



**Comhairle Contae
an Chabháin**
Cavan
County Council

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:

Development of a new Public Realm, New Linkages to Main Street, Bridge Street and Town Hall Place, New Cultural and Remote Working Building, New Community Services Building, Eatery and change of existing residential to Commercial Space, at the Abbey Tower, Abbey Graveyard and adjacent lands, Abbey Street, Cavan Town.

The site is recorded on the record of Monuments (CV020-055 Abbey land). The Abbey Tower and Abbey Graveyard have the status of Protected Structures (Reg. No. CV0003 and Reg. No. CV0001) under Part IV of the Planning and Development Act 2000. The proposed works materially affect the character of these protected structures.

The proposed development will include the following:

1. Public Realm works at Abbey Street, Abbey Tower and Graveyard, former Donohoe's Food Fair Car Park, link from Main Street, Link from Bridge Street and former rear of Town Hall.
2. Demolition of former McIntyre's Building and construct a new 3 storey Cultural and Remote Working / Business Development Building.
3. Demolition of existing building at rear of former Donohoe's Food Fair and construction of new part 2 storey part 3 storey Community Services building.
4. Conversion of existing residence (Yellow House adjacent to entrance to Abbeylands) to commercial use, demolition and alteration to the elevations and roof and a new extension.
5. New covered entrance from Abbey Street to former Donohoe's Carpark.
6. New roof to existing stone 'Coach House' and alteration to elevations for use as a proposed eatery.
7. Alterations to existing buildings at rear of Credit Union.


The proposed site does include the 'Abbey Tower' and 'Abbey Graveyard' both with the status of Protected Structures (Reg. No. CV0003 and Reg. No. CV0001) under Part IV of the Planning and Development Act 2000. The proposed works materially affect the character of these protected structures. An Architectural Heritage Impact Assessment Report of the proposed development is available for inspection with this application.

The proposed scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive (2014/52/EU). 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 proposed development would be likely to have a significant effect on the environment.

Plans and Particulars of the proposed development are available for inspection at www.cavancoco.ie/part-8 and can be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the Planning Office, Farnham Centre, Cavan Town during public opening hours up to and including **17th February 2023**.

Written submissions and observations with respect to the proposed development, may be submitted by email to abbeylands-submissions@cavancoco.ie or written submissions or observations in relation to the proposed development, clearly marked "Abbeylands Civic Project", may also be submitted to, Planning Office, Farnham Centre, Cavan Town **to arrive not later than 4pm 3rd March 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.

SIGNED: 

Brendan Jennings
Director of Services,
Courthouse,
Cavan.

19th January 2023