



Comhairle Contae an Chabháin  
Cavan County Council

# Cavan County Development Plan 2022-2028

**Your Cavan.....**

*Have your say!*



**Cavan County Council  
Public Consultation – Strategic Issues Paper**

June 2020



# TIMELINE FOR THE CAVAN COUNTY DEVELOPMENT PLAN REVIEW PROCESS

'We are here' | STAGE 1

Publication of Public Consultation Strategic Issues Paper  
Summer 2020

Prepare CE Report on submissions

Consideration of Report by Members

Prepare Draft Plan/SEA/HDA/SFRA

Members Consider Draft Plan

STAGE 2

Prepare CE Report on submissions

Publish Draft Plan for Public Consultation  
Summer 2021

Finalise Draft Plan

Consideration of Report by Members

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STAGE 3

Prepare material amendments

Publish Material Amendments for Public Consultation  
Spring 2022

Prepare CE Report on submissions

Consideration of Report by Members

STAGE 4

Adopt Plan  
Summer 2022



As per the Planning and Development Act 2000 (as amended), Cavan County Council is preparing a new County Development Plan for the period of 2022-2028. The purpose of the Development Plan is to provide a strategic framework and land use strategy for the proper planning and sustainable development of the County. The plan must also take account of Project Ireland 2040, the National Planning Framework and the Northern and Western Regional Spatial & Economic Strategy.

As there is no longer a Town Council for Cavan Town, there will be no separate Cavan Town and Environs Development Plan for the forthcoming development plan review period. Section 19 (1)(b)(ii) of the Planning and Development Act indicates that a population of over 5,000 would require a local area plan. Cavan Town, with a population, (Census 2016) of 10,914 persons, would therefore require a Local Area Plan. Cavan County Council will manage this process locally, by merging the Local Area Plan for Cavan Town into the new County Development Plan preparation process.

As part of this process, Cavan County Council is inviting all stakeholders and interested parties including local residents, retailers, institutions and businesses, as well as, community and sporting groups to get involved in the process.

**The purpose of the Issues Paper is to provide an overview of the main issues which will be considered in this review process and to give an opportunity to involve interested parties and stimulate discussion by presenting a number of key questions.**

# HOW DO I MAKE A SUBMISSION?

You can make a submission in two ways:

1. By making a written submission and addressing it to:

Cavan County Council  
Forward Planning Team  
Planning Section  
Johnston Centre  
Farnham Street  
Cavan  
Co. Cavan  
H12 V3W4



2. By email:

[devplan@cavancoco.ie](mailto:devplan@cavancoco.ie)



Submissions for this stage of the Development Plan can be made between **9am on 18th June 2020 and 4pm on 14th August 2020**. For legal reasons we cannot accept submissions for this pre-draft stage outside these dates and times. Submissions or observations to be submitted before **4pm on Friday 14th August 2020**.

Copies of the Strategic Issues Paper are available from the Planning Department, Johnston Centre, Farnham Street, Cavan Town, H12 VW34.

Please contact 049-4378600 or email [devplan@cavancoco.ie](mailto:devplan@cavancoco.ie) and view online at [www.cavancoco.ie/planning](http://www.cavancoco.ie/planning)

Requests or proposals for the zoning of particular land for any purpose shall not be considered at this stage.

Please make your submission by one medium only i.e. in hard copy or email. This will avoid the duplication of submission reference numbers and will streamline the process. Please include your name and address on a separate page to the content of your submission in order to assist Cavan County Council in complying with the provisions of the Data Protection Act.

**THE DEADLINE FOR SUBMISSIONS IS 14TH AUGUST 2020 @ 4PM.**

There will be further opportunities to make submissions when the Draft Plan is presented in 2021 and again, should the Draft be amended, by your Elected Representatives.

The Development Plan preparation timeframe is approximately two years. Important dates and stages are indicated in Development Plan Timeline Graphic at the start of this document.

As a starting point, tell us now, what you want to see happening in Cavan. Give us your views regarding the content and format of the new development plan. Are there improvements you would like to see? What is your opinion on the existing plan? What key actions would you like to see delivered as part of the Development Plan process in your area or in the county in general? Are there improvements you would like to see to the website? You can become involved by making your views known via email to [devplan@cavancoco.ie](mailto:devplan@cavancoco.ie) or by [writing to us](#). We will also be holding some form of public consultation in various locations throughout the county.

## PERSONAL DATA

Please note that in accordance with Section 19 of the Planning and Development (Amendment) Act, 2018 all valid written submissions received by the Council shall, be published on the Cavan County Council website within 10 working days of its receipt by the Council. The planning process is an open and public process and therefore your submission (in part or in total) will be available to view online and at the Planning Offices of Cavan County Council.

Cavan County Council is subject to the requirements of the Freedom of Information Act, 2014 and to the General Data Protection Regulations (GDPR) and Data Protection Act 2018.

Please be aware that in order to process these submissions that contain certain GDPR Special Categories of data/ Sensitive Personal Data as defined by Article 9 of the GDPR explicit consent to the processing of the special categories of data must be provided by the person to whom the data refers.

Personal information collected by the Council is done so for us to process your submission/observation. Legally we can process this information in the exercise of official authority vested in the Council. The protection of your personal data is a key priority for the Council and your data will be processed in line with our Privacy policy which is available at <http://www.cavancoco.ie/privacy-statement.htm> or hardcopy from our offices at Farnham Street, Cavan.

Should you have any questions about our privacy policy or the information we hold about you please contact us by writing to us at Data Protection Officer, Cavan County Council, Farnham Street, Cavan Town.



The population of County Cavan increased by 16% over the last ten years to 76,176 (2016) and it is anticipated that the number of people living in the county will continue to increase in the future. As is the case nationally, there is evidence of an ageing population which must be catered for. We also have a high number of young people in the county with 29% of the population in the 0-18 age group. We must plan for all housing needs of our growing and changing demographics. The new Development Plan 2022-2028 will address the need for housing for the elderly and provide a unique and individual response to this.

The provision of additional housing over the plan period is outlined in the Core Strategy of a development plan. The Core Strategy guides where new housing should be allocated in accordance with national and regional strategies and policies, including the National Planning Framework and the Regional Spatial and Economic Strategy. While the Core Strategy directs the development of designated settlements i.e. in towns and villages, there remains an ongoing demand for rural dwellings. The Council acknowledges this demand and the need to ensure that there is an appropriate balance between facilitating housing for people who have a rural housing need and ensuring that sustainable development is achieved over the life of the plan and beyond.

### CONSIDER THE FOLLOWING QUESTIONS

1. Where do you think new housing should be located?
2. What key facilities do we need to provide for the existing and future population?
3. Is there any particular type of housing that we should cater for into the future –like housing for the elderly, retirement villages, student quarters, single units, apartments, detached houses?
4. Do we need changes to rural housing policy for the new development plan?
5. How do we achieve a good balance between rural housing in the countryside and the creation of viable towns and villages?
6. Have we enough social housing and is it in the right place?
7. Should we look at greater consolidation of existing towns and villages or rely on new zoning for future housing?
8. Are there certain groups that are not catered for by the existing housing?
9. What is needed to make your town or village a more desirable place in which to live?
10. Are there areas in the county with a high number of empty houses? How does this impact on our towns and villages?



Climate Change is an issue of our time. The well documented impacts include increased temperatures, melting glaciers, change in rainfall patterns, rising sea levels, drought and extreme and unpredictable weather. No country or county has been immune to these impacts. When climate change brings these emergencies, the Local Authority and public in general responds to these emergencies.

This development plan will seek to respond to Climate Change by outlining ways to mitigate against it and adapt to its impact.

Cavan County Council has a Climate Adaption Strategy. The development plan is fundamental to the implementation of this Climate Adaption Strategy and will actively consider the impact of new development and infrastructure on the environment. Climate Change is a key consideration in the development of the Core Strategy and the Strategic Objectives of the Plan. The Development Plan can encourage climate smart building, integrated planning, design and delivery of green infrastructure and will seek to reduce energy demand and greenhouse gases. The plan will also address the necessity of adaption to climate change.

The challenge of Climate Change impacts on all our future plans and policies and requires us to adapt more sustainable development practices including the use of renewable energy sources such as wind and solar power.

### CONSIDER THE FOLLOWING QUESTIONS

1. How can the new development plan address the issues of Climate Change?
2. How can the development plan promote renewable energy like wind and solar?
3. What actions concerning Climate Change need to be inserted in the new development plan?
4. How can we ensure that new developments are planned to minimise the impact of climate change, for example: storms, flooding, SUDS, walking, cycling, etc?
5. How can the new development plan support the Cavan Climate Adoption Strategy?
6. How can the development plan address the issue of flooding in Co. Cavan?
7. Is there a better way to deal with surface water from new developments?
8. How can climate change actions be linked to increased biodiversity and the protection and promotion of natural heritage?
9. How can we work with Community Groups to address Climate Change?
10. What can this plan do to address climate change? What policies do you think need to be included in this regard?



The Regional Spatial and Economic Strategy has acknowledged the key role Cavan Town performs, being the largest town within the Cavan/Monaghan/Leitrim sub-region and being the town, which experienced the largest growth within the past 10 years. It has strategic facilities such as the acute hospital, Local Authority Headquarters, Cathedrals and Sports Stadium. Cavan Institute also provides a range of Level 5(Certificate) and Level 6 (Advanced/Higher Certificate) courses. The RSES acknowledges that Cavan town is well positioned to deliver the principal strategic function within this sub-region in terms of housing, job delivery and education.

As there is no longer a Town Council for Cavan Town, there will be no separate Cavan Town and Environs Development Plan for the forthcoming development plan review period. Section 19 (1)(b)(ii) of the Planning and Development Act indicates that a population of over 5,000 would require a local area plan. Cavan Town, with a population,



(Census 2016) of 10,914 persons, would therefore require a Local Area Plan. Cavan County Council will manage this process locally by merging the local area plan for Cavan Town into the new County Development Plan preparation process. A Local Area Plan provides more detailed planning policies for areas, where significant development and change is anticipated over the development plan period. It will include zoning objectives and other objectives for phased development, community facilities and amenities and on standards for design of development and will be consistent with the County Development Plan.

### CONSIDER THE FOLLOWING QUESTIONS

1. What are the critical issues that need to be addressed for Cavan Town and Environs?
2. As a resident, community group, younger person, older person, person with a disability, landowner, developer, business person that works, or lives in the Cavan Town and Environs Area, what do you consider are the key issues that need to be considered for Cavan Town and Environs?
3. What is your opinion on infrastructure in Cavan Town and Environs area - like roads, footpaths, greenways, water and sewerage facilities, broadband, public transport, car parking?
4. What is your opinion on housing in Cavan Town- is there a sufficient supply, where is new housing needed, is housing affordable, are there certain types of housing that are needed?
5. Is there sufficient community facilities in Cavan Town and Environs Area - like schools, community centres, sporting facilities?
6. What issues are there in the centre of Cavan Town retail and commercial area, that can be addressed?
7. How can we increase retail and commercial activity in the town?
8. How can we protect out built and natural heritage in the town?
9. How can we promote arts and culture in Cavan Town?
10. What policies are needed to promote high quality design for public areas and private developments?
11. How can we promote neighbourhoods?



Historically, County Cavan's economic base depended on the agricultural sector and agri-related activities, but it now enjoys a strong presence in the industrial, enterprise and services sector. Commerce and trade and professional services are large employers, however reflective of the county's rural nature 'agriculture, forestry and fishing' is particularly strong, employing 11.32% of people in the County. This is strengthened by the well-established agricultural sector and agri-related activities which are fundamental to Cavan's economic success.

Available and suitable serviced land and sites ensures that the County is attractive to, and can retain economic opportunities. The Development Plan will seek to ensure there is adequate, varied and flexible range of these lands available.

The Development Plan will seek to promote Cavan and support it as an ideal county to invest and develop in. The plan will also support the provision of appropriate infrastructure in our towns and villages and rural areas.

The role of Cavan County Council in terms of economic growth has been strengthened by the establishment of the Local Enterprise Office. The LEO is designed to facilitate sustainable economic development and employment generating opportunities, supporting new and existing small businesses and entrepreneurs in our County.

## CONSIDER THE FOLLOWING QUESTIONS

1. How can Cavan be promoted to attract investment in employment and enterprise?
2. What are Cavan's strengths and competitive advantages that can be built upon into the future?
3. In what way can we stimulate economic growth and increase consumer spend in our town centres?
4. How can the Development Plan support the impact that Brexit and the COVID 19 crisis will have on all enterprises and the local economy?
5. How can the Development Plan address the leakage of our young people and people commuting out of the county for school and work? How can our education facilities in the county link with our Enterprise and Employment sector?
6. Is the current supply of commercial and enterprise lands and industrial space in the County adequate for the needs of enterprise and start-ups going forward and where should such lands and buildings be located?
7. How can the development plan best support and underpin new and evolving work patterns which reduce the demand to travel and encourage remote working?

8. Is there an issue with commercial vacancy in the County and if so, how can this be addressed?
9. Is broadband impeding the growth of enterprise and employment in the county and if so, in which areas?
10. Is there adequate support for the sustainability and growth of businesses located in rural areas?
11. What can be done to improve existing employment and industrial areas in the County?





County Cavan's towns and villages offers a range of different services and facilities to the population of the County. The current Development Plan has a hierarchy of the towns and villages in the County with Cavan Town as a Tier 1, followed by Ballyjamesduff, Bailieborough, Kingscourt, Virginia and Cootehill. These towns are seen as important centres of population and employment and act as drivers to growth. They have a good mix of retail, social, recreational, professional, educational and commercial services.

The remaining towns and villages within the county have important roles to play as providers of essential services such as retail, education and recreation. These also provide an important focus for surrounding communities and there is a need to protect their vitality and visibility.

The quality of our built environment affects the quality of our living environment, therefore good urban design is an important component in creating attractive vibrant spaces in our towns and villages. Good permeability and high-quality design and public open spaces have a positive effect on the vitality and vibrancy of our centres.

A strong focus of the new development plan will be to encourage growth and regeneration of our towns and villages.

## CONSIDER THE FOLLOWING QUESTIONS

1. How does the development plan encourage a range of mix of uses in existing towns and villages?
2. What form of development should we encourage in our towns and villages?
3. How can we ensure our towns and villages retain and enhance their vibrancy and economic well-being?
4. What measures can be taken to improve the quality of public open space and public realm in your town and village?
5. How can we attract people to spend money in the towns and villages?
6. How can we encourage growth and regeneration of our town centres?
7. How can we address vacancy of shop units in our towns and villages?
8. How can we encourage people to live in our town centres?
9. What changes are needed in the Main Streets of our towns and villages?
10. How can we make our towns and villages more attractive for shopping, leisure and residential activities?
11. How accessible are our towns and villages, should we be improving facilities for cars and car parking in our towns and villages or should we focus on pedestrians? Is public transport sufficient?

12. How can walking and cycling facilities be improved and where are they needed?
13. What do you think of the public and amenity spaces throughout Cavan? Are there good examples that you would recommend as a place to visit? Are there any examples that you think could be improved?
14. What facilities would you like to see provided in your community? How can Cavan County Council help communities to deliver these facilities?
15. What do you think makes a good neighbourhood?







In order to progress as a County, the provision of high-quality infrastructure is essential together with a range of transport modes. For example, an efficient and well managed transport network, provides ease of access and movement of traffic, and serves to improve quality of life to residents and visitors, attracting businesses and activity.

A successful transport system is dependent on co-ordination and integration with land-use planning. National and Regional policies are placing emphasis on more sustainable modes of transport like cycling, walking and public transport and this plan will aim to provide greater support and promotion of these modes of transport. The development plan will set out to plan developments to use existing infrastructure and transport modes so that new housing and economic developments are in locations where these already exist.

Other infrastructural development and investment in areas such as water, energy, waste and telecommunications are also required to promote the county as an attractive place to live, work and invest in. It is essential that we identify the infrastructural needs and priorities within the county. The provision of certain services is outside the remit of the Council, however, it is still essential that the Development Plan provides a policy framework to support and direct them.

## CONSIDER THE FOLLOWING QUESTIONS

1. What new footpaths, cycleways, roadways, links and connections are required to improve access in the County?
2. Are you satisfied with public transport and rural transport within the County and how is this best utilised and improved?
3. How can we encourage better use of public transport?
4. How can we encourage Smarter Travel into our plan?
5. What is your opinion on car parking—both car parks and on-street parking in the County? What improvements need to be made and where should new car parking be provided in your area? Is there sufficient parking in the County?
6. What are the key transport and movement issues affecting residents, workers and visitors in Cavan?
7. How can the development plan promote walking and cycling in the County? What do you think of the cycleways in the County? What improvements could be made to increase usage?
8. How do you think Greenways can be promoted in the County? Are there linkages in rural and urban areas that you can suggest?

9. How can the Development Plan improve and support the provision of essential services and infrastructure for the County?
10. Are you satisfied with the provision of broadband and telecommunications in your area?
11. What measures can we use to reduce waste and increase reuse and recycling? Is there adequate recycling facilities and services in the County?
12. How can we promote renewable energy and climate change?





County Cavan has a rich and diverse heritage that gives our county its unique character distinguishing individual towns, villages and rural places and providing the people of Cavan with a sense of place, quality of life and economic wellbeing. Cavan has an abundance of natural, built and cultural heritage that gives the county a distinct character from its rivers, lakes, Geopark area, forests and ancient sites. The landscape changes significantly between the low lying lands to the east of the County, the highlands to the west and the Lough Oughter system of loughs located centrally.

Heritage includes monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, wrecks, geology, inland waterways and heritage gardens and parks. County Cavan has a rich and diverse heritage that gives our county its unique character distinguishing individual towns, villages and rural places.

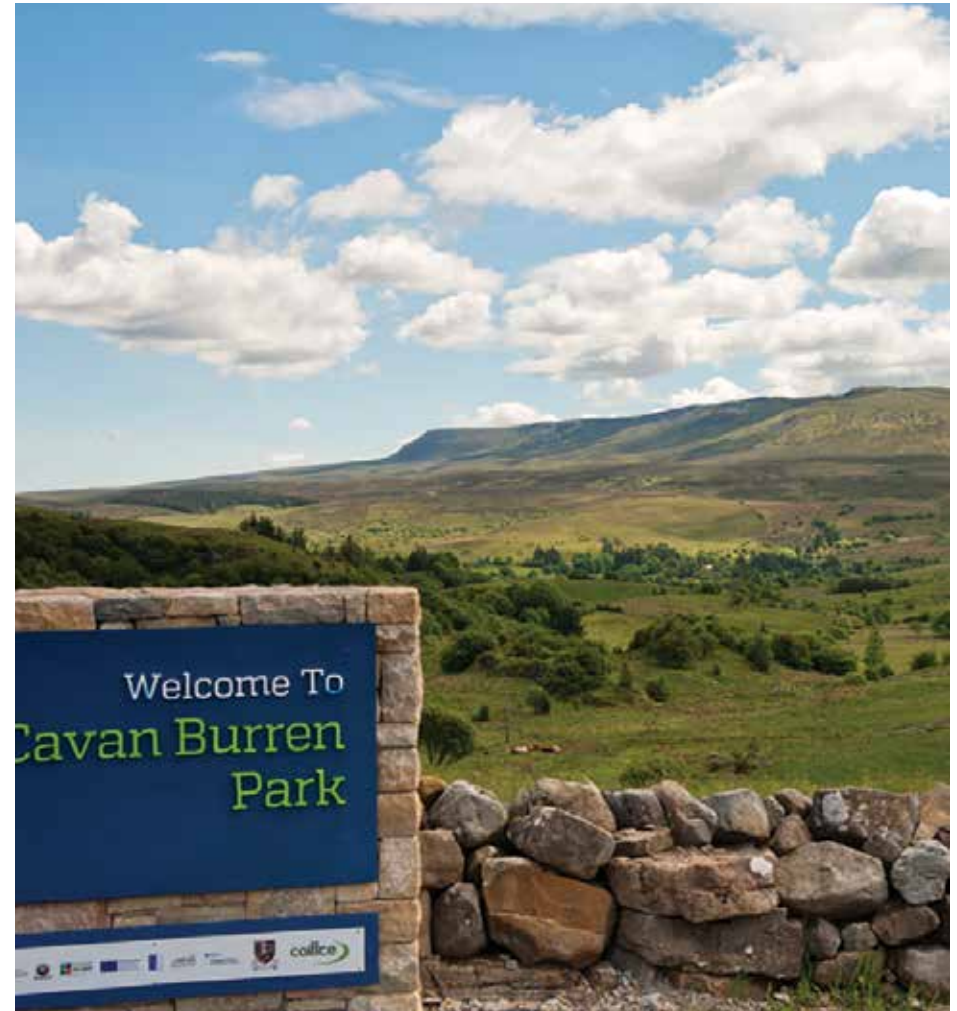
The new development plan will seek to protect, promote and sustainably develop the County's heritage assets. The Plan will also include a Review of the Record of Protected Structures, which are individual structures of architectural, social or historical merit and Architectural Conservation Areas which are a group of buildings of merit.

The draft Cavan Heritage and Biodiversity Plan will be placed on public consultation in 2020, which will combine the strategic actions for heritage and biodiversity over a 5-year period. This plan will set out how Cavan provides for heritage and biodiversity, as required in the national documents Heritage Ireland 2030 and the National Biodiversity Plan 2017 – 2021.

## CONSIDER THE FOLLOWING QUESTIONS

1. What aspects of Cavan's heritage are important and worthy of protection?
2. What is the best way to conserve the character and quality of our unique landscape?
3. How can we provide for development while ensuring that we protect and manage our natural and built heritage?
4. How can we make space for nature in our towns and villages and in the wider rural area of the county?
5. What makes Cavan's heritage unique?
6. How can we utilise our natural heritage in a sustainable manner to promote heritage tourism and positive economic spin off within the county?
7. What actions can be included in the development plan to protect natural, built and cultural heritage?

8. Are there any buildings or group of buildings that you consider to be of merit and should be added to the Record of Protected Structures or included as an Architectural Conservation Area?





County Cavan hosts a wealth of heritage, natural assets, arts and cultural facilities supported by recreational infrastructure which form a large part of our tourism and arts offer. The Tourism and Arts offer makes a significant contribution to the County's economy. The County Development Plan has a key role in facilitating the development of our tourism potential, through supporting sustainable development of our natural and historical assets and strengthening the role of our towns and villages, in providing tourism related infrastructure and arts and cultural facilities.

Cavan has a strong tourism base, which includes an unspoilt natural environment, rich and varied heritage, numerous cultural attractions and a variety of festivals, all of which collectively present a significant potential for development of tourism in the County. The County is richly endowed, with natural landscape, rivers and lakes. All of these provide a setting that facilitates and encourages outdoor activities, including walking, cycling, outdoor adventure, equestrian, golf and forest parks. Angling, cruising kayaking/canoeing/water-skiing and guided lake tours are available as water-based activities with Cavan Burren Park, Cavan County Museum and St Killians Heritage Centre on offer from a heritage/cultural perspective.

County Cavan Tourism Development Plan 2017-2022 seeks to increase visitor number and provides strategic direction for tourism in the County.

The arts sector in County Cavan is a vibrant one which encompasses a range of established heritage groups, cultural festivals and activities operating throughout the County. The Arts sector is important for the identity of the County and its population and ensures this culture is protected and promoted. Through the work of the Arts Office, the Council aim to cultivate an environment which allows the arts sector to flourish, while at the same time engaging and educating as many people as possible in and about the arts sector.

## CONSIDER THE FOLLOWING QUESTIONS

1. How can the Development Plan encourage tourism in the County?
2. What form of investment is required to develop tourism in the County?
3. How can the Development Plan support the excellent supply of natural and built heritage as a tourist attraction?
4. How can the development plan protect and develop angling in County Cavan?
5. How can the Development Plan facilitate the development of cultural and arts facilities across the County?
6. How can we make our recreational infrastructure more user-friendly and accessible for visitors?
7. How can we better link key tourism attractions to towns and villages so they can gain an economic benefit?
8. Are there any areas/attractions in Cavan that you think have been overlooked but have the potential to be developed for tourism and recreational purposes?





Community facilities are vital to the life of County Cavan residents. Schools and other educational facilities, libraries, churches and places of worship, creches, youth clubs, meeting spaces, community halls, cultural centres (Ramor Theatre, Town Hall Cavan), health centres, clinic, hospitals and social service centres all help maintain and nurture a sense of community, as well as providing for educational, cultural, social and health needs of citizens. There is also a diverse range of open space facilities including sports pitches, parks, and forests, indoor sports centres and walking and cycling routes that are vital to the health and well-being in the County. Cavan County Council recognises that children benefit enormously from play in terms of their development and wellbeing. Communities also benefit from play because of the opportunities it offers for integration, enhancing community spirit and preventing anti social behaviour.

The provision of community infrastructure is essential to the formation and delivery of sustainable balanced communities. Such facilities are required to be inclusive to allow communities in Cavan integrate and socialise across different age, socio-economic and ethnic groups.

Cavan County Council will encourage the provision of community, commercial and local employment facilities to serve the local community. Where possible, accessibility for all, should be facilitated. In addition, the maximum use of community facilities will be promoted. Proposals for large-scale residential and/or mixed-use schemes must demonstrate how the proposal will contribute to the range of supporting community infrastructure necessary for a sustainable community.

### CONSIDER THE FOLLOWING QUESTIONS

1. Is there an adequate quantity and quality of community, play, open space and recreational facilities in your area?
2. Are there adequate services in your area in terms of schools, health, childcare, nursing homes and residential care facilities? If not, what is lacking and how in your opinion should these be provided?
3. How can we make our towns and villages more attractive for community facilities, leisure and residential activities?
4. How can we ensure our towns and villages retain and enhance their vibrancy and economic wellbeing?



The impact of the policies and objectives of the County Development Plan must be assessed in terms of the potential environmental impacts as part of the plan review process. The assessments include a Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA). The Appropriate Assessment (AA) is required to protect flora and fauna sites within the Natura 2000 network. It is a requirement that an AA be carried out to ascertain if the plan or policies contained within same, will have any impact, either individually or in combination on the protected Natura sites. A strategic flood risk assessment is required for the purpose of integrating flood risk assessment and management and to assist in the determination of spatial planning policies, objectives and land use zoning for the Development Plan.

The Water Framework Directive aims to prevent further deterioration of waters, promote sustainable water use, reduce discharges and pollution, provide for sustainable water use and protect our waters. The River Basin Management Plans (current plan is 2018-2021) sets out priorities for compliance with the Water Framework Directive. Developments in the County like housing, agriculture, industrial, extractive industries etc can have an impact on water quality and this will be considered in the preparation of a new plan.

### CONSIDER THE FOLLOWING QUESTIONS

1. What do you consider to be the main environmental issues facing Cavan? How can the development plan protect our environment?
2. How can the development plan best support the use of renewable energy alternatives in new developments? Where do you think are the most suitable areas in the county for renewable energy developments?
3. Are you satisfied with the Council's proposals to combat flooding? What additional measures do you think should be undertaken?
4. What measures do you think the Council needs to undertake to promote environmental awareness and prevent illegal activities such as illegal dumping, pollution of rivers and lakes etc.
5. How do you think we should safeguard the countryside in terms of biodiversity, habitats and water quality, in the new development plan?
6. What policies do you think we need to protect water quality in our County?

**Your Cavan...**

*Have your say!*



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or in writing to:  
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