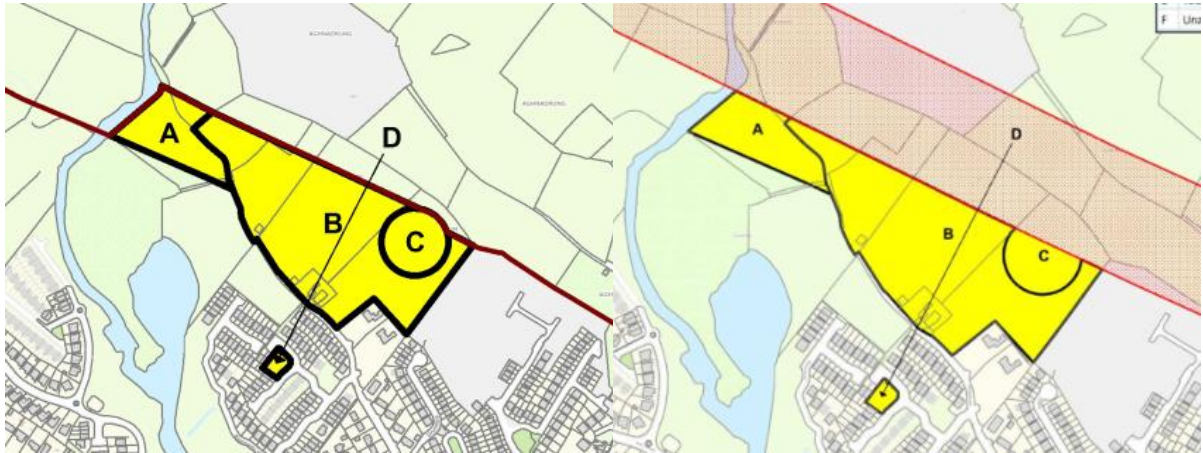


Variation No 1
of the
Cavan County Development Plan
incorporating a
Local Area Plan for Cavan Town
2022-2028

Chief Executives Recommendations
adopted (as per CE Report)

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

Updated Settlement Capacity Audit – separate

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
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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'.

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

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 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 Colete Bogue to exclude lands Z from proposed Variation.

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

