	20

1.0 Introduction

1.1.1. On the 01st November 2024, the Commission under ABP Ref. 319306-24, granted a ten-year planning permission under Section 175 and Section 177AE of the Planning and Development Act 2000, as amended (the Act), to Cavan County Council for the following development in the townlands of Kilnavara, Lurganboy (Loughtee Upper By), Creighan and Rosscolgan in Cavan Town, in County Cavan in 2024:

- Indoor sports complex to include sports halls with spectator seating, fitness studios, changing facilities, reception, café and ancillary accommodation.
- Covered sports arena with playing pitch, spectator seating and other ancillary accommodation.
- 7 no. outdoor sports pitches.
- Ancillary sporting facilities, including 8-lane athletics track and cricket practice nets.
- New vehicular access/junction and closure of Park Lane (Roscolgan Lane L65072-0)/ Dublin Road (R212) vehicular junction, relocation of existing Breffni Park turnstiles to facilitate reconfiguration of Park Lane (Roscolgan Lane L65072-0), bridge structure, internal roads, cycle/pedestrian paths, associated car/bus/cycle parking, electric charge points and street lighting.
- Pedestrian access points from Kilnavara Lane (L2540-0 & L65091-0) and Dublin Road (R212).
- Hard and soft landscaping, including acoustic fencing, wildlife habitat areas/corridors, artificial badger sett, walking trails, and other ancillary works such as spectator stands, retaining walls, fencing and ball stop fencing, team shelters, toilet block, floodlighting, signage, drainage infrastructure including attenuation tanks, SUDS, and culverting of a minor watercourse, storage space, ESB substation, ancillary accommodation, and all associated site works to accommodate the development.

1.1.2. The application for the development included an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS). Permission was granted subject to 28 no. Conditions.

- 1.1.3. The subject application to the Commission is for alterations to this Permission, under section 146B of the Act. It seeks to relocate an approved ESB substation, provide an additional ESB substation and slightly widen a pedestrian path to facilitate ESB maintenance vehicular access.

2.0 Legislative Provisions

- 2.1.1. Section 146B(1) of the Planning and Development Act 2000 (as amended) (the Act), provides that, subject to subsections (2) to (8) and to section 146C, upon request of any person who is carrying out or intending to carry out a strategic infrastructure development, the Commission may alter the terms of the development the subject of planning permission, approval or other consent granted.
- 2.1.2. Under sub-section 2(a), as soon as practicable after making such a request, the Commission is required to make a decision as to whether the making of the alteration to which the request relates would constitute a material alteration to the development concerned.
- 2.1.3. Under sub-section (2)(b), before making its decision under sub-section 146B (2), the Commission may invite submissions as it considers appropriate and is required to have regard to any submission made to it on foot of the invitation.
- 2.1.4. Under sub-section (3)(a), if the Commission decides that the making of the alteration would not constitute a material alteration of the terms of the development concerned, it shall alter the planning permission, approval, or other consent accordingly and notify the Requester and the planning authority for the area concerned of the alteration.
- 2.1.5. Under subsection (3)(b), if the Commission decides that the making of the alteration would constitute the making of a material alteration, the Commission is required to:
- Request the information specified in Schedule 7A in respect of that alteration, unless it or an EIAR has already been provided by the Requester (sub-section (3)(b)(i)). This information is required to be accompanied by any further relevant information on the characteristics of the alteration and its likely significant effects on the environment, including, where relevant, how environmental effects pertaining to EU legislation other than the EIA Directive have been taken into

account (sub-section (3A)) and can include mitigation measures (sub-section (3B)).

- Following the receipt of such information, determine whether to make the alteration, make an alteration of the terms of the development concerned which differs from the proposed alteration (subject to it not representing a more significant alteration), or refuse to make the alteration (sub-section (3)(b)(ii)).

2.1.6. Under subsection (4), before making a determination under subsection (3)(b)(ii), the Commission is required to determine whether the extent and character of the alteration being requested, or being considered by the Commission, would be likely to have significant effects on the environment.

2.1.7. Under subsection (5), if the Commission determine that no significant environmental effects will arise, they proceed to make a determination under subsection (3)(b)(ii). If the Commission determines that significant effects will arise, the provisions of section 146C apply. These provisions relate to the preparation of an environmental impact assessment report.

2.1.8. Under subsection (7)(a), in making their determination, the Commission is required to have regard to:

- The criteria for the purposes of determining which classes of development are likely to have significant effects on the environment set out in any regulations made under section 176,
- The criteria set out in Schedule 7 to the Planning and Development Regulations 2001,
- The Schedule 7A information submitted by the Requester,
- The further relevant information, if any, referred to in subsection (3A) and the description, if any, referred to in subsection (3B) (summarised above),
- The available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive, and
- Whether the development is situated in or would have the potential to impact on a European site, or a recognised or protected area of natural heritage.

- 2.1.9. Under subsection (7)(b), the Commission is required to include in its determination the main reasons and considerations, with reference to the relevant criteria listed in Schedule 7 to the Planning and Development Regulations 2001, on which the determination is based.
- 2.1.10. Under subsection (8)(a), before making a determination under subsection (3)(b)(ii) or (4), the Commission is required to require the Requester to make information about the alteration available for inspection, notify appropriate persons that the information is available and invite submissions or observations from these persons. Further, under subsection 8(b), the Commission is required to have regard to these submissions in its determination.

3.0 Planning History

3.1. Parent Permission – Subject to the Section 146B Proposed Alterations

ABP Ref. 319306-24 Ten-Year Planning Permission Granted on the 01st November 2024 by An Bord Pleanála, under Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), for the following:

- Indoor sports complex to include sports halls with spectator seating, fitness studios, changing facilities, reception, café and ancillary accommodation.
- Covered sports arena with playing pitch, spectator seating and other ancillary accommodation.
- 7 no. outdoor sports pitches.
- Ancillary sporting facilities, including 8-lane athletics track and cricket practice nets.
- New vehicular access/junction and closure of Park Lane (Roscolgan Lane L65072-0)/ Dublin Road (R212) vehicular junction, relocation of existing Breffni Park turnstiles to facilitate reconfiguration of Park Lane (Roscolgan Lane L65072-0), bridge structure, internal roads, cycle/pedestrian paths, associated car/bus/cycle parking, electric charge points and street lighting.
- Pedestrian access points from Kilnavara Lane (L2540-0 & L65091-0) and Dublin Road (R212)

- Hard and soft landscaping, including acoustic fencing, wildlife habitat areas/corridors, artificial badger sett, walking trails, and other ancillary works such as spectator stands, retaining walls, fencing and ball stop fencing, team shelters, toilet block, floodlighting, signage, drainage infrastructure including attenuation tanks, SUDS, and culverting of a minor watercourse, storage space, ESB substation, ancillary accommodation, and all associated site works to accommodate the development.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) were submitted with the application.

3.2. Centre of the Site

P.A. Ref. 2560037: Permission granted with conditions on 19/05/2025 to Cavan County Board G.A.A. to erect a temporary building for workshops and training use, located at the rear of the existing covered stand building and all associated site works, at Kingspan Breffni Park, Creighan, Cavan.

P.A. Ref. 2460474: Permission granted with conditions on 11/12/2024 to Cavan County Board G.A.A. for the demolition of existing concrete terraces on both sides of the existing covered stand building. The construction of a new 3-storey covered stand building to both sides of existing covered stand building with facilities within the stand, comprising spectator seating, new entrances, turnstiles, players and officials changing areas, concourses, circulation, toilet areas, shops/kiosk facilities, first-aid rooms, media areas, administrative offices, meeting rooms, handball court, museum area, medical area, educational area, multi-purpose room, hospitality and bar serving areas, food hall, conference area and suites, sensory room, stores, plant room and associated ancillary areas. Provision of a new entrance plaza area adjacent to the car park, solar carports, signage, lighting, landscaping and all associated site works

P.A. Ref. 17507: Permission granted with conditions on 31/07/2018 to Cavan County Board for the development of 2 training pitches, floodlights, a spectator stand, fencing, a new roadway, and an access bridge from the existing carpark, as well as alterations to the site layout including the widening of the existing access

route and all associated works at Kingspan Breffni Park, Kilnavarragh & Creighan, Cavan.

P.A. Ref. 051720: Permission granted with conditions on 10/01/2006 to Breffni Park Development Committee to install pitch floodlighting consisting of a maximum of 6 no. floodlighting masts (max. height above pitch level 35m) at Breffni Park, Cavan.

P.A. Ref. 031298: Permission granted with conditions on 06/11/2003 to Breffni Park Development Committee to construct concrete terracing to the northern side, the erection of two signs and a disabled parking area, at Breffni Park, Cavan.

P.A. Ref. 02991597: Permission granted with conditions on 22/04/2002 to Vincent Crowe to construct a slatted tank and house with cubicles to accommodate 30 suckler cows at Kilnavara, Cavan.

P.A. Ref. 02244: Permission granted with conditions on 09/05/2002 to Breffni Park Development Committee to construct concrete terraces to the northern and southern sides and provide ancillary buildings, site boundaries, etc., at Breffni Park, Cavan.

P.A. Ref. 95530: Permission granted with conditions on 08/03/1996 to Breffni Park Development Committee to redevelop the stadium at Breffni Park, Cavan.

P.A. Ref. 8515686: Permission granted with conditions on 25/09/1985 to Cavan Co. Committee G.A.A. to demolish caretaker's residence, retaining wall, and complete the erection of wire fencing on top of boundary wall, at Breffni Park, Cavan.

P.A. Ref. 9119623: Permission granted with conditions on 04/02/1992 to Chuiste Breifne Ui Raghallaigh to erect an additional toilet facility at Breffni Park, Cavan.

P.A. Ref. 9119644: Permission granted with conditions on 12/12/1991 to Chuiste Breifne Ui Raghallaigh to erect a timber sheeted fence 2.1 metres in height with sales booths adjacent to the main entrance to Pairc Bhreifne Ui Raghallaigh.

P.A. Ref. 8515608: Permission granted with conditions on 30/07/1985 to Cavan Co. Committee G.A.A. to erect new toilets, meeting room and perimeter wall, at Breffni Park, Cavan.

3.3. Land Adjoining the South-Eastern Boundary at Breffni Park

P.A. Ref. 021065: Permission granted with conditions on 02/07/2003 to Cavan County Board G.A.A. to develop a new training pitch and associated facilities,

redevelop the existing training pitch with a new running track and associated lighting at Kingspan Breffni Park, Rosscolgan, Creighan.

P.A. Ref. 19293: Permission granted with conditions on 24/10/2019 to Cavan County Board to erect a fully serviced single-storey gym and all associated works at Kingspan Breffni Park, Kilnavarragh, Creighan & Rosscolgan, Cavan.

P.A. Ref. 0955: Permission granted with conditions on 08/10/2009 to Cavan County Board G.A.A. for alterations to a previously approved all-weather training pitch, including alterations to site boundaries (planning reg. no. 02/1065), associated lighting, fencing, parking facilities, and all ancillary site works at Rosscolgan, Creighan.

P.A. Ref. 09361: Permission granted with conditions on 13/11/2009 to Cavan County Board G.A.A. for the construction of a two-story structure incorporating 4 changing rooms, a referees room, dining/meeting room, physio/medical room, gym area, and office, with all associated site works including vehicular parking, signage, connection to existing public services, landscaping, and boundary fencing at Kingspan Breffni Park, Rosscolgan & Creighan.

3.4. **Land Adjoining the Eastern Boundary at the Royal School**

P.A. Ref. 18204: Permission granted with conditions on 10/08/2018 to Cavan (Local) Protestant Board of Education for new external lighting along existing avenues and student walkways, together with all associated site works. These proposed works are within the curtilage of a Protected Structure (Ref. No. 62) at The Royal School, Lurganboy Td, Cavan.

P.A. Ref. 09991953: Permission granted with conditions on 19/08/2009 to Protestant (Local) Board of Education to construct a fully serviced single-storey extension to the existing detached science laboratory building and all associated site works within the curtilage of The Royal School, Lurganboy Td, Cavan.

P.A. Ref. 04991754: Permission refused on appeal on 23/02/2005 for the construction of 3 apartment blocks, each part 3 storeys and part 5 storeys high, comprising 87 apartments in total, and 13 single storey covered cycle and bin stores together with roads, pavements, car parking, landscaping, and all associated site works off College St. adjoining the land of the Royal School.

P.A. Ref. 00991521: Permission granted on 08/01/2001 to Cavan Protestant Local Board of Education to extend the existing Royal School comprising a link corridor, classroom, staffroom, toilets, showers, and entrance at ground floor level, staircase, link corridor, and refurbished toilet facilities at basement level, all connected to existing services.

P.A. Ref. 97991358: Permission granted with conditions on 25/09/1997 to Cavan Protestant Board of Education to extend the existing school and retain a two-story block at Lurganboy, Cavan.

P.A. Ref. 7699461: Permission granted on 08/02/1977 to the Rehabilitation Association to erect a workshop, offices, canteen, and toilets (revised plans submitted) at Lurganboy, Cavan.

P.A. Ref. 94991253: Permission granted with conditions on 17/02/1995 to the Board of Governors to erect an extension at the Royal School, Lurganboy, Cavan.

3.5. Land Adjoining Northern Boundary

P.A. Ref. 16116: Permission granted with conditions on 16/06/2016 to retain existing clubrooms previously sought to be demolished under planning reference 122006, carry out minor internal works to the same, and erect new external escape stairs to clubrooms constructed under planning reference 12/2015, with all associated works at Terry Coyle Park, Lurganboy, Cavan.

4.0 Background to the Proposed Alterations

4.1.1. The cover letter submitted with the application, prepared by CARLIN Planning Consultants, sets out the background to the proposed alterations, as follows:

- In November 2025, An Coimisiún Pleanála approved with conditions a Section 175 application on behalf of Cavan County Council under ABP Ref 319306-24 for the development of Cavan Town Sports Complex.
- Condition No. 22 of the Permission requires that:

All service cables associated with the proposed development (such as electrical, telecommunications and communal television) located outside buildings or not attached to buildings shall be located underground. Ducting

shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing overground cables shall be relocated underground as part of the site development works.

Reason: In the interest of public safety and visual amenity.

- The Council is committed to complying with Condition No. 22. However, due to the presence of existing overhead power lines serving nearby development and the need to integrate these connections, the approved ESB substation must be relocated and an additional substation provided.
- Several overhead power lines and pole-mounted transformers currently cross the site, supplying existing residential properties. These must be integrated with the proposed Sports Campus infrastructure and placed underground in new electrical ducts and chambers.
- The ESB has stipulated that the existing pole-mounted transformers be replaced with a standalone substation/switch-room, which will also serve part of the new campus, thereby fulfilling Condition No. 22.
- The approved substation is to be relocated to the front of the main sports complex building, enabling it to power both the Cavan Regional Sports Campus and the adjacent Royal School, which is currently supplied by a separate pole-mounted transformer on the campus grounds.
- As the new and relocated connections will serve both existing and proposed developments, these amendments are necessary to ensure full compliance with Condition No. 22.
- To facilitate the infrequent access to Substation No. 2, a minor widening of the pedestrian walkway is required.
- Should access to Substation No. 2 be required for maintenance, this will be managed internally via existing arrangements.
- The pedestrian path from the main access road to the substation will be slightly widened to accommodate a small ESB maintenance van, with no new access points required.

5.0 Proposed Alterations - Scope of Request

- 5.1.1. The proposed alterations, as outlined in the Requester's cover letter and particulars received by the Commission on 29th September 2025, pertain to the previously approved application for the Cavan Town Sports Campus, as permitted under ABP Ref. 319306-24.
- 5.1.2. As detailed in the Requester's cover letter, it is now proposed to carry out the following amendments, summarised as follows:
- The relocation of the approved ESB substation (No. 1) from its approved location adjacent to the south-western corner of the proposed Sports Arena to the front (southeast) of the main sports complex building,
 - The provision of an additional ESB substation (No. 2) along the western boundary of the site, adjacent to the approved Sand Mattress G.A.A. fields.
 - The slight widening of a pedestrian path from the main access road to the substation No. 2, to facilitate ESB maintenance vehicular access.

6.0 Public Consultation

- 6.1.1. I have considered the provisions of Section 146B(2)(b) of the Planning and Development Act 2000 (as amended), which provides for, at the Commission's discretion, the invitation of submissions from persons, including the public. I am of the opinion that the inviting of submissions from persons, including the public in this instance, is not necessary and is not required for the Commission in determining the matter for the following reasons:
- a) I am satisfied that the proposed alterations, which are fully contained within the footprint of the existing boundary of the 28-hectare site, are minor in scale and nature. The substations, which have a stated floor area of less than 30 sqm, do not amount to a material change or addition of floor space.
 - b) The proposed amendment to relocate the approved ESB substation and the provision of an additional ESB substation would not result in significant adverse impacts upon the environment.
 - c) Neither substation is situated near existing residential properties.

- d) Additional screening is not required to screen the substations from critical viewpoints.
- e) The nature and scale of the overall development will remain unchanged.

7.0 Assessment

- 7.1.1. In the following assessment, I consider whether the proposed alterations would constitute a material alteration to the terms of the development permitted under ABP 319306-24 for the purposes of Section 146B of the Planning and Development Act 2000 (as amended), as well as the potential for significant effects on the environment and on European sites.

7.2. Consideration of Materiality

- 7.2.1. Section 146B of the Planning and Development Act 2000 (as amended) sets out how the Commission may, on the request of any person who is carrying out or intending to carry out a strategic infrastructure development, alter the terms of the development, the subject of a planning permission. Subsection 2(a) requires the Commission to make a decision as to whether the making of the alteration to a strategic infrastructure development, to which the request relates, would constitute the making of a material alteration of the terms of the development permitted. In forming this determination, it is necessary to consider the type and extent of the proposed alterations, as well as the consequences of these changes from a planning and environmental perspective.
- 7.2.2. As detailed above, the proposed alterations comprise the following;
 - (i) The relocation of the approved ESB substation (No. 1) from its previously permitted location adjacent to the south-western corner of the proposed Sports Arena to the front (southeast) of the main sports complex building,
 - (ii) The provision of an additional ESB substation (No. 2) along the western boundary of the site, adjacent to the approved Sand Mattress G.A.A. fields.
 - (iii) The slight widening of the pedestrian path from the main access road to the substation (No. 1) to facilitate ESB maintenance access.
- 7.2.3. The first consideration in relation to this request is whether the proposed alterations would remain consistent with the planning policy context that underpins the permitted

development. Having examined the proposed development, I am satisfied that the proposed alterations would not alter the purpose, scale, intensity or land use of the Cavan Regional Sports Campus permitted under ABP 319306-24. The proposed alterations relate solely to ancillary electrical servicing infrastructure and would not result in any changes in the land-use, intensity, character, or functionality of the permitted development. On this basis, I consider the proposed alterations accord with the zoning objectives of the site, i.e. 'Sport and Recreation' and 'Public Community' under the Cavan County Development Plan 2022-2028 and are consistent with the Cavan County Development Plan Specific Objective C06, which seeks to support the provision of a sports campus to build on existing facilities and provide additional pitches and supporting infrastructure.

7.2.4. The second consideration is whether the proposed alterations are likely to have significant effects on people and other environmental parameters over and above those already identified and assessed in the parent permission ABP 319306-24. Both substations are modest in scale, comprising a stated floor area of less than 30 sq.m, and are located within the footprint of the permitted sports campus. The construction and operation of the proposed ESB substations would not result in any additional land take. They would not be placed next to any residential dwellings/receptors, the Royal School, Protected Structures, the Cavan River, designated ecological receptors, or other sensitive land uses. The relocation of and additional ESB substation would not significantly alter drainage patterns, traffic, pedestrian movement, hours of operation, lighting, noise, or impact human health. The additional requirement to slightly widen the internal pedestrian path to accommodate ESB maintenance access would not materially alter the layout and permeability of the permitted sports campus. On this basis, I consider that the proposed alterations would not result in a significant impact on people and other environmental parameters beyond those already identified and assessed in the parent permission ABP 319306-24.

7.2.5. The third consideration is whether the proposed alterations could have an adverse effect on a Natura 2000 European site. The parent permission ABP 319306-24 was subject to Appropriate Assessment under Section 177AE of the Planning and Development Act, 2000 (as amended), which concluded that the proposed Cavan regional sports campus, individually or in combination with other plans or projects, would not adversely affect the integrity of the Lough Oughter and Associated Loughs

SAC (Site Code: 000007), the Lough Oughter Complex SPA (Site Code: 004049) or any other European site, in view of the sites' Conservation Objectives. The proposed alterations do not alter any element of the parent permitted development that was relevant to that determination. The relocation of, and additional substation would not significantly alter drainage patterns, and no new source-pathway-receptor linkages would occur. The works of the proposed alterations would be confined to the already permitted, serviced and modified lands. I am satisfied that the proposed alterations do not have the potential to adversely affect any Natura 2000 European Site.

7.2.6. Finding in Respect of Materiality

- 7.2.7. Having regard to the nature, scale and location of the proposed alterations, and to the assessment set out above, I am satisfied that the proposed alterations would not constitute the making of a material alteration of the terms of the Cavan Regional Sports Campus development permitted under ABP 319306-24. The proposed alterations comprise minor ancillary electrical servicing infrastructure within the footprint of the permitted development and would not materially alter the land use, character, intensity or functionality of the permitted sports campus. The proposed alterations would not give rise to significant environmental effects or significant effects on the integrity of any Natura 2000 European Site.

7.3. EIA Pre-Screening / Schedule 7A Consideration

- 7.3.1. Schedule 7A documentation was not submitted with the subject application. I note that Schedule 7A information is required under Section 146B(3)(b)(i) of the Planning and Development Act 2000 (as amended) only if the Commission decides that the making of the proposed alteration would constitute the making of a material alteration of the terms of the permitted development. As detailed above, I have concluded that the proposed alterations do not constitute the making of a material alteration of the terms of the strategic infrastructure development permitted under ABP 319306-24, for the purposes of Section 146B of the Act. On this basis, I consider that there is no requirement to request or assess Schedule 7A information in this instance.
- 7.3.2. The proposed alterations do not comprise development of a class specified in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended). Furthermore, they do not constitute prescribed road development for the

purposes of the Roads Regulations 1994 (as amended). Accordingly, no mandatory requirement for Environmental Impact Assessment arises, and there is also no requirement for an EIA screening determination in respect of the proposed alterations. For completeness, EIA pre-screening has been undertaken in Form 1, in Appendix 1 of this report.

7.4. Appropriate Assessment Screening

- 7.4.1. The parent permission for the Cavan Regional Sports Campus, as permitted under ABP 319306-24 was subject to Appropriate Assessment under Section 177AE of the Planning and Development Act 2000 (as amended) where it was concluded that the the proposed development, individually or in combination with other plans or projects, would not adversely affect the integrity of the Lough Oughter and Associated Loughs SAC (Site Code: 000007), the Lough Oughter Complex SPA (Site Code: 004049) or any other European site, in view of the sites' Conservation Objectives.
- 7.4.2. I am satisfied that the proposed alterations do not materially alter any element of the permitted development that was relevant to that determination. The proposed relocation of Substation No. 1, the provision of Substation No. 2, and the minor widening of an internal pedestrian route are confined within the footprint of the previously permitted development and do not introduce any new source-pathway-receptor linkages. The proposed alterations would not generate any new or additional pressures on the Lough Oughter and Associated Loughs SAC, Lough Oughter Complex SPA or any other European site, in view of the sites' Conservation Objectives, either alone or in combination with other plans or projects. I am satisfied, therefore, that the proposed alterations would not likely have significant effects on any Natura 2000 European Site and that a Stage 2 Appropriate Assessment is not required.

8.0 Recommendation

- 8.1.1. I recommend that the Commission decides that (a) the making of the alterations subject of this request do not constitute the making of a material alteration of the terms of the development as approved under ABP 319306-24, and (b) the proposed

modifications will not give rise to significant environmental effects or significant effects on the integrity of any European site, for the reasons stated below.

DRAFT ORDER

REQUEST received by An Coimisiún Pleanála on the 29th day of September 2025 from Cavan County Council under Section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a strategic infrastructure development, granted under ABP-319306-24 for the development of the Cavan Regional Sports Campus in the townlands of Kilnavara, Lurganboy (Loughtee Upper By), Creighan and Rosscolgan in Cavan Town, County Cavan.

WHEREAS the Commission made a decision to grant the proposed development, subject to conditions, for the above-mentioned development by order dated the 01st day of November 2024.

AND WHEREAS the proposed alteration is described as follows:

- The relocation of the approved ESB substation (No. 1) from its approved location adjacent to the south-western corner of the proposed Sports Arena to the front (southeast) of the main sports complex building,
- The provision of an additional ESB substation (No. 2) along the western boundary of the site, adjacent to the approved Sand Mattress G.A.A. fields.
- The slight widening of the pedestrian path from the main access road to the ESB substation No. 2, to facilitate ESB maintenance vehicular access.

AND WHEREAS having regard to the issues involved, the Commission decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, not to invite submissions or observations from the public in relation to the matter,

AND WHEREAS the Commission decided, in accordance with section 146B(3)(a) of the Planning and Development Act 2000, as amended, that the proposed alterations would not result in the making of a material alteration to the terms of the development, the subject of the approval,

AND WHEREAS having considered all of the documents on file and the Inspector's report, the Commission considered that the making of the proposed alterations would not be likely to have significant effects on the environment or on any European Site,

NOW THEREFORE in accordance with section 146B(3)(a) of the Planning and Development Act, 2000, as amended, the Commission hereby alters the above mentioned decision so that the approved development shall be altered in accordance with the plans and particulars received by An Bord Pleanála on the 29th day of September 2025, for the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

In coming to its decision, the Commission had regard to the following:

- (a) the limited nature, scale and extent of the proposed alterations, when considered in the context of the overall development permitted under ABP 319306-24;
- (b) the location of the proposed alterations, which are contained within the footprint of the permitted development, and within the red line boundary of the site;
- (c) the absence of any significant new or additional environmental impacts arising as a result of the proposed alterations;

- (d) the conclusion of the Inspector that the proposed alterations would not be likely to have significant effects on the environment and that an Environmental Impact Assessment screening determination is not required.
- (e) the conclusion of the Commission's Inspector that the proposed alterations would not be likely to have significant effects on any Natura 2000 European Site, either alone or in combination with other plans or projects, and that a Stage 2 Appropriate Assessment is not required.
- (f) the documentation on file;
- (g) the report of the Commission's Inspector, which is adopted.

It is considered that the proposed alterations would not constitute a material alteration to the terms of the development permitted under ABP 309316-24. In accordance with Section 146B(3)(a) of the Planning & Development Act, as amended, the Commission hereby makes the said alterations.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Brendan Coyne

Senior Planning Inspector

19th December 2025

=

Appendix 1

Form 1 - EIA Pre-Screening

Case Reference	ACP 323785-25
Proposed Development Summary	Proposed alterations to the previously permitted Cavan Regional Sports Campus (ABP 319306-24), comprising the relocation of an approved ESB substation, the provision of an additional ESB substation, and the minor widening of an internal pedestrian route to facilitate maintenance access.
Development Address	Lands at Kilnavara, Lurganboy (Loughtee Upper By), Creighan and Rosscolgan, Cavan Town, County Cavan.
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2. <input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road	

development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	<p>The proposed alterations comprise small-scale ESB substations and the minor widening of a footpath within the previously permitted Cavan Regional Sports Campus. The proposed alterations do not fall within any class of development in Schedule 5 of the Planning and Development Regulations, 2001 (as amended), or Part V of the 1994 Roads Regulations. No mandatory requirement for EIA therefore arises, and there is also no requirement for a screening determination.</p>
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.	
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.	

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

