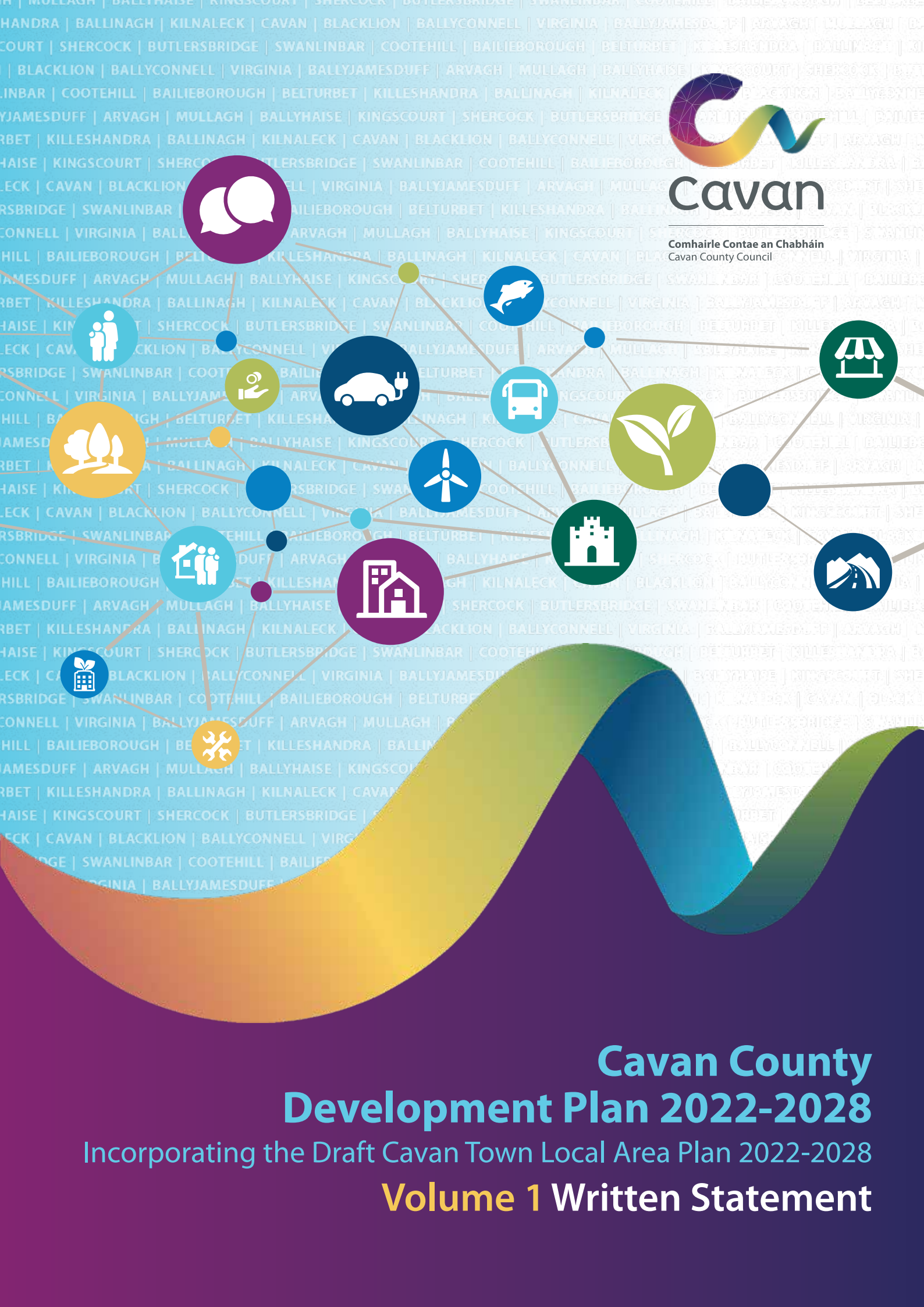




Comhairle Contae an Chabháin
Cavan County Council



Cavan County Development Plan 2022-2028

Incorporating the Draft Cavan Town Local Area Plan 2022-2028

Volume 1 Written Statement

The Cavan County Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028 was adopted by the elected representatives of Cavan County Council (see below) at a Special Council Meeting on the 30 May 2022. This Plan came into effect on the 11 July 2022.

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The valued input and expertise from all Departments of Cavan County Council is fully acknowledged and recognised throughout all stages of the plan preparation.



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Introduction

The Development Plan

The Cavan County Development Plan 2022-2028 including a Local Area Plan for Cavan Town area sets out the Councils proposed policies and objectives for the development of the County over the Plan period. The Development Plan seeks to develop and improve, in a sustainable manner, the social, economic, environmental and cultural assets of the County.

Cavan is located in the Border Region on the M3 (N3) north of Dublin. It borders six counties-Leitrim, Fermanagh, Monaghan, Meath, Longford and Westmeath.

The administrative area of the County covers 1,932km² and is a central inland county. It sits within two of the Failte Irelands Tourism Region Brands, 'Ireland's Ancient East' covers the east of the County from Cavan town eastwards and 'Ireland's Hidden Heartlands' incorporates Cavan town westwards. The County has a varied landscape with the highlands of western Cavan including the UNESCO Global Geopark which covers Cavan town westwards, taking in the towns of Killeshandra, Miltown, Belturbet, Ballyconnell, Swanlinbar, Glangevlin and Blacklion. The River Shannon rises in West Cavan at the Shannon Pot. The Eastern parts of the county include the Lakeland areas of Lough Oughter and the South East of the County has the predominately drumlin landscape with highlands around Bailieborough and Kingscourt. The River Erne also rises in Gowra and flows through Belturbet.

Strategic Framework

The Plan should be read in the hierarchical context of legislation and plans that exist at International, National and Regional level. Since the adoption of the Cavan County Development Plan 2014-2020, there has been significant developments at national and regional level in terms of strategic economic and planning policy- in particular, the National Planning Framework-Ireland First Revision 2025 (NPF), the National Development Plan 2018-2027 (NDP) and the Regional Spatial and Economic (RSES) for the Northern and Western Regional Assembly (2020-2032).

The National Planning Framework First Revision, April 2025

The NPF is the overarching planning policy for the state and contains ten National Strategic Outcomes and National Policy Objectives. This planning framework sets out where development and investment should be guided to shape the national, regional and local spatial development in economic, environmental and social terms to 2040.

The Regional Spatial and Economic Strategy (RSES) Northern and Western Regional Assembly 2020

The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 and the economic policies and objectives of the Government, by providing a long term strategic planning and economic framework for the development of the Northern and Western Region. The RSES provides the roadmap for effective regional development – it delivers a combination of response, design and innovation; in how we do business, deliver homes, build communities and value land-use – creating healthy places and promoting sustainable communities.

The Strategic Vision for County Cavan

The Plan is based on achieving the following strategic vision for the development of County Cavan:

It is the Mission in the Corporate Plan of Cavan County Council 2019-2024 to be

'A Council that leads and collaborates with all to drive and shape a better future for our County'

along with a vision.

'A progressive, vibrant county which is smart, connected, innovative, inclusive and sustainable'

This Plan provides a positive vision for Cavan which will enable the county to continue to make Cavan a place where people can have a good quality of life; a better place to live, work and make a contribution to national economic growth by promoting sustainable development and facilitating stable economic growth thus delivering long term benefits for the citizens of the County.



Legislative Background

The Plan has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended). The Act sets out the mandatory requirements which must be included in a Development Plan. These include, inter alia, objectives for the zoning of land, the provision of infrastructure, the conservation and protection of the environment, and the integration of planning and sustainable development with the social, community and cultural requirements of the area and its population.

In accordance with European and National legislation, Cavan County Council carried out a Strategic

Environmental Assessment (SEA) and an Appropriate Assessment under the Habitats Directive (AA), which informed the Plan.

Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment (SEA) is the process by which environmental considerations are integrated into the preparation of plans and programmes. The results of the SEA process were fully integrated into the preparation and making of the Plan.

Strategic Flood Risk Assessment (SFRA)

In compliance with the Ministerial Guidelines on Flood Risk Management (2009), Cavan County Council carried out a Strategic Flood Risk Assessment of the Draft County Development Plan.

Appropriate Assessment (AA)

In accordance with requirements under the EU Habitats Directive (43/92/EEC) and the EU Birds Directive (79/409/EEC) and Section 177 of the Planning and Development (Amendment) Act 2010, the impacts of the policies and objectives of all statutory land use policies on certain sites designated for the protection of nature under European legislation (Special Areas of Conservation and Special Protection Areas, collectively referred to as European sites), must be assessed as part of the process of drafting the Plan. This process, known as Appropriate Assessment, is to determine whether or not the implementation of the plan could have negative consequence for the habitats or species for which these sites are designated. The Plan has been formulated to ensure that it shall contribute towards the protection of European sites.

Format of Cavan County Development Plan 2022-2028

The Cavan County Development Plan 2022-2028 sets out the Council's proposed policies and objectives for the development of the County over the Plan period. The Plan comprises of the following documents

Volume 1 – Written Statement

Volume 2 – Book of Maps

Volume 3 – Appendices

Volume 4 – Environmental Reports including Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Flood Risk Assessment.

Development Plan Preparation Process

