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8th March 2024

Dear Sarah,

Re. 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)

Location: Lands southwest of Cavan Town, west of Royal School and Breffni Park in the townlands of Kilnavara, Lurganboy (Loughtee Upper By), Creighan and Rosscolgan in Cavan Town.

Proposal: Proposed Cavan Town Sports Campus

1. Introduction:

On behalf of Cavan County Council, we are pleased to submit to An Bord Pleanala an application for permission for approval under Sections 175 and 177AE of the Planning and Development Act (as amended) and the Planning and Development Regulations 2001 (as amended) for the proposed development of the 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 Rosscolgan in Cavan Town.

2. The Proposals:

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.

As set out within the accompanying Phasing Plans, Cavan County Council are seeking a 10-year planning permission to allow for both phases of development to be completed within a realistic timeframe.

3. Project Background:

The submission of this planning application follows the adoption of the Cavan County Development Plan 2022-2018. The Plan sets out at Page 54, Paragraph 2.2.9.1 sets out in detail the background to the scheme, including the process that has taken place to date resulting in the lands being zoned for the proposed use. This process included the instruction of a feasibility study which included a consultation process, review of the strategic context and analysis of existing provision has led to the establishment of a recommended capital vision for Cavan. This includes:



- Indoor facility with synthetic pitch surface that is suitable for a range of sports including hockey, soccer, GAA, rugby, tug of war, badminton, tennis, basketball. The indoor facility will include spectator capacity.
- A Sports Centre building including an enhanced four court sports hall, a gymnasium and multipurpose/flexible studio space.
- A 400m athletics track, plus facilities for associated field events such as hammer, javelin, discus, shot putt, long jump, triple jump, high jump, and pole vault and grass soccer pitch inset.
- An outdoor, multi-sport, multi lined and floodlit 3G pitch with dimensions will be sufficient to enable Gaelic games along its length, with soccer and rugby across its width.
- A 25m 6 lane swimming plus secondary pool and wet changing.
- A changing provision and ancillary provision services both indoor and outdoor facilities and a walking & perimeter trail.

The proposed facility mix would establish a sports facility of regional significance and considerably enhance Cavan as a destination for sport and recreation, whilst meeting the need and demand identified in the consultation process. Securing the preferred option will require partnerships with the Cavan County GAA Board and the Royal School regarding the transfer or purchase of lands to Cavan County Council and the integration with the existing capital plans at Kingspan Breffni Park.

The proposals seek to deliver on the vision as set out in the plan.

4. The Planning Submission:

The submission to An Bord Pleanála is made in relation to Section 175 and 177AE of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). As per the submission requirements the following information accompanies this planning application in support:

- Copy of the Newspaper Advert contained within the Anglo Celt, 6th March 2024 edition,
- Copy of the Site Notice and photographs confirming that the Notice was erected on the 6th March 2024,
- Copy of the letters issued to the following prescribed bodies:
 - The Minister of Housing, Local Government and Heritage
 - The Environmental Protection Agency
 - The Minister for the Environment, Climate and Communications



- Fáilte Ireland
 - The Heritage Council
 - An Taisce - The National Trust for Ireland
 - An Chomhairle Ealaíon – The Arts Council
 - Inland Fisheries
 - Irish Water
- Copy of EIAR Portal notification
 - Full package of planning drawings
 - Planning Statement
 - Environmental Impact Assessment Report (EIAR)
 - Appropriate Assessment (AA) / Natura Impact Statement (NIS)

5. Environmental Impact Assessment Report and Appropriate Assessment

As indicated above the planning application is accompanied with both an EIAR and Appropriate Assessment.

The EIAR was required for this project following a screening assessment and it was confirmed that the project was considered a class of development described in Part 2, Schedule 5 of the Planning and Development Regulations:

- 10(b): Infrastructure Project
 - (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 20hectares elsewhere.

It was considered that the site is located within a ‘built up area’ for the purposes of Schedule 5 and the 10ha threshold would apply. The site is over 28ha and therefore above the threshold. As such, an EIAR has been progressed.

In addition, an Appropriate Assessment Screening was carried out in relation to the proposals. The Screening considered whether the development individually or in combination with any other other projects, was likely to have a significant impact on any European desnations. It was concluded that mitigation was required to remobve any potential for this and a Stage 2 Appropriate Assessment (Natura Impact Statement) was progressed. The AA is included in support of this submission setting out the relevant mitigation required to remove any significant impacts.

6. Planning Application Fee:



The prescribed fee of €30,000 has been transferred to ABP via the bank details agreed.

7. Copies of the application information

As agreed with ABP prior to submission the following copies of the submission has been issued to ABP:

- 2 hard copies of all application information has been issued to SIDS/LAPS Section, AN Bord Pleanála, 64 Marlborough Street, Dublin 1.
- 8 soft copies (USBs)
- 1 soft copy emailed to laps@pleanala.ie

8. Viewing / Submissions

As set out within the site notices erected on the 6th March 2024 and the Newspaper Notice published in the Anglo Celt on the 6th March 2024, 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 18th March to 29th 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

We hope that this submission and accompanying information enables the Board to validate this application. If you require any further information, please do not hesitate to contact me.

Yours sincerely,



John Scally

Senior Planner

