



Planning Ref: 2560137

12 May 2025

Planning Section
Cavan County Council

Dear Sir/Madam

Re: 2560137 - Planning permission is sought for erect equestrian outdoor sand area and railed fencing together with all associated site works AT Boat Road, Corronagh, Virginia, Co. Cavan

Comment

The Heritage Council was established in 1995 as a statutory body under the Heritage Act 1995 with a Council (the Board of the body) appointed by the Minister. The Heritage Council is a prescribed body under the provisions of the Planning and Development Acts 2000-2010 and S.I. No. 600/2001 of the Planning and Development Regulations, section 28 inter alia, in accordance with its functions under Section 6 of the Heritage Act, 1995. We seek to provide submissions on forward planning, development management and strategic infrastructure developments as they relate to Ireland's heritage, namely built, cultural and natural heritage.

The Heritage Council cannot support this application. The proposed development is located within the Lough Ramor proposed Natural Heritage Area (pNHA) [Site Code 000008]. The site synopsis supplied by the NPWS, states that the lake supports nationally important numbers of Cormorant and large numbers of other birds which nest in the fringing marshes. The plant communities along the lake margins are also of note and, combined with the over-wintering bird numbers, make Lough Ramor an important wetland site.

The proposed land use change would be significant and would occur adjacent to the lake shore in an area that appears to be wet grassland, transitioning into marsh. No information has been submitted that discusses the existing ecological baseline, nor an assessment of the development's impact on the pNHA.

Objective NHDS 1 of the adopted Cavan County Development 2022-2028 seeks to "protect and conserve Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed Natural Heritage Areas".

The proposal contravenes this objective. The local authority may wish to consider if further information should be provided in the form of an ecological assessment to demonstrate that there are no negative impacts on the pNHA. However, the Heritage Council have significant concerns regarding the principle of development in nature sites, which should be strictly avoided. There is

Baill na Comhairle | Council Members

Martina Moloney (Cathaoirleach | Chairperson),
John Burgess, Damian Downes, Michael Farrell,
Fionnuala May, Deirdre McDermott, Dr. Patricia O Hare,
John G. Pierce, Sheila Pratschke, Prof. Mark Scott,
Dr. Mary Tubridy

Charity reg. no 20036867

Aras na hOidhreachta, Lana an Teampaill,
Cill Chainnigh, Eire, R95 X264

Aras na hOidhreachta, Church Lane,
Kilkenny, Ireland, R95 X264

T 056 777 0777 | E mail@heritagecouncil.ie

www.heritagecouncil.ie



concern that there may be unavoidable impacts given the land use change envisaged. Therefore, the Heritage Council recommends that this application be refused rather than requiring any additional costly assessment work at this stage. The proposed development does not comply with the Cavan County Development Plan 2022-2028 Objective NHDS 1.

Yours sincerely

Virginia Teehan

Chief Executive Officer

Baill na Comhairle | Council Members

Martina Moloney (Cathaoirleach | Chairperson),
John Burgess, Damian Downes, Michael Farrell,
Fionnuala May, Deirdre McDermott, Dr. Patricia O Hare,
John G. Pierce, Sheila Pratschke, Prof. Mark Scott,
Dr. Mary Tubridy

Charity reg. no 20036867

Aras na hOidhreachta, Lana an Teampaill,
Cill Chainnigh, Eire, R95 X264

Aras na hOidhreachta, Church Lane,
Kilkenny, Ireland, R95 X264

T 056 777 0777 | **E** mail@heritagecouncil.ie

www.heritagecouncil.ie