

Notice under Planning & Development Regulations 2001 – 2019

Article 81 – Part 8

Notice is hereby given that Cavan County Council proposes, on the site of the former Percy French Hotel on Stradone Street and Dublin Street, Ballyjamesduff, to carry out the following development:

Development of a new Community, Tourism and Enterprise Hub.

The works include retention and refurbishment works to the existing buildings on Dublin Street, demolitions and new build two-storey extensions on Stradone Street to the former Percy French Hotel.

The proposal includes:

- Ground floor: café including kitchen, reception and associated public areas, community enterprise spaces, ancillary facilities including toilets, storage, new stairs and elevator.
- First and second floor: multi-purpose rooms associated with the community, tourism and enterprise hub, with the potential to facilitate use as visitor accommodation. All vertical and horizontal circulation, stairs, lifts etc. Ancillary service areas to provide storage, plant, toilets and staff areas.
- New internal and external signage
- Site development works, including external hard and soft landscaping, lighting, bin storage, common and communal open areas, and all associated site services above and below ground. On street bike parking spaces.

An Appropriate Assessment Screening and Ecological Report, Environmental Impact Assessment Screening Report, Archaeological Impact Report and Drainage and Transport details of the proposed development have been completed and are available for inspection with this application. Plans and particulars of the proposed development are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at Cavan County Museum in Ballyjamesduff, at the Municipal District Office, Courthouse, Virginia, at the Planning Office, Farnham Centre, Cavan Town and online at www.cavancoco.ie/part-8 during normal working hours up until **9th October 2020**.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be situated may be made in writing and must reach the Forward Planning Section, Farnham Centre, Farnham Street, Cavan, before **5pm on 23rd October 2020**.

In accordance with the requirements of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018), the Planning Authority has concluded that the proposed development does not require an Environmental Impact Assessment and will not be likely to have a significant effect on the environment. Any person may, within 4 weeks from the date of this notice apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Brendan Jennings,
Director of Services.
Courthouse, Cavan
10th September, 2020



Comhairle Contae an Chabháin
Cavan County Council