

COMHAIRLE CONTAE AN CHABHÁIN
(CAVAN COUNTY COUNCIL)
Notice under Planning & Development Regulations 2001 (as amended)

Article 81 – Part 8

Notice is hereby given that Cavan County Council proposes to carry out the following works at Former Bank of Ireland, Market Street, Magheranure, Cootehill, Co Cavan.

The development will consist of the change of use from the existing bank to a community-based facility comprised of a Changing places room to be used by the public, a community area, a Tourism Exhibition Area, Training, Counselling and board rooms and associated ancillary spaces with 2 no. out-buildings converted to both a men's and ladies shed along with the development of community garden to the rear of the development.

Alterations to include:

- **A 3-storey extension to the rear of the development to accommodate a passenger lift.**
- **Internal reconfiguration and layout of the internal walls on the ground floor, first floor and second floor.**
- **Repairs and thermal upgrades of the building fabric.**
- **Upgrade works to intermediate floors and partitions.**
- **Mechanical and electrical fit-out.**
- **Decorative alterations internally.**
- **Replacement of any old signage and erection of new signage at the front of the building.**
- **Works to the out-buildings to the rear of the building.**
- **And all associated site works.**

The property is a protected structure with a NIAH Ref No. 40308035 and an RPS No. CV0633.

The Development has been subject to an Appropriate Assessment screening in accordance with Article 6 (3) of the EU Habitats Directive (Directive 92/43/EEC) and the Planning and Development Acts 2000. In accordance with Article 81 of the Planning & Development Regulations 2001, Cavan County Council has concluded from a preliminary examination, 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.

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 public opening hours at the Planning Office, Farnham Street, Cavan Town (online viewing) and the Bailieborough-Cootehill Municipal District Office, Market Street, Cootehill, **by appointment only**, up to and including the **19th of July 2024**.

Details of proposed development are also available for inspection at planning.localgov.ie/en and www.cavancoco.ie.

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 online at planning.localgov.ie/en or in writing to Planning Section, Farnham Centre, Farnham Street, Cavan up to 4pm **on 02nd of August 2024**.

Signed: Brendan Jennings
Director of Services, Cavan County Council
Courthouse, Cavan

Date: 20th June 2024