

Catherine Flynn

From: Bord
Sent: Thursday 10 April 2025 15:22
To: Appeals2
Subject: FW: RESPONSE TO REFERRAL ABP. Ref. 322061-25
Attachments: Final Response to Referral Section 5 Report - Coleman Court Cavan_100425 CB.pdf; Coleman Court Apartments, Cavan_Notif of Referral to ABP_Cavan CC_140325.pdf

Follow Up Flag: Follow up
Flag Status: Completed

From: Christopher Browne <christopher.browne@hpdc.ie>
Sent: Thursday 10 April 2025 14:52
To: Bord <bord@pleanala.ie>
Subject: RESPONSE TO REFERRAL ABP. Ref. 322061-25

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good afternoon,

I would like to submit the attached response to a referral of a Section 5 application by Cavan County Council on behalf of the applicant. Please see the attached response and letter received from An Bord Pleanala inviting a response.

Kind regards,

Christopher Browne
Associate

Hughes Planning & Development Consultants

85 Merrion Square,

Dublin 2
D02 FX60

T 00 353 (0)1 539 0710
E christopher.browne@hpdc.ie
W www.hpdc.ie

This email is confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of HPDC Ltd. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited.



HUGHES
PLANNING
& DEVELOPMENT CONSULTANTS

PLANNING REPORT

RESPONSE TO REFERRAL OF REQUEST FOR SECTION 5 DECLARATION OF EXEMPTED DEVELOPMENT

ABP. Ref. 322061-25/ Reg. Ref. 396
Coleman Court Apartments, Coleman Road, Cavan, Co.
Cavan

PREPARED IN APRIL 2025 ON BEHALF OF:
Ross Blue Management Limited

85 Merrion Square, Dublin 2. D02 FX60
+353 (0)1 539 0710
info@hpdc.ie
www.hpdc.ie

1.0 Introduction

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have prepared this response to a referral of an application for a declaration made to Dublin City Council (Reg. Ref. 0049/21) under section 5 of the Planning and Development Act 2000 (as amended) in respect of the use of the property to provide accommodation to protected persons, on behalf of our client, Ross Blue Management Limited, concerning Coleman Court Apartments, Coleman Road, Cavan, Co. Cavan. The proposed use, which is the subject of this Section 5 application, is the temporary use of the property on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate persons seeking international protection. It is important to note from the outset that no works are being sought as part of this declaration, and this section 5 application relates to the use of the building only.

The question before the Planning Authority is:

“Whether the use of residential apartments at Coleman Court Apartments, Coleman Road, Cavan, Co. Cavan, to provide accommodation for persons seeking international protection, constitutes exempted development or does not constitute exempt development?”

2.0 Site Description

The subject site is located at Coleman Court Apartments, Coleman Road, Cavan, Co. Cavan. The subject site comprises 2 no. two-storey buildings and is located in Cavan town. The property is a residential building.



Figure 1.0 Street image view of the subject site (red outline).

3.0 Planning History

The Cavan planning registry contains several permissions relating to the current apartment development as follows:

- Reg. Ref. 90991057** Permission was granted by Cavan County Council on 22nd March 1990 to convert the first floor premises to gymnasium, changing rooms and toilet.
- Reg. Ref. 96991298** Permission was granted by Cavan County Council on 6th March 1996 to construct 6 No. flat units.

Reg. Ref. 99991470 Permission was granted by Cavan County Council on 27th October 1999 to demolish existing two story flats & erect new building with 8 No. Self-contained apartments.

3.1 Planning Precedent

The Rock Centre, Ballinamore, Co. Leitrim

Reg. Ref. 307077-20 Following a referral to An Bord Pleanála, it was declared that the use of apartments for protected persons and works to the apartments is not development.

The Inspector's Report noted:

'I am satisfied that the subject block of apartments can therefore be considered under the term 'other premises' for the purposes of Class 14, providing residential or overnight accommodation. Accordingly, I consider that the use of the apartments for the reception and care of protected persons or as accommodation for protected persons comes within the scope of the exempted development provided for under Classes 14(h) and (i) of Part 1 of Schedule 2 to the Regulations.'

The Inspector further noted that:

Having visited the referral site, it is clear that the residential accommodation is being operated like other apartment developments, with gated access and servicing by a management and security suite. Facilities beyond those that would normally form part of an apartment complex were not in evidence, and the facility does not feature any particular additional reception, orientation or care services. The facility is not operating as an emergency reception for the care of protected persons; it is being operated as residential accommodation, as per the permitted use, and the status or personal circumstances of the apartment residents are not a material planning issue. I am satisfied that the current use of the apartments is not as a facility for the reception and care of protected persons and does not constitute a change of use from the permitted use and, therefore, does not constitute development.'

The Coleman Court Apartments complex is currently being operated on a similar basis, with no care facilities being provided. This decision by An Bord Pleanála sets a clear and strong precedent for the use of apartments to house persons seeking international protection.

4.0 Development

A Section 5 application was submitted to Cavan County Council to determine whether the use of an apartment building as temporary accommodation for displaced persons seeking international protection constitutes development or if it qualifies as exempted development. It is submitted that the Planning Authority should have had regard for the national precedent established by An Bord Pleanála in **Ref. ABP-307077-20** at the Rock Centre, Ballinamore, Co. Leitrim. This precedent was provided as part of the submission and demonstrated that the use of residential apartments to accommodate persons seeking international protection does not constitute development.

Relevant Precedent: ABP Ref. 307077-20 – The Rock Centre, Ballinamore, Co. Leitrim

Following a referral under Section 5, An Bord Pleanála determined that the use of previously incomplete apartments for residential accommodation, including for persons seeking international protection, **did not constitute a material change of use** and, therefore, **did not constitute development**. The Board found that:

The current use of the premises as apartments and not as a facility for the reception and care of protected persons does not constitute a change of use from the permitted use and, therefore, does not constitute development.

The Inspector further observed:

The residential accommodation is being operated like other apartment developments, with gated access and a management and security suite. There were no facilities present beyond what would typically be found in an apartment complex. The personal status or circumstances of the residents is not a material planning issues.

This reasoning confirms that the use of standard residential apartments for protected persons – absent institutional care or communal services – remains within the bounds of residential use and does not require planning permission. The subject property operates similarly and, therefore, can rely on the precedent set by An Bord Pleanála.

Similarly, Coleman Court currently accommodates own-door apartments, which operate under the same principles:

- No care or communal living facilities are provided other than a shared laundry room and bin storage area;
- Each apartment is self-contained;
- The landlord maintains common areas and essential services;
- Residents are responsible for day-to-day upkeep.

The decision in Ref. ABP-307077-20 establishes a strong and relevant precedent. It confirms that the use of residential units as accommodation for persons seeking international protection does not constitute a material change of use and is therefore not development.

Donegal County Council should have given due weight to this precedent. The circumstances at Fairleigh House mirror those of the Rock Centre in all material planning respects. Accordingly, the current use should be considered **exempted development**, and the Planning Authority's refusal is inconsistent with established national planning jurisprudence.

Furthermore, it is noted that under Section 2(1) of the Planning and Development Act 2000 (as amended), 'development' is assigned the meaning set out under Section 3(1) as follows: -

In this Act, 'development' means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land.

The Applicant does not intend to carry out works to the property, therefore, this declaration seeks clarification on the continued use of Coleman Court as a residential building that provides accommodation to protected persons but does not provide care. From the outset, it is contended that this **does not constitute development** as no change of use has occurred.

It is noted that legislation does not define the phrase 'material change of use' as used in Section 2(1) of the Act. To determine the materiality of the change, the practical impacts and effects of the proposed change of use and whether it would have led to materially different planning considerations by the Planning Authority are considered in this determination.

The jurisprudence on this topic illustrates that the focus of the planning authority must be on the practical effects of the examined use when determining whether it is materially different from the prior use. In *Esat Digifone v South Dublin County Council* [2002] 3 I.R. 585, the High Court made the following remarks:

The consideration to be taken into account in determining materiality must at least be relevant to "proper planning and development and the preservation of amenities", which are the twin objectives of the preamble to the legislation. The question is whether there were sufficient planning considerations raised by the change in activity to justify its submission to development control.

In a similar vein, the court quoted Barron J. in *Galway County Council v. Lackagh Rock* [1985] I.R.120 at 127:

To test whether or not the uses are materially different, it seems to me that what should be looked at are the matters which the planning authority would take into account in the event of a planning application being made either for the use on the appointed day or for the present use.

Coleman Court has been used as residential apartments since 1996. The proposed use of the property continues the established private residential use.

It is submitted that there will be no discernible change to the use of the building other than the socio-economic class associated with the inhabitants occupying the building which should not be taken into consideration when having regard to whether a material change of use has occurred as evidenced by the Supreme Court *Dublin Corporation v Moore* [1984] ILRM 339 in which the judge stated:

I can well understand the objection voiced by Mr Heneghan in his affidavit, to which I have referred - the residents of a quiet suburb naturally resent the presence of what may well be out of keeping with what they conceive to be the standards appropriate to the neighbourhood. There cannot, however, be one law for Cabra and another for Clondalkin - yet others for Finglas and Foxrock. Considerations of this kind are not appropriate to planning law - if they were, they might well offend against rights of equality.

It is considered that if this were a planning application for a residential building, the planning authority would not include conditions prohibiting accommodation to people of particular socioeconomic backgrounds.

With regard to the intensification of the use, it is submitted that the use of the property to provide accommodation to protected persons does not constitute an intensification of the use. The remarks of Clarke J. in *Cork County Council v. Slattery Pre-Cast Concrete* [2008] IEHC 291 are relevant in assisting the Board in determining whether an intensification of an established use is material:

The assessment of whether an intensification of use amounts to a sufficient intensification to give rise to a material change in use must be assessed by reference to planning criteria. Are the changes such that they affect the sort of matters which would properly be considered from a planning or environmental perspective? Significant changes in vehicle use (in particular, heavy vehicle use that might not otherwise be expected in the area) are one such example, and changes in the visual amenity or noise are others.

The question as to whether an intensification of an existing use at a property constitutes a material change of use is one to be assessed in light of the practical effects of that intensification on relevant planning considerations. These considerations include but are not limited to increased vehicular traffic, noise, waste collection and impact on the amenity of surrounding residents.

The proposed use has been assessed in the context of the issues highlighted in the above case law:

Traffic Volumes:

As noted, the property contains 14 no. Apartments as approved by Cavan County Council and will be used to house protected persons. Given the status of the residents as asylum seekers and the fact that children will likely reside at the house, it is reasonable to assume that car ownership and usage at the house would be extremely low. The property is located in the town centre and is within walking distance of many major amenities and services, thus negating the need for private cars.

It is noted that the building is located near Cavan Bus Station, which is served by Bus Éireann's local and regional routes. A frequent bus service operates in Cavan town and runs adjacent to the subject site.

Parking is available for the apartment block to the south, and further on-street parking is available in the immediate area, and parking permits can be sourced from Cavan County Council. Also, the site is a short distance from the town centre.

The number of staff will be minimal and mostly comprise maintenance and management staff. It is considered that there will not be a noticeable increase in traffic volumes at the site.

Waste Collection:

With regards to waste collection, no change is proposed to the current waste collection system at Coleman Court. It is noted that a central waste collection area is provided on site, and a collection service is in place. This will not affect the adjoining footpath or roadway. It is not anticipated that the increase in residents will result in excessive waste at the residential building that cannot be dealt with by the current waste collection setup.

Noise:

The proposed use will not affect noise levels in the area that may be detrimental to the amenity of adjoining dwellings. As noted, the residential building will be used to provide accommodation to protected persons. There will not be any increase in noise that would not be in keeping with any residential development. It is also noted that the property is located in the town centre, where noise levels are slightly elevated regardless of the property's use.

It is our client's submission that the practical differences in the current use of Coleman Court as a private accommodation for persons seeking international protection are, to all intents and purposes, almost indiscernible from its approved use.

The precedent set by An Bord Pleanála did not consider whether or not the apartment building must be purpose-built and only noted that the occupation of own-door apartments by persons seeking international protection does not constitute development. The Inspector's Report found that housing protected persons in individual apartments **does not materially alter** the residential nature of the development:

The facility is not operating as an emergency reception for the care of protected persons [...] It is being operated as residential accommodation, as per the permitted use."

Whilst it is a matter for the Board to determine, in accordance with the law set out above, it is our submission that the lack of practical effects of the new use, in line with the judgments of the High Court in *Slattery Pre-Cast Concrete* and *Molloy*, means that no material change of use will occur at Coleman Court. Given the lack of any material change in use, no development requiring planning permission pursuant to the terms of the Planning and Development Act, 2000, has taken place or is proposed to take place in this regard.

6.0 Conclusion

The question before the planning authority is as follows:

"Whether the use of residential apartments at Coleman Court Apartments, Coleman Road, Cavan, Co. Cavan, to provide accommodation for persons seeking international protection, constitutes exempted development or does not constitute exempt development?"

This Section 5 application clarifies that the use of residential apartments as temporary accommodation for displaced persons seeking international protection does not constitute development.

Accordingly, we request a declaration to this effect from Cavan County Council under Section 5 of the Planning and Development Act 2000 (as amended). Should you have any queries or require any further information, please do not hesitate to contact the undersigned.

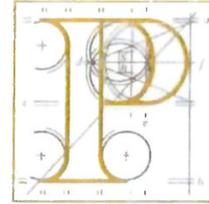


Kevin Hughes MIPI MRTPI
Director For HPDC Ltd.

Case Number: ABP-322061-25

Planning Authority Reference Number: 396

Your Reference: Rossblue Management Ltd



An
Bord
Pleanála

Hughes Planning & Development
85 Merrion Square
Dublin 2
D02 FX60



Date: 14 March 2025

Re: Whether the use of residential apartments at Coleman Court Apartments, Coleman Road, Cavan, Co. Cavan to provide accommodation for persons seeking international protection is or is not development or is or is not exempt.
Coleman Court Apartments, Coleman Road, Cavan, Co. Cavan

Dear Sir / Madam,

Enclosed is a copy of a referral under the Planning and Development Act, 2000, (as amended).

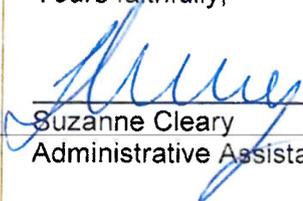
In accordance with section 129 of the Planning and Development Act, 2000, (as amended), you may make submissions or observations in writing to the Board in relation to the referral within a period of 4 weeks beginning on the date of this letter.

Any submissions or observations received by the Board outside of that period shall not be considered and where none have been validly received, the Board may determine the referral without further notice to you.

Please note when making a response/submission only to the referral it may be emailed to appeals@pleanala.ie and there is no fee required.

Please quote the above referral number in any further correspondence.

Yours faithfully,


Suzanne Cleary
Administrative Assistant

BPRL05

Teil (01) 858 8100
Glao Áitiúil 1800 275 175
Facs (01) 872 2684
Láithreán Gréasáin Website www.pleanala.ie
Riomhphost Email bord@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902



Cavan
Comhairle Contae an Chabháin
Cavan County Council

Cavan County Council
Johnston Central Library
Farnham Street
Cavan H12 V3W4

T: 049 437 8300 Comhairle Contae an Chabháin
E: info@cavancoco.ie E: eolas@cavancoco.ie
W: www.cavancoco.ie

An Bord Pleanála
64 Marlborough Street
Dublin 1

11 March 2025

Ref: 396

AN BORD PLEANÁLA
LDG- _____
ABP- _____
12 MAR 2025
Fee: € 110.00 Type: CO
Time: _____ By: Post

Re: Declaration under Section V of the Planning and Development Act 2000 (as amended) whether use of residential apartments to provide accommodation for persons seeking international protection at Coleman Court Apartments, Coleman Road, Cavan, Co Cavan is or is not exempted development

A Chara,

I enclose herewith copy of Section V Application received from Rossblue Management Ltd c/o Hughes Planning & Development Consultants which we refer to you for decision in accordance with Section 5(4) of the Planning and Development Act 2000 (as amended).

Statement of grounds for referral and fee of €110 is enclosed.

Mise le meas,

Cathal Boylan

Senior Staff Officer



Cavan County Council

**APPLICATION FOR DECLARATION UNDER SECTION V of
the PLANNING AND DEVELOPMENT ACT 2000 (as amended)**

Name of Applicant: Rossblue Management Limited_____

Address of Applicant: 3 Chestnut Grove, Carrickmacross, Monaghan_____

Phone Number: +353 (0)1 539 0710_____

Name of Agent: Hughes Planning & Development Consultants_____

Address of Agent: 85 Merrion Square, Dublin 2, D02 FX60_____

Location of proposed Development: Coleman Court Apartments, Coleman Road,
Cavan, Co. Cavan

Is this a Protected Structure or within the curtilage of a Protected Structure?

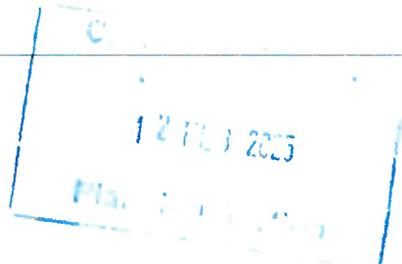
- Yes
- No ✓

7. Description of Proposed Development: Whether the use of residential apartments at Coleman Court Apartments, Coleman Road, Cavan, Co. Cavan, to provide accommodation for persons seeking international protection, constitutes exempted development or does not constitute exempt development?

8. Applicant's interest in site: Owner_____

Signed: _____

Date: 11th February 2025





Cavan

Comhairle Contae an Chabháin
Cavan County Council

Cavan County Council
Johnston Central Library
Farnham Street
Cavan H12 V3W4

T: 049 437 8300 Comhairle Contae an Chabháin
E: info@cavancoco.ie E: eolas@cavancoco.ie
W: www.cavancoco.ie

Rosblue Management Limited
c/o Hughes Planning & Development Consultants
85 Merrion Square
Dublin 2
D02FX60

13 February 2025

Ref: 396

Re: Declaration under Section V of the Planning and Development Act 2000 (as amended) whether use of residential apartments to provide accommodation for persons seeking international protection at Coleman Court Apartments, Coleman Road, Cavan, Co Cavan is or is not exempted development

A Chara,

I wish to acknowledge receipt of your correspondence received in the Planning Office on 12 February 2025 in relation to Section V of the Planning and Development Act 2000 (as amended).

The Planning Authority wish to advise that your application is being reviewed and we shall be in further contact with you in due course.

Mise le meas,

A handwritten signature in blue ink that reads "Cathal Boylan".

Senior Staff Officer

MEMORANDUM

From	Mairéad Sheridan Senior Executive Planner	To	Nicholas O'Kane Senior Planner
------	--	----	-----------------------------------

[Signature] 11/03/25

Date 11/03/2025

RE: Application for Declaration under Section 5 of the Planning & Development Act 2000 as amended

Applicant: Rossblue Management Limited
Location: Chestnut Grove, Carrickmacross, Monaghan
Description: Declaration is sought under Section V of the Planning and Development Act 2000, for "whether use of residential apartments to provide accommodation for persons seeking international protection at Coleman Court Apartments, Coleman Road, Cavan, Co Cavan is or is not exempted development"

Site Location & Description

The subject site is located at Coleman Court Apartments, Coleman Road, Cavan and comprises of 2 no. two storey buildings. The property is currently residential. The subject site is zoned as Town Core in the Cavan County Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028. Access to the site is off the R-198-0.

Planning History

90 991057 Peter Rafferty, convert first floor premises to gymnasium, changing rooms and toilet, granted with conditions.
 96 991298 Peter Rafferty, 6 no. flat units, granted with conditions.
 99 991470 Peter Rafferty, demolish existing two story flats & erect new building with 8 No. self-contained apartments, granted with conditions.
 01 991562 Peter Rafferty, erect new advertising sign to gable of existing building, granted with conditions.
 18 517 Peter Rafferty, to replace existing advertising sign on gable of existing building known as 'Coleman Court' with upgraded digital sign, refused.

Legislative Context

PART 1, Section 5 of the Planning and Development Act (No. 30 of 2000, as amended):
 Declaration and referral on development and exempted development:

5.-(1.) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment

of the prescribed fee, request in writing from the relevant planning authority, a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

(4) Notwithstanding subsection (1), a planning authority may, on payment to the Board of such fee as may be prescribed, refer any question as to what, in any particular case, is or is not development or is or is not exempted development to be decided by the Board.

The Planning Authority consider the following to be the statutory provisions relevant to this application where a Declaration is sought under Section V of the Planning and Development Act 2000 as amended, for works including; for "whether use of residential apartments to provide accommodation for persons seeking international protection at Coleman Court Apartments, Coleman Road, Cavan, Co Cavan is or is not exempted development".

The proposed development relates to Class 14 (h) of Schedule 2, Part 1 of the Planning and Development Regulations, 2001, as amended and/or Class 20 (f) of Schedule 2, Part 1 of the Planning and Development Regulations, 2001, as amended.

CLASS 14 (h)

"from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof, or from the change of use specified in paragraph (i) of the said premises or institution, or part thereof, to use as accommodation for protected persons."

Conditions & Limitations of Class 14(h)

None.

CLASS 20(f)

"Temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection of any structure or part of a structure used as a school, college, university, training centre, social centre, community centre, non-residential club, art gallery, museum, library, reading room, sports club or stadium, gymnasium, hotel, convention centre, conference centre, shop, office, Defence Forces barracks, light industrial building, airport operational building, wholesale warehouse or repository, local authority administrative office, play centre, medical and other health and social care accommodation, event and exhibition space or any structure or part of structure normally used for public worship or religious instruction."

Conditions & Limitations of Class 20(f)

1. The temporary use shall only be for the purposes of accommodating displaced persons or for the purposes of accommodating persons seeking international protection.
2. Subject to paragraph 4 of this class, the use for the purposes of accommodating displaced persons shall be discontinued when the temporary protection introduced by the Council Implementing Decision (EU) 2022/382 of 4 March 2022¹ comes to an end in accordance with Article 6 of the Council Directive 2001/55/EC of 20 July 2001².
3. The use for the purposes of accommodating persons seeking international protection shall be discontinued not later than 31 December 2028.
4. Where the obligation to provide temporary protection is discontinued in accordance with paragraph 2 of this class, on a date that is earlier than 31 December 2028, the temporary use of any structure which has been used for the accommodation of displaced persons shall continue for the purposes of accommodating persons seeking international protection in accordance with paragraph 3 of this class.
5. The relevant local authority must be notified of locations where change of use is taking place prior the commencement of development.
6. 'displaced persons', for the purpose of this class, means persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022.
7. 'international protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015).
8. 'temporary protection', for the purpose of this class, has the meaning given to it in Article 2 of Council Directive 2001/55/EC of 20 July 2001.

Article 6 - Exempted Development

Article 6(1) supports situations for exemption where:-

"Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1."

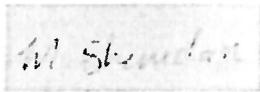
Restrictions of Exemption

Restrictions are placed on Exempted Development under Article 9(1) (2) and (3) of the Planning and Development Regulations, 2001, as amended. These relate to *inter alia* restrictive planning conditions on the site; access onto a road and traffic hazard; heritage, archaeological and landscape protections, obstructing a right of way. Also included in the exemption limitations is where a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

Matters of relevance:

The above question is referred to An Bord Pleanála, under Section 5(4) of the Planning and Development Act, as amended, seeking a determination "whether use of residential apartments to provide accommodation for persons seeking international protection at Coleman Court Apartments, Coleman Road, Cavan, Co Cavan is or is not exempted development".

PLANNER SIGNATURE



DATE

11/03/2025



Cavan

Comhairle Contae an Chabháin
Cavan County Council

Cavan County Council
Johnston Central Library
Farnham Street
Cavan H12 V3W4

T: 049 437 8300 **Comhairle Contae an Chabháin**
E: info@cavancoco.ie **E:** eolas@cavancoco.ie
W: www.cavancoco.ie

Ref. No. 396

11 March 2025

Rossblue Management Limited
c/o Hughes Planning & Development Consultants
85 Merrion Square
Dublin 2
D02FX60

Re: Declaration under Section V of the Planning and Development Act 2000 (as amended) whether use of residential apartments to provide accommodation for persons seeking international protection at Coleman Court Apartments, Coleman Road, Cavan, Co Cavan is or is not exempted development

A Chara,

I wish to advise that we have referred this Section V Application to An Bord Pleanála for decision in accordance with Section 5(4) of the Planning and Development Act, 2000 (as amended).

Le meas,

Cathal Boylan

Senior Staff Officer

Handwritten scribbles or marks in the top right corner.