GENESIS
PLANNING
CONSULTANTS

Inland Fisheries
3044 Lake Drive
Citywest Business Campus
Dublin
D24 CK66

23rd October 2026

By: Email & Hard Copy

Re: Application for approval under section 177AE of the Planning And Development Act 2000 (as amended).

Proposed upgrade and realignment of the existing Ducking Stool Jetty and slipway, public realm improvements and associated works at Ducking Stool Jetty, The Lawn and lands at Willow Avenue, Belturbet, Co. Cavan

Dear Sir/Madam,

Pursuant to Section 177AE of the Planning and Development Act 2000, as amended, Cavan County Council hereby gives notice of an application to An Coimisiún Pleanála for approval of proposed development at the Ducking Stool Jetty, The Lawn and lands at Willow Avenue, Belturbet, Co. Cavan.

The proposed development comprises the upgrade and realignment of the existing jetty and slipway at the Ducking Stool Jetty and the creation of a car park on lands at Willow Avenue. The proposed works include:

- Removal of the existing timber jetties;
- Realignment and widening of the slipway providing access to the River Erne;
- Reconfiguration and extension of the existing pier, including amended levels;
- Installation of floating jetties and jetty access ramp;
- Construction of hard-landscaped public recreational open space;
- Reconfiguration and upgrade of the existing gravelled area to provide associated parking;
- Installation of public lighting, bicycle stands and wayfinding signage;
- All associated site development works.

The proposed works seek to enhance the amenity, recreational and tourism value of the existing Ducking Stool Jetty area and improve access to the River Erne.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and accompanies the application to An Coimisiún Pleanála.

Office UK: Dean Swift Building, Armagh Business Park,
Hamiltonsbawn Road, Armagh, BT60 1HW
Email: info@genesisplanning.co.uk

Tel: (+44) 28 30493 001
Tel: (+353) 45 571 682

In accordance with Article 81A(5) of the Planning and Development Regulations 2001, as amended, Cavan County Council has concluded following preliminary examination pursuant to Article 120(1)(b)(i) of the Regulations, that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

A copy of the plans and particulars of the proposed development , including the Natura Impact Statement, are available for inspection or purchase, at a fee not exceeding the reasonable cost of making a copy at the offices of Cavan County Council:

- Customer Service Desk, Farnham Centre, Farnham Street, Cavan, H12 C9K1 between Tuesday 27th October and Wednesday 9th December 2026 during the public opening hours from Monday to Friday (excluding public holiday).
- Cavan-Belturbet Municipal District Office, Courthouse, Church Street, Ballyconnell, H14 N471 between Tuesday 27th October and Wednesday 9th December 2026 during the public opening hours from Monday to Friday (excluding public holidays).

A copy of the plans and particulars of the proposed development are also available for viewing on the Council website:

www.cavancoco.ie

The plans and particulars, including the Natura Impact Statement, may also be inspected at the offices of An Coimisiún Pleanála at 64 Marlborough Street, Dublin1, D01 V902 between Tuesday 27th October and Wednesday 9th December 2026 during the public opening hours Monday to Friday (excluding public holidays). Any submissions or observations may be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the period between Tuesday 27th October and Wednesday 9th December 2026 (inclusive of both dates) in relation to:

i. The implications of the proposed development dealing with the proper planning and development of the area in which the development is concerned,
ii. The likely effects on the environment of the proposed development; and
iii. The likely significant effects of the proposed development on a European Site, if carried out.

Details of the proposed development and accompanying documentation, including the Natura Impact Statement, will also be available on Cavan County Council's website.

Yours sincerely,

Ronan Woods
Director