

Notice under Planning & Development Regulations 2001 – 2021 Article 81 – Part VIII

Notice is hereby given that Cavan County Council propose to undertake the following development at *Cornahilt, Ballyjamesduff, Co. Cavan*.

The proposal is for the development of a new public amenity parkland to include the following:

- Vehicle and pedestrian access via The Grove along with a pedestrian link to the eastern site boundary to facilitate future pedestrian connectivity with Woodlands.
- Associated car parking including 25 total spaces, with 2 parent/child, 1 age friendly, 2 wheelchair accessible reserved spaces and 1 EV charging bay. A dedicated, access controlled 5-bay motorhome/campervan pull-up area will be provided, complete with service points.
- Provision of coffee and public toilet facility kiosk within an arrival space with cycle parking, picnic area and bin storage to service both the kiosk and campervan area.
- Implementation of public lighting, mechanical and electrical systems, drainage, and water service connections.
- New pedestrian pathways, including a 0.5 km long accessible route, woodland sculpture trail and viewpoints. Provision of a new children's play area, exercise equipment trail, outdoor forest school learning area and bench and picnic seating.
- Soft landscaping consisting of native hedge, tree and woodland planting, shrub planting, meadow and grass areas.
- All associated site works.

An Appropriate Assessment Screening Report has been completed for the proposed development in accordance with Article 6(3) of the Habitats Directive (Direct 92/43/EEC) and Article 250(1) of the Planning and Development Regulations 2001, as amended. It concludes that the proposed development would not be likely to give rise to significant or indeterminate impacts on any Natural 2000 site.

An Environmental Impact Assessment Screening Report of the proposed development have been completed and is available for inspection with this application. In accordance with the requirements of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018). It is 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 Coimisiun Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The 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 office hours at the Customer Service Desk, Farnham Centre, Farnham Street, Cavan or the Ballyjamesduff Municipal District Office, Courthouse, Virginia by appointment only, up to and including the **2nd July 2026**. Details of the proposed development are also available for inspection at www.cavancoco.ie/part-8

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 submitted to Rural Development & Tourism Section or to <https://planning.localgov.ie/en> up to 4pm on **16th July 2026**.

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.

Nicholas O'Kane,
Acting Director of Service,
Cavan County Council,
Courthouse, Cavan.



Comhairle Contae an Chabháin
Cavan County Council