

2014



CAVAN
COUNTY
COUNCIL

AMENDED DRAFT CAVAN
COUNTY DEVELOPMENT PLAN
2014 -2020

Planning Department – Forward Planning Section



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The text in red which appears thorough out this document indicates the material changes which are proposed as additions. The text highlighted in yellow with a strikethrough indicates the text which has been deleted or replaced.

Chapter 1: Introduction and Context

1.1 Introduction

Every Planning Authority in the Country is required to prepare a Development Plan for their area every six years. This Development Plan will set out the Local Authorities strategic land use objectives and policies for the overall development of the County up to 2020. It sets out a Vision and Strategy for the proper planning and the physical, social and economic sustainability of the entire county. It acts as a guide for those interested in pursuing development and to inform the general public as to how development proposals are likely to be assessed. The plan also informs the decisions of the Planning Authority in deciding the suitability of different types of development in the County.

Public consultation was initiated, as part of this process, and issues raised during public consultations were taken into account during the making of this draft Development Plan.

The draft County Development Plan has been prepared in accordance with the requirements of the Planning and Development Acts 2000 to 2013, the Development Plan Guidelines, issued by the Department of Environment, Community and Local Government (DECLG) in 2007 and other government Guidelines and Circulars.

1.2 Content of the Development Plan

The plan consists of a written statement and maps. Section 10 of the Planning and Development Act 2000, as amended details the contents to be included in Development Plans; this includes the requirement to include a Core Strategy. The written statement includes a Vision Statement and a Core Strategy contained within the Settlement Framework, around which the policies and objectives of the plan are framed. The maps include detailed zonings for the large and medium sized towns in the county and development boundaries with town cores for the small towns and all villages. The plan also addresses the development needs of the rural areas of the county. In line with the Planning and Development Acts 2000 to 2012, each Development Plan must include objectives for:

- The zoning of land for particular uses including residential, commercial, industrial, educational, recreational, community facilities, agricultural uses;

- The provision of infrastructure such as transport, energy, communications facilities, water supplies, waste water services, waste recovery/disposal facilities, waste water services, etc.;
- The conservation and protection of the environment e.g. archaeological and natural heritage and conservation and protection of European sites
- Encourages, (pursuant to Article 10 of the Habitats Directive), the management features of the landscape such as traditional field boundaries **important for the ecological coherence of the Natura 2000 network.**
- The promotion of compliance with environmental standards and objectives included in river basin management plans.
- The integration of social, community and cultural requirements with planning and sustainable development of the area;
- The preservation of the character of the landscape including preservation of views and prospects and the amenities of places and features of natural beauty or interest;
- The protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
- The preservation of the character of architectural conservation areas;
- The renewal and development of areas in need of regeneration;
- The provision of Traveller accommodation;
- The preservation, improvement and extension of amenities and recreational amenities;
- Major Accidents Directive (siting of new establishments, modifications of existing establishments, development in the vicinity of establishments);
- The provision, or facilitation of the provision, of services for the community including in particular, schools crèches and other education and childcare facilities;
- The promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to
 - i. Reduce energy demands in response to the likelihood of increases in energy and other costs due to long term decline in non renewable resources,
 - ii. Reduce anthropogenic greenhouse gas emissions, and

- iii. Address the necessity of adaption to climate change; in particular, having regard to location, layout and design of new development;

The Development shall, in particular, having regard to the location, layout and design of new development, ensure;

- The preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational use;
- Landscape, relating to providing a framework for the identification, assessment, protection, management and planning of landscapes and developed with regard to the European Landscape Convention at Florence on 20th October 2000.

1.3 Aim of Development Plan

The principles of sustainable development will inform all the objectives, policies, decisions and actions of the Council for the period of the Plan. Sustainable Development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The need to strike a balance between development and conservation is at the heart of sustainability.

1.3.1 The aims of the Plan are:-

To facilitate the sustainable physical, economic and social development of the county.

1. To ensure the orderly, planned development of the county and to accommodate sustainable urban growth through the integration of transport and landuse planning.
2. To upgrade and expand the county's physical infrastructure in order to accommodate existing and projected needs.
3. To integrate housing and retail strategies (Retail Strategy will be reviewed during the lifetime of plan), residential densities and childcare facilities as required under Part V of 2000 Act into the plan, as appropriate.
4. To conserve the natural and built environment of the county where it is recognised as having special value.

5. To strengthen the urban structure in the County through the planned orderly development of the County.
6. To have reference to appropriate Departmental Directives in respect of the location of retail development and its impact outside of the central area.
8. To comply with Sections 27 (1) and 10 (1A) of the Planning and Development Act 2000 (as amended) which require Development Plans to be consistent with the Regional Planning Guidelines¹ for its area.
9. To offer visitors, from Ireland and overseas, a range of high quality experiences in County Cavan that, where possible, also benefit local communities and ensure the conservation of our environment.

1.4 Consultation

1.4.1 Pre Draft Consultation

Under Section 11 of the Planning and Development Act, as amended every Planning Authority must, not later than four years after the making of a development plan, give notice to the public and interested parties regarding their intention to review their existing Development Plan and prepare a new Development Plan. ~~The notice invites submissions or observations, to be made during a period which is to be not less than eight weeks. To comply with these requirements,~~ The Planning Section of Cavan County Council produced 'A Strategic Issues Paper' which outlined some of the important issues to be explored in the Review of the existing Development Plan. ~~The aim of this Issues Paper was to function as an instigator of debate and familiarise readers with the topics and issues which will be addressed by the proposed draft Development Plan and thus aid them in the making of submissions and observations.~~ From the 10th October 2012 to the 5th December 2012 written submissions were accepted by the Planning Section. ~~Additional to the invitation for written submissions Workshops were held around the County.~~ An open invitation was published in local newspapers and on the Cavan County Council Website inviting people to public workshops held in four locations between the 6th of November and the 20th of November. ~~The workshops were held as follows:~~

6 th November 2012	Johnston Library, Cavan Town
7 th November 2012	County Museum
14 th November 2012	Ballyconnell Area Office

¹ In this case the Border Regional Planning Guidelines

~~20th November 2012 — Bailieborough Library~~

~~The Workshops were attended by 125 individuals, who discussed suggested topics in small groups. The findings for these workshops were collated and compiled into a written report which, along with the aforementioned Managers Report, was taken into account when preparing the draft County Development Plan.~~

~~One of the main outcomes from these workshops was the creation of a Vision Statement;~~

~~That Cavan in 2020 will be a place that we all can be proud of; a place where people can enjoy a good quality of life; a better place to live, work and enjoy.~~

~~Following the 5th December 2012, A Managers Report was drawn up, which outlined the issues raised in the submissions and observations received and the findings from the Workshops (both in formal written submissions and feedback from public consultation meetings). The Managers Report and made recommendations on the incorporation of these issues into the proposed Draft Development Plan. The elected members of Cavan County Council considered the Managers Report at a Cavan Council Meeting at which the executive were directed to prepare a Draft Cavan County Development Plan.~~

1.4.2 Pre Draft Workshop

~~Additional to the invitation for written submissions Workshops were held around the County. An open invitation was published in local newspapers and on the Cavan County Council Website. The workshops were held as follows:~~

~~6th November 2012 — Johnston Library, Cavan Town~~

~~7th November 2012 — County Museum~~

~~14th November 2012 — Ballyconnell Area Office~~

~~20th November 2012 — Bailieborough Library~~

~~The Workshops were attended by 125 individuals who discussed suggested topics in small groups. The findings for these workshops were collated and compiled into a written report which, along with the aforementioned Managers Report, was taken into account when preparing the draft County Development Plan.~~

~~One of the main outcomes from these workshops was a Vision Statements;~~

~~That Cavan in 2020 will be a place that we all can be proud of; a place where people can enjoy a good quality of life; a better place to live, work and enjoy.~~

1.4.2 Draft Development Plan

On the 8th of August 2012, an advertisement was placed in local newspapers, on the Cavan County Council Website² and the Cavan County Development Plan Facebook page³, informing the general public and interested parties that a Draft County Development Plan (including a Record of Protected Structures), a Draft SEA and Stage 1: Screening for Appropriate Assessment had been prepared in compliance with Section 12 of the Planning and Development Act 2000 (as amended). This advertisement stated that the documents would be available for public viewing and submissions and observations would be accepted between the 8th of August 2013 and the 17th of October 2013. During this phase of public consultation, the Planning Authority held several 'Drop-in-Sessions', copies of the Draft Development Plan and other documentation was provided with planners available at all times to answer questions.

During the stated time frame 46 submissions were received, a Managers Report was prepared summarising the submissions and making recommendations of how they could be incorporated into the Draft Plan. This Managers Report was submitted to the councillors for their consideration.

1.5 Regional, National and International Context

National and International policies and perspectives are increasingly influencing physical planning in Ireland. One of the main issues arising from both the national and international context is that of sustainability and climate change, which now impacts all facets of life from the fuel we burn to the policies we make. The European Union has a major influence on the plans and policies we make through publications such as Agenda 2000, Local Agenda 21, The European Spatial Development Perspective (ESDP), and various relevant EU Directives.

It is the policy of Cavan County Council to implement, through the Development Plan, the internationally agreed obligations in respect of bio-diversity, sustainability and greenhouse gas abatement. These obligations may be further expressed through National Legislation.

² www.cavancoco.ie

³ <https://www.facebook.com/CavanCountyDevelopmentPlan>

In the context of planning policy the concept of sustainability has been understood as indicating a need to direct development to established urban areas where there is access to existing services, amenities and places of work. There has been an emphasis on developing a landuse strategy that promotes the development of compact urban forms where retail and commercial development is directed towards town cores and residential and other suitable development occurs in a phased manner, outwards from the town core.

Under Section 9(6) of the Planning and Development Acts 2000, as amended, Development Plans must be consistent, as far as is practicable, with national plans, policies or strategies that the Minister for the ECLG determines relate to proper planning and sustainable development. The Minister for the DECLG can issue guidelines to Planning Authorities regarding their planning functions and authorities must have regard to these. In addition, the Cavan County Development Plan must have regard to the, Regional Planning Guidelines for the Border Region and the Development Plans of adjoining authorities. The local authorities adjoining County Cavan are Monaghan, Meath, Westmeath, Longford, Leitrim and Fermanagh.

At national level the Development Plan ~~will take cognisance of The~~ shall be consistent with the National Development Plan (NDP) 2007- 2013 and its successors, Sustainable Development: A Strategy for Ireland, 1997; The National Spatial Strategy (NSS) 2002 – 2020, ~~and various other planning related policies and guidelines. These various reports along with specific planning guidelines in relation to Retailing, Telecommunications, Renewable Energy, Built Heritage, Childcare, Sustainable Rural Housing, Quarries etc have informed the policies and objectives contained in this Plan. Most recently, the DECLG has published 'Development Plan; Guidelines for Planning Authorities' (June, 2007).~~

and with guidelines and directives issued by the DECLG and relevant strategies, guidelines, policies and objectives of other Ministers. The plan has been drawn up to be consistent with DECLG Guidelines some of which are;

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities towns & Villages) (DEHLG 2009) and companion document 'Urban Design Manual Best Practice Guide, 2008'.
- Traffic Management Guidelines, 2006.

- Government Policy on Architecture 2009-2015.
- National Roads Policy.
- Provision of Tourist & Leisure Signage on National Roads.
- Delivering Homes Sustaining Communities, 2007.
- Sustainable Urban Housing: Design Standards for New Apartments, 2007.
- Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, (DEHLG 1996).
- The Planning System and Flood Risk Guidelines for Planning Authorities (DEHLG 2009).
- Quarries and Ancillary Activities Guidelines for Planning Authorities (DEHLG 2004).
- Wind Energy Development Guidelines for Planning Authorities (DEHLG 2006).

A list of available planning guidance documentation is accessible on the DECLG website; www.environ.ie.

The Local Authority will also ensure consistency with guidelines and policies from other government departments such as the ‘Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure issued by the DCENR.’

The Border Regional Planning Guidelines (2010-2022) were adopted in September 2010. The Core Strategy/Settlement Strategy aligns the principles of the National Spatial Strategy (NSS) and the Border Regional Planning Guidelines (2010-2022) with the Cavan County Development Plan.

The DECLG publication ‘Putting People First; Action Programme for Effective Local Government’ published in October 2012 aims to reform local government around a clear vision that states:

Local government will be the main vehicle of governance and public service at local level leading economic, social and community development, delivering efficient and good value services, and representing citizens and local communities effectively and accountably.

The reform programme aims to ensure local government will have an enhanced role in community and local development, as well as, economic development and enterprise support. This will have an impact on the role of the Planning Authority,

particularly the Forward Planning Section, in the preparation and implementation of the County Plan and policy development in general.

1.6 Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment (SEA) is the formal systematic evaluation of the likely significant environmental effects of implementing the Cavan County Development Plan. This draft plan complies with Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) as amended by: The European Communities (Environmental Assessment of Certain Plans and Programmes) (S.I. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) Amendment Regulations 2011 (S.I. No.201 of 2011). Cavan County Council will ensure full compliance with the requirements of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment through ensuring that the findings of the SEA report are fully integrated into the Draft Plan.

The draft Environmental Report was prepared in tandem with the preparation of the draft Cavan County Development Plan (2014 – 2020). Chapter 7 of the Environmental Report identified the State of the Environment – Key Environmental Issues relating to the Plan.

The Strategic Environmental Assessment was undertaken using a set of established **Key Environmental Protection Objectives (EPO's) which are drawn-up** based on International, European Union or National level strategies and documents which are relevant to the County Development Plan. The Planning Authority has also drawn on public consultation for relevant Objectives.

The Plan has a large number of Development Objectives and the effect of these Development Objectives and Policies on the environment has been measured and cross-checked against the Environmental Protection Objectives (EPO). This has been accomplished through the use of a matrix. It has identified policies that may result in significant environmental impact on the environment so alternatives may be considered or mitigation measures suggested and in some case, may have involved the removal of the policy entirely.

The following are the **Environmental Protection Objectives (EPOs)** for the Draft Cavan County Development Plan;

Biodiversity, Flora and Fauna

EPO1 Conserve designated habitats and protected species.

EPO2 Conserve and enhance the diversity of interdependent habitats and species in the wider environment.

EPO3 Protect terrestrial and aquatic habitats from invasive species.

Population and Human Health

EPO4 Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable travel patterns.

EPO5 Minimise the amount of waste to landfill

EPO6 Minimise noise, vibration and emissions from traffic, industrial processes and extractive industry.

Landscape and Soil, including Minerals

EPO7 Conserve and enhance natural and historic landscapes and features within them.

EPO8 Conserve and enhance townscape quality.

EPO9 Protection of geological features of Local or National importance.

EPO10 Give preference to the re-use of brownfield lands, reducing the need to develop Greenfield lands.

EPO11 Reduce consumption of non-renewable sand, gravel and rock deposits.

EPO12 Provision of Greenways, Walkways & Cycleways in order to reduce greenhouse emissions.

Water

EPO13 Protect and enhance the quality of surface, ground and drinking water.

EPO14 Promote water conservation and sustainable water use, based on long-term projections of available water resources.

EPO15 Mitigate the effects of floods.

EPO16 Promote Green Infrastructure and the use of SUDS.

Air and Climate

EPO17 Reduce air pollution and greenhouse gas emission.

EPO18 Promote energy efficiency and maximise use of renewable energy sources.

EPO19 Reduce the production of Greenhouse Gases through the provision of Greenways, Walkways & Cycleways.

Material Assets

EPO20 Maximise use of the existing built environment.

EPO21 Maintain infrastructure in the Cavan Town and Environs area and mitigate the effects of further infrastructure provision.

Cultural Heritage

EPO22 Promote the protection and conservation of cultural heritage including architecture and archaeology.

Methodology for the Assessment and Determination of Significance of Effects

Step 1: The main Issues relating to the environmental topics or receptors (i.e. Biodiversity, Population and Human Health, Landscape etc.) are examined in the 'Baseline Data' Section of the Environmental Report.

Step 2: The Environmental Protection Objectives were chosen based on international, national, regional and local level environmental issues.

Step 3: Options for Scenarios for the Development of County Cavan were considered (see section 8.0 of the Environment Report).

Step 4: The Environmental Protection Objectives (EPO's) were compared to the Development Objectives in order to assess significant effects of the environment, considering the context of the Cavan County Development Plan and the findings were linked to the 'scenario options'.

Step 5: Mitigation measures for development objectives are proposed which are ways of offsetting the effects on the environment (see Section 9.0). Section 9.0 also contains recommendations (mitigation measures) which have been included in the Draft Development Plan.

Step 6: Monitoring measures are proposed through the use of the ‘Environmental Protection Objectives’/(EPO’s) , a range of targets and a number of indicators for progress.

Methodology for the Assessment and Determination of Significant Effects on The Environment

There are a number of steps in the SEA process (see figure 1 of the Environment Report). The preparation of the Development Plans requires a full Strategic Environmental Assessment. Accordingly the preparation of this Environmental Report is a statutory requirement.

The Environmental Report follows the requirements of Schedule 2B (S.I. 436 of 2004), Appendix 2 of the Environment Report. Chapter 4 of the SEA report details the relevant plans and programmes which have been taken into consideration during the preparation of the Draft Development Plans. Existing Environmental Issues in the County were identified in the Scoping Report and Environmental Objectives (based on the environmental receptors – biodiversity, water, air etc.) were drafted from national environmental policy while taking existing environmental problems in the area into account. The chosen Objectives match those in the Draft Plan’s and Environmental Report.

Objectives and Policies in the new Draft Cavan County Development Plan (2014 – 2020) were drafted and compared to the Environmental Protection Objectives(EPO’s). Subsequently, the likely significant effects of implementation of the Development Plans were established through the identification of conflicts between the two sets of objectives and policies. This was assessed in a matrix format which is contained in Appendix 6 of the draft Environmental Report.

Where conflicts arose, opportunities to prevent, reduce or offset any significant adverse effects of implementing the Development Plan were examined and if necessary, some policies were improved with measures to mitigate the effects on the environment.

Alternative development scenarios for the County were formulated, based on the environmental receptors (i.e. landscape, biodiversity, human health, etc.) and areas with existing environmental problems. The preferred development scenario was reached for the *Draft Cavan County Development Plan* area, based on the Balanced model for Development, as established from the The Border Regional Authority -

Regional Planning Guidelines (2010 – 2022). **Eminating from this development model, the** Environmental Report explores the ‘Likely evolution of the development of County Cavan, without the implementation of the Plan or Programmes’ and concludes Scenario 3:Planned Growth with Regulatory Planning policies as the preferred scenario for the future development of County Cavan as it considers both the economic, social, cultural and environmental development of the County.(These can be examined further in Chapter 2 of the Plan and Section 8 of the Environment Report.

Mitigation measures and methods of offsetting potential impacts have been proposed during the course of the preparation of the documents. This has resulted in objectives and policies which are more robust and environmentally sustainable. Similarly, methods of monitoring and indicators of change in the environment have been proposed with set targets to be reviewed over the duration of the Cavan County Development Plans.

The SEA report and methodology applied, has ensured that the Key environmental issues identified, were taken into consideration in the preparation of the Draft Cavan County Development Plan. As such, the Plan includes a robust set of Policies and Objectives which will ensure the protection and management of key environmental sensitivities and vulnerabilities within the Plan area have been addressed.

1.7 Monitoring and Review

The purpose of monitoring and evaluation is to assess the effectiveness or otherwise of policies and objectives in terms of achieving stated aims. Section 15(2) of the Act states that the manager shall, not later than two years after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives and section 95(3) (a) of the Act expressly requires that the two year report includes a review of progress on the Housing Strategy.

1.8 Appropriate Assessment

European Directive 92/3/EEC (The Habitats Directive) requires competent authorities to carry out an Appropriate Assessment (AA) of plans and projects that, wither alone or in combinationa with other plans and projects are likely to have a significant effect on European designated sites.

The preparation of the Draft Cavan County Development Plan has regard to Article 6 of the Council Directive 92/43/EEC of 21st May 1992 on the Conservation of Natural Habitats and Wild Fauna and Flora (as amended). Hereafter referred to as the Habitats Directive. This is transposed into Irish Legislation under the European Communities (Birds and Natural Habitats) Regulations 2011 and the Planning and Development (Amendment) Act 2010.

The European Communities (Birds and Natural Habitats) Regulations 2011 lists priority habitats and species that are of European and international importance and require protection. This protection is afforded through the designation of other protected species and habitats are classed as Special Area of Conservation (SAC). Species that occur in Special Protection Areas (SPAs), (Annex I of Birds Directive) or SACs (Habitats listed in Annex I and/or Annex II Species listed in the Habitats Directive) in which they are designated features have full European protection. Species listed in the Habitats Directive) in which they are designated features have full European protection. Species listed in Annex IV of the Habitats Directive are strictly protected wherever they occur in the country, whether inside or outside a Natura 2000 site. Habitats that are equivalent to those listed, but not within SACs are still classed as priority habitats of international and national importance and under Article 27 (4(b)), the Planning Authority has the duty to avoid the pollution or deterioration of Annex I habitats.

The Habitats Directive specifies scientific criteria on the basis on which Natura 2000 sites must be selected and sets out various procedures and obligations in relation to the conservation objectives of those sites.

Articles 6(3) and 6 (4) of the Habitats Directive set out the requirement for an assessment of proposed plans and projects likely to significantly affect Natura 2000 sites.

Article 6(3) establishes the requirement to screen all plans and projects for likely impacts referred to as a Stage 1: Screening for Appropriate Assessment) and to carry out further detailed assessment if required (referred to as the Stage 2: Appropriate Assessment):.

Article 6(3) “Any plan or project not directly connected with or necessary to the management of the Natura 2000 site but likely to have a significant effect thereon, either individually or alone in combination with other plans and projects, shall be subjected to an appropriate assessment of the implications for the site in view of its conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to provisions of paragraph 4, the competent national authorities shall agree to a plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”

The forementioned paragraph 4 allows for proposed plans and projects to be approved in certain conditions as follows:

Article 6(4) : If in spite of negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of the Natura 2000 is protected. It shall inform the Commission of any compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to the beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.’

A Screening for Appropriate Assessment was prepared by Ecologists Ireland, on behalf of Cavan County Council. It provides information on the potential and proposed Draft Cavan County Development Plan 2014-2020 to impact on designated sites of conservation importance. (The full report is available as a stand-alone document to this plan). The findings of the Appropriate Assessment Screening report are in the form of a Screening Statement as follows:

“A Screening for Appropriate Assessment of the Amended Draft Cavan County Development Plan 2014 – 2020 has been conducted in accordance with the “Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC” as published by the European Commission

and “Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities” published by the Department of Environment, Heritage and Local Government. The screening process identified all impacts and relevant significance indicators of the Draft Cavan County Development Plan 2014 – 2020. It is determined that no areas of habitat that are important for the survival of the designated features/species within the Natura 2000 sites will be modified or fragmented, destroyed or isolated; no key biogeochemical processes necessary for the survival of designated features will be impacted, directly or indirectly or in the short to long term; and no ecologically meaningful proportion of the habitat of designated features of Natura 2000 sites included within the screening will be seriously impacted (either through loss, damage or deterioration in water quality). In view of the information presented for consideration from the statutory consultees, and on implementation of the Draft Core Strategy; Settlement Framework (town and village plans); and, Zoning Policies, it is objectively concluded that there are likely to be no significant effects on the Natura 2000 sites and that appropriate protection, where necessary, in respect of Natura 2000 Network has been formulated within the Amended Draft Cavan County Development Plan 2014 – 2020”.

Chapter 2: Settlement Framework

2.0 Introduction

This Settlement Framework incorporates both the Settlement Hierarchy for the county and the Core Strategy. The requirement for the introduction of a Core Strategy into Development Plans was introduced in the Planning and Development (Amendment Act), 2010. This Act states that Development Plans must include, as part of their written statements, a Core Strategy which “shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional planning guidelines.” The legislation also requires the inclusion of information in relation to population and settlement, retail development and rural areas.

The Settlement Framework aims to set a vision and overall strategy for the spatial development of the County and a framework for the development of the policies and objectives in subsequent sections of the plan. These policies and objectives will be consistent with the conservation and protection of the environment, as demonstrated in the SEA, which accompanies this plan. This Section will establish a settlement hierarchy for the county based on an analysis of population, retail and service provision in all settlements.

2.1 Vision Statement

A Vision for the County was created through consultation with the general public at workshops held in four locations between the 6th and the 20th of November 2012.

This Vision is;

“That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy.”

This vision emphasises the important link between the sustainable development of the County and the quality of life of the people who live here. A number of strategic aims emerge from this vision.

- Protect and enhance the cultural, built and natural heritage of the County, **including water quality and environmental quality.**
- Recognise and cater for the physical, cultural, religious and social diversity of the Countys people.

- Encourage the development of employment opportunities throughout the county.
- Ensure equal access to services and amenities.
- Provide good quality, accessible leisure, social and amenity services and spaces in an equal manner across the county.
- Ensure the principles of quality of life and sustainable development informs all decisions which relate to development within the county.
- To provide good quality services infrastructure including adequate and appropriate drinking water and waste water treatment.

2.2 Profile of the County

The following profile of the county seeks to give an understanding of our role locally, regionally and nationally. This section looks at the population of the county examining who lives here, how our population has changed and what our future population might be. **The section examines development options for the county in line with the SEA and establishes the most appropriate alternative.** The section concludes with a set of core development policies which form a framework for the remaining sections of the plan.

2.2.1 National Context and the NSS

County Cavan is located in the north of the Republic of Ireland, within the province of Ulster and is bounded by the counties of Monaghan to the north, Leitrim to the south-west, Longford to the south, Meath to the east and Fermanagh to the north. There are a hierarchy of land use and spatial plans which provide guidance for the role the County has to play locally, nationally and regionally. The Development Plan is at the local level in this hierarchy. At a national level there are the National Development Plan (NDP) and the National Spatial Strategy (NSS) and at a regional level there is the Border Regional Planning Guidelines 2010 – 2022 (BRPG).

The NSS established Eight Regions in Ireland, identifying County Cavan as being located within the Border Region along with Donegal, Louth, Sligo, Monaghan and Leitrim.

The NSS identified three broad area types, see table 2.1 within the Border Region based on its physical attributes such as the location of roads and communication links.

Table 2.1

Area	Spatial Role
The north western part of the border region, mainly Donegal	<ul style="list-style-type: none"> • Diversifying Areas – Emerging Management Issues • Rural Areas with Strong Potential for Diversification
The western part, mainly Sligo and Leitrim	<ul style="list-style-type: none"> • Rural Areas with Strong Potential for Diversification
The central and eastern parts, Cavan, Monaghan and Louth.	<ul style="list-style-type: none"> • Rural Areas with Strong Potential for Diversification. • Village Strengthening and Rural Area Opportunities • Strategic Rural Assets within a Metropolitan Hinterland

Source: National Spatial Strategy 2002 – 2020: Section 4.2, p.76

Cavan is part of the Central and Eastern part of the Border Region along with Monaghan and Louth. Each area type is associated with spatial roles within the region, see table 2.1. The Central and Eastern part of the region is associated with three area types, of these Cavan is associated with two.⁴

Rural Areas

The NSS identifies four rural area types. In the Border Region Cavan falls into area types. The East and the majority of the county is located in an area identified as having ‘Village Strengthening and Rural Area Opportunities’ and the West is located in the area identified as ‘Rural Areas with Strong Potential for Diversification’, see table 2.2.

These area types reflect the existing differences between the east and west of the county. The east has a higher concentration of population with more and larger

⁴ Refer to The National Spatial Strategy; Section 4.2 The Border Region, pp. 76 & 77, for more detail.

towns than in the west. The west has experienced slower development and has maintained its rural character. Most parts of the east are easily accessed by a good network of national, regional and local roads, the west has numerous areas of outstanding natural beauty and natural amenities.

Table 2.2

Village Strengthening and Rural Area Opportunities

In these areas local authorities should examine closely and activate the potential for new residential, commercial and local employment related development within the structure of small towns and villages. This is of central importance to the economic restructuring of rural areas. Local authorities should use their knowledge, resources and legal powers under the planning and derelict sites legislation to encourage and facilitate development, supported at national level by various mechanisms such as the urban and village renewal schemes.

Rural Areas with Strong Potential for Diversification

In these areas, there is potential for rural diversification based around a possible mix of activities drawn from amongst the tourism, forestry, enterprise and marine sectors. Identifying such potential and activating it needs to be a focus in these areas for local communities and business groups supported by bodies such as the County Development Board and County Enterprise Boards and relevant departments and agencies⁵.

Source: The National Spatial Strategy 2002 – 2020; Section 4.1, p. 75

2.2.2 Regional Context

The Border Regional Planning Guidelines (BRPG's), which cover the period 2010 – 2022, sets out a settlement strategy which will;

“--- act to structure future growth in the longer term, to maximise and optimise the development potential of the Region taking account of strengthening linkages between economies of Northern Ireland and the Republic, and the

⁵ Source: The National Spatial Strategy 2002 – 2020 (2002) Department of the Environment, Community and Local Government, Section 4, pp75 &76.

increasing recognition of the prospects for both economies on the island of Ireland.”⁶

The region is characterised as being predominantly rural in nature with a weak urban structure and no dominant urban centre. Seven urban centres with important regional roles have been identified these include the hub towns of Cavan and Monaghan.

Cavan’s central location within the region coupled with its proximity to Northern Ireland and existing linkages both to the republic and northern Ireland gives Cavan a strategic role to plan in ‘strengthening linkages between the economies of Northern Ireland and the Republic. It also provides linkages within the border region and between the Border Region, Northern Ireland and the Republic

Table 2.3

Urban Centres with Regional Importance	
Gateways ⁷	Letterkenny, Sligo and Dundalk
Hubs	Cavan and Monaghan
Strategic towns	Drogheda and Carrick-on-Shannon

Source: The National Spatial Strategy 2002 - 2020

Border Region Development Options

The BRPGs examined a number of Development options;

- Continuation of Existing Population Trends,
- Predominantly Gateway Led Development Model and
- The Balanced Development Model.

The Balanced Development Model was identified as being the most appropriate for the Border Region. This option focuses development on the seven key towns, including Cavan Town.

⁶Source: Border Regional Planning Guidelines (2010) Border Regional Authority, Chapter 3, Section 3.2 p36.

⁷ Further details can be found in relation to the role and functions of gateways and hubs in the National Spatial Strategy 2002 – 2020.

Table 2.4

Balanced Development Model

This model is considered to most desirable for the following reasons

- It will provide balanced regional development throughout the Region.
- It offers the potential to develop the model further in county development plans, through the development of the urban hierarchy outlined in table 3.1.⁸
- It will direct an appropriate portion of development and investment to existing urban centres where services exist.
- It reinforces the priority required for the strategic road network between the key settlements;
- The key settlements will act as key drivers for the Region whilst providing key services and functions for the smaller settlements and rural hinterland;
- It creates a sustainable relationship between urban and rural areas and will support the vitality and viability of rural communities;
- It protects the key environmental sensitive and vulnerable areas within the Region.⁹

The SEA which accompanies this plan supports the suitability of the 'Balanced Development Model' as a means of ensuring that the future development of the county occurs in a way that does not negatively impact on the environment.

⁸ See page 38 of the Border Regional Planning Guidelines.

⁹ Source: Border Regional Planning Guidelines (2010) Border Regional Authority, Chapter 3, Section 3.6, pp 43,44

Table 2.5

Key Aims of the Border Regions Settlement Strategy

- Strengthen the critical mass of the Regions key urban settlements by prioritising regional population growth and housing requirements;
- Outline a policy framework for the development of the remaining share of population in the Region; and
- Sustain and revitalise lower tier settlements and rural areas within the above development framework.¹⁰

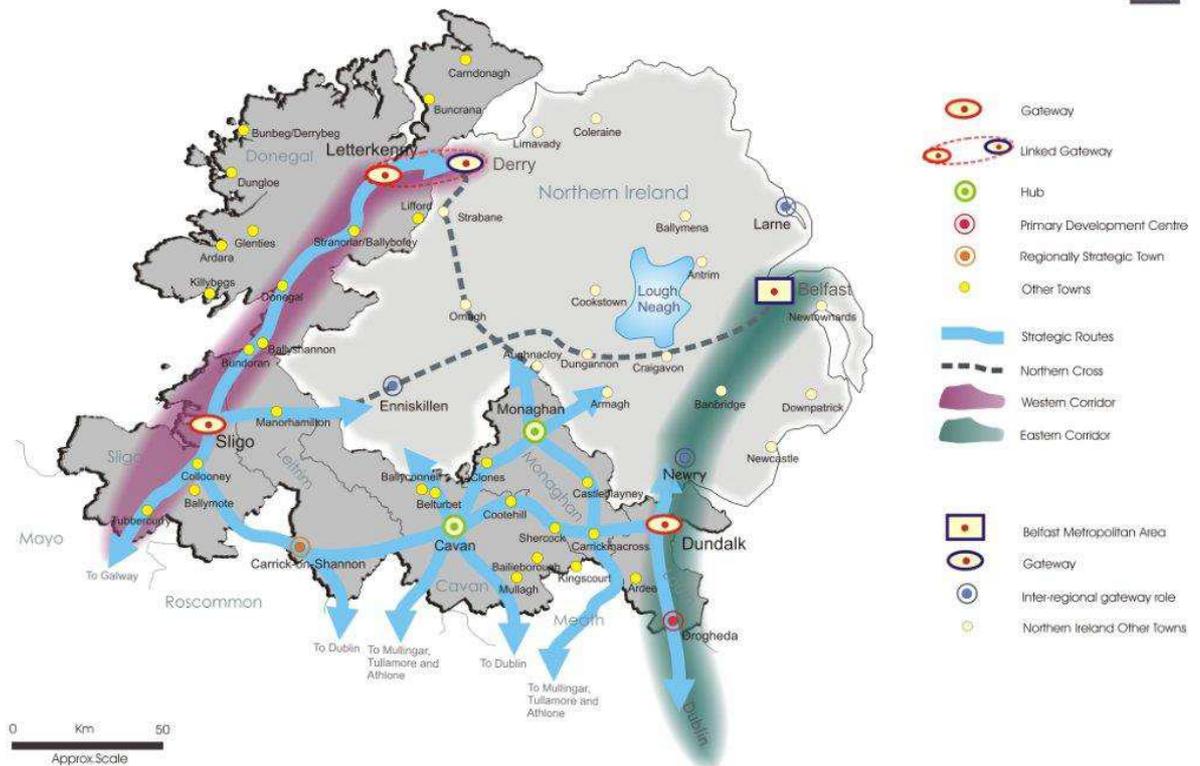
Key Components of the Border Region Settlement Strategy

- Development of critical mass in the 7 key urban centres which will be the focal points for growth;
- The linking of the key urban centres through the development of Strategic Radial Corridors and Strategic Links;
- Promote and facilitate the emerging north/south corridors on the western (Atlantic Arc) and eastern (Eastern Corridor) seaboard, which will be linked through the Strategic Rail Corridors and Strategic Links;
- Development of the Northern Cross within the Region and into Northern Ireland;
- Improved and enhanced connectivity through the Central Border Region¹¹

¹⁰ Source: Border Regional Planning Guidelines (2010) Border Regional Authority, Chapter 3, Section 3.6, p44

¹¹ Source: Border Regional Planning Guidelines (2010) Border Regional Authority, Chapter 3, Section 3.6, p 48

Border Region Spatial Settlement Strategy



Source: Border Regional Planning Guidelines, 2010 – 2022

Some of the key points emerging from the BRPGs Balanced Development Model are;

- Protection of the environment and natural resources and amenities.
- Cavan role in the creation of linkages within the border region and between the border and the rest of the county including Northern Ireland.
- Developing the role of Cavan Town as a hub town within the region.
- Sustain and revitalise urban areas whilst maintaining the vitality and viability of rural areas.

2.3 County Development Options

As established in the SEA which accompanies this Plan and in compliance with the the BRPG a number of alternative development scenarios for the county where considered.

Scenario 1: Growth with Relaxed Planning Policies

This would permit development growth in all areas of the County. Rural housing would be spread throughout the county, ribbon development would become common along with large scale housing developments. Towns and villages would sprawl out into the surrounding countryside and there would not be any demarcation between urban and rural areas. Cultural heritage items of architectural and archaeological importance could be impacted on by development and even destroyed entirely. Tourism would suffer due to the declining value of the countryside.

Unsustainable transport patterns would escalate. The National Routes would be compromised becoming increasingly congested.

The cumulative impact of development would severely impact on the natural environment.

Contamination of catchments would cause problems for surrounding counties.

Towns in the east of the County would experience huge growth in population due to the proximity to the Greater Dublin Area. The west of the County would experience little investment and development, being viewed as a peripheral area. Critical mass and the objectives of the National Spatial Strategy to promote sustainable balanced development would not be achieved.

The larger towns with existing industry may grow but other smaller towns and villages spread throughout the County would suffer and see little infrastructural provision.

Layouts of towns would be dominated by market forces, meaning that provision for many essential community services would not be available to the local population, housing densities would be inappropriate in certain locations and there would be little emphasis on brownfield development.

The impact of Scenario 1 would cause significant impacts on all environmental receptors (biodiversity, population and human health, landscape and soil, water, air and climate, material assets and cultural heritage) causing widespread environmental problems, poor water quality, poor biodiversity, poor quality built environment and ultimately resulting in poor human health.

Scenario 2: Growth with Restrictive Planning Policies

This Scenario is essentially eco-centrally based where emphasis is placed completely on the natural environment.

This Scenario would be very restrictive of rural housing in most areas of the County. Sensitive landscape areas would see very little development occurring. Growth would be directed towards all towns and villages without a clear settlement strategy for the County, growth centres would directly compete with each other.

There would be a strict demarcation between urban and rural areas. Design of developments would be very prescriptive. Densities in towns and villages would increase with major emphasis on infill development and brownfield development.

- **Opportunities**

Encouraging growth in population centres would lead to critical mass being achieved in terms of the provision of sustainable transport infrastructure. Travel patterns would become more sustainable, with much of the population living in close proximity to services and employment opportunities, reducing the need to travel and reducing trip lengths.

Development of this nature could impact positively on the waste collection, encouraging the principles of waste minimisation through 'reduce, reuse and recycle'. This could positively impact on the reduction of waste going to landfill.

The cost of maintaining physical infrastructure could be reduced as the area would be greatly reduced.

- **Threats**

This Scenario would have major implications for economic growth. It may cause stagnations in many areas of the County. Local communities based around traditional agricultural activities would decline. Peripheral rural areas would also decline. The ability to encourage alternative agriculture practices would not be an option.

Infrastructure in towns would come under enormous pressure with the sudden influx of growth in urban centres. Tourism development would not be permitted in rural areas, thereby incomes from the revenue source would decline.

Scenario 3: Planned Growth with Regulatory Planning Policies

The final Scenario is based around the planned growth of the County and a sustainable settlement structure which creates balanced and sustainable development throughout the County.

In this Scenario, the Planning Authority would facilitate development throughout the County based on the principals of good design, good siting and technical considerations where local need exists and where the applicant would contribute to the rural community and rural economy.

The Settlement Strategy would reflect National policy and the potential to balance growth across the County and Region and supporting the Hub Status of Cavan Town in its location in the Country.

Town Development Plans and Town and Village Plans create a mix of lands uses which have viable economic activities allowing people to work and live locally, while enhancing the features of the urban environment and consolidation of development to ensure that there is a clear demarcation between urban and the natural surrounding environment.

Traditional agricultural activities are encouraged and diversification is promoted to facilitate the changing nature of the sector. Eco-tourism and geo-tourism are promoted as sustainable forms of tourism.

Existing infrastructure is maintained and is balanced with the need to create more.

The environmental effects and cumulative impacts of development are considered with development needs in the overall development of the County. Significant environmental effects are mitigated and monitored on a continuous basis.

2.3.1 Preferred Scenario

Scenario three is the preferred Scenario for the future development of County Cavan as it considers both the economic, social, cultural and environmental development of the County.

2.4 Population

An examination of the population profile of the county is the starting point for the establishment of a settlement hierarchy, which will inform decisions on land use, service provision, housing, employment, retail, community and recreational needs. To date the 2011 census of population contains the most accessible and up-to-date data. The previous development plan predicted a continued but slower level of growth than in previous census. However, the county population, which grew by 13.2 % in the 2006 census, has actually experienced a higher growth rate of 14.3%. As indicated in the table below, the population growth of the county remains

significantly stronger than that of the border region and of the state. Cavan's Central location within the border region and the location of the county town as well as a number of other towns on national routes mean that the county links most places within the border region. The county also acts as a linkage between the border and other areas nationally as well as linking Northern Ireland with many parts of the south of the Country. Such a strategic location has attracted businesses and industry to the County providing employment. Towns in the east such as Mullagh and Virginia are good locations for people who work in Dublin and Meath to settle because house prices are lower but the journey to work is still manageable. This has led to higher population growth and greater levels of urban development in the east. The west has maintained much of its rural character and with its higher concentration of natural amenities has seen a smaller population growth and correspondingly slower development.

County, Border Region and State Population Change 2002-2011 Table 2.6

County, Region or State	2002	2006	% Change	2011	% Change
Cavan	56,546	64,003	13.2	73,183	14.3
Border Region	432,534	468,375	8.3	514,891	9.9
State	3,917,203	4,239,848	8.2	4,588,252	8.2

Source: Census of Population, Volume 1; Population Classified by Area, 2006 and 2011.

2.4.1 Population Growth in Context

We can trace the history of our county by looking at changes in our population, changes that often correspond to historic events and social change such as the great famine, high emigration rates, high birth rates and increased in-migration. The following sections give an over view of the changes in population growth in the county.

1. Historic growth

The population of County Cavan has changed dramatically since 1841, when the population was 243,158, almost 170,000 more than it is now. The effects of the Famine of 1846-1847 and then the heavy population losses due to emigration towards the end of the 19th century contributed to a dramatic decline. The population fell continuously until 1971 when it reached 52,618. Since then the population has been recovering and we are now experiencing the highest county population in over 60 years. ~~The possibility is that the population is in recovery and may continue to increase.~~ The table below reflects population trends over seventeen year period.

Table 2.7

Census Year	Population of County Cavan
1841	243,158
1851	174,071
1861	153,906
1871	140,753
1881	129,476
1891	111,917
1901	97,541
1911	91,173
1926	82,452
1936	76,670
1946	70,335
1951	66,377
1956	61,740
1961	56,594
1966	54,022
1971	52,618
1979	53,720
1981	53,855
1986	53,965
1991	52,796
1996	52,944
2002	56,546
2006	64,003
2011	73,183

2. Growth Regional Context

County Cavan had the highest population growth rate in the Border Region in both the 2006 census and again in the 2011 census. The table below compares the population of all the Counties within the Border Region from 2002 – 2011.

Table 2.8 Population Change 2002-2006 in the Counties of the Border Region

Counties	2002	2006	% Change 2002 – 2006	2011	% Change 2006 - 2011
Donegal	137,575	147,264	7%	161,137	9.4%
Louth	101,821	111,267	9.3%	122,897	10.5%
Cavan	56,546	64,003	13.2%	73,183	14.3%
Sligo	58,200	60,894	4.6%	65,393	7.4%
Monaghan	52,593	55,997	6.5%	60,483	8%
Leitrim	25,799	28,950	12.2%	31,798	9.8%
State	3,917,203	4,239,848	8.2%	4,588,252	8.2%

Source: Census of population 2006 & 2011

A notable aspect of the table above, is that in 2002 and 2006 Cavan County had the fourth largest population but by 2011 it had moved up to being the third largest population. It is important that this strong population growth is recognised and that sufficient land is made available to support this growth now and should it continue. Potential growth must occur in a sustainable fashion, in tandem with the provision of social, community and physical infrastructure such as adequate Waste Water Treatment Systems, Schools, Playgrounds etc.

4. Age Profile

The age profile of the county, as indicated in the table below, indicates an increase in the dependency age brackets namely 0-14 years and the over 65s. When compared to the age profile of the state and region, see table 2.8, Cavan has a higher percentage of its population within the age dependent group than in the region or the state.

Table 2.8

County Cavan	2002	2006	2011	Actual change 2006- 2011	% change 2006-2011
Total	56546	64003	73,183	9,180	14.34%
0 – 4 years	4189	4743	6,177	1,434	30.23%
5 – 9 years	4143	4914	5,529	615	12.52%
10 – 14 years	4559	4595	5,526	931	20.26%
15 – 19 years	4651	4417	4,583	166	3.76%
20 – 24 years	3719	4326	4,106	-220	-5.09%
25 – 29 years	3575	4686	5,133	447	9.54%
30 – 34 years	3796	4665	5,727	1062	22.77%
35 – 39 years	3985	4760	5,484	724	15.21%
40 – 44 years	3936	4567	5,286	719	15.74%
45 – 49 years	3730	4226	4,864	638	15.10%
50 – 54 years	3360	3826	4,428	602	15.73%
55 – 59 years	2911	3497	3,950	453	12.95%
60 – 64 years	2177	2774	3,524	750	27.04%
65 – 69 years	2215	2131	2,714	583	27.36%
70 – 74 years	1907	2018	1,990	-28	-1.39%
75 – 79 years	1686	1663	1,775	112	6.73%
80 – 84 years	1208	1214	1,243	29	2.39%
85 years and over	799	984	1,144	163	16.62%

Source: Census of Population 2011

Youth and Elderly dependency

Dependents can be defined as those outside of the 15 – 64 year age brackets. As indicated in the table below Cavan has a higher percentage of its population within the age dependency groups than in the region and the state. Such population statistics are highly relevant for the provision of services such as schools, crèches, playschools, playgrounds etc for younger people and nursing homes, accessible community facilities and age friendly policies for older people. They have been

taken into account when formatting policies and objectives in subsequent sections of this plan.

Table 2.9

	% Youth Dependency (0 – 14)	% Elderly Dependency (65 & over)	% Total Dependency
Cavan	36.6%	18.8%	55.4%
Border	22.6%	12.6%	35.2%
State	21.3%	11.7%	33%

Source: Census of Population 2011

Migration and Population Growth

Cavan along with the rest of Ireland has seen a growing ethnic mix within its population. A proportion of the overall population growth in the county can be attributed to an increase in the numbers of ‘non-Irish’ nationals choosing to live in the county. Should this trend remain the population of the county will continue to grow.

Cavan’s population increased by 9,180 people between 2006 and 2011, this increase is comprised of 5,921 births and a net migration of 5,809, less 2,550 deaths. Cavan has a higher average annual number of births (17.3 per 1,000 pop) than the State (16.6 per 1,000) but also has a higher average annual number of deaths (7.4 per 1,000 population compared to 6.4).

Our net migration rate of 16.9 per 1,000 population was over three times higher than the rate for the State as a whole (5.5 per 1,000).

Table 2.10 Components of population change, County Cavan and the State, 2011

Change in Population since Previous Census	State		Cavan	
	348404		9180	
Components of Change				
Births	367,191		5,921	
Deaths	141,079		2,550	
Natural Increase (births –deaths)		226,112		3,371
Migration		122,292		5,809
Total		348,404		9,180
Average Annual Natural Increase		10.2		9.8
Average Annual Estimated net migration		5.5	16.9	

Cavan had the second highest rate of net migration (16.9 per 1,000 pop) in the Country after Laois (23.8). This indicates that Cavan has a strong ability to attract new residents to live here.

The CSO publication “Census 2011 Profile 6; Migration and Diversity (October 2012)”, provides a list of the top seven towns in Ireland with the highest proportion of non-Irish nationals. In County Cavan, Ballyconnell is third with a proportion of 38% non-Irish nationals and Ballyjamesduff is 6th with 32% of its population consisting of non-Irish persons.

In Cavan County 11.6%¹² of the population are of non-Irish nationality. The greatest proportion of non-Irish nationals are those of UK nationality followed by those of Polish Nationality. There are also persons from other European countries, as well as, Africa, Asia and America.

¹² Source: Census 2011, Profile 6: Migration and Diversity – A Profile of Diversity in Ireland (October 2012) Central Statistics Office, p.39

3. A rural County with increased Urbanisation

County Cavan is very much a rural county with 70% of our population residing in rural areas and very small settlements. Despite this, the 21st century has shown dramatic changes in Urbanisation. ~~The percentage of Cavan's population living in rural areas is higher than the national or regional average; however, there has been~~ with a sharp increase in the numbers living in urban areas in the County. In 2002, 16.8% of people in the county lived in towns but by 2011 this had risen to 30%. This is no surprise to the people of the county who have witnessed a surge in the size of many towns and an unprecedented increase in the number of housing estates being constructed. As table 2.11 demonstrates, the clear trend from a county, regional and national perspective is towards a greater level of urbanisation.

Table 2.11 Urbanisation- County, Region & State

	Aggregate Town Area	Aggregate Rural Area	% of Population in Aggregate Town Area
Cavan 2002	9,502	47,044	16.8%
State 2002	2,334,282	1,133,507	59.6%
Border Region 2002	143,858	288,676	33.3%
Cavan 2006	16,913	47,090	26.4%
State 2006	2,574,313	1,665,535	60.7%
Border Region 2006	163,123	305,252	34.8%
Cavan 2011	22,034 ¹³	51,149	30.1%
State 2011	2,846,882	1,741,370	62%
Border Region 2011	190,845	324,046	37%

Source: Census 2002, 2006, 2011

Our challenge is to recognise the rural nature of our county while supporting the continued development of our towns and villages. This can be achieved by ensuring that our towns and villages develop in a compact way with residential developments

¹³ This relates to the towns of Cavan, Ballyjamesduff, Bailieborough, Virginia, Kingscourt and Cootehill only

of an appropriate size developing close to town cores and a strict adherence to the principles of sustainable development which will ensure the protection of our biodiversity and natural heritage.

Spatial distribution of County Population

The population of the east of the County continues to grow at a faster rate than that of the west. The trend towards a greater level of urbanisation is more prominent too in the East than the West, see table 2.12.

Table 2.12

West		
Town	Population 2011	Settlement Strategy
Belturbet	1407	Medium sized
Ballyconnell	1061	Medium sized
Killeshandra	364	Small Sized
Swanlinbar	211	Small Sized
Arva	380	Small Sized
Blacklion	229	Small Sized
East		
Town	Population 2011	Settlement Strategy
Ballyjamesduff	2568	Large Town
Bailieborough	2530	Large Town
Virginia	2282	Large Town
Kingscourt	2326	Large Town
Cootehill	2123	Large Town
Mullagh	1137	Medium Town
Shercock	531	Small Town
Kilnaleck	384	Small Town
Central County		
Town	Population 2011	Settlement Strategy

Cavan	10205	County Town
Ballinagh	766	Small Town
Ballyhaise	620	Small Town
Butlersbridge	282	Small Town
Loch Gowna	161	Small Town

While the east has a greater level of urbanisation with larger towns, **that support Cavan Town and act as drivers of growth**, the rural nature of the west leads to a quieter pace of life and the potential for developing our tourist industry.

Roads

The County Roads have an important role to play in linking the towns and villages to each other and Cavan Town within the Border Region and with Northern Ireland and the rest of the Country. By linking with each other and Cavan Town through the national and regional road network the large and medium size towns act as drivers of growth within the county.

2.4.2 Conclusion

Cavan is centrally located in the Border Region and adjacent to Northern Ireland, this strategic location has lead to the County having excellent linkages nationally, regional and to Northern Ireland. **Cavan is located in a part of the Border Region which is identified in the NSS as a 'Rural Area with Strong Potential for Diversification' and 'Village Strengthening and Rural Area Opportunities'**. In line with the SEA the plan adopts the scenario of 'Planned Growth with Regularatory Planning Policies'.

Since 1971 the population has been steadily increasing after dramatic historic drops. The population of Cavan County which was 243,158 in 1841 reached an historic low of 52,618 in 1971, the population has been steadily increasing and in the most recent census (2011) was 73,183. **Population growth is now greater than average national and regional growth and the strongest of the border region counties. More recent** Cavan had the highest population growth in the Border Region in the 2006 and 2011 census and is now the third largest county in the region. Population growth is the result of moderately high birth rates and high in-migration. Our net

migration rate of 16.9 per 1000 of the population is over 3 times higher than the rate for the state which is 5.5 per 1000. This indicates a strong ability to attract people into the county but may not be sustainable in the long term. The County has a high dependency rate of 55.4% showing the importance of providing services for the 0-14 and the over 65 age cohort.

We remain a predominantly rural county but with increasing levels of urbanisation. ~~in 2002 16.8% of Cavan people lived in Towns by 2011 this had increased to 30%.~~

The county can demonstrate a clear spatial difference between the East and West. The East has larger populations and bigger towns, with strong road linkages. The West is more rural with smaller towns, slower population growth and a significant number of areas and features of natural beauty and amenity value.

The following Settlement Hierarchy uses the BRPG targets as a baseline for distributing a population target amongst the urban and rural areas. The methodology used recognises that the large towns act as drivers of growth within the County and support the role of Cavan Town as a Hub town within the Border Region. The medium size towns have a similar role but due to their size, social and economic profile, and in some cases development pressure more moderate levels of growth are more appropriate. While development will be strictly controlled in all towns, providing sufficient land capacity will facilitate growth. Developers will be required to provide evidence that a sequential approach to development has been used in deciding the location of proposed developments and shall provide a needs assessment which will ensure future residential development will be plan led rather than developer driven. ~~The east of the county is more urbanised than the west with all our larger towns located in the east and centre of the county.~~

~~This plan will aim to support strong growth areas in a sustainable fashion while encouraging more even patterns of growth across the county.~~

2.5 Settlement Hierarchy and Future Growth

This plan supports the border regions Balanced Development Model in conjunction with a development model which adopts the scenario of 'Planned Growth with Regulatory Planning Policies' and aims to support the continued development of towns and villages with an emphasis on developing our larger towns as key drivers of growth. This scenario emphasises the importance of sustainable growth and the protection of our natural amenities, development should only be permitted where it

can be shown to be environmentally, economically and socially sustainable. Lack of capacity within existing infrastructure such as Waste Water Treatment Plants, Schools, Road Systems etc. should be considered to be impediments to growth. The Settlement Hierarchy to follow is the result of an analysis of population change along with a field study of the retail and service provision available in the towns and villages of the County. In preparing the settlement framework and subsequent zoning maps consideration was given to issues of climate change and the impacts of continuing unsustainable travel patterns. An emphasis in the zoning maps is on the creation of compact town and village cores with future development land located as close to the town cores as possible, **which will be supported by appropriate zoning and strict policies and objectives.** This reduces the need to use motor vehicles to access services for some and reduces travel times for those further out. Coupled with this is a requirement to ensure that people have access to services, retail and employment as close to their homes as feasible. This can be achieved by supporting the continued development of our large and medium sized towns by ensuring there is sufficient land available for residential development along with the provision of community, leisure and other services. The 'Border Regional Planning Guidelines (BRPG), 2010 – 2022' provided population targets for all the Counties in the region and for a number of strategically important towns, including Cavan Town. The following table identifies these targets along with long term targets based on historic population trends to reflect how the population would look if the current strong population growth continues. **Population targets up to 2022 are estimated on the basis of the BRPG targets. Long term targets are based on the continuation of historic population trends established from an examination of census figures 1996 - 2011.**

Table 2.13

	2011 <i>(Census 2011)</i>	2014 <i>(Estimated from census & BRG Targets)</i>	2016 <i>(BRG Target)</i>	2020 <i>(Estimated from BRG Targets)</i>	2022 <i>(BRG Target)</i>	2026 <i>(Estimated from census data)</i>	2030 <i>(Estimated from census data)</i>
Cavan County	73,183	75,700	77,378	81,326	83,300	92,173	97,237
Cavan Town & Environs	10,205	11,042	11,600	12,400	12,800	16,253	17,765
County <i>(minus Cavan Town & Environs)</i>	62,978	64,658	65,778	68,926	70,500	75,920	79,472

2.5.1 Settlement Hierarchy

On the basis of the analysis of population and a service and retail study of each of the towns and villages the settlements of the county were divided into six tiers. The settlements in each tier have broadly similar service and retail provision and are of similar sizes and fall within a specific population size.

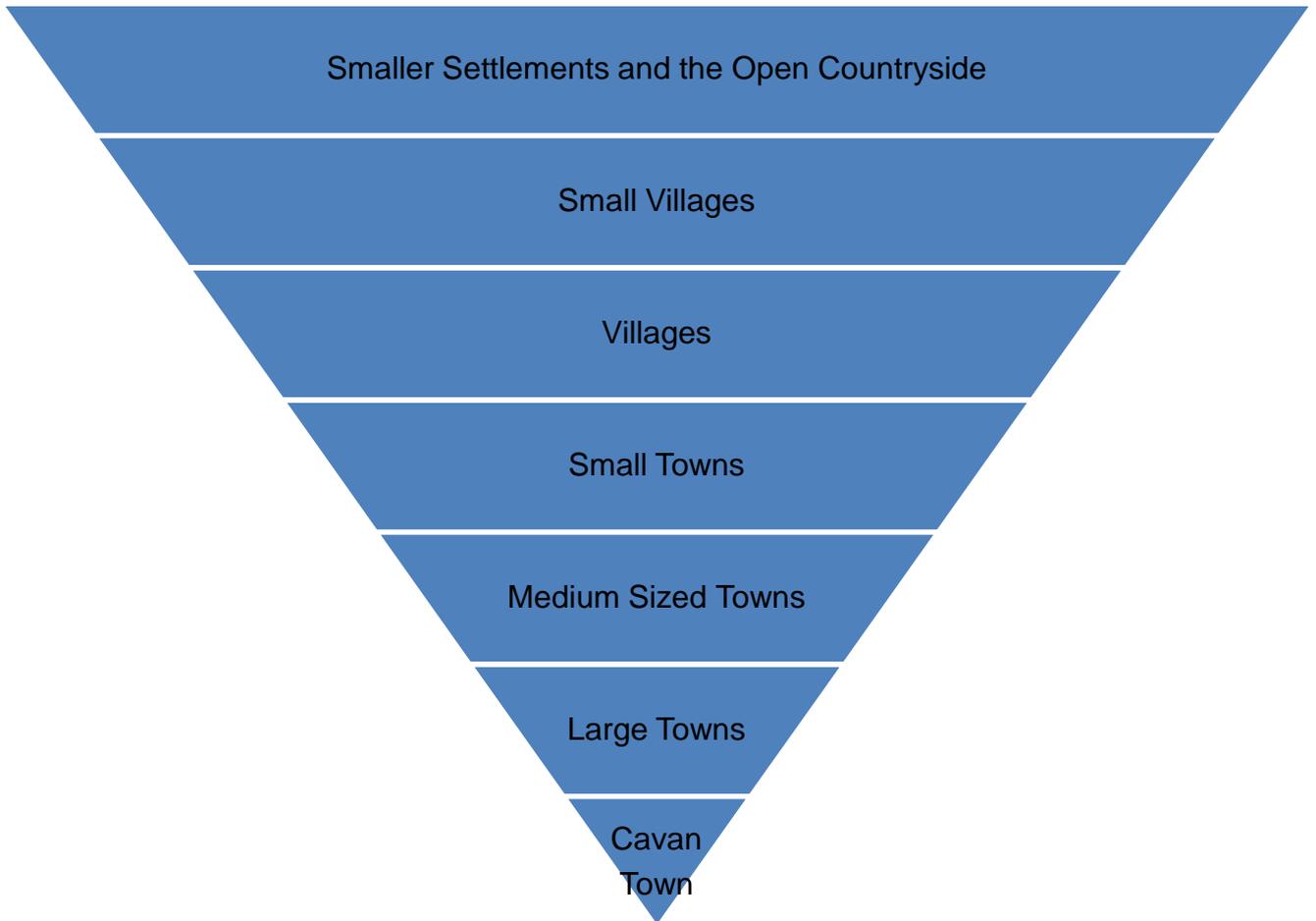


Figure 2.2

Table 2.14 illustrates the settlement hierarchy, including the population categories and some detail of the service and retail provision.

Table 2.14

Status	Name	Population	Retail/Service Study
Tier Six (Small Villages)	Bawnboy Dowra Kilcogy Stradone Redhills Mountnugent Crossdoney Crosskeys	No census data	Limited retail with little or no comparison. One or two public houses. Few or no other services.
Tier Five (Villages)	Loch Gowna Swanlinbar Blacklion Butlersbridge	Under 300	Basic retail with some comparison. Two or more public houses. Has a school, cafe, post office and some other services

Tier Four (Small Towns)	Killeshandra, Arva Kilnaleck Shercock Ballyhaise Ballinagh	Under 1,000	Basic retail with some comparison. Has three or more public houses. Has a school, cafe, post office, bank/credit union, community centre, one or more professional services, a community centre, a business or factory and a few other services
Tier Three (Medium Towns)	Mullagh, Belturbet, Ballyconnell	Over 1,000	Increase in variety of retail available. Has four or more public houses. Has a school, one or more cafe, post office, bank/credit union, community centre, one or more professional services, a community centre, two or more business/factories and a few other services.
Tier Two (Large Towns)	Bailieborough, Ballyjamesduff, Cootehill, Kingscourt, Virginia	Over 2,000	Increase in number and variety of both convenience and comparison with several of the same type of comparison shops. Seven or more public houses. Has one or more primary schools, a secondary school, VEC or training, several cafes/restaurants, post office, bank/credit union, community centre, several professional services, a community centre, several business/factories, library, public service/building and a few other services.
Tier One (Principle Town)	Cavan	10,000	Greatest number and variety of both comparison and convenience retail. Administrative centre for the county. Greatest number of employment providers etc

Tier One

Cavan Town and Environs is our Tier one town. It is our County Town and has been classified as a hub town in the NSS and BRPG. The town is of strategic importance within the Border Region and has excellent transport linkages nationally, regionally and locally. This town became a Large Town within the context of census towns, in the 2011 census with a population in excess of 10,000. The Cavan Town and Environs Development Plan provides greater details and specific policies and objectives with regards to this town.

Tier Two

Tier Two towns are the larger towns in the County, they are located in the east of the County mainly towards the border with Meath. While much smaller than the county town these towns are important as centres of population and employment and act as drivers of growth within the County. They support the continued development of the county town with which they have good linkages. These towns have populations of over 2,000 and a good mix of retail, social, professional, educational and commercial services. They are also providers of employment. Ballyjamesduff is the largest of these towns but has the lowest number and mix of retail and other services. Each of the towns will be considered in detail in the individual town plans which are accompanied by zoning maps that include land zoned for future residential use. **The lands zoned for future residential use include a number of unfinished estates which require considerable work and therefore can not be considered to be developed lands.** The quantum of residential land is zoned on the basis of the targeted population growth in the following section. Each of the larger towns has been provided with the same target growth to ensure that they have sufficient land available to cater for existing and future populations. It is not anticipated that they will all develop at the same rate, several factors could affect growth for example immigration contributed to the high growth rate in Ballyjamesduff, if this were to reverse then the population growth could slow down. The viability of all future development must be considered in the context of the existing capacity of infrastructure such as Waste Water Treatment Systems.

Tier Three

Tier three towns have a good mix and variety of retail and some professional, educational and social providers. In the west of the county these are the larger towns and so have an important role to play as providers of essential services such as retail, education and recreational. In the east Mullagh town is classified as medium sized town but has a lower retail and service provision than the other medium towns. The proximity of this town to the Greater Dublin Area and the high population growth suggests that this town has become somewhat of a commuter town which in turn has had an effect on the development of services within the town **in that they have not developed, as well as, in the other towns.** Detailed zoning maps which will include land zoned for residential purposes will be included in the

town plans. The lands zoned for future residential use include a number of unfinished estates which require considerable work and therefore can not be considered to be developed lands. The quantum of residential land is zoned on the basis of the targeted population growth in the following section. It is not anticipated that these towns will grow at an even rate but it is important that sufficient land is allocated to cater for existing and future growth.

The viability of all future development must be considered in the context of the existing capacity of infrastructure such as Waste Water Treatment Systems.

Tier Four and Five

Tier Four and Five are the small towns and villages in the county. It is not anticipated that they will be strong centres of population growth or that they will develop in a significant way in the future. However, they have an important role to play as service and basic retail providers for their rural hinterlands. They are also a good alternative for those who wish to live in an urban environment but in a quieter more rural town. They, along with the small villages, are also an alternative to rural living for those who may not comply with rural residential requirements. It is essential that these Towns and Villages have sufficient capacity to develop but that they do so in a compact fashion. Further details on these Towns and Villages can be found in the Small Towns and Villages Plans

Tier Six and Seven

Tier six refers to small villages in the County, these villages have very basic services with limited retail. There is no census data available for these villages as their populations are too small to warrant their inclusion as census towns. They have a role to play in providing very basic services for their rural hinterland for example a local shop, church or national school. Their capacity for growth is limited and should be strictly controlled as they do not have the infrastructural capacity for significant development. Tier Seven refers to the open countryside and a number of small clusters that have one or more services and a cluster of housing around or near to this service. Development will be strictly controlled and shall be on a clearly identifiable needs basis only.

2.5.2 Towns and Villages, Population Trends

An examination of population trends in each of the census towns was undertaken to establish their pattern of growth. This pattern was used to identify where population growth is most likely to occur. The results demonstrated that 60% of population growth, which occurred outside of Cavan Town occurred within the five large towns. As these towns are larger, physically with a greater number and variety of retail, employment, social and community services it is considered appropriate that 60% of the estimated target growth will be allocated to them. **Based on this an estimate of population growth has been established for each of the urban and rural element of the county, see table 2.17. The full methodology used can be seen in Appendix One.**

The aim is to support existing growth areas without over zoning and also ensures the provision of capacity within weaker growth areas to support potential growth.

2.6 Core Strategy

Following on from the scene set in the previous section, this part of the chapter is essentially the plans Core Strategy. The Core Strategy sets out the context for the development of policies and objectives which will direct the future development of the County, taking regional and national policy into account. The Core Strategy was introduced as a requirement of the 2010 Planning and Development Act 2010.

Table 2.15

Area	Number of additional persons 2011 – 2020
Cavan County	8,143
Cavan Town & Environs	2,195
Urban Share	4,877
Rural Share	1,071

The table above indicates an estimated population growth target for the County between 2011 and 2020, which will form the bases for zoning of proposed residential land, **this land will include a number of unfinished estates.**¹⁴ The growth target is in

¹⁴ The Unfinished Estates included in proposed residential lands are those estates that require significant works and can not be considered to be developed land.

compliance with BRPG targets and allocated on the bases of growth trends, whereby, historically 60% of the population growth which has occurred in the county outside of Cavan Town has occurred in the large towns, see table 2.16.

Table 2.16

Settlement type	Name	% Share of target	Actual Share (no of persons)
Large Town	Ballyjamesduff	60%	585
	Bailieborough		585
	Kingscourt		585
	Virginia		585
	Cootehill		585
Medium Towns	Belturbet	20%	325
	Mullagh		325
	Ballyconnell		325
Small Towns and Villages	Ballinagh	20%	975
	Ballyhaise		
	Shercock		
	Killeshandra		
	Arva		
	Kilnaleck		
	Swanlinbar		
	Butlersbridge		
	Blacklion		
	Loch Gowna		

2.6.1 Potential Housing Demand

Table 2.16 indicates a target population growth within the different urban types, from this the amount of residential land required to meet these targets can be set and lands zoned accordingly. The lands zoned for future residential use include a number of unfinished estates that due to the significant works required can not be considered to be developed land. The following section assesses the quantum of residentially zoned land required for the targeted increase in population for each settlement or settlement category. The census figures, from the most recent census

in 2011, are used as a baseline to calculate existing, as well as, future needs. The actual identification of land shall occur within each of the Town and Village Plans. The provision of adequate services to cater for future growth is also an aim of this plan. Lack of services including waste water treatment, community and educational facilities may deem developments premature. **Lands closest to the town core, unfinished estates and partially developed sites shall be developed before green field sites and edge of development boundary sites. New residential developments in Tier 4, 5 and 6 Towns/Villages shall not be permitted until such time as existing unfinished sites, live planning permissions and partially developed sites have been completed. In Tier 2 and 3 Towns new residential developments shall not be permitted unless a housing need is clearly proven this shall take into account existing vacant residents, unfinished dwellings and live planning permissions and demonstrate that there is a need for residential development above and beyond that which can be provided by existing vacant residents, unfinished housing estates and live planning permissions. In all Towns and Villages applications for new residential developments shall demonstrate how they have followed the sequential approach and shall include a justification test, further details in the Development Management Section of this plan.**

Table 2.17

County	Towns	Growth from <u>2011</u> - 2020 i.e. number of persons	Number of households (Divide by Average number of persons per household (2.8 CSO 2011))	Density (units per hectare)	Required Zoned land (hectares) 2011 - 2020	With 50% over Zoning (hectares) ¹⁵
Cavan	Town	2,195	784	18	43.6	65
Large Towns	Ballyjamesduff	585	209	12	17.4	26
	Bailieborough	585	209	12	17.4	26
	Kingscourt	585	209	12	17.4	26
	Virginia	586	209	12	17.4	26
	Cootehill	585	209	12	17.4	26

¹⁵¹⁵ The actually number of hectares zoned may vary

Medium Towns	Belturbet	325	116	12	9.7	15
	Mullagh	325	116	12	9.7	15
	Ballyconnell	325	116	12	9.7	15
Small Towns & Villages	Ballinagh	975	348 Secretary	12	29	43
	Ballyhaise					
	Shercock					
	Killeshandra					
	Arva					
	Kilnaleck					
	Swanlinbar					
	Butlersbridge					
	Blacklion					
	Loch Gowna					
Rural Area	Mountnugent (ED Kilbride)	1071	383 new households			
	Stradone					
	Crosskeys					
	Crossdoney					
	Bawnboy					
	Redhills					
	Kilcogy					
	Dowra					
	Remaining Rural Areas					

2.6.2 Infrastructure Capacity

A number of towns have been identified as having issues in relation to the capacity of Waste Water Treatment and Water Supply Systems, see appendix ????.

Applications for new developments will be required to demonstrate that there is sufficient capacity existing within the infrastructure of Towns and Villages to cater for

proposed developments. Should it be the case that capacity does not exist or that the proposed development would result in existing capacity being exceeded, the proposed development shall not be permitted.

2.7 Retail Development

The current 'County Retail Strategy' covers the period 2008 – 2014 and does not contain retail floor space requirements for the county, rather general requirements for retail development. 'Retail Planning Guidelines' were issued by the DECLG in April 2012 and, on foot of this, an up-to-date retail strategy is required for the County. Given that the settlement hierarchy was prepared using a combination of population analysis along with retail and service studies, it is considered appropriate that the retail hierarchy would be consistent with the settlement hierarchy. A land use study has been completed for all towns in which town/village cores were defined. It is essential that appropriate retail provision is limited to town cores in all villages and small and medium sized towns, **retail and commercial development outside of these urban cores shall not be permitted.** With regards to large towns, edge of town core sites may be considered, if a strong justification can be made and the benefits to existing town cores and the general town can be strongly proven.

2.8 Rural Settlement Strategy

As a predominantly rural county this plan aims to maintain and support the rural population. This can be achieved by enabling a low level of growth in the open countryside within strict limits along with providing sufficient capacity within towns, villages and the small settlements to cater for an increased population.

Suitable sites within towns, villages and smaller settlements should be provided to cater for rural type dwellers. The trend towards people moving to urban rather than rural areas has already begun. It is the responsibility of the planning authority to ensure that a mix of house types and sizes as well as site types and sizes exist to cater and support this growing trend.

The county can be broadly divided between east and west. The east has a strong urban structure with larger towns and access to services via an excellent roads structure, as well as, physical proximity to larger towns and Dublin City. The plan will support the role of the east which, along with Cavan Town, is the driver of growth in the county. The west is a more rural part of the county with a less developed urban

and road structure and slower population growth in many towns and villages. The plan aims to encourage population growth and economic development, whilst recognising the unique rural nature, environmental sensitivity and tourist potential of the west of the county. The requirement for rural housing will be demand rather than market led, as all applications are required to demonstrate a local housing need. The requirement for housing in smaller settlements will be considered on the bases of a need to support the development of these settlements as providers of essential services to rural areas.

2.8.1 Rural Areas Defined

The CSO defines Aggregate Town Areas as all towns that have a population of 1,500 or more and Aggregate Rural Areas as the population outside the Aggregate Town areas including towns with a population of less than 1,500. For the purposes of this Plan, Rural areas refer to those areas which are not within the Development Boundary of a Town or Village and include a number of small settlements, as well as, the open Countryside. Urban Areas refer to towns and villages which have a development boundary and to only those lands within that boundary.

Policy

All areas that are outside of the Development Boundary's of Towns and Villages shall comply with the policies and objectives contained within Section 2.7 Rural Settlement Strategy and Section 11.12 Development Management Standards for Rural one-off dwellings, as well as other, policies and objectives of this plan which maybe relevant.

2.8.2 Rural Cavan

County Cavan has a long tradition of people living in rural areas. According to the 2006 Census figures 73.6% of the population were living in rural areas. The 2011 Census figures shows that despite increasing trend towards urbanisation, Cavan remains a predominantly rural county with 70% of the population living in rural areas. The percentage of Cavan's population living in rural areas is higher than the national or regional average. As well as, having a relatively high proportion of our population living in rural areas, Cavan's population density is also relatively low. The population density of County Cavan in 2011 was 39.43 persons per square kilometre, having

increased from 34.48 in 2006. The national average in 2011 was 67 persons per square kilometre.

An analysis of the 2011 Census shows varying geographical trends throughout the county. The population of the east of the County continues to grow at a faster rate than that of the west. Some areas close to larger towns in the east have experienced a significant rise in population. For example, in the east of the county, Mullagh Electoral Division (ED) experienced a 40.6% and Ballyjamesduff ED a 39.9% growth in population from the 2006 to 2011 censuses. Other more remote and economically weaker areas have experienced population decline, for example in west Cavan near Dowra and Glangevlin, Derrylahan ED had a population decrease of 20% and Teebane ED 17.1%.

The rural settlement policy contained in this chapter takes into account the rural nature of the County whilst acknowledging and encouraging the increasing trend towards urbanisation. The following documents and guidelines were taken into account

- National Spatial Strategy, 2002-2020
- Rural Housing Guidelines, Guidelines for Planning Authorities, 2005
- Border Regional Planning Guidelines, 2010-2022

2.8.3 Goal and Aims

It is a goal of this plan to respect the long tradition of people living in rural areas in County Cavan and promote sustainable rural settlements as a key component in achieving strong and vibrant rural communities.

The Plan aims to;

- Sustain and renew established rural communities in the small towns and villages and wider countryside areas.
- Strengthen the established structure of villages and smaller settlements in rural areas both to support local economies and to accommodate additional population in a way that supports the viability of local infrastructure and services.
- Ensure that key assets in rural areas such as water quality and the natural and cultural heritage are protected to support quality of life and economic viability.

2.8.4 Definitions - Rural and Urban Generated Housing

In accordance with the “Sustainable Rural Housing Guidelines for Planning Authorities”, it is necessary to define rural and urban generated housing.

- Housing needed in rural areas within the established rural community by persons working in rural areas or in nearby urban areas can be described as **rural generated housing**.
- Housing in rural locations sought by persons living and working in urban areas can be described as **urban generated housing**.

2.8.4.1 Rural generated housing

The Planning Authority considers that the following broad categories constitute a rural generated housing need.

A. Persons who are an intrinsic part of the rural community

- Persons who have spent substantial periods of their lives living in rural areas as members of the established rural community e.g. farmers, their sons and daughters and/ or any persons taking over the ownership and running of farms, as well as, people who have lived most of their lives in rural areas and are building their first homes.
- Returning emigrants who lived for substantial parts of their lives in rural areas, then moved abroad and who now wish to return to reside near other family members, to work locally, to care for elderly family members, or to retire
- The applicant is originally from the local rural area, and wishes to return to the local rural area.
- The applicant currently resides in the local rural area and demonstrates a requirement for a permanent residence there.
- The applicant needs to reside near elderly parents so as to provide security, support and care, or elderly parent(s) need to reside near immediate family

B. Persons working full-time or part-time in rural areas

- Persons involved in full time farming, forestry, inland waterway or related occupations, as well as, part-time occupations where the predominant occupation is farming or natural resource related.
- Persons whose work is intrinsically linked to rural areas, such as teachers in rural schools or other persons whose work predominantly takes place within rural areas.
- Persons who are employed in the rural area and can suitably demonstrate that he/she will continue to do so for the foreseeable future

In light of Circular SP 5/08 from the DECLG, 'Rural Housing Policies and Local Need Criteria in Development Plans', a *bone fide* applicant who may not already live in the area, nor have family connections there or be engaged in a particular employment classified within the local needs criteria, should be given due consideration within the proper planning and sustainable development objectives for the area subject to the following considerations:

- Such applicants may reasonably be required to satisfy the planning authority of their commitment to operate a full-time business from their proposed home in a rural area, as part of their planning application, in order, for example, to discourage commuting to towns or cities.
- Outline how their business will contribute to and enhance the rural community.
- Satisfy the planning authority that the nature of their employment or business is compatible with those specified in the local needs criteria for rural areas so as to discourage applicants whose business is not location-dependent (e.g. telesales or telemarketing).
- Applicants need to submit a letter from an employer, if appropriate, stating details in relation to the nature and duration of their employment in the area.
- An 'Occupancy Clause' is to be attached to these cases regardless of rural area type

Note: These are broad categories only and it is a matter for the development management system to assess the merits of each application on a case by case basis.

Subject to satisfying normal planning considerations relating to siting and design, the planning authority will look favorably upon an applicant's proposal for an individual house in a rural area where the applicant comes within the development plan definition of a rural generated housing need.

Policy

RHP1 Rural generated housing needs should be accommodated in the locality in which they arise and where the applicant comes within the development plan definition of need, subject to satisfying good planning practice in matters of location, siting, design, access, wastewater disposal and the protection of environmentally sensitive areas and areas of high landscape value.

Objectives

RHO1 Urban generated housing needs should be accommodated in areas identified for housing in the adjoining towns and villages.

RHO2 All rural housing planning applications shall be required to complete a "Rural Housing Application" form. The purpose of this form is to ascertain the need for housing in rural areas and to allow the Planning Authority to monitor trends to ensure effective decision making.

RHO3 Applications in rural areas shall be for individual dwelling houses only and must be made in the name of the person who is the intended occupier of the dwelling house.

RHO4 To apply occupancy condition of 7 years where appropriate (as recommended in Circular SP 5/08 from the DECLG, 'Rural Housing Policies and Local Need Criteria in Development Plans').

RHO5 Applicants need to submit evidence of their rural generated housing need at the particular location they are seeking permission.

2.8.5 Rural Area Types

In accordance with the NSS and the Sustainable Rural Housing Guidelines, it is necessary to identify rural areas types within the county that require tailored settlement policies in the development plan.

The NSS and the Rural Housing Guidelines identify the following types of rural areas;

- Rural areas under strong urban influence
- Stronger rural areas
- Structurally weak areas
- Areas with clustered settlement patterns

The Rural Housing Guidelines state that it is expected that all planning authority areas which are predominantly rural will contain at least three of these rural areas types. For Cavan the three identified are;

- (1) Areas under strong urban influence
- (2) Stronger rural areas and
- (3) Structurally weak areas.

See Appendix five which illustrates the general location of the different types of rural areas. Individual applications will be assessed in more detail.

1. Areas under Strong Urban Influence

These areas are located around Cavan Town and in the South East of the County and exhibit characteristics such as:

- Proximity to the immediate environs or close commuting catchment of Cavan, Navan and the Greater Dublin Area.
- Rapidly rising populations.
- Evidence of considerable pressure for housing development due to proximity to such urban areas, or to major transport corridors with ready access to urban areas.
- Pressures on infrastructure such as local road networks, water supply etc.

Key objective

To facilitate the housing requirements of landowners and their immediate family only, subject to satisfying site suitability and technical considerations, whilst

directing urban generated housing need in areas identified for housing in the adjoining towns and villages.

RHO6 That development within Areas under Strong Urban Influence shall be restricted to landowners and their immediate family members only**.

RHO7 To apply an occupancy clause of a minimum of 7 years.

**Satisfied by the following criteria:

- The applicant is a landowner or a mother, father, son or daughter of the landowner.
- Landowner is defined as an individual with a land holding of a minimum of 10 hectares.
- Applicants not meeting the criteria of ownership of a minimum of 10 hectares will be dealt with on a case by case basis.

2. Stronger Rural Areas

In these areas population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong agricultural economic base and the level of individual housing development activity in these areas tends to be relatively low and confined to certain areas. **These areas correspond with the large and medium sized towns within the County which are drivers of growth and development. The rural population has an important role to play in support of these towns as service users, employees and providers of rural goods and services. Capacity exists within these towns for the development of housing which would be a viable alternative to rural dwellings. It is the Local Authorities intention to facilitate the development of such dwellings.** The main issues in this area are (a) ensuring that the urban generated housing needs are catered for in the towns and villages and (b) avoiding ribbon development extending out along radial roads from the towns.

Key Objective

To facilitate rural generated housing needs as defined in section 2.8.2, subject to good planning practice in matters of location, siting, design and the protection of

environmentally sensitive areas and areas of high landscape value, whilst directing urban generated housing need to areas identified for housing in the adjoining towns and villages.

RHO8 To cater for the housing requirements of members of the local rural community who have a rural generated housing need.

RHO9 Urban generated housing development shall be directed into towns and villages.

RHO10 To apply an occupancy condition of a minimum of 7 years

RHO11 To prevent ribbon development extending out along radial roads from the towns in this area.

Structurally Weak Areas

These areas exhibit characteristics such as persistent and significant population decline, as well as a weaker economic structure as demonstrated in the indices of income, employment and economic growth. These areas also have a weaker urban structure.

These areas, to a large extent, correspond with the designations of high visual and scenic amenity and otherwise vulnerable areas such as EU Designated Sites, See chapter 9 for more details. The capacity of the landscape to absorb development will be a major consideration in the assessment of proposals in such areas.

Key Objective

To promote real and long term community consolidation and growth. To accommodate any demand for permanent residential development as it arises subject to good planning practice in matters of location, siting, design, access, wastewater disposal and the protection of environmentally sensitive areas and areas of high landscape value.

To achieve these aims the Council will protect against the indiscriminate construction of individual dispersed housing that will only achieve short-term demographic gain.

RHO12 To facilitate proposals for permanent residential development in order to tackle declining population levels.

RHO13 To implement a programmed to monitor the operation of settlement policies on an ongoing basis to avoid excessive levels of inappropriately located development.

Smaller Community Areas

Within the rural areas of the county, there are a number of smaller community areas within which there maybe one or more of the following community facilities, local services and rural retailing, church, community centre, sports ground, school, small convenience shop. These smaller community areas are recognised as having what could be described as proto-urban characteristics and may provide valued local services to the surrounding agricultural community. The Planning Authority recognises the importance of a vibrant rural community and of sustaining such smaller community areas in the long term. Development of an appropriate scale and design shall be considered where there is an identifiable physical association with such communities. Individual or small groups of dwellings and appropriate retail or service facilities may be suitably located within such communities. Examples of these smaller community areas include Bunnoe, Canningstown, Cloverhill, Drung, Glangevlin, Killinkere, Killydoon, Milltown and Tulyvin.

RHO14 Proposals for more than two dwellings shall not be permitted. **Where proposals are within areas that have a number of existing dwellings**, appropriately located and designed clustered development ~~will be encouraged and accommodated~~, **maybe permitted** subject to normal good planning practice and other technical requirements. Applications must be accompanied by;

- **A local needs assessment clearly demonstrating a requirement for the development taken the number of existing live permissions, unfinished dwellings and vacant dwellings into account**
- **A design statement indicating how the developed will integrate into its surrounding area and contribute to the existing character of the area. Where**

existing dwellings or proposals for dwellings exist, strong justification for the requirement for additional dwellings is required and a coherent design approach shall be taken so that the proposal integrates successfully with existing or planned dwellings.

~~**RHO15** Proposals for more than two dwellings shall not be permitted. Applications must be accompanied by a local needs assessment.~~

Core Strategy Table

Table 2.18

		Target Population growth from 2011 – 2020	Housing Land Requirement (ha) for Target Population Growth	Proposed Residential Land Zoning /Designation (Ha) with 50% over zoning	Housing Yield (units) form Proposed Residential Land Zoning	Housing Yield (units) from other lands
County		8,143				There is additional capacity within the existing residential zoned land to cater for one-off dwellings. This will vary from town to town and includes both the
Tier one	Cavan Town & Environs	2,195	43.6	65	1170	
Tier Two (Large Towns)	Bailieborough	585	17.4	26	312	
	Ballyjamesduff	585	17.4	26	312	
	Cootehill	585	17.4	26	312	
	Virginia	585	17.4	26	312	
	Kingscourt	585	17.4	26	312	
Tier Three (Medium Size Towns)	Ballyconnell	325	9.7	15	180	
	Belturbet	325	9.7	15	180	
	Mullagh	325	9.7	15	180	
Tier Four (Small Towns)	Killeshandra	642	18	27	324	
	Arvagh					
	Kilnaleck					

	Shercock					potential for one-off dwellings as well as considerable capacity to re-use and re-develop un-used and derelict buildings.
	Ballyhaise					
	Ballinagh					
Tier Five (Villages)	Loch Gowna	336	8	12	144	
	Swanlinbar					
	Blacklion					
	Butlersbridge					
Tier Six (Small Villages, other settlements and open countryside)	Bawnboy	1071	32			
	Dowra					
	Kilcogy					
	Stradone					
	Redhills					
	Mountnugent					
	Crossdoney					
	Crosskeys					

DRAFT COUNTY DEVELOPMENT PLAN 2014-2020

CORE STRATEGY MAP



not to scale

2.9 Core Strategy Policies

The following core strategy policies will inform and link together the differing sections of the plan. These policies will be implemented through a combination of objectives within the specific sections of the development plan along with subsequent strategies published by the planning department within the life time of the development plan.

CSP1 To ensure that the future spatial development of County Cavan is in accordance with higher level plans including the National Development Plan, National Spatial Strategy, Border Regional Planning Guidelines, as well as, national policy guidance issued under section 28 of the Planning and Development Act, as amended, the River Basin Management Plans, Surface Water Regulations and the Habitats Directive.

CSP2 To prioritise development within the Hub town of Cavan.

CSP3 To guide development of towns in a sequential manner, outwards from the core area to maximise the use of existing and future infrastructure provision, promote sustainable development and make better use of underutilised land.

CSP4 To ensure that, within the Development Boundaries of Tier four, five and six settlements, applications for development will be assessed in the context of the population targets identified in the settlement framework. **No further residential development shall be permitted until such time as unfinished estates and live planning permissions have been completed.**

CSP5 To take into account, in the assessment of development proposals, Article 6(3) (4) and Article 10 of the Habitats Directive, the Surface Water Regulations 2009 and the relevant measures of the River Basin Management Plans 2009 – 2015.

CSP6 To promote the integration of land use and transportation policies, to prioritise cycling and walking, as sustainable modes of travel and strengthen public transport provision.

CSP7 To restrict or prevent development in areas at risk of flooding in accordance with the Planning and Flood Risk Guidelines 2009.

CSP8 To have regard to the DECLG guidelines “Sustainable Residential Development in Urban Areas Guidelines” (2009) in relation to the scale and design of residential development appropriate to settlements within the hierarchy.

CSP9 To provide for rural residential development in accordance with the Rural Settlement Policy.

CSP10 To prepare and implement a Retail Strategy for the County within one year of

the adoption of the County Development Plan.

CSP11 To support the 'Economic Development Strategy', currently under review.

CSP12 To promote rural economic development by promoting the tourist value of rural areas and facilitating the growth of appropriate rural enterprise, agricultural developments and developments associated with agriculture.

CSP13 To protect the natural heritage, landscape character and cultural heritage of all parts of the county.

CSP14 The priority areas for new shopping and commercial office development will be within the defined Town Core of Towns and Villages.

CSP15 Proposals for the generation of energy from renewable sources will be supported, provided that the wider environmental benefits are not outweighed by any detrimental impacts of the proposed development (including any electricity transmission facilities needed) on the landscape, public safety, and the local environment.

CSP16 Recognise the strategic importance of the national road network within the County which links Towns and villages to each other and to Cavan Town and that contribute to the role of large and medium size towns to support Cavan Town and act as drivers of growth.

CSP17 To support the role of tourism in Cavan and to encourage the development of a high quality and diverse tourism product throughout the County, in a manner consistent with the principles of sustainable development and proper planning.

CSP18 To restrict the development of new build holiday home developments.

CSP19 Where the Planning Authority deems that a Town or Village does not have the infrastructural capacity to absorb additional development, no development shall be permitted until the infrastructural deficit has been addressed, this includes deficits in water supply, sewerage treatment systems, roads structure and social or community facilities.

Chapter 3: Economic Development

“That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy.”

3.0 Introduction

In line with the ‘Vision Statement’ it is an aim of this plan to enable the provision of a sustainable level of economic activity within the county. The focus of sustainable economic development is on building strong inclusive communities supported by adequate employment, housing, education, transportation and utilities infrastructure, health services, community support services, security, amenities and leisure services. The quality of life within a community can be measured by the availability of these services, and their delivery in turn is inextricably linked to economic development.

The economy of County Cavan while historically dependent on the agricultural sector now enjoys a strong presence in the industrial, enterprise and services sector.

The strategic location of the county in the centre of the border region and neighbouring Northern Ireland makes it an attractive location for investment. Good transport linkages within the border, to Northern Ireland and nationally creates an environment which is ideal for future investment and job creation.

3.1 National Context

Our national economy experienced an era of unprecedented growth and development until the recession hit in 2007/2008. All facets of life have been affected in some way especially our national economy which has, in turn, impacted on the economic vitality of our county. There are a number of national initiatives to counteract the decline of our economy these include;

1. The government publication ‘**The National Recovery Plan 2011-2014**’ which identifies key action areas to bring about national economic recovery, namely
 - Securing the enterprise economy and restoring competitiveness.
 - Building the Ideas Economy.
 - Enhancing the environment and securing energy supplies.

- Investing in critical infrastructure.
 - Providing efficient and effective public services and smart regulation.
2. The government publication '**Action Plan for Jobs 2012**' seeks to reduce job losses which resulted from the economic decline. This plan is an annual action plan which aims to rebuild our economy, to protect jobs and create new ones. There will be subsequent plans for 2014 etc. Actions will be set and lead departments or agencies identified to undertake their implementation. .

3.2 Regional Context

The Regional Planning Guidelines for the Border Region 2010-2022 includes a Regional Economic Strategy for the Border Region. This strategy sets out the existing and potential areas for future growth and development in the Border Region including

- Agri-Food Sector
- Internationally Traded Services (inc. Global Business Services)
- Renewable Energy and Environmental Products and Services
- Life Sciences
- Tourism
- Natural Resource Sector
- Creative Sector
- Caring Sector
- Retail Sector

3.3 Local Context

The Cavan County Development Board's (CCDBs) 'A Strategy for the Economic, Social and Cultural Development of County Cavan', 2002-2012 (which is currently under review), sets out a general strategy for the development of County Cavan's economy with the overall aim 'to stimulate and sustain the growth of Cavan's economy through increased innovation and research'.

Economic development is considered to be of primary importance in the successful implementation of this Strategy and in achieving the Vision of making Cavan a better place in which to live and work.

The Strategy emphasises the importance of identifying and developing niche markets with high value-added products. Investment opportunities exist in areas such as transport infrastructure, telecommunications and energy. Research and Development (R&D) is of paramount importance as is renewable wind energy, sustainable building technologies and agriculture specifically in relation to the implementation of 'Food Harvest 2020 – A Vision for Irish Agri- Food and Fisheries'. Cavan Town is an important driver of economic growth and development in the County and a hub town in the Border Region. In 2010 the 'Economic Development Plan for Cavan Town and its Environs' was published by Indecon. This document examines opportunities for Cavan and presents a strategy to realise the potential of

- Indigenous business development
- Foreign Owned export activities
- Tourism, retailing and service opportunities

This document acknowledges the significant population growth in the Town and Environs and notes that over 1,000 residents of Cavan commute to Dublin or Meath for employment. The relatively small scale of Cavan Town presents challenges for development. A study in early 2010 indicated a gap in office premises in excess of 500m². The tourism revenue per visit in Cavan is lower than the State, highlighting the need to develop higher value added tourism. Angling is a key visitor attraction as well as equestrian, business, tourism, weddings and festivals. There is a strong availability of accommodation and there is strong potential for tourism in the county.

Priorities in County Cavan for new business set ups should be

- Food and Consumer Goods
- Computer Programme and Consultancy
- Business Process Services
- Financial services including insurances and payments
- Green Economy – recycling and renewable energy.

Putting People First the Action Programme for Effective Local Government

On the 27th of January 2014 the 'Local Government Reform Act' 2014 became law, this act makes legal provision for the reforms set out in the 'Governments Action Programme for Effective Local Government – Putting People first', published in 2012. This reform programme was created with the intention of reforming the

structures, functions and funding of Local Government and reorganising local governance structures to allow for devolution of much greater decision making to local people. The funding model for local government will alter in 2014 with two principle changes;

The establishment of Irish Water and its direct financial relationship with local authorities.

The commitment that the Local Property Tax will, fund local government.

Under the reforms, town councils will be dissolved and a new system of municipal districts will be established from the 1st of June 2014 following the local elections on the 23rd May. There will be three municipal districts in Cavan each district will elect 6 councilors. The municipal districts are not separate Local Authorities but will be statutory decision-making bodies. Local issues will be decided by municipal districts and strategic issues at county level. County and City Development Boards will be dissolved and Local Community Development Committees (LCDCs) will be established. These LCDCs will be comprise of public-private partnerships of socio-economic interests and will consist of representatives of the local authority and other state agencies, community and voluntary sector, and economic and social partners. The LCDCs will be responsible for developing a 5-year Local and Community Plan for the County.

The function of the County Enterprise Board will become a department of the County Council with the creation of Local Enterprise Offices.

In addition to the new municipal district arrangements, the Act provides for a wide range of reforms to local authority functions, structures, funding, performance and governance, which will be brought into effect progressively through a series of further orders over the coming months, including:

the formal merger of city/county councils in Limerick, Tipperary and Waterford;
new regional assemblies, with a more robust role in spatial and economic planning, as well as management of EU funded programmes, to replace the current eight regional authorities and two assemblies;

a range of provisions relating to local authority governance and management, focussed particularly on strengthening the role of the elected council;

stronger oversight of local authority performance, particularly through a new independent National Oversight and Audit Commission for Local Government (NOAC);

provisions relating to community development in the context of local government, involving the establishment of Local Community Development Committees in place of the City and County Development Boards;

provision for a plebiscite in 2014 on the issue of an office of directly elected mayor for the Dublin metropolitan area and related local governance arrangements;

amendments to a number of legislative codes to take account of the changes in local government legislation and other policy decisions.

3.4 Agriculture & Farm Diversification

Traditionally the economy of the county has been driven by agriculture and agriculture related activities, much of our history and cultural identity is connected with farming and rural areas. The most recent Farm Census which is held every 10 years indicated that the number of farms in county Cavan has fallen from 5,491 in 2000 to 5,282 in 2010 while the average farm size has increased from 25.2ha in 2000 to 26.4ha in 2010. It also found that the numbers employed in agriculture had risen from 9,457 in 2000 to 9,899 in 2010. Although agriculture and related process and services have changed significantly over the past, it still remains a very important part of the economy and life of the county and makes a significant contribution to employment within the county. County Cavan remains strong in the dairying, pig and poultry sectors.

It is widely acknowledged that Agriculture will be a crucial driver in restoring Ireland's economic growth and creating employment over the next number of years, particularly in the food processing areas. Cavan County Council will continue to support initiatives to promote agricultural employment in the county whilst the agricultural sector undergoes challenges posed by modernisation, restructuring, market development and in the increasing importance of environmental issues.

Farm Diversification

There is a need to promote farm diversification and new employment opportunities within the agriculture sector to sustain rural communities and ensure the viability of existing community services. Cavan County Council will support the diversification of the rural economy and in particular will seek to develop the potential of the agri food sector, forestry, the sustainable exploitation of natural resources and alternatives to on farm and off farm activities.

Such development initiatives can provide additional or alternative incomes that supplement declining incomes from agricultural outputs. Diversification will be facilitated, provided the proposal is related directly either to the agricultural operation engaged upon the farm or the rural nature of the area, does not have unacceptably impact on the landscape and character of the area and is compatible with the existing road infrastructure in the area.

Horticulture

The production of fruit and vegetables is an important aspect of the rural economy and makes an important contribution to the economy in terms of supplying the domestic market, creating employment and in foreign trade. The importance of horticulture including non-food horticulture is recognised and the potential for further growth and development in this sector will be an important contributing factor to future economic growth at a local, regional and national scale. Farmers markets for example, are making an important contribution to rural communities with markets held throughout the county.

Agriculture Policies

EDP1 To implement at county level provisions set out in Harvest 2020 subject to environmental carrying capacity constraints.

EDP2 To facilitate and encourage the sustainable development of agricultural enterprises, agri-tourism projects and farm diversification and other suitable proposals that supports the development of alternative rural enterprises.

EDP3 To promote sustainable agricultural development whilst ensuring that development does not have an undue negative impact on the visual amenity of the countryside.

EDP4 To support the development of on-farm tourism enterprises including the provision of tourism facilities such as the renovation of farm buildings for tourism purposes, and the development of walking, cycling, angling, pony trekking and bird watching, subject to the principles of proper planning and sustainable development.

Agriculture Objectives

EDO1 To promote the continued development and expansion of the Agri-Food Sector.

EDO2 To encourage and facilitate agricultural diversification into agri-businesses such as organic foods, rural/agri- tourism **farmhouse accommodation, pet-farms & horse trekking centres** and small to medium sized enterprises subject to the retention of the holding for primarily agricultural use and the proper planning and sustainable development of the area.

EDO3 To support the horticulture and nursing stock industry as a means of diversifying agriculture and contributing to the maintenance of population in the rural area.

EDO4 To ensure that all agricultural activities comply with legislation on water quality, such as the Phosphorous Regulations, Water Framework Directive and Nitrates Directive.

EDO5 To encourage the development of environmentally sustainable agricultural practices, to ensure that development does not impinge on the visual amenity of the countryside and that watercourses, wildlife habitats and areas of ecological importance are protected from the threat of pollution.

EDO6 To recognise and support the role of farmers as custodians of the natural resources of the countryside and of rural landscapes which are valuable to present and future generations. Ensure that development does not have an undue negative impact on the visual or scenic amenity of the Countryside. Protect soil, groundwater, wildlife habitats, conservation areas, rural amenities and scenic views from adverse environmental impacts as a result of agricultural practices.

EDO7 To support agricultural development as a contributory means of maintaining the population in the rural area and sustaining the rural economy, whilst maintaining and enhancing the standing of the rural environment and through application of the Water Framework and Habitats Directive.

3.5 Enterprise Development in Urban Areas

Industry, Employment and Enterprise development should be directed into suitably zoned lands in the towns and villages that have the capacity to cater for local investment as well as small and large scale industry. In the 2006 census there were 2,521 persons unemployed¹⁶ in Cavan and in the 2011 census this had risen to 7,331 persons. According to the Irish Central Border Area Network (ICBAN) report, 'Data Profile of the Irish Central Border Region' County Cavan has 5 businesses that employ 250 or more persons. The majority of businesses in Cavan are 'micro business' which employ less than ten people. As well as the identification of town cores in all towns and all villages there are also a number of locations zoned for Industry, enterprise and employment, use many of these have existing uses already in place. These include;

- Cavan Business and Technology Park (IDA), Killygarry.
- Cavan and Century/Kilmore/Pullamore Business Parks, Dublin Road, Cavan.
- Annagh Industrial Estate, Ballyconnell Business Park.
- Creoney Belturbet Business Park, Belturbet.
- Cornacarrow, **Drumman and Killycramph, Cootehill.**
- Erne Business Park, Swanlinbar.
- Blacklion Business Park, Blacklion.

Industry Objectives

EDO8 Ensure that there is sufficient and suitable lands reserved for new enterprise development at key locations throughout the county.

EDO9 Encourage the development of appropriate new industrial development in serviced towns and villages where existing infrastructural facilities, services, and communication systems are available at a reasonable cost.

EDO10 Require all new applications for Industry, Enterprise and Employment uses to include;

¹⁶ From Census 2011 www.cso.ie, interactive table CD303 with search criteria – unemployed looking for first regular job and Unemployed having lost or given up previous job

- Detailed description of the process being undertaken and the number of people likely to be employed at the various stages of development.
- Detailed analysis of the nature, volume and rate of discharges of all effluents, wastes and atmospheric emissions emanating from the industry and detailed proposals for their treatment, discharge and disposal.
- Detailed design drawings using appropriate design and materials, security fencing and signage.
- Adequate space to be made available for on-site storage of materials and refuse, on-site circulation, loading and unloading of goods (including fuels) in areas clear of public roads, and preferably behind the building line.
- Car park spaces must be clearly delineated.
- Landscaping plans should be submitted and should include a planting strip especially on road frontages.
- Full details of the public road serving the site and the impact of any increased traffic volume.
- Proposals for waste storage prior to collection or recycling.
- Proposals for the disposal of construction and demolition waste.

3.6 Rural Enterprises

Small scale enterprises in rural locations have the potential to contribute to the economy of rural areas by providing employment locally which helps to maintain population levels. They also contribute to the economy of the county providing services, employment and farm produce to towns and villages. Such enterprises must have a rural focus and should not have negative impacts on the environment, community or rural character of the area.

Some rural enterprises considered suitable are;

- Agriculture, Horticulture, Forestry
- Tourism related enterprises
- Agricultural related industry, involving processing of farm produce.
- Businesses directly related to farming e.g. servicing and repair of farm machinery, land reclamation, drainage work, agricultural contracting etc.
- Food production and processing

- Home-based employment of appropriate type, size and scale subject, at all times, to the consideration of the proper planning and sustainable development of the area.
- Rural resources based enterprises

Policies

EDP5 Encourage the sustainable development of Rural Enterprises within the County.

Objectives

EDO11 All applications for enterprise development in rural areas must be accompanied by an assessment of impacts on the environment, residential amenities and the rural character of the area and contain details pertaining to safe access and egress.

EDO12 Where established authorised rural based enterprises seek to expand beyond their existing capacity and, in the opinion of the planning authority, the expansion proposed, would seriously affect the rural nature or amenity of the rural areas and surrounding countryside, they will be encouraged to locate in serviced zoned lands.

EDO13 To promote the growth of rural enterprises **whilst ensuring the protection of the environment and our natural assets. Individual projects shall be accessed on a case by case basis in line with best practice and in compliance with all sections of this plan**, in particular activities that are resource dependent, including energy production, extractive industry, small scale industry and tourism in accordance with the environmental carrying capacity of the site.

EDO14 To promote the diversification of the rural economy and the growth of rural indigenous industry such as farming, forestry, tourism, while safeguarding the environment and role of the rural area as an asset.

EDO15 To facilitate the development of broadband telecommunications as an enabler of rural enterprise.

EDO16 To facilitate the re-use of disused industrial buildings for alternative uses including enterprise and employment.

EDO17 To consider development in rural areas which present substantial employment opportunities having due regard to;

- The principles of proper planning and sustainability.
- Contribution of proposed development to County's economy.
- Full assessment of any potential environmental effects.
- Economic viability of alternative sites.
- National planning policy.

3.7 E-Working, Tele-working and Home Based Economic Activity in Rural Areas

Home based economic activity is defined as small scale commercial activity carried out by residents of a house and can include e-working or tele-working. E-working is work that uses information and communication technology and is not bound to a particular location. Tele-working allows employees to work from home and communicate with the office by telephone or over the internet. Such uses must always be subordinate to the use of the house as a single dwelling. The Planning Authority recognises that such working arrangements can benefit individuals, families and the local community in addition to contributing to more sustainable land use patterns by reducing the need for commuting. There is no objection to minor changes of use to allow for this, provided the use remains ancillary to the main residential use, the applicant continues to reside in the house and the use has no adverse impact on the amenities of neighbouring dwellings.

There will be a presumption in favour of this type of use in residential areas where the Planning Authority is satisfied that there is no negative impact on the residential amenities of the area. This type of development on estates shall be carefully considered and is not always appropriate having regard to the proximity of adjoining dwellings and also traffic arrangements.

EDO18 Applications for developments involving working from home will include details on the:

- The nature and extent of the work.
- The effects on the amenities of adjoining occupiers, particularly in relation to Hours of work, noise and general disturbance.
- Anticipated levels of traffic generated by the proposed development.
- Arrangements for the storage of refuse and collection of waste.

EDO19 Consideration will also be given to the sustainability of the intended use and whether a town centre location would be more appropriate.

EDO20 Permissions for change of use shall be limited in duration, the period of such use will be determined by the applicant. In some cases, a temporary permission for three years will be granted to enable the Planning Authority to monitor the impact of the development on the area.

3.8 Extractive Industries

An Extractive Industry is any process that involves the extraction of raw materials from the earth to be used by consumers and includes the removal of metals, minerals and aggregates from the earth. These materials are a finite resource so while mineral extraction/quarrying is an important wealth and job creating industry and this Plan supports it as an economic activity. whilst seeking this plan seeks to ensure that high amenity landscapes are protected and environmental disturbance is minimised in all parts of the County. Mineral extraction/quarrying proposals will, in addition to sustainable development principles, also be assessed on the basis of the scale of the development and the capacity of the road network in the area to accommodate associated traffic. The Planning Authority will require the payment of a contribution towards the cost of infrastructure and reinstatement works where deemed necessary. The Planning Authority recognises the value of quarries as a national resource and as a valuable element of the rural economy and will, as far as is practicable, protect existing or potential quarries from incompatible developments locating in the immediate area that may threaten the proper realisation of this resource.

The particular locational requirements of mines and quarries are recognised, and the production of minerals is generally an acceptable form of development in rural areas and can be considered to be part of the rural economy. The nature of mining and quarrying necessitates a rigorous assessment of all new proposals and, where the proposals are acceptable, the application of conditions which would minimise environmental disturbance. New extractive industries will therefore be subject to strict design and locational requirements in the interests of environmental protection and visual amenity. Conditions for the satisfactory rehabilitation of such sites will be imposed in order to avoid permanent damage to visual amenities in the rural landscape.

The Council concur with the principles of the Irish Concrete Federations' voluntary 'Code of Environmental Conduct' which was produced for their members in 1996 and was endorsed by the DECLG. The Council are also aware of the potential risk that extractive industries pose to important groundwater and aquifer sources in the County. The Council will actively encourage the sustainable extraction of locally sourced aggregates and/or minerals, to contribute to the local economy and to provide the essential raw materials, necessary for the construction industry.

3.8.1 Unconventional Gas Exploration and Extraction

Cavan County Council is aware of oil and gas prospecting interests within Cavan County and neighbouring Counties, in particular for unconventional oil/gas exploration and extraction projects/operations¹⁷.

It is a strategic goal of the County Development Plan to adopt the 'precautionary principle'¹⁸ in respect of development where significant environmental implications are involved. Further to this, the Council wishes to safeguard and nurture the unspoilt/green image and reputation of Cavan and the health of its present and future communities, centred on the rural characteristic of the County, agricultural activity, the landscape and its environmentally sensitive lands and water bodies – both surface and groundwater.

The Council is cognisant of the significant ongoing controversy around, and the significant proven levels of risk associated with, unconventional oil/gas exploration

¹⁷ Sometimes referred to as fracking or hydraulic fracking, it should be noted that hydraulic fracking is only a stage in the process of unconventional shale gas exploration and extraction.

¹⁸ <http://unesdoc.unesco.org/images/0013/001395/139578e.pdf>

and extraction internationally and acknowledges that the high volume of public objections to unconventional oil/gas exploration and extraction internationally, nationally and locally relate to both potential and actual adverse impacts on the environment and human health, including impacts on but not limited to the following.

- Local Communities
- Local Infrastructure
- Local Landscapes and Amenities
- Water Quality and Water Supplies
- Air Quality and Safety
- Land/Soil Integrity
- Agriculture
- Tourism
- Climate Change
- Local Businesses
- Property Price

It is acknowledged by this Council that there is a significant and growing concern in respect to the social, public health, economic and environmental impacts that may be associated with unconventional oil/gas exploration and extraction in Cavan and adjacent Counties. This Council will endeavour to protect the rights of the people of the County and adjoining Counties to be safe in their own communities and understands that short term national policy can have long term and permanent negative effects.

Extractive Industries Policies

EIP1 To conserve and protect the environment, including, archaeological and natural heritage, areas of geological or geomorphic interest, European Designated Sites and any other sites which are protected.

EDP6 To ensure the protection of our built and natural heritage including Protected Structures, National Monuments and other areas or sites of archaeological importance, the NATURA 2000 network, NHA's and pNHA's, the Global Geopark and any other sites and areas which are of biodiversity or amenity value.

EIP2 To preserve the character of the landscape where to the extent that, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest.

EDP7 To ensure the protection of landscapes with important amenity and tourist value including the preservation of views and prospects and the amenities of places and features of natural beauty or interest.

EDP8 The Council will seek to conserve and protect areas adjacent to existing quarries with high mineral/extractive potential for use as building/road making material for the future.

EDP9 To require an EIS, as part of a planning application, where the thresholds outlined in Schedule 5 of the 'Planning and Development Regulations 2000', as amended are met. The Planning Authority will also exercise its powers under Section 103-subsection (1) to require an EIS for sub-threshold development where it is considered that the development would be likely to have significant effects on the environment or heritage. Where a development proposal is likely to have a significant effect on a European site, an Appropriate Assessment will be required. Appropriate mitigation measures and details of re-instatement after use must be included.

To require that development is phased and that each phase is rehabilitated to the highest possible standards before the next phase is commenced. The applicant has to submit a detailed restoration programme on the manner and timing of restoration to ensure that the site is left in a satisfactory state for such beneficial amenity and recreation use as is agreed with the Council, with an input from an ecologist. This shall be carried out within 12 months of cessation. Old disused quarries, sand and gravel pits should be restored and landscaped. All buildings, plant, roads and paved areas should be removed unless otherwise agreed. In assessing an application for development the record of past restoration by the developer will be taken into account. Submit, with proposals, a detailed and progressive restoration/rehabilitation plan for after/reuse of the site, phased where possible and with input from an ecologist.

EPD10 It is the policy of this Council to strictly apply the 'precautionary principle' to any oil/gas exploration and extraction projects/operations proposed within the County.

Extractive Industries Objectives

EDO21 Ensure that all proposed and existing quarry and extractive proposals have regard to 'Quarry and Ancillary Facilities, Guidelines for Planning Authorities, 2004'.

EIO2 Carefully examine applications for extractive industries in areas designated as SACs, SPAs, pNHAs and other local designations.

EDO22 Carefully examine applications for extractive industries in areas designated as or adjacent to c/SACs, c/SPAs, p/NHAs, Water Framework Directive, Protected Areas and other designations.

EDO23 The Council will require that extractive industry proposals do not adversely impact upon the water environment, including surface water and groundwater quality and quantity, river corridors and associated wetlands.

EDO24 The Council recognise the need to protect valuable un-worked deposits for future extractive use, where they do not pose a significant threat upon visual amenities. Proposed developments within the vicinity of extractive industries will have to demonstrate how their proposal would not significantly impact upon the natural resource or the ability to extract it.

EIO5 Ensure that existing rights of way are maintained in assessment of planning applications for quarrying activities.

EDO25 Applications for new developments shall identify any existing rights of way and established walking routes which may be impacted or are adjacent to the development site. These shall be kept free from development and maintained as a Right of Way/Walking Route.

EDO26 Applications for new or extensions to existing quarries and mines shall submit a detailed landscape and visual assessment which shall identify the area of

visual influence and include details of impacts on amenity areas designated in this plan.

3.9 Forestry

On the website for the Department of Agriculture, Food and the Marine the function of the Forest Service is described as;

“The Forest Service is responsible for ensuring the development of Forestry within Ireland in a manner and to a scale that maximises its contribution to national socio-economic well-being on a sustainable basis that is compatible with the protection of the environment.”

The Council recognises the contribution that forestry provides to the socio-economic well being of the County specifically;

- In terms of rural diversification by providing a supplementary source of farm income.
- As an economic activity (in terms of planting maintenance and harvesting).
- By providing a sustainable construction material.
- Through Research and Development relating to reproductive material, silviculture and forest management as well as wood processing and product development. This research is funded through the National Council for Forest Research and Development.
- As a recreation, amenity and tourism resource.
- As an important element of our bio-diversity and a natural habitat.

In addition, the Council recognises the increasing importance that private forestry has to play and will ensure that its policies cater for the development of this sector. However, if it is inappropriately located it can have a detrimental effect on the environment, resulting in water and groundwater pollution, interfering with views and prospects and our built heritage.

The possible negative impacts associated with forestry include adverse impacts on;

- The landscape.
- Visual amenity.
- Water quality.
- Fish hatcheries.
- Road drainage.

- Biodiversity.
- Fire threats.
- Archaeological.

The extent of these impacts can be minimised through proper planning and good forestry management practices. In particular, the Council is conscious of the potential impact which forestry activities may have on public roads.

Forestry Policies

EDP11 To encourage the development of a well managed sustainable forestry sector, which is planted, managed and harvested in accordance with the Forest Service Guidelines for Landscape, Forest Harvesting and Environmental, Archaeology, Biodiversity and Water Quality.

EDP11 To encourage forestry and forestry related development, as a means of diversifying from traditional farming activity.

EDP13 To promote forestry development of appropriate scale and character whilst ensuring that the development does not have a negative visual impact on the countryside or cause pollution or degradation to wildlife habitats, natural waters or areas of ecological importance.

EDP14 To encourage the provision of public access to forests for walking routes, recreational areas and other similar facilities.

EDP15 To retain existing right of way through forest lands.

Forestry Objectives

EDO27 To promote and support the Forest Service in the preparation and adoption of the Indicative Forestry Strategy for County Cavan in order to plan sustainable forestry development.

EDO28 To investigate, with Coillte, the potential to provide forest and countryside walks on lands in state ownership in County Cavan and in the promotion of a high level of environmental quality/protection.

EDO29 To promote the planting of native deciduous trees and mixed forestry.

EDO30 To resist forestry proposals which would unduly impact on protected views, sensitive upland areas, lands of wildlife interest and in the upper reaches of salmonid rivers which would affect biodiversity.

EDO31 That existing Rights of Way and established walking routes are identified prior to any new planting and are maintained as Rights of Way/Walking Route.

EDO32 To ensure forestry and forestry type development adheres to the 'Forestry and Water Quality Guidelines', issued by the Forest Service; Department of Agriculture, Fisheries and Food

3.10 Retail

The retail sector is an important employer and driver of economic growth in the County and contributes to the vitality of our towns especially Cavan Town. The economic decline has affected the retail sector, between 2009 and the 2010/2011 period there was a reduction in the number of retail firms in County Cavan. Figures from CSO indicate there were 791 retail firms (including retail, wholesale and repair of motor vehicles/motor trades) in the county in 2009 and 770 in 2010/2011.

However the numbers employed in this sector have risen since 2001/2002 with 2,695 employed, in 2006 3,596 employed and in 2011 3,758 employed.

It is the aim of this Plan to sustain and improve the retail profile and competitiveness of County Cavan, through the consolidation and enhancement of town centres and settlements and by improving the quality and choice of retail developments on offer.

Retail Development and the Settlement Framework

The Settlement Hierarchy was established in line with the BRPG and on the bases of a retail and service study which, along with their population, identified five tiers within

the County. The towns or villages in each tier have similar retail function. The 'Retail Planning Guidelines for Planning Authorities, 2012 identified broad tiers of urban development, in this context Cavan Cavan Town is in the second tier (Regional) due to its strategic regional importance and status as a hub town. Tier Two and Three towns in County Cavan correspond to the fifth tier (Small Towns and Rural Areas) within the aforementioned guidelines. This highlights both the importance of Cavan Town, as a retail centre within the county, and the need to tailor retail policy to the unique urban profile of the County. The completion of an up-to-date Retail Strategy will be a priority of this plan.

The town and village plans, further in this document, include zoning maps which clearly define town and village cores. In line with the NSS, which established Cavan Town as a hub town within the Broder Region, Cavan Town is regarded, within the context of retail development, as a priority location for development. Retail development plays a key role in the growth of towns which consequently play a role in the sustainable growth of the County and Region. The larger and in some respect medium sized towns play a part in supporting the growth of the hub town through their own sustainable development. Retail development will be confined to town and village cores within Tier Four and Five towns and will be strictly controlled in Tier Two and Three towns whereby the presumption will be that new retail development will generally only be permitted within Town cores. Where retail development is proposed outside of these town cores applicants must provide detailed justification for them in accordance with the 'Retail Planning Guidelines for Planning Authorities, 2012' and in particular through the application of the sequential approach.

Retail Planning Guidelines for Planning Authorities, April 2012

The Retail Planning Guidelines for Planning Authorities, 2012, have outlined Retail trends in recent years which are:

- An Increase in the number of grocery stores with a corresponding increase in their floor space.
- Online shopping has become a common feature of the Irish Retail market
- The rapid development of the retail sector in recent years needs to be consolidated with a focus on the maintenance and renewal of attractive, competitive city and town centres.

The Guidelines outline five key objectives, which must guide planning authorities in addressing retail development issues in their development planning and development management functions, namely;

- Ensuring that retail development is plan-led.
- Promoting town centre vitality through a sequential approach to development.
- Securing competitiveness in the retail sector by actively enabling good quality development proposals to come forward in suitable locations.
- Facilitating a shift towards increased access to retailing by public transport, cycling and walking in accordance with the Smarter Travel Strategy.
- Delivering quality urban design outcomes.

Plan Led Approach to Retail Development

The Guidelines state that it is a national policy objective to secure plan led retail development. Future retail development should be plan led in line with the settlement hierarchy for the county and include the identification of retail requirements, appropriate planning policies and objectives along with implementation measures. Retail development shall be carried out in accordance with the principles set out in the 'Retail Planning Guidelines for Planning Authorities', 2012. Policies for retailing are currently set out in the current 'Retail Strategy' for County Cavan 2008-2014 which shall remain in force pending the adoption of a new Retail Strategy for the County during the lifetime of this plan.

Sequential Approach

The guidelines state that the second national policy objective is to promote greater vitality in town centres by promoting a sequential approach to retail development.

Generally sequential development means that;

1. The overall preferred location for new retail development is within the town centres of the County.
2. Only where an applicant can demonstrate and the planning authority is satisfied, that there are no sites or potential sites within a town centre should an edge of centre site be considered. In addition, only in exceptional circumstances where it can be demonstrated that there are no sites or

potential sites available either within the centre or on the edge of these centres should an out of centre site be considered.

This development plan therefore adopts the following vigorous approach to assessing the vitality and viability of town centres

- Investigating development opportunities within town centres.
- Activating potential development and redevelopment opportunities in town centres.
- Assisting the private sector in the resolution of impediments to town centre redevelopment opportunities that may arise through infrastructural deficits, flood risk, landownership and built heritage considerations¹⁹.

Retail Design Quality

The Guidelines seek to ensure that retail development plays its part in realising quality outcomes in relation to urban design. Quality Design aims to create attractive, inclusive, durable, adaptable places for people to work in, to live in, to shop in or simply pass through. In order to guide planning authorities, a “Retail Design Manual; A Companion Document to the Retail Planning Guidelines for Planning Authorities, April 2012”, has been produced by the DECLG along with the DAHG. This document provides guidance on design principles and sets out to provide planning authorities, developers and designers with evidence based quality principles to ensure that future planning related to the retail sector is focused on the creation of vibrant, quality urban areas.

Retail Warehousing

A retail park is an agglomeration of retail warehouses grouped around a common car park selling mainly bulky household goods. These are generally located in out of centre locations to facilitate access by car. The Retail Planning Guidelines have acknowledged that the number of these parks has grown substantially over the past decade, reaching saturation point and therefore states that there is a presumption against further development of out of town retail parks. The range of goods sold in these retail parks also needs to be tightly controlled and any goods ancillary to bulky

¹⁹ See Annex 2 of the Retail Planning Guidelines for Planning Authorities, April 2012

goods should not exceed 20% of the total net floor space of the unit. County Cavan is considered to have a sufficient number of retail warehouses for the plan period and careful consideration will be given to the need for further such development.

Neighbourhood Shops

These local shops are recognised in the Retail Planning Guidelines as performing an important function serving local residents. These should be supported through appropriate zoning in development plans. Development management decisions should support the provision of such units particularly when they support both food stores and non food outlets such as retail pharmacies. They may have significant social and economic functions in providing access to local facilities for the elderly, persons with mobility impairments, families with small children and those without transport.

Retailing in Rural Areas

The Retail Planning Guidelines state that retailing should be directed into existing settlements and should be resisted in the countryside. Retail units in rural areas will be assessed on their own merits and may be acceptable in the following cases;

- A retail unit which is ancillary to activities arising from farm diversification
- A retail unit designed to serve tourist or recreational facilities, and secondary to the main use
- A small scale retail unit attached to an existing or approved craft workshop selling products directly to the public
- A small scale retail unit designed to serve a dispersed rural community

Retailing and Petrol Filling Stations

These are now normally provided as part of an application for a petrol filling station and fulfil an important role as a local shop especially in suburban and rural areas.

Retail Policies

EDP16 To support the continued **expansion** **sustainable development** of Cavan Town as the primary retail and service centre in the County and in recognition of its hub status within the Border Region. To promote, strengthen and protect the retail

function of all the towns and villages of the county especially the large and medium sized towns.

EDP17 Aim to ensure that the retail needs of the County's residents are met within the county.

EDP18 To encourage and facilitate the re-use and regeneration of derelict buildings, **within town and village cores**, for retail uses.

EDP19 To ensure that a Retail Strategy is prepared for the County and for Cavan Town and Environs as a priority.

Retail Objectives

EDO33 To review the Retail Strategy for County Cavan during the life of the plan 2014-2020 **and to prepare and up-to-date Retail Strategy for Cavan County and Cavan Town and Environs.**

EDO34 To encourage high standards and innovative design in terms of architecture, materials and layout in order to make a positive contribution to the streetscape of towns and villages in the county.

RO3 To adhere to the "Retail Planning; Guidelines for Planning Authorities", DECLG, 2012 in the assessment of all new retail developments.

EDO35 All applications for new retail developments must clearly demonstrate how they are in compliance with the 'Retail Planning; Guidelines for Planning Authorities, DECLG, 2012' and its companion document 'Retail Design Manual, particularly how they have taken the sequential approach to retail development into account when choosing a site.

EDO36 Retail Warehouse developments shall have a floor space not less than 700 square meters in out of centre locations and none shall exceed a gross floor space of 6,000 square metres.

EDO37 Retail units provided as part of developments for service stations shall not exceed a floor space of 100 square meters.

EDO38 To give consideration to the development of tourism related retail developments in towns or villages and, in exceptional cases, at existing established tourist attractions. The retail facility shall be suitably designed, sited and of a scale that does not detract from the tourism feature and shall be subject to compliance with normal planning and environment considerations and the Development Management Standards of this Plan. Applications for such developments shall;

- Identify the feature/s or attraction/s which they would cater for.
- Demonstrate how the proposed retail development would enhance the tourist value of the feature/s or attraction/s.
- Demonstrate and examine clear benefits to the local community.
- Be of a tourist nature only, applications for retail developments which are not directly associated with tourism shall not be permitted.

EDO39 To ensure that retail development is confined to town and village cores within Tier Four and Five Towns and that it is strictly controlled in Tier Two and Three towns whereby the presumption will be that new retail development will generally only be permitted within Town cores. Where retail development is proposed outside of these town cores applicants must provide detailed justification for them in accordance with the 'Retail Planning Guidelines for Planning Authorities, 2012' and in particular through the application of the sequential approach.

3.11 Major Accident Directive

No industries in County Cavan are currently affected by the Seveso II Directive (96/082/EEC) which seeks to prevent major accidents involving dangerous substances and to limit the consequences of accidents on people and the environment.

The Health and Safety Authority have established Consultation distances surrounding establishments designated as containing hazardous substances. In addition to normal planning criteria it will be an objective to ensure that development within these distances complies with the requirements of the Major Accidents

Directive (Seveso II). The Council will consult with the Health and Safety Authority regarding any such proposals.

Major Accident Directive Objectives

EDO40 To ensure that proposed new establishments or modifications to existing establishments classified under Seveso II Directive shall not present an unacceptable health and safety risk.

EDO41 To ensure that development in the vicinity of a Seveso II site shall be assessed having regard to the Major Accidents Directive, the potential risks to health and safety and the need to maintain a suitable separation distance between such sites and new developments.

EDO42 To reduce and to limit the consequences of major accidents involving hazardous substances by consulting with the Health and Safety Authority in respect of all proposals for development involving Dangerous Substances or for development in the vicinity of such establishments.

CHAPTER 4: PHYSICAL INFRASTRUCTURE

“That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy.”

4.0 Physical Infrastructure

An essential component in the sustainable development of our county is ensuring that the necessary physical infrastructure is available to facilitate development; this includes the development of our roads, water supply systems, waste water treatment systems and telecommunications. Physical infrastructure has a significant part to play in the successful economic and social development of the county making it both an attractive and comfortable place to live, as well as, to work. Such infrastructure also has an important role to play in making our county accessible to all and to enhance the county’s tourism potential. The development of all forms of physical infrastructure must occur in a fashion which has minimal negative impacts on our environment.

4.1 Roads and Transportations

The maintenance and delivery of a high quality and sustainable transport network in line with National and Regional Policy is a fundamental element in growth across all areas of social, cultural and economic development. Cavan County Council recognises that the transportation network and the relative accessibility of particular locations is crucial in attracting investment, developing tourism and creating sustainable communities.

The road network, which is essentially the only transportation infrastructure in the county, requires maintenance and upgrading at all levels. This will be a major challenge during the lifetime of this development plan due to the on-going economic conditions which have seen dramatically reduced investment in roads at national government level.

Cavan County Council is committed to the promotion of sustainable modes of travel including public transport, walking and cycling, and where possible the encouragement of modal change from the private car. In planning for transport

development, the Council will ensure that the needs of people with differing abilities are taken into account.

4.1.1 Policy Context

Transportation policy in Cavan is influenced by National and Regional policy such as the National Development Plan, National Spatial Strategy and the Border Regional Planning Guidelines 2010-2022. These guidelines recognise that while significant infrastructural improvements have taken place in recent years, future investment is required to address any remaining transport infrastructure deficits.

The transportation objectives of this Plan reflect the principles of these over-arching documents as well as the following specific transportation documents;

- NRA National Road Needs Studies
- Spatial Planning and National Roads Guidelines for Planning Authorities 2012
- Smarter Travel - A Sustainable Transport Future- A New Transport Policy for Ireland 2009-2020
- National Cycle Policy Framework 2009-2020 (NCPF)
- Progressing Rural Public Transport in Ireland 2006, and
- Road Safety Authority “Road Safety Strategy 2013 -2020”

The principles outlined in these statutory and guidance documents provide a message that there is a need to implement land use policies that support and protect the investments currently being made in public transport and ensure that maximum benefit is gained economically, socially and environmentally.

4.1.2 Achievements

Tabl 4.1 indicates the progress that has been made in the delivery of transport infrastructure serving the county and the provision of connectivity to other parts of the country and beyond.

Table 4.1

Significant National Road Schemes progressed in County Cavan since 2008		
Route	Improvement Scheme	Status / Completion Year
N-3	Butlersbridge to Belturbet Road Improvement Scheme	Under Construction
N-3	Edenburt to Cavan Bypass	Route Selection
N-55	Corduff Stage 3 Realignment	Completed 2012
N-55	Dundavan to Mullaghoran Realignment Scheme	Under Construction
N-87	Belturbet to Ballyconnell Minor Realignment	Completed 2011
N-87 - R-205	Ballyconnell Inner Relief Road	Completed 2012
N-3 & N-16	Various Overlays & Strengthening	2008-2013
N-54, N-55 & N87	Various Overlays & Strengthening	2008-2013
N-3	Virginia, Lavey & Maghera & Belturbet Traffic Calming Schemes	2008-2013
N-54	Butlersbridge Traffic Calming Scheme	2009
N-55	Ballinagh & Killydoon Traffic Calming Schemes	2008-2013
All Routes	Various Low Cost Safety Remedial Schemes	2008 - 2013

New Belturbet By-Pass



Figure 4.1



Figure 4.2

Table 4.2

Significant Non-National Road Schemes progressed in Cavan since 2008		
Route	Improvement Scheme	Status / Year of Completion
R-165 - R-178	Bailieborough Inner Relief Road	Completed 2009
R-212 - L-2538	Cavan Town Centre Eastern Access Road	Completed 2013
R-188/R-192/R162/R-178	Cavan to Dundalk	Preliminary Design

In addition to the above, significant annual restoration, maintenance and improvement programmes have been carried out by Road Area Offices on the Regional and Local Road Network between 2008 – 2013.

These have resulted in significantly improved transport connections both within the County and from the County. Cavan County Council has also secured funding through the Department of Transport's Smarter Travel funding streams. To enhance the opportunity for recreational cycling and to incentivise modal shift from car to cycle use Cavan County Council has provided numerous safe and secure parking facilities at strategic locations throughout Cavan and in ten of the County's main towns.



Figure 4.3



Figure 4.4

Cavan County Council has also investigated the feasibility of developing a section of the National Cycle Network through the County, using large sections of Greenway along existing dismantled railway. This has resulted in the development of a strategy for sustainable transport in the County.

4.1.3 Challenges

Due to the on-going national economic crisis, Cavan County Council faces significant challenges in seeking to achieve the following:

- Maintaining the road network in a satisfactory condition
- Improving the National, Regional and Local Road Network in the County
- Reducing the dependency on the private car for routine trips and increasing the modal share for public transport, cycling and walking
- Maintaining Bridge Assets
- Implementing Road Safety Remedial Measures
- Improving accessibility for mobility impaired people.



Figure 4.5

4.1.4 Road Infrastructure

The existing road infrastructure retains a central position in the overall transportation network, catering for the movement of buses, goods vehicles, pedestrians, cyclists and the private car. The Council will strive to provide, maintain and enhance the road infrastructure to ensure the sustainable and economic development of the County.

A strong, transportation network plays a key economic function in providing access to ports, airports and markets plays a vital role in the social life of both urban and rural dwellers. County Cavan relies on its road network as essentially the sole method of transport serving the county. Table 4.3. below shows the National Routes which serve the county while Table 4.4 shows the total length of roads in the four main engineering areas and the main urban area in County Cavan.

Table 4.3 National Roads crossing County Cavan

<ul style="list-style-type: none"> ▪ N3 National Primary Road (Dublin - Ballyshannon)
<ul style="list-style-type: none"> ▪ N16 National Primary Road (Sligo - Enniskillen (A4) onwards to Belfast)
<ul style="list-style-type: none"> ▪ N54 National Secondary Road (Cavan - Clones - Monaghan onwards to Armagh (A3))

<ul style="list-style-type: none"> ▪ N55 National Secondary Road (Athlone - Ballymahon - Edgeworthstown - Granard - Ballinagh - Cavan)
<ul style="list-style-type: none"> ▪ N87 National Secondary Road (Belturbet – Ballyconnell – Swanlinbar - Enniskillen (A32))

Table 4.4: Schedule of Road Distances in each Engineering Area

	*NP	*NS	Regional	*LP	*LS	*LT	Total
Cavan Town (Urban)			4.26	3.51	5.55	0.90	14.22
Cavan	25.71	19.97	75.70	201.43	343.34	99.66	765.81
Ballyjamesduff	22.26	13.31	82.77	122.54	366.83	95.48	703.19
Belturbet	16.34	28.21	103.21	193.41	219.34	117.22	677.73
Bailieborough	0	0	133.50	220.55	402.17	89.08	845.30
Overall Total	64.31	61.49	399.44	741.44	1,337.23	402.34	3,006.25

Road Infrastructure Objectives

PIO1 To improve all Council roads to an appropriate standard subject to the availability of resources.

PIO2 To improve road safety for all road users and reduce fatalities and accidents on Cavan Roads.

PIO3 To enable people, goods and services to reach their destination safely, efficiently and quickly and to improve access to services in rural parts of Cavan.

PIO4 To improve the capacity of the road infrastructure within County Cavan in

accordance with national and regional policy.

PIO5 To have a well maintained road network basis.

PIO6 To improve access for mobility impaired people.

PIO7 To provide safer routes to educational establishments within the County.

PIO8 To preserve free from development proposed road realignment/improvement lines and associated corridors where such development would prejudice the implementation of the National Roads Authority or County Council plans.

PIO9 To ensure that access to buildings and public spaces are accessible to people with mobility needs. Car parking shall generally be provided in accordance with 'Buildings for Everyone', 2002 published by the National Disability Authority and other relevant documentation.

PIO10 To promote road safety measures in conjunction with Government Departments and other agencies to avoid the creation of traffic hazards and to ensure traffic management and safety issues are adequately addressed at pre-planning and planning application stage.

PIO11 To have regard to the Cavan County Local Biodiversity Action Plan 2009-2014 in the provision of any new Council roads.

PIO12 To ensure that all new developments are assessed with regard to their impact on the operation of the public road network and where appropriate to require a Traffic and Transport Assessment in accordance with standards set out in the 'Traffic and Transport Assessment Guidelines' published by the National Roads Authority.

PIO13 To ensure that all new developments within the zone of influence of existing public roads or new public roads provide suitable protection against traffic noise in accordance with the requirements of S.I. No. 140 (2006) Environmental Noise

Regulations. The costs of implementing any additional noise mitigation measures shall be borne by the developer.

PIO14 To implement the Roads Programme for the County in association with the NRA. Various road schemes will be subject to Environmental Impact Assessment and Appropriate Assessment, where necessary.

4.1.5 National Roads

The National Road Network primarily serves long and middle distance traffic passing through the County and has an important role to play in the economic development of the County. The investment in Transport 21 and the National Development Plan 2007-2013 for road infrastructure ensures that Ireland stays competitive by reducing journey times and transport costs. It provides better access to all regions of the Country, facilitating a more even spread of economic benefits. The N-54 forms part of the Strategic Route linking Belfast to the West and Mid-West. It is a major cross border link that runs through Counties Cavan, Monaghan and Fermanagh and thus links the Hub Towns of Cavan and Monaghan. Minor improvements are ongoing. Cavan County Council has sought funding for design for the length of the N-54 in County Cavan.

Table 4.5²⁰ National Primary Road Development Proposals for Co. Cavan.

Route	Improvement Scheme	Current Status
N-3	Butlersbridge Belturbet Road Improvement Scheme	Under Construction Handover Stage
N-3	Edenburt to Cavan Bypass	Route Selection
N-3	Pavement Overlays, Strengthening and Minor Improvements	Ongoing
N-16	Pavement Overlays, Strengthening and Minor Improvements	Ongoing

²⁰ The implementation of all national road schemes is subject to budgetary constraints and to prioritisation and adequacy of the funding resource available to the NRA.

Table 4.6 National Secondary Roads Development Proposals for Co. Cavan

Route	Improvement Scheme	Current Status
N-55	Mullaghoran Dundavan	Under Construction Handover Stage
N-55	Corduff to South of Killydoon Realignment	Route Selection Design
N-55	Garrymore to Pottahee	Route Selection
N-87	Belturbet to Ballyconnell Realignment	Route Selection
N-54	N-54 Realignment north of Butlersbridge	Feasibility
N-54	Pavement Overlays, Strengthening and Minor Improvements	Ongoing
N-55	Pavement Overlays, Strengthening and Minor Improvements	Ongoing
N-87	Pavement Overlays, Strengthening and Minor Improvements	Ongoing

Objectives

PIO15 To progress the N55 National Secondary Route Corduff to South of Killydoon Realignment Scheme to ~~construction stage(s)~~ completion subject to NRA funding.

PIO16 To progress and develop the N3 National Primary Route Edenburt to Cavan Bypass Scheme.

PIO17 To progress and develop the N87 National Secondary Route to Ballyconnell Realignment Scheme.

PIO18 To promote and develop the N54 National Secondary Route through Cavan to a standard appropriate to the volume of traffic carried on this key part of what is a north-east to south-west Strategic Route i.e. Belfast-Limerick and particularly having regard to volume of HGV's using the route.

PIO19 To progress and develop the N55 National Secondary Route, Ballinagh

Bypass.

PIO20 To continue to carry out Pavement Overlays, Strengthening and Minor Improvements on our National Road Network as required

PIO21 To co-operate with the NRA in the upgrading of existing National Routes where appropriate.

RTO37 To restrict accesses onto National Roads along sections of road where the 100km per hour speed limit applies, in line with NRA policy.

PIO22 To restrict accesses onto National Roads along sections of road where the speed limit exceeds 60km per hour and to restrict the intensification of any existing accesses in such locations, except in exceptional circumstances, in line with NRA policy."

RTO38 To have regard to the NRA documents 'Policy Statement on Development Management and Access to National Roads' and 'Traffic and Transport Assessment Guidelines' and 'Spatial Planning and National Roads Guidelines' published by the Department of Environment, Heritage and Local Government in January 2012.

PIO23 To have regard to the NRA document 'Traffic and Transport Assessment Guidelines' and 'Spatial Planning and National Roads Guidelines' published by the DECLG (January 2012).

4.1.6 Regional Roads

These roads link the principal towns in the County and also serve local traffic. They are generally of a high standard and in some cases carry a considerable volume of traffic.

Cavan to Dundalk Route

This Cavan to Dundalk Route is being progressed through design at present and will provide an appropriate and necessary road from Dundalk to Cavan through Shercock and Cootehill.

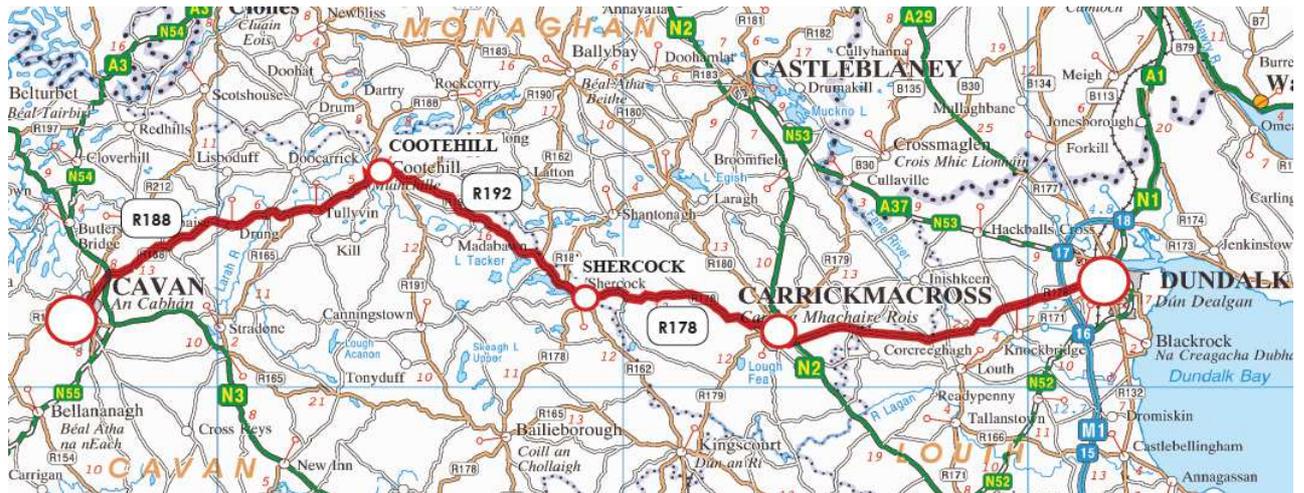


Figure 4.1

Objectives

PIO24 To progress and develop the Cavan to Dundalk Strategic Route Improvement Scheme (Dundalk - Shercock - Cootehill – Cavan or the R-188, R-192, R-162, R-178).

PIO25 To promote and develop the road network linking Cavan and Sligo

PIO26 To upgrade the Regional Road network to route consistent standards.

4.1.7 Local Roads

Local roads are an essential component of Cavan’s transportation network. Cavan County Council recognises the importance of providing a safe and efficient road system in the County in order to facilitate development and is committed to their maintenance and improvement.

Objectives

PIO27 To continue our annual restoration, maintenance and improvement programme on our local road network.

PIO28 Cavan County Council will continue our commitment to progress road improvements under the Community Involvement Scheme.

4.1.8 Distributor/Relief Roads

It is the policy of the Council to provide relief roads where necessary in towns and villages throughout the County. Development of these roads will bear in mind the needs of accessibility and road safety issues. These roads will divert traffic from town and village centres and create new planned streets or link roads with restricted access. These roads can improve the public realm in towns and villages with the addition of street furniture and planting. These roads also provide an opportunity to plan for pedestrians and cyclists in towns and villages and facilitate the orderly expansion of towns and villages.

Objectives

PIO29 To assess the need for and the economic benefits of distributor/relief roads or new streets in the counties towns.

PIO30 To progress and develop the "Cootehill Back Street" scheme which will run parallel to Market Street.

4.1.9 Signage on National & Non-National Roads

In terms of national road signage Cavan County Council is guided by the following documents:

- Section 3.8 of the DECLG Spatial Planning and National Roads Guidelines.
- Policy on the provision of tourism & leisure signage on national roads

In terms of non-national road signage Cavan County Council is guided by the following document;

- Local Information Road Signage, Cavan County Council Policy Document 2013.

Signage on National & Non-National Roads Objective

PIO31 Control the proliferation of non-road traffic signage on and adjacent to all roads.

4.1.10 Road Safety

The Road Safety Authority's "Road Safety Strategy 2013 -2020" sets clear national targets to reduce road collision fatalities and serious injuries by 2020.

It is envisaged that this will be achieved through a co-ordinated effort by national government and local authorities together with the Road Safety Authority, Gardaí, NRA with a view to improving education, engineering and enforcement.

The new Strategy places a strong focus on the road network to ensure that infrastructure plays its part in reducing collisions.

The Strategy presents a more holistic approach to road safety called the "Safe Systems" approach which builds on existing road safety interventions but reframes the way in which the road safety is viewed and managed in the community.

With this new approach in mind, Cavan County Councils objectives in relation to Road Safety are as follows.

Objectives

PIO32 Endeavour to improve road safety awareness generally in the County, through the promotion of the "Safe Systems" approach.

PIO33 Provide Road Safety Education and Training in schools throughout the County.

PIO34 Continue to identify and implement a programme of Traffic Calming Schemes and Low Cost Safety Remedial Schemes on roads throughout the County, in association with the National Roads Authority.

PIO35 Continue to co-operate with Gardaí through participation in regular Collision Prevention Programme meetings.

PIO36 Ensure that Road Safety is an integral part of all new planning applications and ~~that formal Road Safety Audits are included in planning conditions where appropriate~~ to ensure that formal Road Safety Audits are included in Planning Applications as appropriate in line with requirements of NRA DMRB HD 19/12 Road Safety Audit."

PIO37 Ensure that formal Road Safety Audits are an integral part of the design process for all new public road re-alignment schemes.

4.1.11 Asset Management

The roads infrastructure in County Cavan consists of over 3000km of road and over 750 bridges, together with associated public lighting, road signage, road markings, reflective studs, retaining structures, drainage and so forth.

This infrastructure represents a multi-million euro portfolio of assets that need to be managed and maintained. The current on-going national financial crisis means that Asset Management will be critical issue during the life of this Development Plan.

Objectives

PIO38 To ensure that the MapRoad Asset Management Software Programme becomes fully operational.

PIO39 To complete the Pavement Condition Ratings Survey of all Non National Roads.

PIO40 To complete the Condition Survey of all Regional Roads Bridges and critical Local Road Bridges and to prepare a prioritised Programme of Bridge Improvement Works.

PIO41 To ensure that a central database for Public Lighting is completed and maintained.

4.1.12 Planning Applications and Parking Requirements

Cavan County Council encourages planning application layouts which are safe, attractive and comfortable for all road users through the promotion of low traffic speeds and greater priority for pedestrians and cyclists. The Authority seeks best practice design with regard to road design and road safety by encouraging principles, approaches and standards as set out in national documentation as listed below.

PIO41 All planning applications shall be in accordance with the standards and guidelines set out in the following publications:

- Design Manual for Roads and Bridges (NRA DMRB);
- Design Manual for Urban Roads and Streets (DTTAS DMURAS);
- Traffic Management Guidelines (DTTAS);
- Traffic Signs Manual (DTTAS);
- Recommendations for Site Development Works for Housing Areas (DoE)

Parking

It is the policy of the Council to require development proposals to provide adequate provision for car parking and associated servicing arrangements. The precise volume of car parking will be determined according to the specific characteristics of the development and its location having regard to the standards set out in table 4.7.

Objectives

~~PIO42 All planning applications shall be in accordance with the standards and guidelines set out in the following publications:~~

- ~~▪ Design Manual for Roads and Bridges (NRA DMRB);~~
- ~~▪ Design Manual for Urban Roads and Streets (DTTAS DMURAS);~~
- ~~▪ Traffic Management Guidelines (DTTAS);~~
- ~~▪ Recommendations for Site Development Works for Housing Areas (DoE)~~

PIO43 Development proposals shall ~~will~~ provide minimum car parking requirements in accordance with the standards as set out ~~having regard to the standards set out~~ in table 4.7.

PIO44 New developments shall provide adequate provision within the site for servicing of the proposal and for parking and the safe manoeuvring of vehicles and pedestrians associated with it. New developments shall comply with the parking and servicing standards set out in Table 4.7.

PIO45 Ensure that where there are proposals for multiple land uses (such as office and retail) which function concurrently on the site, the combined Parking Standards applicable to both, shall apply. Where it can be reasonably demonstrated that

certain uses operate at different times, the Council may apply flexibility of standards in calculating the parking requirements.

PIO46 To encourage the use of electrically operated cars and bicycles, in line with Council and National Policy. Any non-residential developments shall be encouraged to provide facilities for battery operated cars to be recharged in accordance with the following standards:

Metered-fast charging 220-240V, 32A three phase. All proposals for developments which require residential parking spaces, including parking spaces for the disabled, shall be assessed for the provision of EV Charging Points on a case by case basis. Any EV Charging points which shall be constructed shall be capable of accommodating future charging points as required – residential space facilities to be coded/metered, slow charging 220V-240V, 13A single phase.

As sales of battery operated cars increase to meet the Government objectives of 10% car ownership by 2020, The Council may require that such spaces would be specifically allocated to that use, similar to parking spaces suitable for the disabled and parent and child.

PIO47 Where the applicant cannot provide any or all of the required dedicated parking spaces, the Council may accept a financial contribution in respect of the shortfall in the number of spaces. This will be at the discretion of the Council as it is only likely to apply to the Town Centre Locations or where the Council already provides, or intends to provide Public Car Parking facilities.

PIO48 In exceptional circumstances, the Council may at their discretion accept a reduced car parking requirement, where the applicant can clearly demonstrate that this would not impact on traffic safety and where it is considered to be in the interests of proper planning and sustainable development of the area.

PIO49 Landscaping of all car parks shall be required which will include both hard and soft landscaping schemes. Applications which propose the development of carparking shall submit details of how the carpark will be landscape including planting schedules.

PIO50 Where retail, commercial or other development that is proposed requires the development of car parking facilities, provision will also be made for the secure parking of bicycles.

Table 4.7: Parking Standards

DEVELOPMENT	CAR PARKING REQUIREMENT	BICYCLE STANDARDS
Residential	2 spaces per unit	To be agreed
Residential – Apartments	1 space per unit & 10% visitor parking	1 stand per 10 units
Student Accommodation	1 space per 3 student beds	1 stand per unit
Shop/ retail units	1 space per 20 m. sq of net retail floor space	1 stand per 100 m.sq. of retail floor space
Shopping Centres > 1000sqm	Individually assessed	Individually assessed
Supermarkets. (Brownfield Town Centre Sites)	1 space per 20 m.sq of gross floor space	1 stand per 100 m.sq. of gross floor space
Supermarket (Greenfield Town Centre Sites and Environs Area)	1 space per 17 m.sq of gross floor space	1 stand per 100 m.sq. of gross floor space
Retail warehousing/ Cash & Carry	1 space per 35 m.sq gross floor space	1 stand per 150 m.sq. gross floor space
Garden Centres	1 space per 25 m.sq. net floor space	1 stand per 150 m.sq. net floor space
Car Showrooms: Gross Floor space	1 space per 100 m.sq.gross floor space	N/A
Factory Retail Floor space.	1 space per 40 m. Sq gross floor space	1 stand per 150 m.sq. gross floor space
Public Houses (Public Area).	1 space per 5 m. Sq net floor space	1 stand per 150 m. Sq net floor space

Restaurants.	1 per 10 m.sq of dining space	1 stand per 100 m.sq of dining space
Café	1 per 7 m.sq of dining space	1 stand per 100 m.sq of dining space
Take aways	3 per takeaway	1 stand per 100 m.sq of net floor space
Offices, Financial & Professional Services(including banks other agencies, betting shops): Gross Floor space	1 space per 20 m. sq.of gross floor space	1 stand per 100 m.sq. of gross floor space
Manu. Industrial/Light Industrial	1 space per 40 m.sq of working floor space	1 stand per 500 m.sq. of working floor space
Garage (service)	1 space per 300 m.sq of working floor space	N/A
Warehouses:	1 space per 150 m.sq of gross floor space	1 stand per 500 m.sq.of gross floor space
Conference Centres	1 space per 25 m. sq. of public area	To be agreed
Surgeries, Clinics and Group Medical Practices	2 Spaces per Public Consulting Room	1 stand per clinic/practice
Guesthouse/Hotels (excluding Public Areas)	1 per Bedroom	1 per 20 beds
Hostels	1 per 2 bedrooms	1 per 10 beds
Cinemas, Theatres, Stadia	1 space per 15 seats	1 stand per 20 seats
Swimming Pools, Ice Rinks, etc.	1 space per 20 m. sq. of pool/rink plus one per three staff	1 stand per 20 m. sq. of pool/rink plus one per three staff.

Bowling alleys	4 spaces per Lane.	1 stand per alley
Amuse./Entertainment: Gross Floor space	1 space per 30 m.sq. of gross floor space	1 stand per 50 m.sq. of gross floor space
Community centre	1 space per 10m.sq of public floor space	1 stand per 75 m.sq of gross floor space
Places of Worship	1 space per 10 seats	1 stand per unit
Crèches	1 space per 6 children & 1 per staff	1 stand per unit
Gymnasium	1 space per 30 m ² public space	1 stand per 150 m.sq. public open space
Sports Clubs, grounds	1 space per 15 m. sq. & 6 spaces for each pitch or 2 for each court.	1 stand per sports clubs/grounds
Hospitals Hospital and Acute Care Facilities /Nursing homes	1 space per Bed + staff parking (to be individually assessed)	1 stand per 10 staff on duty
Library	1 space per 30 m. sq. public floor space	1 stand per 50 m. sq.
Funeral Home	15 spaces per home	N/A
Schools (Primary)	1 space per Classroom set down area and bus stop plus additional visitor/ancillary staff parking which will be individually assessed	1 stand per school.
Schools (Secondary)	1 per Classroom, set down area and bus stop plus additional visitor/ancillary staff parking which will be individually assessed	2 stands per school
Post Second Level	1 per Classroom and 1 per 10 Students, set	2 stands per school

	down area and bus stop plus additional visitor/ancillary staff parking which will be individually assessed	
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Notes on Parking Standards

- Where the parking standards shown in table 4.7 do not cover the type of development proposed, the requirement shall be calculated relative to the most appropriate standards.
- In exceptional circumstances, the Council may at their discretion accept a reduced parking requirement, where the applicant has clearly demonstrated that this would not impact on road safety or traffic flow, and where it is considered to be in the interests of the proper planning and sustainable development of the area.
- The Planning Authority will specify, in certain developments, the requirement for a number of disabled car parking spaces and a number of parent and child spaces.
- Parking layouts shall make provision for commercial and service vehicles depending on the type attracted to the development and should provide for manoeuvring space to enable vehicles to exit the site in forward gear.
- Minimum perpendicular car-parking space dimensions shall be 5 x 2.5 metres; minimum parallel car-parking space dimensions shall be 6 x 2.4 metres. Car parking design should comply with the standards set out in the publications listed in section 4.1.12.
- A bicycle stand comprises of a shelter with a minimum of 5 racks per stand.
- ~~The Council reserves the right to alter the above requirements having regard to the circumstances of each particular development and the proper planning and sustainable development of the area.~~

4.1.13 Mobility Management Plan (MMPS)

MMPs consist of a package of measures put in place by an organisation to encourage and support more sustainable travel patterns among staff, clients and other visitors.

MMPs are an effective tool for land use planning and transport demand management and, are now viewed by planners as an essential component for large scale commercial developments. Such a plan usually concentrates on staff commuting patterns but may also include business travel and fleet management. MMPs seek to encourage sustainable travel through:

- Home working,
- Car sharing,
- Cycling and walking.

The plan is usually implemented as a planning condition and should take the form of a formally published document which outlines the organisations proposed measures and achievable targets. A realistic plan with achievable targets can provide many benefits for employers, employees and to members of the wider community. Benefits include reduced congestion, improved accessibility and cost savings in terms of time and money. Plan guidance should be sought from the National Transport Authority document “Achieving Effective Workplace Travel Plans; Guidance for Local Authorities”.

To this end, it is recommended that MMPs be sought for all new large scale developments or collection of smaller developments. Whilst varying levels of guidance exists on the threshold levels for requesting MMPs, it is recommended that the need for an MMP be determined by the Council on an individual basis.

4.2 Integration of Land Use and Transportation Planning

National and regional transport policy emphasises the need to reduce the demand for travel and the reliance on the private car in favour of public transport, cycling and walking. The concept of an integrated transport policy encompasses not only integration within and between different modes of transport, but also integration with environmental, social, recreational, economic, educational and health policies and objectives.

Decisions on land use and development must take account of existing and public transport networks and support the emergence and development of new integrated transport systems. The effective integration of land-use and transportation will generate and reinforce sustainable settlement patterns that make the most efficient use of land, and that minimise the need for travel by car.

Policies

PIP1 Aim to further improve accessibility throughout the life of this Plan and that the economic development of the County will not be constrained by the lack of adequate infrastructure.

PIP2 Maintain, and if possible improve, the current roads infrastructure for the county so that it will be an attractive location for new commercial and residential development.

PIP3 Promote all modes of transport in the County and improve accessibility and connectivity both within the County and to the County by integrating land use planning with a transport system based on sustainability of resources and the development of additional transport infrastructure.

Objectives

PIO51 To ensure the co-ordination of transport and land use planning.

PIO52 To implement the recommendations of the Transportation Plans for the towns Of Cavan, Kingscourt, Bailieborough and Cootehill which were carried out in recent Years.

PIO53 To monitor and assess the need for transportation studies for other towns within the County.

4.3 ~~Public Transport~~ Sustainable Transport

Public Transport is an important sustainable mode of transport.

Rail

Like much of the Border Region there is no provision of rail services in the county, developing rail linkages will be a key challenge within the region.

There is much scope for improvement in public transport provision in the Region, as it lags behind all other Regions in the country. In order to achieve a balance of social, economic and physical development throughout the Country, it is important that the development of rail services is targeted for investment as a long term priority for the sustainable development of the Region.

In order for rail to become a viable alternative to road travel for the movement of both passengers and freight, existing rail lines will need to be substantially improved and new lines added. However, high passenger numbers are required to sustain and develop rail services and this poses a significant challenge given the Region's dispersed population distribution and low population density.

The focus of the 2030 Rail Network Strategy Review (Oct 2011) is on the future development requirements of the Iarnród Éireann InterCity Network (ICN) and the regional services. This Review does not identify any development of the rail network into County Cavan. However, the development of the Clonsilla – Navan Rail line is a specific development objective in the Review and is considered a significant priority for the Region. Its development would provide commuters with a public transport alternative, which could be accommodated through park and ride.

PIO54 Facilitate the extension of the Navan Rail line into Kingscourt and beyond. Assess the viability of extending the Clonsilla-Navan Rail line in consultation with Iarnród Éireann.

PIO55 All existing dismantled railway lines shall be kept free from inappropriate Development.

Bus

The main public transport provider in the County is Bus Éireann which, along with private bus services, operates a substantial range of services within the county and forms an essential element of existing transportation arrangements. **As of 1st February 2013 under section 16 of the Road Traffic Act 2002 responsibility for the locating of bus stops transferred from An Garda Síochána to the Local Authorities.**

The development of 'Rural Lift' enhanced services in some areas. In June 2010 CART (Cavan Rural Area Transport) extended its geographical area to cover the whole of County Cavan following the closure of Rural Lift Ltd.

CART is a rural transport project serving County Cavan which currently provides a number of flexible route based services in the County using private operators. CART minibuses travel along a specified route which is flexible and can collect passengers at their home if they are unable to travel to the main road. The project is one of 36 community based Rural Transport Programme projects funded by the Department of Transport Tourism and Sport under the National Development Plan and administered by Pobal.

Objectives

PIO56 To co-operate with the relevant transport bodies and authorities to secure improvements and further developments of the public transport system.

PIO57 To assist and encourage the development and expansion of the Rural transport Initiative, in conjunction with other statutory and development agencies in order to facilitate access to services and facilities throughout the County.

PIO58 To carry out an audit of bus stops throughout the county and to assess and monitor their suitability.

Electrical Vehicles

As a response to the EU Directive 2009/28/EC on the 'Promotion of the Use of Energy from Renewable Sources', Ireland published 'The National Renewable Energy Action Plan (NREAP)' in 2010. This Plan seeks to increase the use of energy from renewable sources in three broad areas; Electricity, Transport and Heat. The increased use of ecars will make a significant contribution to achieving increased use in the Transport Sector. The government have set a target of 10% electric vehicles by 2020. Electric cars or ecars offer an efficient, sustainable and clean alternative to conventional vehicles. .

Electrical Vehicles Policies

PIP4 Promote and Encourage the use of electrically operated cars and bicycles within the County in line with national policy.

Electrical Vehicles Objectives

PIO59 Encourage all new developments to provide facilities for battery operated cars to be recharged in accordance with national policy and appropriate standards.

PIO60 Any EV Charging points which shall be constructed shall be capable of accommodating future charging points as required.

4.4 Walking and Cycling

Cycling and walking are environmentally friendly, fuel efficient and healthy modes of transport and are key components to movement and accessibility in urban and inter-urban areas. It is considered an efficient and relatively inexpensive form of transport and its development is in line with the principles of sustainable development. An essential element of any integrated transport system is to provide for the needs of cyclists and pedestrians. The increased provision of cycle lanes and safer facilities for pedestrians is identified as a key action in the Government's 'Sustainable Development – A Strategy for Ireland', 'Smarter Travel, A Sustainable Transport Future-A New Transport Policy for Ireland 2009-2020' and the DECLG 'Guidelines for Planning Authorities, Sustainable Residential Development in Urban Areas'.

The overall purpose of these objectives is to encourage the increased use of walking and cycling as a mode of transport. Cavan County Council has, in recent years, committed to bringing about the necessary changes to make sustainable travel in the county a reality.

The National Cycle Network Scoping Study 2010 identified the need to deliver high quality cycle routes on a nationwide basis to encourage cycling for transport, leisure, recreation and tourism to ensure the development of a culture of cycling in Ireland. As part of that study the route corridors that make up the National Cycle Network were identified. The delivery of interurban routes, in the form of a National Cycle Network would be in addition to the recognised need for the provision of safe cycling routes within urban settlements and the delivery of safe routes to schools.

The recommended National Cycle Network as contained in the Study includes two routes that have sections through County Cavan. One crosses the county from the Monaghan border near Redhills, via Cloverhill, Belturbet, Ballyconnell and onward to Ballinamore, County Leitrim (*NCN Cavan Leitrim Greenway*). The second cuts through the north west of the county along the N16 at Blacklion which forms part of the NCN that runs from Sligo to Enniskillen (*NCN SLNCR (The Sligo Leitrim North Counties Railway Greenway)*). While none of the National Cycle Network routes identified in the 2010 Study pass through Cavan Town, it is an objective of Cavan County Council to develop local links from the County town to the proposed NCN Cavan Leitrim Greenway.

Cavan County Council has also investigated the feasibility of developing these sections of the National Cycle Network through the County, using large sections of Greenway along existing dismantled railway lines. This has resulted in the development of a strategy for sustainable transport in the County.

Walking and Cycling Objectives

PIO61 To promote and facilitate the development of cycling and walking facilities and routes in the County *as they contribute to individual health and well-being, create a healthier population and promote more active lifestyles.*

PIO62 To encourage the provision of secure bicycle parking facilities in towns, at Neighbourhood centres, at public facilities such as schools, libraries and in all new Developments - refer to car and bicycle parking standards.

PIO63 To comply with the 'European Charter of Pedestrian Rights' in order to Improve facilities for pedestrians and access to such facilities for people disabilities.

PIO64 Promote awareness of the health benefits of walking and cycling;

PIO65 Facilitate the development of walking and cycling related tourism in Cavan.

PIO66 Seek to reduce car dependency for trips to work and education.

PIO67 Reduce traffic volumes and speeds where pedestrian and cyclist volumes

are high.

PIO68 Encourage and promote the modal shift from the private car to other modes of travel such as public transport, cycling and walking.

PIO69 To protect and retain the existing railway corridors in the County for the development of greenways as a walking and cycling amenity and to develop and promote Walking & Cycling Amenities (Greenways) on the sections of the following routes through County Cavan:

- NCN Cavan Leitrim Greenway extending from Belturbet, County Cavan to Mohill, County Leitrim via Ballyconnell and Ballinamore primarily along the route of the Cavan – Leitrim Railway.
- NCN Boyne Valley to Lakelands County Greenway and associated looped Kingscourt Greenway through Dún na Rí Forest Park.
- NCN SLNCR (The Sligo Leitrim North Counties Railway Greenway) from Enniskillen, County Fermanagh to Collooney County Sligo and onwards to Sligo town which extends via Blacklion, County Cavan.
- NCN Cavan Lakelands Cycle Loop extending from Cavan Town to Killashandra Village via Killykeen Forest Park.

4.5 WATER AND WASTEWATER SERVICES

4.5.1 Regulatory Framework for Water, Wastewater and Drainage

Cavan County Council recognises that the provision of high quality and efficient water supply and drainage infrastructure will ensure the long-term physical, environmental, social and economic development of the County.

In April 2012, the Minister of the Environment, Community and Local Government announced that responsibility for the water and waste water services would be transferred to Irish Water, an independent state owned subsidiary of Bord Gais Eireann, in 2014. The Minister indicated that local authorities would continue to operate water services on an contractual basis until 2017, at which point full responsibility for the operation and maintenance of the service would be transfer to the new entity.

The setting up of Irish Water will fundamentally change the way the service is delivered in the future. Irish Water will take over responsibility for water and waste water services. The Water Services Act (No.2 (Number 50 of 2013), sets up the roles and functions of Irish Water. Section 33 of the Act requires that Irish Water shall prepare a Water Services Strategic Plan which shall:

‘(4) A water services strategic plan shall state the objectives of Irish Water in relation to the provision by it of water services in respect of the period of 25 years following the approval of the plan by the Minister under this section and the means by which it proposes to achieve those objectives, including in relation to-

- Drinking water quality,
- The prevention or abatement of risks to human health or the environment relating to the provision of services,
- The existing and projected demand for water services,
- Existing and planned arrangements for the provision of water services by Irish Water,
- Existing and reasonably foreseeable deficiencies in the provision of water services by Irish Water,
- Existing and planned Water Conservation measures,
- The management of the property of Irish Water.’

In addition to the above legislative requirements the European Communities (Drinking Water) Regulations 2007 (S.I. No. 278 of 2007), Waste Water Discharge (Authorisation) Regulations 2007 (S.I. No. 684 of 2007) and the Water Services Act 2007 are both performance legislation and regulatory legislation which impact on the protection, distribution and use of water in the County. (Note: this Chapter should be read in conjunction with Chapter 8, Natural Heritage & Environment, Water Quality). In addition to the above, the Water Framework Directive, Nitrates, Habitats, Urban Wastewater and Urban Wastewater Directives issued by the European Union will also directly impact on the Council/Irish Water’s ability to utilise existing water sources and the capacity to treat and dispose of wastewater and associated biosolids. In particular, they will limit the Council’s capacity to increase overall outputs from existing plants and development options for new facilities.

They require The above legislative context requires the Local Authority/Irish Water to produce water or effluent to certain standards and appoint EPA as a regulatory authority for the Local Authority. They also appoint the Local Authority as regulator for all other water producers in the County.

During the lifetime of the previous Development Plans, County Cavan experienced substantial development pressure in certain areas, which has had a serious strain on the existing capacity for supply, wastewater infrastructure and stormwater infrastructure. Significant capacity issues still remain in many of the settlements. The continued provision and effective operation to water services infrastructure is a key element in supporting economic growth and providing satisfactory quality of life for existing and future residents within County Cavan through sustaining environmental quality. Infrastructural capacity is a key consideration in the planning approvals process for new developments within the county. The reality is that there are significant limitations on available resources including financial and environmental, which dictate that investment must be focused in order to maximise potential benefit to the County in a sustainable manner.

Strategic Water and Waste Water Objectives:

PIO70 To seek to improve water and wastewater services, in conjunction with Irish Water, for those areas of the County where deficiencies exist at present, subject to the availability of resources and appropriate statutory approvals.

PIO71 To support the implementation of measures to address deficiencies in existing water and wastewater infrastructure in order to ensure compliance with regulatory requirements and the objectives of the Water Framework Directive.

PIO72 To preserve and further develop water and wastewater infrastructure in order to facilitate the growth of settlements at an appropriate rate, which is consistent with the Core Strategy and Settlement Framework.

PIO73 To implement adequate surface water drainage measures and prohibit unsuitable development in flood-susceptible areas, as identified in the Strategic Floodrisk Assessment (SFRA) for the County.

PIO74 To co-operate with Irish Water in the reparation of a Water Services Strategic Plan for County Cavan – in compliance with the Water Services Act (No.2 (Number 50 of 2013)).

4.5.2 Waste Water Treatment

The provision of waste water treatment infrastructure is imperative to facilitate economic, social and physical development of the county and to support settlement growth. In addition, the continued improvement and provision of infrastructure is necessary to meet the requirements of the Urban Waste Water Treatment (amendment) Regulations 2004.

There is a need to upgrade and improve the network and treatment facilities of a number of towns and villages throughout County Cavan. It should be noted however, that not all zoned lands in settlements need necessarily be serviced within the lifetime of this plan. This is because the zoning of land takes a longer-term view with regard to development potential which may exceed targets set out in the Core Strategy (Chapter 2). Land Use Plans also incorporate a residential zoning overhead (generally 50%) to allow for an element of choice and to facilitate the release of adequate land for residential development. Therefore, not all zoned lands should necessarily be viewed as appropriate for development within the lifetime of the plan. Zoned lands will be serviced subject to funding availability and compliance with the Core Strategy.

The treatment of wastewater from urban areas is an important factor in the quality of surface waters. It is essential that Cavan County Council keeps pace with growing population and the provision of adequate waste-water treatment.

It was noted by the EPA that in 2010, that a large number of wastewater treatment plants were identified as failing to meet the overall requirements of the Urban Wastewater Treatment Regulations (2001), including treatment plants servicing Ballyconnell, Cavan, Kingscourt, Killeshandra and Kilnaleck.

Cavan County Council is required to have regard to the recommendations of the 'Urban Waste Water Discharges in Ireland , for Population Equivalents Greater than 500 persons. The Water Services Investment Programme (WSIP) ensures that the timing and scale of water services investment facilitates economic and other development, which is compliant with the statutory requirements.

The following the Water Services Investment Programme (WSIP) – ‘*Assessment of Needs*’ 2009 – 2015. A number of projects have been prioritised according to this programme :-

- Water Conservation Programme
- Cavan and Cootehill Regional Water Supply Scheme. Stage 2
- Cavan Sewerage Scheme
- Swellan, Latt Area and Drumalee Sewerage Scheme.

(Note: With regard to the WSIP – no Waste water Treatment Plants in County Cavan were included in the current WSIP, with the exception of Cavan Town.)

Table 4.8: Status of Projects for the planned upgrade of Wastewater Treatment Plants in the County

Wastewater Treatment Plant	Capacity	Planned upgrade	Status	River Basin District
Cavan Sewerage Scheme	20,565 Existing WWTP - PE 21,786 – Existing Demand	Major upgrade of plant, pumping stations, sewer networks and csos.	Commenced – due for completion by 2016	North Western RBD
Kilnaleck	650 WWTP – P.E. 831-Existing Demand	Upgrade inlet works including new pumping station. Plant upgrade incl. package plant and plastic media in trickling filters.	To be completed in 2014	North Western RBD
Kingscourt		Emergency works on itake works & sewerline. New storm tank. Plastic media in trickling filters. Upgrade on sludge management system.		

~~The delivery of services by the Local Authorities in regard to water services will be reviewed in October 2013.~~

Waste Water Services Policies:

PIO75 To ensure sustainable collection, treatment and discharge of wastewater effluent generated within the County.

PIO76 To ensure that developers provide effective drainage systems with separate foul and surface water networks.

PIO77 To promote the sustainable use of Wastewater Treatment facilities.

PIO78 To facilitate proposals for private developers to extend existing public wastewater infrastructure networks, where such proposals would result in the servicing of lands zoned in accordance with the Core Strategy. Any such proposal shall be assessed on a case-by-case basis.

PIO79 To ensure that public wastewater treatment infrastructure is in-place with adequate capacity, prior to developments being occupied.

PIO80 In cases where capacity exists, all proposed developments will be required to connect to the public wastewater treatment plant.

PIO81 All new developments, post January 2014, shall be subject to a Development contribution, to be levied by Irish Water, to ensure the adequate provision of wastewater treatment infrastructure with adequate capacity that will ensure compliance with the provisions of the relevant River Basin Management Plan(s) and Habitats' Directive.

Waste Water Services Objectives

WWSO1 ~~PIO82~~ Regard will be taken to the relevant recommendations of the **'Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons — A Report for the Years 2004 and 2005** Focus on Urban Waste Water

Discharges in Ireland (Reports for the years 2008-2011) (Office of Environmental Enforcement, EPA 2007-2012)'.

PIO83 To support the implementation of the relevant recommendations set out in the document Urban Wastewater Discharges in Ireland for Population Equivalents Greater than 500 persons – A Report for the Years 2007 – 2012 (EPA office of the Environment Enforcement, 2009)

PIO84 To achieve compliance with the requirements of the Water Framework Directive.

PIO85 To facilitate the sustainable development of towns and villages across the County, by improving and extending wastewater infrastructure (as set out in Table 4.8 Above) subject to the availability of necessary funding and compliance with the Core Strategy and Settlement Framework for the County.

PIO86 To support the objectives of the report entitled 'Water Services Investment Programme – Assessment of Needs 2009 – 2015' including inter alia the following schemes.

PIO87 To require that adequate and appropriate waste and drinking water service infrastructure is in place prior to further development.

PIO88 To ensure the protection and improvement of all drinking water, surface water and ground waters throughout the county by implementing the EU Water Framework Directive, and any other associated legislation.

The Water Services Investment Programme, 'Assessment of Needs', 2009 includes the following schemes for County Cavan:

4.5.3. Water Supply

Water is a precious resource and it is the goal of the Local Authority to deliver quality drinking water and to effectively treat wastewater consistent, with sustainable development. The achievement of this goal necessitates a multi- faceted response

encompassing the combined efforts of the governing legal, policy and economic framework, the supervisor and monitoring regime and an investment programme strategy. Drinking Water standards must comply with the European Communities (Drinking Water) Regulations 2007 (S.I. No. 278 of 2007). The following is a list of Public Water Supply Schemes in County Cavan:

- Cavan Regional Water Supply
- Ballyjamesduff Regional Water Supply (incl Ballinagh & Kilnaleck)
- Bailieborough Regional Water Supply (incl. Virginia & Mullagh)
- Kingscourt Public Water Supply
- Cootehill Public Water Supply
- Ballyconnell Public Water Supply
- Swanlinbar Public Water Supply
- Belturbet Public Water Supply
- Bawnboy Public Water Supply
- Arvagh Public Water Supply
- Gowna Public Water Supply
- Killeshandra Public Water Supply
- Ballyhaise Public Water Supply
- Dowra Public Water Supply
- Blacklion Public Water Supply
- Shercock Public Water Supply

The remainder of the County (predominantly rural settlement), is served by Group Water Schemes and private wells.

The provision of an adequate supply to serve the anticipated level of population growth within County Cavan, as identified in the Core Strategy (see Chapter 2) requires appropriate monitoring and phased improvements, concurrent with development needs. Cavan County Council has undertaken significant investment in water infrastructure over the period of the previous development plan. However, there are still significant deficits throughout the County in these services. As these deficits cannot be immediately addressed, the Council identifies the locations that are under the greatest development pressure and prioritises the upgrading of existing, or provision of new infrastructure in these areas. The locations are then categorised for servicing through the appropriate investment programme.

The Water Services Investment Programme, 'Assessment of Needs', (2009 -2015) includes the following Water supply schemes for County Cavan:

Table 4.9. - Proposals for Water Supply Schemes in County Cavan 2010 - 2015

Scheme	Planned upgrade of Plants – Capital Programme	Status	Existing Demand	Design Capacity 2011-2013
Ballyconnell Public Water Supply Scheme	WSIP – New plant and reservoir, 1,170m ³	Completed	729	550
Cootehill Public Water Supply Scheme	WSIP-New plant and reservoir, 1,300m ³	Awaiting approval	547	810
Killeshandra Water Network Rehabilitation	Provisions of Chlorine Monitors & Chlorine Booster stations at Interconnection points between GWS & PWS	To be Completed in 2014	291	350
Kingscourt Public Water Supply	WSIP – New plant and reservoir, 1,675m ³	Awaiting approval	615	872 (m ³ /day)

Source: Cavan County Council Water Services (2013)

Schemes at Construction

- ~~Kingscourt Water Supply~~
- ~~Ballyconnell Public Water Supply Scheme~~
- ~~Cavan Sewerage Scheme~~
- ~~Cootehill Public Water Supply Scheme~~
- ~~Killeshandra Water Network Rehabilitation~~
- ~~Ballyconnell Water Network Rehabilitation~~

Schemes to advance through Planning

• **Belturbet Water Supply Scheme (treatment upgrade)**

The above proposed schemes/priorities may be varied as a result of water quality, population growth and other considerations. Schemes may also be advanced using other arrangements such as a small schemes programme and private provision.

Water Services Investment Programme – Assessment of Needs

Cavan County Council shall have regard to the recommendations of the ‘Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons – A Report for the Years 2004 and 2005 (Office of Environmental Enforcement – EPA 2007)’:

It is a policy of the Council to support the objectives of the report entitled ‘Water Services Investment Programme – Assessment of Needs 2009 – 2015’ including the Cavan Sewerage Scheme which Phase 1 is currently at construction stage.

Water Services Policies

PIP5 To ensure an adequate, sustainable and economic supply of good quality water for domestic, commercial and industrial use, subject to the requirements of the Habitats Directive.

PIP6 To ensure that the future development of available lands within the plan area shall be evaluated in terms of requirements of the EIA, Habitats Directive; Water Framework Directive and the Floods’ Directive, to ensure that there are no negative impacts on water quality.

PIP7 To conserve water supplies through the minimisation of leakage and waste in the interests of efficiency and sustainability.

PIP8 To promote public awareness and involvement in water conservation measures.

PIP9 To co-operate, support and advice in the provision and management of group water schemes in the County.

Water Services Objectives

PI089 To support the objectives of the report entitled 'Water Services Investment Programme – Assessment of Needs 2009 – 2015' including inter alia the following schemes:- Ballyconnell; Cootehill; Killeshandra & Kingscourt.

PI090 To require that adequate and appropriate waste and drinking water service infrastructure is in place prior to further development.

PI091 To ensure the protection and improvement of all drinking water, surface water and ground waters throughout the county by implementing the EU Water Framework Directive, and any other associated legislation.

4.5.4 Individual Wastewater Treatment Systems

Waste water treatment systems should be located, constructed and maintained to the highest standards to ensure minimal impacts on the environment and water quality. The provision of septic tanks and wastewater treatment systems and their associated percolation areas shall comply in full with the requirements of the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (2009) or any subsequent Code of Practice which supersedes it. In all new systems and in existing systems where there is increased loading, a full 'Site Characterisation Report' shall be submitted and shall be carried out in accordance with the above EPA Manuals.

Individual Waste Water Treatment Systems Objectives

PI092 To promote environmental protection through education and enforcement of all current legislation.

PI093 To improve water quality in the County in accordance with current European and National legislation.

PI094 To require that septic tanks and proprietary effluent treatment systems comply in full with the requirements of the EPA Wastewater Treatment Code of Practice, 2009 or any subsequent Code of Practice which supersedes it.

PIO95 To require that all site assessments are carried out by persons that have a completed the FETAC Cert and that confirmation of same and professional indemnity insurance cover is submitted with all site assessments.

4.6 Waste Management

The North East Regional Waste Management Plan 2005 -2010 which includes Counties Cavan, Meath, Louth and Monaghan has been extended to 2014. This plan identifies the policies for current and future development in the region and the means to implement and monitor progress. The objective for the region is to develop a sustainable approach to managing resources by encouraging waste prevention and minimising residual waste. There has been a significant reduction of planning regions²¹ from 10 to 3. Cavan is among a new cohort of nine counties in the Connaught / Ulster Region and a new regional waste management plan is being prepared for 2014.

Section 22 of the 'Waste Management Act', 1996 (as amended by Section 4 of the 'Waste Management (Amendment) Act', 2001) provides the link between a Development Plan under the Planning and Development Act 2000 and the Waste Management Plan. The Waste Management Plan sets out the overall waste management objectives for a period of five years, and also includes statistics on waste production and sets specific objectives for infrastructure in County Cavan. The Waste Management Plan sets out specific policies on Waste Prevention and Minimisation, Waste Collection and Recycling, Biological Treatment, Energy Recovery and Landfill Policy.

Objectives

PIO96 To have regard to the following in the assessment of planning applications for waste management facilities:

- North East Waste Management Plan 2005 -2010 (or any subsequent Regional Waste Plan that relates to County Cavan).
- Waste Management Act 1996 (as amended).
- EU Landfill Directive.
- EPA Landfill Manuals.

²¹ New Waste Management Policy – A Resource Opportunity launched by Minister Phil Hogan 25th July, 2012.

- EU Packaging and Packaging Waste Directive.
- DOEHLG policy statements including 'Changing Our Ways' and 'Preventing and Recycling Waste-Delivering Change'.

PIO97 To ensure the provision of recycling facilities in the form of a kerbside type collection, civic amenity sites and/or bring bank-recycling facilities in accordance with the implementation of the Regional Waste Management Plan.

PIO98 To encourage the provision of recycling facilities (i.e. bottle banks, bring centres etc) in close proximity to commercial and residential developments.

PIO99 To encourage waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste.

PIO100 To encourage and facilitate the involvement of communities in environmental awareness activities, community based recycling initiatives or environmental management initiatives that will lead to local sustainable waste management practices.

PIO101 New apartments shall comply fully with 'Design Standards for New Apartments', Guidelines for Planning Authorities, September 2007, in relation to Refuse Storage.

PIO102 New housing schemes, including apartment blocks, multiple holiday home developments, caravan parks and camping sites shall be required to provide for the collection and removal of recyclable materials.

4.7 Energy

The Planning and Development Act 2000 indicates that a Development Plan shall include objectives for the provision and facilitation of energy infrastructure.

The NSS indicates that the key points to consider between local planning and electricity network planning are;

- The need to address electricity infrastructure in County Development Plans and Local Area Plans to facilitate national, regional and local economic progress.

- The need to liaise with the operators of the transmission and distribution grids, particularly in the environs of towns, to ensure the continued availability of corridors for overhead cables and continuity of supply for existing and new users of electricity.

The Planning and Development (Strategic Infrastructure) Act, 2006, makes provision for key infrastructure development applications to be directed to the new division of An Bord Pleanála for consideration. All planning applications for high powered transmission lines are now expected to go directly to the Board.

The 'White Paper on Energy Policy Framework 2007-2020' sets out the government's policy on energy and aims to deliver a sustainable energy future for Ireland. The document sets out a number of strategic policy aims and goals:

- To ensure security of energy supply in appropriate locations subject to normal technical and environmental considerations.
- To promote the sustainability of energy supply and use in appropriate locations subject to normal technical and environmental considerations.
- To enhance the competitiveness of energy supply.
- To create an integrated approach to delivery.

'The National Climate Change Strategy 2007-2012' built on the Government's commitment to sustainable development as outlined in 'Towards 2016' and the 'National Development Plan, 2007-2013' is one of a number of inter-related Government initiatives that addresses energy and climate change issues. The 'Framework for Climate Change Bill' was published in December 2009 and provides for a statutory obligation for a National Climate Change Strategy on a 5 year cycle and to review the previous Strategy at the end of this time. The Strategy sets an overall reduction target for the 5-year period within the context of the long-term and annual reduction targets set out in the Bill. It will also set the policy context for the Carbon Budget and set out requirements in terms of policy objectives for the various sectors in the economy.

The European Communities (Energy End-use Efficiency and Energy Services) Regulations 2009 set indicative energy efficiency savings targets for the years 2010 and 2016. Other obligations within these regulations include:

- Energy audits.
- Energy efficient Public Procurement.

- Purchase/lease of energy efficient buildings by public authorities.
- Establish a system for the registration of energy auditors.
- Energy suppliers to offer and promote energy services, audits and efficiency improvement measures to customers.
- Energy suppliers may engage in voluntary measures.
- Establishment of the Energy Efficiency Fund.
- Amendments of the Electricity Act 1999.

The Government has committed to achieving a 20% reduction in energy demand by 2020 across the whole economy through energy efficiency methods. Recognising that the Government must lead by example, the public sector has been given the more demanding target of a 33% reduction.

Objectives

PIO103 ~~Seek to reduce energy consumption and to ensure it obtains the most competitive price possible for the purchase of this energy. Renewable energy policies will be promoted in the county and Council staff will be given the necessary training to implement this policy.~~

Encourage and support efforts to reduce energy consumption across all sectors in support of the implementation of the 'National Energy Efficiency Action Plan' 2007 - 2020.

PIO104 Promote renewable energy policies in the county and ensure that Council staff are given the necessary training to implement this policy.

PIO105 Promote energy conservation through a reduction in consumption and by incorporating renewable energy technology into building design standards.

4.7.1 Electricity

Cavan County Council supports the provision of new high voltage electrical infrastructure, including high voltage transformer stations and new overhead transmission power lines. This infrastructure will be required for reinforcement of the transmission network, related to growing electricity demand from existing customers,

as well as, the connection of new generation and large demand customers e.g. industry.

Bulk electricity, generated in the various Generating Stations in Ireland is transported around the Country using a system of 110kV, 220kV and 400kV overhead lines to the major load centres. Underground cables are generally used in heavily populated areas where there is no room to install overhead lines. It is recognised that overhead lines are faster and easier to repair and not subject to excavating activities, however, underground cabling will be encouraged in heavily populated areas, if feasible.

The development of secure and reliable electricity transmission infrastructure is recognised as a key factor for supporting economic development and attracting investment to the area.

Cavan County Council takes cognisance of the 'Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure' issued by the Department of Communications, Energy and Natural Resources'.

Objectives

PIO106 Where development is of a scale that requires approval under the Strategic Infrastructure Act, 2006, the applicants/ promoters shall include as an integral part of their planning approval/ planning application documentation, a study by a suitably qualified independent person/body demonstrating whether the proposal is incorporating the most appropriate technology available and method of construction including a comprehensive examination (in the case of transmission lines) of the under-grounding of such services. **The applicant shall also ensure that planning applications involving the siting of electricity power lines and other overhead cables, consider in full, the impacts of such development on the landscape, nature conservation, archaeology, residential and visual amenity.**

PIO107 The location of overhead power lines shall preserve clearance distances from residential and other property generally occupied by human beings in accordance with Electricity Supply Board Guidelines **such as the 'Code of Practice for Avoiding Danger from Overhead Electricity Lines'** and other nationally accepted standards or guidance.

PIO108 To support the infrastructural renewal and development of electricity networks in the County and recognise the development of secure and reliable electricity transmission infrastructure as a key factor for supporting economic development and attracting investment to the area and to support the infrastructural renewal and development.

PIO109 Cognisance will be taken of the ~~'Code of Practice between ESB National Grid and the Minister of the Environment Heritage and Local Government in relation to Archaeological Heritage.'~~ 'Code of Practice' between the DECLG and EirGrid (2009)'.
~~'Code of Practice between ESB National Grid and the Minister of the Environment Heritage and Local Government in relation to Archaeological Heritage.'~~

PIO110 To ensure that High Voltage electrical lines must be constructed and monitored in accordance with the 'International Commission on Non-Ionising Radiation Protection (ICNIRP)' and Commission for Energy Regulation (CER).

PIO111 To support the undergrounding of HV powerlines, where technically feasible and economically viable.

PIO112 To support the development of Hydro Electric Power, as appropriate.

4.7.2 Gas

Pipelines are currently under construction, since February 2013, to bring natural gas to Cootehill in County Cavan. Bord Gáis Networks can only service a new area if certain criteria are met to ensure that the extension project is economically viable. The area must meet the necessary criteria and get regulatory approval from the Commission for Energy Regulation.

There is currently an existing high pressure BGE pipeline connected to Wellmanns in Mullagh. There is also a connection to Lakeland Dairies in Bailieborough. There is a current Residential Distribution Network serving Virginia and Kingscourt.

Gas Policy

PIP10 To respect, where appropriate, the 14m wide BGE Wayleaves associated with the High Pressure Gas Transmission Pipelines.

Gas Objectives

PIO113 That any developments or excavations within the 14m wide BGE Wayleaves associated with the BGE high pressure Gas Transmission Pipelines shall not be permitted without BGE written consent.

PIO114 To encourage and facilitate the expansion of the Gas network in County Cavan.

4.7.3 Renewable Energy

It is an objective of the Planning Authority to encourage and facilitate renewable forms of energy production.

The main sources of renewable energy are from wind, solar (the sun), hydro (water), geothermal (heat from the earth) and biomass (wood and energy crops).

Wind Energy

County Cavan has substantial potential for the development of wind energy. The importance of wind energy as a renewable source of energy plays a vital role in achieving national targets in relation to reductions in fossil fuel dependency and therefore greenhouse gas emissions. Cavan County Council is committed to securing the maximum potential from wind energy resources commensurate with supporting development that is consistent with proper planning and sustainable development. It is the policy of the Planning Authority to adopt a favourable approach to wind energy developments provided they are sited so as not to cause a serious negative impact on the special character and appearance of designated conservation areas, protected structures or sites of archaeological importance.

The challenge is to achieve a reasonable balance between responding to government policy on renewable energy and enabling the wind energy resources of the County to be harnessed in an environmentally sustainable manner.

Wind turbines can have adverse environmental impacts in the form of visual intrusion, noise generation effects, and electro-magnetic interference.

Regard will be given to the 'European Best Practice Guidelines for Wind Farm Development' (European Wind Energy Association).

The Wind Energy Strategy, Planning Guidelines', (DECLG, 2006,) is the most relevant guidance document to be used in the preparation and assessment of wind energy proposals.

The location of wind farms and their siting should have regard to designated sites or lands listed for protection and any Recorded Protected Structure which are identified in Appendix One. The 'Wind Energy Development Guidelines' should be consulted in relation to best practice for siting and design of wind turbines and wind farms.

Noise is generated as the mechanical noise from the turbine and the aerodynamic noise from the blades (these can be considerably reduced by appropriate engineering practice).

Objectives

PIO115 New advances in wind turbine design in relation to lower heights and shrouding are encouraged and should be considered in proposals for new turbines in order to reduce visual impacts.

PIO116 Proof of good acoustical design of turbines should be submitted with planning applications for such structures.

PIO117 The following issues will be considered in the assessment of a wind energy development

~~1. Designation of the site and the impact of such a development during construction and operation phase. The Planning Authority must be satisfied that the development will not adversely affect the integrity of the area.~~

1. Planning applications for new wind energy development and extensions to existing developments shall include details of full compliance with the Planning Guidelines issued by the DECLG 'Wind Energy Development, 2006'. This shall include but is not limited to details of; Ground conditions/ a geology assessment, archaeology, architectural heritage, noise, safety aspects, proximity to roads and power lines, interference with communications systems, aircraft safety, shadow flicker and windtake, as per, 'Wind Energy Guidelines'. An assessment of siting and design impacts shall also be submitted, as well as a layout'.

2. The importance of wind energy and its contribution to the achievement of targets set out in the 'National Climate Change Strategy'.
3. Impact of the development on habitats, by direct loss, degradation, fragmentation and impact on habitats outside the site.
4. Impact of the development on birds through disturbance during construction and operation phase, collision mortality, barrier to movement and loss or degradation of habitats.
5. Ground conditions/geology assessment, archaeology, architectural heritage, noise, safety aspects, proximity to roads and power lines, interference with communications systems, aircraft safety, shadow flicker and windtake, as per, 'Wind Energy Guidelines'.
6. Planning applications should indicate proposals for restoration of the site in the event of the removal of the turbines.
7. Cables connecting windfarms to the national grid should be located underground, where appropriate.
8. ~~Siting and design impacts and layout will be assessed, as recommended in the 'Wind Energy Guidelines'.~~
Identify existing public rights of way and established walking routes and maintain free from development and preserve them as public rights of way or walking routes.
9. All applications for new Wind Farms or additional Turbines to existing Wind Farms shall submit an assessment of the cumulative impacts of the proposal in combination with existing wind farms in the area.

Wind Turbines in Urban/Industrial Locations

There is potential within the County for wind energy developments within urban and industrial areas, and for small community proposals. These will be assessed in terms of location, spatial extent, cumulative effect, spacing, layout and height.

Solar Energy

In recent years, the use of solar energy in Ireland in addition to ground source heating systems has provided sustainable sources of energy for buildings and has reduced demand for electricity supply from the national grid. Planning permission for a certain size of solar panel on domestic dwellings is no longer required.

4.8 Telecommunications and Information Technology

Telecommunications investment is essential to furthering the social and economic development of County Cavan. A high quality and competitive telecommunications service is considered essential in order to promote industrial and commercial development and to improve personal security and enhance social inclusion and mobility.

Ireland now ranks 25th in the world for broadband access while a new study has placed Ireland 15th in the world when it comes to fastest average fixed broadband speeds. The main challenges are in providing superfast broadband and in ensuring availability outside the major urban centres. To enable the further development of the economic potential of County Cavan, and to provide its residents with technological access to information, the development of additional communications Information Communication Technology infrastructure is necessary and must be done in the most environmentally sustainable manner.

Broadband

Cavan County Council recognises that Broadband is an essential infrastructure utility required for the development of towns and villages and in terms of capitalising on investment opportunities within the County. Connection to the Metropolitan Area Network (MAN) national and international broadband systems is essential. Currently towns such as Cavan have more than one source of fibre connectivity. Provision of an increased number of alternative channels of connectivity is a priority.

Broadband with its resultant speed provides a considerable advantage to home users, businesses and industry and it is also an important asset in attracting new industry/business and Foreign Direct Investment into an area. The implementation of Broadband is under the auspices of the Department of Communications, Marine and Natural Resources.

Cavan County Development Board has identified the provision of broadband as vital for the development of County Cavan. The main modes of delivery of Broadband throughout the country are DSL via phone lines, Mobile Broadband, Wireless Broadband, Cable and Satellite.

Cavan's current access to Broadband

- **Digital Subscriber Line (DSL)**

Also known as ADSL or Asymmetric Digital Subscriber Line and is a way of connecting broadband to a landline up to 4km from a DSL-enabled exchange. In order to get broadband through your phone line, your local telephone exchange must be upgraded or 'enabled' to support this.

At present superfast fibre broadband is being rolled out with Cavan town expected to be completed before the end of 2013 and other towns to follow. This too will be available through existing phone lines.

- **Mobile Broadband**

Mobile broadband is available from the main mobile phone providers. Access to the Internet is available in most large Irish towns and anywhere there's a 3G network. Most users have a mobile broadband dongle.

- **Fixed Wireless Access (FWA) Broadband**

Wireless broadband does not require a phone line. This service is transmitted wirelessly from local transmission stations around the County.

- **Metropolitan Area Networks (MAN's)**

The Council has been centrally involved in the design and construction of the fibre based Metropolitan Area Network (MAN) in Cavan Town, Bailieborough, Cootehill and Kingscourt.

- **Cable Broadband**

Cable broadband is a way of delivering high-speed internet access through a cable TV connection and is available at present in Cavan town

- **Satellite Broadband**

Direct Satellite broadband is available in most parts of Cavan and is provided by broadband service providers, as listed in the Department of Communications website. This service however, is not as efficient a service as wireless or phone line

connections. Satellite broadband services are usually used where development of other types of services are not viable. Satellite is currently available throughout the County.

- **National Broadband Scheme (NBS)**

Following the conclusion of a competitive tendering process, the contract to implement and operate the National Broadband Scheme (NBS) was entered into with "3" on 23rd December 2008.

The objective of the NBS was to deliver broadband to certain targeted areas in Ireland in which broadband services were deemed to be insufficient. Under the contract, 3 are required to provide services to all premises in the NBS area who seek a service. In order to facilitate competition in the area, 3 are also required to provide wholesale access to any other authorised operator who wishes to serve premises in the NBS area.

A new NBS has been launched by the Department of Communications, Energy and Natural Resources with the following targets:

- 70Mbps -100Mbps available to at least 50% of the population with a majority having access to 100Mbps.
- At least 40Mbps, and in many cases much faster speeds, to at least a further 20% of the population and potentially as much as 35% around smaller towns and villages.
- A minimum of 30Mbps available to all.

Mobile Phone Network Development

With regard to mobile phone network development, the physical infrastructure and needed to provide this service must be developed in a strategic way that minimises the impact on the environment. It shall be the policy of the Council to achieve a balance between facilitating the provision of telecommunications services, in the interests of social and economic progress and sustaining residential amenities, including public health and maintaining a quality environment.

The telecommunication policy for the County shall be based on the recommended 'Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities', July 1996. This policy encourages co-sharing and clustering of masts.

The Planning Authority shall also have regard to Circular Letter PL07/12 issued by DECLG, October 2012 in assessing applications for telecommunications antennae and support structures.

The development of telecommunications infrastructure shall be in compliance with the requirements of the DECLG Planning Guidelines 'Telecommunications Antennae and Support Structures'(July 1996) and any amendments or revisions and Circular Letter PL07/12 issued by DECLG (October 2012).

Location of Masts

The Planning Authority recognises the need in the national interest and in compliance with the National Development Plan to support the extension of the telecommunications network throughout the County as part of the National and International economy.

Objectives

PIO118 Consider all applications in the context of the clustering or co-location concepts expressed in the DOEHLG's Guidelines. To encourage the co-location of antennae on existing support structures and to require documentary evidence, as to the non availability of this option, in proposals for new structures. The shared use of existing structures will be required where the numbers of masts located in any single area is considered to be excessive. The Planning Authority will generally consider any location with three or more separate support structures as having no remaining capacity for any further structures.

PIO119 In Special Policy Landscape and Amenity Areas (see Chapter x) the presumption will be that all applications must meet the co-location requirement or be supported by a 'Visual Impact Assessment Report' that will demonstrate that the development can be satisfactorily absorbed into the landscape.

PIO120 Masts will only be permitted within the towns and villages of the County when accompanied by satisfactory proposals for dealing with dis-amenities and in compatible locations.

PIO121 Masts will only be permitted if supported by an acceptable 'Visual and Environmental Impact Assessment Report'.

PIO122 Shared use of existing support structures will be preferred in areas where there are a cluster of masts.

PIO123 Applications for the development of new telecommunications structures shall identify existing public rights of way and established walking routes, maintain them free from development and preserve them as public rights of way or walking routes.

PIO124 Access roads shall only be permitted where they are absolutely necessary. The applicant shall be required to demonstrate that minimal visual impact shall occur, that they do not scar the landscape and that they follow natural contours so as to minimise their visual intrusion. Access roads shall be bordered with native trees and shrubs after construction. It shall be a condition of permission that the land is reinstated at the end of the construction period. Applicants must submit proposal to mitigate the visual impact of access roads

PIO125 To submit a reasoned justification as to the need for the particular development at the proposed location in the context of the operator's overall plans to develop a network and the plans of other operators. To provide details of what other sites or locations were considered and include a map showing the location of all existing telecommunication structures (whether operated by the applicant or by a competing company) within 1km of the proposed site and reasons why these sites were not feasible.

PIO126 When antennae and their support structures are no longer being used and no new user has been identified to ensure that they are removed and that the site is re-instated at the operator's expense and to the Council's satisfaction. Permissions granted will contain a bonding arrangement to this effect. It shall also be an obligation of the original operator to inform the Council if he intends to dispose of the site to another suitable operator.

Chapter 5: Housing

“That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy.”

5.0 Introduction

This section sets out the policies and objectives for the provision of housing within the County, it builds on the County Housing Strategy and takes the findings and policies of the core and settlement strategy into consideration. One of the overarching aims of the Development Plan is the creation of sustainable, vibrant and happy communities. The provision of housing suitable for sections of society is an essential element of that.

5.1 Housing Strategy

A Housing Strategy²² has been prepared for the County to cover the period 2014 – 2020. The Housing Strategy acknowledges the significant changes that have occurred in the housing market in recent times and the corresponding changes in housing policy and private housing acquisition. The Strategy makes reference to the ‘Housing Policy Statement’ issued by the Department of the Environment Community and Local Government (DECLG) in June 2011. This policy statement emphasises the changing housing climate where the acquisition of housing has and should become less about property ownership and the creation of wealth and more about the creation of quality living environments suitable for varied household needs and types.

5.2 Housing Affordability

The provision of affordable housing is not one that has demonstrated any success in Cavan and as stated in the Housing Policy Statement issued by the department of the Environment, Community and Local Government in June 2011;

“The concept of ‘affordable’ housing reinforces the high and often disproportionate value placed on owner-occupation that has been so detrimental to Ireland’s society and economy.”

²² See Appendix Seven

and

“The government is standing down all existing affordable housing programmes to reflect current affordability conditions.”

In the coming years there will be a greater emphasis on the quality of rental accommodation for the private sector.

5.3 Provision of Housing

Following on from the ‘Housing Policy Statement’ and in response to the significant changes in the housing market, the Department of the Environment, Community and Local Government have announced that a review of Part V is underway (Circular Housing 11/2012 issued 29th February 2012).

The circular states, that Local Authorities should discharge Part V obligations through mechanisms that place no additional funding pressures on them. The circular also states that such options should include, for example financial contribution (as provided or under Section 96 (3)(b)(vi) of the Planning and Development Act 2000 – 2010), reduced number of units or lands in lieu.

It is a recommendation of the Housing Strategy that;

- 20% of land, that is zoned for residential use or a mix of residential and other uses shall be reserved for the purpose of ;
 - I. Housing for persons referred to in section 9(2) of the Housing Act 1988.
 - II. Affordable housing, as defined in section 93 of the Planning and Development Act 2000.

All social housing provided under Part V of the Planning & Development Acts 2000 – 2012, shall be allocated to persons on the waiting list in accordance with the Local Authorities Allocation Scheme.

There are a variety of methods used to address the demand for Social Housing are direct provision, reallocation of units, allocation of vacant units, Rental Accommodation Scheme (RAS), Social Housing Leasing Initiative, Incremental Purchase Scheme or Tenant Purchase Scheme and Voluntary Housing Associations.

The Housing Policy Statement issued by the DECLG in June 2011 indicates that it is unlikely that there will be a return to large capital-funded construction. In Cavan there is some construction work on going with 52 social housing to be constructed in Virginia and 5 affordable houses in other parts of the county. There are no significant plans to construct more social housing after these have been completed. In Cavan, as in many other parts of the county, the Social Housing leasing initiative and the Rental Accommodation Scheme (RAS) will both play an important role in long term provision of social housing. In the future Cavan County Council will be leasing dwellings in private estates where there is an identifiable demand for housing.

5.4 Creating a Quality Living Environment

The overall Vision of the Development Plan emphasises the importance of providing a quality living environment in which people can have *'a good quality of life, a better place to live'*.²³ This plan aims to ensure that all residential developments provide a range of housing units to cater for different household sizes, needs and types including single person households, families, older people, people with disabilities and create a safe environment that people wish to live in now and in the future. In considering all new housing schemes the Local Authority shall adhere to the Department of the Environment, Heritage (Community) and Local Government Publications; 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes and Sustaining Communities' and 'Delivering Homes Sustaining Communities, Statement on Housing Policy'.

These documents emphasise the importance of creating sustainable housing which provides a good quality living environment.

²³ Cavan County Vision Statement

The successful design of a good quality sustainable housing project depends on the balance struck between a range of factors. Issues such as accessibility, security, safety, privacy, community interaction, availability of appropriate services and the provision of adequate space, should be given due weight. The typical family dwelling will be required to meet the needs of infants, young children, adults and older people, either separately or in combination, at various stages of its lifecycle. The design should be sufficiently flexible and adaptable to meet such demands over the foreseeable life of the building.

Source: Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes and Sustaining Communities (2007) Department of the Environment, Heritage (Community) and Local Government, p.4'

The concept of life time adaptable housing is one that the local authority is committed to, it ensures that new homes are suitable for the changing needs of occupants, including needs associated with moderate mobility difficulties and the normal frailty associated with old age.

Housing schemes should be both attractive and accessible with an emphasis placed on the provision of footpaths and cycle paths to encourage walking and cycling as both a form of transport, as well as, for recreation. Housing schemes shall include one or two large areas of open space rather than several small pieces. Such spaces should be attractive, centrally located, overlooked and suitable for recreational purpose including play, cycling and walking.

Access roads should be designed with the aim of creating streets with traffic calming measures designed into the road layout at design stage.

Policies

It is the policy of the County Council:

HP1 To ensure the provision of accommodation for all those who require it and who are unable to obtain it through their own means.

HP2 To implement the provisions of the Housing Strategy.

HP3 To ensure that undue social segregation does not occur.

HP4 To comply with the Department of the Environment, Heritage (Community) and Local Government Publications; 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes and Sustaining Communities' and 'Delivering Homes Sustaining Communities, Statement on Housing Policy'.

Objectives

HO1 Require that all new residential developments include a mix of house types and sizes to cater for different needs including families, single persons, the elderly and mobility impaired.

HO2 All new residential developments must submit, at planning application state, a design brief which demonstrates clear compliance with the Department of the Environment, Heritage (Community) and Local Government Publications; 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes and Sustaining Communities' and 'Delivering Homes Sustaining Communities, Statement on Housing Policy'. In this regard

HO3 Ensure that all new dwellings are reasonably accessible for older people, the very young and people with disabilities. Dwellings shall be designed so as to be lifetime adaptable and so fit to cater for the changing needs of families and changing circumstances of individuals.

HO4 To support the concept of independent living for older people and people with disabilities and require, where possible, that such housing is integrated with main stream housing within existing communities. Such housing shall be located close to existing or committed community and convenience retail facilities.

HO5 Ensure that new residential developments are integrate into the existing urban fabric both physically and socially.

HO6 Promote energy efficiency both during construction and during the lifetime of dwellings by sensitive design and layout taking into account topography, orientation

and surround features.

HO7 Ensure a sequential approach to residential development in which the priority location for new residential development will be town and village cores, brownfield sites and suitable areas adjoining town and village cores.

HO8 Co-operate with approved Voluntary and Co-operative housing association through the life of the Development Plan in identifying opportunities for their participation in the provision of social housing.

HO9 Support the use of unfinished dwellings and existing Local Authority housing for current and future housing needs.

HO10 Support the Implementation of the Traveller Accommodation Programme to ensure the provision of adequate and suitable accommodation in consultation with persons from the Travelling community, the general public, and the local Traveller Accommodation Consultative Committee.

HO11 Work in conjunction with other statutory and voluntary bodies to encourage social integration of minority groups into Cavan Communities.

HO12 Require, as provided for under Section 95 of the Act, as amended, that 20% of land zoned for residential use or for a mixture of residential and other uses shall be reserved for the provision of housing for the purposes of (either or both):

- Housing for persons referred to in Section 9 (2) of the Housing Act, 1988,
- Affordable housing (as defined at Section 93 of the Planning and Development Act, 2000).

This objective will apply to all applications for the development of more than 4 residential units or residential development on land of more than 0.1 hectares on lands zoned for residential use or for a mixture of residential and other uses. This objective will be implemented following consultation with the applicant and having regard to their proposals for meeting the requirements of the Strategy and by the attachment of conditions to planning permissions for residential developments on

lands zoned for residential use or a mixture of residential development and other uses.

HO13 Ensure the development of social and affordable housing units is carried out in consultation with the applicant/developer.

The Planning and Development (Amendment) Act, 2002 has provided for a number of alternative options to satisfy the requirements to reserve lands under section 94 (4) (A) of the Planning and Development Act for social and affordable housing. In considering these options it will be the preference of the Council, subject to agreement, to require developers to build units of accommodation and transfer them into the ownership of the Council, or persons nominated by the Council, at an agreed cost.

Where a financial contribution is accepted, this will be ring-fenced and used only by the Council in its functions under Part V and/or functions in the provision of housing under the Housing Acts.

The transfer to the Planning Authority of the ownership of the land shall be the default option if no agreement is reached between the Council and the applicant/developer. In this instance the applicant/developer will be required to transfer the relevant percentage of the land, which is the subject of the application for permission, into the ownership of the Council for an agreed cost.

Chapter 6: Social Strategy and Community Facilities

“That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy.”

6.0 Introduction

The creation of strong, inclusive communities with an emphasis on quality of life and sustainable development is a core principle of this Development Plan. One of the key methods of achieving these objectives is through the creation of places that are pleasant to live in and, as such, require the provision of essential community infrastructure. The provision of such services should cater for and consider current and future needs, this is especially so for essential facilities such as schools. Essential community infrastructure refers to buildings and resources that are required to serve the public for social, cultural, health, educational, childcare, recreational and leisure needs. These facilities and services are supplied by the public and private sector as well as the community themselves. The general aim is the building of strong inclusive communities as a key element in achieving sustainable development objectives. It is essential that all existing and future community, leisure and social facility is accessible to all members of society. The Planning Authority also recognises the role that community infrastructure plays in ensuring that tourist development reaches its potential as well as enhancing the quality of life for all.

Cavan County Council is committed to promoting public participation as this is regarded as an essential element for building an empowered and cohesive community.

Since the publication of the last Development Plan, Cavan has achieved a number of successes such as the opening of the Castlesaunderson Scouting Centre, the Green Lough Eco Park and upgrades and increased accessibility to public facilities.

6.1 Statutory Context

Section 10(2) of the Planning and Development Act 2000, as amended requires that planning authorities includes a number of mandatory objectives that should be included in a development plan. In terms of social infrastructure these are;

- The zoning of lands for the use solely or primarily of particular purposes (included recreational and open space uses) where and to such an extent as the proper planning and sustainable development of the area, in the opinion of the Planning Authority, requires the uses to be indicated.
- The integration of planning and sustainable development of the area with the social, community and cultural development of the area and its population.
- The preservation, improvement and extension of amenities including recreational amenities.
- The provision or facilitation of the provision, of services for the community including, in particular, schools, crèches and other recreational and childcare facilities.

The First Schedule of the Planning and Development Act 2000, as amended, lists purposes for which objectives may be included in development plans. Part III of the First Schedule deals with community facilities and includes the following objectives:

- Facilitating the provision and siting of services and facilities necessary for the community, including the following:
 - a. ~~Hospitals~~ Hospital, Acute Care Facilities and other healthcare facilities.
 - b. Centres for the social, economic, recreational, cultural, environmental, or general development of the community.
 - c. Places of public worship and meeting halls.
 - d. Recreational facilities and open spaces, including caravan and camping parks, sports grounds and playgrounds.
 - e. Shopping and banking facilities.
 - f. Reserving land for burial grounds.

It should be noted that specific objectives concerning reservation of land for community infrastructure will be addressed in the individual plans for each urban area.

6.2 Policy Context

The National Spatial Strategy (NSS) and the Regional Planning Guidelines for the Border Region stresses the importance of developing strong, vibrant and sustainable communities. The overriding aim of the NSS is to promote a better spread of job

opportunities, high quality of life for all and better places to live and work in. The NSS indicates that;

“The enhancement of quality of life, through integrating the provision of social infrastructure with policies that affect where people live and work, is dependent on the fact that different types of infrastructure are appropriate to different points within the urban and rural structure.”

Cavan County Council recognises that various settlements throughout the County require different community infrastructure. Cavan County Council aims to provide for the future needs of the residents of the county and ensure the provision of required services and facilities by means of consultation with available and relevant groups and bodies.

The provision of social, community and leisure facilities and services has an important impact on improving quality of life for all. Consultation for the Cavan Anti Poverty Strategy for example (2011-2015) indicated that local communities place a high priority on the availability of amenity facilities and recreational space for community use, improved transport options, targeted environmental enhancements in urban communities and support for the expansion of broadband infrastructure as a means to improving quality of life and inclusion for all. This local plan is modelled on the lifecycle approach contained in the National Anti Poverty Strategy.

6.3 Social Inclusion

Cavan County Council is committed to developing a society based on equality, inclusion and participation for all. Each person has a right to live their life in a pleasant, safe environment with access to all services and facilities and to fulfil their aspirations and potential. In all communities, despite the provision of community services and opportunities, certain groups and individuals tend to remain isolated and face barriers in accessing the same opportunities as others. A dedicated ‘Social Inclusion’ unit was set up in 2007. The role of the Social Inclusion Unit is to work with other agencies, to support the local authorities’ involvement in tackling social exclusion across the range of their activities in a cohesive and focused manner. The Unit is responsible for raising awareness of social inclusion issues in all Departments as well as with elected members.

Social Inclusion Policies

SCP1 Seek to improve equality of access to and provision of community infrastructure in the county.

~~**SIP2** Counteract social exclusion~~ **SCP2** Encourage and support social inclusion in the county.

SCP3 Ensure the staff of Cavan County Council and Cavan Town Council are aware of social inclusion issues and that all members of society have access to services and information provided by the Authorities as well as the opportunity to help shape policy and service delivery.

SCP4 During the lifetime of the Development Plan the Planning Authority in conjunction with the Community and Enterprise Section and any other relevant bodies or persons shall undertake a community infrastructure audit to identify areas in the greatest need within the county. This audit will form the basis of an action plan for ensuring the deficits in supply are addressed.

Social Inclusion Objectives

SCO1 Promote equality of access to community infrastructure for all members of society.

SCO2 Promote the provision of community infrastructure in areas which may experience a deficit.

SCO3 Promote local employment opportunities to enable people to live and work locally.

SCO4 Facilitate equality of access to education and childcare facilities so as to remove barriers to participation in the workforce and provide for full participation in society.

SCO5 Support and promote the work of the Social Inclusion Unit in tackling issues of social exclusion within the County Council as well as within the County.

6.4 Gender

Women and men have different needs and often require a different type of response to ensure equality of outcome. For example, women's full participation in social and economic life is greatly facilitated by having the necessary childcare supports and infrastructure in place, as statistically women are more likely to be the primary care giver.

We need to also plan for the inclusion of men, who may be less likely to take up community supports or be involved in community based initiatives. Several local studies have highlighted that men can be socially isolated. Initiatives such as the development of Men's Sheds in various locations in the county are seen as a very important mechanism for involving and including men at local level and for helping them explore their potential and becoming socially involved.

Gender Policy

SCP5 Proposals for future development shall consider the different needs of males and females in the county.

Gender Objectives

SCO6 To ensure public spaces and buildings are accessible and family friendly

SCO7 To support and facilitate the development of gender sensitive community supports such as Men's Sheds in the county.

SCO8 To develop and sustain the local childcare infrastructure and elder care infrastructure.

6.5 Older People

Cavan County Council recognises that some older people in Cavan may have additional needs, for example, some health issues increase with age. As a Local Authority we need to make provision for ageing-related issues. This is especially important as life expectancy increases and the proportion of older people in our population increases. Older people in Cavan currently account for 12.11 per cent of the population.

Cavan County Council has been the lead agency for the development of an Age Friendly Strategy for County Cavan (2013-2016). This strategy outlines planned changes and improvements for older people in County Cavan. It is based on research with older people across the county. This research found that they are concerned with issues related to transport, particularly in rural areas, loneliness and isolation, and the Age Friendly design of housing and streetscapes, etc. Cavan has a higher age dependent rate (55.4%) than the State (49.3%) which means that we have a higher proportion of younger and older people in our population than elsewhere in the State. The age dependent population is the proportion of the population that are not of working age.

Older Persons Policy

SCP6 To ensure older people have a voice in decisions affecting them and are central to planning for local communities.

SCP7 To ensure that local services and facilities meet the particular needs of the older population, and particularly more marginalised members of that group.

Older Persons Objectives

SCO9 To increase amenities and facilities available to older people including bowling greens, parks and public seating.

SCO10 To enhance transport routes throughout the county with the provision of bus shelters and seating.

6.6 Access for People with disabilities

Cavan County Council is committed to the creation of a fully inclusive society where all members are guaranteed full participation. The CRAIC (Creating Reasonable Accommodation in Cavan) Advisory Group was set up within the County to ensure people with disabilities have opportunities to participate in decision making. An internal staff working group, the CRAIC team was also set up within Cavan County Council to ensure people with disabilities have fair and equal access to facilities and services. The Disability Act 2005 Section 25(3) requires that all public buildings should be brought into compliance with Part M of the Building Regulations 2000.

Cavan Local Authorities have developed an implementation plan to ensure that all our buildings and services will be accessible thus promoting an accessible barrier free environment. They are also committed to developing an integrated interagency approach in this area.

While we have done much in terms of improving access for people with disabilities, we recognise that remaining issues need to be addressed and this will be a priority for the new County Development Plan. We will be guided by the Cavan Older Person’s Forum and the disability groups in this regard.

There are over 3,200 more people with a disability in Cavan in 2011 than there were in 2006. The number of People with disabilities in Cavan now account for 12 per cent population, an increase from 8.5 per cent in 2006.

	2006	2011
Total persons	64,003	73,183
Persons with a disability	5,435	8,714
Persons with a disability as a % of total persons (%)	8.5	11.9

Table 6.1: Disabled persons as a percentage of total population of County Cavan, Census 2006 and 2011.

People with Disabilities Policies

SCP8 Ensure people with disabilities have equal access to community infrastructure and that their needs are catered for to enable their full participation in society.

SCP9 Ensure that capital developments are designed with universal access in mind and that people with disabilities are enabled to contribute to planning and decision-making processes.

People with Disabilities Objectives

SCO11 Promote disability awareness.

SCO12 Ensure that provision is made for the educational needs of people with disabilities and special needs.

SCO13 Ensure that new services or built facilities are accessible to persons with disabilities.

SCO14 Promote and ensure participation by persons with disabilities in decision making through the County Council CRAIC Advisory Group and other structures such as the Social Inclusion Measures Group/Socio Economic Committee and other structures.

SCO15 Ensure access to information on local authority services for people with disabilities and similar access to information on services provided by the DECLG and bodies under its aegis.

SCO16 Ensure a high level of awareness among all staff in regard to the requirements of person with disabilities.

SCO17 Encourage and facilitate access to appropriate housing and accommodation for persons with disabilities.

SCO18 Ensure representative and consultative structures are in place with people disabilities, representing the range of disabilities

6.7 The Travelling Community

Cavan County Council recognises the need to ensure that appropriate community infrastructure is provided and maintained for minority groups in the county and acknowledges the Traveller Community as a distinctive minority ethnic social grouping. In 2007 Cavan County Development Board (CCDB) set up the Cavan Traveller Interagency Group which developed the first Cavan Inter-agency Strategy for the Traveller Community. The strategy, which was updated in 2011, strives to promote a co-ordinated interagency approach to the delivery of services and supports for Travellers. It contains a number of key actions ranging from community consultation to housing. Members of the interagency committee are involved in its implementation including representatives from state agencies, local government,

local development bodies and community representatives including members of the Traveller community.

The current Traveller Accommodation Plan runs to 2013. This plan was reviewed in December 2011 and this recommended that there be no amendment to the Traveller Accommodation Programme. This was approved at a Meeting on 11th April 2012 by elected members. A new 5 year programme for 2014 will commence at the end of 2013 or early 2014 and this review will be based on the 2013 Social Housing Assessment.

Travelling Community Policy

SCP10 Ensure access to community infrastructure is provided for minority groups in the county.

SCP11 Have a special focus on housing issues for the Traveller Community through the Traveller Accommodation Programme.

Travelling Community Objectives

SCO19 To recognise and promote the special character of the Travelling Community.

SCO20 To promote equal access to all facilities for this minority group.

SCO21 To work on an interagency basis at strategic and operational level to deliver actions that will bring about greater equality for the Traveller Community (Traveller Interagency Working Group)

6.8 Ethnic Minorities

The changing nature of Irish society has resulted in the growing numbers and variety of ethnic minorities in our society. The 2011 Census of Population records the ethnic diversity of Cavan County.

Population Usually Resident and Present in the State (Number) in County Cavan by Ethnic or Cultural Background Census 2011	
White Irish	62,033
White Irish Traveller	452
Any other White background	6,833
Black or Black Irish – African	645
Black or Black Irish - any other Black background	73
Asian or Asian Irish – Chinese	119
Asian or Asian Irish - any other Asian background	606
Other including mixed background	554
Not stated	1,217
All ethnic or cultural backgrounds	72,532

Table 6.2

Twelve per cent of the county's population (8,830 people) are categorised as being of other (ie non-Irish) ethnic or cultural background. It is likely that this profile will further change and expand into the future. It is essential that we cater for the different minority groups in the county to ensure that they are integrated into our society rather than living on the fringes. It is important that we recognise that they are unique social groupings that may have special needs and may experience difficulties such as language barriers, access to employment etc. An inclusive society is one that embraces changing demographics and ensures integration whilst accepting and catering for differences.

Ethnic Minorities Policy

SCP12 Ensure the integration of minority groups into our communities whilst recognising and catering for their cultural differences and special needs.

Ethnic Minorities Objectives

SCO22 Promote awareness of the changing ethnic profile of our communities and the need to enable integration of minority groups.

SCO23 Promote the use of other languages when providing information regarding social infrastructure e.g. language classes, location of social welfare offices, libraries.

SCO24 Facilitate the provision of social infrastructure for minority groups in our County with an emphasis on integration while recognising diversity.

6.9 Open Space/Amenity

Open space and amenity areas in towns and villages of the County and within individual residential developments have a major impact on the attractiveness of an area and are leisure and amenity resources. Such spaces are areas where people congregate, where children play and are a focal point which adds to a sense of community and thus are factors in the creation of sustainable communities. The provision of adequate, useable open space has amenity, leisure, health, as well as, social importance making villages, towns and residential areas places where people enjoy living.

Open Space/Amenity Policies

SCP13 Recognise the amenity, leisure and social importance of existing areas of amenity and open space and the importance of the provision of new, attractive and useable open space and amenity areas.

Open Space/Amenity Objectives

SCO25 Ensure the protection of existing areas of open space in residential estates

SCO26 Ensure the protection of areas of amenity, leisure and social value within our towns and villages.

SCO27 Ensure new open space is useable and of leisure and amenity value.

SCO28 Encourage the provision of fully accessible facilities at amenity areas such as public seating and toilets.

SCO29 Recognise and promote the importance of developing angling facilities in suitable Open Space provision and amenity areas and ensures such facilities are easily accessible by all, to encourage anglers of all abilities to access resources.

6.10 Recreation

Recreation facilities and groups are of prime importance within our rural and urban communities. It is a priority that existing facilities are maintained and that groups are supported as much as is practical. Towns and Villages in the County have recreation facilities including football pitches, tennis courts, community halls and so forth. Many of these are part of school grounds and access may be limited. Cavan County Council is committed to supporting the development of recreation facilities for all ages, abilities and interests.

Cavan Sports Partnership has a strategic plan in place and operates a Sports Inclusion Programme. The Partnership aims to encourage the uptake of sport and physical activity opportunities across all sectors of the community.

Recreation Policies

SCP14 To meet the recreational needs of all communities and individuals in the county.

SCP15 To ensure equal access for all communities and individuals to recreational facilities and opportunities.

Recreation Objective

SCO30 Seek to ensure the provision of recreation facilities to cater for different abilities, ages and interests within the County, as far as is practical.

SCO31 Support a partnership approach to increase the participation in sports and physical activity.

6.11 Education and Training

Cavan County Council recognises the important role that education plays in developing sustainable and balanced communities. Responsibility for the provision of National, Post Primary School and Third Level education in Cavan County lies

with the Department of Education and Skills. In addition to the latter, facilities such as Youthreach services, adult education and literacy promotion and further education courses are available throughout the county.

The provision of lifelong education services and facilities is an important factor in creating sustainable communities and ensuring equal access to employment. The ability to achieve this was greatly enhanced by the opening of the new Cavan Institute in 2006. There have also been considerable improvements in the educational infrastructure at both primary and secondary level in Cavan, including a new building in St Patrick's College, extensions to Carrigabruise NS and St Mogue's in Bawnboy, and an extension/refurbishment announced for Virginia Mixed NS in June 2013. The population growth in recent years has resulted in increased pressure on educational facilities.

Primary and Secondary

There are 76 primary schools dispersed throughout the county accommodating over 9,000 pupils. There are 10 post primary schools dispersed throughout the county hosting over 4,706 pupils. Most secondary schools are particularly proactive in promoting the concepts of entrepreneurship and self-employment amongst their pupils. This is demonstrated by numerous student achievements in enterprise competitions at regional, national and international levels. Some schools have shown great leadership in promoting interculturalism and respect for diversity.

Third Level

Cavan Institute (formerly Cavan College of Further Studies which was established in 1984) provides a wide range of Third Level Certificate and Diploma Courses and is now recognised as one of the fastest growing Third Level Institutes in the Country. The college operates from a purpose built campus in Cavan town and offers state of the art facilities for a variety of courses including life long learning. Its recent acquisition is the old army barracks located on the Dublin Road outside Cavan Town. This will provide the necessary additional classrooms and sporting facilities to meet the needs of this growing institute.

The Institute is now the third-largest provider of further education in the state, having enrolled almost 1,650 students on its full-time courses and over 350 students on part-time certified courses during the 2010-2011 academic year. The Institute

attracts students from throughout the region, with nearly 50% coming from outside of the county. Cavan Institute launched its Strategic Plan 2012-2016 in February, 2012.

VEC

Cavan VEC is a local statutory education and training authority established under the 1930 Vocational Education Act. Cavan and Monaghan VECs amalgamated in July 2013 to become the Cavan and Monaghan Education and Training Board (ETB).

The ETB is involved in education provision for Second Level, Post Leaving Cert Courses, Vocational Training, Prison Education, Adult Education, Literacy and Community Education and Youthreach.

The ETB provides a comprehensive range of full-time, part-time education and training services. It aims to provide lifelong learning. It achieves this through its own schools, colleges and learning centres and in conjunction with other providers of education and training and aims to meet the changing technological, economic, social and cultural needs of the community.

Outreach

Cavan Innovation & Technology Centre (CITC) is an approved distance learning / outreach centre for the central border area. It has been developed as part of a cross border programme to support local, regional and national agencies in stimulating an environment conducive to innovation, entrepreneurship and inward investment in the Cavan / Fermanagh region.

Education Policies

SCP16 Support existing educational and training facilities and facilitate the provision of adequate, accessible, quality, infrastructure for education and training.

SCP17 Promote social equality in the provision of and access to education and training facilities.

Education Objectives

SCO32 Encourage full and equal access to educational and training services and facilities for people with disabilities and ethnic minorities.

SCO33 Promote the provision of lifelong learning and training services and facilities.

SCO34 To facilitate the development of primary, post primary, third level, outreach research, adult and further educational facilities to meet the present and predicted needs of the county.

SCO35 Confer with the Department of Education and Skills concerning the location and provision of adequate educational facilities.

SCO36 To promote, support and develop opportunities to expand existing school buildings and sports grounds to wider community use.

SCO37 Facilitate the provision of schools by ensuring that suitable lands are zoned for the establishment, improvement and expansion of current facilities, as appropriate.

SCO38 Encourage and facilitate the development of suitable recreational and amenity space in the vicinity of schools.

6.12 Libraries

Cavan County Council's Library Service provides unlimited, easy access to information and leisure, education and entertainment, business development and quality of life. The Library Service is a conduit for active citizenship and a hub for local activity. It provides;

- e-Library services
- multi-purpose spaces hosting over one thousand events each year
- free access to books, DVDs, newspapers, magazines, the internet, reading groups, cultural events, local studies, the county archives and information of every type and variety
- study, photocopying and printing facilities
- a prison library and a service to primary school pupils

The county has three full time libraries in the Cavan Town, Bailieborough and Cootehill and seven part time libraries in Ballyconnell, Belturbet, Killeshandra, Arva, Ballyjamesduff, Virginia, and Kingscourt. There is also a library at Loughan House Prison and a mobile library service is under development. Construction work has commenced on the new library in Belturbet. This library will be located in the existing town hall a landmark building in the centre of the town and will be open by the end of 2013.

Johnston Central Library located in the Farnham Centre in Cavan Town is the library headquarters for the County and provides support services to the other full time and part time libraries. The Farnham Centre is a landmark building for County Cavan which opened to the public on the 6th June 2006. A three storey building, it houses a Central Library, Local Studies Centre and Events Space, Library Headquarters, County Arts Office, County Archive, Genealogy and Tourism Services and a number of Council Offices.

Johnston Central Library has an Events Space where a yearly programme of events takes place. The public enjoys access to a great programme of visual arts exhibitions, reading group meetings, dance workshops, lectures, readings, community group meetings and much more.

Six strategic goals have been set for Cavan County Library Service, each containing several clearly defined objectives, with actions detailed for each objective. The strategic goals are as follows:

Goal One:	Deliver quality library services
Goal Two:	Develop library resources
Goal Three:	Improve library infrastructure
Goal Four:	Harness advances in Information Technology
Goal Five:	Build community cohesion in Cavan
Goal Six:	Develop the library organisation through human resources, support services and funding

Policy

SCP18 Ensure the provision of educational, informational, cultural and recreational library resources and services in a professional and inclusive way, enabling people living in County Cavan to improve the quality of their lives.

6.13 Arts and Culture

Cavan Arts Office increases engagement with the creative arts and fosters a strong cultural identity for County Cavan through enabling, supporting and facilitating arts development throughout the county in partnership with artists, organisations and the wider community.

Cavan Arts Office defines a number of values which guide its work and underpins its mission, namely to be Flexible, Approachable, Inclusive, Partnership-based and an advocate for the arts.

These values guide the Arts Office along with the current Strategic Arts Plan 2011 - 2015. The plan has five strategic aims;

1. Support artistic excellence and innovation in the arts
2. Consolidate and build on strategic partnerships across all art forms
3. Raise the public profile of the arts across County Cavan
4. Foster public engagement and participation
5. Strengthen the management and operation of the Arts Office

6.14 Ramor Theatre

Situated in Virginia the Ramor Theatre aims to provide the people of Cavan and its environs access to the best in the performing arts by providing a multi disciplinary programme of events encompassing many art forms. It aims to nurture and develop artistic work by creating a creative environment for artists and to encourage new and emerging artists and playwrights. The theatre strives to present a mixture of classical, contemporary and new work including thought provoking and socially relevant work. It seeks to make the arts accessible to all. It builds on and expands the audience for the performing arts through its Outreach programme and has an active youth and education programme



Ramor Theatre Objectives

SCO39 Promote, protect and enhance the cultural and artistic life of the County.

SCO40 Provide a multi-disciplinary programme of events encompassing all art forms.

SCO41 Nurture artistic work and develop same by creating a suitable environment.

6.15 Museums & Heritage Centres

Cavan County Council recognises the need to provide facilities for the appropriate collection, storage and display of items of artistic, natural, historic and scientific merit within the county. It acknowledges and supports the service provided by existing Heritage Centres and local museums in the county. Located in Ballyjamesduff, the Cavan County Museum traces the history of the county from earliest times to the present day and gives a home to a collection comprised of archaeological finds from the Stone Age to the Middle Ages.

Museum Policy

SCP19 Protect and enhance the special historical and cultural role of our County Museum and Heritage Centres.

Museum Objectives

SCO42 Curate and preserve the historical artefacts of the county and promote an understanding and appreciation of our history.

SCO43 Recognise the special importance of our County Museum and ensure the protection of the building which is a Protected Structure.

SCO44 Recognise the local importance of Heritage Centres in the County.

SCO45 Develop and implement socially inclusive programming including cross border heritage work and outreaching museum services to marginalised communities.

6.16 Burial Grounds and Places of Public Worship

Cavan County Council aims to ensure the provision of an appropriate level of cemetery provision taking into account both existing and future needs, as well as, the reservation and acquisition of land in order to meet the needs identified.

Burial Ground and Places of Public Policy

SCP20 Seek the protection and maintenance of existing burial grounds, where appropriate and make provision, where necessary for the future need for burial grounds in the County.

Burial Ground and Places of Objectives

SCO46 Ensure that the management and maintenance of burial grounds is in accordance with the principles of best conservation practice.

SCO47 Encourage local community groups to develop, manage and maintain new burial facilities.

6.17 Fire Service

The role of the fire service in the community involves community fire safety, fire protection of the built environment, major emergency management and operational response of the fire service.

The Fire Service is the only emergency service provided by Cavan County Council. The service currently employs 82 retained fire fighting personnel, and is striving towards a full complement of 94 fire-fighters in 10 stations located around the County. All fire-fighters are fully trained in dealing with structural and outdoor fires, road traffic accidents, chemical incidents, gas leaks etc. as well as other special rescue services. In 2012 the county's fire service took action on 456 emergency incidents. Of the 456 incidents, a total of 57 were for road traffic collisions and 37 incidents of domestic house fires. The Fire Service plays a vital role in the emergency service in relation to road traffic collisions throughout the county. The fire service has a duty regarding fire safety activities in public and private buildings in the area of design, improvement and change of use. Its functions include advising on planning applications, dangerous substances licensing, community fire safety activities and inspections of other non-licensed buildings. In accordance with the Building Control Regulations a Fire Safety Certificate is required before construction is commenced for particular building types. The Building Control Authority forwards copies of these applications for technical review to the fire service and recommendations are made in relation to the applications. Belturbet's new fire station was opened on 7th February 2011. Sites are available to accommodate new stations in Ballyjamesduff and Virginia and approval in principle has been received from the DECLG for the same.

Fire Service Policy

SCP21 Continue to co-operate with the County Fire Service in the operation of its duties and in the design of new buildings.

Fire Service Objectives

SCO48 Review and monitor applications for fire safety certificates through the Chief Fire Officer

SCO49 Promote the fire service Fire Prevention Programme.

SCO50 Ensure the effective working relationships and co-operations between the fire service and the other local authority services is maintained and promoted.

SCO51 Carry out ongoing risk analysis.

6.18 Childcare

Changes in traditional roles in Irish society along with increased participation in the workforce have increased the need for childcare provision. Cavan County Council recognises the significance of the provision of good quality childcare facilities in order to contribute to the social, emotional and educational well being of children. This can improve access to employment opportunities for parents or guardians and ensure their ability to participate in the work force. There are a wide range of high quality childcare facilities in strategic locations throughout the County. The provision of childcare facilities is subject to the Child Care Act and the Child Care (Pre-School Services) Regulations 1996, as amended. The Planning Authority recognises the necessity of properly run and suitably located childcare facilities throughout County.

Childcare Policies

SCP22 Recognise the importance of the provision of good quality and accessible childcare facilities to ensure full and equitable participation in society for parents and guardians as well as providing for the educational, social and emotional well being of children.

SCP23 Co-operate with local development partnerships/groups, the HSE, the County Childcare Committee and the County Development Board in the provision and monitoring of childcare services.

Childcare Objectives

SCO52 Have regard to the 'Childcare Facilities; Guidelines for Planning Authorities' issued by the DECLG, June 2001' in assessing applications.

SCO53 Promote the provision and expansion of appropriate childcare facilities in suitable locations as a key element in the provision of sustainable communities:

- Residential areas.

- Places of employment.
- Educational establishments.
- Town centres, neighbourhood and district centres.

6.19 Health Care Facilities

Healthcare and medical facilities are provided by public, private and voluntary agencies within the county. The Health Service Executive; North Eastern Area is the primary organisation responsible for the delivery of health care and personal social services in County Cavan. Current health care infrastructure in County Cavan includes Cavan General Hospital, Primary Health Care Teams, and private GP provision. With the continuing trend of significant population increases in the county it is expected that there will be a demand for more healthcare and medical facilities within the county to cater for the resident population.

Healthcare Policy

SCP24 To co-operate with the HSE, North East Area and other statutory and voluntary agencies in the provision of appropriate health care facilities covering the full spectrum of such care from **hospitals Hospital and Acute Care Facilities** to the provision of community based care facilities subject to proper planning considerations and the principles of sustainable development.

Objectives

SCO54 To ensure that adequate lands and services are available for the improvement, establishment and expansion of health services.

SCO55 Support the development of healthcare functions at suitable locations in liaison with the appropriate health authorities.

6.20 Cavan County Development Board

The role of Cavan County Development Board is to facilitate the co-ordination of services at the point of delivery and to address the challenge of local service integration at county level.

The County Development Board prepared an overarching strategy in 2002 for the economic, social and cultural development of County Cavan. This was updated with

a new plan in 2009. The focus of the strategy is to facilitate interagency working across the areas of employment and enterprise, agriculture and environment, and social inclusion.

Detailed monitoring and evaluation of the strategy is essential to its success. The Board operates through a subgroup structure to implement and monitor actions, with each action having a lead agency.

Chapter 7: Built Heritage & Archaeology

“That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy.”

7.0 Introduction

Our County is made up of many distinct communities of people. Our shared past, the unique or special nature of the area in which we live and our feeling of belonging combine to create sustainable communities in which people wish to live. One of the essential components in achieving this is the recognition, protection and enhancement of our built heritage and archaeology.

County Cavan has been inhabited for over 5,000 years from Stone Age times until the present and there is plenty of evidence of this throughout the County especially in the West. In the 6th century St. Feidhlim founded the Church at Kilmore, the Castle at Lough Oughter was founded in the middle ages and in the 17th century ‘Planters’ from England and Scotland laid the foundations for many of our towns and villages such as Belturbet, Killeshandra and Virginia. The linen industry prospered in the 19th century which saw the population of the County reach 243,157 which is over 3 times the current population. This of course was followed by the famine which saw the population plummet, mass emigration and a return to a very rural Ireland. This varied history is represented throughout the County by our rich archaeology and built heritage. It is an aim of Cavan County Council to protect and enhance such evidence of our shared history.

It is essential that our built heritage, especially structures that appear in the ‘Record of Protected Structures’ (RPS), as well as our ‘Archaeological Monuments’ and ‘Architectural Conservation Areas’ (ACA) are protected. It is better that such structures are in use rather than become derelict; this often necessitates redevelopment and/or expansion. The re-development and reuse of such structures when sensitively done can add to their value as individual structures, as well as, to their contribution to streetscapes, ACAs and to the character of urban and rural spaces.

7.1 Policy Context

The national legislative provision for the protection of architectural heritage was introduced in the Planning and Development Act, 2000 as amended. The DECLG published 'Architectural Heritage Protection, Guidelines for Planning Authorities' in 2004 and a 'Government Policy on Architecture', 2009-2015, which contains policy and advice for the protection of architectural heritage, including Protected Structures and ACAs.

Following the reorganisation of Government Departments in 2011 the Department of the Environment Heritage and Local Government became the Department of Environment, Community and Local Government and the Department of Arts, Heritage and the Gaeltacht was established. This new department brought together functions from the former Department of Tourism, Culture and Sport, the Department of the Environment, Heritage and Local Government and the Department of Community, Equality and Gaeltacht Affairs. These functions include Ireland's Built and Natural Heritage.

7.2 Cavan County Council Heritage Plan

It is the aim of this Development Plan to incorporate the appropriate aims and actions of the County Heritage Plan (which is currently under review) in to relevant policies and objectives.

7.3 Protected Structures

The Planning and Development Act, 2000, as amended, states that 'a development plan shall include objectives for;

'the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest'.

Part IV of the Planning and Development Act, 2000, as amended makes it a mandatory requirement that Development Plans include a Record of Protected Structures (RPS).

The National Inventory of Architectural Heritage (NIAH) has been carried out for the County since the adoption of the previous County Development Plan 2008-2014.

This has resulted in an increase in the number of proposed protected structures for this plan period. A draft list can be found in Appendix One.

7.3.1 What is a Protected Structure?

A Protected Structure is any structure which is included in the RPS. The purpose of the RPS under section 51 of the Planning and Development Act is to protect structures or parts of structures, which form part of the architectural heritage of the County or area and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Each owner and occupier of a Protected Structure is legally obliged to ensure that the structure is preserved. Part 1 Section two of the Planning and Development Act 2000 (as amended) defines a structure as;

“any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and-

(b) A protected structure or a proposed protected structure, includes-

- (i) The interior of the structure,
- (ii) The land lying within the curtilage of the structure,
- (iii) Any other structures lying within that curtilage and their interiors, and
- (iv) All fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii)”.

7.3.2 Purpose of the Designation

The purpose of including structures or parts of structures on the RPS is to ensure that any works which, in the opinion of the Council, have a material effect on the character of the structure require planning permission. This ensures that potential changes or alterations to the character of the structure would be carried out in such a way that the existing character is retained.

7.3.3 Section 57 Declarations

Not all works to Protected Structures require planning permission. Under Section 57 of the Planning and Development Act, 2000, owners and occupiers of Protected Structures may request a declaration from the Planning Authority stating the types of works, which it considers, would or would not affect the character of the structure.

Policies

BHP1 To protect, preserve and enhance the architectural heritage of County Cavan by taking into consideration the advice contained in the 'Architectural Protection, Guidelines for Planning Authorities', 2004. To adhere to the standards advocated in the 'Principles of Conservation' published by the Department of the Environment, Heritage and Local Government in undertaking works on elements of the built heritage and to protect all structures or parts of structures, where appropriate, that are of special architectural, historical, archaeological, artistic, cultural, scientific social or technical interest, which are included in the RPS.

BHP2 To encourage the sympathetic retention, reuse and rehabilitation of Protected Structures and their settings. The Planning Authority will require that all works to Protected Structures be carried out in accordance with conservation guidelines and best practice and that the special interest, character and setting of the building be protected

BHP3 To encourage the continued use of protected structures and their curtilage and to promote their sensitive adoption to accommodate modern requirements.

BHP4 To actively encourage and promote the conservation of Cavan's built heritage. To promote best practice conservation in works to protected structures and to encourage the use of tradesmen and professionals trained in the use of traditional skills, materials and building techniques.

Objectives

BHO1 To continue to develop the Council's advisory/educational role with regard to Heritage matters and to promote awareness and understanding of the architectural heritage. To continue to administer conservation grants/structures at risk fund for owners /occupiers of protected structures.

BHO2 Review and maintain the RPS on an on-going basis and to have regard to the NIAH, as appropriate.

BHO3 To protect the architectural heritage of Cavan and to include all structures,

or parts of structures, considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the RPS, including modern structures.

BHO4 To promote cultural tourism in Cavan and to fully recognise the potential of the County's architectural heritage in this role. This shall include the **upgrading of existing heritage interpretation methods including the use of a variety of media to engage visitors. This will help to make the County's heritage story relevant to the mass tourism market, from children to older visitors and to attract and engage a wider number and variety of people.**

BHO5 Prohibit development in gardens or landscapes which are deemed to be an important part of the setting of Protected Structures or where they contribute to the character of an ACA.

BHO6 To identify and retain good examples of historic street furniture and other non structural elements that contribute to the character of an area and help create a distinctive sense of place or are in themselves unique elements of our built heritage. These should be retained in situ, where appropriate. Such items include water pumps, signage, lamp standards, post boxes, milestones, paving, street lighting, kerbing, plaques, statues, other monuments and stone walls etc.

7.3.4 Older Buildings

There are number of older buildings in the County that are not protected structures but are of local architectural, historical, archaeological, artistic, cultural, scientific, social or technical value and would warrant retention and sympathetic reuse. The retention, rehabilitation and reuse of older buildings can play a pivotal role in the sustainable development of the County. County Cavan contains a number of older buildings and the Council recognises the contribution they make, both individually and collectively, to the unique character, heritage and identity of the County.

Objectives

BHO7 To encourage the retention of original windows, doors, renders, roof coverings and other significant features and fabrics of historic buildings, whether

protected or not.

BHO8 To encourage the retention, rehabilitation and reuse of older buildings that are not Protected Structures in recognition of their contribution both individually and collectively to the unique character, heritage and identity of local areas and the County.

BHO9 To seek the retention of original features and early fabric of older buildings, including windows, doors, roof material, glazing and render or other external finishes. The Planning Authority will encourage the reinstatement of known original or early features, where possible.

7.3.5 Vernacular Architecture

BHO10 Protect vernacular architecture, such as thatched cottages, farmhouses and old school houses in County Cavan for the benefit of future generations.

7.3.6 Shop Fronts

BHO11 Seek the repair and retention of traditional timber and/or rendered shop fronts and pub fronts, including, where appropriate, those that may not be Protected Structures.

BHO12 To seek to promote the maintenance and repair of the traditional timber, Vitrolite and rendered shopfronts and pub fronts.

7.3.7 Industrial Heritage

The industrial structures of our County, which includes Mills, Forges, Road and Railway Bridges and Structures along our Waterways etc. are a significant but often forgotten aspect of our built heritage. With changing industrial types and other societal developments many historic local industries e.g. linen are no longer in existence in our County and the buildings and other structures that accompanied them are either no longer in use nor do they easily transfer over to other uses. In an effort to identify and, where appropriate, protect such structures an Industrial Heritage Survey was carried out for the County in early 2007 and identified 74 sites

of important heritage value through the Heritage Office of Cavan County Council.
See Appendix Two

Our industrial heritage is a valuable connection with our shared history giving us a picture of the lives our ancestors lived and how our County has developed over the generations. The character of our towns and villages were often shaped by the industry prevalent in the area or county, thus they are important elements of the character of an area.

Objective

BHO13 To protect our industrial architecture and to encourage appropriate new uses for vacant structures.

7.4 Architectural Conservation Areas (ACAs)

The Planning and Development Act 2000, as amended puts an obligation on planning authorities to preserve the character of ACA's.

Section 71 of the Act states;

“A development plan shall include an objective to preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights and, that –

(a) is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or

(b) contributes to the appreciation of protected structures.”

If the Planning Authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape concerned then any such place, area, group of structures or townscape shall be known as an ‘Architectural Conservation Area’.

The designation of an ACA does not place a ban upon all new development within its boundaries. However, new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or appearance of the area.

7.4.1 What is an Architectural Conservation Area

‘The Architectural Heritage Protection; Guidelines for Planning Authorities’ defines an ACA as;

“A place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve.”²⁴

The guidelines identify that the following can be protected as part of an ACA;

- a) Groups of structures of distinctiveness or visual richness or historical importance;
- b) The setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit protection;
- c) The setting of a Protected Structure where this is more extensive than its curtilage;
- d) Designed landscapes where these contain groups of structures as in, for example, urban parks, the former demesnes of country houses and groupings of archaeological or industrial remains;
- e) Groups of structures which form dispersed but unified entities but which are not within the attendant grounds of a single dominant protected structure.

7.4.2 Purpose of the Designation

In designating ACAs the Planning Authority seeks to guide change and development in areas of special heritage value or interest or where Protected Structures are affected. The aim is to retain the overall special architectural or historic character of an area or place. Section 74 of the Planning and Development Act 2000, as amended enables the Planning Authority to designate all or part of an ACA as an ‘Area of Special Planning Control’, where it considers, it is of special importance. In this case, the Planning Authority may prepare a scheme setting out development objectives for the preservation and enhancement of that area.

The inclusion of a structure within an ACA does not necessarily mean that this structure should be included in the RPS, however, some structures may warrant inclusion in the RPS as well as within an ACA.

²⁴ Department of the Environment Heritage and Local Government (2005), Architectural Heritage Protection: Guidelines for Planning Authorities, p41

7.4.3 Architectural Conservation Areas in County Cavan

A number of areas within County Cavan have been identified as candidate ACA's. Most structures within these cACA's are important in that they contribute to the overall streetscape or special character of the cACA and then to the area in which they are situated. In cACA's, protection is placed on the external appearance of such areas or structures. Any works that would have a material effect on the character of the cACA will require planning permission.

A detailed survey, character appraisal, and set of policies and objectives will be produced for each candidate cACA. The appraisal will identify works which would not affect the character of each candidate cACA and which would allow for the sustainable development of the cACA.

Objectives

BHO14 Produce and publish, subject to resources, character appraisals and area specific policies for each ACA, in order to preserve, protect and enhance the character of these areas.

BHO15 Designate the ACA's outlined below and to carry out ongoing assessment of existing or proposed ACA's during the lifetime of this plan:

- The Lawn Terrace, Belturbet
- Main Street, Virginia
- Redhills Village
- Belturbet Diamond, Courthouse and Streetscape.
- Cootehill Lower Market Street
- Kilmore Cathedral
- Cootehill Residential Terrace on the Monaghan Road

BHO16 Ensure that all planning applications in an ACA or proposed ACAs are referred to the prescribed bodies prior to a decision being made.

7.5 Archaeological Heritage

The Minister for Arts, Heritage and Gaeltacht is responsible for the protection of our archaeological heritage, including the licensing of archaeological excavations,

through the exercise of powers under the National Monuments Act 1930 to 2004. The National Monuments Service (NMS) of the Department of Arts, Heritage and Gaeltacht have responsibility for the designation of National Monuments through the Archaeological Survey of Ireland and implementing the protective and regulatory controls on our archaeological heritage established under the National Monuments Acts 1930 to 2004. The NMS also provide advice to the Planning Authority in respect of individual planning applications, projects and plans that may affect our archaeological heritage.

7.5.1 What our Archaeological Heritage is

In essence, it is the surviving remains of human presence in our County from early times. Any objects, materials, sites and structures from past times are all part of our Archaeological Heritage. Our archaeological heritage consists of known and as yet unidentified sites, monuments, objects and environmental evidence and includes round towers, high crosses, burial sites, ringforts, tower houses, Fulacht Fia, Rathes, Court Tombs, Portal Tombs, Wedge Tombs, Cairns, Earthworks, Abbeys and souterraines. The main concern for Planning Authorities will be the protection of monuments and sites. A monument can be defined as a man-made structure or group of structures or a natural structure altered by man. They may consist of sites where there are no visible features, but where below surface archaeological remains are known or expected to exist.

7.5.2 Importance of Archaeological Heritage

County Cavan is abounding with evidence of early human settlement, archaeology as a study enables us to understand how these humans interacted with their environment, how their societies worked and their development into present day. Archaeological remains help us understand our origins as a society, are a connection to our distant past, an educational tool, as well as, a tourist resource. It is essential that the evidence of our origins and development over time is preserved for future generations to appreciate, as well as, learn from. Once lost, such elements can never be replaced and, in many respects, it is the cumulative knowledge and understanding garnered from a number of archaeological monuments and structures that gives us a real picture of our past. This makes it

essential that even relatively insignificant structures are preserved or at a minimum carefully examined and recorded.

There are a number of categories of monuments under the National Monuments Acts:

- National Monuments in the ownership or guardianship of the Minister or a local authority or National Monuments which are subject to a preservation order.
- Historic monuments or archaeological areas recorded in the Register of Historic Monuments.
- Monuments recorded in the Record of Monuments and Places.

Policies

BHP5 To protect and enhance archaeological monuments, their settings and zones of archaeological potential.

BHP6 To facilitate appropriate guidance in relation to the protection of the archaeological implications of a proposed development.

BHP7 To promote public awareness of the rich archaeological heritage in the area.

BHP8 To secure the preservation of sites and features of historical and archaeological interest.

Objectives

BHO17 Ensure the preservation in-situ of any part of our archaeological heritage is to be undertaken by Archaeological assessment²⁵ which is to be carried out by a suitably qualified professional archaeologist.

BHO18 The avoidance, as far as possible, of developmental impacts on the archaeological heritage of the County. The preservation in-situ of archaeological monuments and sites as a preferred option.

²⁵ Costs of archaeological work necessitated by development are to be considered a legitimate part of development costs.

BHO19 Cognisance will be taken of the 'Code of Practice between ESB National Grid and the Minister of the ECLG in relation to Archaeological Heritage.'

Archaeological Investigations

BHO20 Ensure that archaeological material is not disturbed so that an opportunity will be given to investigate and record any material of archaeological value that may be found on sites or to protect them in-situ'.

BHO21 Where archaeology is likely to be encountered or impacted upon by a proposed development, developers will be advised of their obligations under the National Monuments (Amendment) Act 1994. Developments that impact on the archaeology of the County will be treated as follows:

- Within the zone of archaeological potential, archaeological remains will be investigated, recorded and/or preserved.
- Outside the zone of archaeological potential, where in the opinion of the Planning Authority, developments involve major ground disturbances; conditions relating to archaeology may be applied.
- The Local Authority will require that archaeological investigations be undertaken by a licensed archaeologist prior to the commencement of development.
- The developer will be liable for the cost of archaeological investigations.
- The Local Authority may require the developer to submit a report, prepared by a suitably qualified archaeologist, on the archaeological implications of the proposed development. The Planning Authority may impose conditions requiring:
 - Professional archaeological supervision of site excavations.
 - Funding by the applicant for archaeological monitoring, testing and/or assessment.
 - Preservation of all or part of any archaeological remains.
 - Conditions may be imposed which modify the development in order to facilitate archaeological investigation or preservation.

- Developers will be encouraged to supply an archaeological assessment and method statement outlining construction procedures as part of their planning application.

BHO22 Ensure that all planning applications for new development, refurbishment and restoration works within identified Zones of Archaeological Potential and within close proximity to individual Recorded Monuments or Sites, are submitted to the Department of Arts, Heritage and Gaeltacht (DAHG). On receipt, the DAHG shall provide advice and recommendations regarding treatment of archaeology as an integral part of the development process. The planning decision made by the Planning Authority will have due regard to the recommendations made by the DAHG.

BHO23 Under the National Monuments (Amendment) Act, 1994, the owner and/or occupier of a monument or place, which has been recorded by the DAHG is required to give notice in writing to the DAHG of their proposal to carry out work within the vicinity of these sites. The proposed works shall not commence for a period of two months after having given this written notice, unless authorised within this period by the DAHG.

BHO24 Applicants may be formally requested, as part of a request for further information or as a planning condition attached to the grant of permission, to have a report prepared by an archaeologist on the archaeological implications, if any, of the proposed development. The archaeologist shall be employed by the applicant/developer. These archaeological reports shall be submitted to the Planning Authority, the National Museum and the DAHG as appropriate, for their consideration prior to the making of the planning decision in the case of requested additional information, and prior to the commencement of site preparation and/or construction works in the case of archaeological reports requested as a condition attached to the grant of planning permission.

7.6 Town and Village Design

A Town and Village Design Framework has been drawn up in the form of a Matrix a draft copy is contained in Appendix Three. It aims to create a “generic structure for sustainable plans in Towns and Villages of County Cavan”. The function of the

matrix is to enable the rapid evaluation of towns and villages to identify, examine and assess the elements that make up their unique character. The aim is to strengthen existing village and town plans and to create an opportunity for evolution, at a local level, in the re-examination of policies with an emphasis on the unique landscape, special character and built heritage of villages and towns in County Cavan.

BHO25 To undertake, subject to resources, Town and Village Design Statements following guidance set out in the Matrix during the lifetime of the plan period.

CHAPTER 8: NATURAL HERITAGE & ENVIRONMENT

“That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy.”

8.0 Introduction

The natural environment and the conservation and protection of water resources in County Cavan are inter-dependent and the County Council is a key player in their successful management and conservation. The need for specific policies and objectives which address both the requirements of European and National legislation and guidelines are based on the following principles:

- The conservation and enhancement of biodiversity, natural heritage, amenity and landscape is a key factor in determining the economic, social and physical well-being of the county, for current and future generations of inhabitants and visitors to Cavan.
- The ‘precautionary approach’ is a principle which has guided the formulation of policies and objectives for the protection of the environment and water resources in the county.
- An integrated approach to the management of water resources is also required in order to ensure the ecological sustainability of the County’s natural resources.

8.1 Natural Heritage

Natural Heritage can be described in terms of its biological diversity or ‘biodiversity’ which is the diversity of plants and animals (including genetic diversity), and the habitats or landscapes where they are found. The biodiversity we see today is the result of billions of years of evolution, shaped by natural processes and increasingly by the influence of human beings. It underpins important economic sectors such as agriculture and tourism and provides many other benefits or ecosystem services free of charge these can be grouped into three main categories:

- Provisioning services (such as food production, water and timber) and regulating services (control of climate, disease and water quality);
- Supporting services (nutrient cycling, soil formation and crop pollination) and;

- Cultural services (spiritual and recreational benefits).

Cavan's natural heritage forms the rich tapestry of our landscape bogs, drumlins, lakes, wetlands, farmland and mature hedgerow networks. This natural heritage is valuable for the social, educational and recreational benefits it provides.

This chapter seeks to conserve, protect and manage Cavan's natural heritage and environment. It is within this context that the policies and objectives for this chapter will be formulated. Other chapters of this Plan also deal with such matters indirectly.

The following principles guide the Council's heritage objectives and policies:

1. Avoid negative impacts or unnecessary impacts to natural heritage.
2. Promote natural heritage as a key principle of every development.
3. Ensure that all developments include adequate provisions to mitigate the effects of impact upon heritage where it can be avoided.
4. Maximise the benefits to the County arising from its unique natural heritage.

8.2 Statutory and Policy Context

Section 10(2) of the Planning and Development Acts 2000-2012 sets out a list of mandatory objectives to be included in a Development Plan. A number of these objectives relate to heritage.

The Government has signed and ratified a number of International, European, National and Regional agreements. These agreements have influenced and shaped national legislation to protect natural heritage, landscape and biodiversity. This chapter intends to draw on such frameworks, policies and agreements which are already in place.

The BRPG (2010-2022) embraces natural heritage, biodiversity and landscape and this section reflects the principles and policies within those Guidelines.

Natural Heritage and Environment Policies

~~**NHEP1** To conserve, protect, manage and where possible, the County's natural heritage assets for future generations while encouraging appreciation, understanding and enjoyment of the amenity value for the present generation.~~

NHEP1 To protect, conserve, manage, enhance and safeguard natural amenity assets and natural heritage features for future generations while maximising their recreational, amenity and tourism potential for the present generation by resisting development that could have a negative impact.

NHEP2 To maximise the social, economic and environmental benefits that may be derived from the conservation and management of Cavan's Natural Heritage and green infrastructure.

NHEP3 ~~To promote an understanding and awareness of Cavan's unique natural heritage and elements of this heritage which should be conserved, managed and enhanced.~~

NHEP3 To implement, in partnership with Cavan County Heritage Forum, relevant stakeholders and the wider community, the Cavan County Heritage and Biodiversity Plans and any subsequent revisions. **The Cavan Cavan County Heritage and Biodiversity Plans shall be integrated into lower level Plans to ensure there is a co-ordinated approach to protecting natural and built heritage.**

8.3 Local Level

The Cavan County Heritage Plan and Cavan County Biodiversity Action Plan were agreed in partnership with Cavan County Heritage Forum and adopted by the elected members of Cavan County Council, following extensive public consultation. A number of key actions have been delivered in terms of our natural heritage including a wetland survey, habitat mapping, audit of biological datasets and a hedgerow survey.

Through the implementation of these plans, Cavan County Council is engaging with the wider community to promote greater understanding of natural heritage in the county and encouraging greater public participation. Cavan County Council is committed to working in close partnership with the Heritage Council, National Parks and Wildlife Service, Inland Fisheries Boards, Fáilte Ireland, Office of Public Works, Geological Survey of Ireland etc to deliver on the strategic actions of the above plans. Cavan County Council will review the County Heritage Plan and Biodiversity Plan in partnership with Cavan County Heritage Forum, relevant stakeholders and the wider community.

Natural Heritage Policies

NHEP4 To protect, manage, conserve and seek to enhance the County's biodiversity.

NHEP5 To integrate biodiversity consideration into all Cavan County Council activities through the County Biodiversity Action Plan process.

NHEP6 To ensure the protection of species of flora and fauna afforded legal protection under Irish and European Legislation.

NHEP7 To assess the impact on biodiversity of proposals for large developments, particularly those on greenfield sites, or in environmentally sensitive areas. Such developments must include measures for the enhancement and protection of biodiversity.

NHEP8 To increase public participation in biodiversity conservation through community led initiatives.

Natural Heritage Objectives

NHEO1 To consider aims, objectives and actions identified in Cavan County Heritage and Biodiversity Plans and any subsequent revisions, during the lifetime of the Cavan County Development Plan. **To integrate as appropriate, the aims, objective and actions identified in Cavan County Heritage and Biodiversity Plans into any lower level plans arising from the implementation of this plan.**

NHEO2 To promote the conservation of biodiversity outside of designated areas, including features such as wetlands, woodlands, hedgerows and uplands.

NHEO3 To protect and enhance important landscape features including streams, rivers, canals, lakes, and associated wetlands such as reedbeds and swamps; ponds, springs, bogs, fens, trees, woodland and scrub, wildlife and riparian corridors, hedgerows and other boundary types such as stone walls and ditches which are of importance for wild flora and fauna.

8.4 Sites Designated in County Cavan

There are a number of internationally and nationally designated sites within the county.

8.4.1 European Sites (Natura 2000)

Together, Special Protection Areas (SPAs) and Special Areas of Conservation (SAC's) make up a network of European Sites known as the Natura Network. These sites are designated to conserve habitats and species of European importance pursuant to the EU Habitats and Birds Directives.

Special Protection Areas (SPAs)

These are sites of importance for birds (and are often also important for other types of wildlife). The EU Birds Directive (79/409/EEC) requires designation of SPAs for listed vulnerable species, regularly occurring migratory species and wetlands, especially those of international importance, which attract large numbers of migratory birds each year.

Development in or near an SPA should avoid any significant adverse impact on the features for which the site has been designated. There are three SPAs in Co. Cavan, see Appendix four: Natural Heritage Maps and list below.

Table 8.1

Site	Status	Site Code
Lough Oughter	SPA	004049
Lough Kinale / Derragh Lough	SPA	004061
Lough Sheelin	SPA	004065

Special Areas of Conservation (SACs)

These are the prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. The EU Habitats Directive (92/43/EEC) lists certain habitats and species that must be protected. Any development in or near an SAC should avoid any significant adverse impact on the features for which the site has been designated or proposed for designation. There are six candidate SACs in County Cavan, see Appendix four: Natural Heritage Maps and list below.

Table 8.2

Site	Status	Code
Killyconny Bog (Cloghbally)	cSAC	000006
Lough Oughter and Associated Loughs	cSAC	000007
Cuilcagh-Anierin Uplands	cSAC	000584
Corratirrim	cSAC	000979
Boleybrack Mountain	cSAC	002032
River Boyne and Blackwater	cSAC	002299

During the lifetime of Cavan County Development Plan other sites may be proposed for designation. Further information is available on the National Parks and Wildlife Website (www.npws.ie). Planning Authorities must ensure that Screening for Appropriate Assessment and if necessary a full Appropriate Assessment (AA) of the implications of proposals on designated Natura Sites is undertaken. A full AA is required for all planning applications which have shown likely significant effects on these sites through a screening process. Screening for AA applies to all development proposals, either within a Natura 2000 site or within its buffer area, see Appendix four: Natural Heritage Maps.

8.4.2 Natural Heritage Areas

Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) are designated under the Wildlife (Amendment) Act (2000) and encompass nationally important semi-natural and natural habitats, landforms and geomorphological features. There are two NHAs and eighteen proposed NHAs in Co. Cavan see Appendix four: Natural Heritage Maps and list below.

Table 8.3

Site	Status	Code
Dromore Lakes	pNHA	000001
Bruise Hill	pNHA	000002
Cootehill Church	pNHA	000003
Lough Ramor	pNHA	000008
Mullanacre Upper	pNHA	000009
Slieve Rushen Bog	NHA	000009
Annagh Lough (Ballyconnell)	pNHA	000974
Blackrocks Cross	pNHA	000976

Clonty Lough	pNHA	000977
Cordonaghy Bog	pNHA	000978
Drumkeen House Woodland	pNHA	000980
Glasshouse Lake	pNHA	000983
Lough Garrow and Lough Gubdoo	pNHA	000984
Lough Kinale and Derragh Lough	NHA	000985
Lough Macnean Upper	pNHA	000986
Lough Sheelin	pNHA	000987
Madabawn Marsh	pNHA	000988
Lough Gowna	pNHA	000992
Shannon Pot	pNHA	001531
Drumcor Lough	pNHA	001841

Protected Areas Policies

NHEP9 Development on or adjacent to National or European designated sites or proposed designated sites during the lifetime of this plan will be permitted only where an assessment has being carried out to the satisfaction of Cavan County Council and in consultation with the NPWS and where overall integrity of the site will not be compromised or adversely affected.

NHEP10 To have regard to the views of the NPWS in respect of proposed development where such development may have an impact on a designated National or European site or a site proposed for designation.

NHEP11 To continue to undertake surveys and collect data that will assist Cavan County Council in building its knowledge base and meeting its obligations under Article 6 of the Habitat Directives.

Protected Area Objectives:

NHEO4 To ensure an Appropriate Assessment (AA) in accordance with Article 6(3) and Article 6(4) of the Habitats Directive, and in accordance with the DECLG *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, 2009 and relevant EPA and European Commission guidance documents, is carried out in respect of any Plan or Project likely to have significant effect on a Natura 2000 site(s), either individually or in combination with other plans or projects, in view of the site’s conservation objectives.

NHEO5 To protect and conserve the conservation value of SPAs, SACs and NHAs as identified by the Minister for Arts, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this plan.

8.4.3 Undesignated Sites

Article 10 of the Habitats Directive states that Member States shall endeavour in their land use, planning and development policies, to encourage the management of features of the landscape which are of importance for wild flora and fauna.

Cavan County Council recognises that there are a number of wildlife habitats in County Cavan that do not meet requirements for NHA designations, but at a local or county level they contribute to the wider ecological network. These habitats include woods, hedgerows, lakes, ponds etc all of which are essential to the migration, dispersal and genetic exchange of wild species.

To date Cavan County Council has commissioned a wetlands survey, hedgerow survey and audit of biological meta datasets to identify gaps in information on habitats and species in County Cavan. This audit of datasets together with the above surveys and habitat mapping completed for some of the towns will inform policy for the future management of Cavan County Council Biodiversity Policies.

Policies

NHEP12 To conserve the existing wide range of flora, fauna and wildlife habitats in the county through the preservation of ecological corridors and networks vital to the migration, dispersal and genetic exchange of wild species. To designate County Biodiversity Sites within the lifetime of this plan and to protect the ecological integrity of these sites.

Objectives

NHEO6 To implement the actions of Cavan County Biodiversity Plan and any subsequent revisions in fulfilment of the requirements of the National Biodiversity Plan.

NHEO7 To continue to map the habitats of the county which will enable planning for future development to occur in a sensitive and sustainable manner and ensure that this mapping informs the development management process.

8.5 Geological Heritage

The DAHG together with the Geological Survey of Ireland (GSI) are currently identifying and selecting sites for Natural Heritage designation. The aim of the programme is to conserve our geological heritage against threats and promote its value with landowners and the public. The Geological Heritage of Ireland is evaluated within sixteen themes and there are currently 20 identified sites in Cavan.

Geological Heritage Policies

NHEP13 To have regard to the geological and geomorphological heritage values of County Cavan's geological heritage sites and to avoid inappropriate development, through consultation with the Geological Survey of Ireland.

Geological Heritage Objectives

NHEO8 ~~To undertake an audit of geological heritage sites within County Cavan during the lifetime of this plan.~~ **To have regard for the geological heritage sites identified in the geological audit of sites completed for County Cavan.**

NHEO9 To raise awareness of the importance of the geological heritage of the county and to disseminate information on sites of geological heritage value in County Cavan, when this information becomes available.

8.5.1 Marble Arch Caves, Global Geopark

A Geopark is an area with a particular geological heritage and a sustainable development strategy. It must have clearly defined boundaries and sufficient area to allow for economic development. A Geopark must contain geological sites of special significance in terms of scientific quality, rarity, aesthetic appeal and educational value. In 2008 the Marble Arch Caves Geopark expanded across the border into West Cavan to become the first international Global Geopark. A shared geological heritage consisting of dramatic cliffs, rugged rocky outcrops and upland blanket bog dominated the north west of the Geopark, whilst the landscape to the south east of

the Geopark gives way to gentle rolling drumlins and flooded hollows. These are married together by the presence of the major lake systems of the Erne, MacNean and Oughter.

Geopark Policies

NHEP14 To conserve and manage the geological resources of a discrete area to develop sustainable tourism, enterprise and community life.

Geopark Objectives

NHEO10 To facilitate and encourage the development of geotourism and the recreational potential of County Cavan through increased social use of the landscape, with attendant conservation, economic, social and community benefits within the region.

NHEO11 To co-ordinate the continuing development of strategic walking routes, trails and other countryside recreational opportunities.

NHEO12 To enhance the geodiversity, biodiversity and natural environments of the region including additional measures to conserve geosites and natural habitats where appropriate.

NHEO13 To develop knowledge and understanding of geology, related Earth Sciences, endangered habitats and associated environmental issues through education and research programmes.

NHEO14 To encourage enquiry through fieldwork and inspire scientific research through education and research programmes.

Invasive Species

Invasive non-native plant and animal species are a major threat to biodiversity (www.invasivespeciesireland.com) . They can negatively impact on native species, can transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. Invasive species may be spread during excavation and construction works.

Invasive Species Policies

NHEP15 To support initiatives, which reduce the risk of invasions, help control and manage **and prevent the spread of** new and established invasive species, monitor impacts and raise public awareness.

Objectives

NHEO15 To encourage the use of native species in amenity planting and stocking and related community actions to reduce the introduction and spread of non-native species.

8.5.2 Wetlands

A wetland is an area that is frequently saturated by water for periods of time. These diverse ecosystems are generally characterised by extreme conditions and contain species which have specially adapted for survival in saturated soil and low oxygen conditions. 'Wetland' can be applied to a variety of habitats including bogs, river flood plains, wet meadows, riparian wetlands along streams and rivers.

Wetlands Policy

NHEP16 To protect existing wetlands from destruction, infilling, fragmentation and degradation.

Objective

NHEO16 To resist development that would destroy, fragment and degrade wetlands.

8.5.3 Woodlands, Trees, Hedgerows and Stonewalls

Woodlands and Trees contribute to our natural landscape and are an important environmental and economic resource. They provide visual amenity in the rural and urban environment, shelter and clean air and play a significant role in carbon storage. Woodlands are scattered throughout the County.

Trees were measured by the Tree Council of Ireland in County Cavan.

Hedgerows and stone walls are an important amenity, contributing to the historic character of the landscape and as features of traditional farming practices. They act as field boundaries and townland boundaries. In 2006, the Heritage Office commissioned a Hedgerow Survey of County Cavan. Careful management and

enhancement of hedgerows and the planting of new ones will have a lasting benefit for everyone in County Cavan.

Woodlands, Trees, Hedgerows and Stonewalls Policies

NHEP17 To continue to co-operate with relevant stakeholders to improve public access to State forests for amenity purposes and consider development which will enhance the amenity provided by existing trees and woodlands.

NHEP18 To promote awareness, understanding and best practice in the management of Cavan's woodland, tree, hedgerow and stone wall resource.

Woodlands, Trees, Hedgerows and Stonewalls Objectives

NHEO17 To encourage the retention of mature trees and the use of tree surgery rather than felling where possible when undertaking, approving or authorising development.

NHEO18 To protect Champion and Heritage Trees where identified on the Tree Register of Ireland and Heritage Tree Database when undertaking, approving, or authorising development.

NHEO19 To encourage the use of native species wherever possible in Cavan County Council's own landscaping work, and on Council property.

NHEO20 To promote and encourage planting of native hedgerow species of local provenance.

NHEO21 To encourage the retention of hedgerows and stonewalls and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where possible. Where removal of a hedgerow or stone wall is unavoidable, mitigation by provision of the same type of boundary will be required.

8.6 Landscape & Amenity Areas

County Cavan is commonly known as the Drumlin and Lakeland County, however, there are a number of landscape types all of which contribute to the uniqueness and

local distinctiveness of the county from the Cuilcagh-Anierin Uplands of West Cavan to the Highlands of East Cavan. The range of landscape types found in County Cavan have varying visual and amenity values, topography and contain a variety of habitats. Each landscape type has a varying capacity to absorb development related to its overall sensitivity.

8.6.1 Policy Context

The European Landscape Convention 2002, was ratified by Ireland in 2002 and strives to have landscape integrated into planning policies and promotes interaction between local and central authorities, and trans-frontier co-operation to protect landscapes. This co-operation aims to maintain and improve landscape quality and recognise the value and sensitivity of landscape. The convention also outlines the importance of landscape as a resource that when managed and protected can contribute to job creation.

Section (10) (2) (e) of the Planning and Development Act 2000, as amended requires the preservation of the character of the landscape, where, in the opinion of the planning authority, the proper planning and the sustainable development of the area requires it. This includes the preservation of views and prospects and the amenities of places and features of natural beauty or interest.

The 'Landscape and Landscape Assessment Consultation Draft Guidelines for Planning Authorities' (2000), recognises that all landscapes need to be evaluated in accordance with their local distinctiveness, differing kinds of landscapes and how various types of developments can be integrated into them.

8.7 Landscape Categorisation – Analysis of County Cavan

To date Cavan County Council has not prepared a Landscape Character Assessment. The BRPG encourage and support the preparation and implementation of a Regional Character Assessment and Strategy by Local Authorities within the region and support the enhancement of landscape in the region.

The characteristics of the landscape and the forces of change affecting them has been analysed by Cavan County Council. This has been combined with an assessment of landscape value judgements of the people of Cavan and various

interest groups. The following categories may form part of a landscape character assessment in the future, it includes Character Areas and Character Types.

Character Areas

There are five main Landscape Character Areas within the County. These areas have been chosen mainly due to their physical geological and geomorphological features which make them distinctive in the County.

1. Cuilcagh-Anierin Uplands of West Cavan;
2. The Lakelands;
3. Lake Catchments of South Cavan;
4. Drumlin Belt and Uplands of East Cavan;
5. Highlands of East Cavan.

Character Types

The Character Areas are described in terms of their Character Types ([see appendices](#)), which are:

- Designated Sites, Scenic Routes, Scenic Viewpoints and Walking Routes;
- Wind Energy Development Potential;
- Forestry Potential;
- General Aquifer Types;
- Water Framework Catchment;
- Geology, soil and topography;
- Vegetation and habitat;
- Urban areas and road access;
- Built Heritage Items.

Landscape Characterisation Policy

NHEP19 To protect the landscape character, quality, and local distinctiveness of County Cavan in accordance with relevant government policy and guidelines as set out above and recognise the Landscape Categorisation of County Cavan.

NHEP20 To require that any necessary assessments, including landscape and visual impact assessments, are provided when undertaking, authorising, or approving development

Landscape Characterisation Objectives

NHEO22 To protect and enhance the landscape of County Cavan by ensuring development occurs in a manner that has regard to the character (type of landscape or character area) and sensitivity (visual impact) of the landscape.

NHEO23 To support efforts to identify and designate vulnerable landscapes in County Cavan in order to maintain their character.

NHEO24 To identify, protect and enhance landscapes and landscape features of special environmental, geological, and geomorphological, archaeological, historic or cultural interest.

NHEO25 To protect and enhance the visual integrity, distinctiveness, character, scenic value and visual quality of the sensitive and outstanding landscapes, scenic areas, High Amenity Areas from intrusive and/or unsympathetic developments. Protect sensitive areas from injurious development, while providing for development that will benefit for rural community and our visitors. Ensure that, where an overriding need is demonstrated for a particular development in the vicinity of sensitive landscape careful consideration is given to site selection. The development should be appropriate in scale and be sited, designed and landscaped in a manner which minimises potential adverse impacts on the landscape. Proposed developments, where located within or adjacent to sensitive landscapes, may be required to provide a landscape report detailing how the proposal will impact on the landscape and mitigation measures to be taken. Proposed development which have a detrimental impact on the landscape will not normally be permitted. Co-operate with adjoining local authorities to support the co-ordinated designation of sensitive landscape particularly where transboundary vulnerabilities are identified.

8.8 Landscape Features

The following are areas of County Cavan's landscape which are not protected under European or National Legislation. They are identified as requiring special landscape policies and are listed in the Landscape Categorisation for each Character Area.

The Planning and Development Act, 2000, as amended, provides for the designation of Areas of Special Amenity for reasons of outstanding natural beauty or special recreational value. Planning Authorities are also empowered to designate landscape conservation areas. Development can be prescribed as non-exempted development for these areas by the planning authority. Whilst there are currently no such designations in County Cavan it is proposed to review this during the lifetime of this plan.

8.8.1 Special Landscape Policy Areas

Areas of High Landscape Value or Special Landscape Interest

There are 4 High Landscape Areas (see Map ??? and Landscape Categorisation).

High Landscape Areas

Upland Areas West Cavan

Lough Oughter 'Lakeland' area

Lough an Lea Mountain

Erne-Shannon Canal Corridor

Landscape Character Area No.

Area 1 Cuilcagh-Anierin Uplands

Area 2 The Lakelands

Area 5 Highlands of East Cavan

Area 1 Cuilcagh-Anierin Uplands

Areas of Special Landscape Interest

Kingscourt/ Dun a Rí

Area 5 Highlands of East Cavan

NHEO26 To maintain the scenic and recreation value of these areas by restricting all adverse uses and negative visual impacts.

County Heritage Sites

These are sites with an important value. These values form a synergy to create an area of exceptional heritage, see Appendix four: Natural Heritage Maps.

County Heritage Sites	Landscape Character Area No.
Burren Megalithic Cemetery, Blacklion	Area 1 Cuilcagh-Anierin Uplands
Moneygashel Ringfort	Area 1 Cuilcagh-Anierin Uplands
The Shannon Pot	Area 1 Cuilcagh-Anierin Uplands
Maguire's Chair, Glangevlin	Area 1 Cuilcagh-Anierin Uplands
Tullydermott Waterfalls	Area 1 Cuilcagh-Anierin Uplands
Templeport Lake, St. Peter's Church & St. Mogues/ Port Island	Area 1 Cuilcagh-Anierin Uplands
Bloody Pass Derryvoney, River Erne	Area 2 The Lakelands
Turbot Island	Area 2 The Lakelands
Drumlane Abbey	Area 2 The Lakelands
Castle Saunderson	Area 2 The Lakelands
Ballyhaise House	Area 2 The Lakelands
Kilmore Motte and Bailey, Kilmore Cathedral, Kilmore Graveyard and See House	Area 2 The Lakelands
Clough Oughter Castle	Area 2 The Lakelands
Killykeen Forest Park	Area 2 The Lakelands
Trinity Island	Area 2 The Lakelands
Drumkeen House Woodlands	Area 2 The Lakelands
Bruse Hill	Area 2 The Lakelands
Cavan County Museum, Ballyjamesduff	Area 3 Lake Catchments of South Cavan
Mullagh Lake	Area 3 Lake Catchments of South Cavan
Moybologue Church	Area 3 Lake Catchments of South Cavan
Dun a Rí Forest Park, Kingscourt	Area 5 Highlands of East Cavan
Shantemon Mountain	Area 4 Drumlin Belt & Uplands of E. Cavan
Cohaw Megalithic Tomb	Area 4 Drumlin Belt & Uplands of E. Cavan
Bellamont Castle	Area 4 Drumlin Belt & Uplands of E. Cavan
The Whitefather's Caves	Area 1 Cuilcagh-Anierin Uplands

NHEO27 To restrict incompatible development in order to protect the amenity, scientific and historical values of these areas.

Scenic Views and Viewing Points

There are 17 scenic viewing points

Scenic View & Viewing Points	Landscape Character Area No.
Gortnahill (N16)	Area 1 Cuilcagh-Anierin Uplands
Altachullion	Area 1 Cuilcagh-Anierin Uplands
Cornagee	Area 1 Cuilcagh-Anierin Uplands
Dunmakeever	Area 1 Cuilcagh-Anierin Uplands
Bellavally Gap	Area 1 Cuilcagh-Anierin Uplands
Belville Tower	Area 2 The Lakelands
Drumauna	Area 4 Drumlin Belt & Uplands of E. Cavan
Lough an Lea Gap	Area 5 Highlands of East Cavan
Annagh Lake	Area 2 The Lakelands
Lisnananagh	Area 4 Drumlin Belt & Uplands of E. Cavan
Drumgarry	Area 4 Drumlin Belt & Uplands of E. Cavan
Inishmore	Area 2 The Lakelands
Rann Point	Area 2 The Lakelands
Bleanacup	Area 2 The Lakelands
Inchin	Area 2 The Lakelands
Derrygid	Area 2 The Lakelands
Drumcalpin	Area 2 The Lakelands

NHEO28 To restrict development that would obstruct views and to minimise visual intrusion by only permitting compatible uses.

NHEO29 To ensure the location, design and visual prominence of developments are examined, including possible effects on views from the public realm toward sensitive or vulnerable landscape features.

Scenic Routes

There are three scenic routes

Scenic Routes

Landscape Character Area No.

Regional Road 200-1
Dowra to Glangevlin to
Blackrocks Cross

Area 1 Cuilcagh-Anierin Uplands

Local Road 1012 and 1013,
Blacklion to Glangevlin

Area 1 Cuilcagh-Anierin Uplands

Local Road 5010,
Regional Road 206-2 & Local Rd.
1012 Dowra to Blacklion
(Kingfisher Cycle Trail)

Area 1 Cuilcagh-Anierin Uplands

NHEO30 To regulate development that would seriously obstruct and detract from views of high scenic value from designated Scenic Routes.

NHEO31 To maintain and protect the natural landscapes visual character which is recognised to be of an exceptional high amenity value.

Forest Parks and Other Parks

There are four Forest and Other Parks, see Appendix four: Natural Heritage Maps

Forest & Other Parks

Landscape Character Area No.

Killykeen Forest Park,
Lough Oughter

Area 2 The Lakelands

Dun a Rí Forest Park,

Kingscourt

Area 5 Highlands of East Cavan

Con Smith Park, Cavan

Area 2 The Lakelands

Bellamont Forest, Cootehill

Area 4 Drumlin Belt & Uplands of E. Cavan

Drumkeen House Woodland

Area 2 The Lakelands

NHEO32 To regulate development within parks to maximise recreational, amenity and community uses.

Major Lakes and Lake Environs

There are nine major lakes and environs. These lakes have amenity value due in part to their size and location within a scenic landscape and their recreational value, see Appendix four: Natural Heritage Maps

Major Lakes & Environs	Landscape Character Area No.
Lough McNeen	Area 1 Cuilcagh-Anierin Uplands
Lough Sillan	Area 4 Drumlin Belt & Uplands of E. Cavan
Lough Sheelin	Area 3 Lake Catchments of South Cavan
Lough Ramor	Area 3 Lake Catchments of South Cavan
Lough Skeagh	Area 5 Highlands of East Cavan
Lough Nadreegel	Area 3 Lake Catchments of South Cavan
Lough Oughter	Area 2 The Lakelands
Lough Gowna	Area 2 The Lakelands
Brackley Lough	Area 1 Cuilcagh-Anierin Uplands

NHEO33 To maintain the amenity value of major lakes and their environs within a landscape, recreational and ecological context by restricting and regulating development that would prejudice use and enjoyment of the areas, give rise to adverse visual impacts or threaten habitats through disposal of effluents.

NHEO34 To implement the above along the shorelines of these lakes and the immediate area adjoining, including skyline development on surrounding hill crests.

Lakeside Amenity Areas

There are seventeen lakeside amenity areas, see Appendix four: Natural Heritage Maps.

Lakeside Amenity Areas	Landscape Character Area No.
Kiltyglass, Blacklion, Lough McNeen	Area 1 Cuilcagh-Anierin Uplands
Mullaghlea, Bawnboy, Brackley Lough	Area 1 Cuilcagh-Anierin Uplands
Annagh Lake, Butlersbridge	Area 2 The Lakelands

Rann Point, Lough Oughter	Area 2 The Lakelands
Town Lough, Killeshandra	Area 2 The Lakelands
Greenlough, Cavan	Area 4 Drumlin Belt & Uplands of E. Cavan
Lavey Strand (N.3)	Area 4 Drumlin Belt & Uplands of E. Cavan
Annafarney, Shercock, Lough Sillan	Area 4 Drumlin Belt & Uplands of E. Cavan
Town Park, Bailieborough Lake	Area 5 Highlands of East Cavan
Cloone, Lough Gowna	Area 2 The Lakelands
Dernaferst, Lough Gowna	Area 2 The Lakelands
Kilnahard, Lough Sheelin	Area 3 Lake Catchments of South Cava
Crover, Lough Sheelin	Area 3 Lake Catchments of South Cavan
Tonagh, Lough Sheelin	Area 3 Lake Catchments of South Cavan
Virginia Town, Lough Ramor	Area 3 Lake Catchments of South Cavan
Old Quay, Corronagh, Lough Ramor	Area 3 Lake Catchments of South Cavan
Mullagh Lough, Mullagh	Area 3 Lake Catchments of South Cavan

NHEO35 To regulate development on adjoining lands, to ensure that public use is not prejudiced by incompatible uses or adverse visual impact.

Riverside Amenity Areas

There are six riverside amenity areas, see Appendix four: Natural Heritage Maps

Riverside Amenity Areas	Landscape Character Area No.
Annalee (Butlersbridge Riverside Walk)	Area 2 The Lakelands
Annalee (Ballyhaise Amenity Park)	Area 2 The Lakelands & Area 4 Drumlin Belt & Uplands of E. Cavan
Annalee (Corick Bridge Amenity Park)	Area 4 Drumlin Belt & Uplands of E. Cavan
Shannon, Dowra (Proposed Riverside Park)	Area 1 Cuilcagh-Anierin Uplands

Erne (Belturbet Riverside Park)

Area 2 The Lakelands

Woodford River

(Erne-Shannon Canal Link)

Towpath Amenity

Area 2 The Lakelands

NHEO36 To regulate all development on lands adjoining these rivers in order to maintain their amenity and ecological value value.

Walking Routes

There are eighteen walking routes, see Appendix four: Natural Heritage Maps.

Walking Routes Policy

NHEP21 To protect these amenity areas, permitting only very limited forms of development in these locations.

Walking Routes Objectives

NHEO37 To require developments likely to have an adverse impact on special landscape policy areas to identify and assess these impacts. Such applications will be required to carry out studies to establish baseline parameters and appropriate measures will be required, as are deemed necessary, to protect the environment.

NHEO38 To examine, review and refine Special Landscape Policy areas during the lifetime of the Development Plan.

8.9 Inland Waterways

Inland waterways, which include lakes, rivers, canals and streams are living systems that are home to a wide variety of habitats and species and which also contribute significantly to the character and amenity of the county and support tourism, recreation and quality of life for those living and visiting the county. These elements also function as ecological corridors that connect related habitats and designated sites which enable species to move from place to place.

County Cavan has a number of important water bodies such as Lough Oughter and Associated Lakes, which includes the River Erne, these form part of the Erne Catchment and support the Erne-Shannon Waterway. Running between Leitrim

Village and just north of Belturbet, the Shannon-Erne Waterway links the two great waterways on the island, the Erne System and the Shannon Navigation.

The Dromore/Annalee system dominates the middle of the county and the upper River Boyne system located to the east of the County. These lakes and water systems have good stocks of Bream, Roach, Rudd, Perch and Pike which provide an important tourism resource for the county and should be managed and protected from inappropriate or damaging development. Many of these water resources have also been afforded protection as NHAs, SACs and SPAs.

Inland Waterways Policies:

NHEP21 To protect and enhance the natural heritage and landscape character of the Waterways and to maintain it free from inappropriate development and to provide for public access, where feasible, acknowledging the existence of contiguous Natura 2000 sites.

Objectives

NHEO39 To protect the biodiversity of rivers, streams and other water courses **of the Inland Waterways** to maintain them in an open state and to discourage their culverting or realignment.

NHEO40 To consult with, as appropriate, the Inland Fisheries Board in relation to any development that could have a potential impact on the aquatic ecosystems and associated riparian habitats.

NHEO41 To consult with Waterways Ireland and the NPWS, the DECLG and the Inland Waterways Association on the development proposals that may affect inland waterways, rivers, lakes, canals or watercourses.

NHEO42 To ensure that the County's watercourses are retained for their biodiversity and flood protection values and to conserve and enhance, where possible, the wildlife habitats of the county's rivers and riparian zones, lakes, canals and streams which occur outside of designated areas to provide for a network of habitats and biodiversity corridors throughout the county.

8.10 Public Rights of Way

Public rights of Way constitute an important recreational amenity for local people and visitors. They enable the enjoyment of high quality landscape and cultural heritage.

A public right of way is a persons' right of passage along a road or path, even if the route is not in public ownership'. The Planning and Development Act 2000-2012

(Section 10(2)(0)) state that a Development Plan shall include an objective for

'the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank and other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan'.

This is a complex process which will be undertaken during the lifetime of this Development Plan. A list of the Public Rights of Way, identified to date, are in the table below, It is important to note that this is not an exhaustive list and that the omission of a right of way from this list shall not be taken as an indication that such a right of way is not a public right of way.

Table 8.4

Preliminary List of Public Rights of Way
<ul style="list-style-type: none">• Cavan Way• Cavan Burren• The Shannon Pot• Bawnboy Forest Walk• Ballyconnell Canal Walk• Turbet Island, Belturbet• River Erne Amenity, Belturbet• Castle Hamilton Walk, Killeshandra• Dernaferst Walk, Gowna• Flemings Folly, Ballinagh• Deer park Forest, Virginia• Castle Walk, Bailieborough• Lough an Leigh, Bailieborough• Dun na Ri, Kingscourt• Mullagh Lake Walk• Mullagh Hill Walk

Public Rights of Way Policy

NHEP22 To preserve and protect for the common good, existing public rights of way which give access to places of natural beauty or recreational utility.

Public Rights of Way Objective

NHEO43 To identify and protect, over the lifetime of the plan, further existing rights of way which give access to places of natural beauty or recreational utility.

NHEO44 Existing Rights of Way and established walking routes shall be identified prior to any new planting, new infrastructural development and any new energy / telecommunications developments and shall be maintained as same.

NHEO45 To identify the existing public rights of way which give access to mountains, lakeshores, riverbanks or other places of natural beauty or recreational activity using the following methodology:

- Place an advert in local papers seeking submissions from the public to identify public rights of way which give access to mountains, lakeshores, riverbanks or other places of natural beauty or recreational utility.
- Identify existing rights of ways, paths, and access points to mountains, lakeshores, riverbanks or other places of natural beauty or recreational activity.
- Identify access points to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational activity which the Council have maintained or repaired with a view to identifying public rights of way.
- Carry out a desktop analysis of public records, maps, aerial photographs and newspaper accounts to identify reputations of public rights of way.
- Once the list is compiled, advertise and put it on display. The public will be invited to make submissions on the validity of the public rights of way.

The Local Authority will endeavor to verify and list the public rights of way and begin the formal process for designating rights of way under Section 14 of the Planning and Development Act 2000 (as amended). Vary the Plan to include the list and map showing the public rights of way.

8.11 Green Infrastructure

Green Infrastructure is strategically planned and interconnected networks of green spaces and water capable of delivering ecosystem services and quality of life benefits to people. Green Infrastructure can include parks, open spaces, rivers, farmland, woodlands and private gardens. The Regional Planning Guidelines recommend the development of a green infrastructure approach to all levels in the planning system and the preparation of a Green Infrastructure Strategy for the county. **The council is committed to implementing the aims and objectives of 'Green Infrastructure' in County Cavan.**

Green Infrastructure Policies

NHEP23 To develop and support the implementation of a Green Infrastructure Strategy for County Cavan during the lifetime of this plan.

NHEP24 **To recognise Green Infrastructure as a means for conserving, protecting and managing ecological corridors and networks, that link National E.U. designated sites.**

NHEP25 **To encourage physical activity and improved health and well-being by providing green spaces for walking and cycling and by providing attractive and safe routes linking key green space sites, parks and open spaces and heritage assets where feasible and appropriate and resist development that would damage, degrade, fragment or prejudice the green infrastructure network.**

Green Infrastructure Objectives

NHEO46 To undertake a Green Infrastructure Strategy for County Cavan during the lifetime of this Development Plan and to ensure that County Cavan's Natura 2000 sites are central to this strategy.

NHEP47 To identify sites of local biodiversity value in County Cavan over the lifetime of this plan.

NHEO48 To protect existing green infrastructure in the county and to provide additional green infrastructure, where possible.

NHEO49 To require that all Land Use Plans protect, manage and provide where possible green infrastructure in an integrated and coherent manner.

8.12 Water Resources and Quality

Water is an important natural resource for the County, both from an ecological point of view as well as in terms of the provision of clean, safe drinking water for human consumption. The quality of water is a key consideration for the development of industry, provision of safe, clean drinking-water supply, water-based amenity areas such as lakes and rivers with public access. It is also essential to tourism; amenity and recreation; agriculture and industry in the County, as well as, fisheries, wildlife conservation and habitat protection. The increase in population in the County along with development pressures and intensification of agricultural activities, has led to increased risk of environmental pollution, particularly on our natural water sources. The water systems in County Cavan comprise a network of aquatic habitats such as lakes; rivers; wetlands and streams which are home to a rich variety of flora and fauna. These must be protected in order to ensure the ecological sustainability and bio-diversity of the County.

8.12.1 Policy Context and Legislation

The implementation of the EU Water Framework Directive 2000/60/EC is a piece of legislation, which emerged in response to the threat of pollution and the increasing demand for cleaner rivers, lakes and beaches, groundwater and transitional estuarine and coastal waters. This Directive for the first time establishes a framework for the protection of all waters including rivers, lakes, estuaries, coastal waters and groundwater, and their dependent wildlife and habitats under one piece of environmental legislation.

Its objectives include the attainment of “good status” in water bodies that are of lesser status at present and retaining good or better status where such exists. The Directive states that water quality management is centred on river basins, which are natural geographical areas that occur in the landscape. Management of these basins will be achieved through management plans which are created for each River Basin District.

Cavan County Council is involved in the management and monitoring of four River Basin Districts(RBDs) each include specific River Basin Management Plans

(RBMPs) for the Neagh Bann International River Basin District (NBIRNBF), the Eastern River Basin District (ERBD), Shannon International River Basin District (SIRBD) and the North Western International River Basin District (NWIRBD). The RBMPs, 2009-2015 were adopted in July 2010. The fundamental objective of the directive aims “at maintaining “high status” of waters, preventing deterioration and achieving at least “good status” in relation to all waters by 2015”. These RBMP’s include the identification of pressures on water bodies and provide measures to protect, improve and restore waters to good status by target years. The Development Plan incorporates these principles/targets through the spatial planning process by way of specific development management policies and objectives.

8.12.2 Surface Water Quality (Rivers & Lakes)

The quality of County Cavan’s surface waters has on the whole (from 1987 – to 2010) shown a trend in the slight increase of polluted waters and a decrease in unpolluted waters. Pressures on water quality include:

- urban wastewaters,
- agriculture,
- un-sewered properties (commercial and domestic),
- landfills
- extractive industries
- hard surface runoff
- siltation and morphological changes (drainage etc.).

Whilst the quality of Cavan’s surface water is still below the national average factors such as the Drumlin topography, soil types and hydrology, contribute to water quality problems. Eutrophication of waters (i.e. excess enrichment by phosphorous) is widespread and while some improvement in river phosphate levels have been recorded, lake recovery from eutrophication and nutrient balancing is still a priority and will take some time to be restored to acceptable standard. Nutrient management planning is a key tool in addressing the problem of excess soil phosphorous which results in eutrophication and nutrient balancing. Despite some improvements in the general conditions of river quality in the County, the biology of

streams and rivers remains impacted upon and the restoration of degraded river catchments is a complex process which will take time.²⁶

8.12.3 Groundwater Quality

Groundwater serves as an important source of drinking water supply and a supply to surface waters in the County. Groundwater is contained in aquifers which are underground layers of rock that contain water. Aquifers are exposed in our surface lakes and rivers. Currently, only two of the County's public water supply is sourced from groundwater being namely, Kingscourt Public Water Supply and Bawnboy Public Water Supply. In late 2005, the Geological Survey of Ireland (GSI) compiled a Ground Water Protection Scheme for County Cavan. Guidance on the Authorisation of Discharges to Groundwater was developed by the EPA in 2011 and any development proposing to discharge wastewaters to soil or directly or indirectly to groundwater, will need to take account of this guidance.²⁷

8.12.4 River Basin Management, Water Framework Directive Implementation

The RBDMPs strive to ensure the water quality in each catchment is being maintained and improved as necessary. The Management Plans were supplemented by Programmes of Measures. These contain specific actions which relevant stakeholders²⁸ must carry out and implement in order to achieve at least Good Ecological Status and to maintain Good and High ecological status in rivers, lakes and groundwaters. This water quality status must be achieved by 2015, 2021 or 2027 depending on a number of factors (e.g. technical feasibility or natural recovery lag times). Cavan County Council is key to the implementation of the relevant Plans and Programmes of Measures.

The current life span of the existing Plans is from 2010 until 2015. However, the data used to generate the varying Plans will be continually updated and reviewed during implementation. This will allow us to establish if the Measures included in the Programme will achieve the objectives and provide value for money. The second

²⁶ For information on River Catchments in the County should be accessed on Water Maps at: www.wfdireland.ie for the water body status information.

²⁷ See www.epa.ie and www.gsi.ie, Groundwater Public Viewer.

²⁸ Local Authorities, OPW, IFI, Coillte, EPA, IFA, DAFM, DEHLG,

plan will be introduced in 2015 and will run until 2021, with the third plan running from 2021 to 2027.

All development should take account of the RBD targets to ensure that development is not detrimental to the achievement of quality status targets for water bodies within the appropriate timeframe. Implementation of the RBMPs will require the setting of priorities, with the highest priorities being given to drinking water sources and protected areas under the Birds and Habitats Directive (Natura 2000 network) sites. The existing waterbodies with a 'high' or 'good' status and those with a protect or improve target by 2015, should be prioritised.

8.12.5 River Water Supply sources and Public/Private Surface Water Supplies

Water is a precious resource it is a goal of Cavan County Council to deliver quality drinking water and to effectively treat wastewater. Drinking water supply capacity and water quality is a key consideration in the RBMP's. It is the responsibility of Cavan County Council and the EPA to ensure the protection of all industrial abstraction points, river abstraction points and lake abstraction points throughout the County.

The achievement of this goal necessitates a multi-faceted response encompassing the governing legal, policy and economic framework, the supervision and monitoring regime and an investment programme strategy as well as the combined efforts of the Environment and Water Services Section of the Council.

8.12.6 Un-sewered areas and on-site waste water treatment systems

The Water Services Amendment Act (2012) and the Domestic Waste Water Treatment Systems Regulations (2012) provides for the introduction of a registration and inspection system for domestic wastewater treatment systems, including septic tanks and similar systems. It has been introduced to address the European Court of Justice ruling against Ireland in October 2009, and to protect Ground and Surface Water Quality (particularly Drinking Water sources). The Regulations set out the performance standards that treatment systems must comply with. The basic standards to be met by all domestic wastewater treatment systems is that they do not cause a risk to human health or the environment. The Regulations also provide

standards for the operation and maintenance of treatment systems and set out de-sludging requirements.

In County Cavan, the water quality monitoring has indicated some decline in the quality of waters in the vicinity of un-sewered settlements where clusters of development occur. Cumulative effects of septic tanks or other waste water treatment systems in areas of extreme groundwater vulnerability need careful consideration. In such cases the “no deterioration objective of the Water Framework Directive should apply”.

8.12.7 Agriculture and land spreading of manure and sludge

County Cavan is noted for its intensive agricultural activities in particular a large number of piggeries and poultry houses operate throughout the County. In addition the grazing of livestock such as sheep and cattle is a common agricultural practice and, to a lesser extent, mushroom growing farms. However, the intensive nature of these activities present challenges for disease minimisation and environmental protection. Substantial quantities of manure/slurry, broiler litter and some spent mushroom compost are all dependent on on-site and off-site disposal in the form of compost manufacture and the spreading of slurry. Cavan is predominantly a grassland county with an extensive network of waterbodies interspersed by drumlin terrain, many of which are sensitive in nature. The effective management and disposal of off-site agricultural waste will ensure that the contamination of ground and surface waters are avoided. The sustainable development of the agricultural industry in Cavan depends on quality waste management systems that take account of nutrient balances sensitive water bodies, topography and soil conditions. The success of ensuring that our water resources are safe and that farming practices are regulated depends on an integrated approach in the Sector, between the Department of Agriculture Forestry and Marine, the farming sector, the Local Authority and the EPA. Applications for planning or IPPC licensing should consult with the Local Authority in relation to disposal arrangements for pig, poultry, bovine manure as well as spent mushroom compost.

Water Protection Policies

NHEP26 To protect the water resources of County Cavan.

NHEP27 To protect the rivers, streams, lakes and all other watercourses in the County, in order to promote sustainable and suitable habitats for flora and fauna.

NHEP28 To promote the engagement of developers and regulators in sustainable development and to encourage a high standard of environmental protection. The 'precautionary principle²⁹' will apply where a significant risk to the environment exists.

NHEP29 To achieve good status in all our waterbodies and prevent the deterioration of existing quality status in all waterbodies in accordance with the requirements of the Water Framework Directive (WFD) and to any development where the potential adverse effects are not fully understood, in which case the development shall not proceed. The 'burden of proof' shall be solely with the applicant to ensure that the proposed activity will not cause significant environmental harm.

NHEP30 Ensure that all industrial or agricultural developments generating manure, organic fertilizer and sludge that are dependent on the off-site recovery or disposal of waste take account area mapping into account. Including lands with impaired drainage or percolation properties and lands where rock outcrop and extreme vulnerability of groundwater is present. Restrictions shall apply in areas where water source catchments are present.

NHEP31 Ensure the implementation and enforcement of the European Communities, 'Good Agricultural Practice for Protection of Waters Regulations' (2009) and associated European Communities 'Good agricultural Practice for Protection of Waters Regulations', 2010- S.I.610 of 2010.

Objectives for Water Protection

NHEO50 All applications for development shall be assessed in terms of the potential impact on the quality of surface waters through the implementation of, where applicable, the RBMP's objectives and targets set under the following; 'Neagh Bann International River Basin District', 'Water Matters' and 'North Western

²⁹ The precautionary principle, derived from the EU Treaty states that where doubt exists about the risk of a significant effect, an AA must be carried out.

International River Basin District: Water Matters', 'Shannon International River Basin District: Water Matters' and the 'Eastern International River Basin District: Water Matters'.

NHEO51 All development applications are assessed in compliance with the 'European Communities Environmental Objectives on (Surface Waters) Regulations'(2009) (S.I.No 272 of 2009) and the 'European Communities Environmental Objectives Groundwater Regulations' 2010 (S.I. No. 9 of 2010).

NHEO52 Ensure that the protection of all known and potential groundwater reserves in County Cavan are met through the effective implementation of the Groundwater Protection Scheme for County Cavan.

NHEO53 Promote best practice in design, layout construction and operation of all new developments and re-developments through the requirement for the submission of Sustainable Urban Drainage Systems (SUDS). Developments shall be designed to ensure both water quality protection and flood minimisation are included in proposals where significant hard surfaces are proposed for commercial, industrial, intensive agriculture, public and institutional or multi-residential developments.

NHEO54 Ensure that, where instances of pollution arise, the enforcement of planning conditions relating to the installation, operation and maintenance of on-site wastewater treatment or septic tanks is carried out jointly with the Environment and Planning Sections.

NHEO55 To encourage the connection of all unconnected premises, within town boundaries, to the existing wastewater treatment plants, where available.

NHEO56 To support the continued development of the wastewater leak detection programme and the use of a strategic metering system to aid in leak detection for the protection of existing water resources.

8.13 Air, Noise and Climatic Factors

8.13.1 Climate

As an inland County, Cavan's climate is uniform across the region and relative to the rest of the Country. Ireland has an abundance of rainfall with low evapo-transpiration, high humidity, mild winters (4.5°C) and cool summers (15.5°C) (IFA, 2004). Met Éireann indicates that the east of the County, on average, receives 800-1000 mm of rainfall, with the more upland areas of north-west Cavan receiving 1600-2000mm per annum.

Climate Change

Climate change is recognised as a potential threat with potential negative impacts on landforms and people arising from a warming of the climate and resultant changes in weather patterns, rise in sea levels, loss of habitats, species and ecosystems and other natural occurrences. Such is the concern over climate change that under the Planning and Development Act, 2010, as amended, Section 10(2)(n) it is a mandatory requirement to include objectives within a Development Plan regarding the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to: '(i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long term decline in non-renewable resources (i) reduce anthropogenic greenhouse gas emissions and (iii) address the necessity of adaptation to climate change.'

The 'National Climate Change Strategy' (2007 – 2012) sets out the measures in which the reduction in Greenhouse Gas Emissions (GHG) for Ireland must be achieved. The targets have been agreed under the Kyoto Protocol and Ireland has committed to limit the growth in its emission to 13% above the 1990 levels over the 2008-2012 period. Measures already in place and additional measures outlined in the strategy will effectively reduce our overall emissions from almost 80 million tonnes of CO² equivalent per year to our Kyoto target of 63 million tonnes.

Achieving these emissions will require a sustained effort from all sectors including: Government, public authorities, business and industry, farmers, families and individuals.

The main greenhouse gas we emit is carbon dioxide which is released when we burn fossil fuels like coal, oil, gas or peat to heat our homes, run our cars, generate

electricity and provide power for industries. Agriculture is a significant source of methane and nitrous oxide.

Ireland has an unusual emissions profile with emissions from Agriculture being proportionally higher than other member states and projected to increase by 2020. Projections by the EPA indicated that even in the best case scenario, Ireland will breach its annual obligations for the GHG emissions under the EU 2020, in 2017. The impacts of climate change are already occurring in Ireland and are projected to intensify over the coming decades, this must be factored into future planning and investment choices.

8.13.2 Air Quality Monitoring

The EPA is the body responsible for monitoring air quality in Ireland. There are currently no monitoring sites in County Cavan. The nearest site is zone D, Kilkitt station which is situated in County Monaghan, close to Cootehill in the north-eastern part of Cavan. This is a rural setting with little traffic or other influences on air quality. Continuous monitoring of nitrogen oxides, sulphur oxides and ozone identifies the air quality as 'good' (EPA National Air Monitoring Programme). It is likely that towns, such as Cavan, would have a lower air quality.

The emission of pollutants from vehicles is one of the main threats to air quality in Ireland and in the County, these contribute significantly to increases in green house gases. In the absence of a significant reduction in nitrogen oxides from the road transport sector, which have grown rapidly over the past decade, Ireland is unlikely to meet its commitments under the National Emissions Ceilings (NEC) Directive by 2010.

The increase in the use of catalytic converters and cleaner fuels etc. has generally contributed to a reduction in pollution from motor vehicles. However there has also been an increase in the number of cars circulating on the county's roads. This and increases in the volume and incidences of traffic congestion may lead to an increase in air (and noise) pollution.

All developments contribute to air and Greenhouse Gas emissions (GHG). In addition to the emissions from motorised vehicles, the second most important issue with regard to air emissions in the County, is the burning of solid fuels such as coal, wood and peat etc. The EU Energy Performance of Buildings Directive contains a range of provisions aimed at improving energy performance in residential and non-

residential buildings, both new-build and existing. Since January 2007, any buildings for sale or rent must have a Building Energy Rating (BER).

Air quality and climate conditions are issues which must be addressed at the local, regional and national levels. The settlement pattern of County Cavan must be assessed in the light of Climate changes and the continuing emphasis on unsustainable travel patterns. Commuter traffic not only creates GHG emissions it is also increasingly impacting on quality of life and human health. Extractive industries and intensive industries contribute to air pollution and noise. Waste generation in the County and the disposal of waste to landfill results in the generation of emissions such as methane and hydrogen sulphide.

Poor design in developments can increase energy requirements thereby creating emissions to air. In addition, the destruction of natural habitats caused by development on greenfields site has a cumulative impact on biodiversity and air quality.

8.13.3 Noise

It is a Mandatory objective of the Planning and Development Act 2000, as amended that the Development Plan should contain objectives for securing the reduction or prevention of noise emissions or vibrations. The Environmental Noise Regulations (S.I. 140 of 2006) are the relevant legislative mechanism for the monitoring and the EPA is the responsible authority for noise monitoring of larger developments. In County Cavan, the Environment Section has a system for logging complaints on noise. Developments which currently are subject to noise monitoring typically include: quarries; wind farms and industrial land uses.

Policies on Air, Noise & Climate Change

NHEP32 Support the 'National Climate Change Strategy', (2007 – 2012) and all measures contained within this strategy that are implementable at a local level.

NHEP33 Ensure the reduction of GHG emissions through the implementation of measures including: planning for compact settlements which accommodate sufficient lands for residential, industrial and commercial land uses in order to reduce trip generation making services more accessible and facilitating more sustainable means of travel.

NHEP34 Ensure that all planning applications for developments which potentially cause noise pollution are subject to appropriate noise monitoring programmes. Potential noise-generating land uses and developments which are subject to the planning process will be assessed in terms of the ‘Environmental Noise Regulations’ (S.I. 140 of 2006).

8.14 Flood Risk Management

There are many areas indicated throughout the County that either historically or currently are susceptible to flooding. The largest concentration of recurring flood points are in Belturbet, Cavan Town and Kilcogy, a region which corresponds with the ‘Lakelands’ areas of the County.

Flooding becomes an issue if development is constructed on the floodplains of rivers or lakes and climate change may result in a greater frequency of flood occurrences. When preparing site layout plans it is necessary to provide a good balance between hard surfaces (such as road and parking areas) and green spaces, in order to absorb rain water. This can be achieved through the incorporation of Sustainable Urban Drainage Systems (SUDS) into the scheme.

In November 2009, the DEHLG and the OPW published ‘Planning Guidelines: The Planning System and Flood Risk Management’. These Guidelines introduced comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. The Guidelines require that all County and Local Area Plans to include a Strategic Flood Risk Assessment (SFRA).

A Stage 1 SFRA has been prepared as part of the Strategic Environmental Report (SEA) for the Draft Plan (See Appendix 9 of the SEA for the Draft Plan). This desk-top study has identified that:

Following the National Preliminary Flood Risk Assessment (PRFA) process a number of communities were identified within the respective catchment areas for County Cavan, as being ‘Areas for Further Assessment’. The Flood Risk Review Report for Shannon Catchment and the Northwest –Neagh Bahn District CFRAMs set out the recommendations for ‘Area for Further Assessment’ based on the site visits (by consultant), but these recommendations form just one of the ‘strands’ that

fed into the finalisation of the definitive CFRAM list. Consequently, some of the 'Areas for Further Assessment' recommendations in the Flood Risk Review Report did not necessarily make it into the final list of AFAs reported to the European Commission and being taken forward in the CFRAM Studies. A summary of these recommendations is outlined below in table 8.5.

Table 8.5 Preliminary Flood Risk Assessment Matrix

Community/ Settlement	*www.CFRAM.ie Interactive Maps	Possible Areas for Further Assessment	Fluvial Indicative 1% (100 YR)	Probable Areas for Further Assessment
Arvagh			✓	
Ballinagh			✓	
Ballyconnell				✓
Ballyjamesduff			✓	
Belturbet			✓	
Ballyhaise			✓	
Bawnboy		✓		
Butlersbridge		✓		
Cavan Town				✓
Crossdoney			✓	
Cootehill			✓	
Kilnaleck			✓	
Kilinkere			✓	
Killashandra			✓	
Kingscourt			✓	
Lough Gowna				
Virginia		✓		

Source: PRFA –* www.cfram.ie –Indicative Extents an Outcomes for Draft Consultation

Table 8.6 Final Designation Areas for Further Assessment

ID Number.	County
360568	Cavan Town
360572	Ballyconnell

Source: The National Preliminary Flood Risk Assessment (PFRA)

The SFRA will be prepared during the lifetime of the plan, in accordance with the Monitoring and Implementation Chapter of the Plan.

The OPW has also compiled Flood Hazard Mapping³⁰ where historical and current information on the location of flood points and multiple or recurring flood points in County Cavan can be accessed.

All new developments shall have regard to areas that may be at risk of flooding. A Site-specific Flood Risk Assessment (SFRIA) may be required at planning application stage. A Site Flood Risk Assessment (Site FRA) is undertaken to assess all types of flood risk for a new development. This requires identification of the sources of flood risk, the effects of climate change on the flood risk, the impact of the proposed development, the effectiveness of flood mitigation and management measures and the residual risks that then remain.

A Flood Impact Assessment (FIA) may be required at planning application stage to identify potential loss of flood plain storage and how it is to be offset in order to minimise the impact on the river flood regime. Development that is sensitive to the effects of flooding will not be permitted in flood prone areas. Site-specific Flood Risk Assessment (SFRIA) and Flood Impact Assessments (FIA) may be required for the storage or attenuation of run-off discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment. These measures will become increasingly important in future years based on the possible effects of Climate Change.

Flood Risk Management Policies

NHEP35 Protect and enhance the county's floodplains and wetlands as vital green infrastructure which provides space for the storage and conveyance of floodwaters, thus enabling flood risk to be more effectively managed and reducing the need for flood defences and flood alleviation measures in the future.

NHEP36 Ensure that all significant developments impacting on flood risk areas shall submit a Flood Impact Assessment' (FIA) Site-Specific Flood Risk Assessment (Site FRA) at Planning Stage, to examine the risks from all sources of flooding and the risks to and potentially arising from the development on a specific site, including the

³⁰ Available at www.floodmaps.ie

examination of the effectiveness and impacts of any control or mitigation measures to be incorporated into that development. ~~at Planning Stage, to identify potential loss of floodplain storage and how it is to be offset to minimise the impact on the river flood regime.~~

NHEP37 Prohibit development which will be directly exposed to flooding or which may through the **Site-Specific Flood Risk Assessment (Site FRA)** ~~(FIA) Flood Impact Assessment~~ process, be found to exacerbate the flooding in areas outside of the site proposed for development.

NHEP38 To ensure that developments in rural areas -in the case of driveways, drainage measures shall be provided to a detail acceptable to the Planning Authority, so as to avoid run-off from the site to adjoining public road;

NHEP39 The limitation of surface water run-off to pre-development levels will be required for all Greenfield developments. Where a developer can clearly demonstrate that capacity exists to accommodate run-off levels in excess of Greenfield levels, then the Planning Authority shall give consideration to such proposals on a case-by-case basis.

NHEP40 To ensure that, in the case of a brownfield development, whilst existing surface water drainage measures will be taken into account, some attenuation measures for surface water may be required at the discretion of the Planning Authority in the interests of balanced and sustainable development.

NHEP41 All new development must be designed and constructed to meet the following minimum flood design standards:- where streams, open drains or other watercourses are being culverted, the pipework shall be designed to adequately accommodate the maximum anticipated flows. (Access should be provided for maintenance as appropriate).

Flood Risk Management Objectives

NHEO57 Prepare a Strategic Flood Risk Assessment (SFRA) for the County, in accordance with the requirements of the DEHG and the OPW 'Guidelines for The Planning System and Floodrisk Management' (2009), taking account of the impact of Climate change so that risk is avoided where possible. In all cases, the onus will be on the developer to provide justification for the development in accordance with the provisions of these guidelines.

NHEO58 Ensure that all run-off from new developments in towns or villages shall be restricted to the pre-development levels (i.e. green fields sites) by the effective implementation of storm water attenuation on the site and the use of SUDS, as a measure to assist in flood avoidance. Developers will be required to demonstrate how they will achieve this during the planning application stage.

8.16 Environmental Considerations for Lower-Level Plans; Projects and Developments

The Council recognises the importance of Environmental considerations for projects such as Local Authority developments – Part 8 of the Planning & Development Act 2000- 2013 (as amended); Lower level plans such as Local Area Plans, Masterplans etc. and private development projects that may not necessarily fall within a designated area. Notwithstanding their location or the scale of the development, the Council may consider that where appropriate, an environmental assessment should be undertaken.

Environmental Policies - General:

NEP42 To ensure that, where applicable, Plans, projects or developments which in the opinion of the Planning Authority, may have a likely impact on the Environment, a sub-threshold Environmental Impact Statement; A Site-specific Flood Risk Assessment and/or an Appropriate Assessment may be required to be prepared by the applicant/developer.

Chapter 9: Recreation and Tourism

“That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy.”

9.0 Introduction and Context

Cavan has much to offer as a tourist destination such as its friendly people, lively towns and villages, award winning restaurants, hotels, a vibrant arts and theatre scene, spectacular unspoilt scenery, championship golf courses, a developing walks network, cycle routes, bird-watching, botany, painting, caving, horse-riding, a strong heritage and geo-heritage product, accessible tourism products, the County Museum and Ramor Theatre, heritage and cultural centres, excellent world class angling and much more and the ongoing development of new product such as the Castel Saunderson International Scouting Facility and the development at Cavan Burren Park. The county has a long history with many archaeology remains tracing the settlement of the Cavan area back over 5,000 years to the early Neolithic people.

9.1 Features and Attractions Tourism Products

There are many different elements that together form the county's tourist value and potential. The hotel sector is strong in the county with four 4-star hotels and several 3 star hotels. As well as catering for sight seers and other tourists, the hotels in Cavan often serve specific markets. The Slieve Russell Hotel & Championship Golf Course, Radisson Blu and Farnham Estate Hotel attracts golfers, as well as, health and leisure visitors. The B&B and self-catering sector relies heavily on the English and French angling markets.

The food sector is a growth market in the County with the now annual 'Taste of Cavan, Food Festival' (begun in 2012) promoting the County as a destination for food lovers and quality food producers. The culinary attraction of the county is further enhanced by the presence of a number of award-winning restaurants such as Neven Maguire's restaurant 'MacNean House' in Blacklion and the 'Olde Post Inn', in Cloverhill which brings many food tourists. The development of Cavan's 'Food Tourism' potential will be further developed in coming years.

County Cavan has many sites of historical and archaeological importance which enhance the tourist potential of the County and provide a historical character for the county that both inhabitants and visitors can identify with. The Marble Arch Caves Global Geopark which will be considered in more detail later has significant tourist potential in this type of market. In addition the ongoing development of Cavan Burren Park and the development of a visitor centre there will create a flagship visitor attraction in the county. This development is further enhanced by a refurbishment of the Market House in Blacklion as a visitor information point.

The County Museum located in Ballyjamesduff town is an important resource for the county and is a very successful tourist attraction in its own right. Its continued growth and development is encouraged and shall be facilitated.

The outdoor activity and adventure product in the county consists of two outdoor adventure centres and one canoeing centre. In addition the forest parks in the county such as Dun a Ri and Killykeen are strong assets and a good working relationship with Coillte has ensured that they are to the forefront of the tourism product offering in the county. Both forest parks contribute to the Walking product in the County which has continued to grow in terms of development of new trails and in light of the ongoing success of the annual Cavan Walking Festival.

Angling continues to be an important tourism product in County Cavan representing one-third of overseas visitors to the County.

Festivals and events are important to the overall tourist economy and are supported by the Tourism Officer in promotion and marketing.

Cavan's Tourist Office opens 5 days a week in Cavan Town and a seasonal office (May – October) run by the community is located in Blacklion.

9.2 Tourism Strategy

The strategic direction of tourism in County Cavan has been centred on accessible tourism, exploring heritage, angling, festivals and events, walking and the Global Geopark in addition to working with accommodation and activity providers to develop the tourism product in the County.

The Tourism Strategy has stated that Cavan Tourism will maintain a policy to protect the environment and natural heritage. It states that Cavan's 'Unique Selling Point (USP) is the unspoilt and natural environment. It is very important to protect the quality, character and distinctiveness of our scenic landscapes and waters.....'

The Mission Statement of the draft Tourism Strategy (2007/2008) is “To develop County Cavan into a professional organised accessible tourism destination synonymous with excellent fishing, walking, food, culture and heritage”. In 2012, a new tourism brand for Cavan was developed entitled ‘This is Cavan’. A distinctive brand identity ‘This is Cavan’ was created using a unique combination of name and logotype³¹. Used together, these elements form a simple powerful and easily identifiable image for the county taking it beyond the traditional ‘lake county’ brand and creating something more contemporary, colourful and bold. ‘This is Cavan’ as an organisation aims to market Cavan County as a tourism destination by strategically promoting aspects of the tourism product in the county. The ‘This is Cavan’ booklet is being distributed around hundreds of venues in the county and nationwide at no charge. In addition a DVD, leaflet and merchandise have also been produced and ‘This is Cavan’ maintains a strong online and social media presence. An ongoing working relationship between Cavan County Council and other statutory bodies with a stake in tourism in Cavan is important in the delivery of the overall tourism objectives of the county.

9.3 Responsible Tourism

Encourage and support the development of Responsible Tourism practices in County Cavan both environmentally and socially. Cavan town won the EU EDEN award for accessibility in 2013 thus establishing County Cavan as a suitable destination for people with disabilities. This area of tourism will continue to be developed.

9.4 Visitor Accommodation

County Cavan has 16 registered hotels operating in the County, 30 B&Bs and 31 self catering properties. There is also significant un-registered accommodation sector. The accommodation sector in the County is varied and strong but the sector continues to struggle in the face of stiff competition and a depressed market. In addition, there is a lack of registered accommodation in some parts of the county.

³¹ <http://www.thisiscavan.ie>

9.5 Waterways and Fisheries

Fishing is a major tourist and leisure amenity in the County and Cavan is regarded as a quality fishing destination in Ireland. **The British angler represents 30% of all overseas visitors to County Cavan and therefore represents Cavan's most important market.** The River Erne and its main tributaries, the Shannon Erne Waterway and the Dromore/Annalee system dominate the middle of the County. To the east, lies the upper River Boyne system and to the south and northwest parts of the Shannon system. These lakes and rivers have good stocks of Bream, Roach, Rudd, Perch and Pike. Eels are present in all waters in the County. The English angler constitutes the main market for coarse fishing while for the French angler fishing for pike is a growth market. Lough Sheelin brown trout fishery is a popular game fishing destination. **A good working relationship with the Council and Inland Fisheries Ireland has led to a partnership approach to the development of angling in Cavan in 2013.**

Waterways and Fisheries Policy

RTP1 Recognise and support the important contribution that angling makes to the leisure and tourist sector in the County whilst ensuring the protection of our Natural Heritage in line with chapter eight of this Plan.

Waterways and Fisheries Objectives

RTO1 Support and encourage the development of access and other infrastructure for angling including access for people with mobility issues.

RTO2 Ensure the protection of existing angling locations and maintain free from inappropriate development.

~~9.3 Tourism Strategy~~

~~Cavan's Tourist Office opens 5 days a week in Cavan Town and a seasonal office (May—October) run by the community is located in Blacklion.~~

~~The Tourism Strategy has stated that Cavan Tourism will maintain a policy to protect the environment and natural heritage. It states that Cavan's 'Unique Selling Point (USP) is the unspoilt and natural environment. It is very important to protect the quality, character and distinctiveness of our scenic landscapes and waters.....'~~

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9.6 Importance and Potential of Tourism and Recreation in County Cavan

Tourism makes an important contribution to the economy of Cavan with income derived from tourist activity being distributed across a wide range of economic sectors. Tourism can also be of particular significance in the diversification of the rural economy and in the regeneration of certain towns and villages.

Changing social trends are resulting in increasing leisure time and a stronger emphasis on the need for recreational activity. The Planning Authority aims to facilitate such trends by maintaining the existing range of recreational facilities in the County, and by the provision of a comprehensive programme of new and extended facilities, which will be developed as finances permit.

The Planning Authority recognises the role that recreational facilities have in making the environment more attractive to the tourist industry and in improving the quality of life of local residents. Therefore, the Planning Authority will encourage the preservation of existing open spaces and the development of further recreational facilities.

Active recreational provision is best located in towns and villages where it can cater for the needs of each settlement and its rural hinterland. The provision of improved recreational facilities in the towns and villages will assist the policy of extending tourism facilities. Suitably landscaped open spaces will help make towns and villages more attractive.

³² <http://www.thisiscavan.ie>

Privately owned sports fields, grounds and facilities associated with sports clubs and organisations create contribute to the character and attractiveness of towns and villages and should be maintained. Recreation and leisure facilities and spaces are important in rural areas these include rivers, lakes, forests and mountains which provide major facilities for walks, picnicking, boating, angling etc. and also act as important tourist attractions. It is the policy of the Planning Authority to protect these facilities.

The Local Authority recognises the importance that the provision of amenity and recreation space has in; creating healthy living environments, helping to encourage more active lifestyles and improving people's quality of life. These spaces are created by ensuring that there are good quality open spaces in urban areas and residential estates, creating green linkages such as walks or cycle ways and encouraging and supporting the development of sports and recreational facilities. It is essential that existing areas of amenity and recreation space, such as open space in residential estates, is maintained. Recreation facilities also include access to civic facilities such as swimming pools, parks, libraries, sports grounds and community centres. The Local Authority recognises the importance of play in the social development and health of children. There are various spaces that can contribute to local play opportunities such as open space in residential estates, parks, school grounds and play grounds. The Local Authority is committed to ensuring equality of access to all areas of recreation and amenity value.

9.6.1 Walkways and Amenity Areas Walking and Cycling

Walking and cycling are growth sectors within Ireland as recreational and sports pursuits but they also have increasing potential within the tourism sector. The range of infrastructure within the county is currently lacking, however, the Local Authority recognises that the development of cycle and walking tourism presents a particular opportunity to bring the economic benefits of tourism to rural areas as it presents a particular opportunity for the development of cycle hire and cycling holiday operations. The National Cycle Policy Framework 2009 – 2020 which sets out objectives to ensure to the creation of a culture of cycling in Ireland includes an objective which aims to provide designated rural cycle networks for visitors and recreational cycling. There are numerous documented walks in County Cavan including;

- Cavan Way (25km from Dowra to Blacklion)
- Lough an Leagh (1km walk around the summit)
- Canal Walk at Ballyconnell (part of Failte Ireland's looped walks network)
- Cuilcagh Mountain Walks
- Dun a Ri Forest Park (4 walks)
- Castle Walk, Bailieborough (part of Failte Ireland's looped walks network)
- Killykeen Forest Park
- Mullagh Walk
- Sean Eamon Ruairi Trail, Glangevlin
- Killeshandra Forest Walk (part of Failte Ireland's looped walks network)
- Deerpark Forest Park, Virginia (A Sli na Slainte route)
- Dartry Walk, Cootehill
- Cootehill Town Walk
- Belturbet Town Walk
- Burren Forest Looped Walks
- Cornamuckla and Aughvains Walk, Gowna
- Portruan/Quivy Country Lane Walk, Belturbet
- **The Gowlan Loops, Blacklion**

These walks have been mapped and their routes shall be protected from developments that create or have the potential to create dis-amenities to the routes. A walking festival is held in Cavan every May which attracts hundreds of walkers, helping to promote the county as a walking destination.

Walkways and Amenities Objectives

RTO3 ~~To promote the development of new walking routes and ensure the protection, development and maintenance of walking and cycling routes within the County.~~ **To recognise the importance of walking and cycling routes and other countryside recreational opportunities, promote their development and ensure their protection, maintenance and where feasible improvement .**

RTO4 To protect areas of outstanding landscape, the natural and built environment and the cultural heritage that forms the County's tourism resource.

RT05 To encourage and assist areas, where tourism is currently underdeveloped and there is a need for local tourism development initiatives to realise their full tourism potential **in an environmentally sustainable manner.”**

RT06 To work in partnership with Fáilte Ireland, funders and other tourism organisations to promote and facilitate the provision of necessary infrastructure supports for the development of tourism.

RT07 To support and promote sustainable tourism through the encouragement of development that enhances as well as protects the County’s landscape and other elements of the natural and built heritage.

RT08 To improve existing Local Authority recreational and amenity facilities, and provide new facilities where considered necessary.

RT09 To facilitate the provision of tourist facilities in keeping with the Tourism Strategy and the protection of the environment.

RT010 To ensure the protection of and co-ordinate the continuing development of strategic walking routes, trails and other countryside recreational opportunities.

RT011 To further enhance the geodiversity, biodiversity and natural environment of the region including additional measures to conserve geosites and natural habitats where appropriate.

RT012 To facilitate opportunities for the social use of state forests and to enhance public enjoyment of the geology and natural landscapes of the region.

RT013 To promote and facilitate the redevelopment of the Ulster Canal and associated waterways

RT014 To promote and facilitate the opening of the waterway between Belturbet and Killeshandra.

RTO15 To support those families wishing to remain on the land and by taking a favourable approach towards agri-tourism schemes and other enterprises intended to supplement farm income.

RTO16 Develop tourism initiatives across the county and in particular the Cross-Border Global Geopark.

RTO17 To investigate and facilitate, subject to resources, the re-use of railways lines for amenity and recreational purposes, and encourage their development as accessible walking and cycling routes

RTO18 Protect established walking and cycling routes and keep free from development which would adversely impact upon them and their use as walking and cycling routes.

RTO19 Encourage and support the enhancement and extension of existing walking and cycling routes, by utilising links from residential areas, parks, open spaces and existing or new public rights of way to facilitate the creation of a secure, safe green network, to provide access to scenic, mountain, lakeshore and river features and views of special interest.

To support, promote and encourage the development of walking and cycling routes, in conjunction with the Irish Sports Council, IW and Fáilte Ireland, which provide linkages with trails, particularly those with historical associations, in adjoining counties including cross border counties in partnership with their councils, the state, private and voluntary sectors.

RTO20 To promote Walking and Cycling by securing the development of a network of safe cycle routes and footpaths on existing roads and on new road improvement schemes and on routes reserved exclusively for pedestrians and cyclists. To provide, improve and extend the network of cycle lanes and pedestrian routes on existing roads, on all new regional, local distributor and local collector roads and on roads being up-graded, to create a safer, more convenient and more user-friendly environment.

RTO21 To ensure that in respect of proposed walking routes for the various settlements, the route selection process considers and assesses the potential for likely significant effects on the environment (including disturbance to species and habitats) in selecting a preferred route and states that where certain routes are adjacent to Natura 2000 sites, the requirements of the Habitats Directive should be taken into account.

RTO22 To ensure that in the preparation of walking/cycling strategy for the County, potential effects (both positive and negative) on the environment should be taken into account for potential cumulative effects.

9.7 Tourism Accommodation in Rural Locations

Towns and villages throughout the County play an important role as tourist centres. It is envisaged that the provision of tourist accommodation can play an important role in the revitalisation of towns and villages and such developments may be encouraged into existing centres. The Tourism Strategy has identified a 'need for Caravan and Camping accommodation in the County'.

Tourism Accommodation in Rural Locations Objectives

RTO23 Applications for new tourist accommodation shall submit details of existing tourist facilities in the area along with justification for the development. In rural areas the development of new tourist accommodation may not be suitable and strong justification is required. Along with general requirements including landscaping plans, site assessment and visual impact assessments, applicants and developers are required to establish the suitability of specific sites in the context of sustainability. All proposals in rural locations shall provide detailed analysis of a specific resource or attraction that is an existing or potential tourist attraction, along with justification for why the tourist accommodation is required including;

- Details of existing accommodation in the area.
- Details of number of visitors to the identified tourist attraction.
- Details of how the proposal relates to and reflects the identified attraction or resource.

- How the design and scale of the proposal reflects its location and compliments the area.
- Other such details as maybe required by the planning authority.

Proposals shall not be permitted where, in the opinion of the Planning Authority, the applicant has failed to provide strong justification.

RTO24 To ensure tourism proposals follow the principles of proper planning and sustainable development as per the polices and objectives of this plan.

RTO25 To promote where possible the re-use and adoption of existing rural buildings if tourist accommodation is proposed outside existing settlements.

RTO26 To promote the development of high quality tourist accommodation, especially hotels and guesthouses and self catering accommodation.

RTO27 ~~To ensure in all tourism related developments high standards of design and landscaping.~~ To ensure that all tourism related developments are of a high standard in terms of their design and landscaping. Applications for such developments shall demonstrate how the development will be assimilated into the landscape by siting, design and landscaping and how it will have no significant adverse impacts on natural, archaeological and built heritage features, landscapes, environmentally sensitive areas, scenic and visual amenities and should be appropriate to the character of the area,.

RTO28 To direct tourism based development, where appropriate, into existing settlements, where there is adequate infrastructure to service the development and where residents can contribute to the maintenance of essential rural services.

RTO29 To ensure tourist related development is constructed in such a manner as to conserve and enhance the natural environment and therefore to serve the future of the tourist industry in the County without compromising its natural beauty.

9.8 Integrated Tourism and Recreational Complex

The Council will actively encourage the location of Integrated Tourism and Recreational Complexes in historic estates or demesne-type landscapes where such uses are consistent with the retention of such landscapes. This type of development has been established in many historic estates throughout the country and can contribute to their sustainable reuse and the promotion of tourism objectives. Generally, an Integrated Tourism or Recreational Complex should have a minimum land area of 40 hectares (99 acres) and would include:

- Hotel(s)
- Conference centre
- Golf course(s)
- Leisure / Fitness centre(s)
- Equestrian centre / trekking centre
- Boating facilities
- Nature trail/ walking routes
- Other tourism related uses

Such projects may include low density residential units and/or high density courtyard type residential units. The particular mix of these types of units will be dependent on the characteristics of the estate having regard to the protection of the amenities of the area. An overall Masterplan will be required for the estate as part of a planning application which will include proposals for:

- The preservation / conservation of the natural amenities on the site (woodlands, watercourses/ waterbodies, designated sites).
- The preservation / conservation of any heritage structures on the site (protected structures, national monuments and other structures of historic merit)
- The retention of the open nature of the lands including key views and prospects.
- A high architectural standard of layout and building design.
- A phasing plan for the provision of the proposed facilities.
- Management arrangements for the maintenance of the facilities and landscaped areas.
- **The preservation of any existing Public Rights of Ways or Walking Routes and maintaining their continued use as Public Rights of Way or Walking Routes.**

Integrated Tourism/Recreational Complex Objective

RTO30 To promote the continued sustainable development of Integrated Tourism/Recreational Complex's throughout the County as important generators of tourist and economic activities.

9.9 Geotourism and the Geopark

Geotourism can be described as a form of natural tourism with specific focus on geology and landscape. Inherent to geotourism is the promotion of geological sites to the general public as a tourism destination whilst simultaneously protecting and conserving the integrity of their geological value. The development of a sustainable geotourism approach should aim to inform both visitors and locals of the geological value of an area thus encouraging destination stewardship and supporting the local economy.

The development of Geotourism is intrinsically linked to the overall quality of the local environment and therefore all elements of a specific geographical attraction such as biodiversity value, heritage features, archaeological value and appropriate interpretation should be developed, promoted and protected in conjunction with the geological value of the area.

Geotourism inherently promotes the conservation of the geological diversity of an area through interpretation, appreciation and education. Therefore the sustainable development of geotourism destinations through geo-trails, geological interpretation, geological related events and education programmes is fundamental to the conservation of geo-diversity and an understanding of Earth sciences.

A Geopark is an area with outstanding geological, archaeological, ecological and cultural heritage. The 'Marble Arch Caves Global Geopark' is a cross-border initiative in the West of the County which incorporates the mountainous uplands of West Cavan and Fermanagh and promotes geological, archaeological and natural heritage. The Geopark is endorsed by UNESCO and the European Geoparks Network. The Geopark is integrated into many of Cavan County Council Strategy's. It is a key element of long term Tourism Development within the County. The Geopark will offer a unique product which will benefit from UNESCO endorsed European Geopark status. It will create significant social, economic, environmental and community benefits for the County. **A new visitor interpretation centre is currently**

being developed at Cavan Burren Park outside Blacklion in partnership with Cóillte. The Councils ongoing working relationship with Cóillte has been an important asset in this regard. In addition a new visitor information point is being developed in the village of Blacklion at the Market House in the centre of the town. These projects have been funded by Border Uplands Interreg funding. These products and the ongoing development at Dowra Courthouse which will also serve as an information point for the Geopark will enhance the information distribution of Geopark activities in the area.

The following sites form a key part of the Geopark.

1. The Burren Forest
2. The Shannon Pot
3. Altaghullion Viewpoint
4. Drumod Sulphur Spa
5. Drumlane Abbey
6. Lough Oughter
7. Turbet Island
8. Whitefathers Cave
9. Garvagh Lough
10. Tullydermot Falls
11. Turbet Island Mottle & Bailey
12. Kilmore Cathedral and Environs
13. Green Lough
14. Bruse Hill
15. Castlesaunderson
16. Con Smith Park
17. West Cavan Heathlands and Species Rich Grassland
18. Killykeen Forest Park

Chapter 10: Rural Settlement Strategy

10.0 Introduction

County Cavan has a long tradition of people living in rural areas. According to the 2006 Census figures 73.6% of the population were living in rural areas. The 2011 Census figures shows that despite increasing trend towards urbanisation, Cavan remains a predominantly rural county with 70% of the population living in rural areas. The percentage of Cavan's population living in rural areas is higher than the national or regional average, see Chapter 2 'Settlement Framework" for further details. As well as, having a relatively high proportion of our population living in rural areas, Cavan's population density is also relatively low. The population density of County Cavan in 2011 was 39.43 persons per square kilometre, having increased from 34.48 in 2006. The national average in 2011 was 67 persons per square kilometre. An analysis of the 2011 Census shows varying geographical trends throughout the county. As outlined in the Settlement Framework, the population of the east of the County continues to grow at a faster rate than that of the west. Some areas close to larger towns in the east have experienced a significant rise in population. For example, in the east of the county, Mullagh Electoral Division (ED) experienced a 40.6% and Ballyjamesduff ED a 39.9% growth in population from the 2006 to 2011 censuses. Other more remote and economically weaker areas have experienced population decline, for example in west Cavan near Dewra and Glangevlin, Derrylahan ED had a population decrease of 20% and Teebane ED 17.1%. The rural settlement policy contained in this chapter takes into account the rural nature of the County whilst acknowledging and encouraging the increasing trend towards urbanisation. The following documents and guidelines were taken into account

- National Spatial Strategy, 2002-2020
- Rural Housing Guidelines, Guidelines for Planning Authorities, 2005
- Border Regional Planning Guidelines, 2010-2022

10.1 Goal and Aims

It is a goal of this plan to respect the long tradition of people living in rural areas in County Cavan and promote sustainable rural settlements as a key component in achieving strong and vibrant rural communities.

The Plan aims to;

- Sustain and renew established rural communities in the small towns and villages and wider countryside areas.
- Strengthen the established structure of villages and smaller settlements in rural areas both to support local economies and to accommodate additional population in a way that supports the viability of local infrastructure and services.
- Ensure that key assets in rural areas such as water quality and the natural and cultural heritage are protected to support quality of life and economic viability.

10.2 Definitions - Rural and Urban Generated Housing

In accordance with the “Sustainable Rural Housing Guidelines for Planning Authorities”, it is necessary to define rural and urban generated housing.

- Housing needed in rural areas within the established rural community by persons working in rural areas or in nearby urban areas can be described as **rural generated housing**.
- Housing in rural locations sought by persons living and working in urban areas can be described as **urban generated housing**.

a. Rural generated housing

The Planning Authority considers that the following broad categories constitute a rural generated housing need.

C. Persons who are an intrinsic part of the rural community

- persons who have spent substantial periods of their lives living in rural areas as members of the established rural community e.g. farmers, their sons and daughters and/ or any persons taking over the ownership and running of

farms, as well as people who have lived most of their lives in rural areas and are building their first homes.

- Returning emigrants who lived for substantial parts of their lives in rural areas, then moved abroad and who now wish to return to reside near other family members, to work locally, to care for elderly family members, or to retire
- The applicant is originally from the local rural area, and wishes to return to the local rural area.
- The applicant currently resides in the local rural area and demonstrates a requirement for a permanent residence there.
- The applicant needs to reside near elderly parents so as to provide security, support and care, or elderly parent(s) need to reside near immediate family

D. Persons working full-time or part-time in rural areas

- persons involved in full time farming, forestry, inland waterway or related occupations, as well as part-time occupations where the predominant occupation is farming or natural resource related.
- persons whose work is intrinsically linked to rural areas, such as teachers in rural schools or other persons whose work predominantly takes place within rural areas.
- The applicant is employed in the rural area and can suitably demonstrate that he/she will continue to do so for the foreseeable future

In light of Circular SP 5/08 from the Department of the Environment, Heritage and Local Government, 'Rural Housing Policies and Local Need Criteria in Development Plans', a *bone fide* applicant who may not already live in the area, nor have family connections there or be engaged in a particular employment classified within the local needs criteria, should be given due consideration within the proper planning and sustainable development objectives for the area subject to the following considerations:

- Such applicants may reasonably be required to satisfy the planning authority of their commitment to operate a full-time business from their proposed home in a rural area, as part of their planning application, in order, for example, to discourage commuting to towns or cities.

- Outline how their business will contribute to and enhance the rural community.
- Satisfy the planning authority that the nature of their employment or business is compatible with those specified in the local needs criteria for rural areas so as to discourage applicants whose business is not location-dependent (e.g. telesales or telemarketing).
- Applicants need to submit a letter from an employer, if appropriate, stating details in relation to the nature and duration of their employment in the area.
- An 'Occupancy Clause' is to be attached to these cases regardless of rural area type

Note: These are broad categories only and it is a matter for the development management system to assess the merits of each application on a case by case basis.

Subject to satisfying normal planning considerations relating to siting and design, the planning authority will look favorably upon an applicant's proposal for an individual house in a rural area where the applicant comes within the development plan definition of a rural generated housing need.

Policy

RHP1 Rural generated housing needs should be accommodated in the locality in which they arise and where the applicant comes within the development plan definition of need, subject to satisfying good planning practice in matters of location, siting, design, access, wastewater disposal and the protection of environmentally sensitive areas and areas of high landscape value.

Objectives

RHO1 Urban generated housing needs should be accommodated in areas identified for housing in the adjoining towns and villages.

RHO2 All rural housing planning applications shall be required to complete a "Rural Housing Application" form. The purpose of this form is to ascertain the need for housing in rural areas and to allow the Planning Authority to monitor trends to ensure effective decision making.

RHO3 Applications in rural areas shall be for individual dwelling houses only and must be made in the name of the person who is the intended occupier of the dwelling house.

RHO4 To apply occupancy condition of 7 years where appropriate (as recommended in Circular SP 5/08 from the Department of the Environment, Heritage and Local Government, 'Rural Housing Policies and Local Need Criteria in Development Plans').

RHO5 Applicants need to submit evidence of their rural generated housing need at the particular location they are seeking permission.

10.3 Rural Area Types

In accordance with the National Spatial Strategy and the Sustainable Rural Housing Guidelines, it is necessary to identify rural areas types within the county that require tailored settlement policies in the development plan.

The NSS and the Rural Housing Guidelines identify the following types of rural areas;

- Rural areas under strong urban influence
- Stronger rural areas
- Structurally weak areas
- Areas with clustered settlement patterns

The Rural Housing Guidelines state that it is expected that all planning authority areas which are predominantly rural will contain at least three of these rural areas types. For Cavan the three identified are

- (4) Areas under strong urban influence
- (5) Stronger rural areas and
- (6) Structurally weak areas.

See Appendix five which illustrates the general location of the different types of rural areas. Individual applications will be assessed in more detail.

Areas under Strong Urban Influence

These areas are located around Cavan Town and in the South East of the County and exhibit characteristics such as:

- Proximity to the immediate environs or close commuting catchment of Cavan, Navan and the Greater Dublin Area.
- Rapidly rising populations.
- Evidence of considerable pressure for housing development due to proximity to such urban areas, or to major transport corridors with ready access to urban areas.
- Pressures on infrastructure such as local road networks, water supply etc.

Key objective

To facilitate the housing requirements of landowners and their immediate family only, subject to satisfying site suitability and technical considerations, whilst directing urban generated housing need in areas identified for housing in the adjoining towns and villages.

RHO6 That development within Areas under Strong Urban Influence shall be restricted to landowners and their immediate family members only**.

RHO7 To apply an occupancy clause of a minimum of 7 years.

**Satisfied by the following criteria:

- The applicant is a landowner or a mother, father, son or daughter of the landowner.
- Landowner is defined as an individual with a land holding of a minimum of 10 hectares.
- Applicants not meeting the criteria of ownership of a minimum of 10 hectares will be dealt with on a case by case basis.

Stronger Rural Areas

In these areas population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is

supported by a traditionally strong agricultural economic base and the level of individual housing development activity in these areas tends to be relatively low and confined to certain areas. The main issues in this area are (a) ensuring that the urban generated housing needs are catered for in the towns and villages and (b) avoiding ribbon development extending out along radial roads from the towns.

Key Objective

To facilitate rural generated housing needs as defined in section x, subject to good planning practice in matters of location, siting, design and the protection of environmentally sensitive areas and areas of high landscape value, whilst directing urban generated housing need to areas identified for housing in the adjoining towns and villages.

RHO8 To cater for the housing requirements of members of the local rural community who have a rural generated housing need.

RHO9 Urban generated housing development shall be directed into town and village settlements.

RHO10 To apply an occupancy condition of a minimum of 7 years

RHO11 To prevent ribbon development extending out along radial roads from the towns in this area.

Structurally Weak Areas

These areas exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure based on indices of income, employment and economic growth. These areas also have a weaker urban structure.

These areas, to a large extent correspond with the designations of high visual and scenic amenity and otherwise vulnerable areas such as EU Designated Sites, See chapter 9 for more details. The capacity of the landscape to absorb development will be a major consideration in the assessment of proposals in such areas.

Key Objective

To promote real and long term community consolidation and growth. To accommodate any demand for permanent residential development as it arises subject to good planning practice in matters of location, siting, design, access, wastewater disposal and the protection of environmentally sensitive areas and areas of high landscape value.

To achieve these aims the Council will protect against the indiscriminate construction of individual dispersed housing that will only achieve short-term demographic gain.

RHO12 To facilitate proposals for permanent residential development in order to tackle declining population levels.

RHO13 To monitor the operation of settlement policies on an ongoing basis to avoid excessive levels of inappropriately located development.

Smaller Community Areas

Within the rural areas of the county, there are a number of smaller community areas within which there may be one or more of the following community facilities, local services and rural retailing. These smaller community areas are recognised as having what could be described as proto-urban characteristics and may provide valued local services to the surrounding agricultural community. The Planning Authority recognises the importance of a vibrant rural community and of sustaining such smaller community areas in the long term. Development of an appropriate scale and design shall be considered where there is an identifiable physical association with such communities. Individual or small groups of dwellings and appropriate retail or service facilities may be suitably located within such communities. Examples of these smaller community areas include Bunnoe, Canningstown, Cloverhill, Drung, Glangevlin, Killinkere, Killydoon, Milltown and Tullyvin.

RHO14 Appropriately located and designed clustered development will be encouraged and accommodated, subject to normal good planning practice and other technical requirements.

RHO15 Proposals for more than two dwellings shall not be permitted. Applications must be accompanied by a local needs assessment.

10.4 Development Management Policies for one-off rural houses

As well as complying with the policies stated above for the different rural area types and meeting the criteria for rural generated housing need, Cavan County Council will also take into account the following matters in assessing individual proposals for one of rural housing:

- Local circumstances such as the degree to which the surrounding area has been developed and is trending towards becoming overdeveloped.
- The degree of existing development on the original landholding from which the site is taken including the extent to which previously permitted rural housing has been retained in family occupancy. Where there is a history of individual residential development on the landholding through the speculative sale of sites, this will take into consideration in assessing any new application.
- The suitability of the site in terms of access, wastewater disposal and house location relative to other policies and objectives of this plan
 - Siting and design
 - Impact on natural and cultural heritage
 - The degree to which the proposal might be considered to be ribbon or infill development

10.5 Ribbon development

The Sustainable Rural Housing Guidelines recommend against the creation of ribbon development for a variety of reasons such as road safety, future demands for the provision of public infrastructure and visual impacts.

In considering individual housing proposals in rural areas, the Planning Authority will assess the likelihood that the proposal would contribute to or exacerbate ribbon development. The Rural Housing Guidelines define ribbon development as 5 or more houses on any one side of a given 250 meters of road frontage.

Whether a given proposal will exacerbate such ribbon development will depend on:

- The type of rural area and circumstances of the applicant.

- The degree to which the proposal might be considered infill development.
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development.

In determining the above the Planning Authority will take into account local circumstances, including the planning history of the area and development pressures.

RHO15 To oppose residential development that would contribute to or exacerbate ribbon development.

10.6 Infill development

In exceptional circumstances, notably where ribbon development is substantially in place and where additional housing will effectively consolidate ribbon development, infill development may be permissible. Any such infill development will be subject to good planning practice in matters of location, siting, design and the protection of environmentally sensitive areas and areas of high landscape value. With regards to an applicant's rural housing need for infill sites, applicants will be required to submit a rural housing application form and these applications will be decided on a case by case basis.

RHO16 To permit infill development, where appropriate, subject to good planning practice in matters of location, siting, design, access, wastewater disposal and the protection of environmentally sensitive areas and areas of high landscape value.

10.7 Design and Siting Considerations

General Considerations

Traditional buildings in the countryside evolved in response to their setting and function as a result they blend sympathetically with their surrounding landscape. It is essential that similar care is exercised in the siting and design of new buildings to ensure that they too can integrate harmoniously with their surroundings and thereby protect the amenity and character of the countryside of County Cavan. Cavan County Council has prepared design guidelines for rural houses and it is the policy of

the Council to implement these guidelines through the development management process. The guidelines are included in Appendix x of the Development Plan.

Extensions to Dwellings

The County Council recognises the importance of maintaining use of existing dwellings in rural location and this along with changing families and lifestyles may necessitate extensions to dwellings. It is essential that such extensions do not interfere with the existing character of the dwelling or by its size and design render a dwelling out of character with its rural setting.

Extensions should:

- Designed so as to relate to the character of the existing dwelling.
- Be constructed with similar finishes, where appropriate and with similar windows to the existing building so that they will integrate with it.
- Have a pitched roof, particularly when visible from the public road.
- Dormer extensions should not obscure the main features of the existing roof, i.e. should not break the ridge or eave lines of the roof.

RHO17 To require all applications for rural houses to comply with the “Design Guide for Single One-off Rural Houses within Cavan Rural Countryside.”

RHO18 One detached domestic garage only shall be permitted for any single dwelling. Domestic garages shall be single storey, domestic in appearance and in character with the domestic dwelling. Carports are not permitted in rural locations.

RHO19 Extensions to dwellings which are considered to interfere with the character of the dwelling or overwhelm it by virtue of their size and design shall not be permitted in rural locations.

10.8 Natural and Cultural Heritage

The Heritage Act 1995 describes national heritage as including monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscape, seascapes, wrecks, geology, heritage gardens and parks and inland waterways. Chapter 9 outlines the items and areas listed for protection.

Applicants choosing a potential site in a rural area need to take into account the effect that the proposed development may have on any heritage items or places in the area and consider means to mitigate any adverse impacts in terms of site location, layout and design.

RHO18 To ensure that development near or adjacent to a site or archaeological interest does not have a negative impact on the special interest of the site or its setting by reason of its location, scale, bulk or visual impact.

10.9 Appropriate Assessment (AA)

The protection of the Environment including its flora and fauna is a major element of creating sustainable communities. A number of sites and areas are protected under EU directives such as the Habitats Directive which gives protection to Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), known collectively as Natura 2000 sites. Planning Authorities must ensure that a proposal which is likely to have a significant effect on a Natura 2000 site will be subjected to an AA of its implications for the area. Applicants may be requested to prepare a Natura Impact Statement as part of their planning application to assist the Planning Authority in the AA. More information on appropriate assessment and Natura 2000 sites is contained within Chapter 8.

RHO19 To ensure that applications that are likely to have a significant effect on a Natura 2000 either directly or indirectly site are subject to an appropriate assessment in accordance with Article 6 of the Habitats Directive.

10.10 Sensitive Landscapes

Sensitive landscapes within the County include the Global Geopark, upland areas, drumlins, river, lake and canal frontages etc. (see chapter 8 for more information on protected and sensitive landscapes within the County). It is considered that the siting, design and mass of dwelling houses in these areas should be of a high quality. Traditional types of design and setting of dwellings and outbuildings can work successfully. Innovative designs can use traditional elements to create contemporary dwellings that are both modern and yet blend successfully into the receiving environment. Traditional designs, features, finishes and materials should

be used and the dwelling house should blend into the setting of the landscape. External finishes considered appropriate include plain plaster, dash and local stone.

RHO20 To have regard to special landscape policy areas and Landscape Categorisation Analysis of County Cavan to ensure that these areas are not adversely affected by incompatible development.

10.11 Vernacular Rural Buildings and Replacement Dwellings

A key component of the rural landscape of County Cavan is the built legacy of traditional dwellings and buildings, many of which have been neglected in preference for new dwellings, or because traditional buildings have become unsuitable as farming practices changed. In recent times, many vernacular buildings are being replaced with larger contemporary and, in particular, suburban style dwellings that, in many instances, are out of keeping with the rural character of the area.

RHO21 To promote the viable re-use of vernacular dwellings without losing their character and to support applications for the sensitive restoration of disused vernacular or traditional dwellings.

RHO22 To encourage and facilitate the appropriate refurbishment of existing housing stock in rural areas and in certain limited cases the replacement of existing dwellings.

RHO23 Cavan County Council shall assess applications for refurbishment and/or replacement of existing housing stock in rural areas, having regard to the following criteria:

- That in the case of replacement dwellings, to require that the original structure was last used as a dwelling and that its roof, internal and external walls are generally intact.
- That replacement dwellings are provided at locations where safe access and acceptable wastewater disposal arrangements can be put in place and where other policies and objectives of the Development Plan are not compromised.

- That in the case of refurbishment and extension proposals, that the scale and architectural treatment of proposed works are sympathetic to the character of the original structure and the surrounding area including adjoining or nearby development;
- That the replacement dwelling shall be designed to be of a size and scale appropriate to the site
- The design of replacement dwellings in rural areas shall comply with the “Design Guide for Single One-off Rural Houses within Cavan Rural Countryside” as contained within Appendix X of the Development Plan.

10.12 Wastewater Treatment and Disposal

Waste water treatment systems should be located, constructed and maintained to the highest standards to ensure minimal impacts on water quality.

RHO24 All proposals involving the installation of an on-site wastewater treatment system must be in accordance with the requirements of the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (2009) or any subsequent Code of Practice which supersedes it.

RHO25 All proposals shall be accompanied by a Site Characterisation Form which has been properly completed by a suitably qualified person.

RHO26 Proposals for significant extensions will be required to ensure that existing effluent treatment systems are adequate to cater for any additional loading that may result from the extension.

10.13 Roads

National Roads

National policy in relation to development involving access to national roads and development along national primary and national secondary roads is set out in the “Spatial Planning and National Roads Guidelines” published by the DECLG in January 2012. The Guidelines state, ‘The policy of the planning authority will be to

avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kmh apply. This provision applies to all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant'.

RHO28 To protect and maximise the potential of the county's national primary and secondary roads as key strategic infrastructure vital to the county's continued economic development by preventing ribbon development or random one-off housing.

RHO29 To ensure that future development affecting national primary or secondary roads shall be assessed in accordance with the guidance given in the document 'Spatial Planning and National Roads - Guidelines for Planning Authorities, January 2012'.

Regional and County Roads

It is vitally important that new housing in rural areas, that is located along non national routes, is located in such a manner as to avoid endangering public safety by way of a traffic hazard. There are a number of regionally and locally important functions of certain regional and county road routes that are particularly important transport links, and that traverse County Cavan.

RHO30 To ensure that all development accessing off the county's road network is at a location and carried out in a manner which would not endanger public safety by way of a traffic hazard.

RHO31 New development proposals onto certain regionally and locally important county road routes that act as particularly important transport links and that traverse County Cavan shall be assessed having regard to:

- Avoiding unnecessary new accesses, for example, where access could be provided off a nearby county road

- Ensuring that necessary new entrances are located in such a manner as to provide effective visibility for both users of the entrance and users of the public roads so that opportunities for conflicting movements are avoided
- Avoiding the premature obsolescence of regional roads in particular, through creating excessive levels of individual entrances.

10.14 Roadside Boundaries

Roadside boundaries, whether hedgerows, sod and stone bank, stone wall or other boundaries, provide important features that are elements of both the landscape and ecology of rural areas. The retention of such boundaries should be encouraged as they assist in absorbing new rural housing into its surroundings and serves to protect and enhance our bio-diversity. Occasionally, the removal of substantial lengths of roadside boundaries is proposed to improve visibility at the junction of a new entrance onto a road. Where an alternative site is available and otherwise suitable, applicants should consider a location that avoids the necessity for widespread boundary removal. More details on landscaping and entrance/boundary treatments are included in the “Design Guide for Single One-off Rural Houses within Cavan Rural Countryside”, see appendix.

RHO32 To avoid the removal of existing roadside boundaries except to the extent that this is needed for a new entrance, and where required for traffic safety reasons.

RHO33 If traffic safety requires that the existing front boundary treatment must be set back, it will be requirement that a replacement boundary is put in place and that this boundary is similar to the one removed. In cases where the boundary to be removed consist of non native species than the replacement boundary shall be of mix of native species.

RHO34 New front boundaries of rural dwellings shall comply with guidelines for landscaping as outlined in section 3.0 Landscaping of ‘Design Guide for Single One off Rural Houses within Cavan Rural Countryside’. The new front boundary shall replicate the original roadside boundary and walls shall be permitted for entrance splay only and shall be of a design and height appropriate to the rural area.

CHAPTER 10: DEVELOPMENT MANAGEMENT STANDARDS

“That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy.”

10.0 Introduction

This section sets out the development management standards for new developments within the County. These are the standards that will be applied when assessing planning applications. The overall aim of the Local Authority in assessing planning applications is to ensure the any new development is consistent with the proper planning and sustainable development of the area.

Development Management Policies - General

DMP1 All new developments shall have regard to the policies and objectives regarding the provision of critical infrastructure capacity as contained in (Chapter 4: Infrastructure) of the plan.

10.1 Streetscapes

a. Building Heights

The height of new or altered developments shall not be constrained purely by the height of adjoining properties. In general, heights should respect the local streetscape or villagescape and shall have regard to the provisions of Town and Village Plans. Buildings of different heights may and can be appropriate to reinforce the urban form or when buildings are designed as landmark structures in the context of their particular setting.

The design of new buildings will be assessed on a case by case basis in terms of height, scale and mass. New developments should avoid overlooking and overshadowing.

b. Overshadowing

A development of a significant height may require daylight and shadow projection diagrams in accordance with ‘Site Layout Planning for daylight and Sunlight: A Guide

to Good Practice (BRE 1991) or 'B.S. 8206 Lighting for Buildings Part 2 1992: Code of Practice for Day lighting.

c. Materials

The use of hardwood³³ for windows and doors in all new structures is encouraged rather than uPVC. The use of uPVC in new developments in streetscapes of towns and villages is not permitted. The use of local materials in the construction of new buildings is encouraged as it contributes to the special character of the local area. The choice of colours for external finishes should blend in with local traditions and surrounding buildings.

10.2 Access for All

Where buildings are intended for public use they shall be accessible to all people. Their internal facilities should also be designed so as to accommodate people without difficulty. Part M of the Building Regulations 2000 and 2010 aims to ensure that buildings should be accessible and usable by everyone. All new buildings shall adhere to the standards outlined in the 'National Disability Authority', 2012 document 'Building for Everyone; A Universal Design Approach'. The concept of life time adaptable housing is one that the local authority is committed to, it ensures that new homes are suitable for the changing needs of occupants, including needs associated with moderate mobility difficulties and the normal frailty associated with old age. Applications for new dwellings either for an individual dwelling or a housing estate type development should consider the concept of life time adaptable housing. The layout and design of residential developments and open spaces should give consideration to the needs of everyone including the aged, people with disabilities and people with children.

10.3 Residential Development in Urban Areas

The location, design and integration of new developments into wider communities have significant impacts on current inhabitants, as well as, future generations. It is the aim of this plan to ensure that all residential developments provide a high quality

³³ Preferably sourced from Forest Stewardship Council (FSC) certified forests.

environment for people to live in. All applications for new developments will be assessed having regard to government policies, in particular

- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)', DEHLG, May 2009.
- 'Urban Design Manual, A Best Practice Guide', May 2009, a companion document to the above Guidelines.
- 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities', DEHLG, September 2007.

10.3.1 Design Statement

A Design Statement shall be submitted with all applications for housing developments. A design statement is a short document in which the applicant outlines why a particular design solution is considered the most suitable for a particular site, especially for larger or more complex developments. The design statement should consist of both text and graphics. The statement should address all relevant Development Plans or Local Area Plans design policies and objectives, and relate them to the site. The statement should include justification for the proposal and all design options considered. A Design Statement should follow the recommendations of the 'Urban Design Manual' and include the following 12 criteria, these criteria will form the bases of the statement:

1. Context - how does the development respond to its surroundings?
2. Connections – how well connected is the new neighbourhood?
3. Inclusivity - how easy can people use and access the development?
4. Variety - how does the development promote a good mix of activities?
5. Efficiency - how does the development make appropriate use of resources, including land?
6. Distinctiveness – how do the proposals create a sense of place?
7. Layout - how does the proposal create people friendly streets and spaces?
8. Public Realm - how safe, secure and enjoyable are the public areas?
9. Adaptability - how will the buildings cope with change?
10. Privacy and amenity – how does the scheme provide a decent standard of amenity?
11. Parking – how will the parking be secure and attractive?

12. Detailed design – how well thought through is the building and landscape design?

Applicants are required to comply with the 'Urban Design Manual' with regard to the design of residential developments.

10.3.2 General Design Considerations

The creation of a quality living environment is a requirement for all proposed developments. All new developments are therefore required to include the following basic standards

a. Residential Mix in House and Apartment Development

A mix of dwelling types and sizes will ensure that different categories of households are catered for. This mix could include two-storey, single-storey, semi-detached, detached and dwellings with different numbers of bedrooms etc.

b. Separation between Dwellings

Adequate distance shall be provided between dwelling houses. These should be equally divided between dwellings and allow for a useable side entrance. Sites with difficult gradients will be required to provide a greater distance between dwellings **to ensure privacy and adequate private open space provision.**

c. Privacy and security

Providing a sense of privacy and security is an important element of residential amenity and contributes towards a sense of security felt by people in their homes. 'The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' recommend the following:

- Where ground floor dwellings have little or no front gardens, it is important that "defensible space" is created behind the public footpath, for example, by means of a planting strip.
- There should be adequate separation between opposing first floor windows (traditionally about 22m between 2-storey dwellings) to avoid overlooking.
- When designing estates the safety and security for residents shall be considered this can be achieved by:
- Ensuring clear definition of private, communal and public spaces.

- Preventing unauthorised access to rear gardens by means of suitable boundary treatment.
- Maximising natural surveillance of the street and open spaces from windows.

d. Private Open Space

All dwellings shall have an area of private open space behind the building line. This open space shall be provided in accordance with the 'Urban Design Manual', 2009.

Private open space should be useable by all residents. Long narrow rear gardens, difficult gradients or awkward shapes are not acceptable.

Details of boundary treatment should be indicated on planning applications.

e. Public Open Space

The 'Sustainable Residential Development in Urban Areas Guidelines' recommends the following standards for public open space:

Green field sites shall provide a minimum of 15% of the total site area as public open space. This shall be accessible and useable. If feasible a larger neighbourhood park should be provided that could serve the wider community.

Large infill sites or brown field sites shall provide a minimum 10% of total site area as public open space.

The emphasis should be on providing quality, attractive, useable and accessible public open spaces. Applications which include a provision of public open spaces shall include, **but may not be limited to**, the following in the design and layout of these spaces.

Design – The layout and facilities should be designed to include both active and passive recreation. Adequate supervision, passive surveillance, boundary treatment and public lighting contribute to creating a sense of security. Public open spaces should be suitably proportioned, narrow tracts or 'left over spaces' which are difficult to manage are not acceptable.

Accessibility – public open space should be carefully sited within residential areas so that they are easily accessible for all and overlooked by dwellings. Areas with high gradients or otherwise impractical to function effectively will not be acceptable as open space. Details of levels and cross sections should be included in planning applications.

Variety - a range of open space types should be considered including both active and passive recreational facilities.

Sustainable Urban Drainage Systems - (SUDS) are required to reduce the impact of urban runoff on the aquatic environment.

Biodiversity - public open spaces should provide a range of natural habitats that can facilitate the preservation of flora and fauna. The retention of existing natural features is required.

Linkages - Appropriate pedestrian and cycle linkages between and within open spaces should be provided.

Public open space must be carefully designed as an integral part of the layout of residential developments and the standards outlined above should be considered at the initial design stages.

f. Design of Residential Streets

In line with the 'Sustainable Residential Development Guidelines' it is required that the following principles shall influence the layout and design of residential streets:

Connectivity and permeability – provide convenient access between and within areas, particularly to larger community and commercial facilities and places of work. Routes should be accessible for everyone and as direct as possible. Permeability for pedestrians and cyclists should take precedence over permeability for vehicles. River or canal paths for walkers and cyclists can provide attractive connections within and between areas.

Sustainability – priority should be given to needs of walking, cycling and public transport and the need to minimise car-borne trips

Safety – streets, paths and cycle routes should provide for safe access by users of all ages and degrees of personal mobility

Legibility – it should be easy for residents and visitors to find their way around the area.

Sense of place – streets should contribute to the creation of attractive and lively mixed- use places.

Applications for residential developments shall demonstrate how they have included these principles in the overall layout.

g. Car Parking in Residential Areas

Car parking standards are included in Chapter Four Physical Infrastructure.

Residential layouts should not be dominated by car parking along access roads. Any new residential development should take account of the following criteria regarding car parking

- Car parking for dwellings should be within the curtilage of the site.
- Car parking for dwellings should be in informal groups overlooked by housing units. The visual impact of large areas of car parking should be reduced by the judicious use of screen planting, low walls and the use of different textured or coloured paving for car parking bays.

h. Hard Landscaping

Hard Landscaping design, including paving and street furniture, is an important element in defining the character of the spaces between buildings and public open spaces. Hard landscaping shall be developed so as to:

- Provide a visual link to the surroundings.
- Define and enclose spaces, and delineate public from private space.
- Provide security to public areas.
- Distinguish between pedestrian, cycle and vehicle movement.
- Provide suitable play space for children.

Materials must be appropriate, durable and of a good quality. Careful consideration must be given to the design of hard surfaces such as streets, squares, open spaces, paved areas, footpaths and driveways. Developers should consider incorporating shared surfaces into the design of residential developments, where appropriate.

The textures and colours of the materials chosen must be sympathetic to the locality and be an integral part of the design. The siting of street furniture should be provided so that it does not hinder accessibility.

i. Street Lighting and Public Utilities

Street lighting should be at least to the standards set out in the ESB publication 'Public Lighting in Residential Estates'. Pedestrian links shall be illuminated. Lighting levels within a new development must create a secure environment. Dark corners and alleyways should be avoided. The use of low pressure lighting and full cut lighting shall be encouraged for environmental, economic and road safety reasons.

Lamp posts in prominent positions can help to define an area and promote a sense of place among residents.

To preserve the amenity and visual character of an area, and in the interests of public safety, all services including electricity, public lighting, telephone, broadband and television cables shall be provided underground in all new developments.

The location of street lighting shall be indicated on planning drawings.

j. Density

With regard the density of residential developments, applications for residential development will generally be required to demonstrate compliance with the DECLG “The Sustainable Residential Development in Urban Areas” (2009). However, whether or not a particular density is appropriate in any given case will, in practice, depend on local conditions and on the design and layout of the scheme rather than on some predetermined scale of densities for the area. Where sewerage facilities exist or are being planned for, the main determinant of the density acceptable to the Planning Authority will be the extent to which a scheme:

1. Provides for both public and private open space including supervised play areas.
2. Provides adequate privacy for each household.
3. Has a design that enables the scheme to merge successfully into the landscape.
4. Provides car parking, cycling and walking links.
5. Has a mix of dwelling types.

10.3.3 Extensions to Dwellings

The design and layout of extensions to houses should have regard to amenities of adjoining properties particularly as regards sunlight, daylight and privacy.

Extensions shall not be permitted where they result in an unacceptable negative impact on adjacent residential amenity. The character and form of the existing building should be respected and external finishes and window types should match the existing.

Extensions should:

- Follow the pattern of the existing building as much as possible.

- Be constructed with similar finishes, where appropriate and with similar window arrangements to the existing building so that they integrate with it.
- Have a pitched roof, particularly when visible from the public road.
- Dormer extensions should not obscure the main features of the existing roof, i.e. should not break the ridge or eave lines of the roof. Dormer extensions are generally not acceptable in streetscapes.
- Care should be taken to ensure that the extension does not overshadow windows, yards or gardens. Windows which would reduce the privacy of adjoining properties are not permitted.

10.3.4 Sequential Approach

While it is an aim of this Plan to ensure that there is sufficient land available for future residential development it is correspondingly an aim of the Plan to ensure that future development occurs in a co-ordinated fashion. This can be achieved by adopting the sequential approach to development, whereby development occurs from the town/village core outwards helping to create a compact urban environment where as many residents as possible have easy access to services. This plan aims to consolidate existing Towns and Villages through efficient land-use zoning, the promotion of infill development, redevelopment of derelict, obsolete and brownfield sites and adopting the sequential approach to development. The Plan encourages the adoption of a sequential approach to development in the Plan Area, from the centre outwards to ensure the creation of compact, sustainable urban forms. The following area types shall be developed as a priority in towns and villages;

- Unfinished residential developments
- Brownfield Sites
- Greenfield residentially zoned land adjacent to town and village cores

While a significant portion of area types listed above remain undeveloped proposals for the development of other lands shall not be permitted. Chapter 12 contains further details in relation to specific policies, objectives and required criteria. In exceptional circumstances consideration will be given to the development of dwellings which do not strictly adhere to the sequential approach if such dwellings can be considered to be a viable alternative to rural dwellings, see town and village plans for further details.

10.3.5 Naming of Estates

The naming of residential estates shall reflect local place names, local people of historical significance, heritage, language or topographical features as appropriate, and shall incorporate old and Irish place names from the locality as much as possible. The use of bi-lingual or Irish-Language signs is encouraged.

- The naming and numbering of residential estates shall be approved in advance by the Planning Authority. The final decision is made by the Place Names Committee. Along with suggested estate names, developers shall submit reasons for their choice. Signage should be of appropriate size and material, and shall be erected in a timely manner.

10.3.6 Apartments

It is not anticipated that there will be any great demand for new apartments within the lifetime of this plan. Where apartments are proposed a strong justification and an identifiable need will have to be proven. All applications for new apartments shall provide clear details of the justification and need for them including but not limited to the number of apartments currently constructed and the numbers vacant in the area. Any development of apartments shall be in compliance with 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities', 2007.

10.4 Childcare Facilities

Cavan County Council recognises the importance of providing good quality childcare facilities in order to contribute to the social, emotional and educational well being of children. The provision of good quality childcare improves access to employment opportunities for parents or guardians. There are a wide range of high quality childcare facilities in strategic locations throughout the County. The provision of childcare facilities is subject to the 'Child Care Act' and the 'Child Care (Pre-School Services) Regulations', 1996 as amended.

Childcare providers, architects and designers of childcare facilities should consult with the 'Guidelines for Best Practice in the Design of Childcare Facilities', Department of Health, 2005. These best practice guidelines for the design of childcare facilities offer practical information and guidance on best practice in the

planning, design and adaptation of childcare facilities. They aim to provide information to facilitate childcare providers to make informed decisions about the design, layout, alteration, renovation and extension of childcare facilities.

10.5 Nursing Homes Developments, Residential Care Homes and Sheltered Housing

The demand for nursing homes, residential care homes and sheltered housing has grown over the last number of decades due, in part, to an increased average life expectancy. These types of developments Nursing homes are not permitted in the open countryside for reasons relating to unsustainability, poor accessibility, social exclusion and visual intrusion. Nursing Home, Residential Care Homes and Sheltered Housing developments and ancillary facilities will be considered in town centres and serviced areas subject to normal technical considerations such as access, traffic safety and connection to public services etc and the consideration of the proper planning and sustainable development of the area. In assessing the suitability of potential sites for nursing homes developments consideration will be given to gradients of site, suitable access for pedestrians, proximity of services etc. Applications for nursing homes shall comply with the “National Quality Standards for Residential Care Settings for Older People”, Health Information and Quality Authority, February 2009.

10.6 Health Care Facilities

Healthcare and medical facilities are provided by public, private and voluntary agencies within the County. The HSE is the primary organisation responsible for the delivery of health care and personal social services.

The Local Authority is committed to ensuring that there is sufficient land available for the development of additional services in the County subject to proper planning.

The Local Authority shall encourage the integration of healthcare facilities within new and existing communities and discourage proposals that would cause unnecessary isolation or other access difficulties particularly for those with a disability and children.

10.7 Retail Development

Applications for all retail development will be assessed in accordance with the 'Retail Planning Guidelines for Planning Authorities' published by the DECLG (2012) and the accompanying 'Retail Design Manual', (2012). The existing Retail Strategy 2008-2014 shall remain in place until such time as a new Retail Strategy has been adopted during the lifetime of this plan. See Chapter 3 'Economic Development' for further details on retail policy.

10.7.1 Shopfront Design

The preservation of the character and form of our town and village centres is an important element in the creation of sustainable urban areas. It provides a connection with our past and creates attractive centres that inhabitants can identify with and helps to provide the feeling that this is 'our Town/Village'. Shopfronts are essential elements in the streetscapes of towns and villages. Traditional shopfronts and nameplates over shopfronts shall be preserved. When proposing alterations or any other changes to traditional shop fronts applications shall demonstrate that they have taken the DECLG guidance document 'Conservation Guidelines, No. 14; Shopfronts" into consideration. New shop fronts do not need to be copies of traditional shops fronts but should reinterpret the same basic classical principles. Innovative designs are actively encourage however, new shop fronts should be in keeping with the existing character and traditional form of the streetscape. Applications for proposed shopfronts and alterations to existing shopfronts shall comply with the following basic standards;

- Internally illuminated fascias and signs shall not normally be permitted.
- The design of the shopfront should be sympathetic to the scale and architectural character of the existing building and streetscape and shall not detract from it.
- The design, scale, colour and signage scheme should be submitted with the planning application for the replacement or alteration of shopfronts and for new shopfronts.
- Excess use of illuminated plastic or neon signage will not be permitted.
- The use of locally sourced material e.g. timber, stone, glass and steel are encouraged.

10.8 Advertising Signs

Advertising signs not associated with shop fronts shall be in accordance with the adopted Cavan County and Town Signage Policy Statement.

10.9 Fast Food Outlets/Takeaways

The cumulative impact of a number of take-away restaurants in any particular area will be considered in the assessment of any application. Impacts such as noise, litter, disturbance, residential amenities, proximity to residential dwellings and traffic, will also be taken into consideration. The Planning Authority will control the opening hours of take aways. Proposals for take-aways are generally permitted in appropriate locations as per the Zoning Descriptions except where;

- Development would be likely to prove detrimental to the amenities of nearby residential properties, to the visual amenity and to parking and which would result in traffic and litter problems which could not reasonably be controlled by use of planning conditions.
- The application has failed to demonstrate that a satisfactory ventilation flue could be provided that would not cause problems of noise and fumes for the occupiers of nearby properties and it would not be detrimental to the visual amenity of the area or
- A further change of use would seriously affect the retail vitality and viability of the defined retail centre due to existing concentration of takeaway premises in an area.

10.10 Service Stations

New petrol stations and the refurbished of existing stations will be required to have a high standard of overall design and architectural layout to ensure an attractive development that integrates with and complements or enhances its surroundings.

The forecourt canopy should be integrated into the overall design and sited so that it does not dominate the surrounding buildings.

Petrol filling stations must be located on the outskirts of a town or village but inside the 50km or 60km speed limits. The preferred location is on the near side of the roadway on the way out of towns or villages.

The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. The Council however recognises the more intensive role of petrol stations in recent times, and the expansion from merely fuel depots to the provision of a wide range of convenience and other goods and services. Applications for planning permission for such developments should contain the following;

- Detailed proposals for the service station will be required, including the chosen method of disposal of wastewater from carwash areas, traffic management, surface water outlet and oil interceptors etc. The development shall be designed and operated in such a manner that it does not adversely affect existing road drainage in the area.
- High quality design and material content. Advertising material should be restricted to a minimum and no lighting shall be installed so as to cause glare or interference to any user of an adjacent public road.
- Standard petrol station canopies may be required to be replaced with more sympathetic canopies designed to the satisfaction of the Council, such as light steel and glass or slated roofs with little or no attached signage.
- Strident and multiple colouring should be avoided and will be discouraged. The size and colour should be such as to take cognisance of its setting and location in the landscape.
- Any associated shop shall remain secondary to the use as a petrol filling station and any retail element shall clearly demonstrate that it would not affect the existing retail development in the town centre.
- The provision of deli counters shall comply with relevant standards from Water Services and the Environment Section in relation to grease traps etc.

10.11 Unfinished Housing Estates

In November 2012, the Minister for Housing and Planning launched the 2012 National Housing Development Survey. This survey has been tracking the extent and condition of unfinished housing developments since 2010. The survey has found that the number of unfinished estates in the Country has fallen by more than 50% since 2010. In the 2013 survey 86 'unfinished estates' were surveyed in Cavan and it was found that 42% of dwellings were completed and occupied and 7.3% were complete but vacant, Planning had expired on 28%, 10% had not

started and the remainder where at some stage of construction.³⁴ Following the survey a number of estates were considered to now be finished with 60 remaining on the list. The Council are working with the various interested parties, including funders, financial institutions, residents groups, management companies etc. to resolve issues on unfinished estates. The Council are taking the following necessary steps to ensure such developments are completed in accordance with the planning permissions, or revisions thereof as follows:

Identify responsibility levels (e.g. current owners, current planning status, previous owners etc).

Identify funders.

Develop appropriate site resolution plans for occupied/unfinished estates.

Appropriate and timely action where deemed necessary on significant issues of Public Health and Safety.

Providing direction to, and securing the co-operation of, developers and other relevant stakeholders in an effort to secure compliance with planning permission.

Accommodating, under the development management process, appropriate revisions to the design, layout and/or use of the permitted development in order to secure their completion and occupation.

- Taking enforcement action and the “calling-in” of bonds and cash deposits in order to complete the developments, where appropriate.
- Increased efforts towards facilitating and promoting opportunities for enterprise and employment.
- Restricting, under the planning process, certain additional development types in areas where there is a surplus.

Taking in Charge of Housing Developments

In compliance with Section 180 of the Planning & Development Act 2000, Cavan County Council has an obligation to take in charge any private housing development that is in full compliance with the relevant permission and the criteria set out in Cavan County Council’s policy document ‘Policy for Taking in Charge of Housing Developments’ October 2006. This will include take over on a phased basis. Cavan County Council will take in charge all roads, sewers, footpaths, green areas

³⁴ Source: <https://www.housing.ie/Our-Services/Unfinished-Housing-Developments/2013-National-Housing-Survey>

associated with the development; however the maintenance of open space will be the responsibility of the residents once taken in charge. Cavan County Council will not take in charge apartment blocks, town houses or any development that is served by a public communal area. It is not the policy of Cavan County Council to take over the maintenance or operational cost of any services on private housing developments e.g. public lighting, sewer pumping station, treatment plants etc. until such time as the development is taken in charge.

Objective

DMO1 To encourage a high standard for housing estates and to ensure that housing estates taken in charge by Cavan County Council are fully in compliance with Cavan County Councils document 'Policy for the Taking in Charge of Housing Developments' October 2006, or most updated version.

10.12 Security Bonds

Conditional to the granting of planning permission, development work shall not commence on site until security has been given for the satisfactory completion and maintenance of residential developments and ancillary services until such time as they are taken into charge by the Council. The Planning Authority may require a security bond for any development where it is considered necessary to ensure the satisfactory completion and maintenance of site works/services. The amount of the security bond will be related to the estimated cost of the development works and services.

10.13 Holiday Home Development

It is an aim of this plan to support and encourage the growth and development of the tourist sector in the county. Given that there are a number of holiday home developments in the county with high levels of vacancy including Riverrun in Belturbet and Annegheerian Log Cabins in Shercock, it is this plans intention to control the development of new build holiday homes and encourage the refurbishment and use of existing stock, as well as, the development of rural buildings as tourist accommodation.

Objective

DMO2 Proposals for the development of new build holiday homes in rural areas (i.e. areas outside of development boundaries) shall be limited to one holiday home and shall be accompanied by details of why it is considered that a holiday home is required at this location.

DMO3 The Local Authority will facilitate and encourage the refurbishment of existing rural buildings and dwellings for tourist accommodation where a need can be identified.

DMO4 Where permission is granted for a new build holiday home or the conversion of a rural building into a holiday home as use clause will be applied by way of a condition limiting the use of the building as a holiday home only.

DMO5 Holiday home developments will adhere to all other policies and objectives of this plan specifically in terms of siting and design.

10.14 Development Management Policies for one-off-rural houses

As well as complying with the policies stated above for the different rural area types and meeting the criteria for rural generated housing need, Cavan County Council will also take into account the following matters in assessing individual proposals for one of rural housing.

- Local circumstances such as the degree to which the surrounding area has been developed and is trending towards becoming overdeveloped.
- The degree of existing development on the original landholding from which the site is taken including the extent to which previously permitted rural housing has been retained in family occupancy. Where there is a history of individual residential development on the landholding through the speculative sale of sites, this will take into consideration in assessing any new application.
- The suitability of the site in terms of access, wastewater disposal and house location relative to other policies and objectives of this plan
 - Siting and design

- Impact on natural and cultural heritage
- The degree to which the proposal might be considered to be ribbon or infill development

10.14.1 Ribbon development

The Sustainable Rural Housing Guidelines recommend against the creation of ribbon development for a variety of reasons such as road safety, future demands for the provision of public infrastructure and visual impacts.

In considering individual housing proposals in rural areas, the Planning Authority will assess the likelihood that the proposal would contribute to or exacerbate ribbon development. The Rural Housing Guidelines define ribbon development as 5 or more houses on any one side of a given 250 meters of road frontage.

Whether a given proposal will exacerbate such ribbon development will depend on:

- The type of rural area and circumstances of the applicant.
- The degree to which the proposal might be considered infill development.
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development.

In determining the above the Planning Authority will take into account local circumstances, including the planning history of the area and development pressures.

DMO6 To oppose residential development that would contribute to or exacerbate ribbon development.

10.14.2 Infill development

In exceptional circumstances, notably where ribbon development is substantially in place and where additional housing will effectively consolidate ribbon development, infill development may be permissible. Any such infill development will be subject to good planning practice in matters of location, siting, design and the protection of environmentally sensitive areas and areas of high landscape value. With regards to an applicant's rural housing need for infill sites, applicants will be required to submit

a rural housing application form and these applications will be decided on a case by case basis.

DMO7 To permit infill development, where appropriate, subject to good planning practice in matters of location, siting, design, access, wastewater disposal and the protection of environmentally sensitive areas and areas of high landscape value.

10.14.3 Design and Siting Considerations

Traditional buildings in the countryside evolved in response to their setting and function as a result they blend sympathetically with their surrounding landscape. It is essential that similar care is exercised in the siting and design of new buildings to ensure that they too can integrate harmoniously with their surroundings and thereby protect the amenity and character of the countryside of County Cavan. Cavan County Council has prepared design guidelines for rural houses and it is the policy of the Council to implement these guidelines through the development management process. The guidelines are included in Appendix x of the Development Plan.

10.14.4 Extensions to Dwellings

The County Council recognises the importance of maintaining use of existing dwellings in rural location and this along with changing families and lifestyles may necessitate extensions to dwellings. It is essential that such extensions do not interfere with the existing character of the dwelling or by its size and design render a dwelling out of character with its rural setting.

Extensions should:

- Designed so as to relate to the character of the existing dwelling.
- Be constructed with similar finishes, where appropriate and with similar windows to the existing building so that they will integrate with it.
- Have a pitched roof, particularly when visible from the public road.
- Dormer extensions should not obscure the main features of the existing roof, i.e. should not break the ridge or eave lines of the roof.

DMO8 To require all applications for rural houses to comply with the “Design Guide for Single One-off Rural Houses within Cavan Rural Countryside.”

DMO9 One detached domestic garage only shall be permitted for any single dwelling. Domestic garages shall be single storey, domestic in appearance and in character with the domestic dwelling. Carports are not permitted in rural locations.

DMO10 Extensions to dwellings which are considered to interfere with the character of the dwelling or overwhelm it by virtue of their size and design shall not be permitted in rural locations.

10.14.5 Natural and Cultural Heritage

The Heritage Act 1995 describes national heritage as including monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscape, seascapes, wrecks, geology, heritage gardens and parks and inland waterways. Chapter 9 outlines the items and areas listed for protection. Applicants choosing a potential site in a rural area need to take into account the effect that the proposed development may have on any heritage items or places in the area and consider means to mitigate any adverse impacts in terms of site location, layout and design.

DMO11 To ensure that development near or adjacent to a site or archaeological Interest does not have a negative impact on the special interest of the site or its setting by reason of its location, scale, bulk or visual impact.

10.14.6 Appropriate Assessment (AA)

The protection of the Environment including its flora and fauna is a major element of creating sustainable communities. A number of sites and areas are protected under EU directives such as the Habitats Directive which gives protection to Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), known collectively as Natura 2000 sites. Planning Authorities must ensure that a proposal which is likely to have a significant effect on a Natura 2000 site will be subjected to an AA of its implications for the area. Applicants may be requested to prepare a Natura Impact Statement as part of their planning application to assist the Planning Authority in the AA. More information on appropriate assessment and Natura 2000 sites is contained within Chapter 8.

DMO12 To ensure that applications that are likely to have a significant effect on a Natura 2000 either directly or indirectly site are subject to an appropriate assessment in accordance with Article 6 of the Habitats Directive.

10.14.7 Sensitive Landscapes

Sensitive landscapes within the County include the Global Geopark, upland areas, drumlins, river, lake and canal frontages etc. (see chapter 8 for more information on protected and sensitive landscapes within the County). It is considered that the siting, design and mass of dwelling houses in these areas should be of a high quality. Traditional types of design and setting of dwellings and outbuildings can work successfully. Innovative designs can use traditional elements to create contemporary dwellings that are both modern and yet blend successfully into the receiving environment. Traditional designs, features, finishes and materials should be used and the dwelling house should blend into the setting of the landscape. External finishes considered appropriate include plain plaster, dash and local stone.

DMO13 To have regard to special landscape policy areas and Landscape Categorisation Analysis of County Cavan to ensure that these areas are not adversely affected by incompatible development.

DMO14 All new developments or extensions/additions to existing developments shall comply with the Water Framework Directive and other legislation relevant to the protection of the aquatic environment. Developments that are considered not to be in compliance shall not be permitted.

10.14.8 Vernacular Rural Buildings and Replacement Dwellings

A key component of the rural landscape of County Cavan is the built legacy of traditional dwellings and buildings, many of which have been neglected in preference for new dwellings, or because traditional buildings have become unsuitable as farming practices changed. In recent times, many vernacular buildings are being replaced with larger contemporary and, in particular, suburban style dwellings that, in many instances, are out of keeping with the rural character of the area.

DMO15 To promote the viable re-use of vernacular dwellings without losing their

character and to support applications for the sensitive restoration of disused vernacular or traditional dwellings.

DMO16 To encourage and facilitate the appropriate refurbishment of existing housing stock in rural areas and in certain limited cases the replacement of existing dwellings.

DMO17 Cavan County Council shall assess applications for refurbishment and/or replacement of existing housing stock in rural areas, having regard to the following criteria:

- That in the case of replacement dwellings, to require that the original structure was last used as a dwelling and that its roof, internal and external walls are generally intact.
- That replacement dwellings are provided at locations where safe access and acceptable wastewater disposal arrangements can be put in place and where other policies and objectives of the Development Plan are not compromised.
- That in the case of refurbishment and extension proposals, that the scale and architectural treatment of proposed works are sympathetic to the character of the original structure and the surrounding area including adjoining or nearby development;
- That the replacement dwelling shall be designed to be of a size and scale appropriate to the site
- The design of replacement dwellings in rural areas shall comply with the “Design Guide for Single One-off Rural Houses within Cavan Rural Countryside” as contained within Appendix X of the Development Plan.

10.14.9 Wastewater Treatment and Disposal

Waste water treatment systems should be located, constructed and maintained to the highest standards to ensure minimal impacts on water quality.

DMO18 All proposals involving the installation of an on site wastewater treatment system must be in accordance with the requirements of the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (2009) or any

subsequent Code of Practice which supersedes it.

DMO19 All proposals shall be accompanied by a Site Characterisation Form which has been properly completed by a suitably qualified person.

DMO20 Proposals for significant extensions will be required to ensure that existing effluent treatment systems are adequate to cater for any additional loading that may result from the extension.

10.14.10 Roads

National Roads

National policy in relation to development involving access to national roads and development along national primary and national secondary roads is set out in the “Spatial Planning and National Roads Guidelines” published by the DECLG in January 2012. The Guidelines state, ‘The policy of the planning authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kmh apply. This provision applies to all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant’.

DMO21 To protect and maximise the potential of the county’s national primary and secondary roads as key strategic infrastructure vital to the county’s continued economic development by preventing ribbon development or random one-off housing.

DMO22 To ensure that future development affecting national primary or secondary roads shall be assessed in accordance with the guidance given in the document ‘Spatial Planning and National Roads - Guidelines for Planning Authorities, January 2012’.

Regional and County Roads

It is vitally important that new housing in rural areas, that is located along non national routes, is located in such a manner as to avoid endangering public safety by way of a traffic hazard. There are a number of regionally and locally important functions of certain regional and county road routes that are particularly important transport links, and that traverse County Cavan.

DMO23 To ensure that all development accessing off the county's road network is at a location and carried out in a manner which would not endanger public safety by way of a traffic hazard.

DMO24 New development proposals onto certain regionally and locally important county road routes that act as particularly important transport links and that traverse County Cavan shall be assessed having regard to:

- Avoiding unnecessary new accesses, for example, where access could be provided off a nearby county road
- Ensuring that necessary new entrances are located in such a manner as to provide effective visibility for both users of the entrance and users of the public roads so that opportunities for conflicting movements are avoided
- Avoiding the premature obsolescence of regional roads in particular, through creating excessive levels of individual entrances.

10.15 Roadside Boundaries

Roadside boundaries, whether hedgerows, sod and stone bank, stone wall or other boundaries, provide important features that are elements of both the landscape and ecology of rural areas. The retention of such boundaries should be encouraged as they assist in absorbing new rural housing into its surroundings and serve to protect and enhance our bio-diversity. Occasionally, the removal of substantial lengths of roadside boundaries is proposed to improve visibility at the junction of a new entrance onto a road. Where an alternative site is available and otherwise suitable, applicants should consider a location that avoids the necessity for widespread boundary removal. More details on landscaping and entrance/boundary treatments

are included in the “Design Guide for Single One-off Rural Houses within Cavan Rural Countryside”, see appendix.

DMO25 To avoid the removal of existing roadside boundaries except to the extent that this is needed for a new entrance, and where required for traffic safety reasons.

DMO26 If traffic safety requires that the existing front boundary treatment must be set back, it will be requirement that a replacement boundary is put in place and that this boundary is similar to the one removed. In cases where the boundary to be removed consist of non native species than the replacement boundary shall be of mix of native species.

DMO27 New front boundaries of rural dwellings shall comply with guidelines for landscaping as outlined in section 3.0 Landscaping of ‘Design Guide for Single One off Rural Houses within Cavan Rural Countryside’. The new front boundary shall replicate the original roadside boundary and walls shall be permitted for entrance splay only and shall be of a design and height appropriate to the rural area.

Chapter 11: Implementation, Review and Monitoring

11.0 Implementation, Review and Monitoring

Under the Planning and Development Act 2000(as amended) Planning Authorities have a statutory obligation to secure the implementation of the policies and objectives of Development Plan. The Council will engage with all relevant stakeholders, both statutory and non-statutory agencies and organisations in seeking to achieve the policies and objectives of the Plan in a proactive manner. The implementation of policies and objectives of the Plan may be constrained by factors such as the economic climate, political support, allocated local authority funding and the availability of funding from diverse sources. Accordingly, no funding of projects can be guaranteed in advance, nor can the implementation of all objectives contained within the Plan be assumed. However, it is the intention of Cavan County Council to exercise all legal powers to ensure that objectives are implemented. This includes the use of compulsory acquisition powers, where necessary. The following projects shall be undertaken during the life time of the plan.

- A Retail Strategy
- A Landscape Character Assessment
- Flood Risk Assessment in accordance with the DECLG Guidelines on Floor Risk Assessment.
- Wind Energy Strategy
- Renewable Energy Strategy
- Implement a programme which monitors and assess the operation of the Settlement Framework policies
- An Infrastructural Capacity Study to identify deficits within towns and villages.
- A Local Biodiversity Action Plan
- A Heritage Plan
- A review of Special Landscape Policy Areas
- An annual report of numbers and trends of rural housing
- A number of master plans in key towns
- A Village Design Framework Matrix
- An Audit of Community Infrastructure/Facilities in Towns and Villages
- List of Public Rights of Way

11.1 Monitoring and Reporting

The Planning Section is the main section in Cavan County Council which oversees the implementation of the policies and objectives of the Development Plan. This is mainly achieved through the development management function. However, it is important to note that this Plan co-ordinates the work and objectives of other key departments within the local authority, including Roads, Housing, Community and Enterprise.

In some cases, the body responsible for the implementation of certain Plan objectives may be external for example the NRA.

The large number of objectives included in the Plan represents a significant challenge for the Council and while it is an aim of the plan to ensure their implementation within the lifetime of the development plan some objectives will be implemented within within a longer timeframe.

Section 15(2) of the Planning and Development Act 2000 (as amended) states that the manager of a planning authority shall, not more than two years after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives of the Plan. This progress report will be prepared within that time frame and will include appropriate inputs from all the relevant local authority sections and departments in charge of implementing and/or monitoring the implementation of Plan objectives. A further Progress Report will be prepared upon the commencement of the next review of the CDP in 2015, and will be used to inform pre-draft public consultation.

11.2 Prioritising and Time Frames

The implementation of the Development Plan is possible the most important aspect of the Development Plan process and it is essential that time frames are put in place to ensure this implementation occurs in a timely fashion. Baring in mind that Development Plans are enforce for six years, projects and tasks will be prioritised as follows:

- Priority one tasks will occur in years one and two of the Plan
- Priority two in years three and four
- Priority three in years four and five

- Priority four in year six

Project	Priority	Lead Section

Chapter 12: Town and Villages Plans

“That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy.”

12.0 General Policies and Objectives

In the Settlement Framework a settlement hierarchy was established for County Cavan. This hierarchy arranged the towns and villages of the county into six tiers as illustrated in the figure below.

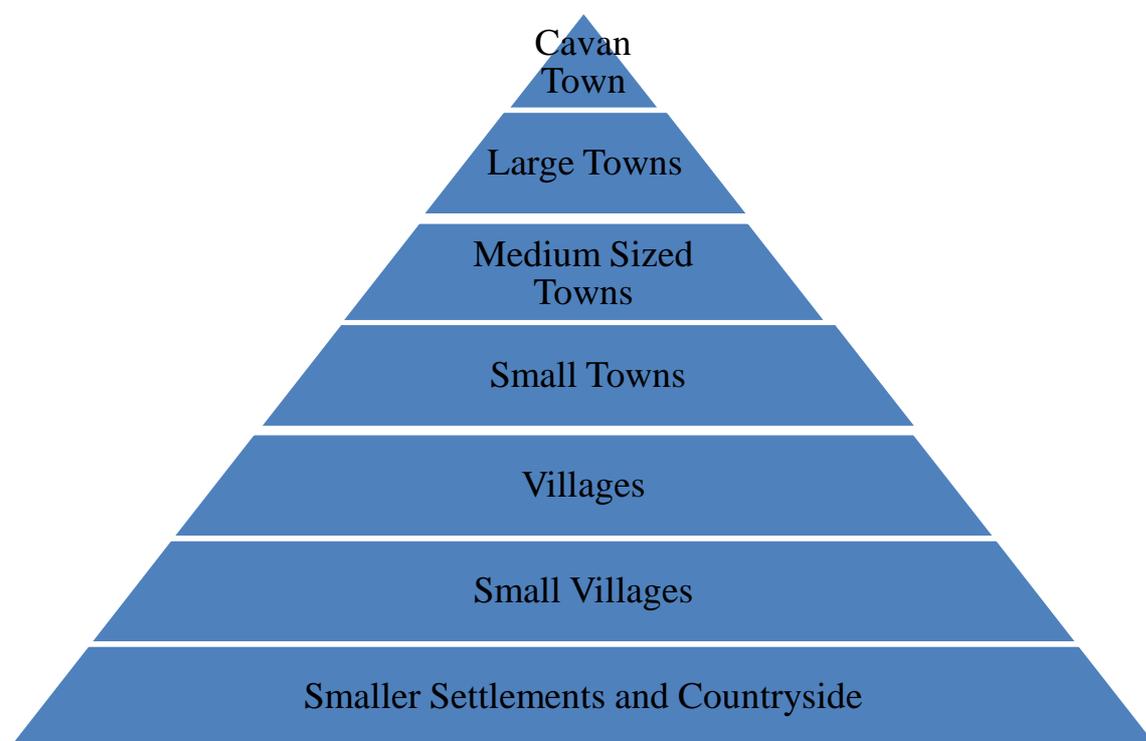


Figure 12.1

This section of the plan looks at each of the settlements in more detail with particular attention paid to the large and medium sized towns. Cavan Town as the largest town in the county is tier one of the hierarchy and will be considered in the Draft Cavan Town and Environs Development Plan 2014 – 2020. The large and medium sized towns are those urban areas with populations of over 1,000 and with a good mix of retail and other services within them. They are listed in the table below.

Table 12.1

Status	Name	Population	Retail/Service Study
Tier Two (Large Towns)	Bailieborough, Ballyjamesduff, Cootehill, Kingscourt, Virginia	Over 2,000	Increase in the number and variety of both convenience and comparison retailing with several of the same type of comparison shops. Seven or more Public Houses. Has one or more primary schools a secondary school, a VEC or other training is available, several cafes/restaurants, a post office, bank/credit union, several professional services, a community centre, several business/factories, library, public service/civic building and a few other services.
Tier Three (Medium Towns)	Mullagh, Belturbet, Ballyconnell	Over 1,000	Increase in variety of retail available. Has four or more Public Houses. Has a school, One or more cafe, post office, bank/credit union, community centre, one or more professional services, a community centre, two or more business/factories and a few other services.

12.1 Development Strategy

These towns act as key strategic locations for the physical, economic and social development of their areas and of the county, as a whole. While they are arranged into tiers the towns are individually quite different from a physical, social and environmental view point, for example the location of towns often has an impact on their size, form or function. The towns towards the west are smaller in size with less of mix of retail and other services and are influenced by their location in and next to environmentally sensitive areas and often have a history tourism and a strong potential to develop within the tourist sector. Towns to the East are characteristically larger with a mix of retail and services and are influenced by the location close to the Greater Dublin Area, some towns demonstrate commuter town characteristics. It is the aim of this plan to ensure the sustainable, well planned development of these large and medium sized towns in a way that recognises and respects their

strengths and weaknesses. This will be achieved through tailor made policies and more specific objectives, as well, as land use zoning.

In general there is a presumption in this plan, that lands closest to the town core, unfinished estates, partially developed sites and sites with live planning permissions shall be developed before green field's sites and edge of development boundary sites. In Tier 2 and 3 Towns new residential developments shall not be permitted unless a housing need is clearly proven, this shall take into account existing vacant residents, unfinished dwellings and live planning permissions. Proposed developments shall demonstrate that there is a need for residential development above and beyond that which can be provided by existing vacant residents, unfinished housing estates and live planning permissions. In all Towns and Villages applications for new residential developments shall demonstrate how they have followed the sequential approach to development. In exceptional circumstances consideration will be given to the development of dwellings which do not strictly adhere to the sequential approach if such dwellings can be considered to be a viable alternative to rural dwellings.

Policies

The following policies will be addressed through objectives and land use zoning within each of the town plans.

TVP1 Identify and meet the needs of communities within towns.

TVP2 Promote local economic development and employment growth by focusing on the vibrancy and vitality of town centres.

TVP3 Integrate environmental considerations into local planning by addressing both the causes and effects of climate change such as flood risk, maximising bio-diversity, and providing green infrastructure.

TVP4 Ensure that adequate provision is made for schools and other social and community infrastructure.

TVP5 Facilitate smarter travel patterns thorough more compact, less sprawling and better structured urban areas and more sustainable, healthier travel habits such as walking, cycling and the use of public transport.

TVP6 Focus on the delivery of high quality urban design that improves people's quality of life and ensure access for all.

12.1.1 Zonings and General Policies

The Settlement Framework has identified large and medium sized towns within the county. These towns are characterised by both their higher population, as well as, greater service and retail provision. Their important role as the location of a mix of convenience and comparison retailing, education, social, recreational, professional services and employment must be supported and enhanced as appropriate. These towns are also drivers for growth in the County. In the east the accumulation of large, medium and small towns, often strategically located on regional and national routes, can together create the critical mass necessary to drive the economic development of the county. In the west the towns function both as a support for Cavan Town but more essentially as the providers of services and support to the more rural west of Cavan. To ensure that the important and often complex role of these towns is supported and enhanced the planning authority has prepared zoning objectives for these towns.

The purpose of zoning is to indicate the land use objectives for lands within development boundaries of towns. Zoning aspires to promote orderly development by eliminating potential conflicts between incompatible land uses, and to establishing an efficient basis for investment in public infrastructure and facilities. Uses that are not appropriate will be assessed in the context of any established non-conforming issues relating directly to the development proposal and/or the extent or impact of such a non-conforming use on established or prospective amenities.

12.2 Zoning Objectives

Town Core Development

Objective: Establishes the extent of the town core and identifies the most suitable location for a mix of retail, commercial, residential, culture and social uses. The overall aim is to strengthen the vitality and viability of the town core by actively facilitating the reuse of existing buildings, as well as, brownfield and Greenfield sites. The emphasis will be on high quality urban design which does not detract from the existing urban framework.

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Permitted in Principle: A.T.M., Bed & Breakfast, Betting Office, Carpark/Commercial/Surface, Casual Trading, Places of Worship, Civic Buildings and Offices, Community Facilities, Conference Centre, Childcare Facilities, Cultural Use, Night Club, Doctor/Dentist etc., Education, Enterprise Centre, Entertainment Uses, Farmers Market, Financial Institutions, Take-away/Fast Food Outlet, Funeral Home, Guesthouse, Health Centre, Home Based Economic Activity, Hotel/Conference Centre, Offices, Open Space, Petrol Station, Professional Services, Public House, Public Services, Utility Installation, Recreational Buildings (Commercial), Recreational Facility/ Sports Club, Recycling Centre Facility, Residential, Residential institution, Restaurant/Cafe, Residential Care Home, Service Garage, Shop Neighbourhood, Shop-Major Sales Outlet, Taxi Office, Traveller Accommodation, Veterinary Surgery, Sheltered Housing, Nursing Home.

Not Permitted: Abattoir, Agricultural Buildings, Caravan Park Holiday, Burial Grounds, Boarding Kennels, Concrete /Asphalt etc. Plant in or adjacent to a Quarry, Heavy Vehicle Park, Extractive Industry, General Industry, Industry-Light, Refuse Landfill/Tip, Refuse Transfer Centre, Rural Industry, Scrap Yard.

Industry, Enterprise and Employment

Objective: Identifies areas developed and suitable to be developed for industrial, enterprise and employment use, including all compatible activities and operations. Inappropriate mix of uses will not be encouraged such as office based industry and retailing.

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Permitted in Principle: Abattoir, Advertisements/Advertising Structures³⁵, Agri-business, Telecommunications Structures, Car park/Commercial Surface, Cash & Carry/Wholesale Outlet, Enterprise/Training Centre, Heavy Vehicle Park, Household Fuel Depot, General Industry, Light Industry, Office less than 100sqm, Open Space, Petrol Station, Public Services, Refuse Transfer Station, Alternative Energy Installation, Recycling Centre, Scrap Yard, Service, Garage, , Transport Depot, Utility Installations, Warehousing, Logistics, Tele-services, **offices 100 sq.m.- 1,000 sq.m and Offices over 1,000 sq.m.**

Not Permitted: Betting Office, Caravan Park-Holiday, Burial Grounds, Residential, **Residential Institution**, Residential Care Home, Holiday Home, Shops-Major Sales Outlet, Golf Course, Night Club, Hotel, Conference Centre, Shop-Discount Food Store.

³⁵ Subject to signage policy document appendix

Amenity and Recreation

Objective: This zoning objective seeks to provide and maintain recreational and amenity spaces for communities. Only community facilities and other recreational uses will be considered by the Planning Authority. The primary uses in these areas include playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped areas. They are often closely related to residential areas and town centres. High standards of accessibility are essential. These should be appropriate to the use that will be made of the area concerned. For example, local amenity areas and playgrounds may require an emphasis on access for pedestrians and cyclists. Sports centres and training centres, serving a wider catchment area will require accessibility by public transport and car users. Provide for public open spaces, sport field and recreational facilities. Where such facilities are proposed to be redeveloped for alternative purposes it will normally be required that the relocation of the facility is agreed as part of a proposal to redevelop for alternative uses.

Public & Community

Objective: Protect and provide community and public facilities, includes public buildings, places of worship, **health care and medical facilities**, schools and community centres and their grounds. The zoning aims to protect existing facilities and ensure further provision in the future. Such provision will be important in maintaining viable and stable communities within the town. Often significant ancillary facilities such as staff accommodation and dedicated open space or sports facilities are included.

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Permitted In Principle: Civic Buildings, Community Centre, Community Facilities, Cultural Uses, Open Space, Recreational Facilities, Public transport Interchange, Telecommunications Structures, Car park//Commercial surface, Childcare Facility, Education, Enterprise/Training Centre, Health Care Facilities, Public Services, Utility Installations, Recycling Centre Facility, Hospital **and Acute Care Facilities**, Funeral Home, **Primary Care Centre or Medical and Related Consultants, Residential Care Home, Sheltered Housing, Nursing Home.**

Not Permitted: Abattoir, Bed & Breakfast, Boarding Kennels, Betting Office, Residential Caravan Park, Cash & Carry Wholesale Outlet, Concrete/Asphalt etc. Plant in or Adjacent to Quarry, Night-Club, Heavy Good Vehicle Park, Holiday Homes, Household Fuel Depot, Extractive Industry, Light Industry, General Industry, Logistics, Major Waste to Energy Uses, Motor Sales Outlet, Petrol Station, Refuse Transfer Station, Refuse Landfill, Retail Warehousing, Scrap Yard, Service Garage, Major Sales Outlets, Take-Away, Tele-Services, Transport Depot, Warehousing.

Existing Residential

Objective: To promote the development of balanced communities and ensure that any new development in existing residential areas would have a minimal impact on existing residential amenity. New housing and infill developments should be in keeping with the character of the area and existing buildings and shall not impact on the amenities of current or future residents. The design of new dwellings shall be of high quality with good layout design and adequate private and, where appropriate, public open space and an appropriate mix of house sizes, types and tenures.

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Permitted in Principle: Infill/One Off Residential development, Community Facility, Childcare Facility, **Doctors/Dentists**, **Medical and Related Consultants**, Educational Facilities, Health Centres, Home Based Economic Activity³⁶, Traveller Community Accommodation, Recycling Facilities, Residential Care Home, Sheltered Housing, Open Space, Public Services, Places of Worship, Utility Installations, Neighbourhood Shops, **Nursing Home**, **Primary Care Centre**.

Not Permitted: Abattoir, Advertisements/Advertising Structures, Airfield, Agricultural Buildings, Agri-Business, Alternative Energy Installation, Betting Office, Boarding Kennels, Car-Park/Commercial Surface, Car-Park Commercial Multi-Storey, Cash & Carry Wholesale/Outlet, Take-away/ Fast Food Outlet, Concrete/Asphalt etc. Plant in or Adjacent to Quarry, Night Club, Funeral Home, Garden Centre, Golf Course, Heavy Vehicle Park, Household Fuel Depot, Extractive Industry, General Industry, Logistics, Warehousing, Transport Depot, Major Waste to Energy Uses, Motor Sales Outlet, Scrap Yard, Service Yard, Retail Warehouse, Shop-Discount Food Store, Shop Major Sales Outlet, Offices 100 sq.m.-1,000 sq.m., Offices Over 1,000 sq.m., Petrol Station, Refuse Landfill, Refuse Transfer Station.

³⁶ Where the use is ancillary to the use of the dwelling as a main residence.

Proposed Residential

Objective: To provide for residential development and to protect and improve residential amenity. New housing and infill developments should be of sensitive design which is complimentary to their surroundings. Residential development shall ensure the provision of high quality new residential environments with good layout design and adequate private and public open space and also provide an appropriate mix of house sizes, types and tenures. No piecemeal development can take place unless it does not conflict with the possible future development of the reserved development areas of the town.

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Permitted in Principle: Residential, Community Facility, Childcare Facility, **Doctors/Dentists, Medical and Related Consultants**, Educational Facilities, Health Centres, Home Based Economic Activity³⁷, Traveller Community Accommodation, Recycling Facilities, Residential Care Home, Sheltered Housing, Open Space, Public Services, Places of Worship, Utility Installations, Neighbourhood Shops, **Nursing Home, Primary Care Centre.**

Not Permitted: Abattoir, Advertisements/Advertising Structures, Airfield, Agricultural Buildings, Agri-Business, Alternative Energy Installation, Betting Office, Boarding Kennels, Car-Park/Commercial Surface, Car-Park Commercial Multi-Storey, Cash & Carry Wholesale/Outlet, Take-away/ Fast Food Outlet, Concrete/Asphalt etc. Plant in or Adjacent to Quarry, Night Club, Funeral Home, Garden Centre, Golf Course, Heavy Vehicle Park, Household Fuel Depot, Extractive Industry, General Industry, Logistics, Warehousing, Transport Depot, Major Waste to Energy Uses, Motor Sales Outlet, Scrap Yard, Service Yard, Retail Warehouse, Shop-Discount Food Store, Shop Major Sales Outlet, Offices 100 sq.m.-1,000 sq.m., Offices Over 1,000 sq.m., Petrol Station, Refuse Landfill, Refuse Transfer Station.

³⁷ Were the use is ancillary to the use of the dwelling as a main residence.

Existing Retail

Objective: Identifies areas outside of town cores that have been developed as retail use. The development of any additional retail or the division of existing retail units into smaller units shall not be permitted. Proposals for any change of use shall include an assessment of impacts on town cores.

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Permitted in Principle: Abattoir, Advertisements/Advertising Structures³⁸, Agri-business, Telecommunications Structures, Car park/Commercial Surface, Cash & Carry/Wholesale Outlet, Enterprise/Training Centre, Heavy Vehicle Park, Household Fuel Depot, General Industry, Light Industry, Office less than 100sqm, Open Space, Recycling Facilities, Petrol Station, Public Services, Refuse Transfer Station, Alternative Energy Installation, Recycling Centre, Scrap Yard, Service, Garage, Transport Depot, Utility Installations, Warehousing, Logistics, Tele-services, Hotel.

Not Permitted: Betting Office, Caravan Park-Holiday, Burial Grounds, Residential, Residential Institution, Residential Care Home, Holiday Home, Golf Course,

³⁸ Subject to signage policy document appendix

Commercial

Objective: Identifies areas developed and suitable for commercial development such as hotel, community, car parking, tourism and recreation. These are out of town core sites and so are not suitable for town core retail or commercial uses.

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Permitted in Principle: Advertisements/Advertising Structures³⁹, Agri-business, Agri-tourism, Telecommunications Structures, Community facility, Child Care Facility, Car park/Commercial Surface, Cash & Carry/Wholesale Outlet, Enterprise/Training Centre, Household Fuel Depot, Light Industry, Office less than 100sqm, Open Space, Petrol Station, Public Services, Refuse Transfer Station, Alternative Energy Installation, Recycling Centre, Scrap Yard, Service, Garage, Transport Depot, Utility Installations, Warehousing, Logistics, Tele-services, Golf Course, Night Club, Hotel, Conference Centre, Motor Sales Outlet, Offices 100 sq.m.-1,000 sq.m., Offices Over 1,000 sq.m., Petrol Station, Health Centre, ~~Hospital~~, **Hospital and Acute Care Facilities**.

Not Permitted: Abattoir, Betting Office, Cash & Carry Wholesale/Outlet, Take-away/ Fast Food Outlet, Concrete/Asphalt etc. Plant in or Adjacent to Quarry, Night Club, ~~Funeral Home, Garden Centre~~, **Reisidential**, Extractive Industry, Transport Depot, Major Waste to Energy Uses, Scrap Yard, Service Yard, Retail Warehouse, Refuse Landfill, Refuse Transfer Station, Retail.

³⁹ Subject to signage policy document appendix

Proposed Residential, Mixed Use and Other Uses

Objective: This zone has been identified in Virginia town and is to provide for a mix of residential development and other uses which would allow for both an expansion of the residential, employment and economic development of the town without detracting from the town core. This is a strategically located site which is mainly undeveloped. It is environmentally sensitive being located in close proximity to Lough Ramor, all proposals must consider potential impacts on this lake. A buffer zone around the lake is provide but shall not be used as part of any allocation of open space and shall be developed as amenity space. An overall Masterplan shall be submitted to the Planning Authority for approval prior to the submission of any planning application. Residential development shall ensure the provision of high quality new residential environments with good layout design and adequate private and public open space and also provide an appropriate mix of house sizes, types and tenures. No piecemeal development can take place unless it does not conflict with the possible future development of the reserved development areas of the town.

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Permitted in Principle: Residential, Community Facility, Childcare Facility, **Doctors/Dentists, Medical and Related Consultants**, Educational Facilities, Health Centres, Home Based Economic Activity⁴⁰, Agri-tourism, Traveller Community Accommodation, Recycling Facilities, Residential Care Home, Sheltered Housing, Open Space, Public Services, Funeral home, Places of Worship, Utility Installations, Neighbourhood Shops, hotel, **hospital, Hospital and Acute Care Facilities**, Conference Centre, neighbourhood shop, **Nursing Home, Primary Care Centre.**

Not Permitted: Abattoir, Advertisements/Advertising Structures, Airfield, Agricultural Buildings, Agri-Business, Alternative Energy Installation, Betting Office, Cash & Carry Wholesale/Outlet, Take-away/Fast Food Outlet, Concrete/Asphalt etc. Plant in or Adjacent to Quarry, Night Club, Heavy Vehicle Park, Household Fuel Depot, Extractive Industry, General Industry, Logistics, Transport Depot, Major Waste to Energy Uses, Motor Sales Outlet, Scrap Yard, Service Yard, Shop Major Sales Outlet, Refuse Landfill, Refuse Transfer Station.

⁴⁰ Were the use is ancillary to the use of the dwelling as a main residence.

Cootehill Demesne

Objective: The Demesne provides a high quality environmental area and should be managed with a view to sustaining woodlands. Development should be restricted to compatible uses.

Requirements

An overall Masterplan will be required for the estate as part of a planning application which will include proposals for:

The preservation / conservation of the natural amenities on the site (woodlands, watercourses/ water bodies, designated sites)

The preservation / conservation of the heritage structures on the site (protected structures, national monuments and other structures of historic merit)

The retention of the open nature of the lands including key views and prospects

A high architectural standard of layout and building design

A phasing plan for the provision of the proposed facilities

Management arrangements for the maintenance of the facilities and landscaped areas

12.3 General Policies

Town Core

It is a policy of Cavan County Council to;

- Facilitate and encourage the coherent and integrated renewal of derelict/un-used/underutilised sites and buildings, where appropriate.
- Strengthen and support the development of retail and service provision within Town Cores.
- Require all new retail development proposals to demonstrate compliance with the DECLG documents 'Retail Planning Guidelines for Planning Authorities, 2012' and the companion document 'Retail Design Manual, 2012'
- Encourage and facilitate the co-ordinated development of backlands in towns and villages in a way that is sympathetic to the existing streetscape and character of the town or village
- Restrict the location of retail development outside the Town Cores of large and medium sized towns unless strict compliance with the DECLG documents 'Retail Planning Guidelines for Planning Authorities, 2012' and the companion document 'Retail Design Manual, 2012' can be demonstrated.
- Retail and commercial development shall be in line with the policies and objectives of Chapter 3; Economic Development.

Amenity Spaces

It is a policy of Cavan County Council to;

- Protect and enhance public open space as an amenity and recreational resource for the town.
- Development must not impinge upon or undermine existing areas of public open space. Any development, which is proposed adjacent to public open space, must allow for public access to these facilities.

Urban Design

It is a policy of Cavan County Council that;

- External finishes shall be in keeping with traditional finishes used in towns.

- Suburban type design and developments shall not be permitted within Town Cores.
- New developments shall respect the established form, scale and character of the town and shall enhance, reflect and contribute to the existing urban form of towns and villages.
- The design of shop fronts, advertisements and signs should complement the overall form and structure of the buildings to which they relate.
- Innovative designs for new shopfronts shall be encouraged, applications shall submit detailed design include materials and examples.
- External illumination of buildings and signs is not acceptable. No signs should be internally illuminated, with the exception of signs indicating medical supplies.
- Development immediately adjoining existing development shall ensure the protection of existing residential amenities and shall have particular regard to minimising overlooking and visual intrusion.
- Existing trees, hedgerows and stonewalling will be protected and retained, where appropriate, so as to preserve the character and visual amenity of towns.
- Encourage the development of interlinked pedestrian and cycle linkages throughout towns and villages and specifically between residential development, adjacent amenity areas and to leisure and educational facilities.
- Facilitate the upgrade of streetscapes within towns to ensure that they are accessible to all.

Residential Development

It is an aim of this Plan, to consolidate the towns and villages of Cavan by promoting the sustainable use of development land within town boundaries, at appropriate densities within specific locations. It is essential, that future residential development occurs in a way that is consistent with the principles of proper planning and sustainable development and, as such, new developments should not only provide for future residents but should also integrate into the existing community. New developments shall include the phased provision of physical and social infrastructure.

It is a policy of Cavan County Council to;

- Implement the provisions of the Housing Strategy.
- Protect and enhance the special character of the towns and villages by promoting the sustainable use of development land within development boundaries, at density levels that are appropriate to the towns character.
- All new proposals for residential developments shall demonstrate, at planning application stage, that they are in strict compliance with the DECLG documents 'Sustainable Residential Development in Urban Areas (cities, towns & villages), 2009' and the accompanying document 'Urban Design Manual; A Best Practice Guide', 2009'.
- Ensure the orderly development of towns and villages by taking a sequential approach to the development of lands within towns and villages.
- All proposals for residential development shall be in compliance with the 'Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)' Guidelines for Planning Authorities (May 2009) and the accompanying 'Urban Design Manual, A Best Practice Guide'. Developments that fail to comply with these documents shall not be permitted.
- Proposed developments shall be consistent with the Settlement Framework and all other sections of this plan including the population targets that have been set. Developments which are considered to be inconsistent with the Settlement Framework or the policies and objectives of this plan shall not be permitted.
- In Tier 2 and 3 Towns new residential developments shall not be permitted unless a housing need is clearly proven, this shall take into account existing vacant residents, unfinished dwellings and live planning permissions and demonstrate that there is a need for residential development above and beyond that which can be provided by existing vacant residents, unfinished housing estates and live planning permissions. In all Towns and Villages applications for new residential developments shall demonstrate how they have followed the sequential approach to development.
- Applications for new developments will be required to demonstrate that sufficient capacity exists within the existing Waste Water Treatment Systems of Tier 2 and 3 Towns to cater for proposed developments. Should it be the

case that capacity does not exist or the proposed development would result in existing capacity being exceeded, the proposed development shall not be permitted.

- Consideration may be given to the development of dwellings which do not strictly adhere to the sequential approach, if such dwellings can be considered to be a viable alternative to rural dwellings. Such development must consist of a mix of detached family homes with 3, 4 and 5+ bedrooms, on larger than average sites (circa .1 hectare) with a variety of house designs, a high level of demonstrable privacy and the capacity for adaptation and extension. Public open space and other considerations shall be provided in compliance with 'Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)' Guidelines for Planning Authorities (May 2009) and the accompanying 'Urban Design Manual, A Best Practice Guide'.

Industry, Enterprise and Employment

It is envisaged that the growing population of the towns of Cavan coupled with proper planning and sustainable development will create an environment conducive to the attraction of enterprise, employment and industry.

It is a policy of Cavan County Council to;

- Encourage and facilitate the establishment of small enterprises within the towns and villages.
- Facilitate the provision of local services and employment to levels appropriate to meet the needs of each town and village, including the promotion of 'Information Communication Technology'.
- Accommodate a compatible mix of employment uses within towns in accordance with zoning principles.

Built Heritage, Streetscape and Protected Structures

The towns and villages of the County have a unique built heritage that includes distinctive streetscapes, historic buildings and structures and which give each town a unique character.

It is a policy of Cavan County Council to;

- Conserve, protect and, where appropriate to enhance town cores as places of architectural, amenity and urban design value.
- Where feasible, stone walls should be preserved, enhanced and extended, in a manner that is in keeping with traditional stone-walling in the vicinity. Other important non structural elements of the built heritage should be protected.
- Seek, where possible, to secure the retention of archways/access ways and associated features to the rear of existing properties.
- Protect those buildings and structures which are listed in the 'Record of Protected Structures'.
- Encourage protected structures to be kept in use rather than allowed to become derelict.

Landscape, Natural Heritage and Open Space

The Council aims to ensure a better natural environment for present and future generations by conserving, protecting and, where appropriate, improving the character, diversity, natural beauty and amenity of the landscape of towns, villages and their surrounds.

It is a policy of Cavan County Council to;

- Protect, enhance and, where appropriate, improve the landscape and natural heritage of towns and villages and protect existing open spaces and amenity areas from encroachment by other uses.
- Protect and retain the existing trees and hedgerows, where possible, in order to preserve the character of towns and villages.
- Protect the existing public spaces within towns and villages.
- Public open space will be required to be visually and functionally integrated within any new residential development. Backland open space or poorly proportioned and narrow tracts will not be permitted.
- Enhance biodiversity through the creation of green corridors and the linking of open spaces to create potential habitats as well as providing a healthy environment for residents.

- All new developments which may impact on rivers, streams and lakes within Towns and Villages shall include provision for their protection in recognition of the role they play roles as natural corridors for fish and wildlife and as social and cultural amenities in towns and villages. Applications for new developments shall clearly demonstrate, as part of their application, how they have maintained waterways free from development in an environmental and aesthetically sensitive manner. This shall include;
 - The identification of a minimum of 10 – 20 meters either side of the waterway which shall be maintained free from development.
 - Proposals to ensure the maintenance of riparian habitats.
 - Proposals for the creation of linear parks and wildlife corridors and connections to existing ones.
 - Identification of existing public rights of way and walking routes.
 - Proposals to ensure such areas are accessible to all.

Archaeological Heritage

It is a policy of Cavan County Council to;

- Secure the preservation (in situ, or as a minimum, preservation by record) of:
- The archaeological monuments included in The Record of Monuments as established under section 12 of the National Monuments (Amendment) Act, 1994.
- Sites and features of historical and archaeological interest.
- Sites which are newly discovered as a result of ground disturbance works associated with development

Public and Community

The creation of sustainable communities necessitates the provision of adequate social, community, leisure and recreational facilities. The towns and villages of County Cavan should be places where their residents are happy to live, work and play, as identified in the vision statement. The Council shall work with relevant bodies for the provision of such facilities in partnership with community groups.

It is a policy of Cavan County Council to;

- Promote the development of community, social and leisure facilities in each of the towns including community centres, childcare facilities, schools, sports and recreational facilities.
- Require that such facilities are accessible to all.

Education

The Council will liaise with the Department of Education and Skills to ensure that sufficient and appropriate educational facilities are available to meet the needs of residents throughout the towns and villages. Educational establishments where possible, will be located within easily accessible areas.

It is a policy of Cavan County Council to;

- Co-operate with the Department of Education and Skills and local school management boards, in the provision of adequate facilities for the educational needs of the community.
- To facilitate the land use requirements of the education needs of the population of each town.
- Require that all new education and training facilities are accessible to all.
- Applications for new educational developments in both rural and urban areas shall demonstrate consistency with the following documents issued by the Department of Education and Skills.
 - Technical Guidance Document – 025 - Identification and Suitability Assessment of Sites for Primary Schools'
 - 'Technical Guidance Document – 027- Identification and Suitability Assessment of sites for Post Primary Schools'
- In the assessment of applications for new educational developments applicants shall be assessed for their compliance with the document 'The Provision of Schools and the Planning System; Code of Practice for Planning Authorities' or amendments/updates thereof.

Crèche and Playgroup Facilities

The Council recognises the importance of providing adequate childcare facilities in creating sustainable communities and combating social exclusion and disadvantage.

It is a policy of Cavan County Council to;

- Encourage the provision of purpose built crèches and playschools in appropriate areas within towns and villages.

Infrastructure

The Council will provide adequate and improved infrastructural services to the subject lands, were funding permits.

It is a policy of Cavan County Council;

- That where there is a deficit in the capacity of treatment plants no further development shall be permitted within the town or village they serve until the plant has been upgraded.
- To assess all planning applications to ensure that surface water is dealt with in a satisfactory manner.
- To continue to encourage recycling and the minimisation of waste and to work with the community in the provision of recycling facilities.
- To ensure towns and villages have an adequate solid waste collection system.
- To facilitate the provision of recycling banks in easily accessible locations.

Transportation

Increased development pressure will inevitably lead to an increase in traffic levels. It is essential that traffic is managed so as to minimise future congestion. Safe and accessible footpaths and lighting are essential to link different parts of the towns and villages, thus creating a safe and integrated environment. It is vital that traffic is managed so as to minimise future congestion, in order that:

- Commercial services in the towns develop sufficiently to serve future populations.
- The residential amenities of properties on all streets are protected.

- Existing road space throughout the towns functions effectively for all road users, pedestrians and people with disabilities.

It is a policy of Cavan County Council to;

- Seek to improve traffic flow in towns, and in villages if required, to prevent congestion.
- Ensure that there are adequate public footpaths and lighting in all the towns, where funding permits.
- Continue upgrading public footpaths, overhead lighting and road pavements, as indicated in the Roads Department's Programme for road works and to ensure that all new developments are linked to the town by adequate public footpaths and lighting.
- Improve pedestrian facilities in the towns and villages particularly linking tourist amenity sites and public amenities, where funding permits.
- Provide passive traffic calming measures at appropriate locations, as the need arises.
- Improve traffic management in the core area of the towns.

Parking

It is a policy of Cavan County Council to;

- Provide accessible car parking spaces at appropriate locations, throughout all of the towns and villages.
- Ensure adequate car parking spaces are provided in all new developments, to cater for immediate and anticipated demands of development and implement parking levies to relevant towns, as per approved Development Contribution Scheme.

Cycleways and Pedestrian Routes

Safe cycle and pedestrian routes should be a feature of urban centres to maximise the opportunities for residents to walk or cycle to local facilities and for leisure. It is essential that such routes are adequately lit to ensure that they are safe.

It is a policy of Cavan County Council to;

- Facilitate and encourage cycling and walking as more convenient, healthy and safe modes of transport.
- Ensure cycle ways, footpaths and public lighting are provided in new housing estates and other developments, where appropriate.

Masterplans

Masterplans will be required for specified sites within some towns. They will establish strategic planning principles for each area including phasing, infrastructure provision, community facilities, density, layout, open spaces, landscaping and development design. Existing residential amenities shall be considered and they will not be required to comply with the provisions of the Masterplan. A Masterplan will be required prior to the granting of planning permission setting out an overall urban design framework for the development of the area. The Masterplan will be prepared by the applicant/s in consultation with the Planning Authority and shall be agreed by the Council prior to a grant of permission. Notwithstanding, the fact that the lands have been zoned in the Plans, no planning permission for development will be granted until the Masterplan for development of the area, as a whole, has been agreed with the Planning Authority. Specific objectives have been included; please refer to the text and the Zoning Map.

It is the policy of the Planning Authority that areas which have been identified as requiring the preparation of a Masterplan, shall be lodged as a planning application, prior to development applications being considered on the subject site. (The lodging of one-off houses within the boundaries of the site, shall be exempted from fulfilling this requirement)".

Each Masterplan shall include;

- A written statement and a plan or series of plans indicating the objectives, in such detail as may be determined by the Planning Authority, for the proper planning and sustainable development of the area to which it applies.
- Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and the general

appearance and design, including that of the public realm. Designs should be sympathetic to the nature of the area as well as sympathetic to the town.

- Plans for the likely phasing of development. Appropriate recreational and amenity facilities, as well as, physical and community infrastructure, should be developed in association with each phase of development and should be identified.
- Plans that show how the development links with the Town Core in terms of safe and accessible pedestrian and vehicular linkages.
- Plans which are consistent with the policies and objectives of the County Development Plan.
- Guidance on high quality architectural treatment with respect to topography, urban structure and built form consistent with the established character of the town.
- Issues pertinent to the sustainable management and conservation of Biodiversity shall be considered in all Masterplans.

Objective

- It is the policy of the Planning Authority requires that areas within the plan which have been identified as requiring the preparation of a Masterplan, shall be lodged as a planning application, prior to development applications being considered on the subject site. (The lodging of one-off houses within the boundaries of the site, shall be exempted from fulfilling this requirement)".

Chapter 13: Large Towns

Bailieborough

Location

In the Settlement Framework Bailieborough has been identified as a Large Town. It is located in the east of the county on the junction of two regional roads, the R165 and the R178. The R191 also passes through the Town Core. Within the county these roads connect the town to Cootehill, Shercock, Kingscourt, Mullagh and Virginia.

Description and Historical Context

The origins of the town can be traced back to the plantation era. The town developed into a market town mainly due to its strategic location on the regional Dundalk to Cavan route and the north south route. The Towns structure is influenced by local topography with the Town Lough dominating the east of the town. The urban design structure of the Town has maintained its original form with a wide Main Street, geometric street layout and regular property frontages. The Town is generally a compact town with a strong urban core and public and community facilities located within walking distance. Both archaeological and architectural features are abundant in the Bailieborough area. It is one of County Cavan's major towns and functions as a housing, retail, service and employment provider for the surrounding community.

Population

Table 12.1

	1996	2002	% change 1996 – 2002	2006	% Change 2002 – 2006	2011	% Change 2006 - 2011
County	52,944	56,546	6.8%	64,003	13.2%	73,183	14.3%
Cavan Town & Environs	5,623	6,098	8.4%	7,883	29.3%	10,205	29.4%
Bailieborough	1,529	1,660	8.6%	1,966	18.4%	2,530	28.7%

Table 13.1 illustrates the population change in Bailieborough town in the context of the County and Cavan Town & Environs. Bailieborough town continues to demonstrate strong population growth from a population of 1,529 in 1996 to 2,536 in 2011. This is typical of many of the towns in the east of the county and is strongly influenced by Bailieborough's proximity to Meath and Dublin. A potential growth of 585 persons by 2020 has been identified in the Settlement Framework.

Town Core

Bailieborough has a strong compact town core with an existing street pattern that lends itself well to further development. The retail and service function of the town is mainly confined to the town core with one major edge of core retail development. It is essential that the integrity of the town core is maintained and no out of centre retail development should be permitted. There is sufficient capacity within the town core for continued retail and service development. In a study conducted as part of the research for the development plan⁴¹ it was found that there were 20 business or retail units unoccupied in the town core. New developments should respect the existing character of the streetscape and seek to enhance and improve it. The street pattern, plot sizes and layout of the existing town are of heritage value and an asset to the Town.

Employment

Bailieborough has a number of employment providers within the town, these include Lakeland Dairies, Bailieborough Foods Limited, Terra Limited. The town also has job opportunities in smaller business and service providers such as hairdressers, solicitors, auctioneers, health centre, cafes and so forth. It is essential for the sustainable development of communities that there are local job opportunities. The Bailieborough Business Centre at Barrack Street in the Town helps in the creation of local enterprise in the area. In addition, the town has the potential to develop a presence in the tourism and leisure sectors arising from the cultural and natural assets of the area.

⁴¹ Conducted in all Towns and Villages in April and May 2013

Residential Development

As the population of the town has grown so too have the number of residential properties and there are now a number of large public and private residential estates in the town. The town has remained generally compact, however there are a significant number of one off dwellings and some clusters of dwellings outside the development boundary. A study conducted as part of the development plan research⁴² found that there were 17 dwellings for sale and 82 unfinished. Of the unfinished dwellings 69 were completed but had not been occupied and 13 were incomplete. The Settlement Framework identified a requirement for 26 hectares of land suitable for residential development. This is to cater for the current and future population up to 2020. Lands zoned have been identified based on their relative proximity to the town core, other residential areas and community and social infrastructure.

Infrastructure

Bailieborough Regional Water Supply Scheme which includes Virginia and Mullagh is currently working at capacity. The Waste Water Treatment Plant is also currently working at capacity. These are issues which must be addressed before further development can occur in the town.

There are currently two existing recycling centre facilities in the Town which are the Bottle-Bank in the car park on the Kingscourt Road and the Civic Amenity Facility on the Shercock Road which also has a permit for stone and soil.

It is essential that transportation and land use planning are consistent with each other and it is an aim of this plan that the recommendations of the Bailieborough Transportation Plans are implemented in co-operation with the roads section.

Social Infrastructure

Bailieborough has a good balance of community, recreation and leisure facilities. These include **Bailieborough Health Centre**, a playground, a leisure centre with a swimming pool, a library, community centres or halls and the Wesleyan Chapel; Arts, Cultural and Tourism Centre.

⁴² Conducted in all Towns and Villages in April and May 2013.

The town has both primary and secondary schools as well as a number of crèche and child care providers.

Accessibility

The Local Authority are committed to facilitating the provision of uncontrolled crossing points with buff coloured blister tactile paving, to allow a barrier free circulation route, for those with a disability. Crossovers should be designed in accordance with 'Good Practise Guidelines on Accessibility of Streetscapes. Some areas identified in Bailieborough **that maybe suitable** are:

- Church Street, at the junction between Church of Ireland and Bailies Movies and at Drumbannon estate entrance
- Main Street and Adelaide Row, Thomas Street, William Street,
- Kells Road and Health Centre
- Adelaide Row at Woodview and Main Street
- Henry Street and William Street
- Pine Grove and William Street
- Church Street and New Road

The improvement of footpaths are an important element of making town cores accessible several areas have been identified **as potentially requiring improvement are** Barrack Street, Church Street, New Road and Henry Street

Heritage and the Environment

Bailieborough Lough is located to the west of the Town Core within the development boundary. Bog Lough and Castle Lough are located to the north of the town near Bailieborough Castle. Chapel Lough is located just outside (and south of) the existing development boundary. A tributary of the Blackwater flows from the north-west of the Town towards Bog Lough and joins the river as it flows west of the Town. Like many of the towns in the County, Bailieborough has a number of national monuments as well as structures of architectural and historical importance within the town including a number of protected structures and Recorded Monuments within and/or adjoining the development boundary.

Table 12.2

Monument Number	Townland	Description
Monuments within Bailieborough Development Boundary		
CV034-037	Lisnalea	Rath
CV034-043 CVO1591	Rakeevan	Rath - Ringfort
CV034-021	Drumbannan	Rath
CV034-022 CVO1570	Drumbannan	Church
CV02113	Drumbannan	Graveyard
CV034-027	Greagharue	Rath
CV034-042	Rakeevan	Rath
CV034-04001	Rakeevan	Rath
CV034-053	Urcher	Rath
CV034-050 CVO1569	Tanderagee	Rath - Ringfort
CVO1605	Tanderagee	Rath - Ringfort
CV034-056	Leitrim	Fulacht fiadh
CV034-04002	Rakeevan	Souterrain
CV02402	Rakeevan	Fulacht Fia
CV02403	Rakeevan	Fulacht Fia
CV034-049	Tanderagee	Motte

Source; Record of Monuments and Places, OPW

Masterplan

M1 A Masterplan has been completed for these lands to the rear of Main Street. This Masterplan has been completed by the Planning Authority and a Special Contribution shall apply to approved permissions within the Masterplan area. The aim of the Masterplan is to create a co-ordinated approach to redevelopment, access and renewal of the backland area of the Town. The Masterplan will provide for a new street and underline how the development of this area can occur to the best of the sites potential.

Specific Objectives

Specific objectives have been created for several areas within the development boundary. Refer to zoning map.

1. To protect and retain free from development Bailieborough Lough and the lake at St. Anne's area and their surrounding amenity areas. The enhancement of the amenity value of these areas is encouraged.
2. Ensure that all development to the rear of the Health Board property on the Kells Road respects the steep topography and landscape of the area and ensures the protection of the skyline'.
3. To promote the 'Bailieborough Heritage Walking Trail' in recognition of its architectural, cultural and historical importance to the Town and as an important urban amenity with strong tourism value.
4. To protect the stone walls and amenity area along the Cavan Road.
5. Proposals for development shall include the provision of a linear walk along the existing stream at the rear of the town for pedestrian access.
- 6 To co-operate with the Department of Education and Science and the local school management boards, in the provision of adequate facilities for the educational needs of the community.

7. To co-operate with the Department of Health, the HSE and voluntary or charitable health care providers to ensure the provision of adequate facilities to meet the changing health care needs of the community.

8. To ensure that proposed developments adjacent to the existing River shall have regard to the Policies and Objectives contained in Chapter 8: Flood Risk Management, in particular, the requirement to prepare a Site-Specific Flood Risk Assessment (Site FRA).

Ballyjamesduff

Location

In the Settlement Framework Ballyjamesduff has been identified as a Large Town. It is located in the east of Cavan towards the centre of the county, on the R194 which connects the town to Virginia and the National route.

Description and Historical Context

The Town originally developed at an intersection between the Granard-Bailieborough and Dublin-Cavan trading routes. Ballyjamesduff developed as a market town and has a very clear and distinctive planned urban form. The main streets around the Market House, Granard Street, Chapel Street, Anne Street and Market Street and Dublin Street, are characteristically short and wide with buildings forming a continuous street frontage, typical of eighteenth and nineteenth century market towns. The buildings in the town core mainly comprise of two and three storeys commercial and residential properties. Development pressure and significant growth population together with some topographical constraints has resulted in the town sprawling out from the centre towards the east, north east and south. It is essential that this sprawl is contained and further development is contained within the town boundary and, as a priority, within and adjacent to the town core boundary.

Population

Table 12.3

	1996	2002	% change 1996 – 2002	2006	% Change 2002 – 2006	2011	% Change 2006 - 2011
County	52,944	56,546	6.8%	64,003	13.2%	73,183	14.3%
Cavan Town & Environs	5,623	6,098	8.4%	7,883	29.3%	10,205	29.4%
Ballyjamesduff	737	871	18.2%	1,690	94.%	2,568	52%

Source: CSO 2006 & 2011.

The table above illustrates the population change in Ballyjamesduff town in the context of the County and Cavan Town and Environs. This town has seen unprecedented population growth since 1996 it has grown from population of 737 to a current population of 2,568, the second largest in the county. A large contributory factor to this rapid and significant increase has been the amount of in-migration into the town both by non Irish nationals and those from other towns and counties. With 32% of its population being non Irish nationals, the town has the 6th highest proportion of non Irish nationals in Ireland⁴³. The population growth has been so rapid that retail and service provisions have lagged behind it.

It is essential, that further growth within the town is supported by prioritising the provision of services and strengthening and enhancing town core functions

Town Core

Ballyjamesduff has a very traditional Town Core layout consisting of Granard Street, Chapel Street, Market Street, Anne Street, Dublin Street and Stradone Street. This layout contributes to Ballyjamesduffs' unique and historic character and should be maintained. Despite having the biggest population of the tier two towns and the second biggest in the county, Ballyjamesduff has a weaker town core than the other

⁴³ **Source: 2011 Census of Population.**

large towns. It has both fewer and less of a variety of retail and service providers than other large towns with smaller populations. The revitalisation of the Town Core and the provision of retail and other services are essential to the sustainability of this rapidly expanding town. There is a potential capacity for further retail and service development in the Town Core. A study conducted as part of the research for the Development Plan found that there were eleven retail or business units unoccupied in the town core. It is an aim of the Local Authority to conserve, protect and, where appropriate enhance, the unique streetscape of Ballyjamesduff as a place of architectural, amenity and urban design value.

Employment

Ballyjamesduff has a strong employment base which has facilitated the significant population increase in the town. The service employment sector within Ballyjamesduff is essential to the vitality of the town, however, it is important that a variety of employment types including office, light industry and retail are encouraged. Such variety would enable the revitalisation of the Town Core, ensure a healthy social mix in the community and provide services to the growing population. The main employers in the town include Gleneagle Woodcrafts, Liffey Meats and Cavan Box.

Residential Development

Ballyjamesduff has experienced very rapid and significant population growth which has naturally brought with it a corresponding increase in the number of residential properties being constructed. The town has a number of large estates some close or in walking distance to the town core but a number have sprawled out towards the east and south of the town. This sprawl has given the town its very distinctive development boundary shape. A study conducted as part of the development plan research⁴⁴ found that there were 15 dwellings for sale and 30 unfinished. Of the unfinished dwellings 15 were completed but had not been occupied and 15 were incomplete. The Settlement Framework identified a requirement for 26 hectares of land suitable for residential development. This is to cater for the current and future population up to 2020. Lands zoned have been identified based on their relative

⁴⁴ Conducted in all Towns and Villages in April and May 2013.

proximity to the town core, other residential areas and community and social infrastructure, as well as, the completion of significantly incomplete residential estates.

Infrastructure

Bailieboroughs Regional Water Supply Scheme which includes Ballinagh and Kilnaleck is working well under capacity. The Waste Water Treatment Plant is also currently working under capacity.

There is an existing recycling facility located on the Mart grounds to the south west of the Town Core.

Social Infrastructure

The rapid and significant growth in the population of a rural type town such as Ballyjamesduff has lead to a strain on the existing community, leisure and recreation facilities and services. Without complementary social and community facilities the town cannot develop in a sustainable manner. There are however a number of existing facilities including the **Ballyjamesduff Health Centre**, tennis courts, the GAA pitch, Soccer Pitch, Cavan County Museum and the numerous sports and social clubs and groups in the town.

The town has both a primary school and secondary school, as well as, a VEC and a creche

Accessibility

The Local Authority are committed to providing uncontrolled crossing points with buff coloured blister tactile paving, to allow a barrier free circulation route, for those with a disability. Crossovers should be designed in accordance with 'Good Practise Guidelines on Accessibility of Streetscapes. Some areas that maybe suitable area;

- Dublin Street, Granard Street & Stradone Street.
- Kilnaleck Road at Glenview
- Virginia Road & Dublin Road
- Granard Street
- Woodlands housing estate
- Dublin Street between shops

- Cusack housing estate
- Woodlands housing estate

The improvement of footpaths is an important element in making town cores accessible, several areas have been identified as potentially requiring improvements; Kilnaleck Road /Crosskeys road, Market Street / Dublin Street, Chapel Road, Kinfinla Heights.

The provision of adequate signage is needed in some parts of the town to improve accessibility including signage to identify the location of streets and signage at accessible bays in accordance with Part M 2010 Section 1.1.5

Heritage and the Environment

Ballyjamesduff’s natural assets include the Mountrugent River which flows into Lough Sheelin. This river flows south-west-north, in a U shape, through the town. Ballyjamesduff has a strong civic centre dominated by the Market House. Built in 1813, this structure creates a visual focal point for the town and is a tangible connection with its origins as a Market Town. The town also has the County Museum which is a restored 19th Century Poor Clare Convent’.

Like many of the towns in the County, Ballyjamesduff has a number of Recorded National Monuments, as well as, Protected Structures.

Table 12.4

Monument Number	Townland	Description
Monuments within Ballyjamesduff Development Boundary		
CV038-057*	Ramonan	Rath
CV038-049*	Moodoge	Church
CV038-014	Cornahilt	Rath
CVO2308	Moodoge	Market House (19 th Century)
*This Monument was previously outside the development boundary but the expansion of the plan area to the West resulted in its inclusion.		

Source; Record of Monuments and Places, OPW

Specific Objectives

Specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. To require all new developments along the Mounthugent River and the Nadreegal Lough Stream to contribute to the creation of linear parks and wildlife corridors along these Rivers banks. These areas would be kept free from development and would consist of 10-20 metres, depending on gradients, along both sides of the Rivers. These amenity areas shall not be included as open space areas within new residential developments.
2. To maintain a minimum 50 metre exclusion zone around the exterior boundary fence of the wastewater treatment plant, in accordance with best practice.
3. To ensure the protection, maintenance and, where appropriate, enhancement of amenity and recreation areas.
4. To protect and maintain the character of the County Museum and its surrounding grounds in recognition of their importance to the town and to the County.
5. To ensure the protection of the Market House and the Town Square, which features a statue of Percy French, and is a focal point for the centre of Ballyjamesduff and important element of the character of town.
6. To co-operate with the Department of Education and Science and the local school management boards, in the provision of adequate facilities for the educational needs of the community.
7. To co-operate with the Department of Health, the HSE and voluntary or charitable health care providers to ensure the provision of adequate facilities to meet the changing health care needs of the community.

8.To ensure that proposed developments adjacent to the existing River shall have regard to the Policies and Objectives contained in Chapter 8:Flood Risk Management, in particular, the requirement to prepare a Site-Specific Flood Risk Assessment (Site FRA).

Cootehill

Location

In the Settlement Framework Cootehill has been identified as being a Large Town. It is located in the north of County Cavan on the border with County Monaghan. The town is on the junction of two regional roads the R188 and the R191.

Description and Historical Context

Cootehill is a planned town, built during the great Georgian era of urban development and it derives its name from the marriage of Thomas Coote and Frances Hill. The Town has a cruciform shape characterised by the intersection of Bridge Street, Church Street, Market Street and Old Cavan Street. Cootehill possesses a wealth of Protected Structures, and items of heritage value including sites of both historical and archaeological importance. The town has retained its traditional and historic urban form. There has been some development of the back lands of Main Street properties which has opened up the possibility for further development of this town core which would result in strengthening the viability and vitality of Cootehill. The town has seen significant growth and development with some very large housing developments and the construction of a number of business, industry and enterprise units.

Population

Table 12.5

	1996	2002	% change 1996 – 2002	2006	% Change 2002 – 2006	2011	% Change 2006 - 2011
County	52,944	56,546	6.8%	64,003	13.2%	73,183	14.3%
Cavan Town & Environs	5,623	6,098	8.4%	7,883	29.3%	10,205	29.4%
Cootehill	1,822	1,744	-4.3%	1,892	8.5%	2,123	12.2%

Source: CSO 2006 & 2011

The table above illustrates the population in Cootehill from 1996 to 2002 in the context of Cavan Town and Environs and the County. Population growth has been more balanced in Cootehill than in other towns.

Town Core

The Main Street of Cootehill has a planned urban form with traditional heights and building types. A number of civic buildings are located in a cluster at the end of main street with the church as a visual focal point drawing the eye towards it. As the town population has grown Town Core uses have begun to radiate out from Main Street and the development of backland areas has started to become a feature of the town. The retail and service function is strong with a good mix of comparison and convenience retailing and a number of professional and other services well represented in the town. It is important that the town core is maintained and backlands development continues in a way that does not detract from the existing urban form.

Employment

There are a number of large and small employment providers within the town including Abbott Ireland, Abcon Industrial Ltd, Carleton Bakery, Gaeltech Energy Ltd IWCM Ltd, Mastek Ltd, Optineregy Ltd, EMCA, PQ Engineering, Precision Engineering, Shalvey Poultry, Kads Ltd, Univet, Whelans Footwear, Cootehill Mart, Colm Smith & Associates Dental Centre, J& A Controls, Multi-Tech Design Ltd, Derek Eakins, M & T Mould & Tool Ltd, Drumlin House Printing and Garden Centre, PQE, MASTFK, Abbott's and a number of smaller business and services. The town has significant potential for economic development and employment provision with a number of vacant business and industrial units in the town and a newly constructed Enterprise Technology Centre Hub located on Station Road.

Residential Development

Cootehill has a number of well established public and private estates with a dominance of residential development in the south east of the town. A significant amount of residential development has occurred away from the town core most notably in the south east and west with undeveloped land closer to the town core.

A study conducted as part of the development plan research⁴⁵ found that there were 11 dwellings for sale and 23 unfinished. Of the unfinished dwellings 5 were completed but had not been occupied and 18 were incomplete. The Settlement Framework identified a requirement for 26 hectares of land suitable for residential development. This is to cater for the current and future population up to 2020. Lands zoned have been identified based on their relative proximity to the town core, other residential areas and community and social infrastructure

Infrastructure

Cootehill is served by the Cootehill Public Water Supply Scheme. This is currently working well under capacity. The Waste Water Treatment Plant is also currently working under capacity. There is a bring centre facility located in the car park of Saint Michael's Hall. **Bord Gais Networks is providing natural gas to Cootehill which is being supplied from the Drumbannon AGI (Above Ground Installation).**

Social Infrastructure

Cootehill has a number of established community and leisure facilities **as well as, sports and community groups** within the town including the large GAA Memorial Park in the centre of town, **the Cootehill Harps Soccer Club, Darley Health Centre,** play grounds, community centres or halls, town walks and a library.

The town **has both primary** **has two primary schools, St. Michael's National School and the Darley National, as well as, the** **schools including the** Holy Family School which provides primary schooling for children on the autistic spectrum and with moderate general learning disabilities. The town also has a secondary school and a number of crèches/playschools.

Accessibility

The Local Authority is committed to facilitating the provision of;

- Controlled crossing points with red L-Shape tactile paving, to allow a barrier free circulation route, for those with a disability. Crossovers should be designed in accordance with 'Good Practise Guidelines on Accessibility of

⁴⁵ Conducted in all Towns and Villages in April and May 2013.

Streetscapes, Bridge Street and Cavan Road Junction have been identified as being potentially suitable.

- Uncontrolled crossing points with buff coloured blister tactile paving, to allow a barrier free circulation route, for those with a disability. Crossovers should be designed in accordance 'Good Practise Guidelines on Accessibility of Streetscapes, a number of areas have been identified as being potentially suitable;
 - Ivy bar, Maxwells Lane, Credit Union
 - Market Street, Old Cavan Road, Bridge Street & Church Street
 - Drumnaveil North
 - Griffith Park & New Cavan Road
 - Housing development on New Cavan Road
 - Station Road & Livestock market
 - Church Street & Drumnaveil West
 - Drumlin Drive & New Cavan Road
 - Station Road & Church Street
 - Cnoic Alainn & Bridge Street
 - New Cavan Road & Drumann
 - Bellamount View

The installation of seating in the town has been identified as something which would improve access, as would the improvement of footpaths specifically on the Old Cavan Road.

Heritage and the Environment

Cootehill's natural assets include the Dromore River which flows through the North West of the town and into Dromore Lough⁴⁶. Bellamount Forest Demesne is an area of tree cover associated with Bellamount Estate. Dromore Lakes and Cootehill Church are two proposed Natural Heritage Areas in Cootehill. Dromore Lakes consists of a group of 10 main inter-drumlin lakes plus several smaller areas of water stretching along the River Dromore between Cootehill and Ballybay.

Cootehill has the potential within the tourism and leisure sections arising from its natural assets such as Bellamount Forest and Dartry Forest along with the Dromore

⁴⁶ Dromore Lough is important both regionally and nationally as a waterfowl sanctuary.

River System. Existing tourist and leisure activity is being realised through the Cootehill Tourism website, Cootehill Fishing Festival, Cavan kayak run, Tri Cootehill, Cootehill Fair Day, Happy Feet Walking Group, Cootehill Heritage Walking Trails etc. The Tannagh Outdoor Education and Training Centre located near Rockcorry is successfully attracting Irish and international visitors to its facilities every year. This Centre is administered by Cavan and Monaghan Education Training Board and approved by the Department of Education and Skills.

Cootehill also has strong potential to develop as a centre for Angling and the further development and improvement of angling and leisure facilities is encouraged.

Two candidate ACAs have been identified in Cootehill Town; Cootehill Lower Market Street and Cootehill Residential Terrace on the Monaghan Road (see section 7.4.1)

Cootehill Church is a roosting place for a colony of approximately 30 Natterer's bats and is a NHA. Like many of the towns in the County, Cootehill has a number of Recorded National Monuments as well as Protected Structures.

Table 13.6

Monument Number	Townland	Description
Monuments within Cootehill Development Boundary		
CV017-021	Cornacarrow (E.D. Cootehill Rural)	Rath
CV017-03001 CV02349	Drumnaveil, North	Ringfort Unclassified
CV00625	Drumnaveil, North	Burial Ground Possible
CV017-050	Lislea (E.D. Cootehill Rural)	Rath
CV017-054	Lisnasaran	Rath
CV017-05701 CV00649	Magheranure	Church Site

CV017 – 05702CV00650	Magheranure	Graveyard
CV02411	Maghearanure	Fulacht Fia

Masterplans

M1. To implement the Masterplan which has been completed by Cavan County Council. A Special Development Contribution will be attached to planning applications within the boundaries of same. The Masterplan was completed with a clear aim to encourage the regeneration and economic development of the town core. Linkages from the site to the Main Street are essential component of this Masterplan and are clearly indicated on the completed Masterplan. A new one way traffic system has been proposed in order to manage traffic in the vicinity of the site. A new town square or civic space shall be developed as part of the scheme. Underground car parking maybe suitable as it takes advantage of the topography of the site. Design recommendations have been included.

M2. To implement the Masterplan which has been completed by Cavan County Council. A Special Development Contribution will be attached to planning applications within the boundaries of same. The Masterplan contains two development options.

- a. Proposal A involves the retention of the GAA Sports Facility in the Town Core. A Link Road is proposed from Church Street to Station Road north west of Saint Michaels Church. This proposal aims to open up and create a new street to the rear of Market Street. A new street development, Urban Square and link to Station Road is also proposed.
- b. Proposal B involves the relocation of the existing GAA Sports Facility. The new road focuses on Saint Michaels Church and respects the views and vistas to same. A new urban square would be a possible focal point to the town and would create some amenity space in this Town Core area. Two secondary linkages are also proposed from the main link road. The existing GAA pitch encompasses a green amenity park, urban square, a residential/commercial retail area and residential development located around

a residential square. Having regard to the topography of the site, underground car parking is possible on this proposal.

Specific Objectives

Specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. To maintain a minimum 50 metre exclusion zone around the perimeter fence of the waste water treatment plant in accordance with best practice.
2. To promote the Cootehill Heritage Walking Trail in recognition of its architectural, cultural and historical importance to the town and as an important urban amenity with strong tourism value.
3. To prepare a by-pass line for Cootehill as part of the 'Dundalk-Cavan Route'.
4. The Demesne of Bellamont Forest shall be protected, conserved and maintained free from development.
5. Planning applications shall incorporate, into the layout and design of proposed developments, a provision for a link road between Chapel Lane and Monaghan Road.
6. To co-operate with the Department of Education and Science and the local school management boards, in the provision of adequate facilities for the educational needs of the community.
7. To co-operate with the Department of Health, the HSE and voluntary or charitable health care providers to ensure the provision of adequate facilities to meet the changing health care needs of the community.
8. To progress and develop the 'Cootehill Back Street' scheme which will run parallel to Market Street

9.To ensure that proposed developments adjacent to the existing River shall have regard to the Policies and Objectives contained in Chapter 8:Flood Risk Management, in particular, the requirement to prepare a Site-Specific Flood Risk Assessment (Site FRA)

Kingscourt

Location

In the Settlement Framework, Kingscourt has been identified as a large town. It is located in the most Easterly part of County Cavan on the border with County Meath. The Regional Routes the R165 and R164 meet in the town.

Description and Historical Context

The Town founded by Mervyn Pratt and later by Rev. Joseph Pratt has a distinctive planned street layout. The name Kingscourt comes from 1690 when King James held court for one night in Cormey Castle, (now Cabra Castle) on his way to the Battle of the Boyne. The development of natural resources such as gypsum and china clay were used to develop local industry in the town. The now closed railway line provided access to a larger market and strengthened the trading function of the town.

The town has retained its historic pattern with the town core focused on a wide and long main street with further streets radiating in a uniform pattern out from it. This geometric form lends itself well to the further development of town core uses. There is significant capacity for development in the backlands of main street properties but it is essential that this is conducted in a sensitive manner which does not detract from the traditional form of this town.

Population

Table 12.7

	1996	2002	% change 1996 – 2002	2006	% Change 2002 – 2006	2011	% Change 2006 - 2011
County	52,944	56,546	6.8%	64,003	13.2%	73,183	14.3%
Cavan Town & Environs	5,623	6,098	8.4%	7,883	29.3%	10,205	29.4%
Kingscourt	1,190	1,307	9.8%	1,748	33.7%	2,326	33.1%

Source: CSO 2006 & 2012

The town has experienced a significant growth of 33.7% in 2006 with a similar increase of 33.1% in 2011. This growth has been greater than the average for the county and greater also than the growth experienced by Cavan Town & Environs.

Town Core

Kingscourt is characterised by a wide Main Street with some extensions to the east and west. It has a traditional, continuous building frontage with a mix of building heights and colours. The buildings on Main Street and Church Street are typical of 18th and 19th Century market towns and are mainly two-storey with a mix of uses including a number of residential properties many now vacant or converted to other uses.

In a study conducted as part of the research for the development plan,⁴⁷ it was found that there were 21 business or retail units unoccupied in the town core. New developments should respect the existing character of the streetscape and seek to enhance and improve it.

Employment

The service employment sector within Kingscourt is essential to the vitality of the Town. Kingscourt has a number of large and smaller employment providers including Kingspan, O'Reilly's Concrete, Gypsum Industries, Paramount Roller Doors, as well as, other services provided within the Town Core area. In addition, the potential of tourism and leisure sections arising from the cultural and natural assets such as Dunaree Forest Park have the potential for further development.

Residential Development

The Town has retained a relatively compact urban form with a significant number of one-off dwellings along roads leading out from the town.

A study conducted as part of the development plan research⁴⁸ found that there were 14 dwellings for sale and 59 unfinished. Of the unfinished dwellings 46 were completed but had not been occupied and 13 were incomplete. The Settlement Framework identified a requirement for 26 hectares of land suitable for residential development. This is to cater for the current and future population up to 2020.

⁴⁷ Conducted in all Towns and Villages in April and May 2013

⁴⁸ Conducted in all Towns and Villages in April and May 2013.

Lands zoned have been identified based on their relative proximity to the town core, other residential areas and community and social infrastructure.

Infrastructure

The Kingscourt Public Water Supply Scheme is currently working under capacity while the Kingscourt Waste Water Treatment Plant is working under but close to capacity. **Kingscourt Town now has MAN available. MAN is a Metropolitan Area Network which provides advanced broadband and telecommunications services such as superfast broadband.**

There is a recycling bottle bank located beside the Fire Station on the Kells Road.

Social Infrastructure

The town has a number of leisure and community facilities and clubs, these include **Kingscourt Health Centre**, the GAA Grounds, Dun a Rí Forest Park, the Youth Reach Centre, the Community Centre and the Sports Club, the Handball Alley, Tennis Courts and Boxing Club, playground and so forth.

Access

The Local Authority is committed to facilitating the provision of;

- Controlled crossing points with red L-Shape tactile paving, to allow a barrier free circulation route, for those with a disability. Crossovers should be designed in accordance with 'Good Practise Guidelines on Accessibility of Streetscapes', Main street, Hall Street, Station Road have been identified as being potential suitable.
- Uncontrolled crossing points with buff coloured blister tactile paving, to allow a barrier free circulation route, for those with a disability. Crossovers should be designed in accordance 'Good Practise Guidelines on Accessibility of Streetscapes, several areas have been identified as being potentially suitable;
 - Rocks Road & St Marys Street
 - Fairymount Avenue & Rocks Road
 - Main Street at Callans Pharmacy and Maguires Butchers
 - Thorndale Park
 - Market Square

- Main Street & Peppards Hill
- Bailieborough Road & Main Street
- Corduroy tactile hazard warning surfaces should be incorporated at both the top and bottom landings and nosings should be highlighted in accordance with Part M 2010 Section 1.1.3.5, Main Street at Carrickleck Road has been identified

It has been identified that there are presently no specific general car parking spaces provided throughout the town. Provision should be made for accessible parking spaces, suitable for wheelchair users in accordance with Part M 2010 Section 1.1.5 The improvement of footpaths can increase the accessibility of towns a number of areas have been identified as potentially requiring improvements; St Marys Road & Peppard's Hill, Main Street, Rocks Road

Education

The town has a primary school. **The Department of Education and Skills has announced plans for a new secondary school in Kingscourt. This school will provide places for 400 pupils and is planned to be open by 2016.** The town also has crèches/playschools.

Heritage and the Environment

Kingscourt's natural assets include the Rectory River which flows along the east of the Town and Dun a Rí Forest Park located to the north-east of the Town. Dun a Rí Forest Park which is owned by Coillte was established in 1959. The Forest contains a variety of flora and fauna and other features of natural heritage many of which are accessible from trails throughout the forest.

There are many buildings of significance dating from the 19th and 20th centuries. Cabra Cottage is one such building and to its north is the site of the old Cabra Village.

Kingscourt has a wealth of sites of historical and archaeological importance which include Flemings Castle and Ice House, as well as, several other Protected Structures and Recorded Monuments.

Table 13.8

Monument Number	Townland	Description
Monuments within Kingscourt Development Boundary		
CV035-040 CV01659	Dunaree	Rath -Ringfort
CV035-039	Dunaree	Rath
CV035-049 CV01659	Lisanisky	Rath -Ringfort
CV035-050 CV01660	Lisasturrin	Rath-Ringfort
CV035-041	Enniskeen	Rath
CV035-051	Lisasturrin	Rath

Source: Record of Monuments and Places, OPW

Masterplans

Prepare a Masterplan, in conjunction with relevant stakeholders, for backlands development subject to the following;

- a. The construction of a new access road from the Kells Road to the Rocks Road to serve the Masterplan area.
- b. Development shall support, contribute to and consolidate the Town Core function while complying with the highest urban design standards.
- c. Development shall provide safe and accessible pedestrian linkages between the development and the existing Town Core, amenity areas and community facilities.
- d. The location of the proposed access points will be determined at planning application stage. Access roads shall be improved in order to accommodate additional traffic.
- e. Necessary social and physical infrastructure etc. is to be provided, as appropriate.

Specific Objectives

Specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. To protect and preserve the views and vistas to the Roman Catholic Church and Church of Ireland.
2. To protect and preserve the stone wall on Mary's Road/ Chapel Road which contributes to the amenity value and character of this area.
3. ~~The Planning Authority promotes the~~ To promote the development and reuse of the railway line as an amenity area, walking and cycle routes in partnership with Meath County Council, Irish Rail and communities involved. Developments in proximity to the rail line shall make adequate allowance for the proper development of a walking and cycling ~~the line as a~~ greenway along the Railway Line.
4. The Planning Authority will ensure the protection and conservation of Dun na Rí Forest Park in recognition of its cultural and historical importance to the town and as an important urban amenity with strong tourism value. The Planning Authority will:
 - a. Liaise with Coillte Teoranta on matters relating to Dun a Rí Forest Park and encourage the use of part of Dun na Rí Forest Park as an amenity area.
 - b. Protect Dun a Rí Forest Park and regulate development to ensure compatibility with recreational and amenity uses (including commercial forestry).
 - c. Require any development on lands adjoining Dun a Rí Forest Park to be sited and designed to take cognisance of this Park and maximise habitat preservation and conservation.
 - d. Protect the Dun a Ri Forest Parks looped walk which connects the Park to the Town of Kingscourt and other existing walks within the Park.
5. To maintain a minimum 50 metre exclusion zone around the perimeter fence of the waste water treatment plant.

6. To co-operate with the Department of Education and Science and the local school management boards, in the provision of adequate facilities for the educational needs of the community.
7. To co-operate with the Department of Health, the HSE and voluntary or charitable health care providers to ensure the provision of adequate facilities to meet the changing health care needs of the community.
8. To ensure that proposed developments adjacent to the existing River shall have regard to the Policies and Objectives contained in Chapter 8:Flood Risk Management, in particular, the requirement to prepare a Site-Specific Flood Risk Assessment (Site FRA)

Virginia

Location

Virginia is located in the east of County Cavan close to the border with County Meath. The town is strategically located on the N3 giving it easy access via private car, as well as, public transport to Dublin City and towns such as Navan. The N3 along with the regional roads the R194, R195 and R178 makes the town one of the most accessible in the county providing direct linkages to Cavan Town, Ballyjamesduff, Mullagh and Bailieborough.

Description and Historical Context

The town developed as the third town in the County as part of the 17th Century Plantation of Ulster. The town developed a linear street-style along the main road (N3) through the town. Up until the mid 20th Century the town's development was limited to the Main Street and to a small extent further out the Dublin Road (N3) and the Ballyjamesduff Road. In more recent times residential development has sprung up on all sides of the traditional Town Core. The town's physical development is restricted to the South by Lough Ramor and to the North by the proposed Virginia by-pass corridor. This has pushed development to the east and west of the core along the N3 route and out the Ballyjamesduff road. The development of backlands will be key to the continued progress of this town.

Population

Table 13.9

	1996	2002	% change 1996 – 2002	2006	% Change 2002 – 2006	2011
County	52,944	56,546	6.8%	64,003	13.2%	73,183
Cavan Town & Environs	5,623	6,098	8.4%	7,883	29.3%	10,205
Virginia	811	1,093	34.8%	1,734	58.6%	2,282

Source: CSO 2006 & 2011

The town has shown consistently strong growth peaking in 2006 with an increase of 58.6% between the 2002 and 2006 inter census period. The 2011 increase is significantly over the county average experienced by Cavan Town and Environs but at 31.6% is a slower growth than the 2006 peak. Given its strategic location further growth is expected, however this must not occur to the detriment of the sustainable development of the town.

Town Core

The traditional Town Core consists of Main Street and parts of the Cavan and Ballyjamesduff Roads. This is the primary retail, commercial and service area of the town. The development of the town core is constrained by its linear layout, however in recent times development of backlands to the west of main street have demonstrated the potential that such lands have in facilitating the further expansion of the town core should it be required. There is potential capacity for further retail. In a study conducted as part of the research for the development plan⁴⁹ it was found that there were 10 business or retail units unoccupied in the town core. New developments should respect the existing character of the streetscape and seek to enhance and improve it.

Employment

Virginia has a good mix of professional, business, retail and other services within the town that provide employment. Outside of the town boundary, there are the Glanbia Plant, hotels, B&Bs etc. The town has the potential to develop in the tourism and leisure sectors and already hosts a number of festivals. The town also boasts the Ramor Theatre and an abundance of natural assets which attract visitors.

Residential Development

The physical constraints of Lough Ramor to the South and a proposed bypass route to the north have acted as constraints on the physical expansion of the town. This has resulted in a compact form with linear tendencies as expansion has been mainly towards the North West and South East of the town. Residential developments have tended to occur in one location with two large accumulations in the west and south of

⁴⁹ Conducted in all Towns and Villages in April and May 2013

the town. A study conducted as part of the development plan research⁵⁰ found that there were 23 dwellings for sale and 96 unfinished. Of the unfinished dwellings 72 were completed but had not been occupied and 24 were incomplete. The Settlement Framework identified a requirement for 26 hectares of land suitable for residential development. This is to cater for the current and future population up to 2020. Lands zoned have been identified based on their relative proximity to the town core, other residential areas and community and social infrastructure and the completion of significant unfinished residential developments.

Infrastructure

Virginia along with Mullagh is served by the Bailieboroughs Regional Water Supply Scheme which is currently working at capacity. The Waste Water Treatment Plant is currently working over capacity. These are issues which must be addressed before further development can occur in the town.

There is a recycling facility located in the carpark of the Shopping Centre off the Ballyjamesduff Road.

Social Infrastructure

The town has a varied mix of community and social facilities including the **Virginia Health Centre**, rugby pitch, golf course, gym, karate and fitness centre, local library etc. The town also has Ramor theatre, woodland walks and Lake and Riverside amenity areas is a major leisure and recreational asset to the town.

The town has both a primary and secondary school as well as the VEC and crèches/playschools.

Accessibility

The Local Authority are committed to facilitating the provision of uncontrolled crossing points with buff coloured blister tactile paving, to allow a barrier free circulation route, for those with a disability. Crossovers should be designed in accordance 'Good Practise Guidelines on Accessibility of Streetscapes, areas identified as being potentially suitable are Bailieborough Road and Main Street at Ramor Lodge Hotel

⁵⁰ Conducted in all Towns and Villages in April and May 2013.

Improvement to footpaths can increase the accessibility of town cores, Main Street has been identified

It has been identified that signage should be installed at accessible bays in accordance with Part M 2010 Section 1.1.5.

Heritage and the Environment

Virginia's natural assets include the River Blackwater and Lough Ramor⁵¹. The river flows in a south-east direction through the town before flowing into the lake. From the Mill Bridge upstream the river has an inherent amenity value and is zoned as amenity/recreation. The lake to the south of the town is an NHA and an area of recreation and amenity for the town.

Deerpark which is designated as an NHA and is located to the south-west of the Town Core is an extensive wooded area. This area belonged to the Duke of Headford and was part of his demesne and is now a hotel and golf course.

Like many of the towns in the County, Virginia has a number of Recorded National Monuments, as well as, Protected Structures.

Table 13.10

Monument Number	Townland	Description
Monuments within Virginia Development Boundary		
CV01853	Deerpark	Ritual site (Holy Well)
CV01893	Lough Ramor	Crannog possible
CV039-076 CV01894	Rahardrum	Ringfort unclassified
CV039-078	Rahardrum	Rath
CV039-077	Lough Ramor	Castle
CV039-010 CV01827	Ballaghanea	Rath Ringfort unclassified
CV039-012	Ballaghanea	Portal Tomb

Source; Record of Monuments and Places, OPW

⁵¹ Lough Ramor is a designated wild fowl sanctuary.

Development Site

Lands previously identified as suitable for the Development of a Regional Hospital are considered to be potentially suitable for the development of Industry/Employment or the development of an Integrated Tourism or Recreational Complex which would be of strategic importance to the County. Having regard to the location of this site, small scale or one off developments will not be permitted. A Masterplan will be required which shall address the following issues.

- Access and traffic
- The requirement for Appropriate Assessment
- Assessment of environmental impacts
- Linkages to Virginia town
- Feasibility of proposed use
- Study of cumulative benefits for county
- Impacts on Virginia town.

The Master Plan shall be prepared in conjunction with the Planning and Roads section of the County Council and in consultation with the NRA having regard to the provision of the DECLG document 'Spatial Planning and National Roads Guidelines (2012). The Masterplan shall be submitted to the Planning Authority for approval prior to the submission of any planning application, this shall include written agreement from the NRA.

Masterplans

To implement the two Masterplans which have been completed by Cavan County Council. A Special Development Contribution will be attached to planning applications within the boundaries of same.

Specific Objectives

Specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. To require all new developments around Lough Ramor and the River

Blackwater to contribute to the creation of linear parks and wildlife corridors along these banks. These areas would be kept free from development and would consist of 10-20 metres, depending on gradients, along both sides. These amenity areas shall not be included as open space areas within new residential developments **but shall provide amenity space to residents.**

2. To co-operate with the relevant authorities in relation to the proposed by-pass for the town.
3. To upgrade and redesign the local road L-7032-0 between the Ballyjamesduff Road and the By-pass corridor
4. To maintain a minimum 50 metre exclusion zone around the perimeter fence of the wastewater treatment plant in accordance with best practice
5. To retain and integrate existing mature trees, hedgerows and significant groups of trees.
6. To co-operate with the Department of Education and Science and the local school management boards, in the provision of adequate facilities for the educational needs of the community.
7. To ensure the protection, maintenance and, where appropriate, enhancement of amenity and recreation areas in the town.
8. The development of this area shall incorporate a mixture of uses, circa 10 hectares of this overall site shall be developed for residential purposes. **The Master Plan shall be prepared in conjunction with the Planning and Roads section of the County Council and in consultation with the NRA having regard to the provision of the DECLG document 'Spatial Planning and National Roads Guidelines (2012) and section 2.13 of the 'Sustainable Residential Development in Urban Areas' (May 2009) Guidelines for Planning Authorities.** A Master Plan shall be submitted to the Planning Authority for approval prior to the submission of any planning application, **this shall include written**

agreement from the NRA. Proposals shall ensure the residential amenities of existing and future residents are protected and include assessment of the impacts on the NHA of Lough Ramor, as well as, details of traffic impacts and road safety. Piecemeal development will not be permitted, only an overall integrated proposal will be acceptable.

9. To co-operate with the Department of Health, the HSE and voluntary or charitable health care providers to ensure the provision of adequate facilities to meet the changing health care needs of the community.
10. To ensure that proposed developments adjacent to the existing River shall have regard to the Policies and Objectives contained in Chapter 8: Flood Risk Management, in particular, the requirement to prepare a Site-Specific Flood Risk Assessment (Site FRA).

CHAPTER 14: Medium Sized Towns

Ballyconnell

Location

Ballyconnell is identified as a medium sized town in the Settlement Framework. It is situated in the west of County Cavan close to the border with County Fermanagh. It is located on the Woodford River, which is part of the Shannon-Erne Waterway at the crossroads of the N87 (Belturbet to Enniskillen Road) and the R205 (Derrylin to Ballinamore Road).

Description and Historical Context

The Town originally developed as a crossing point on the Woodford River. During plantation times Ballyconnell House (circa 1800) was built and a typical 'big house' relationship developed with the surrounding community. As a border town, its development was restricted as a result of partition in the 1920s. In more recent times, trade and activity with Northern Ireland has developed and tourist activities have also expanded, helped by the construction of the Shannon-Erne Waterway. New residential developments including apartment blocks along the river, large housing estates and commercial and retail developments have brought a new vitality to the Town. The expansion of the Quinn Group has brought additional employment and other benefits to the area.

Population

	1996	2002	% change 1996 – 2002	2006	% Change 2002 – 2006	2011	% Change 2006 – 2011
County	52,944	56,546	6.8%	64,003	13.2%	73,183	14.3%
Cavan Town & Environs	5,623	6,098	8.4%	7,883	29.3%	10,205	29.4%
Ballyconnell	433	572	32.1%	747	30.6%	1,061	42%

Source: CSO 2006 & 2011

Ballyconnell continues to experience strong population growth, in the 2011 census the population had grown by 42%, significantly higher than the county average, higher than Cavan Town & Environs and the growth experienced in the previous census period.

Town Core

Ballyconnell town core has developed around the cross roads of the National Route the N87 and the Regional Route, the R205. It is characterised by continuous building frontages with a mix of building heights and colours. The buildings on the Main Street are typical of eighteenth and nineteenth century market towns and are mainly two storey commercial with some residential premises. **It is essential that the** ~~The town core does not have a well defined structure and it is essential that it is~~ is developed in a coherent and well planned fashion. There is capacity within the core for the development of retail and other services. A study conducted as part of the research for the development plan found that there were 30 vacant or for sale retail and business units within the core.

Employment

There are a variety of large and smaller employment providers within and on the outskirts of the town including Boxmore Factory, Ballytherm, the Slieve Russell Hotel on the Belturbet Road and the Quinn Group on the Derrylin Road, as well as, services provided within the Town Core. In addition, the towns location in the picturesque west of the county and within the Marble Arch Caves Global Geopark ~~and other natural assets of the county~~ means that this town has significant potential in the tourism and leisure sectors.

Residential Development

The Town has sprawled out from the town core with significant levels of development happening in the south and south west of the town. There are a number of sites closer to the town core that should be prioritised when considering further residential development. A study conducted as part of the development plan research⁵² found

⁵² Conducted in all Towns and Villages in April and May 2013.

that there were 20 dwellings for sale and 37 unfinished. Of the unfinished dwellings 17 were completed but had not been occupied and 20 were incomplete. The Settlement Framework identified a requirement for 15 hectares of land suitable for residential development. This is to cater for the current and future population up to 2020. Lands zoned have been identified based on their relative proximity to the town core, other residential areas and community and social infrastructure and the completion of significantly incomplete residential developments.

Infrastructure

The Ballyconnell Public Water Supply Scheme is currently working over capacity. The Waste Water Treatment Plant is currently working well under capacity. There is one existing bring centre facility on the R-205, beside the Credit Union to the south-west of the Town Core.

Social infrastructure

The town has a number of leisure and community facilities within the town, these include the **Breffni Care Unit**, Kildallan GFC Park, Canal/Riverside amenity areas, community centres/halls, playground, sports field etc.

The town has two primary schools in Ballyconnell and crèche/playschools.

Accessibility

- The Local Authority are committed to facilitating the provision of uncontrolled crossing points with buff coloured blister tactile paving, to allow a barrier free circulation route, for those with a disability. Crossovers should be designed in accordance with 'Good Practise Guidelines on Accessibility of Streetscapes. Some areas identified as being potentially suitable are:
 - Ballinamore Road & Slip way and Derryoaks
 - Killeshandra Road at chapel.
 - Cavan Road at Daisy Hill Manor entrance.
 - Church street at Kennedys Supermarket.
- The provision of stairs in strategic locations can greatly improve accessibility in town cores, the need for, Corduroy tactile hazard warning surfaces should be incorporated at both the top and bottom landings & nosings should be

highlighted in accordance with Part M 2010 Section 1.1.3.5 at the river bank stairway has been identified as potentially requiring improvements.

Improvements to footpaths can also greatly improve accessibility the Ballinamore Road, Preaching House Lane and Church Street has been identified.

Heritage and the Environment

Ballyconnell's natural assets include the Woodford River which is part of the Shannon-Erne Waterway. This river flows in a north-east direction through the town. The river is located in a High Landscape Area which branches out to include Annagh Lake, to the east of the town.

Annagh Woods are located to the east of the town and a walking route runs around the woods and along the river as far as the bridge on the National Road.

Like many of the towns in the County, Ballyconnell has a number of Recorded National Monuments, as well as, Protected Structures of historical importance within the town.

The provision of amenity areas within urban centres is an essential element in the creation of sustainable communities. They contribute to the creation of areas that are pleasant to live and work in. They are often, as in the case of the walking route, elements of the areas unique character or history, the preserving of which helps to achieve a sense of place.

Monument Number	Townland	Description
Monuments within Ballyconnell Development Boundary		
CV010-011	Cullyleenan	Rath
CV010-00101/ CV01000102CV00207	Annagh (Tullyhaw by)	Bawn
CV010-01202CV00216	Doon (Ed Ballyconnell)	Sheela-na-gig
CV00275	Doon (Ed Ballyconnell)	Castle- Unclassified Possible
CV010-022	Snugborough	Rath

CV010-014	Doon	Barrow
CV010-013	Doon	Court Tomb

Source; Record of Monuments and Places, OPW

North Ballyconnell Development Area

This area comprises of an area between the Development Boundary and the existing Industrial Complex associated with the Cement Plant. This area has existing industrial use but also has some capacity for further development. An amenity area has been identified along the length of the Canal. This amenity area shall be kept free from development and protects the inherent amenity value of the river as a place of amenity value and an important element of the areas bio-diversity. Any further development in this area will be assessed carefully and applications shall be accompanied by an assessment of impacts on the amenities of residents, impacts on Ballyconnell town, justification for the proposal, impacts on roads and traffic safety, impacts on the environment and an Appropriate Assessment Screening and/or Natura Impact Statement.

Specific Objectives

Specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. To protect and preserve the walls, entrance and railings on the Cavan Road and Ballyconnell House and Demesne which contributes to the amenity value of this area.
2. To promote the Ballyconnell Walking Route in recognition of its cultural and historical importance to the town and as an important urban amenity with strong tourism value.
3. To upgrade the existing local road (L-5049-0) between the N87 and the R205 in the Derryginny Area of the town.

4. To consider the construction of the following link roads:
 - N87 with Preaching House Lane.
 - Main Street with Preaching House Lane.
 - Rear access servicing road to rear of property fronting N87 (Swanlinbar Road).

5. To require all new developments along the Woodford River to contribute to the creation of a linear park and wildlife corridor along the River banks. These areas would be kept free from development and would consist of 10-20 metres, depending on gradients, along both sides of the River. These amenity areas could be included as open space areas within new residential developments.

6. To maintain a minimum 50 metre exclusion zone around the perimeter fence of the wastewater treatment plant in accordance with best practice.

7. To co-operate with the Department of Education and Science and the local school management boards, in the provision of adequate facilities for the educational needs of the community.

8. To protect 'Ballyconnell Bridge' and all sites of archaeological, cultural and/or historic value.

9. Protect and retain existing stone walls.

11. New developments on lanes adjoining lands to take cognisance of entrance to Canal/Walkway area.

12. To co-operate with the Department of Health, the HSE and voluntary or charitable health care providers to ensure the provision of adequate facilities to meet the changing health care needs of the community.

13. To ensure that proposed developments adjacent to the existing River shall have regard to the Policies and Objectives contained in Chapter 8:Flood Risk

Management, in particular, the requirement to prepare a Site-Specific Flood Risk Assessment (Site FRA)

Belturbet

Location

The Settlement Framework identified Belturbet as a medium sized town. It is located north west of Cavan Town near the border with County Fermanagh. The Town lies on the N-3 Cavan to Ballyconnell/Aghalane Route and is in relatively close proximity to Cavan Town.

Description and Historical Context

Belturbet sits overlooking the River Erne which continues to be a valued asset to the town and offers a fine urban setting. Belturbet is a long established County Town with its origins placing it in the early Norman period as witnessed by the Motte and Bailey site at Turbet Island. There is an earlier settlement located around the O'Reilly Castle and fording point of the Erne, which is strategically located between the Lower Lough Erne and the Lough Oughter Lake complex which extends 15 miles south to Killeshandra Town. Belturbet has a well developed urban structure with a decided grid pattern of road systems. The bulk of the town is located on the rising land overlooking the bridge on the south bank. The central square or Diamond includes the Town Hall with the Church of Ireland sited alongside the former town fort nearby. Holborn Street looks up to the Diamond from its approach to the east. The town is gathered about these main urban design elements - the Central Diamond, Holborn Street, the Bridge and river frontage. However, unlike many towns Belturbet has not turned its back on the river. The Rectory, former Cavalry Barracks (Morrissey Park) and Lawn 'Street' look out to the Erne and provide open pleasing vistas.

Population

	1996	2002	% change 1996 – 2002	2006	% Change 2002 – 2006	2011	% Change 2006 - 2011
County	52,944	56,546	6.8%	64,003	13.2%	73,183	14.3%
Cavan Town & Environs	5,623	6,098	8.4%	7,883	29.3%	10,205	29.4%
Belturbet	1,248	1,295	3.8%	1,411	8.9%	1,407	-.3%

Source: CSO 2002 & 2006 Volume One Population Classified by area

The population growth in Belturbet has been weaker than that in other towns and the 2011 census shows a minor drop in population. This population decline is of some concern and may be influenced by the town's location close to Cavan Town, Northern Ireland and within a rural area identified as Structural Weak. A closer examination of the decline would be required in order to fully understand it.

Town Core

The town has grown and developed around the N3 which passes through Main Street and brings with it a high level of traffic including a significant number of industrial trucks and lorries. This has affected the viability of the town core and may have contributed to its decline. A by-pass of the town is currently being constructed and may result in a beneficial change to the town core.

The main street is linear with a number of smaller streets radiating off it in a grid like form. Streets are characteristically narrow and the town core evidences much dereliction and under use. There is a potential capacity for further retail and service development in the core area of the town mainly through the re-use of derelict and unused buildings. It is important that development of Belturbet Town core is encouraged whilst recognising the importance of its historic merit.

Employment

While the town is currently undergoing some decline there is a business park with a number of units in the north east of the town and several smaller employers within the town. Belturbet has a strong potential for tourism development with many existing attractions and facilities in the town. These are potential sources of employment as well as a way of revitalising this ailing town. The town is located within the Marble Arch Caves Global Geopark and has a number of attractions with tourist potential these include the town walk, Turbet Island, the river, the Shannon-erne Canal.

Residential Development

Residential development has sprawled somewhat out from the town core mainly across the river to the west of the town were the largest pockets of residential development exist. Further development is constrained by topography and natural assets which need to be protected

A study conducted as part of the development plan research⁵³ found that there were 29 dwellings for sale and 34 unfinished. Of the unfinished dwellings, 31 were completed but had not been occupied and 3 were incomplete. The Settlement Framework identified a requirement for 15 hectares of land suitable for residential development. This is to cater for the current and future population up to 2020. Lands zoned have been identified based on their relative proximity to the town core, accessibility, proximity to other residential areas and community and social infrastructure.

Infrastructure

Belturbet is served by the Belturbet Public Water Supply Scheme which is currently working well under capacity. The Waste Water Treatment Plant is also currently working well under capacity. There is an existing bring centre facility located to the north east of the development boundary.

⁵³ Conducted in all Towns and Villages in April and May 2013.

Social Infrastructure

Belturbet has a number of social and community facilities including the Belturbet GAA Grounds, **Belturbet Health Centre**, The Riverside Park, Playground, and significant riverside amenity areas. Works are also currently underway on the conversion of the Courthouse on Main Street into a new library and community facility.

There are three primary and one secondary school in the town and a playschool which caters for afterschool.

Accessibility

The Local Authority are committed to facilitating the provision of uncontrolled crossing points with buff coloured blister tactile paving, to allow a barrier free circulation route, for those with a disability. Crossovers should be designed in accordance 'Good Practise Guidelines on Accessibility of Streetscapes. A number of areas have been identified as potentially suitable.

- Barrack Hill Road with Barrack Lane
- High Street with Upper Bridge Street and Castle Hill
- Lower Bridge Street with Mill Walk
- Lawn Road with Castle Hill

The provision of stairs in strategic locations can greatly improve accessibility in town cores, the need for, Corduroy tactile hazard warning surfaces should be incorporated at both the top and bottom landings & nosings should be highlighted in accordance with Part M 2010 Section 1.1.3.5 at Castle Hill has been identified as potentially requiring improvements.

Improvements to footpaths can also greatly improve accessibility; the High Street and Deanery Street have been identified as being potentially requiring improvements.

Heritage and the Environment

Belturbet's natural assets include the River Erne which flows in a north-east direction through the Town. The river is designated as an NHA and SAC to the south of the Town, a SAC were it flows through the town and a SAC and High Landscape Area to the north of the Town. There are a number of small lakes outside the Town but in

close proximity to the Development Boundary including Creeny Lough, Kilconny Lough and Dawson's Lough and Holy Lough which are both NHAs and SACs. A Riverside Park runs along the Erne from the bridge towards the railway line. Like many of the towns in the County, Belturbet has a number of National Monuments as well as Protected Structures within the town. It will be a function of this Local Area Plan to protect the unique aspects of this town.

Monument Number	Townland	Description
Monuments within Belturbet Development Boundary		
CV011-01303 CV00245	Straheglin	Building
CV015-01602 CV02105	Corporation Lands	Church and Graveyard
CV011-01306 CV00243	Corporation Lands	Market/ Fair Place Bastioned Fort
CV015-01601 CV00244	Corporation Lands	Star-shaped Fort Castle - Motte & Bailey
CV015-016 CV00242	Corporation Lands, Straheglin	Historic Town
CV02386	Kilconny	Kiln-Lime

Source; Record of Monuments and Places, OPW

Specific Objectives

Specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. To develop and expand the linear park and wildlife corridor along the length of the River Erne, which would be kept free from development, this would typically be 10-20 metres depending on gradients, along both sides of the river. This land will not be included in the provision of public open space within any proposed housing development.

2. To maintain a minimum 50 metre exclusion zone around the exterior fence of the waste water treatment plant, in accordance with best practice.
3. To facilitate the completion of the Belturbet by-pass.
4. To ensure the protection of 'Erne Bridge' and all sites of archaeological, cultural and/or historic value.
5. To encourage backland development to the rear of Holborn Hill creating new frontages using the existing access from Barrack Lane, such developments will have to be sympathetic to the proximity of the river.
6. To upgrade the existing pedestrian links to the Town Core from the River side.
7. To ensure that development adjoining the old railway line gives regard to the potential amenity use of this area.
8. That development takes cognisance to and retains/rebuilds existing stone wall.
9. Terrace of 18th Century houses with square headed door cases. Noteworthy as a group of dwellings and any alterations to the street elevation should not affect the essential architectural totality of the terrace as far as possible.
10. To protect and maintain the use of the existing picnic area, playground and green area.
11. To protect existing stone wall.
12. Lands in the vicinity of Protected Structure 'The Rectory'. Any development in this area shall;
 - Take cognisance of the sensitive nature of the site alongside and overlooking the rivers amenity.
 - Take cognisance of the Rectory and the historic setting of same.
 - Respect and design with views and vistas to and from the site in mind.

- Take cognisance of existing stone boundary and garden walls and retain same.
- Provide for high quality design in relation to new buildings and extension of Rectory.

13. To acknowledge proximity of site to River Erne Banks and amenity area and to ensure that design, setting and set back of proposed developments takes cognisance of same. Proposals must accommodate riverside amenities.

14. To ensure the protection and encourage the enhancement of Walking Trails in the town including Turbet Island Looped Walk and Old Railway Line Walk.

15. To co-operate with the Department of Education and Science and the local school management boards, in the provision of adequate facilities for the educational needs of the community.

16. To co-operate with the Department of Health, the HSE and voluntary or charitable health care providers to ensure the provision of adequate facilities to meet the changing health care needs of the community.

17 To ensure that proposed developments adjacent to the existing River shall have regard to the Policies and Objectives contained in Chapter 8:Flood Risk Management, in particular, the requirement to prepare a Site-Specific Flood Risk Assessment (Site FRA).

Mullagh

Location

In the Settlement Framework Mullagh has been identified as a Medium Sized Town. It is located in the south east of County Cavan, near to the border with County Meath. The Town lies close to the main Cavan – Dublin route, the N3, near the fringes of the Greater Dublin Area (GDA).

Description and Historical Context

Mullagh is thought to be the birth place of the 7th Century Saint Killian who has lent his name to several buildings in the town such as Saint Killian's National School, Saint Killian's Heritage Centre and a Holy Well named after the Saint. Mullagh originated as a local Market Town for the surrounding agricultural community. The town retains much of its original planned village form with its wide central Main Street, regular property frontage and long rear gardens. Mullagh has experienced significant development, in some part, due to its strategic location adjacent to the Greater Dublin Area.

Population

	1996	2002	% change 1996 – 2002	2006	% Change 2002 – 2006	2011	% Change 2006 - 2011
County	52,944	56,546	6.8%	64,003	13.2%	73,183	14.3%
Cavan Town & Environs	5,623	6,098	8.4%	7,883	29.3%	10,205	29.4%
Mullagh	403	479	18.9%	679	41.8%	1,137	67.5%

Source: CSO 2002 & 2006 Volume One; Population Classified by area

In the case of Mullagh the high population increase experienced in most parts of the county has not slowed but has in fact jumped from a 41.8% growth in the 2006 census to a massive 67.5% growth in the 2011 census. Since 1996 the population

has increased from 403 people to 1,137 in 2011. This rapid growth has not allowed the town itself to develop in a similar fashion. While a detailed examination of this growth would be required to fully understand it, it is likely that proximity to Dublin and Meath coupled with lower property prices contributed to this increase. The town gives the impression of being a dormant town so it is likely that many inhabitants work outside the town.

Town Core

The town core of Mullagh is unique amongst the large and medium sized towns. It has a larger element of residential properties though similar to Kingscourt many of these are now unoccupied. It has a much lower mix of retail and services similar to the retail and service provision of the small towns and in fact some of the small towns have a greater number and mix. It is important that the historic layout of Main Street is maintained.

Employment

Local employment opportunities within the town comprise mainly of Wellman's International, retail and services provided within the Town Core and agriculture. The town does have some natural assets which could give it a presence in the leisure and tourism sector, mainly outside of the town e.g. Mullagh Lough, hill walk, St Killians Heritage Centre.

Residential Development

Rapid population growth has brought with it a rapid growth in the development of residential properties. These developments have occurred on all roads leading out of the town giving the town an elongated development boundary. Many of these developments are high density. A study conducted as part of the development plan research⁵⁴ found that there were 3 dwellings for sale and 31 unfinished. Of the unfinished dwellings 20 were completed but had not been occupied and 11 were incomplete. The Settlement Framework identified a requirement for 15 hectares of land suitable for residential development. This is to cater for the current and future population up to 2020. Lands zoned have been identified based on their relative

⁵⁴ Conducted in all Towns and Villages in April and May 2013.

proximity to the town core, other residential areas, community and social infrastructure and the completion of substantially incomplete residential developments.

Infrastructure

Mullagh is served by the Bailieborough Regional Water Supply Scheme which also serves Bailieborough and Virginia. This scheme is currently working at capacity. The Waste Water Treatment Plant is working well under capacity.

There is a bring centre facility located to the rear of Main Street adjacent to the Fair Green.

A high pressure Bord Gais Eireann (BGE) pipeline runs through the northern portion of the development boundary through to Wellmans. At present, Bord Gais does not connect any households to this service but would consider it in the future should the population increase warrant it.

Social Infrastructure

There are a number of community, social and leisure facilities in the town which act as local attractions and amenities for inhabitants. These include, **Mullagh Health Centre**, Saint Killian's Heritage Centre, the Edwin Carolan Memorial Park, The Fair Green, GAA pitch and playground.

The town has one primary school as well as ceches/playschools. Permission has recently been granted for a new school building.

Accessibility

The Local Authority are committed to facilitating the provision of uncontrolled crossing points with buff coloured blister tactile paving, to allow a barrier free circulation route, for those with a disability. Crossovers should be designed in accordance 'Good Practise Guidelines on Accessibility of Streetscapes. A number of areas have been identified as potentially suitable.

- Moynalty Road adjacent to the Garda Station.
- Mullagh Stores and Post Office
- Post Office and Credit Union
- Killians Court

- Newcastle Road & Main Street
- Ardlo Manor

Improvements to footpaths can also greatly improve accessibility the Baillieborough Road and Main Street have been identified as potentially requiring improvements. There are presently no specific general car parking spaces provided throughout the town. Provision could be made for accessible parking spaces, suitable for wheelchair users in accordance with Part M 2010 Section 1.1.5

Heritage and the Environment

Mullagh's natural assets include the Moynalty River which flows in a south east direction from Mullagh Lake through the town. Mullagh Lake is an important amenity area and potential tourist attraction for the town. The proposed SAC site of Kilconny Bog (Cloghbally) is approximately 1.5 km to the south west of the Town. Though it is a growing town, Mullagh maintains a unique rural character. The Fair Green is regarded as an area of unique character and history, the preserving of which will help achieve a sense of place.

Mullagh has a number of Recorded National Monuments and Protected Structures.

Monument Number	Townland	Description
Monuments within Mullagh Development Boundary		
CV040-047 CV01946	Mullagh	Ogham Stone – Present Location
CV040-048 CV01947	Mullagh	Ringfort - Rath
CV044-01801	Rantavan	Church Site
CV044-01802	Mullagh	Ogham Stone – original location
CV044-021 CV02164	Rantavan	Tower Site Castle – Unclassified Possible
CV02073	Mullagh	Burial Ground

Source; Record of Monuments and Places, OPW

Specific Objectives

Specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. To require all new developments along the river to contribute to the creation of a linear park and wildlife corridor along the river banks. These areas would be kept free from development and would consist of 10-20 metres, depending on gradients, along both sides of the Rivers. These amenity areas shall not be included as open space areas within new residential developments.
2. To maintain the Edwin Carolan Memorial Park as amenity and community use and to;
 - a. Provide safe and accessible pedestrian linkages between the park, Main Street and residential areas.
 - b. Facilitate the future development of the Memorial Park and ancillary community facilities.
3. To facilitate the role of St. Killian's Heritage Centre as a cultural and social assets to the town with tourist potential;
 - a. Maintain current use of this building and highlight its importance as a community attribute.
 - b. Retain walls along the roadside.
4. To facilitate the provision of a footpath from the Town to Mullagh Lake and on to Mullagh Hill, as important local amenities with strong tourism potential.
5. To ensure the retention or if required replacement of the stone walls, as indicated, on local roads L-3010 and regional road R-194 to the east of the Town Core, save were they are required to be removed to facilitate vehicular and pedestrian access.
6. To co-operate with the Department of Education and Science and the local school management boards, in the provision of adequate facilities for the educational needs of the community.

7. To co-operate with the Department of Health, the HSE and voluntary or charitable health care providers to ensure the provision of adequate facilities to meet the changing health care needs of the community.

8.To ensure that proposed developments adjacent to the existing River shall have regard to the Policies and Objectives contained in Chapter 8:Flood Risk Management, in particular, the requirement to prepare a Site-Specific Flood Risk Assessment (Site FRA).

SMALL TOWN AND VILLAGE PLANS

Introduction

The Settlement Framework identified Small towns as being Tier four of the Settlement Hierarchy and Villages and Small Villages as being Tier five and six. As illustrated in the table below Tier four, Small towns have a population of fewer than 1,000 with some basic retailing and a mix of social, educational and other services. Tier five, Villages have a population of fewer than 300 and have a smaller mix of retail, services, social and educational services. Tier six, small villages have small population with little retail or other services and would cater for the needs of a small rural area.

Status	Name	Population	Retail/Service Study
Tier Four (Small Towns)	Killeshandra, Arva Kilnaleck Shercock Ballyhaise Ballinagh	Under 1,000	Basic retail with some comparison. Has 3 or more public houses. Has a school, cafe, post office, bank/credit union, community centre, one or more professional services, a community centre, a business or factory and a few other services
Tier Five (Villages)	Loch Gowna Swanlinbar Blacklion Butlersbridge	Under 300	Basic retail with some comparison. Two or more public houses. Has a school, cafe, post office and some other services
Tier Six (Small Villages)	Bawnboy Dowra Kilcogy Stradone Redhills Mountnugent Crossdoney Crosskeys	No census data	Limited retail with little or no comparison. One or two public houses. Few or no other services.

Development Strategy

The Small Towns and Villages vary greatly in their form and function, however it is important that they are potential future growth and development is facilitated. The Settlement Framework as identified an overall target growth for Tier Four and Five

Towns, as 975 persons up to 2020⁵⁵. This target growth is to cater for the existing and future population. Given the varied nature of the towns and villages, it is unlikely that they will develop in a uniform way. Providing an overall target allows growth to happen in an organic way. Zoning objectives have not been identified for these small towns and villages, however a map outlining that development boundary for each has been produced and a town core has been identified. It is important that the retail and service function of each small town and village remains within the traditional town core and residential development close to it. This will create the compact urban form that is the most sustainable.

Infrastructure

The Public Water Supply Schemes serving the Small Towns and Villages are;

Scheme	Town or Village	Design Capacity	Existing Demand
Ballyjamesduff Regional Water Supply	Ballinagh & Kilnaleck	5160	2670
Swanlinbar Public Water Supply	Swanlinbar	330	147
Bawnboy Public Water Supply	Bawnboy	300	235
Arvagh Public Water Supply	Arvagh	200	93
Gowna Public Water Supply	Loch Gowna	300	156
Killeshandra Public Water Supply	Killeshandra	350	291
Ballyhaise Public Water Supply	Ballyhaise	250	100
Dowra Public Water Supply	Dowra	55	64
Blacklion Public Water Supply	Blacklion	115	83
Shercock Public Water Supply	Shercock	320	165

Dowra is currently working over capacity. All of the other schemes have the capacity to cater for additional development.

⁵⁵ Calculated on the basis of growth from 2011 to 2020

The public sewerage plants which serve the small town and villages are;

Scheme	Plant location
Arvagh	Drumnawall, Arvagh
Ballinagh	Ballinagh
Ballyhaise	Drumcrow, Ballyhaise
Bawnboy	Bawnboy
Blacklion	Blacklion
Butlersbridge	Butlersbridge
Dowra	Dowra
Gowna	Corfree, Gowna
Killeshandra	Killeshandra
Crosskeys	Crosskeys
Kilnaleck	Kilnaleck
Shercock	Lisdrumskea, Shercock
Stradone	Stradone
Swanlinbar	Hawkswood, Swanlinbar
Mountnugent	Mountnugent
Redhills	Redhills
Kilcogy	Kilcogy

The Kilnaleck plant is the only one working over capacity and while some are close to capacity most have sufficient capacity remaining for further development.

Small Towns

The small towns are Killeshandra, Arva, Kilnaleck, Shercock, Ballyhaise and Ballinagh. Distinct from villages these are urban areas that have not developed as rapidly as some of the large and medium towns, though some have experienced their own development pressure. These towns have an important role to play in providing basic retail and services to their rural hinterland and are often sources of employment. They are a good alternative for those who wish to live in an urban environment without the stresses and strains typical of larger towns such as traffic.

Population

	1996	2002	% change 1996 – 2002	2006	% Change 2002 – 2006	2011	% Change 2006 - 2011
County	52,944	56,546	6.8%	64,003	13.2%	73,183	14.3%
Cavan Town & Environs	5,623	6,098	8.4%	7,883	29.3%	10,205	29.4%
Ballinagh	401	502	25.2%	675	34.5%	766	13.5%
Ballyhaise	435	530	21.8%	597	12.6%	620	3.9%
Shercock	380	454	19.5%	461	1.5%	531	15.2%
Killeshandra	427	417	-2.3%	411	-1.4%	364	-11.4%
Arva	327	357	9.2%	364	2%	380	4.4%
Kilnaleck	253	305	20.6%	334	9.5%	384	15%

Population change has been varied amongst the Small Towns; the table above illustrates the population in the context of the County and Cavan Town & Environs. As we can see Ballinagh, Kilnaleck and Shercock have experienced high population increase while Ballyhaise and Arva have experience moderate population increase. Killeshandra has shown a consistent drop in population since 2002 with a significant fall of over 11% in the 2011 census. This decline is of some concern.

Villages

The Villages are Loch Gowna, Swanlinbar, Blacklion and Butlersbridge. These Villages have very limited retail and service provision and cater for a much smaller rural hinterland than the other towns. Some of them have the potential to develop further. Villages offer a good alternative to those who wish to live in a rural area but may not comply with the rural housing requirements or may not want to live in the open countryside which can be more isolating.

Population

	1996	2002	% change 1996 – 2002	2006	% Change 2002 – 2006	2011	% Change 2006 – 2011
County	52,944	56,546	6.8%	64,003	13.2%	73,183	14.3%
Cavan Town & Environs	5,623	6,098	8.4%	7,883	29.3%	10,205	29.4%
Swanlinbar	191	223	16.8%	266	19.3%	211	-20.7%
Butlersbridge	185	182	-1.6%	182	0%	282	54.9%
Blacklion	153	166	8.5%	174	4.8%	229	31.6%
Loch Gowna	-	-	-	123	-	161	30.9%

Of the four Villages identified three of them have experienced significant population increases in the 2011 census. This is likely to be a result of the building boom occurring last in these villages and as dwellings were completed many were being occupied and so boosting the population of the villages.

As a case in point the increase in Lough Gowna from 123 to 161 people represents an increase of 38 persons. The average number of people per household in Cavan is 2.8, therefore the increase of 55 persons is equivalent of 13 dwellings. The Planning Authority will be mindful when considering planning applications for residential developments in Small Towns and Villages of the impact that the number of dwellings granted would have on the population.

While the population of Swanlinbar had experienced good population growth between 1996 and 2002, the 2011 census findings have shown a drop of 20.7% reversing that previous increase and bringing the number of people below what it was in 2002. This drop is of some concern and could have implications for the future viability of this Village.

Residential Development

A number of the small towns and villages have experienced some development pressure during the boom years of construction. The Planning Authority will ensure that these towns and villages can cater for a level of development without affecting their character. Rapid growth can have a detrimental impact on what makes these smaller urban areas unique and that is their close knit communities and special character. Development must be orderly and well planned this will protect the towns and villages while at the same time ensuring that if they develop they do so in a compact and sustainable fashion.

Town and Village Cores

The town core of the towns and villages are often of heritage and social value. It is essential that their heritage value and unique streetscapes are maintained. To ensure that the town develops in a compact fashion and to strengthen the vitality of viability of the Town and Village Cores, it is essential that retail and commercial uses are limited to this area.

Small Villages

The Settlement Framework identified Small Villages as being in Tier Seven of the Settlement Hierarchy alongside of the open countryside and settlement previously classed as clusters. These small villages are Bawnboy, Dowra, Kilcogy, Stradone, Redhills, Mountnugent, Crossdoney and Crosskeys. These small villages have very basic retail and services but have been traditionally identified as villages and have an important function within their local areas as a source of basic services but also as an element of the unique identity of the area. These villages are an alternative to rural dwellings for those who may live and work in rural areas, but not necessarily in agriculture or agriculturally related areas. They are also an alternative for those who wish to reside in rural areas but may not comply with rural housing policy.

Development Strategy

Town cores have been identified for the small villages which indicate where retail and services should locate. The Settlement Framework has identified an overall target growth for Tier six and the open countryside as being 1071 persons. This target growth is not prescriptive and it is envisaged that the actual growth may be more or less than. It is essential that natural growth and development of the small villages should be facilitated but that this is in a compact way from the town core outwards.

Zoning Objectives

Town/Village Core Development

Objective: Establishes the extent of the town/village core and identifies the most suitable location for a mix of retail, commercial, residential, culture and social uses. The overall aim is to strengthen the vitality and viability of the core by actively facilitating the reuse of existing buildings, as well as, brownfield and Greenfield sites. The emphasis will be on high quality urban design which does not detract from the existing urban framework and integrates with the existing character of the town or villages respecting its rural elements.

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Permitted in Principle: A.T.M., Bed & Breakfast, Betting Office, Carpark/Commercial/Surface, Casual Trading, Places of Worship, Civic Buildings and Offices, Community Facilities, Conference Centre, Childcare Facilities, Cultural Use, Night Club, Doctor/Dentist etc., Education, Enterprise Centre, Entertainment Uses, Farmers Market, Financial Institutions, Take-away/Fast Food Outlet, Funeral Home, Guesthouse, Health Centre, Home Based Economic Activity, Hotel/Conference Centre, Offices, Open Space, Petrol Station, Professional Services, Public House, Public Services, Utility Installation, Recreational Buildings (Commercial), Recreational Facility/ Sports Club, Recycling Centre Facility, Residential, Residential institution, Restaurant/Cafe, Residential Care Home, Service Garage, Shop Neighbourhood, Shop-Major Sales Outlet, Taxi Office, Traveller Accommodation, Veterinary Surgery.

Not Permitted: Abattoir, Agricultural Buildings, Caravan Park Holiday, Burial Grounds, Boarding Kennels, Concrete /Asphalt etc. Plant in or adjacent to a Quarry, Heavy Vehicle Park, Extractive Industry, General Industry, Industry-Light, Refuse Landfill/Tip, Refuse Transfer Centre, Rural Industry, Scrap Yard.

White Lands

Objective: This zone is for mixed use development outside of Town or Village Cores. This zone is to cater for the continued growth and development of small towns and villages whilst recognising their main function which is to support and provide services for the local population. It is envisaged that their population and level of development will remain stable and the function of white lands will be to allow for limited growth, should it happen, and to provide for the development of additional services such as employment, educational, leisure etc. Residential development shall be of high quality, low density and accompanied by sufficient detail to justify its requirement. Applications for residential development on white lands shall be assessed in the context of the overall population allocation in the core strategy and shall not be permitted where this allocation is significantly exceeded. Individual applications which would exceed the existing population by more than 10% shall not be permitted.

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Permitted in Principle: Residential, Community Facility, Childcare Facility, Doctors/Dentists, Educational Facilities, Health Centres, Home Based Economic Activity⁵⁶, Agri-tourism, Traveller Community Accommodation, Recycling Facilities, Residential Care Home, Sheltered Housing, Open Space, Public Services, Funeral home, Places of Worship, Utility Installations, Hotel, Conference Centre,

Not Permitted: Abattoir, Advertisements/Advertising Structures, Airfield, Alternative Energy Installation, Betting Office, Cash & Carry Wholesale/Outlet, Take-away/ Fast Food Outlet, Concrete/Asphalt etc. Plant in or Adjacent to Quarry, Night Club, Heavy Vehicle Park, Household Fuel Depot, Extractive Industry, General Industry, Logistics, Transport Depot, Major Waste to Energy Uses, Scrap Yard, Service Yard, Shop, Refuse Landfill, Refuse Transfer Station.

⁵⁶ Where the use is ancillary to the use of the dwelling as a main residence.

Objectives

1. New residential developments in Tier 4, 5 and 6 Towns/Villages shall not be permitted until such time as existing unfinished sites, live planning permissions and partially developed sites have been completed.
2. If all existing unfinished sites, live planning permissions and partially developed sites have been completed, applications for new developments maybe permitted if they can demonstrate a clear housing need by submitting the following;
 - Demonstrate how a sequential approach has been taken in selecting a site for residential development with a presumption that town core or edge of town core sites must be developed first.
 - Details of why the proposed developed is required and the demographic for whom it is planned.
3. Individual applications which would exceed the existing population by more than 10% shall not be permitted.
4. Applications for new developments will be required to demonstrate that sufficiency capacity exists within existing Waste Water Infrastructure. Should it be the case that capacity does not exist or the proposed development would result in existing capacity being exceeded, the proposed development shall not be permitted.
5. Residential developments of more than fifteen dwellings shall not be permitted within Small Towns.
6. Residential developments of more than ten dwellings shall not be permitted within Villages.
7. Residential developments of more than five dwellings shall not be permitted within Small Villages
8. Retail and commercial development shall only be permitted within the identified town core of Small towns, Villages and Small Villages.
9. The development of new apartment buildings shall not be permitted in Small Towns Villages and Small Villages.
10. Protect all natural assets within towns and villages including rivers, lakes and views. Ensure all new developments do not detract from the topography, views and landscape of the Towns or Villages and their surrounds.

11. Protect all walking and cycling routes in recognition of their environmental, cultural and recreational importance.
12. Maintain an exclusion zone along the length of all rivers and streams and around lakes and ponds within towns and villages. They are to be kept free from further development but are not to be considered as part of open space allocation in new residential developments. This exclusion zone should be a minimum of 10- 20 meters either side of the river or stream depending on gradients and the environmental sensitivity of the river or stream.
13. All new developments which may impact on rivers, streams and lakes within Towns and Villages shall include provision for their protection in recognition of their roles as natural corridors for fish and wildlife and as social and cultural amenities in towns and villages. Applications for new developments shall clearly demonstrate, as part of their application, how they have maintained waterways free from development in an environmental and aesthetically sensitive manner. This shall include;
 - The identification of a minimum of 10 – 20 meters either side of the waterway which shall be maintained free from development.
 - Proposals to ensure the maintenance of riparian habitats.
 - Proposals for the creation of linear parks and wildlife corridors and connections to existing ones.
 - Identification of existing public rights of way and walking routes.
 - Proposals to ensure such areas are accessible.
14. Support and encourage the renewal, reuse and regeneration of any derelict and underused buildings in the town and village cores.
15. Protect traditional architectural features such as stone walls, bridges, arches, water pumps.
16. Co-operate with the Department of Education and Science, local school management boards and other bodies in the provision of facilities for the educational and training needs of all members of the community.
17. Ensure the protection of all elements of amenity space and open space within towns and villages including open space associated with residential development, fair greens and grass margins. Development that does not comply with existing uses shall not be permitted.

18. To co-operate with the Department of Health, the HSE and voluntary or charitable health care providers to ensure the provision of adequate facilities to meet the changing health care needs of the community.
19. To ensure that proposed developments adjacent to the existing River shall have regard to the Policies and Objectives contained in Chapter 8: Flood Risk Management, in particular, the requirement to prepare a Site-Specific Flood Risk Assessment (Site FRA)

AMENDED APPENDIX 1 – LIST OF PROTECTED STRUCTURES/PROPOSED PROTECTED STRUCTURES

Record of Protected Structures				
County Cavan.				
Reg. No.	Name & Address of Structure	Townland	Town/Village	Building Type
CV01001	Thatched House, Thornhill, Blacklion	Thornhill	Blacklion	House
CV02001	Blacklion Methodist Church, Blacklion	Tuam	Blacklion	Church
CV03001	Thatched House, Lattone, Glangevlin	Lattone	Glangevlin	House
CV06001	St. Patrick's Roman Catholic Church, Glangevlin	Garvalt Upper	Glangevlin	Church
CV07001	Swanlinbar Methodist Church, Swanlinbar	Furnaceland	Swanlinbar	Church
CV09001	Gatelodge, Bawnboy House, Bawnboy	Bawnboy	Bawnboy	Gatelodge
CV09002	Bawnboy Workhouse, Bawnboy	Bawnboy	Bawnboy	Workhouse
CV10001	Tomregan Church of Ireland Church, Ballyconnell	Doon	Ballyconnell	Church
CV10002	Glendoon House, Former Rectory, Ballyconnell	Doon	Ballyconnell	House
CV10003	Courthouse, Ballyconnell	Doon	Ballyconnell	Courthouse
CV10004	Masonic Hall, Ballyconnell	Doon	Ballyconnell	Masonic Hall
CV10005	Library (former Presbyterian Church),	Doon	Ballyconnell	Library

	Ballyconnell			
CV10006	J. McBarron, Main Street, Ballyconnell	Doon	Ballyconnell	Public House
CV10007	Ulster Bank, Main Street, Ballyconnell	Doon	Ballyconnell	Bank
CV10008	Market House, Main Street, Ballyconnell	Doon	Ballyconnell	Market House
CV10009	Methodist Church, Main Street, Ballyconnell	Doon	Ballyconnell	Church
CV10010	Erne Bridge, Ballyconnell	Doon/Cullyleenan /Derryginny	Ballyconnell	Road Bridge
CV10011	Ballyconnell House, Annagh, Ballyconnell	Annagh	Ballyconnell	Country House
CV10012	Entrance Gates to Ballyconnell House	Annagh	Ballyconnell	Gates
CV10013	Our Lady of Lourdes, Roman Catholic Church, Ballyconnell	Cullyleenan	Ballyconnell	Church
CV10014	Former Parochial House, Ballyconnell	Cullyleenan	Ballyconnell	Parochial House
CV10015	Ballyconnell Railway Station, Ballyconnell	Cullyleenan	Ballyconnell	Railway Station
CV10016 I	Rosebank House, Ballyconnel	Derryginny	Ballyconnell	House
CV10017	Killywilly Former Railway Station, Killywilly	Killywilly	Ballyconnell	Railway Stopping Place
CV10019	Tegart's Ballyness Mill, Ballyconnell	Befealan	Ballyconnell	Water Mill
CV11001	Castle Saunderson, Castle Saunderson Demesne, Belturbet	Castle Saunderson Demesne	Belturbet	Country House

CV11002	Church of Ireland Church, Castle Saunderson Demesne, Belturbet	Castle Saunderson Demesne	Belturbet	Church
CV11003	Former Parochial House, Deanery Street, Belturbet	Annagh	Belturbet	House
CV11004	Orange Hall, Deanery Street, Belturbet	Annagh	Belturbet	Orange Hall
CV11005	Remains of Cavalry Barracks, Morrissey Park, Belturbet	Annagh	Belturbet	Baracks
CV11007	Former Presbyterian Manse, Holborn Hill, Belturbet	Annagh	Belturbet	Manse
CV11008	Ulster Bank, Holborn Hill/Bank Lane, Belturbet	Annagh	Belturbet	Bank
CV11010	Post Office, Butler Street, Belturbet	Annagh	Belturbet	Post Office
CV11011	Town Hall, The Diamond, Belturbet	Annagh	Belturbet	Town Hall
CV11012	McCaul, Diamond Bar & Gilbrides, The Diamond, Belturbet	Annagh	Belturbet	Commercial Premises
CV11013	Convent of Mercy National School, Upper Bridge Street, Belturbet	Annagh	Belturbet	School
CV11014	Former Methodist Church, The Lawn, Belturbet	Straheglin	Belturbet	Church
CV11016	Post Box, The Lawn, Belturbet	Annagh	Belturbet	Post Box

CV11017	Erne Supplies, Lower Bridge Street, Belturbet	Straheglin	Belturbet	Commercial Premises
CV11018	Parochial House, Lower Bridge Street, Belturbet	Straheglin	Belturbet	House
CV11019	Erne Railway Bridge, Belturbet	Kilconny/Straheglin	Belturbet	Bridge
CV11020	Former Rectory, Mill Walk, Belturbet	Straheglin	Belturbet	Rectory
CV11021	Former Distillery, Mill Walk, Belturbet	Straheglin	Belturbet	Distillery
CV11023	Cassidy's Pub, Belturbet	Kilconny	Belturbet	Public House
CV11024	Kilconny House, Belturbet Belturbet House	Kilconny	Belturbet	House
CV11025	Riverdale House, Kilconny, Belturbet	Kilconny	Belturbet	House
CV11026	Gatelodge, Lanesborough House, Quivvy, Belturbet	Quivvy	Belturbet	Gatelodge
CV11027	Church of Ireland Church, Quivvy, Belturbet	Quivvy	Belturbet	Church
CV11028	St. Patrick's Roman Catholic Church, Drumalee, Belturbet	Drumalee	Belturbet	Church
CV11029	Foalies Bridge, Foalies, Belturbet	Foalies	Belturbet	Bridge
CV11030	Thatched House, Drumbarlum, Belturbet	Drumbarlum	Belturbet	Thatched House
CV12001	Gatelodge, Redhills Demesne, Redhills	Redhill Demesne	Redhills	Gatelodge

CV13001	Corboy Glebe, Templeport Lough, Templeport	Corboy Glebe	Templeport	Glebe/Private House
CV13002	Templeport Church, Templeport	Port	Templeport	Church
CV13003	Bawnboy Road Railway Station	Clonery	Bawnboy	Railway Station
CV13004	Kiltynaskellan Canal Lock 3	Kiltynaskellan	Ballyconnell	Canal Lock
CV13005	Kilyran Bridge, Bawnboy	Kilyran	Bawnboy	Railway Bridge
CV13006	Holy Trinity Church, Kildough	Templeport	Templeport	Church
CV14002	Artonagh House, Artonagh, Milltown	Artonagh	Milltown	Country House
CV14004	Kildallon Church of Ireland Church, Kildallan, Ardlougher	Kildallan	Kildallan	Church
CV14004	Thatched House, Clontycoo, Ballyhugh, Milltown	Clontycoo	Milltown	House
CV14006	Ballyconnell Lock, Ballyconnell	Doon	Ballyconnell	Canal Lock
CV14007	Ballyheady Limekiln	Ballyheady	Ballyheady	Limekiln
CV14008	Ballyheady Railway Station	Ballyheady	Ballyheady	Railway Station
CV14009	Ballyheady Road Bridge	Ballyheady	Ballyheady	Road Bridge
CV14010	Drumasladdy Church of Ireland Church, Belturbet	Drumasladdy	Belturbet	Church
CV15022	St. Patrick's Roman Catholic Church, Milltown	Milltown	Milltown	Church
CV15001	Ivy Cottage, Chapel Road	Annagh	Belturbet	House

CV15002	Railway Cottages (Nos 1-3), Chapel Lane	Annagh	Belturbet	House
CV15003	Entrance Gates to Former R.C Chapel, Chapel Lane	Annagh	Belturbet	Gates
CV15004	Belturbet Railway Station	Annagh	Belturbet	Railway Station
CV15005	Former Railway Bridge, Belturbet	Straheglin	Belturbet	Railway Bridge
CV15006	Railway Pump House, Belturbet	Straheglin	Belturbet	Railway Pump House
CV15007	Church of the Immaculate Conception, Church Street, Belturbet	Annagh	Belturbet	Church
CV15008	Belturbet Church of Ireland, Church Street	Annagh	Belturbet	Church
CV15009	Belturbet Masonic Hall, Church Street	Annagh	Belturbet	Masonic Hall
CV15010	St. Mary's Roman Catholic Church, Staghall, Belturbet	Kilconny	Belturbet	Church
CV15011	Thatched House, Clonosey, Drumalee, Belturbet	Clonosey	Belturbet	House
CV15012	Lodge House, Cavan Road, Belturbet	Annagh	Belturbet	Gatelodge
CV15013	Gatelodge, Cloverhill Demesne, Cloverhill	Cloverhill Demesne	Cloverhill	Gatelodge
CV15014	Church of Ireland Church, Cloverhill	Cloverhill Demesne	Cloverhill	Church

CV15015	Ballyhaise Railway Junction Station, Cloverhill	Drumbawn	Cloverhill	Railway Station
CV15016	Ashgrove House, Bakers Bridge	Ashgrove	Bakers Bridge	Country House
CV15017	Thatched House, Naheelis, Milltown	Naheelis	Milltown	House
CV15018	Bakers Bridge, Ashgrove/Stroane	Asgrove/ Stroane	Bakers Bridge	Road Bridge
CV15019	Butlers Bridge, Butlersbridge	Drummany/Kilnag lare Upper	Butlersbridge	Road Bridge
CV15020	St. Aidan's Roman Catholic Church, Butlersbridge	Kilnaglare Upper	Butlersbridge	Church
CV15021	Railway Bridge, Parisee, Cloverhill	Parisee	Cloverhill	Railway Bridge
CV15022	Drumalure Church of Ireland Church, Belturbet	Drumalure	Belturbet	Church
CV16001	Gatelodge, Cootehill Road, Redhills	Redhills Demesne	Redhills	Gatelodge
CV16002	Demesne Walls, Redhills Demesne, Redhills	Redhills Demesne	Redhills	Demesne Walls
CV16003	J. McMahon's Redhills	Redhills Demesne	Redhills	Commercial Premises
CV16004	Kiloughter Church of Ireland Church, Kiloughter, Redhills	Kiloughter	Redhills	Church
CV16005	Ballyhaise House, Ballyhaise Agricultural	Drumcrow	Ballyhaise	Country House

	Collage, Ballyhaise			
CV16007	Ballyhaise Bridge, Ballyhaise	Drumcrow/Drumara	Ballyhaise	Road Bridge
CV16008	Ballyhaise Church of Ireland Church, Ballyhaise	Townparks	Ballyhaise	Church
CV16009	St. Mary's Roman Catholic Church, Ballyhaise	Townparks	Ballyhaise	Church
CV16010	Ardamagh House, Lisnagowan, Ballyhaise	Lisnagowan	Ballyhaise	House
CV16011	Bunnoe Mill, Bunnoe, Lisboduff	Bunnoe	Lisboduff	Water Mill
CV16012	Ballynallon Mills, Corrawillis	Corrawillis	Corrawillis	Water Mill
CV16013	Ballynallon Bridge, Corrawillis	Lisinigan/Corrawillis	Corrawillis	Road Bridge
CV16014	Hall's Coppanagh Mill, Coppanagh, Lisboduff	Coppanagh	Lisboduff	Water Mill
CV16016	St. Patrick's Roman Catholic Church, Bunnoe, Lisboduff	Bunnoe	Lisboduff	Church
CV16017	Rathkenny House, Rathkenny, Tullyvin	Rakenny	Tullyvin	Country House
CV16018	Immaculate Conception Church, Drung	Drumauna	Drung	Church
CV16020	St. Patrick's Roman Catholic Church, Castletara	Castletara	Castletara	Church

CV17002	Terrace (Nos 1-5), Bridge Street, Cootehill	Munnilly	Cootehill	House
CV17003	Methodist Church, Bridge Street, Cootehill	Munnilly	Cootehill	Church
CV17004	Manse B&B, Bridge Street, Cootehill	Munnilly	Cootehill	Manse
CV17005	Presbyterian Church, Bridge Street, Cootehill	Munnilly	Cootehill	Church
CV17006	Guild Hall, The Pig Market, Cootehill	Munnilly	Cootehill	Commercial Premises
CV17007	A.Smith, Bridge Street, Cootehill	Magheranure	Cootehill	Commercial Premises
CV17008	Boyle's Menswear, Bridge Street, Cootehill	Munnilly	Cootehill	Commercial Premises
CV17009	12 Cavan Street, Cootehill	Munnilly	Cootehill	House
CV17010	Site of Church & Graveyard (Circa 1760), Church Street, Cootehill	Drumaveil North	Cootehill	Church/Graveyard
CV17011	Bank of Ireland, Market Street, Cootehill	Drumaveil North	Cootehill	Bank
CV17012	House with Shopfront on Ground Floor, Market Street, Cootehill	Drumaveil North	Cootehill	Commercial Premises
CV17013	Ulster Bank, Market Street, Cootehill	Drumaveil North	Cootehill	Bank
CV17014	Donohue Spirits and Wines, Market	Munnilly	Cootehill	Public House

	Street, Cootehill			
CV17015	Blessings, Market Street, Cootehill	Munnilly	Cootehill	Commercial Premises
CV17016	Bellamont Arms, Market Street, Cootehill	Drumaveil North	Cootehill	Public House
CV17017	Dinkins Coffee Shop/Goldmine Jewellers, Market Street, Cootehill	Munnilly	Cootehill	Commercial Premises
CV17018	Mullans Pub and Lounge, Market Street, Cootehill	Munnilly	Cootehill	Public House
CV17019	Lennon's Butchers, Market Street, Cootehill	Munnilly	Cootehill	Commercial Premises
CV17020	W.Rice, Market Street, Cootehill	Munnilly	Cootehill	House
CV17021	The White Star, Market Street, Cootehill	Drumaveil North	Cootehill	Public House
CV17022	Harry Gibson, Market Street, Cootehill	Drumaveil North	Cootehill	Commercial Premises
CV17023	Tir na n-Og/Discount Store, Market Street, Cootehill	Drumaveil North	Cootehill	Public House
CV17024	P.B Gallagher, Market Street, Cootehill	Drumaveil North	Cootehill	House
CV17026	Birthplace of John Charles McQuaid, Market Street, Cootehill	Munnilly	Cootehill	House
CV17027	Court House, Market Street, Cootehill	Drumaveil North	Cootehill	Courthouse
CV17028	AIB, Market Street, Cootehill	Munnilly	Cootehill	Bank

CV17029	Church of Ireland Church, Market Street, Cootehill	Bellamont Forest	Cootehill	Church
CV17030	Entrance Gate and Lodge to Bellamont House, Station Road	Bellamont Forest	Cootehill	Demesne Gates
CV17031	St. Michael's Roman Catholic Church, Station Road, Cootehill	Drumaveil North	Cootehill	Church
CV17032	Parocial House, Station Road, Cootehill	Killycramph	Cootehill	House
CV17033	Glebe, Station Road, Cootehill	Glebe	Cootehill	Glebe
CV17034	Old Workhouse Infirmary, Cootehill	Lisnasaran	Cootehill	Former Infirmary
CV17035	Cootehill Railway Station, Station Road, Cootehill	Glebe	Cootehill	Railway Station
CV17036	Bellamont House, Bellamont Forest, Cootehill	Bellamont Forest	Cootehill	Country House
CV17037	Gatelodge, Bellamont House, Rockcorry Road, Cootehill	Bellamont Forest	Cootehill	Gatelodge
CV17038	New Bridge, Munnilly, Cootehill	Munnilly/Corncarrow	Cootehill	Bridge
CV17039	Clements Town Bridge, Cootehill	Corncarrow/Corbeagh	Cootehill	Bridge
CV17040	Gatelodge, Tullyvin Demesne, Tullyvin	Aghatotan	Tullyvin	Gatelodge
CV17041	St. Patrick's Roman Catholic Church,	Corrick	Corrick	Church

	Corrick			
CV17042	Kilmount Presbyterian Church, Mountainlodge	Mountain Lodge	Mountainlodge	Church
CV19001	Gatelodge, Drumully House, Killashandra	Drumully East	Killashandra	Gatelodge
CV19002	St. Brigid's Roman Catholic Church, Killashandra	Portaliff or Townparks	Killashandra	Church
CV19003	Killeshandra Church of Ireland Church, Killashandra	Portaliff or Townparks	Killashandra	Church
CV19004	Arthur Martin Memorial Hall, Killashandra	Portaliff or Townparks	Killashandra	Hall
CV19005	Portaliff House, Killashandra	Portaliff or Townparks	Killashandra	House
CV19006	Ulster Bank, Killashandra	Portaliff or Townparks	Killashandra	Bank
CV19007	(former)Rectory, Killashandra	Portaliff Glebe	Killashandra	Rectory/House
CV19008	J. Stuart, Killashandra	Portaliff or Townparks	Killashandra	Commercial Premises
CV19009	Former Protestant Schoolhouse, Killashandra	Portaliff or Townparks	Killashandra	School
CV19010	Fletcher's Saw Mills, Killashandra	Portaliff or Townparks	Killashandra	Saw Mill

CV19011	Railway Bridge, Drumconlester, Killashandra	Drumconlester/Drumroosk	Killashandra	Bridge
CV19012	Railway Bridge, Drumroosk, Killashandra	Drumroosk	Killashandra	Bridge
CV19013	Railway Bridge, Lahard, Killashandra	Lahard	Killashandra	Bridge
CV19014	Home Farm/Castle Hamilton, Killashandra	Castle Hamilton Estate	Killashandra	Country House
CV19015	New Bridge, Killashandra	Drumully East/Derrygid	Killashandra	Bridge
CV20001	Gatelodges/Demesne Walls/Gates of Farnham Estate, Cavan	Farnham/Paddock/Drummonum	Cavan	Demesne Related Structures
CV20002	Farnham House and Outbuildings, Farnham, Cavan	Farnham/Paddock/Drummonum	Cavan	Country House
CV20004	Danesfort House, Kilmore, Cavan	Togher or Danesfort Demesne	Cavan	Rectory/Country House
CV20005	Drumkeen House, Loreto College, Cavan	Drumkeen	Cavan	Country House/School
CV20006	Cavan Railway Station, Cavan	Drumavanah	Cavan	Railway Station
CV20007	Cavan Railway Station, Cavan	Keadew	Cavan	Railway Station
CV20009	Thatched House, Killygoan, Cavan	Killygoan	Cavan	Thatched House
CV21001	Corravahan House, Drung	Corravahan	Drung	Country House

CV21002	Smiths Knockatudur Mills, Tullcoe	Knockatudur	Tullcoe	Water Mill
CV21003	Church of Ireland Church, Laragh	Killtgrone	Laragh	Church
CV21004	St. Patrick's Roman Catholic Church, Corlough	Corlough	Stradone	Church
CV21005	St. Brigid's, Killygarry, Cavan	Killygarry	Cavan	Church
CV22001	Dernkesh Church of Ireland Church, Cootehill	Dernkesh	Cootehill	Church
CV23001	O' Reilly's Darkley Mill, Darkley	Darkley	Darkley	Water Mill
CV23002	O'Reilly's Lurganboy Mill, Madabawn	Lurganboy	Madabawn	Water Mill
CV23003	Foy's Mill, Cullies	Drumhillagh North	Cullies	Water Mill
CV23004	Shercock Church of Ireland Church, Shercock	Lisdrumskea	Shercock	Church
CV23005	Market House, Shercock	Shercock	Shercock	Markethouse
CV23006	Corraneary Church of Ireland Church, Knockbride	Coraneary	Knockbride	Church
CV23007	Correneary Presbyterian Church, Knockbride	Coraneary	Knockbride	Church
CV23008	St. Brigid's Roman Catholic Church, Knockbride East	Knockbride	Knockbride	Church
CV24001	Arva Road Railway Station, Killashandra	Annagh	Arva	Railway Station

CV24002	Railway Bridge, Gartinadress, Killashandra	Gartinadress	Killashandra	Railway Bridge
CV24003	Railway Bridge, Gartinadress, Killashandra	Gartinadress	Killashandra	Railway Bridge
CV24004	Tully House Gatelodge, Tully, Killashandra	Tully	Killashandra	Gatelodge
CV24005	Corlisbrattan Methodist Church, Arvagh	Corlisbrattan	Arvagh	Church
CV24006	Immaculate Conception Roman Catholic Church, Cornea, Arvagh	Corranea Glebe	Arvagh	Church
CV24007	Drumkeeran Presbyterian Church	Killeshandra	Killashandra	Church
CV25001	Crossdoney Railway Station, Crossdoney	Grenard	Crossdoney	Railway Station
CV25002	Railway Bridge, Crossdoney	Coonacarrick/Drumbar	Crossdoney	Railway Bridge
CV25003	Bennett's Mill, Bellananagh	Garrymore	Bellananagh	Water Mill
CV25004	Kilmore Cathedral, Kilmore Upper, Cavan	Kilmore Upper	Cavan	Church
CV25005	Gatelodge and Walls to Kilmore Cathedral, Kilmore Upper	Kilmore Upper	Cavan	Gatelodge and Walls
CV25006	The See House, Kilmore Upper, Cavan	Kilmore Upper	Cavan	Country House/Bishops Palace
CV25007	Bingfield House, Crossdoney	Bingfield	Crossdoney	Country House

CV25008	Lismore Castle, Crossdoney	Lismore Demesne	Crossdoney	Country House
CV25009	Drumcarban House and Lodge	Drumcarban	Bellananagh	Country House
CV25010	Bellville House, Bellananagh	Bellville	Bellananagh	Country House
CV25011	Fleming's Folly, Bellville, Bellananagh	Bellville	Bellananagh	Folly
CV25012	Lowry's Shop, Ballananagh	Bellananagh	Bellananagh	Commercial Premises
CV25013	Kevitt Lodge, Kevitt Lower, Crossdoney	Kevitt Lower	Crossdoney	Gatelodge
CV25014	St. Mathew's Roman Catholic Church, Drumavaddy, Carrickaboy	Drumavaddy	Carrickaboy	Church
CV26015	Bellananagh Market House, Ballananagh	Bellananagh	Bellananagh	Market House
CV25016	Thatched House, Rathcorrick, Cavan	Rathcorrick	Cavan	Thatched House
CV26001	Corrawillin Mill, Corrawillin	Corrawillin	Stradone	Water Mill
CV26002	Denn Glebe Church of Ireland Church, Carrickaboy	Denn Glebe	Carriackaboy	Church
CV28001	First Bailieborough Church, Corglass, Bailieborough	Corglass	Bailieborough	Church
CV28002	Glasleck Presbyterian Church, Glasleck	Glasleck	Shercock	Church
CV29001	St. Joseph's Roman Catholic Church, Corlea	Corlea	Bailieborough	Church
CV30001	Sacred Heart Roman Catholic Church,	Drumalt	Arvagh	Church

	Arvagh			
CV30002	Arvagh Church of Ireland Church, Arvagh	Drumalt	Arvagh	Church
CV30003	Bank of Ireland, Arvagh	Drumalt	Arvagh	Bank
CV30004	Arvagh Market House, Arvagh	Drumalt	Arvagh	Market House
CV30005	Cartwright's Shop, Arvagh	Drumalt	Arvagh	Commercial Premises
CV30006	Sloans Mill, Knockaghy, Lough Gowna	Knockaghy	Lough Gowna	Water Mill
CV30007	Thatched House, Cloone, Lough Gowna	Cloone	Lough Gowna	Thatched House
CV30008	Holy Family Church, Roman Catholic Church, Lough Gowna	Lough Gowna	Lough Gowna	Church
CV31001	Drumhawnagh Railway Station, Drumhawnagh	Drumhawnagh	Drumhawnagh	Railway Station
CV31002	Derrin Bridge, Drumkilly, Kilnaleck	Derrin Upper / Aghawee	Kilnaleck	Road Bridge
CV31003	Brady's Flax Mill, Corlismore	Lacken Lower	Corlismore	Water Mill
CV31004	Drumkilly Corn Mill, Kilnaleck	Drumkilly	Kilnaleck	Water Mill
CV31005	St. Michael's Roman Catholic Church, Potahee, Bellananagh	Potahee	Ballinagh	Church
CV31006	St. Mary's Church, Burskey, Carrigan	Bruskey	Carigan	Church
CV31007	Ballintemple Church of Ireland Church, Ballintemple, Bellananagh	Ballintemple	Bellananagh	Church

CV32001	McCormack's Mill, Drumcassidy, Kilnaleck	Drumcassidy	Kilnaleck	Water Mill
CV32002	Kildromferter Church of Ireland Church, Crosserlough	Kildromferter	Crosserlough	Church
CV33001	Billis Mill, Billis, New Inn	Billis	New Inn	Water Mill
CV33002	Lime Kiln, Corrdooa Cross Roads, Killinkere	Corrdooa Cross Roads	Killinkere	Lime Kiln
CV33003	Killinkere Church of Ireland Church, Killinkere	Beagh Glebe	Killinkere	Church
CV33004	Bellasis Presbyterian Church, Virginia	Bellasis	Virginia	Church
CV34001	Broomfield House (Pair of houses), Virginia Road, Bailieborough	Tanderagee	Bailieborough	House
CV34002	Tanderagee House, Virginia Road, Bailieborough	Tanderagee	Bailieborough	House
CV34003	Trinity Presbyterian Church, Virginia Road, Bailieborough	Tanderagee	Bailieborough	Church
CV34005	Garda Station, Virginia Road, Bailieborough	Tanderagee	Bailieborough	Garda Station
CV34006	Market House, Market Square, Bailieborough	Tanderagee	Bailieborough	Market House
CV34007	Masonic Hall, Market	Tanderagee	Bailieborough	Masonic Hall

	SquareBailieborough			
CV34008	D. Rogers Shop, Thomas Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34009	Sheridan Insurance, Main street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34011	O'Reilly Shoes, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34012	N. Crossan, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34013	The Benjam Inn, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34015	National Irish Bank, Main Street, Bailieborough	Tanderagee	Bailieborough	Bank
CV34017	Murtagh's, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34018	B.O'Reilly, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34019	Nikita, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34020	D. Jameson, Medical Hall, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises

CV34021	Duffys, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34022	Finegans, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34023	R. Llyod, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34024	Sandi Modes, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34025	Supervalu, Main Street, Bailieborough	Tanderagee	Bailieborough	Commercial Premises
CV34026	Bank of Ireland, Main Street, Bailieborough	Tanderagee	Bailieborough	Bank
CV34027	Courthouse, Main Street, Bailieborough	Tanderagee	Bailieborough	Courthouse
CV34028	Bridewell, Bailieborough	Tanderagee	Bailieborough	Bridewell
CV34029	Weslyean Chapel, Bailieborough	Tanderagee	Bailieborough	Church
CV34030	Bailieborough Church of Ireland Church, Bailieborough	Tanderagee	Bailieborough	Church
CV34031	Model School, Bailieborough	Tanderagee	Bailieborough	School
CV34032	Beckscourt House, Beckscourt, Bailieborough	Beckscourt	Bailieborough	House
CV34033	St. Anne's Roman Catholic Church,	Tanderagee	Bailieborough	Church

	Bailieborough			
CV35001	Ice House, Dun a' Ri Forest Park, Kingscourt	Cabra	Kingscourt	Ice House
CV35002	Sarah's Bridge, Dun a' Ri Forest Park, Kingscourt	Lisnaclea/Cabra	Kingscourt	Bridge
CV35003	Cromwells Bridge, Dun a' Ri Forest Park, Kingscourt	Lisnaclea/Cabra	Kingscourt	Bridge
CV35004	Kingscourt Railway Station, Corgarry, Kingscourt	Corgarry	Kingscourt	Railway Station
CV35005	Cabra Castle, Kingscourt Cormey	Cormey	Kingscourt	Country House
CV35006	Cabra Castle Racecourse Lodge, Kingscourt	Cabra	Kingscourt	Gatelodge
CV35007	Cabra School, Lisasturrin, Kingscourt	Lisasturrin	Kingscourt	School
CV35008	Cabra School Masters House, Lisasturrin, Kingscourt	Lisasturrin	Kingscourt	House
CV35009	House with Date plaque (1777), Main Street, Kingscourt	Dunaree	Kingscourt	House
CV35011	Barry & Crosby Auctioneers, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35012	Shekelton's Hardware, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises

CV35013	Murtagh's, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35014	Furniture Gallery, Main Street/Hall Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35015	Bank of Ireland, Main Street, Kingscourt	Dunaree	Kingscourt	Bank
CV35016	Clankee, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35017	The Central Stores, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35018	The Steps, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35019	Store Building, Bailieboro Road, Kingscourt	Bailieboro Road	Kingscourt Dunaree	Store Building,
CV35021	Peppards, Main Street, Kingscourt Dunaree Kingscourt	Bailieboro Road, Kingscourt	Kingscourt	Commercial Premises
CV35022	J. McKiernan, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35023	St. Mary's Hall. Hall Street, Kingscourt	Dunaree	Kingscourt	Hall
CV35024	Malone's, Church Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35025	St. Ernan's Church of Ireland Church,	Lisasturrian	Kingscourt	Church

	Church Street, Kingscourt			
CV35026	St. Ernan's Hall, Church Street, Kingscourt	Lisasturrin	Kingscourt	Hall
CV35027	Mackens' Hotel, Church Street, Kingscourt	Lisasturrin	Kingscourt	Hotel
CV35028	Oscar Sherriff, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35030	Gartlans, Upper Main Street, Kingscourt	Dunaree	Kingscourt	Public House
CV35033	Church of the Immaculate Conception, Hall Street, Kingscourt	Dunaree	Kingscourt	Church
CV35034	Our Lady of Mount Carmel Roman Catholic Church, Muff	Muff	Kingscourt	Church
CV36001	St. Mary's Roman Catholic Church, Crosserlough	Crosserlough	Crosserlough	Church
CV37001	John O'Donoghue's Forge, Mullaghoran	Mullaghoran	Mullaghoran	Forge
CV37002	O'Donoghue's Forge, Mullaghoran	Mullaghoran	Mullaghoran	Forge
CV37003	Railway Bridge, Dundavan Bridge, Kilcogy	Dundavan	Kilcogy	Railway Bridge
CV37004	Railway Bridge, Dundavan, Kilcogy	Dundavan	Kilcogy	Railway Bridge
CV37005	Kilsaran Bridge, Kilsaran, Drumhawnagh	Drumhawnagh	Kilsaran	Road Bridge
CV37006	Reilly's Mill, Kill, Kilnaleck	Kill	Kilnaleck	Water Mill

CV38001	The Arcade, Main Street, Kilnaleck	Kilnaleck	Kilnaleck	Commercial Premises
CV38002	Boylan's Main Street, Kilnaleck	Kilnaleck	Kilnaleck	Commercial Premises
CV38003	St. Patrick's Roman Catholic Church, Kilnaleck, Cootehill	Kilnaleck	Cootehill	Church
CV38004	Kilnacrott House, Kilnacrott, Mount Nugent	Kilnacrott	Mountnugent	Country House
CV38005	Holy Trinity RC Church, Kildorrage Glebe, Kildorrage, Ballyjamesduff	Kildorrage	Ballyjamesduff	Church
CV38006	St. Mary's Church, Castlerahan, Ballyjamesduff	Castlerahan	Ballyjamesduff	Church
CV38007	Ballymachugh Church of Ireland Church, Lough Sheelin, Kilnaleck	Ballymachugh	Kilnaleck	Church
CV38008	Kildorrage Church of Ireland Church, Kildorrage Glebe, Ballyjamesduff	Kildorrage Glebe	Ballyjamesduff	Church
CV38009	Mountnugent Church of Ireland Church Mountnugent	Mountnugent	Mountnugent	Church
CV38011	Ballyjamesduff Market House, Ballyjamesduff	Moodoge	Ballyjamesduff	Market House
CV38012	McBrides Provisions Merchant,	Moodoge	Ballyjamesduff	Public House

	Ballyjamesduff			
CV38013	Courthouse, Ballyjamesduff	Cornahill	Ballyjamesduff	Courthouse
CV38014	Townhouse Gifts, Ballyjamesduff	Cornahill	Ballyjamesduff	Commercial Premises
CV38015	Christ Church, Cornahill, Ballyjamesduff	Cornahill	Ballyjamesduff	Church
CV38016	Cavan County Museum, Ballyjamesduff	Kilmore	Ballyjamesduff	Convent/Museum
CV39001	Windmill, Enagh, Virginia	Enagh	Virginia	Windmill
CV39002	Fort Fredrick, Lough Ramor, Virginia	Lurgan, Glebe	Virginia	Country House
CV39003	The Park Hotel, Lough Ramor, Virginia	Deerpark	Virginia	Country House/Hotel
CV39004	Lodges, Gates and Walls, The Park Hotel, Lough Ramor, Virginia	Deerpark	Virginia	Lodges, Gates & Walls
CV39005	Boat Houses, The Park Hotel, Lough Ramor, Virginia	Deerpark	Virginia	Boathouse
CV39006	Laura Beth Boutique, Cavan Road, Virginia	Virginia	Virginia	Commercial Premises
CV39007	Water Hydrant & Vent Pipe, Cavan Road, Virginia	Virginia	Virginia	Water Hydrant& Vent Pipe
CV39008	1 Former Estate Cottage, Cavan Road, Virginia	Virginia	Virginia	House
CV39009	2 Former Estate Cottage, Cavan Road,	Virginia	Virginia	House

	Virginia			
CV39010	3 Former Estate Cottage, Cavan Road, Virginia	Virginia	Virginia	House
CV39011	4 Former Estate Cottage, Cavan Road, Virginia	Virginia	Virginia	House
CV39012	5 Former Estate Cottage, Martin Shortt Auctioneers, Cavan Rd, Virginia	Virginia	Virginia	House
CV39013	6 Former Estate Cottage, Teach Muire, Cavan Road, Virginia	Virginia	Virginia	House
CV39014	Church of Ireland Church, Virginia	Virginia	Virginia	Church
CV39015	Entrance Gates and Lodge to Park Hotel, Ballyjamesduff Road Virginia	Virginia	Virginia	Entrance gates and lodge
CV39016	House, Formerly Known as The Cottage, Ballyjamesduff Rd, Virginia	Virginia	Virginia	House
CV39017	1 Former Estate Cottage, Ballyjamesduff Road, Virginia	Virginia	Virginia	House
CV39018	2 Former Estate Cottage, Ballyjamesduff Road, Virginia	Virginia	Virginia	House
CV39019	3 Former Estate Cottage, Ballyjamesduff Road, Virginia	Virginia	Virginia	House
CV39020	4 Former Estate Cottage, Ballyjamesduff	Virginia	Virginia	House

	Road, Virginia			
CV39021	House with shopfront, Ballyjamesduff Road, Virginia	Virginia	Virginia	House
CV39022	Virginia Courthouse, Main Street, Virginia	Virginia	Virginia	Courthouse
CV39023	Healy's Bar, Main Street, Virginia	Virginia	Virginia	Public House
CV39024	Head Rush/KoKo Havanah, Main Street, Virginia	Virginia	Virginia	Commercial Premises
CV39025	Seamus O'Reilly, Main Street, Virginia	Virginia	Virginia	Public House
CV39026	Swift Restaurant, Main Street, Virginia	Virginia	Virginia	Commercial Premises
CV39027	E. O'Ceallaig, Main Street, Virginia	Virginia	Virginia	House
CV39028	House, Main Street, Virginia	Virginia	Virginia	House
CV39029	Capri Take Away & Fortuna Restaurant, Main Street, Virginia	Virginia	Virginia	Commercial Premises
CV39030	Riverfront Hotel, Main Street, Virginia	Virginia	Virginia	Hotel
CV39031	Brady, Main Street, Virginia	Virginia	Virginia	Commercial Premises
CV39032	G. Fitzsimons, Main Street, Virginia	Virginia	Virginia	Commercial Premises
CV39033	O'Donoghues Pharmacy, Main Street, Virginia	Virginia	Virginia	Commercial Premises

CV39034	Garda Station, Main Street, Virginia	Virginia	Virginia	Garda Station
CV39035	House, Main Street, Virginia	Virginia	Virginia	House
CV39036	E. O'Reilly, Main Street/New Street, Virginia	Virginia	Virginia	Commercial Premises
CV39037	(1 of 4) Former Estate Cottage, New Street, Virginia	Virginia	Virginia	House
CV39038	(2 of 4) Former Estate Cottage, New Street, Virginia	Virginia	Virginia	House
CV39039	(3 of 4) Former Estate Cottage, New Street, Virginia	Virginia	Virginia	House
CV39040	(4 of 4) Former Estate Cottage, New Street, Virginia	Virginia	Virginia	House
CV39041	Entrance Gate, New Street, Virginia	Virginia	Virginia	Entrance gates
CV39042	Former Estate Cottage, 15 New Street, Virginia	Virginia	Virginia	House
CV39043	Former Estate Cottage, 14 New Street, Virginia	Virginia	Virginia	House
CV39044	Former Estate Cottage, 13 New Street, Virginia	Virginia	Virginia	House
CV39045	Former Estate Cottage, 12 New Street, Virginia	Virginia	Virginia	House

CV39046	Ramor Theatre, Main Street, Virginia	Virginia	Virginia	Theatre/church
CV39047	National Irish Bank, Main Street, Virginia	Virginia	Virginia	Bank
CV39049	(1 of Pair) House, Main Street, Virginia	Virginia	Virginia	House
CV39050	(2 of Pair) House, Main Street, Virginia	Virginia	Virginia	House
CV39051	Stone Fronted House (1 in a terrace), Dublin Road, Virginia	Virginia	Virginia	House
CV39052	3 Bay House (1 in a terrace), Dublin Road, Virginia	Virginia	Virginia	House
CV39053	Bridge, Virginia	Virginia/Rahardru m	Virginia	Bridge
CV39054	Elliotts Mill, Virginia	Rahardrum	Virginia	Water Mill
CV39055	Kellet's Mill, Virginia	Rahardrum	Virginia	Water Mill
CV39056	Cos Abhann Dublin Road Virginia	Rahardrum	Virginia	House
CV40001	James Clarke, Accountants, Main Street, Mullagh	Mullagh	Mullagh	House
CV40002	House, Main Street, Mullagh	Mullagh	Mullagh	House
CV40003	P.J Smyth, Main Street, Mullagh	Mullagh	Mullagh	Commercial Premises
CV40004	St. Kilian's Roman Catholic Church, Mullagh	Mullagh	Mullagh	Church
CV43001	Stramatt Bridge, Virginia	Stramatt	Virginia	Water Mill

CV43002	Brady's Ryefield Cross Mills, Virginia	Ryefield	Virginia	Water Mill
CV43003	Knocknaveagh, Oldcastle	Knocknaveagh	Oldcastle	Railway Bridge
CV44001	House, Main Street, Mullagh	Mullagh	Mullagh	House
CV44002	Conaty's, Main Street, Mullagh	Mullagh	Mullagh	House
CV44003	Paddy Fox, Main Street, Mullagh	Mullagh	Mullagh	House
CV44004	O'Daly's Bridge, Virginia	Edenburt	Virginia	Bridge
CV44005	Lime Kiln Edenburt, Virginia	Edenburt	Virginia	Lime Kiln
CV44006	Holy Bank, Arvagh		Arvagh	
CV44007	Wilkmik House, Main Street, Arvagh	Main Sreet	Arvagh	House
CV44008	Hill House, Arvagh		Arvagh	House
CV44009	Bradys, Main Street, Arvagh	Main Street	Arvagh	Commercial Premises
CV44010	St. Mary's National School, Arvagh		Arvagh	School
CV44011	Bailieborough Library, Bailieborough		Bailieborough	Library
CV44012	Kings Cottage, Chapel road, Bailieborough		Bailieborough	Cottage
CV44013	Ballyconnell Post Office, Ballyconnell		Ballyconnell	Post Office
CV44014	Garda Station, Granard Street, Ballyjamesduff		Ballyjamesduff	Public House
CV44015	St. Josephs Roman Catholic Church, Virginia Road, Ballyjamesduff		Ballyjamesduff	Church

CV44016	St. Phelim's Roman Catholic Church, Ballinagh		Ballinagh	Church
CV44017	Philip Smith Memorial, Ballinagh		Ballinagh	Commercial Premises
CV44018	Erne Ballroom, Holborn Hill, Belturbet	Holborn Hill	Belturbet	
CV44019	Kinpe Mausoleum, Widows House, Belturbet	Widows House	Belturbet	Mausoleum
CV44020	Maudsley Mausoleum, Widows House, Belturbet	Widows House	Belturbet	Mausoleum
CV44021	Garda Station, Station Road, Cootehill		Cootehill	Garda Station
CV44022	St Micheals Hall, Chapel Lane, Cootehill		Cootehill	Hall
CV44023	Drumlin House, Market Street, Cootehill		Cootehill	House
CV44024	Montfort Manse, Cootehill	Cootehill	Cootehill	Manse
CV44025	Errigle Cottage, Cootehill	Cootehill	Cootehill	Cottage
CV44026	Railway Station, Rsilway Road, Killashandra	Railway Road	Killashandra	Railway Station
CV44027	Masonic Hall, Railway Road, Killashandra	Railway Road	Killashandra	Hall
CV44028	Kingscourt Library, Hall Street, Kingscourt	Hall Street	Kingscourt	Library
CV44029	Dun na Ri House Hotel, Kingscourt	Station Road	Kingscourt	Public House
CV44030	Farley Vount House, Kingscourt	Dun na Ri	Kingscourt	House
CV44031	Largy Church of Ireland			Church

CV44032	Upper Thornhill House, Blacklion		Blacklion	House
CV44033	Loughan House Open Centre, Blacklion	Loughan	Blacklion	House
CV44034	St. Patricks Roman Catholic Church, Blacklion	Termon	Blacklion	Church
CV44035	Killinagh House, Blacklion	Termon	Blacklion	House
CV44036	Toam House	Blacklion	Blacklion	House
CV44037	The Market House Tourist Centre	Main Street	Blacklion	House
CV44038	Church of the Immaculate Conception	Dobly	Dowra	Church
CV44039	Dowra Courthouse	Main Street	Dowra	Courthouse
CV44040	St Felim's Roman Catholic Church	Gowna	Gowna	Church
CV44041	Corrard House, Dowra	Dowra	Dowra	House
CV44042	Tircahan Lodge, Glan	Glan	Glan	Lodge
CV44043	Swanlinbar Presbytery	Swanlinbar	Swanlinbar	Presbytery
CV44044	St Mary's Roman Catholic Church	Chapel Street	Swanlinbar	Church
CV44045	Old Manse House	Swanlinbar	Swanlinbar	House
CV44046	St Augustine's Church Of Ireland, Swanlinbar	Church Street	Swanlinbar	Church
CV44047	Brackley House, Bawnboy	Bawnboy	Bawnboy	House
CV44048	St Mogue's Roman Catholic Church, Bawnboy	Bawnboy	Bawnboy	Church
CV44049	Jampa Ling Buddhist Centre, Bawnboy	Bawnboy	Bawnboy	Hall

CV44050	Templeport House, Bawnboy	Bawnboy	Bawnboy	House
CV44051	Scoil Naisiunta Naomh Brid, Ballyconnell	Ballyconnell	Ballyconnell	School
CV44052	Laneborough School, Ballyconnell			School
CV44053	Redhills House, Redhills	Redhills	Redhills	House
CV44054	Sandville House, Ballyconnell	Aghavoher	Ballyconnell	House
CV44055	St Columbus/ Church of Ireland			Church
CV44056	Drumlane Rectory, Drumlane	Drumlane	Drumlane	Rectory
CV44057	Drumkerril National School, Drumlane	Drumlane	Drumlane	School
CV44058	Killdallin Glebe House, Kildallan, Ballyconnell	Killdallan	Ballyconnell	House
CV44059	St Mary's Roman Catholic Church, Belturbet		Belturbet	Church
CV44060	The Olde Poat Inn Restaurant, Cloverhill	Cloverhill	Cloverhill	Public House
CV44061	St Andrew's Church of Ireland, Belturbet	Belturbet	Belturbet	Church
CV44063	Garda Station, Redhills, Redhills	Redhills	Redhills	Garda Station
CV44064	Methodist Church, Redhills	Redhills	Redhills	Church
CV44065	St Marys Roman Catholic Church, Bunnoe		Bunnoe	Church
CV44066	Carnogue House, Bunnoe		Bunnoe	House
CV44067	Humphry's Parochial Hall, Ballyhaise	Fairgreen	Ballyhaise	Hall
CV44068	Lislin House, Ballyhaise		Ballyhaise	House

CV44069	Church of Ireland, Drung	Drung	Drung	Church
CV44070	Garda Station, Tullyvin	Tullyvin	Tullyvin	Garda Station
CV44071	Tullyvin House, Tullyvin	Tullyvin	Tullyvin	House
CV44072	St Mary's Middle Chapel, Tullyvin	Tullyvin	Tullyvin	Church
CV44073	Killegar House, Killashandra	Killashandra	Killashandra	House
CV44074	Drumbar House, Farhnam Cavan	Farhnam	Cavan	House
CV44075	Edermin House, Cavan	Cavan	Cavan	House
CV44076	Castletara Rectory, Castletara	Castletara	Castletara	Rectory
CV44077	Drung Rectory, Drung	Drung	Drung	Rectory
CV44078	St Patrick's Roman Catholic Church, Shercock		Shercock	Church
CV44079	Killan Church of Ireland, Shercock		Shercock	Church
CV44080	Derrylane School, Killashandra		Killashandra	School
CV44081	Derrylane Church of Ireland, Killashandra		Killashandra	Church
CV44082	Drumkerran Presbyteroam Church, Arvagh		Arvagh	Church
CV44083	Lismore lodge , Crossdoney		Crossdoney	Lodge
CV44084	Church of Ireland,Drumhel			Church
CV44085	Lavey Church of Ireland, Lavey	Lower Lavey	Lavey	Church
CV44086	St Dymphna's Roman Catholic Church, Lavey	Lower Lavey	Lavey	Church

CV44087	Church of Ireland, Denn	Denn	Denn	Church
CV44088	Church of Ireland, Lough Gowna	Lough Gowna	Lough Gowna	Church
CV44089	Cabra Cottage, Kingscourt	Kingscourt	Kingscourt	Cottage
CV44090	St Brigid's Roman Catholic Church, Mountnugent		Mountnugent	Church
CV44091	St Brides Church of Ireland		Mountnugent	Church
CV44092	St Patricks Roman Catholic Church, Ballyjamesduff	Ballyjamesduff	Ballyjamesduff	Church
CV44093	Ardlow National School, Bailieborough	Bailieborough	Bailieborough	School
CV44094	Church of Ireland, Mullagh	Mullagh	Mullagh	Church
CV44096	Lakeview House, Mullagh		Mullagh	House
CV44097	Killeter National School			School
CV44098	Church of Ireland, Munterconnaught, Virginia	Munterconnaught	Virginia	Church
CV44099	St Bartholomew's Roman Catholic Church, Virginia	Virginia	Virginia	Church
CV44100	Pollintemple House, Dublin Road, Virginia		Virginia	House
CV44101	Ballydurrow Community Centre, Virginia		Virginia	Hall

APPENDIX TWO: INDUSTRIAL HERITAGE

Classification	Name and Address	Townland
Canal Lock	Ballyconnell Lock	Doon (E.D. Ballyconnell)
Canal Lock	Kiltynaskellan Lock No. 3	Kiltynaskellan
Chimney Saw Mill	Fletchers Saw Mill, Killeshandra	Portaliff or Townparks
Creamery	Butlersbridge Creamery	Kilnaglare Upper
Creamery	Carrckallen Co-op Creamery	Tullyunshin (ED Larah North)
Distillery	Dickson Dunlop an Co. Distillery, Belturbet	Straheglin
Forge	Brady's Forge, Carrickallen	Tullyunshin (ED Larah North)
Forge	John O'Donoghue's Forge, Mullaghoran	Mullaghoran
Forge	Ballyjamesduff Road, Virginia	Virginia
Ice House	Cabra Castle Ice House, Dun a Ri Forest Park	Cabra
Lime Kiln	Ballyheady Limekiln	Ballyheady
Lime Kiln	Corrdooa Cross Roads, Killinkere	Corrdooa
Lime Kiln	Edenburt, Virginia	Edenburt
Pump House	Ballyhaise Houe Pump House	Drumcrow
Pump House	Belturbet Pump House	Straheglin
Railway Station (MGWR)	Arva Road Station, Annagh	Annagh
Railway Station (Cavan and Leitrim Railway)	Ballyconnell Railway Station	Cullyleenan
Railway Station (MGWR)	Ballyhaise Jnction Station, Cloverhill	Drumdrawn
Railway Station (Cavan and Leitrim Railway)	Ballyheady Station	Ballyheady
Railway Station (Cavan and Leitrim Railway)	Bawnboy Road Station	Cloneary
Railway Station (Cavan and Leitrim Railway)	Belturbet Railway Station	Corporation Lands
Railway Station (MGWR)	Cavan Railway Station (The Anglo Celt)	Drumvannagh
Railway Station (MGWR)	Cavan Railway Station (Cavan Mart)	Keadew
Railway Station (GNR)	Cootehill Railway Station	Glebe
Railway Station (MGWR)	Crossdoney Railway Station	Grenard
Railway Station (MGWR)	Drumhawnagh Station	Drumhawnagh

Railway Station (Cavan and Leitrim Railway)	Killywilly Stoppng Place	Killywilly
Railway Station (MGWR)	Kingscourt Railway Station	Corgarry
Railway Station (Cavan and Leitrim Railway)	Tomkinroad Station	Drumrush
Railway Bridge	Belturbet Railway Bridge, Belturbet	Kilconny/Straheglin
Railway Bridges	Coolnacarrick, Crossdoney	Coolnacarrick/Drumbar
Railway Bridge	Drumconlester, Killeshandra	Drumconlester/Drumroosk
Railway Bridge	Drumhawnagh	Drumhawnagh/Grousehall
Railway Bridge	Drumroosk, Killeshandra	Drumroosk
Railway Bridge	Dundavan Bridge, Kilcogy	Dundavan
Railway Bridge	Dundavan, Kilcogy	Dundavan
Railway Bridge	Gartinadress, Killeshandra	Gartinadress
Railway Bridge	Gartinadress, Killeshnadra	Gartinadress
Railway Bridge	Killyryan Bridge, Bawnboy	Killyryan
Railway Bridge	Knocknaveagh, Oldcastle	Knocknaveagh
Railway Bridge	Lahard Railway Bridge, Killeshandra	Lahard
Railway Bridge	Parisee, Cloverhill	Parisee
Road Bridge	Baker's Bridge	Stroane/Ashgrove
Road Bridge	Ballyconnell Bridge	Derryginny/Doon/Cullyleehan
Road Bridge	Ballyhaise Bridge	Drumcrow/Drumaraw
Road Bridge	Ballyheady Bridge	Ballyheady
Road Bridge	Ballynallon Bridge	Lisnigan/Corrawellis
Road Bridge	Butler's Bridge, Butlerbridge	Drummany/Kilnaglare
Road Bridge	Clement's Town Bridge, Cootehill	Corncarrow/Corbeagh
Road Bridge	Cromwell's Bidge, Dun a Ri Forest Park	Cabra/Lisnaclea (ED Kingscourt)
Road Bridge	Derrin Bridge	Derrin Upper/Aghawee
Road Bridge	Erne Bridge, Belturbet	Straheglin/Kilconny
Road Bridge	Foalies Bridge	Foalies
Road Bridge	Kilsaran Bridge	Kilsaran/Carnagh Lower
Road Bridge	New Bridge, Cootehil	Munnilly/Cornacarrow
Road Bridge	O'Daly's Bridge, Edenburt, Virginia	Edenburt
Road Bridge	Sarah Bridge, Dun a Ri Forest Park	Cabra/Lisnaclea (ED Kingscourt)
Road Bridge	Stramatt Bridge, Stramatt, Virginia	Stramatt/Ryefield

Vent Pipe	Cootehill Vent Pipe	Glebe
Water Mill (Corn and Flax)	Ballynllon Mills	Corrawellis
Water Mil (Corn)	Bennett's Mill, Balliagh	Garrymore
Water Mill (Corn)	Billis Mill, Virginia	Billis
Water Mill (Corn and Flax)	Bunnoe Mill	Bunnoe
Water Mill (Corn and Flax)	Brady'd Flax Mill, Corlismore	Lacken Lower
Water Mill (Corn)	Brady's Ryefield Cross Mills, Virginia	Ryefield
Water Mill (Corn)	Corratinner Mill, Killinkere	Corratinner
Water Mill (Corn)	Drumkilly Cornmill Kilnaleck	Drumkilly
Water Mill (Saw)	Elliott's Mill, Virginia	Rahardrum
Water Mill (Corn)	Foy's Mill, Cullies	Dumhillagh North
Water Mill (Corn and Flax)	Hall's Coppanagh Mills	Coppenagh
Water Mill (Corn)	Mc Cormack's Mill, Drumcassidy, Kilnaleck	Drumcassidy
Water Mill (Flax)	Murmod Mill, Virginia	Murmod
Water Mill (Corn and Flax)	O'Reilly's Darkley's Mill	Darkley
Water Mill (Corn)	O'Reilly's Lurganboy Mill, Madabawn	Lurganboy
Water Mill (Saw)	Rassan, Ballyjamesduff	Rassan
Water Mill (Corn)	Reilly's Mill, Kilnaleck	Kill
Water Mill (Corn)	Tegart's Ballynes Mill, Ballyconnell	Bofealan
Water Hydrant	Butlersbridge	Drummany
Water Hydrant	Killeshandra	Portaliff or Townparks
Water Hydrant	Virginia, Cavan Road	Virginia
Water Pump	Canningstown	Tullylorcan
Water Pump	Urcher (R-178) Bailieboro	Urcher
Wind Mill	Enagh Windmill	Enagh (ED Crossbane)