



Comhairle Contae an Chabháin
Cavan County Council

**CHIEF EXECUTIVE'S REPORT ON SUBMISSIONS
RECEIVED ON VARIATION NO. 1 OF THE CAVAN
COUNTY DEVELOPMENT PLAN
INCORPORATING A LOCAL AREA PLAN
FOR CAVAN TOWN 2022-2028**



Eoin Doyle

A handwritten signature in blue ink that reads 'Eoin Doyle'.

Chief Executive Cavan County Council

Section One

1.0 Introduction

In accordance with Section 58 (4) of the Planning and Development Act 2024 (as amended), Cavan County Council is proposing Variation No.1 of the Cavan County Development Plan 2022-2028.

In accordance with Section 58 (11) of the Planning and Development Act 2024, as amended, this report sets out to:

- List the persons who made submissions
- Provide a summary of recommendations and submissions made by the Minister, Office of Planning Regulator, submissions made by Regional Assembly and National Transport Authority and submission made by others
- Give the response of the chief executive to the issue raised in the submission.
- Set out the recommendation of the Chief Executive as to how recommendations made by the Minister and Office of Planning Regulator in any submission made by the should be dealt with.

1.1 Purpose of the Variation

This proposed variation arises from the publication of the *National Planning Framework (NPF) First Revision (2025)*, and the subsequent *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (July 2025)*, published in accordance with Section 28 of the Planning and Development Act 2000 (as amended).

It is proposed to make amendments to the text of the **Written Statement (Volume 1)** of the Cavan County Development Plan 2022-2028 incorporating a Local Area Plan for Cavan Town. It is also proposed to change land use zonings in the following settlements: - **Cavan Town, Virginia, Ballyjamesduff, Bailieborough, Kingscourt, Cootehill, Belturbet, Mullagh and Ballyconnell.**

1.2 Layout of the Chief Executive Report

Section 1 of the Chief Executives Report sets out the structure of the report, the process and next steps in making Variation No 1 to the Cavan County Development Plan incorporating a Local Area Plan for Cavan Town 2022-2028. The consultation undertaken for the variation resulted in 34 no. submissions during the statutory public consultation stage. All submissions received within the public consultation period, have been considered in preparation of this Chief Executive's Report.

1.3 Legislative Background for the making Variation No. 1 of the County Development Plan

The Elected Members of the Planning Authority are required to consider the proposed Variation and this Chief Executives Report¹, and this is to be completed within 6 weeks from the date of submission of this report.

In making the variation to a development plan, the Elected Members are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of the Local Authority and any relevant policies or objectives of the Government or any Minister of the Government.

The Elected Members of the Authority, having considered the proposed Variation and this report may, as they consider appropriate, by resolution.

1. Make the proposed Variation.
2. Make a modified version of the proposed Variation.

If the Planning Authority, after considering a submission, observation or recommendation from the Minister or Office of Planning Regulator (OPR) decides not to comply with a recommendation made by such, it shall so inform the Minister or OPR as relevant, as a soon as practicable by written notice and shall include reasons for the decision.

If it is resolved to make a modified version of the proposed Variation, and the modification constitutes a material alteration to the Variation, then the Variation shall be deemed not to have been made.

Not later than 2 weeks after the passing of the resolution, the Planning Authority must publish notice of the modification that constitutes a material alteration.

The Planning Authority must review the alteration in the context of SEA and AA and determine its implications (if any) on the environment. If an SEA or AA is required, the 2-week period may be extended by such period as the Chief Executive considers necessary to facilitate any necessary assessments.

Thereafter, the Planning Authority must publish notice of the proposed material alteration (and relevant information relating to SEA and AA). A further 4-week period is allowed for public consultation and for lodgement of written submissions.

1.4 Variation No 1 of the Cavan County Development Plan Consultation Phase

The consultation stage for Variation No.1 was held from Thursday 4th June 2026 to Thursday 2nd July 2026.

¹ The Chief Executive's Recommendations for modifications have been considered by the ongoing SEA and AA processes that are being undertaken alongside the preparation and making of the Variation and it has been confirmed that they would not give rise to any likely significant effect on the environment or any European Site.

The Proposed Variation No. 1 and accompanying:

- Screening for Appropriate Assessment (AA) Report and associated Screening for AA Determination pursuant to the EU Habitats Directive (92/43/EEC) and the Planning and Development Act 2024, as amended.
- Strategic Environmental Assessment (SEA) Environmental Report (prepared by the planning authority of the likely significant effects on the environment of implementing the proposed Variation) and associated SEA Screening Determination in accordance with the SEA Directive (2001/42/EC) and pursuant to the European Union (Land Use Planning – SEA) Regulations 2025.
- An addendum to the Strategic Flood Risk Assessment (SFRA) Report of the Cavan County Development Plan 2022-2028, pursuant to the provisions of the Guidelines for Planning Authorities (2009) on The Planning System and Flood Risk Management.
- Settlement Capacity Audit

was available for inspection during office hours at the

- Customer Service Desk, 1st Floor, Johnston Central Library, Farnham Street, Cavan Town, H12 R6V2,
- Cavan-Belturbet Municipal District Office, Ballyconnell, Co. Cavan
- Bailieborough-Cootehill Municipal District Office, Cootehill Courthouse, Cootehill,
- Ballyjamesduff Municipal District, Virginia Courthouse, Virginia, Co. Cavan.

on the Council's Website www.cavancoco.ie, and

on the Council's Consultation Portal, <https://consult.cavancoco.ie>,

1.6 Consideration of Submissions

Following the initial recording of all submissions (Appendix 1), each submission was categorised in line with themes as follows:

Section 2	Office of the Planning Regulator
Section 3	National Transport Authority
Section 4:	Prescribed Bodies and Stakeholders
Section 5:	General Submissions
Section 6:	Submissions not relating to the Variation.

2.0 Office of Planning Regulator (2026/30)

2.1 Introduction

This section contains a summary of the issues raised by the Office of Planning Regulator (OPR), and the recommendations of the Chief Executive in relation to the manner in which those issues and recommendations will be addressed in the Variation. The submission from the OPR includes recommendations and observations. Recommendations identify inconsistencies with legislative provisions and observations highlight areas where further clarification would strengthen the plan.

OPR Recommendation 1

Undertake Stage 1, Stage 2 flood risk identification and flood risk assessment in relation to site A of the Mullagh Variation Map and where appropriate re-zone the relevant part of the site for appropriate use consistent with the Flood Guidelines.

OPR Recommendation 2

Clarify that any amendments to the Emerging Preferred Option Bypass Corridor identified in the current plan and provide details of same and remove any land use within the bypass corridor.

OPR Observation 1

Update Core Strategy Table with quantum of land, Densities and Housing Yield

Update Settlement Capacity Audit (SCA) to provide details on public transport nodes and location of social and cultural facilities.

Review SCA to include whether continuous footpath exists from each site to the centre of relevant settlement.

OPR Observation 2

Include objective to vary the existing development plan when the Local Transport Plan for Cavan Town has been finalised.

Chief Executive's Opinion

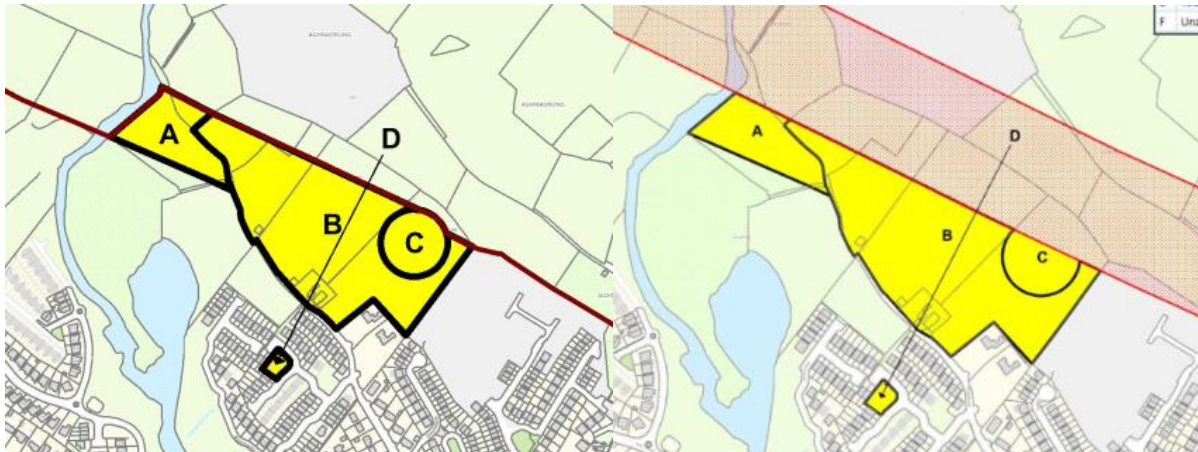
- Mullagh Site A – this site and potential sources of fluvial flooding were examined as part of the SFRA undertaken alongside the Proposed Variation. It was determined that the site is situated within Flood Zone C – therefore Stage 3 SFRA was not required. No change required.
- The proposed Variation amended zonings in Virginia to the bypass development boundary with an offset. Having regard to submissions made amendments will be made to this line so that the proposed variations align with the 2024 Virginia Bypass Refined Corridor at this location.
- Table 12A that is intended to be read in conjunction with the Core Strategy will be supplemented to include the densities and housing yield per town that is subject to the variation.
- The Settlement Capacity Audit will be updated to include the area of land per town subject to this Variation.

- The Local Transport Plan for Cavan Town has not been completed to date. The upcoming review of the County Development Plan will ensure that the Local Transport Plan for Cavan Town is incorporated and aligned.

Chief Executive's Recommendation

Chief Executive Amendment 1

Amend the line of proposed Variation A, B and C in Virginia landuse Map as per Map below so that Variation No. 1 aligns with the 2024 Virginia Bypass Refined Corridor line as depicted in the Map below.



Map 1 :Variation as displayed in public consultation

Map 2: Amended map recommended by CE

Chief Executive Amendment 2

Insert on lands B the following Map Based Specific Objective No 10 in

2.3.12 Map Based Specific Objectives

10. Development shall include proposals for noise mitigation measures and suitable separation distance from the proposed Virginia Bypass.

Chief Executive Amendment 3

Update Table 12 A of Chapter 1 Core Strategy as below

Table 12A: Additional Provision in excess of Baseline Housing Growth Requirement (NPF Implementation Housing Growth Requirements, July 2025)

Settlements	Proposed Low Density Ha (revised total)	Output as per development plan density of revised totals of low-density zoning	Additional Lands for Proposed Residential (Ha)	Density Range *	Housing Output of Proposed Residential Zoned Land (additional lands subject to Variation) *	Mixed Use zoning Ha (revised total)
Cavan Town	5.06	40	47.729	30-50	1440-2400	0.48
Virginia	3.51	25	7.217	25-40	180-289	22
Ballyjamesduff	1.38	11	3.281	25-40	80-128	
Bailieborough	2.13	16	9.44	25-40	235-376	
Kingscourt	3.4	27	3.093	25-40	75-120	
Cootehill	0		9.222	25-40	225- 360	
Belturbet	1.083	8	4.576	25-40	113-180	
Mullagh	2.22	18	4.115	25-40	102-164	
Ballyconnell	0.283	2	7.031	25-40	175-280	
	3.606	147	95.7		2625-4297	22.48

*Density and Housing Output provided in this table outlines the density appropriate to the Settlement to comply with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities. The topography of County Cavan is such that the minimum of this range may not be achievable on certain sites and it is deemed acceptable to deviate from the densities outlined in this table at planning application stage on a case-by-case basis.

Chief Executive Amendment 4

See Appendix 2

Updated Settlement Capacity Audit

3.0 National Transport Authority (2026/09):

- Table 8 in chapter 1 'Core Strategy' that sets out the NPF High scenario and presents 'Allocated growth and county share' against each settlement. The NTA recommends that this table should be updated to reflect the additional/ revised zonings and if the percentage share of growth of each settlement is altered by the proposed variations.
- It is also noted that the capacity/ housing yield for the subject lands and for each settlement in total (in housing units) or the density used to estimate the capacity has not been provided and is recommended to be included for clarity and an appropriate assessment of how this might impact transfer demand.
- Any changes resulting from this Variation process should be considered in the development of the LTP for Cavan Town and the local authority should seek to vary the Development Plan to incorporate the LTP when finalised – in line with Objective RPO 6.28.
- The NTA recommend, in the interests of sustainable development and to avoid car dependent development, that the Settlement Capacity Audit be amended to more adequately 'highlight infrastructural requirements' and 'specify enabling infrastructure' for transport as required under the Section 28 Guidelines. This should consider all transport modes and in the case of Cavan town should be informed by the emerging Draft LTP for the town.
- The Settlement Capacity Audit be amended to more adequately 'highlight infrastructural requirements' and 'specify enabling infrastructure'. This should include identification of any gaps in transport infrastructure to facilitate walking, from sites on the periphery of settlements.
- All lands identified in Cavan town should be fully assessed as part of the LTP for the town which should demonstrate how the lands can be linked into the wider networks in Cavan town and how they can be served by sustainable modes. A focus on filtered permeability to prioritise walking and cycling and permeability to adjoining areas should be demonstrated.
- Seeks insertion of provision of visitor cycling spaces in new developments.

Chief Executive's Opinion

Contents of this submission are noted. The housing supply target as adopted in the development plan 2022-2028 is 666 units per annum and the NPF Implementation Housing Growth Requirements, July 2025 have not altered these housing growth requirements for the county. The purpose of the proposed Variation is for additional provision over and above the baseline housing growth requirement in light of the urgent need to increase housing delivery and optimise the ability on the housing requirements of the NPF. Therefore, the percentage share of growth as per Table 8, Chapter 1 of the Development Plan does not alter.

Table 12 A of Variation 1 Chapter 1 of the development plan demonstrates the additional provision of lands in excess of the Baseline Housing Growth Requirements. It is note that the baseline housing growth requirement for County Cavan has not altered. Table 12 A has outlined the changes in the overall proposed low-density hectares per town and the additional lands of proposed residential in the Variation. This table can be expanded to include the densities and housing output.

Cavan County Council are currently finalising the Local Transport Plan for Cavan Town and are committed to prioritising the development of safe walking and cycling routes for the town. This document will encourage and promote Active Travel through cycle lanes and safe footpath investment and promote permeable links. The Local Transport Plan for Cavan Town has not been completed to date. The upcoming review of the County Development Plan will ensure that the Local Transport Plan for Cavan Town is incorporated.

Chief Executive's Recommendation

See Chief Executive Amendment 3

Updated Table 12A.

See Chief Executive Amendment 4

Updated Settlement Capacity Audit : See Appendix 2

Chief Executives Amendment 5

Update car parking standard in Table 7.4 of development plan to include parking standard for visitor.

Residential – Apartments	1 space per unit and 25% visitor parking	1 stand per 10 units 1 cycle storage space per bedroom
--------------------------	--	--

Red text above is for removal in the variation (as advertised) and green text above is for addition. After this green text the following will be inserted 'plus visitor cycle storage space'.

4.0 Prescribed Bodies

Introduction

This section contains a summary of the issues raised by Prescribed Bodies, and the recommendations of the Chief Executive in relation to the manner in which those issues and recommendations will be addressed.

4.1 Health and Safety Authority (2026/02):

The submission sets out the prescribed status of the authority under Article 13 of the Planning and Development Regulations 2001-2015 and sections 11-13 and 24 of the Act. The submission links to the HSA guidance document for Land Use Planning and outlines 4 No. Items the HSA would expect to see contained in planning guidelines.

1. Policy in relation to major accident sites which reflects the intentions of Article 13 of Directive 2012/18/EU
2. The consultation distances and generic advice, as indicated on maps of major accident sites.
3. A policy on the siting of new major hazard establishments.
4. Mention of the following notified establishments.
 - Lakelands Dairies, Killeshandra, Co Cavan
 - Farragh Proteins, Monery upper, Crossdoney, Co Cavan

The submission also contains a note on the HSA approach towards the provision of Land-Use Planning advice.

Chief Executive's Recommendation

Contents of this submission are noted and are not specific to this Variation. The Directive mentioned in this submission is contained in a development objective of the Development Plan. Reference is also made to Section 7.13 of the Development plan and Development Objectives MA01, MA02, MA03 and MA04 with regard to same. The contents of this submission are included in the existing development plan.

Chief Executive's Opinion

No change.

4.2 Maritime Area Regulatory Authority (2026/03):

The submission from MARA states they are satisfied that the proposed variation will not directly interact with or impact on, the Maritime area. On the basis MARA has no further comments.

Chief Executive's Recommendation

Contents of this submission are noted.

Chief Executive's Opinion

No change.

4.3 Department of Education and Youth (2026/06):

In the context of future population trends and their potential impact on school place requirements, the department notes that this variation refers to the population growth identified in the Cavan County Development Plan 2022-2028 which had a projected population of 85,900 by 2028. The Department acknowledged an additional 96.76 Ha has been zoned for Proposed Residential Land. They note that the projected population for County Cavan is 88,000 by 2031 and the projected population for Cavan Town by 2040 is 14,190. This would be a 2,449 increase on the 2022 CSO census of 11,741. Overall projected growth in Cavan to 2031 is 13,053.

The demand for school places will increase and put significant pressure on existing schools. They highlight the necessity to reserve sites for new schools when required. The preference is to extend to existing facilities. The department requests the Planning Authority to examine the possibilities of a land buffer around each school to enable further expansion. Sites for schools should be central to new communities, and facilities should be complimentary to each other.

The department also anticipates that additional Special Education Needs (SEN) provision at both Primary and Post Primary level will be required in the future throughout the country and this may result in schools requiring additional accommodation or space to meet this growing need.

In the context of this Variation and being mindful of a substantial population growth that may arise from the various future planned housing developments within County Cavan, the department would welcome explicit support within the plan for the provision of school accommodation for children and young people with special educational needs.

Chief Executive's Opinion

Contents of this submission are noted. The housing supply target as adopted in the development plan 2022-2028 is 666 units per annum and the NPF Implementation Housing Growth Requirements, July 2025 have not altered these housing growth requirements for the county. The purpose of the proposed Variation is for additional provision over and above the baseline housing growth requirement in light of the urgent need to increase housing delivery and optimise the ability on the housing requirements of

the NPF. The review of the Development Plan will re-commence engagement with the Department of Education and Youth in order to assess the needs for education requirements in the County.

The Planning Department engaged with the Department of Education in the preparation of the current development plan and have included lands with appropriate zonings that facilitates the provision of new educational facilities. The current plan also includes education development objectives in Section 13.6.4 of the Plan. It is considered that these appropriately address the issues raised in this submission.

The review of the development plan will examine future demand for school places and examine the need to protect land around each school. The Planning Department will also engage with the Department regarding the needs for Special Education Needs provision at both primary and post primary level.

Chief Executive's Recommendation

No change.

4.4 Transport Infrastructure Ireland (2026/10):

TII recommends the review and if necessary, address the proposed variation amendments A and B in Virginia to ensure appropriate treatment and compatibility with the delivery and implementation of the N3 Virginia Bypass and to protect the investment made in progression of proposed road scheme.

They highlight the reason is to ensure conformance with official policy provisions included in National Planning Framework related to NSO 2 Enhanced Regional connectivity, and the progression of schemes proposed in the National Development Plan.

Chief Executive's Opinion

The proposed Variation amended zonings in Virginia to the bypass development boundary line along with an off set. Having regard to submissions made amendments will be made to this line so that the proposed variation changes go to the 2024 Virginia Bypass Refined Corridor at this location. This ensures protection of this key infrastructure. It is also considered appropriate to include a Map Based Specific Objective regarding Noise Mitigation Measures.

Chief Executive's Recommendation

Chief Executive Amendment 1 above

Chief Executive Amendment 2 above

4.5 OPW (2026/15)

The submission from the OPW relates specifically to matters of flooding and flood risk management. The considerations raised are as follows:

Ballyjamesduff

The OPW welcomes the proposed rezonings of sites B and F. Regarding site C, the OPW requests that Cavan County Council zone any lands within National Indicative Fluvial Mapping (NIFM) flood zones as water compatible type development, and to ensure that management of the effects of climate change will be laid out. The OPW also outline a possible flood risk in the form of a potential drainage feature to the north boundary of Site C. The OPW request Cavan County Council to undertake a site visit to confirm the presence of a potential drainage feature. The Council must also ensure, in zoning the site, that safe ingress and egress is present on Site C. Site C is also located within benefitting lands of an adjacent OPW Arterial Drainage channel and, therefore, must ensure access requirements are preserved for the maintenance of OPW Arterial Drainage Schemes.

Mullagh

The OPW commentary on Mullagh recognises a watercourse in the vicinity of site A. The watercourse was not included in the National CFRAM or the National Indicative Fluvial Mapping (NIFM) programme, and therefore OPW does not have flood risk extents for this watercourse. The OPW advise that Cavan County Council should review if a stage 3 flood risk assessment is required to inform the land use zoning, the SFRA, and future planning decisions.

Chief Executive's Opinion

Ballyjamesduff Site B and F – noted.

Ballyjamesduff Site C – this site and potential sources of fluvial flooding were examined as part of the SFRA undertaken alongside the Proposed Variation. It was determined that the site is situated within Flood Zone C – therefore Stage 3 SFRA was not required. There is no overlap with the future scenario extents.

As per the existing County Development Plan:

- FRM 14 Applications for development on land identified as benefitting land may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas.
- FRM 07 Protect water bodies and watercourses within the County from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include buffers in riverine and wetland areas as appropriate. Consult with the OPW in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, and retain a strip on either side of such channels where required, to facilitate maintenance access thereto. In addition, promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.

Mullagh Site A – this site and potential sources of fluvial flooding were examined as part of the SFRA undertaken alongside the Proposed Variation. It was determined that the site is situated within Flood Zone C – therefore Stage 3 SFRA was not required.

Chief Executive's Recommendation

No change.

4.6 ESB (2026/16)

ESB proposes substantial infrastructure investments at all voltage levels – these are strategically located to address current constraints while creating headroom for future growth.

Ireland is embarking on a major expansion of its electricity infrastructure to address critical capacity shortages and support national growth objectives.

ESB considers there is a need to strengthen the Settlement Capacity Report to further strengthen the audit through the inclusion of electricity network capacity and infrastructural requirements,

With regard to transmission and distribution closer collaboration with Cavan County Council will be necessary to identify and secure suitable sites for development of key electricity infrastructure to support additional housing targets.

Chief Executive's Opinion

The Chief Executive fully supports the contents of this submission. The proposed Variation does not increase the housing targets set out in the existing development plan but offer choice, acknowledging that not all sites will deliver housing in the plan period. The adopted development plan in Section 7.9 supports and promotes the sustainable improvement and expansion of the electricity transmission and distribution network that supply the county. Development Objectives GE01 to GE09 support the transmission and distribution of electricity and gas in the County. Cavan County Council will fully support and engage with ESB with regard to delivery of a secure electricity to Cavan. This will be done in the review of the development plan and also in engagement at preplanning to encourage early contact with the electricity suppliers.

Chief Executive's Recommendation

No change.

4.7 Department of Transport (2026-20)

This submission notes that the Climate Action Plan sets a target to shift 30% of the fleet to electric by 2030. A key element of achieving this target is delivery of a network of public electric vehicle charging stations. All local authority development plans and area plans should include provision for EV infrastructure in line with national plans.

Recommends that reference to 'Smarter Travel- A Sustainable Transport Future- A new Transport Policy for Ireland 2009-2020 has been superseded by the National Sustainable Mobility Policy.

The National Cycle Manual was updated in 2023 and is now called 'Cycle Design Manual'.

References to Department of Transport of Tourism and Sport should be amended to Department of Transport or DOT respectively.

Chief Executive's Opinion

Submission from the Department of Transport is noted. The review of the county development plan will have regard to all plans and strategies at a national and regional level and in any large-scale planning application. The Chief Executive refers to the existing development plan and to the requirements for EV Charging points and infrastructure in new developments. Recommended changes to policy documents and Department titles can be amended.

Chief Executive's Recommendation

Chief Executive Amendment No 6

Delete Section 7.2.4

~~7.2.4 Smarter Travel A Sustainable Transport Future A New Transport Policy for Ireland 2009-2020 (Department of Transport, 2009)~~

~~This document aims to deliver a sustainable transport system as an important dimension of the climate change agenda. The Government reaffirms its vision for sustainable transport and sets out five key goals (i) reduce overall travel demand, (ii) maximise the efficiency of the transport network, (iii) reduce reliance on fossil fuels, (iv) reduce transport emissions and (v) improve accessibility to transport and improve our quality of life.~~

Chief Executive Amendment No 7

Change Department of Transport, Tourism and Sport to Department of Transport in the following locations on the existing Development Plan 2022-2028

- Development Objective CC17
- Section 7.2.9
- Section 7.3.2
- Development Objective WC 06

- Section 7.3.5
- Development Objective RIC 06
- Section 9.1
- Section 9.2.1
- Section 9.2.2
- Development Objective GCW 01

4.8 Uisce Eireann (2026/26)

Wastewater and Water Capacity Registers were issued in April 2026.

Capital Investment Programme for 2025-2029 is also viable.

Small towns and villages are supported through the Small Towns and Villages Growth Programme.

Guidance document for developers for non-nature base solutions is available.

Suggest insertion of new zoning for public services and utilities which would apply to buildings used for the provision of public services and utilities of water, wastewater, electricity, telecommunications, transport infrastructure respectively.

Additional details should be provided on densities and number of units for each settlement.

UE have provided commentary for the Settlement Capacity Audit on water and wastewater serviceability -network reinforcements may be necessary at some sites. Commentary provided for Cavan town, Virginia, Ballyjamesduff, Bailieborough, Kingscourt, Cootehill, Belturbet, Mullagh and Ballyconnell.

Chief Executive's Opinion

The submission from Uisce Eireann is welcomed and noted with their references to the Wastewater and Water Capacity Registers were already utilised in the formation of this Variation. The insertion of a new landuse categories for utilities and public services will be considered in the review of the development plan with an acknowledgement of the benefit of such a use class to utilities like Uisce Eireann.

A revised Table 12A will be provided outlining the density and housing output arising from the Variation, whilst noting that Cavan Housing Target remained unchanged in the Guidelines and that the purpose of this Variation is for additional provision in accordance with the NPF Implementation Housing Growth Requirements Guidelines.

The commentary provided for sites in the submission will be inserted into the updated Settlement Capacity Audit.

Cavan County Council will continue to closely engage with Uisce Eireann in the preparation of the review of the County Development Plan and to ensure consultation with UE is carried out prior to planning applications being lodged with their Prep Connection Inquiry facility.

Chief Executives Recommendation

See Chief Executive Amendment 3- updated Table 12A

See Chief Executive Amendment 4 – Updated Settlement Capacity Audit in Appendix 2

4.9 EPA (2026/28)

They promote full and transparent integration of the findings of the Environmental Assessment into the Plan

Cavan County Council should ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with objectives of National Planning Framework First Revision and Northern and Western Regional Spatial and Economic Strategy.

Details of general content of Environmental Report are outlined.

If Variation is adopted SEA Statement should be prepared.

Chief Executive's Opinion

The submission from EPA is welcomed and noted. The submission has not specifically dealt with the environmental reports submitted as part of this Variation. Full compliance with requirements of SEA legislation has been and will be carried out for this Variation process.

Chief Executive's Recommendation

No change.

4.10 Meath County Council (2026/31)

Meath County Council have no comment to make in relation to the Variation.

Chief Executive's Opinion and Recommendation

No change.

4.11 An Taisce (2026/33)

This submission acknowledges the need for housing and infrastructure but this should not compromise the needs of biodiversity, conservation and restoration, the need for compact settlement objectives and the need to avoid zoning in flood risk areas. The submission has highlighted.

- The requirements of Article 10 of the Habitats Directive, Water Framework Directive, Birds Directive, Floods Directive
- The need for social and community infrastructure to cater for future residents.
- The concept of 15-minute city to ensure compact settlement.
- Ensuring a robust Strategic Flood Risk Assessment is conducted.
- Impacts on national monuments, protected structures, NIAH.
- SEA Environmental report needs to be assessed and validated. Monitoring of the plan should be carried out.

Chief Executive's Opinion

The submission from An Taisce is noted. Both the existing development plan process and the proposed variation has contained a suite of environmental reports including Floodrisk assessment, SEA, NIS etc. An SEA interim monitoring report was carried out for the 2-year progress report of the 2022-2028 Development Plan. The planning department will continue to engage with prescribed bodies like An Taisce in the preparation of the new plan and ensure that the Variation process complies with all legislation.

Chief Executive's Recommendation

No change.

5.0 General Submissions

Introduction

This section contains a summary of the issues raised General Submissions, and the recommendations of the Chief Executive in relation to the manner in which those issues and recommendations will be addressed in the Variation.

Cavan Town

5.1 Shire Development (2026/04):

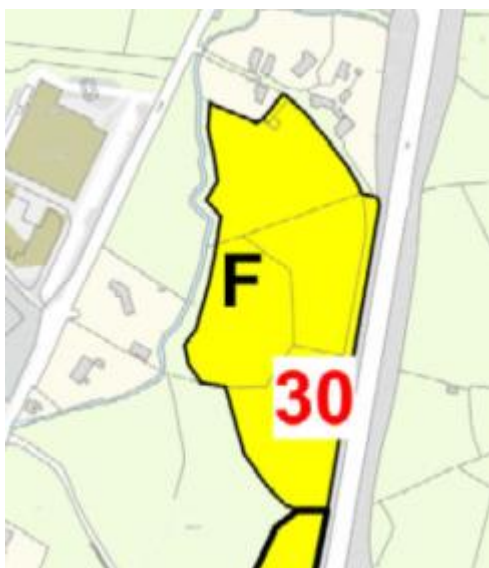
This submission focuses on the proposal to zone lands at Drumalee, Cavan Town. They note the variation proposes these lands marked 'F' as 'Proposed Residential' land use zoning. The proposed zoning is welcomed by Shire Development and request that the zoning be incorporated into the Variation to the CDP going forward.

In the submission there is a request to amend the boundary line in the variation zoning going forward as the lands proposed for zoning does not align with the folio or field boundaries along its western extent.

Subject to the confirmation of zoning they also took this opportunity to highlight the landowner intends to progress a planning application for an LRD (Large Scale Residential Development) as soon as possible.

Chief Executive's Recommendation

This submission relates to Variation Number F in the Cavan Town Local Area Plan as per Map below. The submission indicates that due to a mapping error the proposed variation has not been extended to the boundary of the landholding. This is not the case, and no mapping error has occurred. It is imperative the Planning Authority consider flood risk in the zoning of lands and as such it is not appropriate to zone the lands along this watercourse as 'Proposed Residential'. The provision of an open space area with river walk is permitted in principle in the land use zoning Strategic Residential Reserve and therefore the provision of linear walk and open space can be included and considered in the event that a planning application is submitted.



Map 3 Variation F Cavan Town and Environs -change from Residential Strategic Reserve to Proposed Residential.

Chief Executive's Opinion

No change.

5.2 Colette Bogue- (2026/05) Lands at Roscolgan, Cavan:

Submission relates to lands I in Cavan Town. This submission highlights that this party welcomes the proposed zoning. Although the party requests that a portion of the land is excluded from the proposed residential zoning variation.

The party's position is that the remaining lands provide a more logical and appropriate area for future residential development and are better suited to accommodate the housing growth objectives of this development plan period.

Chief Executive's Opinion

This submission relates to Variation I in the Cavan Town and Environs Map as per map below. The submission has requested that a portion of the lands as marked Z is excluded and remains as Residential Strategic Reserve. It is considered acceptable to remove the zoning of the lands Marked Z in the Map below so that this portion of the lands remain as Residential Strategic Reserve.



Map 4 Variation I- Cavan Town and Environs -change from Residential Strategic Reserve to Proposed Residential.



Map 5 Variation I- Cavan Town and Environs -Request from Colette Bogue to exclude lands Z from proposed Variation.

Chief Executive's Recommendation

Chief Executive Recommendation No 8

Amend the boundaries of Variation I of Variation Number 1 of the Cavan Town and Environs zoning map so that the lands marked Z above remain as Residential Strategic Reserve.

5.3 Lands at Farnham Road - Marked U in Cavan Variation Landuse Map

- **Amanda O’Keefe- Cavan Town: (2026/07)**
- **Paul Carey and others (2026/13)**
- **Caroline Duignan (2026/21)**
- **Enda Corr (2026/22)**
- **John P. McMahon, Funeral Directors, Farnham Road (2026/14):**

This submission is in relation to the proposed zoning of site 'U' in Cavan Town. The Variation proposes to amend the lands from mixed use to proposed residential land use. Points are given on the following headings.

- Impact on land stability.
- Impact on the environment.
- Impact on traffic.
- Impact on noise levels and pollution.
- Impact on the character and appearance of area.
- Impact on Highfield roads properties and privacy
- Impact on people with disabilities.

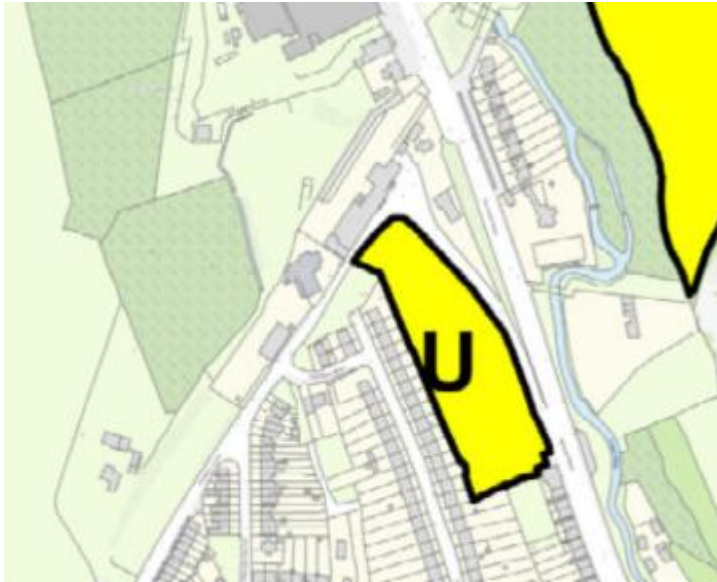
John McMahon objects to the proposed change in zoning from 'Mixed Use' to 'Proposed Residential' on the basis of the impact his business (funeral home) would have on residential amenity. Given the uncertain hours of the business, and the continuous traffic that arises during operation, Mr McMahon is concerned with potential confrontations between future residents and the customers or the business itself. Mr McMahon is aware of the need for more housing in Cavan but requests that Cavan County Council reject the proposal to rezone.

Chief Executive’s Opinion

These submissions relate to Variation 'U' in the Cavan town and environs landuse map. The issues raised in the submission relate to land stability, impact on the environment, traffic noise, pollution, character of area, impact on properties and privacy and impact on people with disabilities. The impact on the existing funeral home business has also been outlined with the concern that development of the site would result in potential occupiers facing traffic difficulties during the operational times of the business with the increased traffic.

The site is in close proximity to Cavan town centre. The existing landuse is 'Mixed Use' as per the adopted development plan (2022-2028) which provides for a mix of residential and other uses which would allow for both an expansion of the residential, employment and economic development of the town. Permitted in principle in this landuse includes residential, shops, offices, takeaways, enterprise, health etc. The proposed variation intends to change the landuse of this site to Proposed Residential,

which provides for a more limited land-use than mixed use eliminating a number of potential uses. The Chief Executive is of the opinion that the Proposed Residential landuse proposed as part of the variation limits the uses permitted on the site aligning more closely with the concerns raised in the submissions and provides for a more appropriate use of the site in general.



Map 6 Variation U- Cavan Town and Environs

Chief Executive's Recommendation

No change.

Virginia

5.4 Paul Taite (Virginia) (2026/019):

This submission on behalf of the landowner welcomes the proposed Variation on the land marked 'F' in the Virginia land use variation map. It is the landowners intention to develop these lands as soon as possible. The submission requests that further consideration should be given to zoning the remainder of the plot so that it can be used for green space for any residential development. The landowner confirms they are open to providing a footpath along the N3.

Chief Executive's Opinion

This submission supports Variation F in the Virginia landuse maps that intends to change lands marked from un-zoned to Proposed Residential. Having regard to the topography and low-lying nature of lands outside of F it is not considered appropriate to include any further lands at this site.



Map 7 Variation F- Virginia

Chief Executive's Recommendation

No change.

Bailieborough

5.5 Kingscroft Developments Ltd (2026/01):

This submission seeks support for the re-zoning of a site located at Cloverhill, Baileborough, Co. Cavan. The site was previously granted planning permission in 2006. Kingscroft Developments Ltd are prepared to bring forward a high-quality development on the site, in accordance with updated housing needs and density guidelines.

The site is currently just outside the development boundary of the town. The submission shows convenient access to education, shopping, and everyday amenities while maintaining a semi-rural lakeside setting. A site layout has been designed to provide a series of open spaces, ensuring natural surveillance from surrounding dwellings and promoting a safe and attractive residential environment. The submission contains planning history of the site (Ref number 04/2315)

Chief Executive's Opinion

This submission relates to Variation 'A' in the Baileborough town (see Map below). Part of the site subject to this submission is included as part of the Variation to change from un-zoned lands to Proposed Residential. The site is 2.134 ha in area and is considered to be sufficient to meet the requirement of choice of lands for the remaining period of the development plan.



Map 8 Variation A Bailieborough Town – Change from Unzoned to Proposed Residential

Chief Executive's Recommendation

No change.

5.6 Paul Taite (Bailieborough) (2026/23):

This submission on behalf of the landowner welcomes the proposed Variation on the land marked 'B' in the Bailieborough land use variation map. It is the landowners intention to develop these lands as soon as possible.

Chief Executive's Opinion

This submission supports Variation B in the Bailieborough landuse maps that intends to change lands marked from un-zoned to Proposed Residential.



Map 9 Variation B- Bailieborough

Chief Executive's Recommendation

No change.

Ballyjamesduff

5.7 Fionnuala Reilly (2026/17)

This submission relates to Variation B, C and F of Ballyjamesduff landuse map. The submission notes that the current development plan designates a substantial portion of this site as floodplain. The proposed variation, however, seeks to additionally rezone 2 further sections of the site Areas B and F to Amenity and Open Space. There is a builder ready to develop the site and they are seeking clarification on the rationale for zoning a portion of the site as Amenity and Open Space.

Chief Executive's Opinion

Ballyjamesduff Sites B and F overlap with the OPW's future climate scenario risk areas (mid-range and high-end). Zoning of Future Climate Scenario Risk Areas for residential uses at Sites B and F would not align with either the Guidelines or NPF National Policy Objective 78.

Notwithstanding this, the adjacent Ballyjamesduff Site C is situated outside of Flood Zones A and B and outside of the OPW's future climate scenario risk areas, and it is proposed to change the zoning of this site) to Proposed Residential as part of the variation.



Map 10 -Variation B, C & F- Ballyjamesduff

Chief Executive's Recommendation

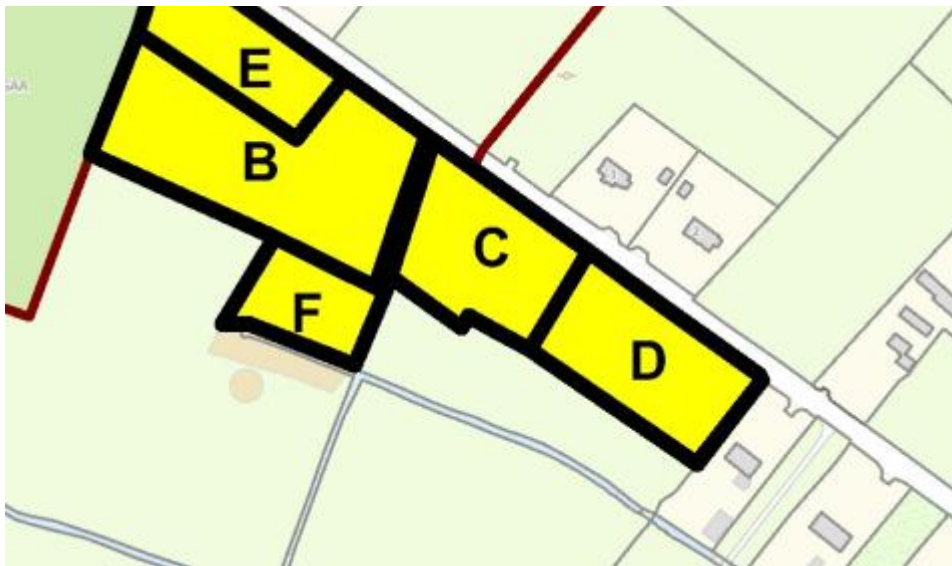
No change.

5.8 Paul Taite (Mullagh) (2026/25):

This submission on behalf of the landowner welcomes the proposed Variation on the land marked 'D' in the Mullagh land use variation map. It is the landowners intention to develop these lands as soon as possible. Further consideration could be given to zoning the remainder of the field with the intention that the lands closest to the watercourse could be used as open space.

Chief Executive's Opinion

This submission supports Variation D in the 'Mullagh' landuse maps that intends to change lands marked from un-zoned to Proposed Residential. With the watercourse to the rear, and the boundary line of the existing residential development lands adjoining, the extent of lands at D in a southwestern direction is considered sufficient for the remaining period of the development plan.



Map 11 Variation D- Mullagh

Chief Executive's Recommendation

No change.

5.9 Cootehill Chamber of Commerce (2026/24)

Cootehill Chamber of Commerce supports the principle of increasing residential land supply in Cootehill. However, it must be accompanied by a clear commitment to delivering supporting infrastructure necessary to accommodate future population growth. Zoning should be accompanied by

- Urgent update or water supply infrastructure
- A policy objective for Cootehill Relief Road reinforcement of essential electricity network capacity.
- Educational infrastructure investment that is needed in St Aidan's Comprehensive school.
- Engagement with HSE over health requirements for increased populations
- Investment in IT – broadband, mobile coverage and digital infrastructure
- Investment in community infrastructure –
- Town Centre Regeneration and over the shop residential

Chief Executive's Response

The contents of this submission are welcomed and noted. The submission identifies key requirements for sustainable development of Cootehill. The purpose of this variation is to meet the local authorities obligations from the NPF Implementation Housing Growth Requirements Guidelines for Planning Authorities. The current development plan supports enterprise, IT development, education, social, community and health infrastructure in the County. Cootehill Chamber of Commerce are encouraged to engage with the Planning Section during the preparation of the new 10-year County Development Plan.

Chief Executive's Recommendation

No change.

5.10 Cootehill Area Development Ltd. (2026/34)

This submission welcomes the proposed Variation No 1 to provide additional residential land. They request the following priorities should be incorporated into the variation.

- Proposed backland link road from new Aldi store off Station Road – this will bring new life into the town core.
- Cootehill Relief Road – map attached from Cavan Road to Monaghan Road.
- Feasibility into linking Cootehill with the Dromore Blueway Project
- Economic, Social infrastructure in roads, active travel, water including wastewater, electricity and renewable energy and also recreational areas needs to be improved.

Chief Executive's Response

The contents of this submission are welcomed and noted. The purpose of this variation is to meet the local authorities obligations from the NPF Implementation Housing Growth Requirements Guidelines for Planning Authorities. The existing development plan includes a Masterplan outlining the concept of the link road in Cootehill town centre. The existing development plan also includes supporting development objectives for economic growth, social infrastructure, active travel, utilities and electricity. Cootehill Area Development are encouraged to engage with the Planning Section during the preparation of the new 10-year County Development Plan.

Chief Executive's Recommendation

No change.

6.0 Submissions not relating to Variation No.1

This section contains a summary of the submissions received regarding issues that were not subject to the proposed Variation, and the recommendations of the Chief Executive in relation to the manner in which those issues and recommendations will be addressed

Cavan Town

6.1 Seamus Smith (2026/11):

- Seeks to deliver a residential scheme on these lands during the lifetime of the current development plan zoning map. The submission requests a change in the existing zoning of Enterprise and Employment to Proposed Residential.
- The submission states that the subject lands are well positioned to deliver a high-quality residential scheme within the lifetime of the current Cavan County Development Plan (2022–2028). The site is located within the defined settlement boundary of Cavan Town, aligns with the Settlement Hierarchy, and benefits from proximity to existing residential development, social and community infrastructure, and employment opportunities.
- The lands are either fully serviced or readily serviceable with existing connections for water, power, and telecommunications available nearby. The location benefits from established transport links, including nearby bus services and pedestrian connectivity to the town centre, further supporting the Council's objectives for sustainable, compact, and sequential development.
- In conclusion, the proposed zoning amendment is consistent with the principles of the National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Region, and the objectives of the Cavan County Development Plan 2022–2028. The lands at Oldtown provide an ideal opportunity to deliver sustainable residential development in support of the Council's housing delivery objectives.

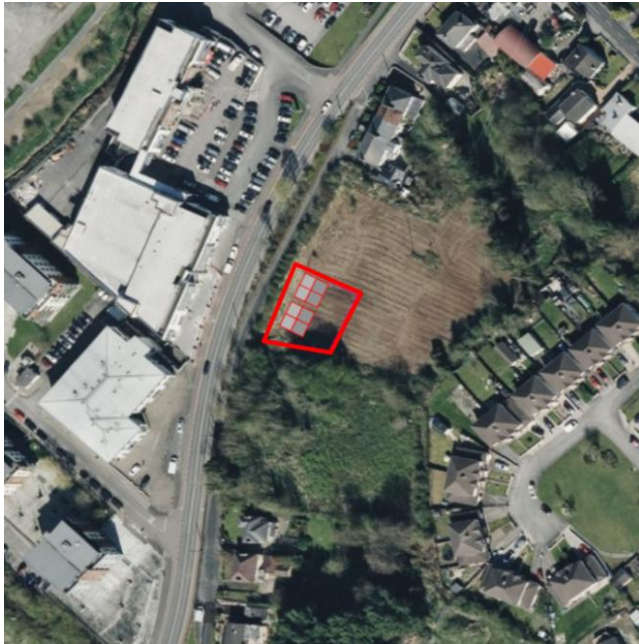
Chief Executive's Opinion

This submission does not relate to Variation No.1 of the development plan. The lands are located along the Cootehill Road. The topography of the site is elevated. The site in question is adopted in the current plan as 'Enterprise and Employment', and Variation No.1 has not sought to change same. The submission seeks to change a portion of the zoning Enterprise and Employment to Proposed Residential in a piecemeal manner.

As part of the preparation of the next County Development Plan and the move to 10-year development plans, the land use zoning objectives of all settlements in the county will be reviewed. At this stage, all potential lands will be assessed on their merits having regard to a comprehensive range of evidence based, supporting documents including a Settlement Capacity Audit, Social Infrastructure Audit,

Strategic Flood Risk Assessment and other environmental reports. The requirement for Enterprise and Employment lands will also be a key consideration in all towns.

These lands can be considered for zoning within the next County Development Plan review or any future Variation rather than through the current variation process.



Map 12 Request for Zoning not subject to the Variation -Cootehill Rd, Cavan

Chief Executive's Recommendation

No change.

6.2 Joan and Christopher Quinn (2026/27):

Chief Executive's Opinion

This submission does not relate to Variation No.1 of the development plan. The lands are located along the Ballyhaise Road. The topography of the site is elevated. The site in question is adopted in the current plan as 'Enterprise and Employment', and this variation has not sought to change same. The submission seeks to change a portion of the zoning Enterprise and Employment to Proposed Residential in a piecemeal manner.

As part of the preparation of the next County Development Plan and the move to 10-year development plans, the land use zoning objectives of all settlements in the county will be reviewed. At this stage, all potential lands will be assessed on their merits having regard to a comprehensive range of evidence based, supporting documents including a Settlement Capacity Audit, Social Infrastructure Audit, Strategic Flood Risk Assessment and other environmental reports. The requirement for Enterprise and Employment lands will also be a key consideration in all towns.

These lands can be considered for zoning within the next County Development Plan review or any future Variation rather than through the current variation process.



Map 13 Request for Zoning not subject to the Variation Ballyhaise Rd, Cavan

Chief Executive's Recommendation

No change.

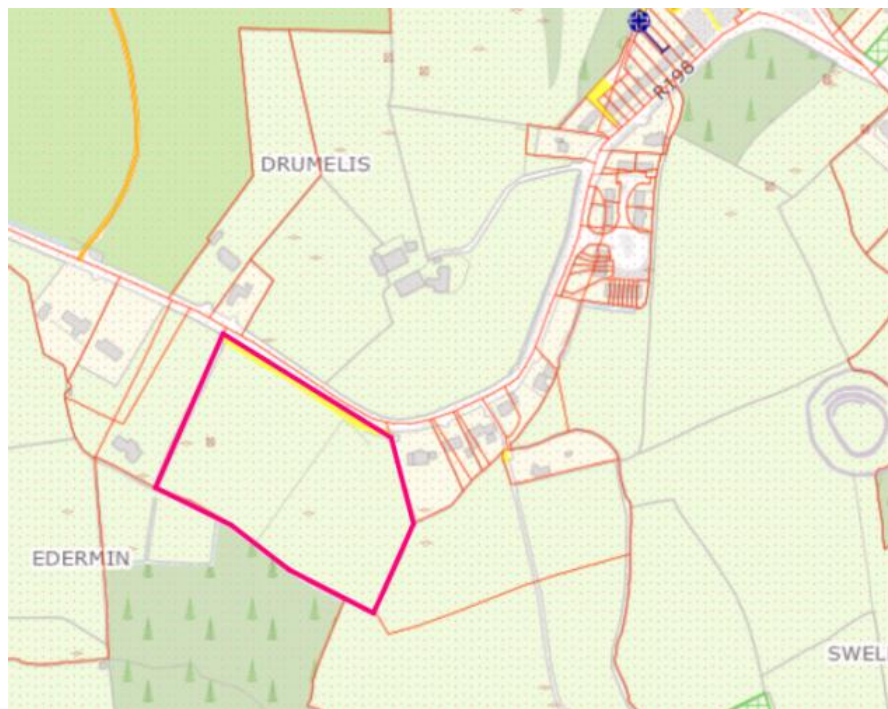
6.2 Martina Donohoe (2026/12):

This submission states that the lands are suitable for rezoning from “Strategic Residential Reserve” to “Proposed Residential”. The submission has outlined proximity to existing residential use, social and community infrastructure, and employment opportunities; serviceability; and, the successful uptake and delivery of nearby housing schemes, as justification for rezoning.

Chief Executive’s Opinion

This submission does not relate to Variation No.1 of the development plan. The site in question is adopted in the current plan as Residential Strategic Reserve and this variation has not sought to change same. It is the objective of this zoning to provide for and protect the future housing requirements of the town.

As part of the preparation of the next County Development Plan and the move to 10-year development plans, the land use zoning objectives of all settlements in the county will be reviewed. At this stage, all potential lands will be assessed on their merits having regard to a comprehensive range of evidence based, supporting documents including a Settlement Capacity Audit, Social Infrastructure Audit, Strategic Flood Risk Assessment and other environmental reports. The lands in question would be considered unserved in a Settlement Capacity Audit.



Map 14 Request for Zoning not subject to the Variation -Crossdoney Rd, Cavan

Chief Executive’s Recommendation

No change.

6.4 JSA Planning on behalf of Fothain ULC (2026/29):

This submission relates to a site in Burgess Acres and Roscolgan in Cavan Town

Site is currently zoned as Residential Strategic Reserve, and this submission seeks to have amended to Proposed Residential

Submission notes the serviceable lands (Tier 2) in Mullagh, Kingscourt and Bailieborough and considers that additional lands that are serviced Tier 1 lands in Cavan town should be considered for variation.

The submission outlines the position of their site in terms of location, access to amenities, roads, connectivity, surrounding context and pattern of development, infrastructure and supporting facilities that are available. The submission comments on Floodrisk of the site and the ecology and nature conservation, protected sites and architectural conservation.

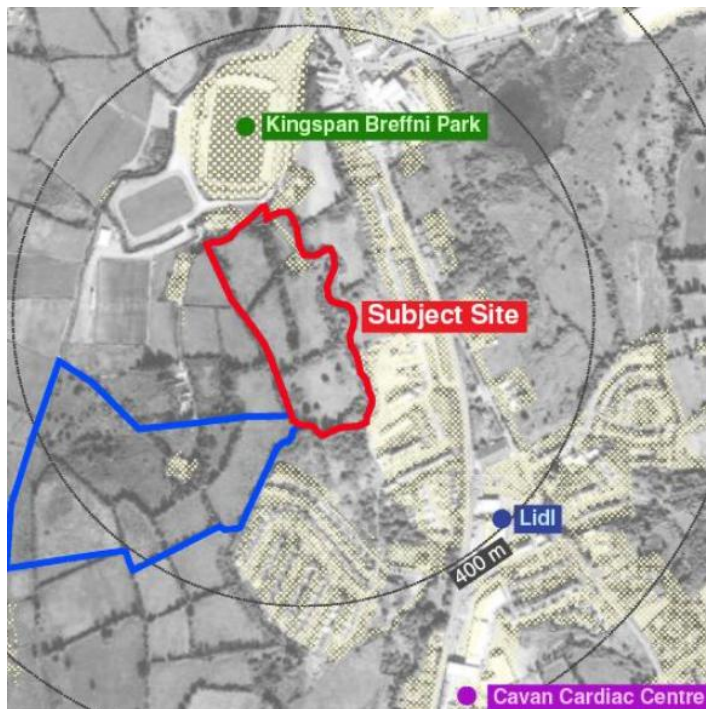
The submission has submitted a concept design for the site.

Chief Executive's Opinion

This submission does not relate to Variation No.1 of the development plan. The site in question is adopted in the current plan as Residential Strategic Reserve and this variation has not sought to change same. It is the objective of this zoning to provide for and protect the future housing requirements of the town.

As part of the preparation of the next County Development Plan and the move to 10-year development plans, the land use zoning objectives of all settlements in the county will be reviewed. At this stage, all potential lands will be assessed on their merits having regard to a comprehensive range of evidence based, supporting documents including a Settlement Capacity Audit, Social Infrastructure Audit, Strategic Flood Risk Assessment and other environmental reports.

These lands can be considered for zoning within the next County Development Plan review or any future Variation rather than through the current variation process.



Map 13 Request for Zoning not subject to the Variation -Ballinagh Rd, Cavan

Chief Executive's Recommendation

No change.

Baileborough

6.5 Mr. Donal Clarke- Virginia Road, Baileborough (2026/08):

Submission for the proposed variation to the County Development Plan 2022-2028 for lands at Virginia Road, Baileborough Co. Cavan. The submission suggests changing existing zoning being General Enterprise and Employment to Proposed Residential.

They submit that the lands are more suitable for residential uses for the following reasons:

- Proximity to town centre: The site is located a 5-minute walk to town centre helping to create stable communities. The available subject lands, for consideration are a 500 metre from Baileborough centre allowing active transport to occur from the lands.
- Neighbouring issues: The site is in a predominantly residential area with close access to education and religious amenities.
- Topography and Contours: As the site is steep sloping residential buildings can step with the site to reduce the amount of excavation required and sit within the character of the area.
- Scale and context: The surrounding context is characterised by buildings of a domestic scale and nature. Zoning these lands for residential use would facilitate development that is consistent with the established character of the area.

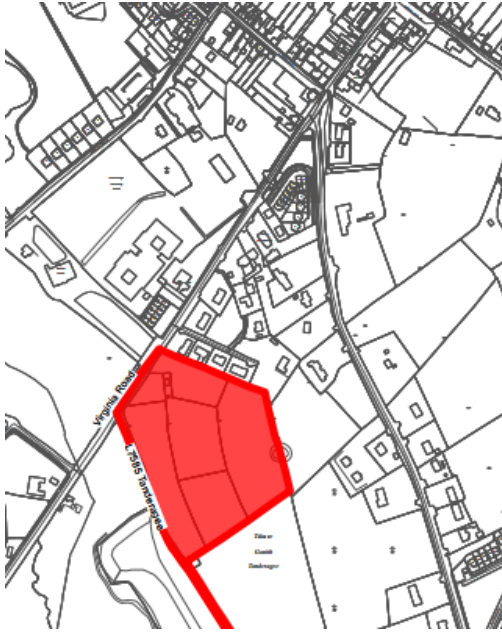
Chief Executive's Opinion

This submission does not relate to Variation No. 1 of the development plan. The site in question is adopted in the current plan as Enterprise and Employment, and this variation has not sought to change same.

The Planning Authority notes the submission in relation to the lands in Baileborough requesting the zoning change to Proposed Residential.

As part of the preparation of the next County Development Plan and the move to 10-year development plans, the land use zoning objectives of all settlements in the county will be reviewed. At this stage, all potential lands will be assessed on their merits having regard to a comprehensive range of evidence based, supporting documents including a Settlement Capacity Audit, Social Infrastructure Audit, Strategic Flood Risk Assessment and other environmental reports. The requirement for zoned Enterprise and Employment land in all towns will also be considered.

These lands can be considered for zoning within the next County Development Plan review or any future Variation rather than through the current variation process.



Map 14 Request for Zoning not subject to the Variation -Virginia Rd, Bailieborough

Chief Executive's Recommendation

No change.

Virginia

6.6 Mr. Peter Cullen, Virginia (2026/18)

This submission relates to 2 no. parcels of land – 2.4 ha and 3 ha in area in Ballaghanea, Rahardrum, Virginia. The lands are currently outside the development boundary of Virginia town, and this submission is seeking to have same considered for residential use. The site is to the rear of Virginia Primary Care Centre. One of the sites could be accessed from Yew Park and the other site from the public road. The lands are serviceable and aligned with the Settlement Hierarchy of the current development plan. The lands are located in an area where a level of demand exists, and their development would contribute to sustainable compact and sequential patterns of growth. The site is in an area of good transport services and has significant employment opportunities. Virginia has good social infrastructure and capacity in schools and community facilities. In the event that the site was zoned the owners would proceed swiftly with planning application.

Chief Executive's Opinion

This submission does not relate to the proposed Variation No 1 of the development plan. The sites in question are not zoned in the current development plan, and this variation has not sought to change same.

The Planning Authority notes the submission in relation to the lands in Virginia requesting the zoning of both of the parcels identified. The identified lands are currently not zoned and outside of the development boundary for Virginia as defined in the Cavan County Development Plan 2022-2028.

As part of the preparation of the next County Development Plan and the move to 10-year development plans, the land use zoning objectives of all settlements in the county will be reviewed. At this stage, all potential lands will be assessed on their merits having regard to a comprehensive range of evidence based, supporting documents including a Settlement Capacity Audit, Social Infrastructure Audit, Strategic Flood Risk Assessment and other environmental reports.

These lands can be considered for zoning within the next County Development Plan review or any future Variation rather than through the current variation process.



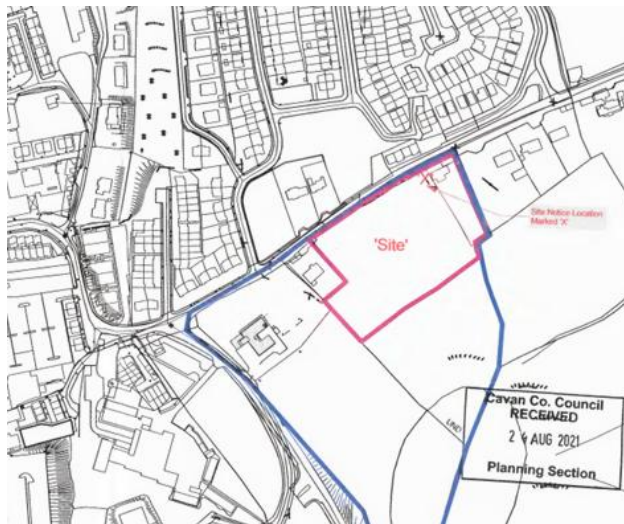
Map 15 Request for Zoning not subject to the Variation -Dublin Rd, Virginia

Chief Executive's Recommendation

No change.

6.7 Brian O'Reilly on behalf of Friends of Killymooney Lough (2026/32)

This submission supports the retention of the existing Amenity and Open Space zoning on lands subject to previous planning permissions (21/528). The submissions seeks that this is not changes as the zoning gives effect to an adopted amenity, recreation and biodiversity strategy for Killymooney Lough, that the housing and settlement capacity evidence does not demonstrate the need to zone the lands and that the history of the site supports it continued protection.



Map 16 Request for Zoning not subject to the Variation -Killymooney Cavan

Chief Executive's Response

The contents of this submission are noted. This submission does not relate to a site that is subject to this Variation.

Chief Executive's Recommendation

No change.

Appendix 1

List of persons that made a Submission of Variation Number 1 of the Cavan County Development Plan 2022-2028 incorporating a Local Area Plan for Cavan Town

Ref No.	Name	Location
2026-01	Kingscroft Development	Bailieborough
2026-02	HSA	
2026-03	MARA	
2026-4	Shire Dev.	Cavan Town
2026-5	Colette Bogue	Roscolgan Cavan Town
2026-6	Dept of Education and Youth	
2026-7	Amanda O'Keefe	Railway Road Cavan Town
2026-8	Donal Clarke	Bailieborough
2026-9	NTA	
2026-10	TII	
2026-11	Seamus Smith	Cootehill Road, Cavan town
2026-12	Martina Donohoe	Drumelis Cavan Town
2026-13	Paul Carey and others	Railway Road Cavan town
2026-14	John Mc Mahon	Railway Road, Cavan Town
2026-15	OPW	
2026-16	ESB	
2026-17	Fionnuala Reilly	Ballyjamesduff,
2026-18	Peter Cullen	Virginia
2026-19	Paul Taite	Virginia
2026-20	Department Transport	
2026-21	Caroline Duignan	Railway Road Cavan Town
2026-22	Enda Corr	Railway Road Cavan town
2026-23	Paul Taite	Bailieborough
2026-24	Cootehill Chamber of Commerce	
2026-25	Paul Taite	Mullagh
2026-26	Uisce Eireann	
2026-27	Joan Christopher Quinn	Cavan Town
2026-28	EPA	
2026-29	Fothain ULC	Burgess Acre and Rosscolgan Cavan

2026-30	Office of Planning Regulator (OPR)	
2026-31	Meath County Council	
2026-32	Brian O'Reilly c/o Friends of Killymooney Lough	Cavan Town
2026-33	An Taisce	
2026-34	Cootehill Area Development Ltd.	

Appendix 2

Revised Settlement Capacity Audit

Settlement Capacity Report

Proposed Variation No. 1 of
Cavan County Council
Development Plan 2022-2028



Comhairle Contae an Chabháin
Cavan County Council



Introduction

Variation 1 of the Cavan County Development Plan

This report has been prepared to summarise work undertaken in support of Variation no. 1 of the Cavan County Development Plan 2022-2028. This report summarises the Settlement Capacity Audit undertaken to support the Variation.

Purpose of Report

Section 4.5.2 of the Development Plan Guidelines for Planning Authorities seeks to distinguish between lands that as Serviced (Tier 1) and that are Serviceable (Tier 2) to ensure that an informed decisions can be made as to whether or not to zone land or sites in settlements for residential purposes.

At the most basic levels, the Settlement Capacity Audit requires an infrastructural assessment of land within and adjacent settlements and should consider the following

- Road access
- Footpath access
- Foul sewerage drainage
- Water supply
- Surface water drainage

2025 NPF Implementation Guidelines

The NPF Implementation Guidelines require planning authorities to review existing zoned land capacity. Cavan County Council have not a new housing growth requirement in these Guidelines,⁰ but are required to provide for additionality over and above the requirement. Section 2.4 of the NPF Implementation Guidelines states that:-

‘Planning Authorities in all instances should prepare a ‘Settlement Capacity Audit’ as part a review or variation process in line with the provisions of the ‘Development Plans- Guidelines for Planning Authorities, 2022’ in order to identify zoned serviced/serviceable lands, and to highlight infrastructural requirements’.

Uisce Eireann Capacity Register

In April 2026, Uisce Eireann issued their Wastewater Treatment Capacity Register and 10-year Water Supply Capacity Registers. This Variation focuses only on the key town of Cavan town, the Self-Sustaining Growth town of Virginia, the self-sustaining towns of Ballyjamesduff, Bailieborough, Kingscourt and Cootehill and the Medium towns of Belturbet, Mullagh and Ballyconnell. The water supply capacity register indicated capacity available in the following towns – Cavan town, Ballyjamesduff, Kingscourt, Cootehill, Belturbet and Ballyconnell. The register has indicated potential water supply capacity – with a Level of service improvement required in Virginia, Bailieborough and Mullagh.

The Wastewater Treatment Capacity Register has the following spare capacity (green) for Cavan town, Virginia, Ballyjamesduff, Cootehill, Belturbet and Ballyconnell. Potential Spare Capacity (Amber) for Baileborough and Mullagh and No Spare Capacity (Red) in Kingscourt. Further site specific Uisce Eireann commentary on the sites subject to the Variation is included in Appendix 1 of this document.

The following tables outline the details in relation to the sites identified for Variation No. 1 of the Cavan County Development Plan 2022-2028. Details regarding road access, footpath, public lighting, and foul water capacity are outlined with an assessment as to whether the site is serviced or serviceable. For ease of use the tables use the following symbols meaning the following :-

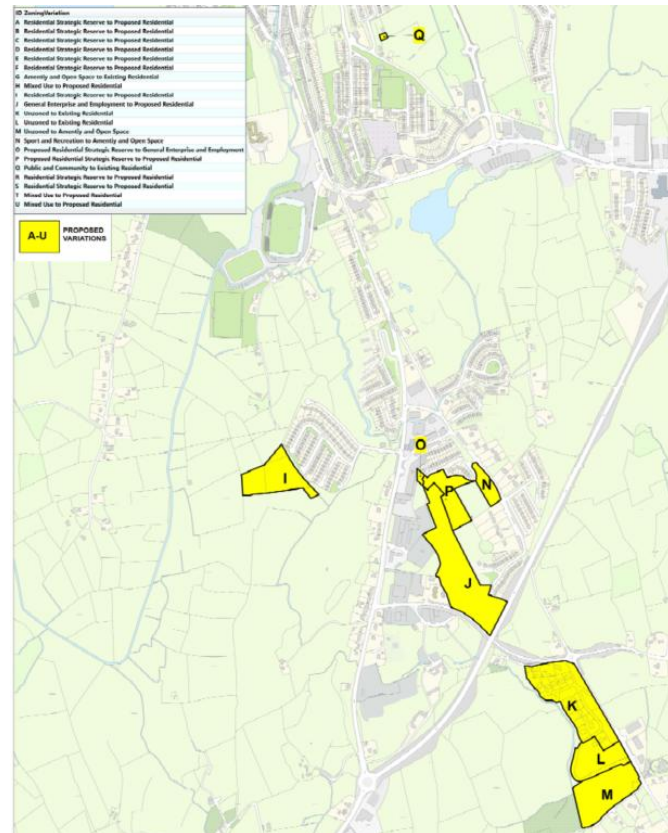
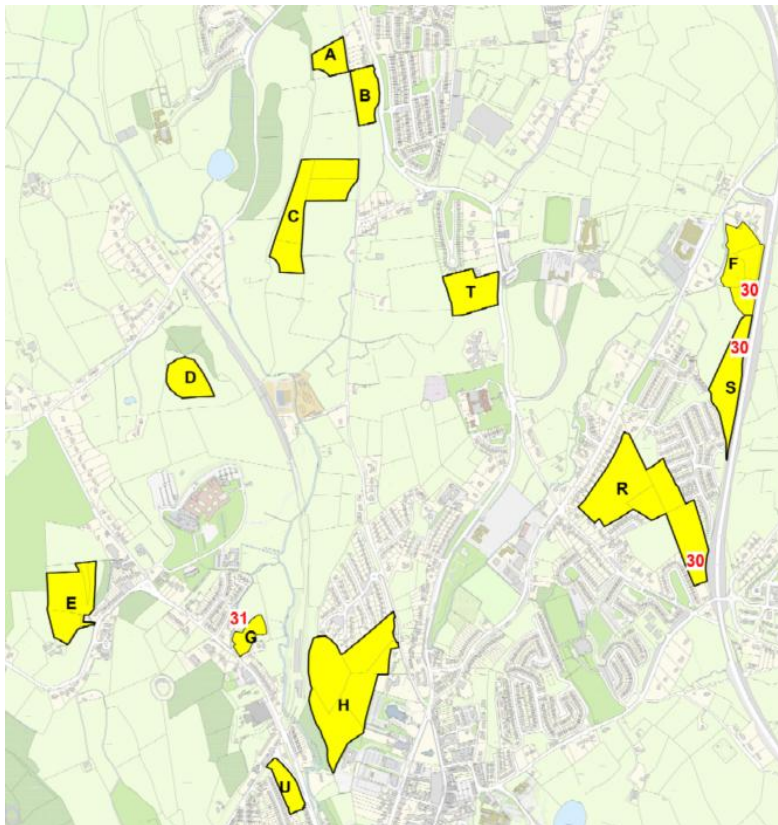
✓ Available

X Not Available

☒ Provided as part of development proposed

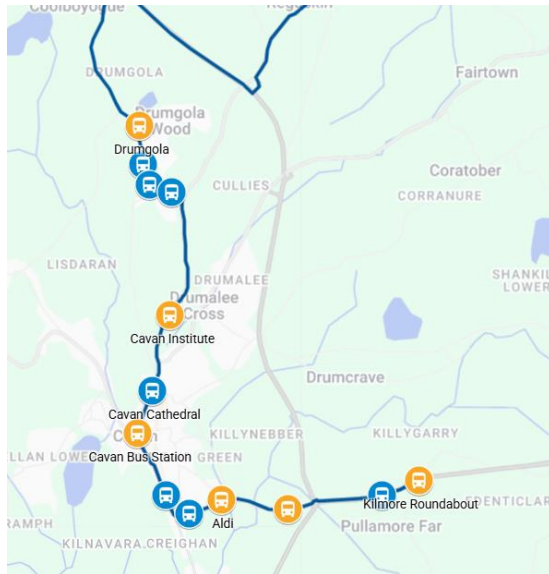
Cavan Town

The sites marked below A to U are subject to the proposed variation. These provide for additional choice for residential use and acknowledge extensions to existing developments. There 5 primary schools in the environs area and 4 post primary schools.

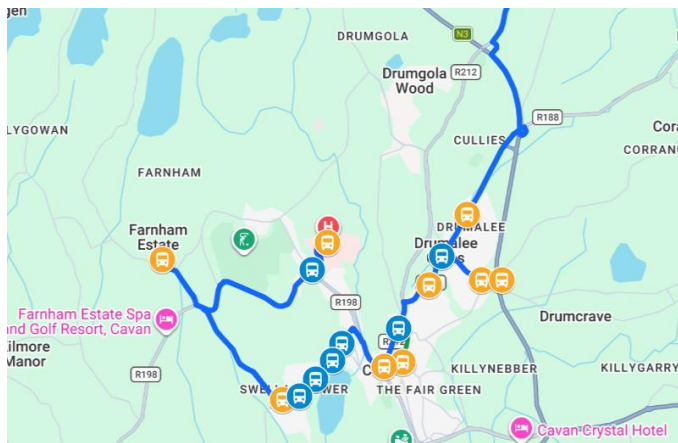


Cavan Town										
Site Code	Road Access	Footpath access	Local Link Route	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable	Site Area	Density range	Housing Yield Range
A	✓	✓	C1	✓	✓	✓	Tier 1 Serviced	1.103	30-50	33-55
B	✓	✓	C1	✓	✓	✓	Tier 1 Serviced	1.577	30-50	47-79
C	✓	✓	C1	✓	✓	✓	Tier 1 Serviced	5.124	30-50	154-256
D	✓	✓	C2/C3	✓	✓	✓	Tier 1 Serviced	1.609	30-50	48-80
E	✓	✓	C2/C3	✓	✓	✓	Tier 1 Serviced	3.462	30-50	104-173
F	✓	✓	C3	✓	✓	✓	Tier 1 Serviced	4.115	30-50	123-206
G	Change to Existing Residential – development complete									
H	✓	✓	C1/C2/C3	✓	✓	✓	Tier 1 Serviced	8.521	30-50	256-426
I	✓	✓	C2	✓	✓	✓	Tier 1 Serviced	1.708	30-50	51-85
J	✓	✓	C2	✓	✓	✓	Tier 1 Serviced	4.693	30-50	141-235
K	Change to Existing Residential – development complete									
L	Change to Existing Residential – unfinished housing development									
M	Change to Amenity and Open Space									
N	Change to Amenity and Open Space									
O	Change to Enterprise and Employment									
P	✓	✓	C2	✓	✓	✓	Tier 1 Serviced	1.404	30-50	42-70
Q	Change to Existing Residential									
R	✓	✓	C3	✓	✓	✓	Tier 1 Serviced	8.319	30-50	250-416
S	✓	✓	C3	✓	✓	✓	Tier 1 Serviced	2.785	30-50	83-139
T	✓	✓	C1	✓	✓	✓	Tier 1 Serviced	2.240	30-50	67-112
U	✓	✓	C2	✓	✓	✓	Tier 1 Serviced	1.068	30-50	32-53

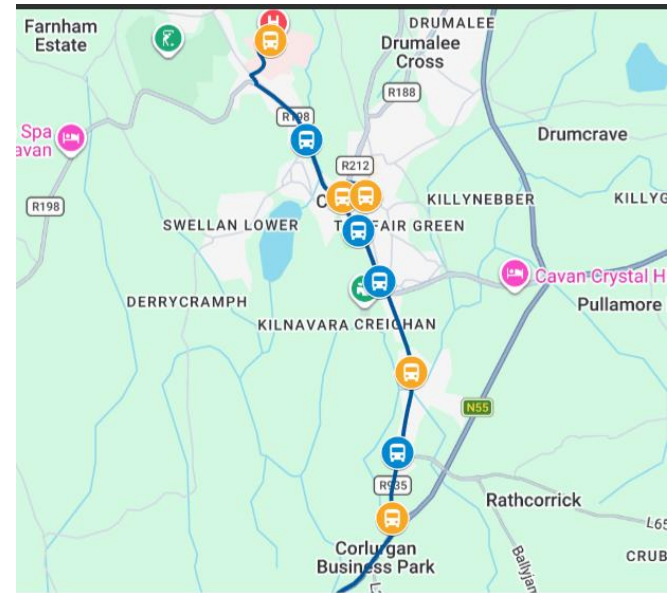
Cavan Town Local Link Routes.



Route C1



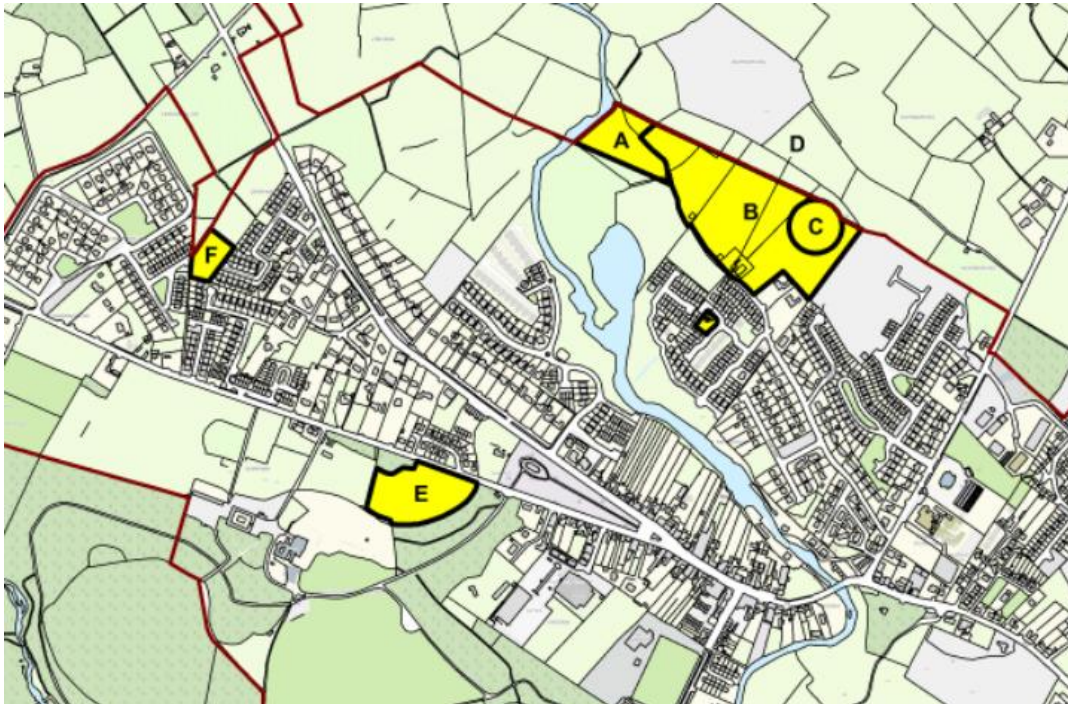
Route C3



Route C2

Virginia

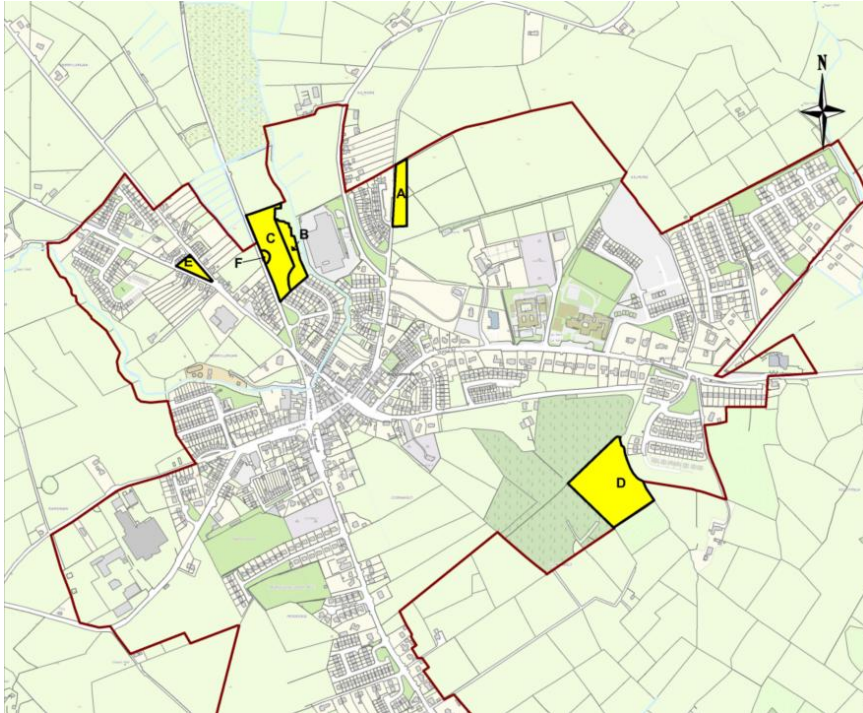
The site marked below A to F are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.



Virginia									
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable	Site Area	Density Range	Housing Yield Range
A	Change in zoning to Amenity and Open Space								
B	✓	✓	✓	✓	Potential capacity available- LOS improvement required	Tier 1 Serviced	4.96	25-40	124-198
C	Change in Zoning to Amenity and Open Space – Ring Fort								
D	✓	✓	✓	✓	Potential capacity available- LOS improvement required	Tier 1 Serviced	0.101	25-40	2-4
E	✓	☑	✓	✓	Potential ca LOS improv	Tier 1	1.687	25-40	42-67
F	✓	☑	✓	✓	Potential capacity available- LOS improvement required	Tier 1 Serviced	0.468	25-40	12-19

Ballyjamesduff

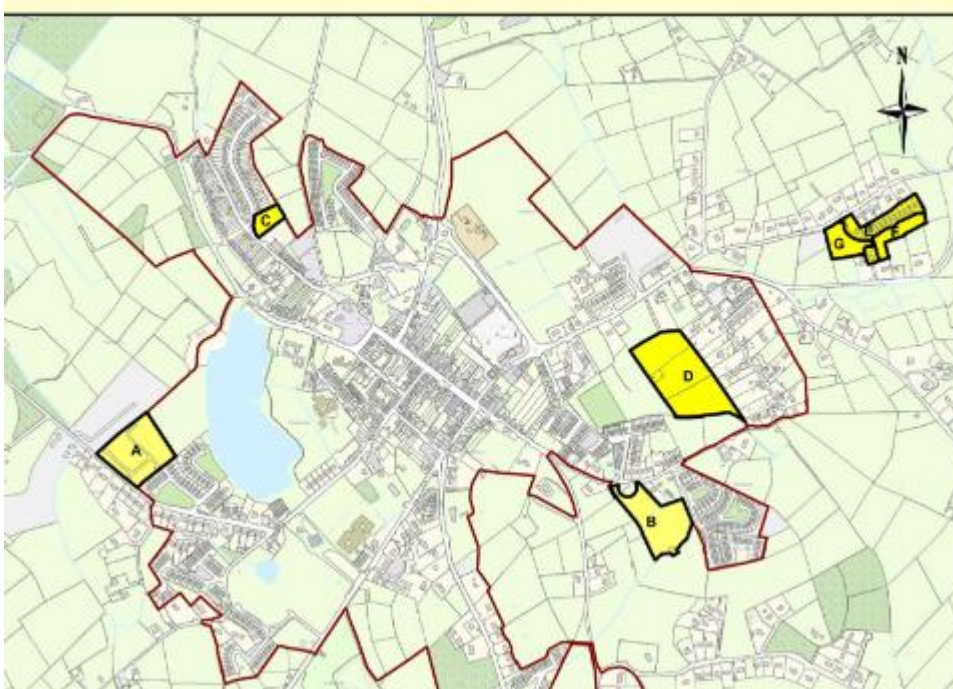
The site marked below A to E are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.



Ballyjamesduff									
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable	Site Area	Density Range	Housing Yield Range
A	✓	✓	✓	✓	✓	Tier 1 Serviced	0.425	25-40	12-17
B	Change in Zoning to Amenity and Open Space								
C	✓	✓	✓	✓	✓	Tier 1 Serviced	1.257	25-40	31-50
D	✓	✓	✓	✓	✓	Tier 1 Serviced	2.139	25-40	53-85
E	Change to Exiting Residential								
F	Change in Zoning to Amenity and Recreation								

Bailieborough

The site marked below A to G are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.

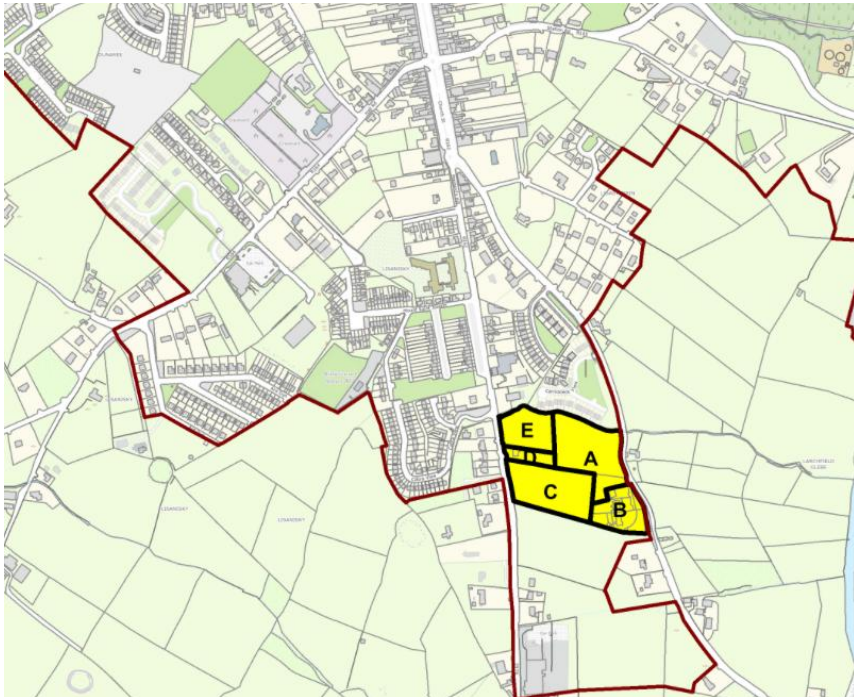


Bailieborough									
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable	Site Area	Density Range	Housing Yield Range
A	✓	☑	☑	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable	2.134	25-40	53-85
B	✓	☑	☑	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable	2.044	25-40	51-82
C	✓	✓	✓	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable	0.404	25-40	10-16
D	✓	✓	✓	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable	3.586	25-40	89-143
E	Change to Existing Residential								
F	✓	X	☑	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable	0.597	25-40	15-24
G	✓	X	☑	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable	0.675	25-40	17-27

*Uisce Eireann Wastewater Capacity Register denotes WWTP Project underway/planned

Kingscourt

The site marked below A to E are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.

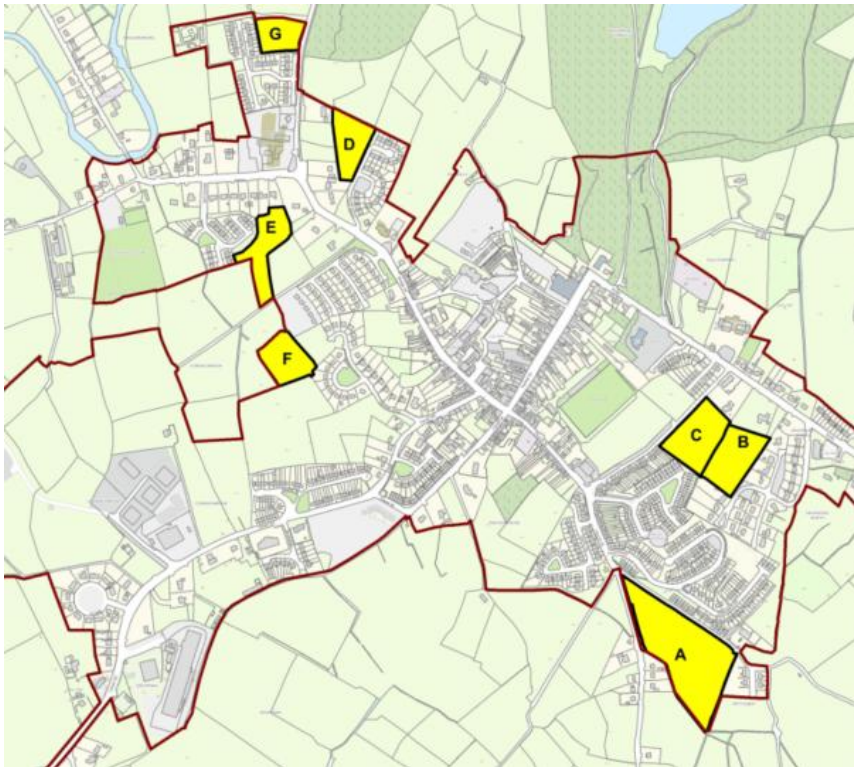


Kingscourt									
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable	Site Area	Density Range	Housing Yield Range
A	✓	✓	✓	No spare capacity available *	✓	Tier 2 Serviceable	1.276	25-40	32-51
B	Change to Existing Residential								
C	✓	✓	✓	No spare capacity available*	✓	Tier 2 Serviceable	1.177	25-40	29-47
D	Change to Existing Residential								
E	✓	✓	✓	No spare capacity available*	✓	Tier 2 Serviceable	0.639	25-40	16-25

*Uisce Eireann Wastewater Capacity Register denotes WWTP Project underway/planned

Cootehill

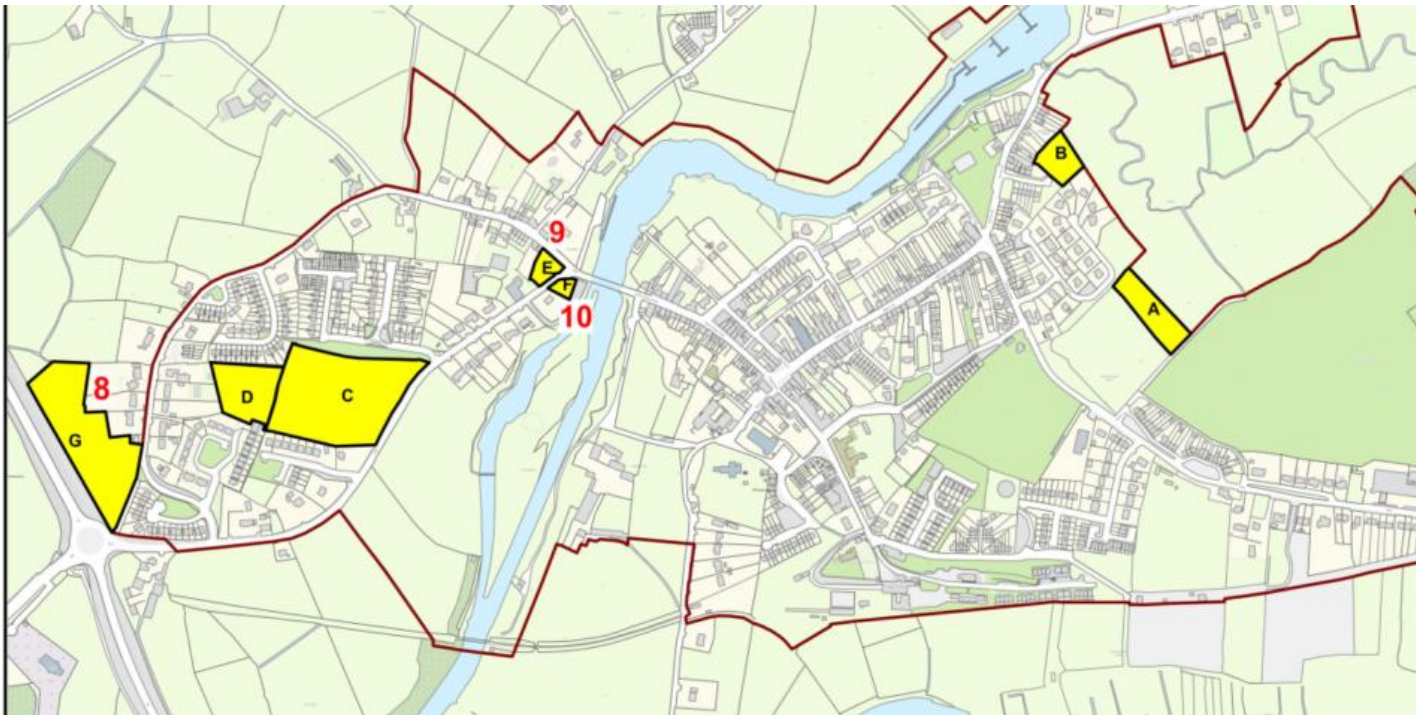
The site marked below A to G are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments. Fibre broadband is available in the town.



Cootehill									
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable	Site Area	Density Range	Housing Yield Range
A	✓	✓	✓	✓	✓	Tier 1 Serviced	3.543	25-40	88-142
B	✓	✓	☑ (existing across road)	✓	✓	Tier 1 Serviced	1.271	25-40	32-51
C	✓	✓	☑ (existing across road)	✓	✓	Tier 1 Serviced	1.377	25-40	34-55
D	✓	✓	✓	✓	✓	Tier 1 Serviced	0.939	25-40	23-37
E	✓	✓	✓	✓	✓	Tier 1 Serviced	1.139	25-40	28-45
F	✓	✓	✓	✓	✓	Tier 1 Serviced	0.953	25-40	24-38
G	Change to Existing Residential								

Belturbet

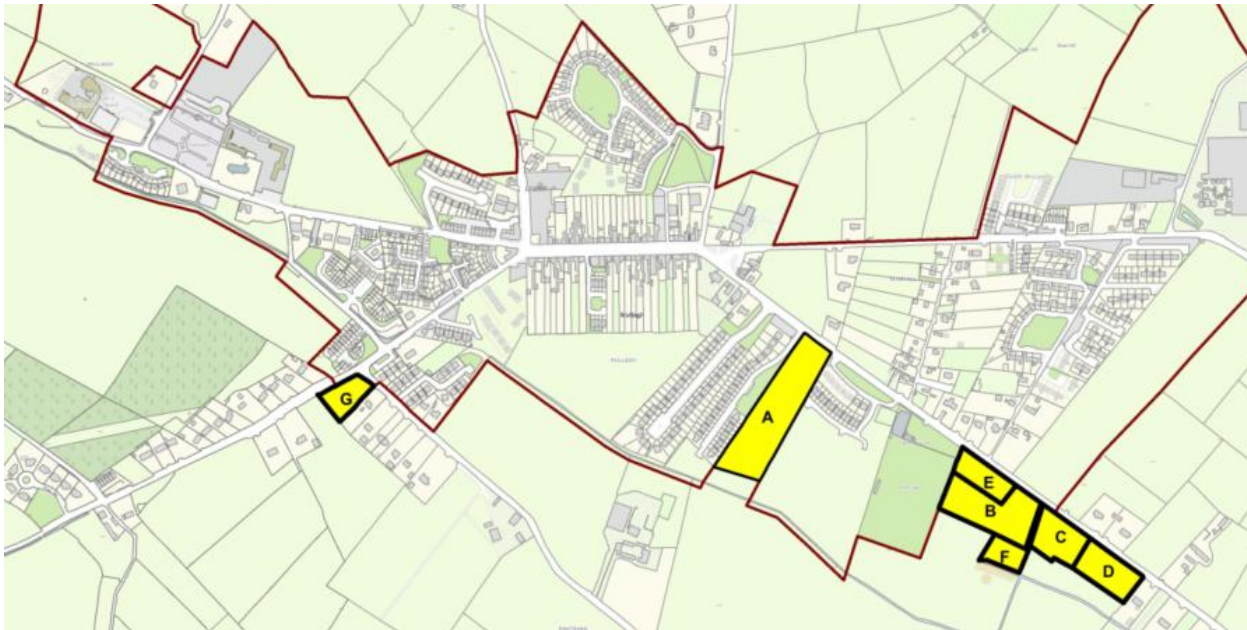
The site marked below A to G are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.



Belturbet									
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable	Site Area	Density Range	Housing Yield Range
A	Change to Public and Community								
B	✓	✓	✓	✓	✓	Tier 1 Serviced	0.381	25-40	9-15
C	✓	✓	✓	✓	✓	Tier 1 Serviced	2.378	25-40	60-95
D	Change to Existing Residential								
E	Change to Existing Residential								
F	Change to Existing Residential								
G	✓	✓	✓	✓	✓	Tier 1 Serviced	1.966	25-40	49-79

Mullagh

The site marked below A to G are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.

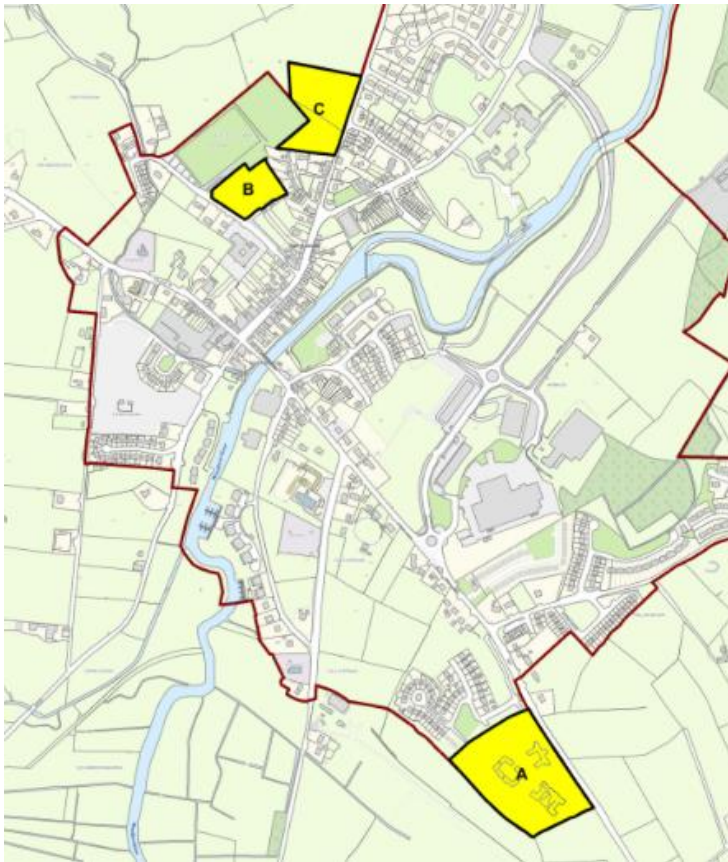


Mullagh									
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable	Site Area	Density Range	Housing Yield Range
A	✓	☑ footpath needs to be developed across frontage of site	✓	Potential spare capacity available *	Potential capacity available-LOS improvement required	Tier 2 Serviceable	2.006	25-40	50-80
B	✓	☑	✓	Potential spare capacity available- sewer lines to treatment plant *	Potential capacity available-LOS improvement required	Tier 2 Serviceable	1.075	25-40	27-43
	Change to Existing Residential								
D	✓	☑	✓	Potential spare capacity available - sewer lines to treatment plant*	Potential capacity available-LOS improvement required	Tier 2 Serviceable	0.607	25-40	15-24
E	✓	☑	✓	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable	0.430	25-40	11-17
F	Change to Public and Community								
G	Change to Existing Residential								

*Uisce Eireann Wastewater Capacity Register denotes WWTP Project underway/planned

Ballyconnell

The site marked below A to C are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.



Ballyconnell									
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable	Site Area	Density Range	Housing Yield Range
A	✓	✓	✓	✓	✓	Tier 1 Serviced	4.009	25-40	100-160
B	✓	☑	☑	✓	✓	Tier 1 Serviced	1.047	25-40	26-42
C	✓	☑	✓	✓	✓	Tier 1 Serviced	1.974	25-40	49-79

Appendix 1 -Uisce Eireann commentary regarding proposed Variation

Town and Variation Site Reference	Water Commentary	Wastewater Commentary
Cavan Town- Site O		Sewer runs through site which requires protection/diversion
Virginia -Site B	Extension required to connect to water network and possible localised network upgrades depending on load requirements	Extension required to connect to wastewater network and possible localised network upgrades depending on load requirements
Virginia -Site F	Extension required to connect to water network and possible localised network upgrades depending on load requirements	Extension required to connect to wastewater network and possible localised network upgrades depending on load requirements
Virginia -Site F	Access to network via third party lands may be required	Access to network via third party lands may be required
Ballyjamesduff -Site A	Access to water network via third party lands may be required	Long extension required to connect to wastewater network
Ballyjamesduff -Site C and D	Extensions may be required to connect to the water and wastewater networks	Extensions may be required to connect to the water and wastewater networks
Bailieborough -Site A		Additional GIS data required for assessment-combined gravity sewer 150mm in Lisnalea – access via third party lands
Bailieborough -Site B		Ardan na Curkish WWPS is adjacent of proposed zoned lands
Bailieborough -Site C	Watermain through the site that will require protection/diversion.	
Bailieborough -Site D		Extensions and access via third party lands may be required. Maple Court WWPS is within 100m of the proposed zoned lands.
Bailieborough -Site F and G	Extensions needed to connect to the water network	
Kingscourt -Site A and E		Existing gravity sewer through the proposed zoned lands, protection/diversion required.
Cootehill -Site A		Existing gravity sewer through the proposed zoned lands, protection/diversion required. Drumnaveil WWPS within the proposed zoned land.

Cootehill -Site B and C	Extensions may be required to connect to the water networks	Extensions may be required to connect to the wastewater networks. Pumping sewer in roadway adjacent to both proposed zoned lands.
Belturbet- Site A and B		Existing combined sewer, protection/diversion may be required.
Belturbet -Site C		Existing sewer, verification of GIS data required, protection/diversion may be required.
Belturbet- -Site G		Extensions may be required to connect to the wastewater network
Mullagh-Site B, D and E		Cognisance should be had to the proximity of these proposed zoned lands to the Mullagh wastewater treatment plant and to the established use of the existing treatment plant.
Ballyconnell- Site A	Existing watermain protection/diversion may be required.	Daisy Hill Manor WWPS in close proximity to the site.