

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 21/06/2025 To 27/06/2025**

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations recieved in accordance with these Regulations;

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60530	Cavan Motors Ltd.	P	24/10/2024	for Demolition of the existing buildings on the site (1,430sq.m) and closure of the existing entrance onto the N55. Construction of a new filling station consisting of: Single storey Service Station Building (957sq.m) measuring predominantly 6.24m high, with a maximum of 8.4m high. It will contain a net retail area of 100sq.m (including ancillary off-licence measuring 10sq.m), 2 no. communal seating areas, 4 no. food/beverage offers, drive-thru facility (hatch and lane), back of house (including toilets, office, staff services and storage) and detached service yard. 4 no. pump islands under a canopy measuring maximum of 5.55m high (with parking for 8 cars). 51 no. car park spaces (with additional spaces as follows: 5 no. EV charging spaces, 3 no. service bays, 4 disabled spaces, 3 drive-thru waiting bays and 6 staff spaces). 10 no. HGV/bus parking spaces. 2 no. car wash bays. 2 no. HGV fueling bays (maximum height of canopy 6.2m high). 10 no. cycle parking spaces. All associated site works including, landscaping, boundary treatment, substation, circulation, lighting, fill points, underground fuel tanks and signage (free standing and on structures). For clarity vehicular access/egress will be from the existing roundabout junction at the	24/06/2025	106971

P L A N N I N G A P P L I C A T I O N S

P L A N N I N G A P P L I C A T I O N S G R A N T E D F R O M 21/06/2025 T o 27/06/2025

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				north end. SIGNIFICANT FURTHER INFORMATION HAS BEEN RECEIVED. Moynehall Cavan Town Co. Cavan H12 PT62		
24/60596	Austin Kelly	P	29/11/2024	<p>The development will consist of the following:</p> <p>(1) Partial demolition, extension, and refurbishment of an existing three-storey hotel and recently acquired adjacent building formerly known as O'Brien's Public House, now forming part of The Bailie hotel, also on Main Street, Bailieborough, Co. Cavan, comprising of:</p> <p>(i) The Retention of a change of use from residential to hotel bedrooms comprising of 3 No. bedrooms to the existing 2nd floor, 3 no. bedrooms to the existing 1st floor and 1 No. bedroom to the existing ground floor and the provision of a passenger lift off the adjacent building formerly known as O'Brien's Public House.</p> <p>(ii) Demolition of a derelict two-storey detached out-house building to the rear of the adjacent building site formerly known as O'Brien's Public House and to re-build in its place a two-storey detached building comprising of 6 No. bedrooms to also include a side annex housing 2 no. en-suites.</p> <p>(iii) Permission for the construction of an extension to the rear of the building formerly known as O'Brien's Public House to include a three-storey</p>	24/06/2025	106974

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			<p>building including a stairwell and corridor to include 12 No. bedrooms on 1st and 2nd floor over an under-croft car-park which also includes a plant room to the ground floor.</p> <p>(iv) Permission for the refurbishment to the 1st floor building to the rear of The Bailie Hotel to provide of 4 No. bedrooms with associated elevation alterations with access off the corridor of the proposed three-storey extension.</p> <p>(v) Change of use from Public House to the ground floor of the front of the building formerly known as O'Brien's Public House to café/restaurant usage.</p> <p>(vi) Elevation upgrade to the front of the building formerly known as O'Brien's Public House</p> <p>(vii) Provision of PV panels to existing and proposed roofs.</p> <p>(viii) All associated site development works, including above and below ground services.</p> <p>SIGNIFICANT FURTHER INFO HAS BEEN RECEIVED</p> <p>The Bailie Hotel</p> <p>Main Street, Bailieborough</p> <p>Co. Cavan</p> <p>A82T6C6</p>		
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25/60041	John Kearns	R	12/02/2025	for (1) Retention Permission for as constructed revised location of dwelling house under construction (previous approval granted under 17/400); and (2) Planning Permission to complete unfinished dwelling house and associated site development works including installation of approved proprietary wastewater treatment system & percolation area and construction of new detached domestic garage Knocknagillagh, New Inns Ballyjamesduff Co Cavan	24/06/2025	106970
25/60207	Ciaran and Sinead Fox	P	30/04/2025	to construct a single storey extension at the rear of existing dwelling house and all ancillary site works No. 2 Rockmount, Station Rd Cootehill Co. Cavan H16 C426	23/06/2025	106956

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25/60212	Bero Construction (ROI) Ltd	P	30/04/2025	Infill Housing Development comprising 16 no. semi-detached two-storey dwellings, mix of 3 & 4 beds, connection to existing services, green space, landscaping, pedestrian link and associated site development works Daisyhill Manor Mullaghduff, Ballyconnell Co. Cavan	24/06/2025	106972
25/60216	Phoenix Tower Ireland III	R	02/05/2025	to retain the existing 32m (including concrete base) telecommunications support structure carrying antenna and dishes, communications cabins and associated site works including solar PV panels contained within a palisade fenced Slieve Glah, Pollakeel, Carrickboy, Co. Cavan	23/06/2025	106957

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25/60217	McCabe General Merchants Ltd.	R	06/05/2025	for the Retention of modifications to the existing retail building as previously granted under planning ref. 19/22 including: 1) Reconfiguration of extension layout, 2) Additional floor area, 3) 2 no. porches, 4) Internal and external alterations. Full Planning Permission is being sought for a new two storey extension to the side of the existing retail building, and all ancillary site development works Latsey, Canningstown, Cootehill, Co Cavan	27/06/2025	106993
25/60225	Mr Niall & Mrs Kathleen Tiernan	P	07/05/2025	a single 1.5 storey dwelling & a septic tank ,waste water treatment unit & percolation area Corravogy, Cootehill, Co.Cavan	24/06/2025	106973

Total: 8

***** END OF REPORT *****