

Environmental Protection Agency
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8th March, 2024

Dear Sir/Madam

NOTICE PURSUANT TO SECTION 175 AND 177AE OF THE PLANNING AND DEVELOPMENT ACT, 2000, (AS AMENDED)

Cavan County Council intend to apply for planning permission to An Bord Pleanála for the development of a Cavan Regional Sports Campus on Lands southwest of Cavan Town, west of Royal School and Breffni Park, Kilnavara / Lurganboy / Creighan / Rosscolgan, Cavan.

The proposed development includes the following:

- 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.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development.

A copy of the plans and particulars, including the Natura Impact Statement may be inspected during the period from **Monday 18th March 2024** to **Monday 29th April 2024** at the following location:

- 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

Submissions or observations may be made in writing, within the period of 6 weeks from **18th March** to **29th April 2024** to An Bord Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 or online at www.pleanala.ie, relating to:

1. The implications of the proposed development for proper planning and sustainable development in the area concerned;
2. The likely effects on the environment of the proposed development; and
3. The likely significant effects of the proposed development on European Site

No later than 17:30hrs on Monday 29th April 2024



A person may question the validity of any such decision by the Board by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I.No. 15 of 1986) in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading Publications – Judicial Review Notice on the Board’s website www.pleanala.ie or on the Citizens information Service website www.citizensinformation.ie.

If you have any queries please do not hesitate to contact me at john@carlinplanning.com or [+447706494803](tel:+447706494803)

Yours sincerely,



John Scally

Senior Planner

