**CAVAN COUNTY COUNCIL**

**COMHAIRLE CONTAE AN CHABHÁIN**

**Part XI OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) PART 8 OF THE PLANNING**

**AND DEVELOPMENT REGULATIONS, 2001 (as amended)**

**SITE NOTICE**

Pursuant to the requirements of the above, notice is hereby given that Cavan County Council propose to undertake the following works at **Kingscourt, Co. Cavan**. The proposal is for the following;

* Refurbishment, adaptation and extension of the former National Irish Bank building on Market Square as a new library and part-demolition of existing outbuilding;
* Refurbishment works to Protected Structure (RPS: CV35015), formerly Bank of Ireland building on Main Street and adaptation as a new “remote working hub”, with demolition of rear extension and replacement with new extension for universal accessibility;
* Reconfiguration of the former Shekleton’s site (RPS: CV35012), including: the partial demolition of the overhanging room above entrance gate, demolition of outbuildings located to the rear of the main building and demolition of former salon building to the north of Shekleton’s to accommodate new access road from Main Street to proposed off-street car parking area;
* Reconfiguration of road layout, car parking, and public realm enhancements to Main Street between Market Square and Kells Road Roundabout;
* New segregated cycleway along Main Street;
* Reconfiguration of road layout, car parking and public realm enhancements to Market Square;
* Proposed off-street car parking off Main Street and rear of Shekleton’s to accommodate 126 no. car parking spaces; including 9 no. accessible car parking, 2 no. EV spaces and 1 no. occasional loading bay;
* Proposed new access road from Rocks Road to the proposed off-street car parking area incorporating repairs to existing boundary walls within the curtilage of Protected Structure (RPS: CV35012);
* Junction improvements and traffic calming measures on Rocks Road and St. Mary’s Road to facilitate new access to off-street parking area;
* Public realm enhancements including new tree planting, greening, paving, street furniture, sustainable urban drainage systems (SUDs), street lighting, undergrounding of overhead cables, and associated works and services to Main Street, Market Square, Rocks Road and proposed off-street car parking area.

The development includes works to Protected Structures (RPS: CV35015 and RPS: CV35012) including refurbishment, adaptation and demolition to accommodate the proposed works. All works are within Kingscourt Architectural Conservation Area (ACA). A Heritage Statement and Architectural Impact Assessment statement are included as part of the application.

And;

The development has been the subject of an Appropriate Assessment screening in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Article 250(1) of the Planning and Development Regulations 2022, as amended. The Appropriate Assessment screening concluded that the proposed development would not be likely to give rise to significant or indeterminate impacts on any Natura 2000 site.

And;

The proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and does not require an Environmental Impact Assessment (EIA).

Plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the Customer Service Desk, Johnston Library, Farnham Street, Cavan Town and the Bailieborough - Cootehill Municipal District Office, Market Street, Cootehill, by appointment only, up to and including the **26th of January 2023**. Details of the proposed development are also available for inspection at [www.cavancoco.ie/part-8](http://www.cavancoco.ie/part-8)

Written 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, clearly marked ‘Kingscourt Regeneration’, and submitted to Roads and Transportation Section, Farnham Centre, Farnham Street, Cavan or by email to kingscourtregeneration@cavancoco.ie **up to 4pm on Thursday 9th February 2023.**

Written submissions or observations received will form part of a statutory report to be presented to a meeting of Cavan County Council and also will form part of a public document. The information contained in submissions may be available for public inspection, to be published on the Council’s website and available at the Council’s public counter. Details, including the names of those making submissions, may be shared with relevant Council Departments or their agents involved in this Part 8 process.