

# COMHAIRLE CONTAE AN CHABHÁIN

## CAVAN COUNTY COUNCIL

### SITE NOTICE

**Application to An Bord Pleanála for approval under Sections 175 and 177AE of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)**

### CAVAN REGIONAL SPORTS CAMPUS

Notice is hereby given that Cavan County Council proposes to seek planning permission from An Bord Pleanála for proposed development of Cavan Regional Sports Campus on lands southwest of Cavan Town, west of Royal School and Breffni Park, in the townlands of Kilnavara, Lurganboy (Loughtee Upper By), Creighan, and Roscolgan, in Cavan Town.

The proposed development involves the provision of Cavan Regional Sports Campus, consisting of the following components:

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

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared and included as part of the application for approval in respect of the proposed development.

The particulars of the development, together with the EIAR and the NIS **will be available for inspection** free of charge, or may be purchased on payment of a specified fee (which shall not exceed the reasonable cost of making a copy) **during the period 18<sup>th</sup> March to 29<sup>th</sup> April 2024 at:**

- Cavan County Council Planning Offices, Johnston Centre, Farnham Street, Cavan Town, H12 C9K1, between 10:00hrs - 13:00hrs and 14:00hrs - 17:00hrs
- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, DO1 V902, between 09:15hrs and 17:30hrs

The plans and particulars of the development together with the EIAR and the NIS may also be inspected online at the following website: [www.cavancoco.ie/cavanregionalsportscampus](http://www.cavancoco.ie/cavanregionalsportscampus)

Any person may, within the period of 6 weeks from **18<sup>th</sup> March to 29<sup>th</sup> April 2024** (inclusive of both dates), **make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 DO1 V902 or online at [www.pleanala.ie](http://www.pleanala.ie)** in respect of:

- a) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and
- b) the likely effects on the environment of the proposed development
- c) or the likely significant effects of the proposed development, if carried out on a European site,

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Any submission or observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 5:30pm on the **29<sup>th</sup> of April 2024** and must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations, and arguments on which the submission or observations is or are based.

Any submissions or observations which do not comply with these requirements cannot be considered by the Board. The Board may at its absolute discretion hold an oral hearing on the application.

The Board may give approval to the application for development with or without conditions or may refuse the application for development.

A person may question the validity of a decision of the Board by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S.I. No.15 of 1986) in accordance with section 50 of the Planning and Development Act 2000 (as amended). Information in respect of the judicial review process can be accessed on the Board's website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed:

Brendan Jennings, Director of Services, Cavan Co. Council

Date of erection of site notice: 6<sup>th</sup> March 2024