

PLANNING REPORT

AND STATEMENT OF CONSISTENCY

PROPOSED LRD AMENDMENT TO THE PERMITTED DEVELOPMENT
AT DRUMLARK TOWNLAND, CAVAN TOWN



PREPARED FOR	FITZPATRICK & HEAVEY HOMES LTD. UNIT B10/B11 GREENOGUE SQUARE GREENOGUE BUSINESS PARK RATHCOOLE CO. DUBLIN D24 AC89
PREPARED BY	MICHAEL FITZPATRICK ARCHITECTS LTD. MAIN STREET BUTLERSBRIDGE CO. CAVAN H12 P2N8 JUNE 2026

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1.0 INTRODUCTION

1.1 Purpose of Statement

Michael Fitzpatrick Architects Ltd (“MFA”) in association with a multi-disciplinary team have been instructed by Fitzpatrick & Heavey Homes Ltd. (Applicant), to prepare this LRD Amendment Planning Application to amend a previously permitted LRD development (Pl. Ref. 2460067 and An Bord Pleanála Ref ABP-319750-24).

In summary, the previously permitted development at lands at Drumlark Townland, Cavan Town comprised a total gross floor area of circa 13,526.40 sq.m. The permitted scheme provided for 145 no. residential units and a creche. A detailed description of the permitted development is set out under Section 1.4.1 of this report.

The proposed amendments relating to this application can be summarised as follows: Change of unit type of 25 no. Duplex Apartments in Blocks A, B, C, D, E, and F. (1) ‘Block A’ Change of 2 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at ground floor, (2) ‘Block B’ Change of 4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at ground floor, (3) ‘Block C’ Change of 4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at ground floor, (4) ‘Block D’ Change of 4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at first/second floor, (5) ‘Block E’ Change of 4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at first/second floor, (6) ‘Block F’ Change of 3 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at first/second floor, (7) ‘Block G’ Change of 4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at first/second floor. Given that the proposals were deemed to be not substantially different to the permitted development by Cavan County Council under the s247 consultation, this Planning Statement and Statement of Consistency will focus only on the amendments to the proposal and any relevant policy changes since the previous decision was issued.

1.2 The Project Team

This planning application has been prepared by Michael Fitzpatrick Architects, who have extensive experience in the preparation and coordination of residential planning applications. The project team includes:

- Architects / Project Lead: Michael Fitzpatrick Architects;
- Engineering: Furey Consulting Engineers.

Given the minor nature of the proposed alterations, which comprise minor internal modifications, Michael Fitzpatrick Architects have reviewed and assessed the proposed changes and consider that they will have no effect on the conclusions of the previously submitted Natura Impact Statement and Archaeological Impact Assessment submitted as part of the original planning application.

This experienced planning and design team has worked together to produce what is considered to be the optimal sustainable development for the subject site.

1.3 Legislative context

The subject application is made as an amendment to a previously approved Large-scale Residential Development. The application is submitted to Cavan County Council in respect of minor proposed alterations to the permitted development. A request for a determination pursuant to Section 247(7) of the Planning and Development Act 2000, as amended, was submitted to Cavan County Council in respect of the proposed amendment to the previously permitted Large-scale Residential Development. Following review of the submitted information, Cavan County Council issued written confirmation under Section 247(7), confirming that, having regard to the nature and extent of the proposed amendments, no further LRD pre-application consultation was required.

The proposed amendments do not result in any additional floor area, do not alter the external appearance or footprint of the approved buildings, and do not involve any changes to the approved site layout or site plan. At the time of the original planning application, a number of the permitted apartment units did not meet the dimensional requirements for two-bedroom, four-person units and were therefore considered as two-bedroom, three-person units. The An Bord Pleanála decision noted the proportion of two-bedroom, three-person apartments within the scheme. Section 28 Ministerial Planning Guidelines indicated a preference for two-bedroom apartments to be designed for four-person occupancy and restricted the proportion of two-bedroom, three-person apartments to no more than 10% of the total number of units in any private residential development. Since the grant of the original Large-scale Residential Development permission, the Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025 have been published. These updated guidelines allow the relevant apartments to be reclassified or amended as two-bedroom, four-person units without requiring any alteration to the previously approved building footprint, external elevations, overall floor area, or approved site layout. The proposed amendments are therefore limited in nature and relate to internal modifications only.

1.4 Summary Description of the Proposed Development

1.4.1 Permitted LRD (PI. Ref. 2460067 and An Bord Pleanala Ref ABP-319750-24.

In September 2024, An Bord Pleanála granted permission for a development on the site with a total gross floor area of circa 13,526.40sqm to provide 145 residential units, and a creche

The approved application consisted of:

- (a) Site excavation works to facilitate the proposed development to include excavation and general site preparation works.
- (b) The reprofiling of ground levels within the site and associated site works as required.
- (c) The provision of a total of 91no. residential dwellings which will consist of 25no. 2 bed units, 55no. 3 bed units and 11no. 4 bed units. The dwellings range in height from single storey to two storey.
- (d) The provision of a total of 54no. duplex apartment units consisting of 15no.1 bed units and 39no. 2bed units. The duplex apartment blocks range in height from two storey to three storey in height.
- (e) Provision of a 2 storey creche with associated parking, bicycle and bin storage.
- (f) 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.
- (g) Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site.
- (h) Provision of associated bicycle storage facilities at surface level throughout the site and bin storage facilities.
- (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 provision of a pedestrian crossing point with a raised table.
- (j) The provision of a new shared cycleway and footpath to serve the site.
- (j) Provision of internal access roads and footpaths and associated works to include for retaining walls and regrading of site levels as required.

- (k) Provision of residential communal 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 & fencing.
- (l) Internal site works and attenuation systems which will include for provision of a hydrocarbon and silt interceptor prior to discharge.
- (m) Installation of culverts and headwalls to facilitate crossing over the existing watercourse aligning the site boundary with associated works.
- (m) All ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul, water and ESB networks

1.4.2 Proposed LRD Amendments

This application proposes to make minor amendments to the permitted LRD scheme. The proposed amendments, as outlined in the enclosed statutory notices, are stated as follows:

Change of unit type of 25 no. Duplex Apartments in Blocks A, B, C, D, E, and F. (1) 'Block A' Change of 2 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at ground floor, (2) 'Block B' Change of 4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at ground floor, (3) 'Block C' Change of 4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at ground floor, (4) 'Block D' Change of 4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at first/second floor, (5) 'Block E' Change of 4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at first/second floor, (6) 'Block F' Change of 3 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at first/second floor, (7) 'Block G' Change of 4 no. 1-bedroom / 2-person units to 2-bedroom / 4-person units at first/second floor.

2.0 SITE LOCATION AND CONTEXT

The subject site is located on a 5.01 ha site approximately 2.3 km north of Cavan Town. The site occupies a prominent east-facing hillside location and benefits from expansive views over the surrounding countryside. Vehicular access to the site is provided from the L1532, which connects the site to the wider local road network and Cavan Town. The site is also located to the east of the recently constructed N3 Cavan Bypass, which provides strategic connectivity to the Midlands, the east of the country and wider regional destinations. At present, the site has been substantially cleared and is under active construction, pursuant to the previously permitted development. The surrounding area is primarily residential in character, with an existing housing development located immediately adjacent to the eastern site boundary. The site is situated within the northern area of Cavan Town and is within convenient proximity of a range of employment, healthcare and service facilities. The IDA and Business Park are located approximately 10 minutes from the site by car via the N3, while Cavan General Hospital is also located within close proximity. The site is accessible by foot, bicycle and car. A continuous footpath connects the site to Cavan Town Centre, supporting pedestrian access to local services, amenities and public facilities. Overall, the site is located within an accessible and established settlement context, close to existing infrastructure, employment areas, healthcare facilities and residential development. The proposed amendments relate to an already permitted residential development and do not alter the established site location, access arrangements or wider planning context.

3.0 RELEVANT PLANNING HISTORY

The development site has limited planning history with the most relevant application being (Pl. Ref. 2460067 and An Bord Pleanála Ref ABP-319750-24 as detailed in full under section 1.4.1 of this report.

4.0 STATEMENT OF CONSISTENCY

4.1 National and Regional Planning Context

4.1.1 National Planning Framework (NPF), 2018 – Ireland 2040 Our Plan

The National Planning Framework (NPF), published in February 2018, sets out a strategic development framework for Ireland over the period to 2040. The NPF is the Government's plan to cater for the extra one million people that will be living in Ireland, the additional two thirds of a million people working in Ireland and the half a million extra homes needed in Ireland by 2040. The Framework focuses on:

- Growing regions, their cities, towns and villages and rural fabric;
- Building more accessible urban centres of scale;
- Better outcomes for communities and the environment, through more effective and coordinated planning, investment and delivery.

The NPF sets out several objectives including the following which are relevant to this proposal:

National Policy Objective 33

“Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.”

National Policy Objective 4

“Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.”

National Policy Objective 32

“To target the delivery of 550,000 additional households to 2040.”

The proposed amendments continue to comply with the overarching themes and objectives of the National Planning Framework. The subject lands comprise a greenfield site in Cavan on which the principle of residential development has already been established and approved under PI. Ref. 2460067 and An Bord Pleanála Ref. ABP-319750-24. The approved development provides for a sustainable residential scheme on appropriately zoned lands, contributing to the delivery of new homes in accordance with National Policy Objective 33 and supporting the wider national target for housing delivery set out under National Policy Objective 32.

The proposed amendments do not alter the established planning principle, overall residential use, or strategic compliance of the permitted development. Rather, the changes relate only to the unit type of a small proportion of the previously approved dwellings. The amendments are minor in nature and will not materially affect the layout, density, character, servicing, or residential function of the approved scheme. The proposal will continue to provide a well-designed residential development that supports compact growth, housing delivery and the creation of attractive, liveable communities, consistent with National Policy Objective 4 and the wider objectives of the NPF.

4.1.2 Housing for All – A New Housing Plan for Ireland, 2021

Housing for All is an action plan for housing up to 2030. The plan is based around four key pathways:

- Supporting home ownership and increasing affordability
- Eradicating homelessness, increasing social housing delivery and supporting social inclusion
- Increasing new housing supply
- Addressing vacancy and efficient use of existing stock

The plan sets a target of delivering over 300,000 homes by 2030 including 90,000 social homes and 36,000 affordable purchase homes.

The amendments to the consented LRD development, remain in line with the objectives set out in the plan. The amendments will result in the provision of 145 homes, positively contributing to the objectives and the housing delivery targets set out in Housing for All.

4.1.3 Urban Development and Building Heights Guidelines for Planning Authorities (December 2018)

The Guidelines were published in December 2018 following the publication of the National Planning Framework. The aim of the Guidelines is to ensure that height policies do not undermine national policy objectives to provide more compact forms of development and the consolidation and strengthening of existing built up areas.

The amendments to this proposal remain consistent with these Guidelines, as no changes are proposed to the overall footprint or height of the previously approved units.

4.1.4 Childcare Facility Guidelines (2001)

The Childcare Guidelines 2001 generally recommend the provision of childcare facilities for residential development with 75 no. units or more, albeit having regard to the existing geographical distribution of such facilities in the area and the emerging demographic profile of the area.

In this case, the proposed development comprises 145 residential units, which would indicate a requirement for childcare provision. A 321.8 sq.m crèche has previously been approved under PI. Ref. 2460067 and An Bord Pleanála Ref. ABP-319750-24.

4.1.5 Part V of the Planning and Development Act 2000: Guidelines (2017)

This guidance document advocates consideration of Part V issues at the earliest point possible. The subject proposal is entirely consistent with the Guidelines, which states:

“The acquisition of units on the site of the development is the recommended option in order to advance the aim of achieving a social mix in new developments. This option should be pursued by the local authority from its earliest engagement with the developer, with a view to acquiring houses which meet its social housing requirements for that area/site.”

There are no changes proposed to the social housing provision as agreed under the original planning application.

4.1.6 Design Manual for Urban Roads and Streets (DMURS) (2013)

A key objective of DMURS is to achieve safe, attractive and vibrant streets by balancing the needs of all users, and prioritising alternatives to car journeys. The manual advocates a design-led approach, which takes account of both the physical and social dimensions of place and movement.

The proposed amendments will result in no further changes in this regard and the scheme remains in compliance with DMURS.

4.1.7 Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2009)

The Appropriate Assessment Guidance was published to guide compliance with the Birds Directive, 1979 and the Habitats Directive, 1992.

A Natura Impact Statement (NIS) was prepared by Hydrec Environmental Consulting as part of the original planning application. The proposed amendments are minor in nature, with no changes proposed to the approved building footprints or to the overall site layout. On this basis, it is considered that the

conclusions of the previously prepared NIS remain valid and that the proposed amendments would not give rise to any adverse effects on the surrounding area or on any European designated site.

4.1.8 Archaeology

In respect of archaeological heritage, regard is had to the relevant guidance of the National Monuments Service, including the Framework and Principles for the Protection of the Archaeological Heritage, NMS planning guidance, and, where relevant, OPR Planning Leaflet 13: Archaeology in the Planning Process. Archaeological heritage is also subject to separate statutory protection under the National Monuments Acts 1930–2014.

An Archaeological Assessment was carried out for the original application by Archaeological Consultancy Services Unit. As previously established, the current amendments do not propose any significant changes to the building footprints on the site or to the overall site layout. The proposed amendments are minor in scale and are principally internal in nature. Accordingly, no additional archaeological impacts are anticipated arising from the proposed amendments.

4.1.9 Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025)

These Guidelines support the delivery of high-quality apartment development on appropriately zoned land in suitable urban locations, in accordance with the overarching objectives of the National Planning Framework, including the consolidation of residential development within existing urban settlements. The proposed amendments to the scheme are fully compliant with the relevant minimum standards set out in the Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025).

The amended scheme will provide high-quality residential accommodation, including appropriate internal floor areas, bedroom and living spaces, private amenity space and storage provision. The proposed changes include the reclassification of several previously approved 2-bedroom / 3-person apartments as 2-bedroom / 4-person apartments.

At the time of the original planning application, the applicable apartment design standards did not allow these units to be classified as 2-bedroom / 4-person apartments, as they did not meet the relevant criteria under the standards then in place. However, following the publication of the updated 2025 Guidelines, these apartments now meet the applicable criteria for 2-bedroom / 4-person units. A Housing Quality Assessment prepared by Michael Fitzpatrick Architects has been included with this application. This assessment demonstrates compliance with the relevant standards set out in the 2025 Guidelines.

4.2 Regional Planning Context

4.2.1 Regional Spatial and Economic Strategy for the Northern and Western Region 2020–2032

The Regional Spatial and Economic Strategy for the Northern and Western Region 2020–2032, prepared by the Northern and Western Regional Assembly, forms part of the regional tier of planning policy in Ireland. The Northern and Western Region includes County Cavan and provides the strategic planning and economic framework for the future development of the region.

The principal purpose of the Strategy is to support the implementation of the National Planning Framework and the National Development Plan at regional and local level. The RSES provides a strategic vision for the region, including policies and objectives relating to settlement growth, compact development, economic development, infrastructure, connectivity, quality of life, environmental protection and sustainable communities.

The Strategy recognises the importance of strengthening towns and settlements within the Northern and Western Region, including County Cavan, through sustainable growth, regeneration, improved connectivity and the consolidation of development within existing settlements. The proposed amendments are consistent with these objectives, as they relate to an already permitted residential scheme and do not

materially alter the nature, scale or planning principle of the approved development. Given that the proposals are not materially different from the consented scheme, the amendments remain in accordance with the objectives set out in the Regional Spatial and Economic Strategy for the Northern and Western Region 2020–2032.

4.3 Local Planning Context

4.3.1 Cavan County Development Plan, incorporating a Local Area Plan for Cavan Town, 2022–2028

The relevant statutory development plan for the subject site is the Cavan County Development Plan, incorporating a Local Area Plan for Cavan Town, 2022–2028. The Plan sets out the planning policy framework for the proper planning and sustainable development of County Cavan over the plan period, including the settlement strategy, housing strategy, land-use zoning objectives, development management standards, infrastructure, transport, heritage, climate action and environmental considerations. Where relevant, the Cavan Town Local Area Plan forms part of the wider County Development Plan framework. The policies, objectives, standards and guidance contained within the County Development Plan apply to the Cavan Town Local Area Plan and are therefore relevant to the assessment of development proposals within Cavan Town. The subject proposal comprises an amendment to a previously approved Large-Scale Residential Development application. The amendments are minor in nature and the proposed development remains consistent with the overall policy direction of the Development Plan, which seeks to support the delivery of housing within serviced settlements and to promote compact, sustainable and well-designed residential development.

Land Use Zoning

Under the Cavan County Development Plan 2022–2028, the subject lands are zoned Proposed Residential. Residential development is acceptable in principle on lands zoned for residential purposes, subject to compliance with the relevant policies, objectives, development management standards and the proper planning and sustainable development of the area. Where lands are zoned Proposed Residential, the objective is to provide for new residential development in tandem with the provision of the necessary social and physical infrastructure. The vision for such lands is to ensure the provision of high-quality new residential environments with good layout and design, sustainable transport links, access to community facilities and an appropriate mix of house sizes, types and tenures. Where lands are zoned Existing Residential, the objective is to protect and enhance the amenity of developed residential communities. The proposed development has been designed to ensure that residential amenity, layout, access, open space and overall design quality are appropriately addressed. The proposed LRD is therefore consistent with the relevant residential zoning objective, subject to the final confirmed zoning designation for the site.

Settlement Strategy and Compact Growth

The Development Plan supports the consolidation of growth within existing towns and settlements and seeks to direct a significant proportion of new housing into existing built-up footprints. The proposed development supports this approach by delivering residential accommodation within an established settlement context, making efficient use of appropriately located lands and contributing to the delivery of compact, sustainable growth. The proposal is consistent with the settlement strategy of the Development Plan, as it supports the delivery of housing in a location where existing services, infrastructure, amenities and community facilities are available or capable of being provided.

Housing Strategy

Chapter 3 of the Development Plan sets out the Council's approach to housing provision over the plan period. The Plan identifies the need to provide a range of housing types and sizes to meet the needs of the existing and future population of County Cavan. The proposed LRD will contribute positively to housing delivery in the county by providing high-quality residential accommodation in accordance with national, regional and local planning policy. The proposed unit mix, layout and design have been prepared

having regard to the relevant apartment standards, residential amenity requirements and the need to provide a sustainable residential environment. The accompanying Housing Quality Assessment demonstrates that the proposed residential units comply with the applicable design standards, including the Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025).

Development Management Standards

Chapter 13 of the Development Plan sets out the development management standards against which planning applications are assessed. These include matters relating to design quality, residential amenity, access, movement, parking, open space, drainage, environmental considerations, built heritage, landscape, biodiversity and infrastructure provision. The proposed LRD has been prepared having regard to these standards. The accompanying planning application documentation addresses the relevant considerations, including architectural design, housing quality, residential amenity, open space, access and movement, drainage and services, and environmental matters. The proposed development has therefore been designed to comply with the relevant provisions of the Cavan County Development Plan 2022–2028 and represents an appropriate form of residential development on the subject lands.

Conclusion

Having regard to the zoning of the site, the settlement strategy, housing objectives and development management standards of the Cavan County Development Plan 2022–2028, the proposed Large-Scale Residential Development is considered to be consistent with the proper planning and sustainable development of the area.

5.0 PLANNING ASSESSMENT

5.3 Unit Mix and Density

The proposed development provides a mix of dwelling types and sizes that will accommodate a variety of tenures and household types and is therefore consistent with the objectives of the Cavan County Development Plan 2022–2028, which seek to provide an appropriate mix of housing types and tenures. The amended proposals relate to the internal reconfiguration and reclassification of a number of previously approved units. The overall number of residential units remains unchanged at 145 no. units. The proposed amendments result in a reduction in the number of 1-bedroom units and a corresponding increase in the number of 2-bedroom units. There are no changes proposed to the number of 3-bedroom or 4-bedroom units. The unit mix under the previously approved scheme and the proposed amended scheme is set out in Table 1 below.

Table 1: Housing Mix — Previously Approved and Proposed Amended Scheme

Unit Type	Previously Approved	Proposed Amended
1-bedroom units	40 no. (28%)	15 no. (10%)
2-bedroom units	39 no. (27%)	64 no. (44%)
3-bedroom units	55 no. (38%)	55 no. (38%)
4-bedroom units	11 no. (8%)	11 no. (8%)
Total	145 no. (100%)	145 no. (100%)

Note: Percentages are rounded to the nearest whole number. The density of the site was established under the consented application Cavan County Council PI. Ref. 2460067 and An Bord Pleanála Ref. ABP-319750-24. The proposed amendments will have no effect on the approved density, as the overall number of residential units remains unchanged. Full details of the amended unit mix and density are provided in the Housing Quality Assessment prepared by Michael Fitzpatrick Architects, which accompanies this planning application.

5.4 Engineering and site services

With regard to SuDS, drainage, road networks, foul drainage, surface water drainage and watermain connections, the proposed amendments are internal only and do not alter the approved building footprints, site layout, landscaping strategy, road layout or external infrastructure connections.

The proposed changes relate to the internal configuration and use/classification of units within the approved development only. As such, there are no changes proposed to the approved SuDS strategy, foul drainage network, surface water drainage network, watermain network or internal road network.

A cover letter prepared by Furey Consulting Engineers is included with this application and confirms that, having regard to the internal nature of the amendments, no updates are required to the previously approved civil engineering proposals in respect of SuDS, drainage, road networks, foul drainage, surface water drainage or watermain connections.

6.0 DOCUMENTATION SUBMITTED WITH THE APPLICATION

The following documents have been prepared in support of this application.

Documents and Reports

- Application Form
- Fee of €812.50
- Statutory notice erected 18th June 2026
- Newspaper Notice published in The Anglo Celt on 18th June 2026
- Section 247 (7) Determination
- Planning Report and Statement of Consistency, prepared by Michael Fitzpatrick Architects (this document)
- Civils Note, prepared by Furey Consulting Engineers
- Schedule of Areas and Housing Quality Assessment, prepared by Michael Fitzpatrick Architects

Plans and drawings

- Architectural Drawing Register, prepared by Michael Fitzpatrick Architects – full details of all plans submitted are contained within this document. All plans and drawings have been prepared by Michael Fitzpatrick Architects

7.0 CONCLUSION

The subject application is made as an amendment to a previously approved Large-scale Residential Development permission and is submitted to Cavan County Council in respect of minor proposed alterations to the permitted development.

A request for a determination pursuant to Section 247(7) of the Planning and Development Act 2000, as amended, was submitted to Cavan County Council in advance of the lodgement of this amendment application. The purpose of the request was to seek written confirmation from the Planning Authority that, having regard to the nature, scale and extent of the proposed amendments, the development remained substantially the same as the permitted development and that further LRD pre-application consultation was not required. Cavan County Council reviewed the submitted information and subsequently issued written confirmation under Section 247(7), confirming that no further LRD pre-application consultation was required in this instance.

The proposed amendments do not result in any additional floor area, do not alter the external appearance or footprint of the approved buildings, and do not involve any changes to the approved site layout or site plan. The amendments are therefore minor in nature and relate to internal modifications only.

At the time of the original planning application, a number of the permitted apartment units did not meet the dimensional requirements for two-bedroom, four-person units and were therefore considered as two-bedroom, three-person units. The An Bord Pleanála decision noted the proportion of two-bedroom, three-person apartments within the scheme. Section 28 Ministerial Planning Guidelines in place at that time indicated a preference for two-bedroom apartments to be designed for four-person occupancy and restricted the proportion of two-bedroom, three-person apartments to no more than 10% of the total number of units in any private residential development.

Since the grant of the original Large-scale Residential Development permission, the Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025 have been published. These updated Guidelines allow the relevant apartments to be reclassified or amended as two-bedroom, four-person units without requiring any alteration to the previously approved building footprint, external elevations, overall floor area, or approved site layout.

It is therefore considered that the proposed amendments are substantially the same as the permitted development and are consistent with the relevant national, regional, and local planning policy objectives. The development, as amended, will continue to provide a high-quality residential scheme and will assist in the delivery of sustainable and efficient residential development at an appropriate location.

We trust that you will find the accompanying documentation in order, and we look forward to hearing from you in due course.

Yours Sincerely,

Michael Fitzpatrick,

MD Michael Fitzpatrick Architects Ltd