

SITE NOTICE

COMHAIRLE CHONTAE AN CHABHAIN CAVAN COUNTY COUNCIL

Notice under Planning & Development Regulations 2001 – 2023

Article 81 – Part 8

Notice is hereby given that Cavan County Council proposes, on the site of the former Dinkins Bakery on Main Street, Belturbet, to carry out the following development:

Development of a new Community, Enterprise and Tourism Hub.

The works include partial demolition works and partial retention, refurbishment and extension works to the existing building on Main Street, partial retention, and extension works at ground, first floor and to the rear to the existing building on Patrick Street, new multi-purpose building at rear of buildings on Main Street and Patrick Street.

The proposed development will consist of:

Existing Dinkins Bakery Building:

- Demolition of rear extensions, refurbishment and upgrade works to original two storey structure, new build two storey extension, all to provide community, youth, enterprise multi-purpose spaces and ancillary facilities.

New Multi-Purpose Building:

- New build single storey multi-purpose space.

Existing Building at Patrick Street:

- Partial retention of walls to existing two storey building, extension at ground, first floor and to the rear, demolition of roof structure, new build two storey extension, all to provide community, enterprise, meeting, offices, multi-purpose spaces and ancillary facilities.

New Internal and External Signage

Site Works

- Site development works, archway access from Main Street and Patrick Street, works to existing boundaries, hard and soft landscaping, external multi use spaces, lighting, bin storage, bicycle parking, and all associated site services above and below ground.

An Appropriate Assessment Screening and Ecological Report, Environmental Impact Assessment Screening Report, Archaeological Impact Report and Drainage 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-Belturbet Municipal District Office, Church Street, Belturbet, Co. Cavan, H14 N471, and at the Planning Office, Johnston Central Library, Farnham Street, Keadew, Cavan and online at www.cavancoco.ie during normal working hours up until **29th February 2024**.

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 08/03/2024**.

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 likely to have significant effects on the environment.

Brendan Jennings
Director of Services,
Cavan County Council,
Courthouse, Cavan.

1st Feb 2024