

11th June 2026

Planning Department
Cavan County Council
Courthouse
Farnham Street
Cavan,

Re: Request for Determination under Section 247(7) of the Planning and Development Act 2000 – Exemption from LRD Pre-Application Consultation Process (Stages 1–3)

**Site: Drumalee & Billis, Cootehill Road, Co. Cavan- Gort Na Carraige.
Previously Permitted Development: Planning Permission Ref. No. 2560057 (ABP-322498-25)**

Our Clients:- Tullyagan Properties Ltd.

Dear Sir/Madam,

We act on behalf of Tullyagan Properties Ltd. and hereby request a determination pursuant to Section 247(7) of the Planning and Development Act 2000 regarding the proposed amendments to the development previously permitted under Planning Permission Ref. No. 2560057 at Drumalee & Billis, Cootehill Road, Co. Cavan.

The proposed development comprises amendments to the permitted scheme and consists of:

- The replacement of 4 No. approved maisonette units with 2 No. fully serviced two-storey detached dwelling houses;
- Associated revisions to the site layout;
- Ancillary site development works; and
- All related works necessary to facilitate the proposed development.

In support of this request, we submit the following:

- Completed Form 18;
 - Copies of the previously approved plans and particulars;
 - Revised site layout and architectural drawings illustrating the proposed amendments;
- and

It is our opinion that the proposed amendments are substantially the same as the development previously permitted under Planning Permission Ref. No. 2560057 and do not alter the fundamental nature, character, scale or planning principles of the approved scheme.

The proposed changes are limited in scope and are confined to the substitution of a small number of approved residential units with alternative residential unit types. The overall residential use of the lands remains unchanged, with no material alteration to the established

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.

Martin Gormley B.Sc. (Hons) Dip. Surv.

Enda Gilsenan B.Sc. (Hons) Dip. Surv.

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planning framework for the site. The development continues to be consistent with the objectives of the Development Plan and the principles underpinning the original permission.

Having regard to the nature and scale of the proposed amendments, we respectfully request that the Planning Authority determine that the proposed development is substantially the same as the previously permitted development and that the mandatory LRD pre-application consultation stages are not required in this instance.

Accordingly, we seek confirmation that Tullyagan Properties Ltd. may proceed directly to the submission of a planning application for the proposed amendments.

Should the Planning Authority require any further information in support of this request, please contact me.

Yours Sincerely



Martin Gormley, B.Sc. (Hons) Dip. Surv.
Wynne Gormley Gilsenan
Architects & Surveyors Ltd.
On Behalf of Tullyagan properties Ltd.

- Form 18
- Drawing no. PL23-010-214 House Type 'D2' (PREVIOUS APPROVED) Floor Plans, Elevations & Sections
- Drawing no. PL25-089-200 Site Location Map
- Drawing no. PL25-089-201 Site Layout Plan
- Drawing no. PL25-089-300 House Type 'C1' Floor Plans, Elevations & Sections
- Drawing no. PL23-010-214 House Type 'D2' (PREVIOUS APPROVED) Floor Plans, Elevations & Sections

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