

**A N B O R D P L E A N Á L A****APPEALS NOTIFIED FROM 10/05/2025 To 16/05/2025**

<b>FILE NUMBER</b>	<b>APPLICANTS NAME AND ADDRESS</b>	<b>APP. TYPE</b>	<b>DECISION DATE</b>	<b>L.A. DEC.</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>B.P. DATE</b>
25/60057	Shire Development Partnership Amoss Solicitors Warrington House Mount Street Crescent, Dublin D02 R256	P	16/04/2025	C	<p>The development will consist of the provision of a total of 134no. residential units along with provision of a crèche. Particulars of the development comprise as follows:</p> <p>(a) Site excavation works to facilitate the proposed development to include excavation and general site preparation works.</p> <p>(b) The provision of a total of 109no. residential dwellings which will consist of 6no. 1bed units, 39no. 2 bed units, 59no. 3 bed units and 5no. 4 bed units. The residential dwellings range in height from one to two storeys.</p> <p>(c) The provision of a total of 25no. duplex apartment units consisting of 15no.1 bed units and 10no. 2bed units. The duplex apartment units range in height from two to three storeys.</p> <p>(d) Provision of a single storey creche with associated parking, bicycle and bin storage.</p> <p>(e) Provision of associated car parking at surface level via a combination of in-curtilage parking for dwellings and via on-street parking for the creche and duplex apartment units.</p> <p>(f) Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site.</p> <p>(g) Provision of associated bicycle storage facilities at surface level throughout the site and bin storage facilities.</p> <p>(h)The provision of an internal culvert along with decommissioning of existing drainage channel within the site. Culvert works to include for provision of a headwall at the outfall to the watercourse.</p> <p>(i) Creation of a new access point from the public road with associated works to include for a connections to the existing public footpath along with a pedestrian crossing point.</p> <p>(j) Provision of internal access roads and footpaths and associated</p>	15/05/2025

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					<p>works to include for regrading of site levels as required.</p> <p>(k) Provision of residential communal open space and public open space areas to include formal play areas along with all hard and soft landscape works with public lighting, planting and boundary treatments to include boundary walls, railings &amp; fencing.</p> <p>(l) Internal site works and attenuation systems which will include for provision of a hydrocarbon and silt interceptor prior to discharge.</p> <p>(m) All ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul via a rising main and provision of a foul pumping station, water connections and ESB network connection to include for provision of a substation.</p> <p>A Natura Impact Statement (NIS) has been prepared Lands at Billis and Drumalee Townlands Cootehill Road Cavan Town</p>	
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**Total: 1****\*\*\* END OF REPORT \*\*\***