



An  
Coimisiún  
Pleanála

## Inspector's Report PL-500172-CN

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<b>Development</b>	Demolition of 2 existing buildings. Construction of 46 dwellings, and all site works. Significant further information received.
<b>Location</b>	Preaching House Lane and Main Street, Doon Ballyconnell, Co. Cavan
<b>Planning Authority</b>	Cavan County Council
<b>Planning Authority Reg. Ref.</b>	2560017
<b>Applicant(s)</b>	Galetech Sustainable Living Ltd.
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant Permission + Conditions
<b>Type of Appeal</b>	Third Party Normal Planning Appeal
<b>Appellant(s)</b>	Kildallan GAA Club Gerard & Kathleen Drumm
<b>Observer(s)</b>	None.

**Date of Site Inspection**

4<sup>th</sup> February 2026

**Inspector**

Paul O'Brien

# Contents

1.0 Site Location and Description .....	4
2.0 Proposed Development .....	4
3.0 Planning Authority Decision .....	5
4.0 Planning History.....	8
5.0 Policy Context.....	8
6.0 The Appeal .....	16
7.0 Assessment.....	19
8.0 Appropriate Assessment Screening.....	31
9.0 Environmental Impact Assessment (EIA) .....	32
10.0 Water Framework Directive .....	34
11.0 Recommendation .....	35
12.0 Reasons and Considerations.....	35
13.0 Conditions .....	36
<b>Appendix 1 – Form 1: EIA Pre-Screening.....</b>	<b>48</b>
<b>Appendix 2 – Form 2: EIA Preliminary Examination .....</b>	<b>48</b>
<b>Appendix 3 – Appropriate Assessment Screening .....</b>	<b>50</b>
<b>Appendix 4 – Water Framework Directive.....</b>	<b>57</b>

## 1.0 Site Location and Description

- 1.1. The subject site contains an irregular shaped area of land located to the north east of Preaching House Lane and to the west of Main Street, Ballyconnell, Co. Cavan. The subject site with a stated area of 1.605 hectares is located in the townland of Doon. The lands are undeveloped and are under grass and are generally flat. There are two outhouses located on these lands. The largest block of land is located to the north west of the site and adjoins the north eastern side of Preaching House Lane. A section projects to the rear of existing properties that face onto Main Street. Another section extends further and directly connects to Main Street; this is located to the north of a small Methodist Church.
- 1.2. Adjoining lands are in a mix of uses including residential on the section north of Preaching House Lane and the church, and a mix of residential/ retail to the northern section. There are semi-detached/ detached houses located to the north east of the subject site. Preaching House Lane is mostly undeveloped, but there is a mix of retail/ residential units to northern side of the junction with Main Street, a nursing home to the south and large detached two storey houses on the opposite side of the site further along this road. To the north west is a GAA ground – Kildallan GAA Club. Preaching House Lane continues to the north west to serve a small residential development of semi-detached houses, some detached houses and terminates in a lane serving agricultural lands.
- 1.3. The N87 crosses through Ballyconnell on a south east to north west axis. Main Street is located to the north east of this road. The junction of Main Street and Preaching House Lane is located approximately 175m to the north east of the junction of Main Street and the N87. The Woodford River which also forms part of the Ballinamore Canal is located approximately 240m to the south east of the centre of the subject site.

## 2.0 Proposed Development

- 2.1. The demolition of two outhouses, with a stated total area of 148.53sq m, and the provision of 46 residential units consisting of the following:
  - 7 number two storey, four bedroom detached houses.

- 8 number two storey, three bedroom detached/ semi-detached houses.
- 7 number bungalows, all two bedroom units.
- 24 number own door apartments consisting:
  - Block A – 3 x one bedroom units and 3 x two bedroom units.
  - Block B – 2 x one bedroom units and 2 x two bedroom units
  - Block C – 3 x one bedroom units and 3 x two bedroom units
  - Block D – 4 x one bedroom units and 4 x two bedroom units
- All associated connection to public water and drainage services, road connections, boundary treatment and all other associated site works.

Following a further information request, a new vehicular/ pedestrian access was proposed onto Main Street.

### **3.0 Planning Authority Decision**

#### **3.1. Decision**

The Planning Authority decided to grant permission for this development, subject to conditions, following the receipt of a response to a further information request.

Planning Authority Reports

##### **3.1.1. Planning Reports**

The Planning Authority recommended that permission be granted subject to conditions. Further information was sought in relation to a number of items, summarised, as follows:

Item 1: Applicant to assess the impact of the development on the Methodist Church – RPS no. 291.

Item 2: Request that detailed landscaped drawings and 3D montages be provided. The development on Main Street to be more reflective of the character of this street.

Item 3: Revised boundary treatment to be provided – specific locations are referenced in the further information request.

Item 4: Details of bin storage for the apartment units.

Item 5: Revised car parking provision for the referenced units.

Item 6: Public lighting details for the section on Preaching House Lane and Main Street.

Item 7: Provide details demonstrating compliance with Part V.

Item 8: Revised site layout plan to include:

- Pedestrian and vehicular access to/ from Main Street.
- Address safety concerns about the junction of Main Street and Preaching House Lane.
- Revise measures for pedestrians and cyclists.
- Revise internal junction layouts.
- Access junctions to be in accordance with NTA guidance and DMURS.
- Service roads to be in accordance with DMURS.
- Comply with all elements of Section 13.4 of the Cavan County Development Plan 2022 – 2028.

Item 9: Provide a Stage 1 and Stage 2 Road Safety Audit by an independent qualified engineer and recommendations to be implemented by the applicant.

The applicant submitted a detailed response to the above items, which was considered to be significant under Article 35 of the Planning and Development Regulations 2001 as amended, revised public notice were received on the 16<sup>th</sup> of September 2025. Cavan County Council decided to grant permission.

### 3.1.2. **Other Technical Reports**

Road Design Officer: Further information requested in relation to road layout, junction layout/ safety and pedestrian safety issues. The submitted details in relation to road design/ layout made in response to the further information request were considered to be acceptable.

Environmental Services: Conditions recommended in the event that permission is granted for this development.

Senior Executive Scientist: Conditions recommended in the event that permission is granted for this development.

Cavan – Belturbet Municipal District: Further information requested in relation to road layout, junction layout/ safety and pedestrian safety issues. The submitted details in response to the further information request were considered to be acceptable.

Public Lighting – The proposed public lighting details were considered to be insufficient. The submitted details in response to the further information request were considered to be acceptable. It was recommended that one of the EV charging points be converted to be a fully accessible recharging parking bay.

### **3.2. Prescribed Bodies**

None received.

### **3.3. Third Party Observations**

Four objections to this development were received. Comments raised, summarised included the following:

- The development would be out of character with the area.
- Negative impact on residential amenity through loss of light, loss of privacy, noise and general nuisance.
- Increase in traffic would give rise to nuisance, an increase in congestion, impact on existing car parking and potential safety issues.
- Increase in car traffic would have a negative impact on existing residents through lights shining into their property.
- Waste management may be an issue as it is at capacity at present in the area.
- Cumulative impacts through a proposed extension to the nursing home, again car parking is referenced as an issue of concern.
- The proposed development would remove on street parking along Preaching House Lane and which cause issues when there are GAA games underway.
- Potential for future residents to be impacted by the existing GAA ground/ games/ training that may take place there.

- Potential for an increase in anti-social behaviour in the area.
- Concern about the quality of footpaths in the area and the increase in use of these.
- The GAA club drain their lands through the subject site, potential issue of impact on these due to the proposed development.

No additional submissions were received in response the submitted further information details.

## 4.0 Planning History

There are no recent, relevant applications on this site. The Planning Authority report has included a long planning history, though I do not consider these relevant to what is proposed here.

## 5.0 Policy Context

### 5.1. Development Plan

- 5.1.1. The current development plan for County Cavan, including Ballyconnell, is the Cavan County Development Plan 2022 – 2028.

There are two zonings applied to the subject lands as follows:

Town/ Village Core with an objective to ‘Protect and enhance the special physical and social character of the town and village core while providing and/or improving town/village centre facilities.’

The Vision for the Town/ Village Core zoning objective states: ‘Maintain and build on accessibility, vitality and viability of the existing town and village centres in the County. Develop and consolidate these town/village cores with an appropriate mix of commercial, recreational, cultural, leisure and residential uses, and to enhance and develop their urban fabric in accordance with the principles of urban design, conservation and sustainable development. Refurbishment, renewal, reuse and regeneration of existing buildings and derelict sites will be encouraged. Retail provision will be in accordance with County Retail Strategy. All Town Core zoned lands within the plan is subject to the provisions of the Urban Regeneration and

Housing Act 2015 with respect to the application of the Vacant Site Levy for regeneration and residential purposes where appropriate.’

Permitted uses include a long list including Residential, Retail, Offices and Playground.

Proposed Low Density Residential with an objective to ‘Facilitate serviced low density residential development in a structured and coordinated manner.’

The Vision for this Zoning Objective is to ‘Ensure the provision of high quality low density residential environments with good layout and design. All Low Density Residential zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for residential purposes where appropriate. Where appropriate, development design proposals shall provide for further access to adjacent zones of residential lands in order to facilitate their future access and development.’ Included in the permitted uses are Residential, Creche/ Nursery, Open Space/ Park and Playground.

- 5.1.2. The site is located outside of Flood Zones A and B.
- 5.1.3. Record of Protected Structure (RPS) number CV0291 refers to a ‘Freestanding gable-fronted three-bay double-height Methodist church, built 1869, with vestry attached to side.’ This is located on Main Street, with the proposed access from Main Street to the north of this location.
- 5.1.4. Ballyconnell is designated as one of the ‘Medium Towns’ and full details are provided in Section 2.8 of the County Development Plan. Table 2.8.1 provides a ‘Fact Table’ and there is a Housing Supply Target for the years 2022 – 2028 of 140 units. The recommended density is given as 12 – 16 per hectare and the population in 2016 was given as 1105 persons.
- 5.1.5. A number of objectives are listed and I note the following  
B01 – ‘Promote the development of Ballyconnell to fulfil its role as a designated Medium Town.’  
B04 – ‘Provide for the creation of sustainable communities in Ballyconnell by identifying sufficient land for new development, in particular housing, enterprise and employment, community, recreational and tourism uses.’

B06 – ‘Encourage re-use and redevelopment of underutilised buildings and lands in the town centre of Ballyconnell in accordance with the proper planning and sustainable development of the area’.

BC01 – ‘Provide for new residential development in accordance with the requirements of the Housing and Core Strategy’.

BC02 – ‘Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the population of Ballyconnell.’

BC03 – ‘Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up areas.’

BP04 – ‘Support the redevelopment and regeneration of sites in the town.’

BP05 – ‘Continue to identify sites in poor state of repair or neglect under the Derelicts Sites Act and support their regeneration.’

5.1.6. The following Chapters/ objectives of the Cavan County Development Plan are noted as relevant:

Chapter 1 – Core Strategy

Section 2.7 provides ‘Population Trends and Targets’ and Table 3 – ‘Population Growth 2011 – 2016’ indicates that Ballyconnell had a population growth rate of 4.1%, just slightly above the County Cavan growth rates of 4.0%.

Section 2.8.1 provides the Cavan Settlement Hierarchy and Table 5: ‘Cavan Settlement Hierarchy’ indicates that Ballyconnell is one of the Medium Towns which is described as ‘Towns with a varied employment base and can be reliant on other areas for employment and/or services but which play an important role in supporting the social, economic and cultural life within rural communities.’

Table 6 provides the ‘NPF / RSES Population Targets to 2026 and 2031. Source: Amended from NPF Implementation Roadmap’ and County Cavan is to grow from 76,000 in 2016 to 83,000/ 84,500 in 2026 to 86,000/ 88,000 in 2031.

Table 8: NPF High Scenario indicates that Ballyconnell will grow by 3.5% over the period 2016 to 2028.

Chapter 2 – Settlement Strategy

I have already outlined the relevant sections to Ballyconnell/ the subject site.

### Chapter 3 – Housing

Section 3.8 refers to ‘Residential Densities’ and states:

‘Higher densities will be applied to the higher order settlement of Cavan Town to align with its role as a Key Town, subject to good design and development management standards being met. It is important that the density of new development in towns and villages is reflective of the existing character and that growth is linked to infrastructural capacity. As such, there will be a graded reduction in residential density for Self-Sustaining Growth Towns, Self-Sustaining Towns, towns and villages that are commensurate to the existing built environment. Density will also be informed by specific topographical and land ownership considerations where constraints may exist.’

Section 3.9 refers to ‘Layout and Design’ and states:

‘A good development creates a ‘sense of place’ and community belonging to the residents. This is created by providing a mixture of house types and tenure, an individual design, the use of a variety of materials for the context of the site and area and connectivity of the site to other places. In considering proposals for development, the Council will have regard to the DEHLG Guidelines on ‘Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities’ (2007), ‘Delivering Homes Sustaining Communities – Statement on Housing Policy’ (2007), ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ (2018) and ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual: A Best Practice Guide’ (2009).’

### Chapter 4 – ‘Sustainable Communities’

Objective RAOS 01 – ‘Ensure sufficient land is allocated to provide a variety of open spaces on a hierarchical basis throughout the County in order to achieve a choice of open space, recreational and amenity facilities.’

Objective RAOS 10 – ‘Support the implementation of Cavan Playground Policy 2020-2025 and facilitate the provision of appropriately scaled children’s playground facilities.’

## Chapter 5 – ‘Climate Change’

Objective CC12 – ‘Incorporate energy efficiency measures, including passive and active solar gain, photovoltaic ready house and smart technology in all new buildings. Aim to ensure all new buildings are zero carbon.’

## Chapter 7 – ‘Transport and Infrastructure’

Table 7.4 provides Parking Standards for cars and bicycles. For residential the maximum car parking requirement is ‘2 spaces per unit’ but ‘Smaller bedroom units to be examined on a case by case basis’. For ‘Residential – Apartments’ the maximum requirement is ‘1 space per unit and 25% visitor parking’.

## Chapter 8 – ‘Environment, Water & Drainage’

FDW02 – ‘Ensure that development will only be permitted in instances where there is sufficient capacity for appropriate collection, treatment and disposal (in compliance with the Water Framework Directive and River Basin Management Plan) of wastewater.’

FDW06 – ‘Incorporate the requirement for Sustainable Urban Drainage Systems where appropriate in local authority projects and private development sites.’

## Chapter 13 – ‘Development Management’

Section 12.3.12 refers to ‘Urban Design’.

Objective UD01 – ‘Require all developments to adequately address the 12 no. best practice principles as indicated in the Urban Design of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DoECLG, 2009) and accompanying Urban Design Manual or any update thereof.’

Objective UD02 – ‘All developments should include the following

- Building design which minimises resource consumption, reduces waste, water and energy use shall be incorporated where possible, in all new and renovated developments
- Building design shall maximise natural ventilation, solar gain and daylight, where possible, all new and renovated developments
- SuDS measures are required to form part of the design of all developments

- The Planning Authority will seek to encourage the implementation of best practice standards with regard to access in both indoor and outdoor environments'

Objective UD03 – 'Require a detailed Design Statement to be submitted in respect of residential schemes comprising 10 or more units, large scale developments (commercial, business and enterprise buildings, office retail, educational facilities etc) and any other development proposed on key strategic or sensitive sites within the urban areas, as determined by the Planning Authority.'

Objective UD04 – 'The Design Statement shall

- Describe the design concept
- Clearly demonstrate how the urban design criteria have been taken into account when designing schemes in urban area, as per the 'Urban Design Manual' – A Best Practice Guide
- Set out how the development meets the relevant Development Plan Objectives, Local Area Plan, Masterplan or similar
- Provide site photographs
- Provide an open space/landscape strategy which identifies any areas of ecological interest and sets out proposals for same
- Set out how energy efficiency measures have been incorporated into the project design process

Section 13.4 refers to 'Residential Development'

For Medium Towns such as Ballyconnell the relevant densities are as follows:

- Density in town/ Village Core – 20-25
- Density in Proposed Low Density Residential – 8-10.

A footnote states, 'Density ranges are targets and should not be read as maxima'.

The following objectives are relevant:

RD01 – 'Encourage densities in accordance with the above table throughout the County in accordance with the Core Strategy.'

RD03 – ‘Ensure densities of proposed developments reflect the key attributes and character of the surrounding/ adjoining area.’

Section 13.4.7 refers to Private Open Space and Objective POS02 states – ‘Require the following minimum open space requirements for new dwelling houses - One/Two bedroom, 48sqm-55sqm and 3/4/5 bedroom unit, 60 sqm-75sqm.’

Section 13.4.8 refers to Public Open Space and Objective PCOS01 states – ‘Ensure public open spaces in new residential developments comply with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG (2009) and the accompanying Urban Design Manual (2009) or any updates thereof.’

Section 13.4.9 refers to ‘Overlooking and Overshadowing’ and the following are noted:

Objective OO01 – ‘A minimum distance of 22 metres of separation between directly opposing rear windows at first floor in the case of detached, semi-detached, terraced units shall generally be observed.’

Objective OO02 – ‘A separation distance of 35 metres will normally be required in the case of overlooking living room windows and balconies at upper floors.’

Objective OO03 – ‘Reductions in this value may be considered for single storey residential units or innovative schemes where it can be demonstrated that adequate levels of privacy, natural lighting and sunlight can be achieved.’

Objective OO04 – ‘Any window proposed at ground floor level should not be less than 1 metre from the boundary it faces.’

Objective OO08 – ‘New residential development should be designed to maximise the use of natural daylight and sunlight. Innovative building design and layout that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources will be encouraged.’

Section 13.4.10 refers to Design and Layout’

Objective DL01 – ‘Require that all proposals for residential development demonstrate compliance with the Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), the Urban Design Manual- A Best Practice Guide

2009 and the Urban Development and Buildings Heights Guidelines for the Planning Authorities (2018), or any updates thereof.’

Objective DL02 – ‘Residential schemes shall provide a range of dwelling sizes and typologies to accommodate emerging demographic trends in line with the County’s Housing Strategy and Housing Needs Demand Assessment or other evidence supported methodology.’

Objective DL10 – ‘Provide for high quality boundary treatment within the development including dwelling boundary treatments, public open space boundary treatment. All boundaries shall be of high-quality solid construction with no gaps. Post and wire or timber post and panel fencing is not permitted.’

Objective DL11 – ‘All walls shall be capped, rendered concrete block or brick walls.’

## 5.2. **Regional Spatial & Economic Strategy – N&WRA**

Northern and Western Regional Assembly – Regional Spatial and Economic Strategy (RSES) 2020 This RSES provides a high-level development framework for the Northern and Western Region that supports the implementation of the National Planning Framework (NPF). The vision of the RSES is ‘To play a leading role in the transformation of the region into a vibrant, connected, natural, inclusive and smart place to work and live’.

Other than under the section on Blueways, there is no specific reference to Ballyconnell in this RSES.

## 5.3. **Other Guidance**

The following is a list of Section 28 - Ministerial Guidelines considered of relevance to the proposed development. Specific policies and objectives are referenced within the assessment where appropriate.

- Design Standards for Apartments, Guidelines for Planning Authorities for Planning Authorities (DHLGH, 2025)
- Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (DoHLGH, 2024).
- Quality Housing for Sustainable Communities (DoEHLG, 2007).

- Childcare Facilities Guidelines for Planning Authorities (2001).

**Other Relevant Policy Documents include:**

- The Climate Action Plan 2024
- The Climate Action Plan 2025
- National Biodiversity Action Plan 2023 – 2030
- Delivering Homes, Building Communities 2025 – 2030
- Design Manual for Urban Roads and Streets (DMURS) - 2023 Update.
- Permeability Best Practice Guide – National Transport Authority.

#### **5.4. Natural Heritage Designations**

- The Annagh Lough (Ballyconnell) pNHA (Site Code 000974) is located approximately 1.25km to the east of the subject site.
- Lough Oughter and Associated Loughs pNHA (Site Code 000007) is located approximately 1.9km to the south east of the subject site.
- Lough Oughter and Associated Loughs SAC (Site Code 000007) is located approximately 1.9km to the south east of the subject site.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

Two third party appeals were received against the decision of Cavan County Council to grant permission for this development. The following issues were raised in summary:

#### **Kildallan GAA Club**

- The GAA club is located on adjoining lands to the north west of the subject site.
- Welcome was made for the development of housing on the subject lands in Ballyconnell.
- A detailed observation was made to Cavan County Council in relation to a number of aspects of this development. Some of the revisions made in response to a further information request have a direct impact on the GAA club, and no agreement has been made to date.

- The proposed development would have an impact on existing boundary fences and walls, and which are in the control of the GAA club. Details are provided on the submitted Site Plan, Proposed Landscaping Plan and Proposed Landscaping Details.
- The proposed development works would be on lands not within the applicant's control and would be contrary to the proper planning and sustainable development of the area as works would be taking place on third party lands without the receipt of appropriate consent.
- Consultation was held with the applicant, but no consent has been given for these works as they impact on the GAA club. These are the only issues of concern that they have with this application.

#### **Gerard Drumm and Kathleen Drumm**

- Live in a house opposite the subject site on Preaching House Lane.
- The proposed scheme would provide for an excessive density of development.
- The access to the site would be opposite their home and this would have a negative impact through increased traffic and loss of privacy.
- There is already a significant volume of traffic in the area associated with the GAA Club, a nursing home and a doctors' surgery as well as through other housing in the area. Increased traffic is likely with a proposed extension to the nursing home.
- There is a narrow section of road leading to Main Street, and which is already a significant bottle neck for traffic here.
- There is a substandard footpath along this section of road due to a narrow width and the location of an electricity pole.
- No consultation was held with the appellants about this proposed development.
- Are not opposed to housing in the area but consider this proposed development to be excessive for the local area.

#### **6.2. Applicant Response**

The applicant has responded to each of the third party appeals and the following points are made in relation to each, again I have summarised these comments:

## **Kildallan GAA Club**

- Note the support for development of housing in the area.
- It is not proposed to carry out unauthorised works to the boundary wall.
- The Cavan County Council Further Information (FI) request sought a new boundary treatment from the applicant but did not specifically reference the boundary between the subject site and the GAA grounds.
- Consultation was held between the applicant and the GAA Club in July 2025, and a new boundary treatment was proposed, in the form of a new block wall. This proposal was acknowledged by the GAA Club Chairperson in August 2025, but no further submissions were received.
- As the period for submitting of the FI response was about to expire, the response was made in September 2025 and the Planning Authority considered the revised boundary treatment, including the wall, to be acceptable.
- The applicant is willing to revise the development such that the boundary wall is constructed entirely within their own lands.

## **Gerard Drumm & Kathleen Drumm**

- Note the comments made about consultation, however there is no requirement for such to occur. The applicant did call to houses in the area in December 2024; however, the appellants were not present on these two occasions. Details were left as to how they could contact the applicant, but no response was received.
- The issues raised have been addressed by the Planning Authority.
- Part of the site is zoned for 'Proposed Low Density Residential' approximately 1.082 hectares and the proposed 20 units provides for 18.5 dph.
- The remaining lands are zoned 'Town Centre' and on this area of 0.523 hectares, a total of 26 units are proposed at 50 dph. The overall density is 28.6 dph which is in accordance with the Cavan Development Plan.
- Through the preparation of a Stage 1 Road Safety Audit in response to the further information request, revisions were made to the configuration of access roads including an improved two-way junction with Main Street. Full pre-submission consultation was held with the Cavan County Council Senior

Executive Roads & Transportation Engineer. The additional junction will remove much of the generated traffic away from Preaching House Lane.

In support of their application, site layout plans, cross sections, and details of the further information response have been provided. Request that the decision of the Planning Authority be upheld and permission is granted.

### 6.3. **Prescribed Bodies**

The Department of Housing, Local Government and Heritage – Development Applications Unit, reported on the Nature Conservation aspects of this development. In summary they concur with the findings of the Appropriate Assessment Screening Report with a determination of no significant effects on designated sites and recommended that the ecological considerations provided in Appendix 1 of the applicant's report be included in the conditions. They also report that the potential presence of badgers should be considered within areas of growing vegetation on site etc.

### 6.4. **Planning Authority Response**

Noted the contents of the appeals and consider that the raised issues were addressed in the Planners Reports dated March and October 2025. Request that the decision to grant permission be upheld.

## 7.0 **Assessment**

7.1. The main issues that arise for assessment in relation to this appeal can be addressed under the following headings:

- Nature of the Development
- Density
- Impact on the Character of the Area
- Residential Amenity
- Transport and Access
- Water Supply, Drainage and Flood Issues
- Other Issues
- Material Contravention

- Overall Conclusion

## 7.2. Nature of the Development

- 7.2.1. Two third party appeals have been made against the decision of Cavan County Council to grant permission for this development. I note that that of Kildallan GAA club only concern relates to the boundary treatment, whereas the other appeal from Gerard Drumm & Kathleen Drumm opposes the development in its entirety.
- 7.2.2. The Planning Authority sought further information from the applicant and significant revisions were made to the proposed development and its layout. In summary, the revisions include a new vehicular access onto Main Street and revisions to the internal layout to reflect this, however, the applicant has retained the number of units at 46. In the interest of clarity, I will be assessing the development as revised through the further information response and as granted by Cavan County Council.
- 7.2.3. The proposed development is located on either Town/ Village Core or Low Density Residential development; as these zonings allow for residential development, the principle of development is accepted here.
- 7.2.4. Conclusion on Nature of the Development: The subject site is suitably zoned for residential development of the nature proposed. Suitable access for pedestrians and vehicles is proposed, and a centrally located public open space area is also proposed; the suitability/ quality of these aspects of the development are considered further in this report.

## 7.3. Density

- 7.3.1. Appeal and Planning Authority Comment: Concern was expressed about the proposed density, and it was not in compliance with the Cavan County Development Plan 2022 – 2028. The Planning Authority provided an in-depth analysis of the issue of density, and they considered that the proposed 28.6dph was acceptable on this site. The proposed development is of 46 dwellings on a site area of 1.605 hectares, giving a gross density of 28.6 dph.
- 7.3.2. Assessment: As I have reported there are two zonings on the subject land, that of the Town/ Village Core allowing for a density of between 20-25 dph and the Low Density Residential which allows for 8 – 10 dph. 20 units are proposed on 1.082

hectares of Low Density Residential, giving a density of 18.5 dph and the remaining 26 units are on a site area of 0.523 hectares which equates to 49.7dph. Table 2.8.1 of the Cavan County Development Plan provides a 'Fact Table' and there is a recommended density of 12 – 16 dph for Ballyconnell. The proposed density is clearly in excess of that outlined in the Cavan County Development Plan.

7.3.3. Under the Compact Settlement Guidelines Ballyconnell would be designated as one of the 'Rural Towns and Village' as it has a population of under 1,500. These guidelines state:

'The key priorities for compact growth in Rural Towns and Villages in order of priority are to:

(a) strengthen the existing urban core through the adaptation, re-use and intensification of existing building stock,

(b) realise opportunities for infill and backland development, and

(c) provide for sequential and sustainable housing development at the edge of the settlement at suitable locations that are closest to the urban core and are integrated into, or can be integrated into the existing built up footprint of the settlement and can be serviced by necessary supporting infrastructure.'

7.3.4. The proposed density of this development clearly exceeds those specified in the Cavan County Development Plan 2022 – 2028. The Fact Table under Table 2.8.1 specifies a density of 12 – 16 dph, which is clearly exceeded. I note the Compact Settlement Guidelines and the key priorities for Rural Town and Villages. I consider that this development meets point (b) in that it would 'realise opportunities for infill and backland development' and (c) through providing 'for sequential and sustainable housing development at the edge of the settlement at suitable locations that are closest to the urban core and are integrated into, or can be integrated into the existing built up footprint of the settlement and can be serviced by necessary supporting infrastructure'. The subject site is located with access from Main Street and consists of a mix of greenfield and brownfield lands. The overall density is 28.6 dph, which in itself is not excessive, but there is a requirement to have full regard as to how a development can integrate into the area it is to be located within. This will be considered further in this report.

7.3.5. **Conclusion on Density:** The issue of excessive development was raised in the appeal and the development of 46 dwellings on a site area of 1.605 hectares provides for 28.6dph which is in excess of the requirements of the Cavan County Development Plan 2022 – 2028. The suitability or not of this development will be considered in the following sections of this report. If it is recommended that permission be granted, then the Commission may decide to materially contravene the Cavan County Development Plan in accordance with Section 37(2)(a) of the Planning and Development Act 2000 as amended.

#### **7.4. Impact on the Character of the area:**

7.4.1. **Appeal and Planning Authority Comment:** As reported, one of the appellants raised concern about the scale and nature of the development. The Planning Authority, following the receipt of a further information response, raised no objection to the proposed layout or character of this development.

7.4.2. **Assessment:** This issue is critical in considering the suitability or not of this development. The primary concern is the integration of the development with the existing character of the area. Overall, I am satisfied that the proposed layout is acceptable and provides for good integration with the existing streetscapes/ character of the area. The site is primarily to the backlands of Main Street and to the side/ backlands of Preaching House Lane.

7.4.3. On Preaching House Lane, 14 (7 x two storey/ two apartments each) units are proposed on the higher density town centre zoned lands and opposite the Nursing Home. These are set back from the road with their own access to the front of the units and car parking to the front and to the side. On the lower density zoned lands are detached houses, seven in total, on generous plots of land. These are divided into a group of four and a group of three separated by an access road to the rear of the site. For the existing detached houses on Preaching House Lane, they will face onto a new development of seven detached houses, and although the new houses are smaller/ located on smaller sites, they are similar in character to the existing houses on this road. I am satisfied that this aspect of the development has had full regard to the existing character of Preaching House Lane and would not have a negative impact on its established form.

- 7.4.4. The rest of the development is located to the backlands of Preaching House Lane and Main Street and would not have a negative impact on the character of the area. Good separation distances of approximately 30m are provided between the proposed units to the north east and existing residential units beyond that. A two-storey apartment block is provided onto Main Street between the Methodist Church and existing properties to the north. This is appropriate as it strengthens the street frontage here whilst ensuring the protection of the setting of the protected structure. Car parking for the apartment is provided to the north east and north west of the church and this provides a buffer around the church which retains its existing somewhat solitary character.
- 7.4.5. The public open space is located to the centre of the site, but additional landscaped areas are provided along the roadside edges/ site entrances and around the car parking adjacent to the church. The open space is accessible to all residents and the general public with good access from Preaching House Lane and also from Mains Street.
- 7.4.6. I am therefore satisfied that the proposed development is appropriate in this location and allows for a suitable development of a vacant, backland, town centre site. The use of detached houses on Preaching House Lane will ensure a good integration with the existing houses, primarily those on the opposite side of the road. The higher density housing is provided closer to Main Street/ south eastern part of the site, and I consider this appropriate having regard to the established character of this part of Ballyconnell and also the site zoning.
- 7.4.7. The Planning Authority have included a condition (No. 8) that requires revisions to a number of units such that they are provided with dual aspect elevations. Having regard to the location of these units on site, I agree that it is appropriate to revise these units. Dual aspect units in the locations proposed would ensure that there is suitable passive surveillance of the adjoining areas to their sides.
- 7.4.8. I note the issues raised in the appeal by Kildallan GAA Club regarding the site boundary. The issues raised are primarily a legal matter over the replacement of an existing boundary with a new boundary wall. This wall was proposed by the Planning Authority, and I consider that the provision of a block wall suitably rendered is a superior boundary to the existing mix of boundary treatments which includes

wire fencing. I note the comments made in the appeal response by the applicant that the boundary can be placed entirely within their lands and not impact on the third party. Whilst this may seem as excessive, it would address the issue of concern raised though I would be slightly concerned about who would manage the lands between the two boundaries.

7.4.9. I do not consider this issue to be significant, and the solution proposed by the applicant would not impact on any third parties other than the GAA Club who would benefit from having two boundaries between their lands the applicant's land. This issue can be addressed by way of condition and does not impact on the overall character or nature of the development. As reported, the GAA Club have no objection to the proposed development of housing on these lands.

7.4.10. Conclusion on Impact on the Character of the area: The proposed site layout plan, following revision in response to the further information request is considered to be acceptable having regard to the established character of the area and the zoning as indicated in the Cavan County Development Plan. Lower density housing in the form of semi-detached and detached houses are located to the north western part of the site and apartment/ terraced units are provided to the south eastern part closer to the town centre and within the Town/ Village Core Zoned lands.

## 7.5. **Residential Amenity**

7.5.1. Appeal and Planning Authority Comment: Issues raised in the appeal included nuisance from the development through increased traffic, but also a change in the character of the area from a quiet area in Ballyconnell and also through a loss of privacy. The Planning Authority raised no issues of concern in relation to impact on residential amenity.

7.5.2. Assessment: The subject lands are zoned for residential development in the Cavan County Development Plan 2022 – 2028 and as such it should be expected that housing will be provided here over the lifetime of this plan. As I have reported, I consider that the proposed scheme will integrate well with the existing form of development in the area and provide for a logical extension to Ballyconnell town centre. Whilst Preaching House Lane is a long cul-de-sac, it is regularly busy with pedestrian and vehicular traffic due to the adjacent nursing home, other housing on this road and also through the location of the GAA grounds.

- 7.5.3. Adequate consideration is given to protection of residential amenity through the proposed layout and design of housing in this development. The revised layout submitted in response to the further information request indicates that separation distances in excess of 36m are provided between the front elevations of the existing and proposed houses on Preaching House Lane. Objective OO01 of the Cavan County Development Plan 2022 – 2028 requires a ‘minimum distance of 22 metres of separation between directly opposing rear windows’ for houses and the proposed development demonstrates this. There is no specified requirement for separation distances to the front of houses, other than Objective OO04 which has a general requirement that ‘Any window proposed at ground floor level should not be less than 1 metre from the boundary it faces’. The proposed separation to the front of the units along Preaching House Lane is acceptable and raises no concerns in relation to privacy.
- 7.5.4. Referring back to Objective OO01, separation distances, I note that the units to the north of the site, Type E, are not provided with gardens of 11m, however, these are single storey units, and are provided with garden depth of approximately 6m but separation distances to existing houses to the north east of at least 29m are indicated, which is acceptable in terms of the requirements of the Cavan County Development Plan. The development demonstrates that residential amenity in the form of privacy is protected as overlooking is not an issue of concern. There are no concerns regarding loss of daylight or sunlight to existing properties having regard to the proposed separation distances, but also having regard to the type of units proposed and the layout of this site.
- 7.5.5. The proposed houses and apartment units are considered to be acceptable and will provide for good residential amenity for future occupants. Adequate floor areas are indicated, and each unit is provided with good amenity space in terms of gardens for the houses and gardens/ balconies for the apartment units.
- 7.5.6. Conclusion on Residential Amenity: I am satisfied that the proposed development will provide for a high quality of residential amenity for future occupants of these units, room and private amenity provision meet or exceed the relevant requirements of the Cavan County Development Plan and/ or the Apartment Guidelines.

## 7.6. **Transport and Access**

- 7.6.1. Concern was expressed in one of the third party appeals about the increase in traffic along Preaching House Lane as a result of the proposed development. Also, concern was expressed about the quality of footpaths and the access onto Main Street. Further information was requested from the Planning Authority and on receipt of this information, a recommendation to grant permission was made.
- 7.6.2. As already referenced, the applicant has provided an additional access to the north east of the site onto Main Street; I am satisfied that this access will address some of the concerns of the appellant as the use of this access will be more convenient for a significant number of the units than the original proposed entrance point onto Preaching House Lane, thereby reducing the volume of traffic here. I consider the proposed internal road layout to be of a good quality, and the road layout will reduce 'rat running' through the site. Traffic calming measures in accordance with DMURs are provided including the use of chicanes and road narrowing throughout the site.
- 7.6.3. Footpath provision is generally good, and I accept that a footpath can only be provided on one side of the street on the section between Unit no. 20 and Main Street due to the narrowness of this part of the site. I do not consider that this results in a poor facility for pedestrians and the proposed provision is far superior to the existing situation on Preaching House Lane. No specific provision is made for cyclists, however the road speeds in the vicinity of the site are low and the internal road/ street network is relatively short, and I do not consider that cycle tracks are necessary.
- 7.6.4. Car parking provision is acceptable and is in accordance with the requirement of the Cavan County Development Plan 2022 – 2028. Each of the houses is provided with two spaces in curtilage and the apartment units are provided with 1 space each. Only two visitor parking spaces are provided, the Cavan County Development Plan specifies that 6 visitor parking spaces be provided; however, as referenced in the 'Planning & Architectural Design Statement' Objective CP03 allows for a reduction in car parking standards in town centres and I am satisfied that two spaces for visitors is adequate in this location. The requirement for 20 bicycle parking spaces is met in full. Public lighting details were adequately addressed in the further information response and can be agreed by way of condition.

7.6.5. Conclusion on Transport & Access: Concern was expressed about the increase in traffic in the area, most notably on Preaching House Lane. I am satisfied that the proposed additional access onto Main Street will address the concerns as the alternative access would remove a significant portion of traffic from this street. Adequate car parking and bicycle parking provision is made. No material contravention issues arise in relation to transport, access or car/ bicycle parking.

## 7.7. **Water Supply, Drainage and Flood Issues**

7.7.1. No issues of concern were raised in the third party appeals. The Planning Authority raised no issues of concern and recommended that a grant of permission be issued.

7.7.2. I accessed the Uisce Éireann Water Supply Capacity Register for Ballyconnell on the 9<sup>th</sup> of February 2026 and which indicates that there is 'Capacity Available' dated August 2025. In terms of Wastewater Treatment, the register for August 2025 indicates that there is a 'Green' indication of available capacity subject to the completion of works underway. No indication of capacity restraints were provided by Cavan County Council.

7.7.3. The site is located outside of Flood Zones A and B and there is no history of flood events on site. No issues of concern were raised by the appellants or by Cavan County Council.

7.7.4. Conclusion on Water Supply, Drainage and Flood Issues: No issues of concern arise, the subject site can be served by water and public foul drainage, and no issue of flood risk arise.

## 7.8. **Other Issues**

7.8.1. Reference was made to a lack of consultation between the applicant and other landowners though I note in the original letters of objection to the Planning Authority that concern was expressed about 'cold calling' of the applicant to neighbouring residents informing them of their proposal for these lands. There is no onus on the applicant to have to consult with neighbours, the requirement for public notices informs the public of a proposed development.

7.8.2. There are no issues of concern in relation to the demolition of the two outhouses on this site. These units have no historic or local importance worthy of their preservation.

7.8.3. I am satisfied that the layout of the proposed development ensures that the Methodist Church, a protected structure (RPS no. CV0291) on Main Street retains its setting/ character and will not be adversely impacted by this development. This is confirmed through the 'Architectural Heritage Impact Assessment' and the Photomontages submitted in support of the application by way of the further information response.

7.8.4. I have recommended that a condition be included that an archaeologist be employed during the ground works phase of the development. This is a relatively large site within an urban area and I consider it appropriate that such monitoring take place in this location.

## 7.9. **Material Contravention**

7.9.1. The proposed development provides for 46 units on a site area of 1.605 hectares, providing a density of 28.6 dwelling per hectare (dph). The subject site consists of two areas of zoned lands – Low Density Residential provides for 1.082 hectares and the 20 units on this would give a density of 18.5dph. The remaining 0.523 hectares is zoned Town/ Village Core, and the 26 proposed units would give a density of 49.7dph. The Cavan County Development Plan 2022 – 2028 sets out under Section 13.4 - 'Residential Development' that for Medium Towns such as Ballyconnell the relevant densities are as follows:

- Density in town/ Village Core – 20-25
- Density in Proposed Low Density Residential – 8-10.

And a footnote states, 'Density ranges are targets and should not be read as maxima'.

Table 2.8.1 – 'Fact Table' of the Cavan County Development Plan recommends a density of 12 – 16 dph for Ballyconnell.

7.9.2. The applicant has outlined their justification for this development and the density through their 'Housing Quality Assessment & Schedule of Accommodation' and through the 'Planning & Architectural Design Statement'. The Planning Authority have reported a similar justification to that of the applicant. Whilst these reports are noted, I consider the issue of density to be a new issue, though referenced in the third party appeal more so on the basis of excessive number of units proposed.

Whether the average density of 28.6dph is taken or that of the individual zoned lands, I consider that the density is in excess of that stated in the Cavan County Development Plan 2022 – 2028. I note the footnote that refers to density as a target and not a maxima, but the provision of 20 units on the lower density zoned lands is far in excess of the range of 8 -10 stated in the plan and the 26 units on the Town/ Village Core zoned lands gives a density twice that allocated.

- 7.9.3. The proposed development would materially contravene the zoning objectives for these lands, Section 13.4.1 – Residential Density and Section 2.8 of the Plan which provides an indicative density for Ballyconnell. Ballyconnell is designated as a ‘Medium’ Town and I note under Section 13.4.1 of the Cavan County Development Plan that densities are provided in this section of the plan and the ‘site density will be determined on a case by case basis.’ The Compact Settlement Guidelines do not specify any particular density for ‘Rural Towns and Village (<1,500 population); the population of Ballyconnell is below the 1,500 number.
- 7.9.4. Whilst considering the development to be a material contravention, I do also consider the proposed development to be of a good quality and appropriate in this location. I therefore recommend that the Commission invoke Section 37(2)(a) of the Planning and Development Act 2000 as amended.
- 7.9.5. I consider the development to be appropriate in this location in Ballyconnell for the following reasons:
- The lands are located within Ballyconnell which is designated as a ‘Medium’ Town in the Cavan County Development Plan 2022 – 2028.
  - The lands are suitably zoned for residential development in accordance with the Cavan County Development Plan 2022 – 2028.
  - The site is located within the centre of Ballyconnell, and a direct road/ pedestrian access is to be provided to Main Street. The proposed development demonstrates proper planning and sustainable development through the sequential development of lands to the rear of Main Street, which are currently vacant and their development would strengthen/ consolidate the central core of Ballyconnell.

- Access is available to Preaching House Lane which is located to the west of Main Street. This, combined with the access on Main Street, ensures that the development demonstrates good permeability.
- In addition to the development strengthening the town centre through appropriate infill/ consolidated development, it will also ensure the appropriate strengthening of the streetscape on Preaching House Lane having regard to the existing form of housing/ units here.
- Suitable road and pedestrian provision is made to ensure its integration with the existing town centre. The improvements to pedestrian facilities will ensure that sustainable forms of transport are encouraged and are available to residents of this scheme.
- Whilst the density is excessive in the context of the Cavan County Development Plan, the proposed units are provided with generous floor areas and private amenity space. In addition, there is a large area of public open space proposed to the centre of the site. The proposed units are provided with appropriate separation distances to adjoining units/ sites in accordance with the Cavan County Development Plan 2022 – 2028.
- Table 2.8.1 'Fact Table' under Section 2.8 'Ballyconnell' of the Cavan County Development Plan indicates a Housing Supply Target 2022 – 2028 of 140 units, this development of 46 units will meet some of this unit target over the specified development plan period and which is entering into the final years of the current cycle.

Alternatively, the Commission could decide to reduce the number of residential units to provide for a development that aligns with the density requirements of the zoning objectives. This would result in a maximum of 10 units on the lower density zoned lands, a reduction in ten units and 13 units on the town/ village core zoning, which is a reduction of 23 units. The loss of 23 units would be significant and would clearly impact on the layout of the development and may not provide for a suitably high quality of development in this location.

I therefore recommended that the Commission Materially Contravene the Cavan County Development Plan in accordance with Section 37(2)(a) of the Planning and Development Act 2000 as amended.

#### 7.10. **Overall Conclusion:**

I am satisfied that the issues raised in the third party appeal have been addressed in full by the applicant through their further information response and in the event that agreement cannot be reached over the boundary treatment, then this can be provided entirely on the applicant's side of the site. Whilst this may reduce garden depths in some locations, it does not impact on adjoining properties through a reduction in separation distances. I am satisfied that all issues in relation to protection of residential amenity such as privacy and daylight have been addressed in a satisfactory manner. The provision of the additional access onto Main Street will ensure that traffic congestion and safety concerns can be satisfactorily addressed. The lands are suitably zoned for development of the nature proposed.

I consider that the proposed development provides for a density in excess of that provided in the Cavan County Development Plan. However, on consideration of the quality of the development, use of lands, sequential nature of the development and demand for housing, I consider it appropriate to recommend that the Commission Materially Contravene the Cavan County Development Plan in accordance with Section 37(2)(a) of the Planning and Development Act 2000 as amended.

### 8.0 **Appropriate Assessment Screening**

- 8.1.1. I have considered case PL-500172-CN in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 8.1.2. The development is located on partial greenfield/ brownfield site to the west of Main Street, Ballyconnell. Two outhouses of no architectural value are proposed for demolition as part of this development. There is a protected structure – Methodist Church, on lands adjoining the site but suitable separation distances are proposed to ensure its protection/ retention of the site character. There are no designated sites within or adjacent to this site.
- 8.1.3. The closest European Sites, part of the Natura 2000 Network, are:
- Lough Oughter and Associated Loughs pNHA (Site Code 000007) is located approximately 1.9km to the south east of the subject site.

- Lough Oughter Complex SPA (Site Code 004049) is located approximately 9.5km to the south east of the subject site.
- Cullilcagh - Anierin Uplands SAC (Site Code 000584) is located approximately 13.5km to the west of the subject site.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:

- The nature and limited scale of the proposed development.
- The separation of the site from European Sites, through established urban development and distance.
- The absence of ecological pathways to any European Site.
- Taking into account the Screening Report from Cavan County Council, the Planning Authority for the area.

I conclude that the proposed development (alone) would not result in likely significant effects on the Lough Oughter and Associated Loughs pNHA (Site Code 000007), Lough Oughter Complex SPA (Site Code 004049) and Cullilcagh - Anierin Uplands SAC (Site Code 000584). The site is located within an established urban area, and which is served by suitable foul drainage and surface water drainage systems. The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s).

No mitigation measures are required to come to these conclusions. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

## 9.0 Environmental Impact Assessment (EIA)

- 9.1.1. Under Part 2, Schedule 5 of the Planning and Development Regulations, the development is classed as 10(b)(iv) urban development. The proposed development is located in a built up area and has a stated area of 1.605 hectares. The proposed development is sub-threshold for mandatory EIA as the site area is less than 10 hectares and less than 500 units are to be provided as per 10(b)(i).

9.1.2. Having regard to: -

a) the nature and scale of the proposed development, which is below the threshold in respect of Class 10(b)(i) and Class 10(b)(iv) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended,

b) Class 14 of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended,

c) the location of the site on lands governed by the zoning objectives 'Town/ Village Core' and which has an objective 'Protect and enhance the special physical and social character of the town and village core while providing and/or improving town/village centre facilities' and 'Low Density Residential' with a zoning objective to 'Facilitate serviced low density residential development in a structured and coordinated manner',

d) The existing use on the site and pattern of development in surrounding area,

e) The planning history relating to the site,

f) The availability of mains water and wastewater services to serve the proposed development,

g) The location of the development outside of any sensitive location specified in article 299(C)(1)(v) of the Planning and Development Regulations 2001 (as amended),

h) The guidance set out in the "Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development", issued by the Department of the Environment, Heritage and Local Government (2003),

i) The criteria set out in Schedule 7 of the Planning and Development Regulations 2001 as amended, and

j) The features and measures proposed by applicant envisaged to avoid or prevent what might otherwise be significant effects on the environment,

Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development,

therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

## 10.0 Water Framework Directive

10.1. The Woodford River which forms part of the Ballinamore Canal is located approximately 240m to the south east of the centre of the subject site. The proposed development consists of the demolition of two outhouses and the construction of 46 residential units and all associated site works.

10.2. I have assessed the development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. I have undertaken a WFD Impact Assessment Stage 1: Screening and which is included in Appendix 3 after my report. This assessment considered the impact of the development on:

- Newtown-Ballyconnell Groundwater Source
- Woodford (Cavan) River

10.3. The impact from the development was considered in terms of the construction and operational phases. Through the nature of the development, and separation distance to the relevant waterbodies, all potential impacts can be screened out. The proposed development is for an urban scheme within the centre of Ballyconnell, and which will be connected to the public foul drainage and water supply systems.

### Conclusion

10.4. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

## 11.0 Recommendation

- 11.1. I consider the principle of development as proposed to be acceptable on this site. The site is suitably zoned for residential development, is a serviced site, within the centre of Ballyconnell. The proposed development is of a suitably high quality and provides for a mix of residential units which are served by high quality public open space and their own individual private amenity space.
- 11.2. I do not foresee that the development will negatively impact on the existing residential and visual amenities of the area. The development is generally in accordance with National and Regional Guidance and Local Policy and is in accordance with the proper planning and sustainable development of the area.
- 11.3. I recommend that permission be GRANTED for the development, for the reasons and considerations and subject to the conditions set out below.

## 12.0 Reasons and Considerations

Having regard to

- (a) The location of the site within the centre of Ballyconnell, County Cavan
- (b) The zoning objectives that apply to these lands and which allow for residential development of the nature proposed under the Cavan County Development Plan 2022 – 2028,

It is considered that the proposed development would provide of an acceptable quantum and mix of development at this location which would be served by an appropriate level of social and community infrastructure; would provide for an acceptable form of residential amenity for future occupants; would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area; would be acceptable in terms of built heritage impacts, urban design, height and scale of development; would be acceptable in terms of traffic safety and convenience; would not be at risk of flooding or increase the risk of flooding to other lands; would not result in any unacceptable ecological or biodiversity impacts; and would be capable of being adequately served by wastewater, surface water, and water supply networks.

12.1.1. The proposed development would contravene Section 13.4 of the Cavan County Development Plan 2022 – 2028 which indicates that the density for ‘Residential Development’ for ‘Medium Towns’ such as Ballyconnell shall be:

- Density in town/ Village Core – 20-25; proposed density here is 49.7dph
- Density in Proposed Low Density Residential – 8-10; proposed density here on these lands is 18.5dph.

And a footnote states, ‘Density ranges are targets and should not be read as maxima’. In addition, Table 2.8.1 – ‘Fact Table’ of the Cavan County Development Plan recommends a density of 12 – 16 dph for Ballyconnell.

The proposed development of 46 units on 1.6 hectares provides for a density of 28.6dph which is far in excess of that stated in the Cavan County Development Plan, and the individual areas of the site exceed their stated acceptable density.

However, having regard to the need for housing in the area, the quality of the proposed development including layout, room/ storage and private amenity size, the provision of a large area of public open space, a layout which will ensure that adequate separation distances are provided, the development of a site within the centre of Ballyconnell which will strengthen and consolidate this urban centre and a layout that protects existing residential amenity as well as ensuring that the Methodist Church, listed on the Record of Protected Structures is also protected, it is considered that having regard to the provisions of 37(2)(a) of the Planning and Development Act 2000 (as amended), that the proposed development would be in accordance with the proper planning and sustainable development of the area.

## 13.0 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 the 16th day of September 2025 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. The development authorises 46 no. dwellings only. Each residential unit shall be occupied as a single residential unit only and shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** In the interests of clarity and residential amenity.

3. The proposed development shall be amended as follows:

(a) The boundary between the subject site and the Kildallan GAA lands which adjoin the site shall consist of a boundary wall of 2m in height suitably capped and rendered. In the absence of agreement about this boundary, the wall shall be constructed on the developers side of the site boundary.

(b) The developer shall provide revised drawings demonstrating that units 17E, 20E, 21/22F, 29/30F, 33/34F, 37/38F, 39/40F, 45/46F and 07A include a dual frontage design allowing for passive surveillance to the front/ side of these units.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwellings, apartments, duplexes, and structures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

5. Proposals for an estate/street name, house/ apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house/apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

**Reason:** In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

6. The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths and kerbs shall be in accordance with the detailed construction standards of the planning authority for such works and design standards outlined in the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, as amended.

**Reason:** In the interests of traffic safety.

7. (a) A minimum of 10% of all car parking spaces shall be provided with functioning EV charging stations/ points, and ducting shall be provided for all remaining car parking spaces. Where proposals relating to the installation of EV ducting and charging stations/ points has not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the Planning Authority prior to the occupation of the development.

(b) Revised plans shall be submitted, for the written agreement of the Planning Authority, demonstrating the revision of one of the EV Charging Point parking spaces

such that it is full accessible and allows for EV Charging.

**Reason:** To provide for and/ or future proof the development such as would facilitate the use of Electric Vehicles and allow for accessible charging on site.

8. 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 interest of public health and surface water management.

9. Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and wastewater collection network.

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

10. Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces and shall take account of trees within the site. Such lighting shall be provided prior to the making available for occupation of any residential unit.

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

11. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

**Reason:** In the interests of visual and residential amenity.

12. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of 5 [five] years from the completion of the development [or until the development is taken in charge by the local authority, whichever is the sooner], shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

13. The area shown as public open space on the lodged plans shall be reserved for such use. The public open space shall be completed and fully landscaped before any of the dwellings are made available for occupation and shall be maintained as public open space by the developer.

**Reason:** In the interest of the amenities of the occupants of the proposed housing

14. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

15. (a) All ground works associated with the proposed development shall be monitored under licence by a suitably qualified archaeologist.

(b) Should archaeological material be found during the course of works, the work on the site shall be stopped pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by National Monuments Service of the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.

(c) The Planning Authority and the Monuments Service of this Department of Housing, Local Government and Heritage shall be furnished with a report describing the results of the monitoring.

**Reason:** To ensure the continued preservation (either in situ or by record) of places sites, features or other objects of archaeological interest.

16. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. 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 interest of proper planning and sustainable development.

17. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on

Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of properties in the vicinity.

18. 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.
- m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the Planning Authority.

**Reason:** In the interest of amenities, public health and safety.

19. The proposed development shall fully comply with the requirements of Part V of Planning and Development Act 2000 (as amended). Precise details shall be submitted to and agreed in writing with the Planning Authority and Housing Authority prior to commencement of development.

**Reason:** In interest of clarity and the proper planning and sustainable development of the area.

20. (a) Prior to the commencement of development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each housing unit). pursuant to Section 47 of the Planning and Development Act 2000, that restricts all residential units permitted to first occupation by individual purchasers i.e. those not being a corporate entity. and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each housing unit. it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing including cost rental housing.

(c) The determination of the planning authority as required in (b) be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the

applicant or any person with an interest in the land regarding the sales and marketing of the verified residential units, in which case the planning authority shall confirm in writing to the developer or any person with an interest in the land, that the Section 47 agreement has been terminated and that the requirement of this planning condition has been in respect of each housing unit.

**Reason:** To restrict new housing development to use by persons of a particular class description in order to ensure an adequate choice and of housing, including affordable housing, in the common good.

21. 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.

22. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with

an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

**Reason:** To ensure the satisfactory completion and maintenance of the development until taken in charge.

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.

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Paul O'Brien

Inspectorate

12<sup>th</sup> February 2026

## Appendix 1 - Form 1

### EIA Pre-Screening

<b>An Coimisiún Pleanála Case Reference</b>	PL-500172-CN		
<b>Proposed Development Summary</b>	The demolition of 2 existing buildings and the construction of 46 dwellings, and all site works.		
<b>Development Address</b>	Preaching House Lane and Main Street, Doon Ballyconnell, Co. Cavan		
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b> (that is involving construction works, demolition, or interventions in the natural surroundings)		<b>Yes</b>	√
<b>2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?</b>			
<b>Yes</b>			√
<b>No</b>		√	Not a development under Class 1.
<b>3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?</b>			
	<b>Threshold</b>	<b>Comment (if relevant)</b>	<b>Conclusion</b>
<b>Yes</b>	<b>Part 2 - Class 10.</b> Infrastructure projects (b) (i) Construction of more than 500 dwelling units.	Subthreshold in terms of (b)(i) and (b)(iv).	Proceed to Q.4

		<p>– subthreshold – only 46 units proposed.</p> <p>(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</p> <p>– subthreshold – Part business district but with a site area of 0.523 hectares and remainder of site is 1.082 hectares.</p>		
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<b>4. Has Schedule 7A information been submitted?</b>		
<b>No</b>		<b>Preliminary Examination required</b>

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

## Appendix 2

### Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	
<b>Proposed Development Summary</b>	The demolition of 2 existing buildings and the construction of 46 dwellings, and all site works.
<b>Development Address</b>	Preaching House Lane and Main Street, Doon Ballyconnell, Co. Cavan
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<p><b>Characteristics of proposed development</b></p> <p>(In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<ul style="list-style-type: none"> <li>• Demolition of two outhouses.</li> <li>• Construction of 46 units in the form of houses and own door apartments.</li> <li>• New road access onto Main Street and a new entrance onto Preaching House Lane.</li> <li>• Public Open space.</li> </ul> <p>Materials and construction methods would be typical of a project of this nature.</p> <p>Nuisance may occur due to noise, dust and construction vehicles but would be short term.</p> <p>No accidents/ disasters are foreseen.</p>
<p><b>Location of development</b></p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The development is located on partial greenfield/ brownfield site to the west of Main Street, Ballyconnell. There is a protected structure – Methodist Church, on lands adjoining the site but suitable separation distances are proposed to ensure its protection/ retention of the site character.</p> <p>There are no designated sites within or adjacent to this site.</p>

<p><b>Types and characteristics of potential impacts</b></p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>No significant effects are foreseen on environmental sites or the protected structure. The proposed development will have a long term beneficial impact through the provision of additional housing in Ballyconnell.</p>
<p><b>Conclusion</b></p>	
<p><b>Likelihood of Significant Effects</b></p>	<p><b>Conclusion in respect of EIA</b></p>
<p><b>There is no real likelihood of significant effects on the environment.</b></p>	<p><b>EIA is not required.</b></p> <p>The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report).</p> <p>Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.</p>

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_

### Appendix 3

<b>Screening for Appropriate Assessment Test for likely significant effects</b>	
<b>Brief description of project</b>	Residential development of 46 units in the form of houses and own door apartments, provision of new access road to Main Street, Ballyconnell and a new access to Preaching House Lane. Demolition of two outhouses and all necessary site works etc.
<b>Brief description of development site characteristics and potential impact mechanisms</b>	<p>The subject lands consist of vacant undeveloped lands, other than for two outhouses, to the rear of Main Street/north of Preaching House Lane, Ballyconnell, Co. Cavan. There are no habitats of biodiversity value located within the subject site. The surrounding area is developed in the form of residential and commercial units. The Woodford River which also forms part of the Ballinamore Canal is located approximately 240m to the south east of the centre of the subject site.</p> <p>The area is served by public water supply and foul drainage, with available capacity according to the Uisce Éireann Capacity Register.</p> <p>Potential Impact Mechanisms include:</p> <ul style="list-style-type: none"> <li>• Release of dust during demolition and construction phases.</li> <li>• Noise and traffic nuisance during demolition, construction and operational phases.</li> <li>• Pollution of water courses during the construction and operational phase of the development.</li> </ul>
<b>Screening report</b>	A 'Habitats Directive Screening Report' dated January 2025 has been prepared by Whitehill Environmental on behalf of the applicant.
<b>Natura Impact Statement</b>	None

<b>Relevant submissions</b>	The Department of Housing, Local Government and Heritage – Development Applications Unit, reported that they concur with the findings of the Appropriate Assessment Screening Report with a determination of no significant effects on designated sites and recommend that the ecological considerations provided in Appendix 1 of the applicant’s report be included in the conditions.
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**Step 2. Identification of relevant European sites using the Source-pathway-receptor model**

The proposed development is not located within or adjacent to any designated site. therefore, the proposed development would not result in any direct effects such as habitat loss on any European Site.

European Site (code)	Qualifying interests <sup>1</sup> Link to conservation objectives (NPWS, date)	Distance from proposed development	Ecological connections	Consider further in screening Y/N
Lough Oughter and Associated Loughs SAC (Site Code 000007)	<ul style="list-style-type: none"> <li>• Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation</li> <li>• Bog woodland</li> <li>• Otter</li> </ul>	<b>1.9km to the south east of the subject site.</b>	<p>No direct hydrological connections, however further consideration on impact on QI’s due to proximity to this SAC.</p> <p>Surface water will be treated on site through proposed SUDs measures as standard for the development of this nature.</p>	<b>Y</b>

			<p>There is an indirect hydrological pathway to this SAC via foul wastewater drainage. Foul water from the development will be directed through the existing public foul network and processed at Ballyconnell WWTP. This plant is within capacity.</p>	
<p>Lough Oughter Complex SPA (Site Code 004049)</p>	<ul style="list-style-type: none"> <li>• Great Crested Grebe</li> <li>• Whooper Swan</li> <li>• Wigeon</li> <li>• Wetlands &amp; Waterbirds</li> </ul>	<p><b>9.5km to the south east of the subject site.</b></p>	<p>No direct hydrological connections.</p> <p>Surface water will be treated on site through proposed SUDs measures as standard for a development of this nature.</p> <p>There is an indirect hydrological pathway to this SAC via foul wastewater</p>	<p><b>N</b></p>

			<p>drainage. Foul water from the development will be directed through the existing public foul network and processed at Ballyconnell WWTP. This plant is within capacity.</p>	
<p>Culilcagh - Anierin Uplands SAC (Site Code 000584)</p>	<ul style="list-style-type: none"> <li>• Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoeto-Nanojuncetea</li> <li>• Natural dystrophic lakes and ponds</li> <li>• Northern Atlantic wet heaths with Erica tetralix</li> <li>• European dry heaths</li> <li>• Alpine and boreal heaths</li> <li>• Species-rich Nardus grasslands, on siliceous substrates in mountain areas</li> </ul>	<p><b>13.5km to the west of the subject site.</b></p>	<p>No direct hydrological connections.</p> <p>Surface water will be treated on site through proposed SUDs measures as standard for a development of this nature.</p> <p>There is an indirect hydrological pathway to this SAC via foul wastewater drainage. Foul water from the development will be directed through the</p>	<p><b>N</b></p>

	<p>(and submountain areas, in Continental Europe)</p> <ul style="list-style-type: none"> <li>• Blanket bogs (* if active bog)</li> <li>• Transition mires and quaking bogs</li> <li>• Petrifying springs with tufa formation</li> <li>• Siliceous scree of the montane to snow levels and Galeopsietalia ladani)</li> <li>• Siliceous rocky slopes with chasmophytic vegetation</li> <li>• Slender Green Feather-moss</li> </ul>		<p>existing public foul network and processed at Ballyconnell WWTP. This plant is within capacity.</p>	
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**Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites**

In terms of Lough Oughter and Associated Loughs SAC, there is no direct hydrological connections, however further consideration on impact on QI's due to location of the proposed development within 2km of this designated site.

**AA Screening matrix**

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Lough Oughter and Associated Loughs SAC (Site Code 000007)	<p>Direct</p> <p>None, due to location of the site and scale of development. There is no hydrological connection due to the lack of watercourses on site.</p> <p>Indirect:</p>	<p>None, due to the lack of hydrological or other ecological connection between the subject site and the Lough Oughter and Associated Loughs SAC</p>

	<p>There are no hydrological pathways between the subject site and the SAC. The separation distance ensures that emissions during the construction phase would not affect the SAC.</p> <p>There are no individual elements of the proposed project that are likely to give rise to negative effects on Lough Oughter SAC either during the construction or operational phases of the proposed development.</p> <p>There will be no direct, indirect or cumulative impacts upon the Natura 2000 sites identified. There will be no effects upon the qualifying interests of this site.</p> <p>No site-specific mitigation measures are required at any point during the construction or operational phases of this development necessary to prevent or reduce significant effects upon the Lough Oughter and Associated Loughs SAC.</p>	
	<p><b>Likelihood of significant effects from proposed development (alone): N</b></p>	
	<p><b>If No, is there likelihood of significant effects occurring in combination with other plans or projects? N</b></p>	
<p>The scale and nature of development combined with the location of the site within an established, serviced, urban area, and also the lack of hydrological or other ecological connections would ensure that there is no likelihood of significant effects.</p>		
<p><b>Step 4 Conclude if the proposed development could result in likely significant effects on a European site</b></p>		

I conclude that the proposed development (alone) would not result in likely significant effects on the Lough Oughter and Associated Loughs SAC (Site Code 000007). The site is located within an established urban area, and which is served by suitable foul drainage and surface water drainage systems. The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project.

No mitigation measures are required to come to these conclusions.

#### Appendix 4: Water Framework Directive

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Coimisiún Pleanála ref. no.	PL-500172-CN	Townland, address	Preaching House Lane, Ballyconnell, Co. Cavan
Description of project		Residential development of 46 units in the form of houses and own door apartments, provision of new access road to Main Street, Ballyconnell and a new access to Preaching House Lane. Demolition of two outhouses and all necessary site works etc.	
Brief site description, relevant to WFD Screening,		The subject site contains an irregular shaped area of land located to the north east of Preaching House Lane and to the west of Main Street, Ballyconnell, Co. Cavan. The subject site with a stated area of 1.605 hectares is located in the townland of Doon. The lands are undeveloped and are under grass and are generally flat. There are two outhouses located on these lands. Adjoining lands are in a mix of uses including residential on the section north of	

	Preaching House Lane and the church, and a mix of residential/ retail to the northern section. There are semi-detached/ detached houses located to the north east of the subject site.					
<b>Proposed surface water details</b>	SuDS measures to be used in the engineering design.					
<b>Proposed water supply source &amp; available capacity</b>	For Ballyconnell, including the subject site, for water supply there is 'Capacity Available' – dated August 2025.					
<b>Proposed wastewater treatment system &amp; available capacity, other issues</b>	For Drogheda, including the subject site, in terms of wastewater treatment there is a 'Green' indication of available capacity subject to the completion of works underway – dated August 2025.					
<b>Others?</b>	N/A					
<b>Step 2: Identification of relevant water bodies and Step 3: S-P-R connection</b>						
<b>Identified water body</b>	<b>Distance to (m)</b>	<b>Water body name(s) (code)</b>	<b>WFD Status</b>	<b>Risk of not achieving WFD Objective e.g.at</b>	<b>Identified pressures on that water body</b>	<b>Pathway linkage to water feature (e.g. surface</b>

				<b>risk, review, not at risk</b>		<b>run-off, drainage, groundwater)</b>
e.g. lake, river, transitional and coastal waters, groundwater body, artificial (e.g. canal) or heavily modified body.	Located approximately 240m to the south east of the subject site.	Woodford (Cavan) (Code: IE_NW_36W010400)	Good	At Risk	Anthropogenic Pressures	Surface water run-off, groundwater and drainage.
	0m	Newtown-Ballyconnell Ground Waterbody (IEGBNI_NW_G_031)	Good	Not at Risk	N/A	Groundwater
<b>Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.</b>						
<b>CONSTRUCTION PHASE</b>						

No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	<b>Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.</b>
1.	Site clearance & Construction	Woodford (Cavan) (IE_EA_010_0100)	None	Water Pollution Surface water run-off	Use of Standard Construction Practice.	No	Screen out at this stage.
2.	Site clearance & Construction	Newtown-Ballyconnell Ground Waterbody (IEGBNI_NW_G_031)	Indirect impact via Potential hydrological pathway	Water Pollution	Use of Standard Construction Practice	No	Screen out at this stage.

OPERATIONAL PHASE							
3.	Surface Water Run-off	Woodford (Cavan) (Code: IE_NW_36W010400)	None	Water Pollution	SuDS features incorporated into development.	No	Screen out at this stage.
4.	Surface Water Run-off	Newtown-Ballyconnell Ground Waterbody (IEGBNI_NW_G_031)	Indirect impact via Potential hydrological pathway	Water Pollution	SuDS features incorporated into development	No	Screen out at this stage.
DECOMMISSIONING PHASE							
5.	N/A	N/A	N/A	N/A	N/A	N/A	N/A