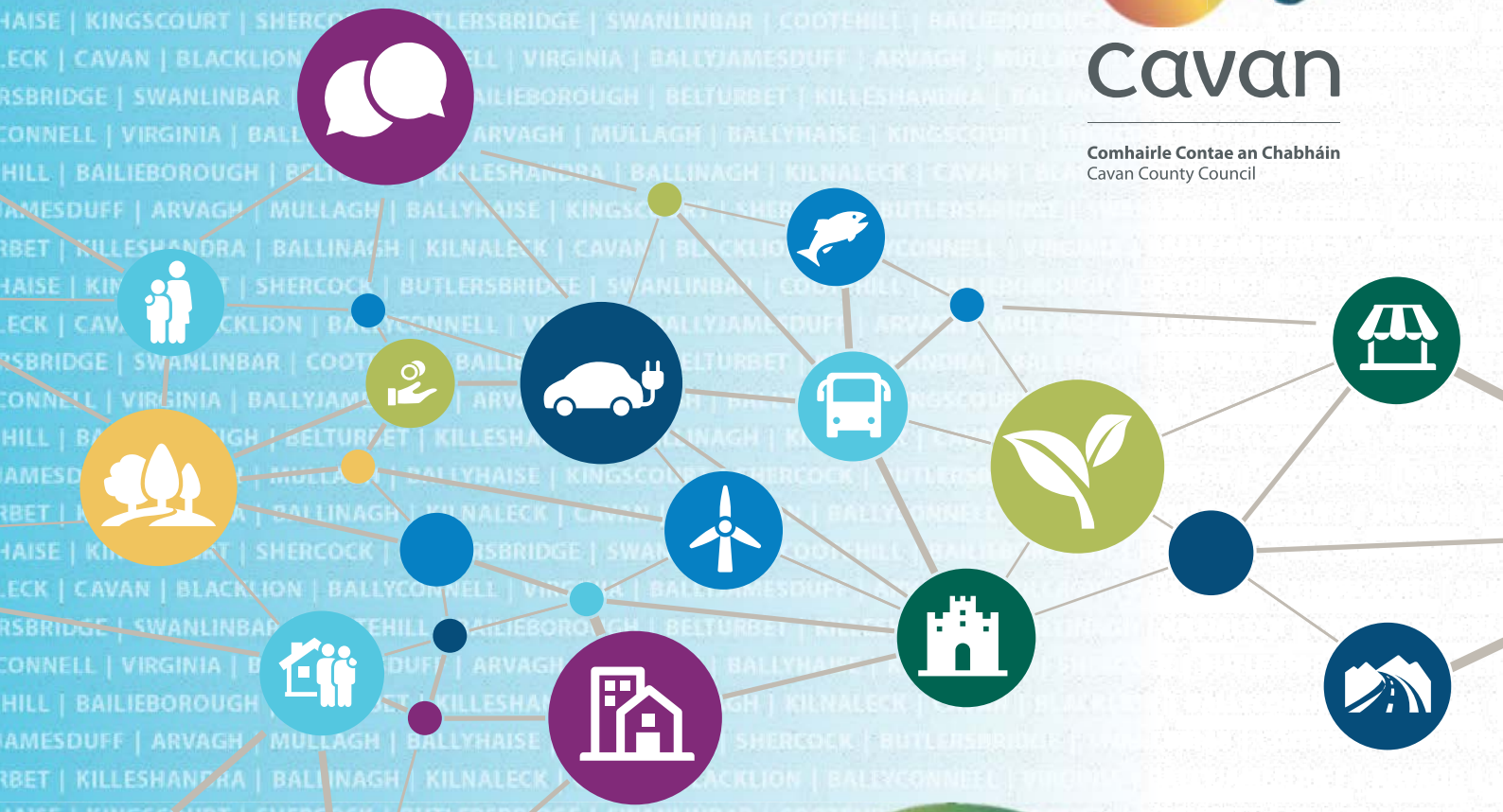
Cavan

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, 20222028 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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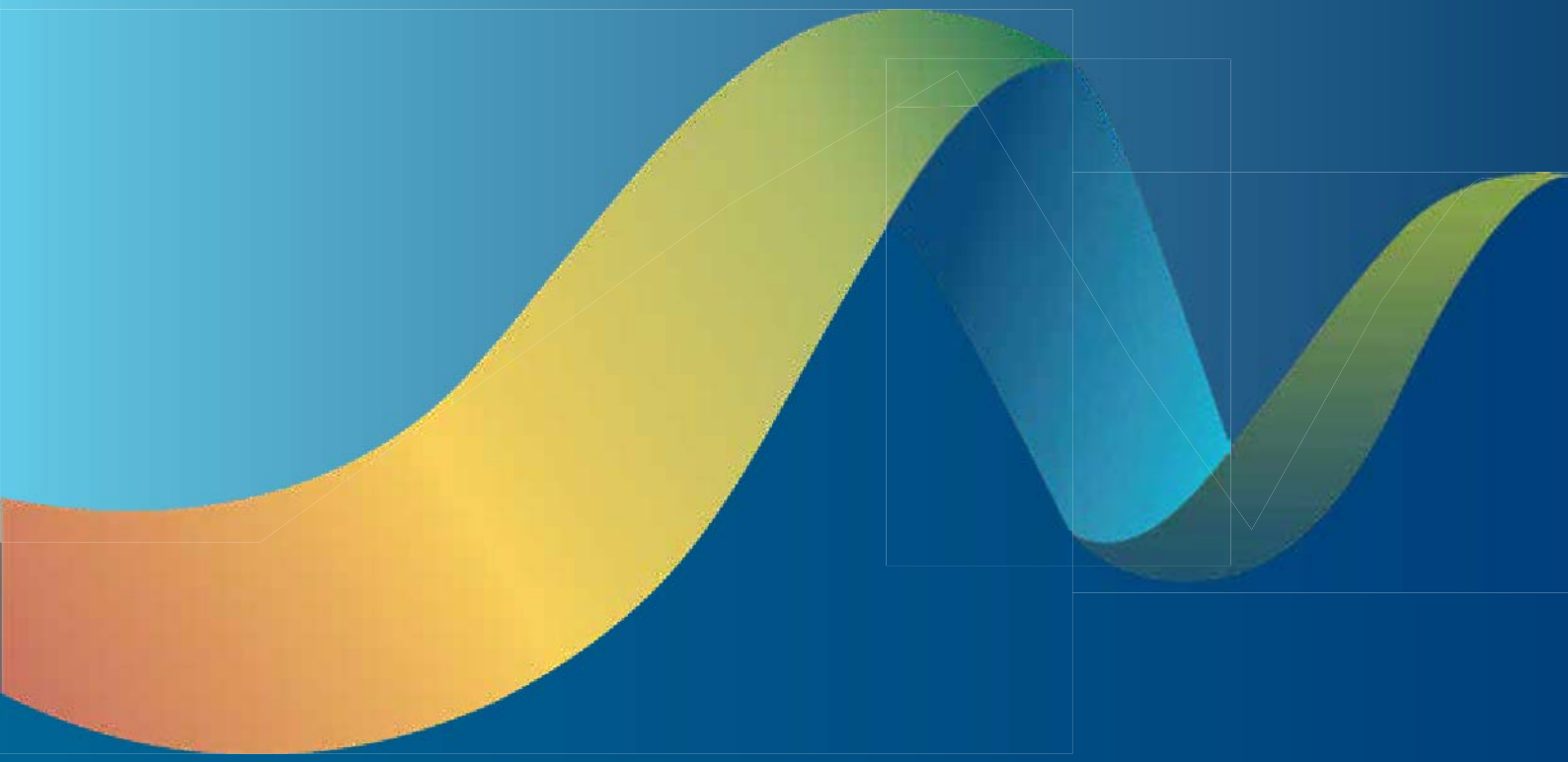
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Introduction

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 1,932km^2 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 Gowna 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 vison.

> *'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 Councils proposed policies and objectives for the development of the County over the Plan period. The Plan comprises of the following documents

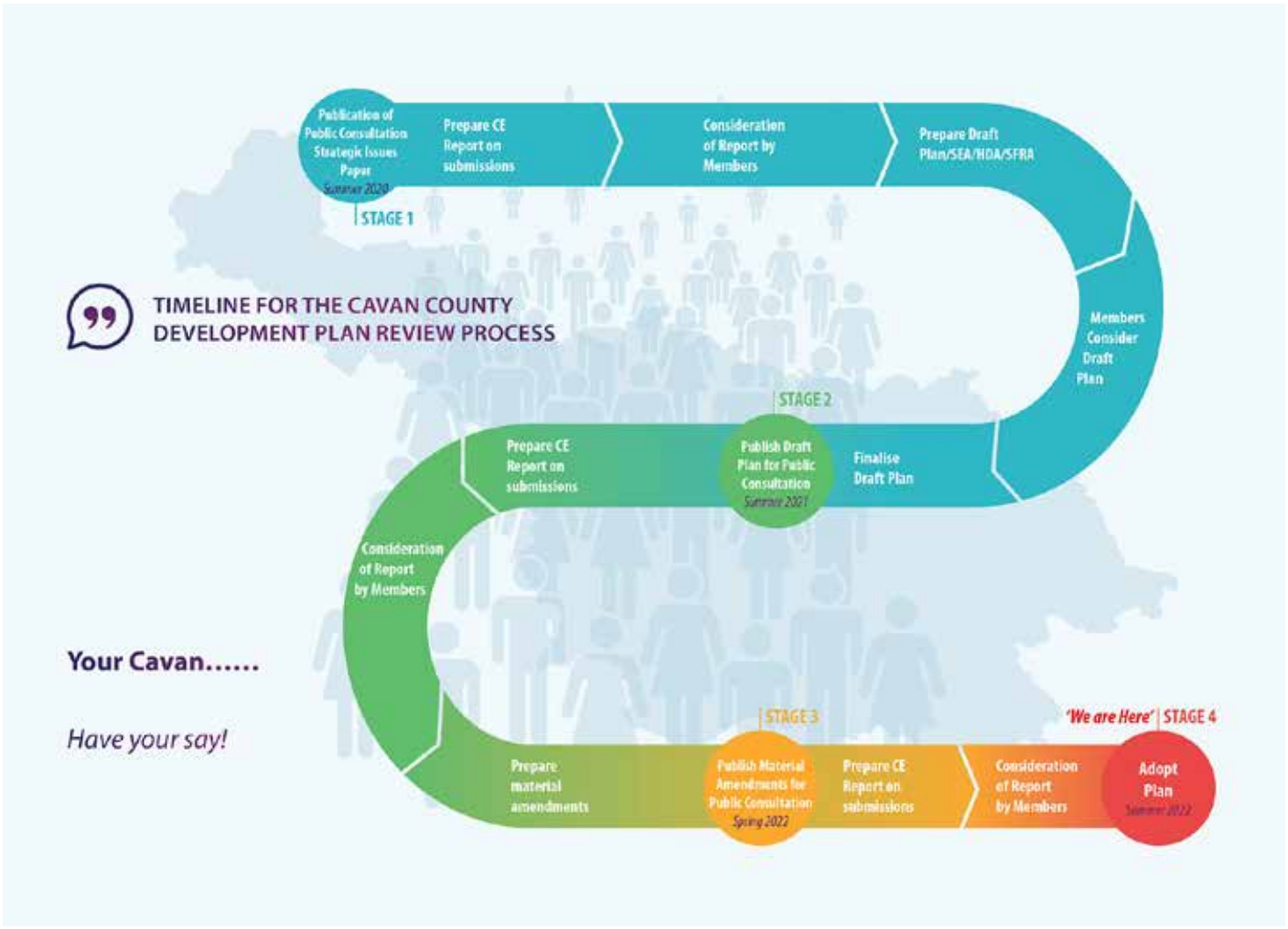
Volume 1 – Written Statement

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



1 Core Strategy



1.0 Rationale for Core Strategy

1.1 Introduction

Part V of the Planning and Development Act 2000 (as amended) contains requirements for all Planning Authorities to ensure that their Development Plans are consistent with high-level strategic policies and population projections for the country. Planning Authorities are required to prepare and incorporate a Core Strategy that shows that the Development Plan is consistent with national and regional objectives under the National Planning Framework (NPF) First Revision 2025 and the relevant Regional Spatial and Economic Strategy (RSES). The NPF was originally adopted and published by the Government on 16th February 2018, with the First Revision published in April 2025. The RSES replaced the Regional Planning Guidelines (RPGs) for the Northern and Western Region and were introduced under the Local Government Reform Act 2014, which envisaged RSESs co-ordinating not only the physical planning process, as was the case with RPGs and Development Plans, but also the Local Economic and Community Plans (LECPs) that have been prepared by local authorities under the 2014 Act. The NPF First Revision and relevant RSES are thus of direct statutory relevance to the preparation of County Development Plans.





Under the Act, a Core Strategy focuses on:

- Defining a settlement hierarchy for the County that is consistent with the NPF First Revision 2025 and RSES.
- Transposing the prescribed NPF First Revision 2025 and RSES housing and population targets set at County level for the rural and urban centres identified within the settlement hierarchy.
- Providing an evidence-based rationale for the land proposed to be zoned for residential and mixed-use development having regard to the capacity of existing zoned land and the phasing of development taking account of the location of public transport and services.
- Demonstrating how the Planning Authority has had regard to the statutory Retail Planning Guidelines in setting out objectives for retail development.

The Core Strategy sets out a vision for County Cavan and strategic aims required to deliver this vision. The development of this Core Strategy has been guided by the Department of Environment Heritage and Local Government 'Guidance Note on Core Strategies' (2010) and the NPF Implementation: Housing Growth Requirements, Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, July 2025

1.2 Ecosystems Services Approach and Natural Capital

In preparing the Plan and developing policy objectives, the Council have followed these Ecosystem Services[1] Approach principles:

a) Consideration of natural systems - by using knowledge of interactions in nature and how ecosystems function.

b) Taking into account the services that ecosystems provide - including those that underpin social and economic well-being, such as flood and climate regulation, resources for food, fibre or fuel, or for recreation, culture and quality of life.

c) Involving people - those who benefit from the ecosystem services and those managing them need to be involved in decisions that affect them. Public consultation has informed the preparation of the Plan which will be further refined before adoption, taking into account submissions/observations made on the Plan during public display.

1 Ecosystems are multifunctional communities of living organisms interacting with each other and their environment. Ecosystems provide a series of services for human well-being (ecosystem services) either directly or indirectly contributing towards human wellbeing

The Council shall promote an Ecosystem Services Approach, following the above principles, in its decision-making processes, including those relating to the preparation of statutory land use plans.

In recognition of the need to manage natural capital[2], provisions have been integrated into the Plan that will contribute towards management of air quality, noise pollution, light pollution, water quality and integrated river basin management.

United Nations Sustainability Goals

Contribute, as practicable, towards achievement of the 17 Sustainable Development Goals of the United Nations' 2030 Agenda for Sustainable Development, which came into force in 2016.

2.0 Strategic Development of County Cavan over the Plan Period 2022-2028: Overarching Legislative and Policy Context

2.1 National Planning Framework (NPF) First Revision, July 2025

The National Planning Framework First Revision (NPF), July 2025, is a long term, 20-year strategy for strategic planning and sustainable development of our urban and rural areas to 2040, with the core objectives of securing balanced regional development and a sustainable 'compact growth' approach. to the form and pattern of future development.

It sets out ten National Strategic Outcomes (NSO's) which underpin the overarching vision for the country and serve as shared goals, as depicted in figure 1. The Strategy also contains a range of National Policy Objectives providing a wider context for targeting future growth across the country.

2 Renewable and non-renewable resources (e.g. plants, animals, air, water, soils, minerals)



Figure 1: NPF First Revision 2025 National Strategic Outcomes. Source: NPF First Revision, p. 5.

The NPF First Revision 2025 states that the Northern and Western region justifies a particular focus in the Framework. This is due to a historically lower level of urbanisation compared to other regions, proximity to the border and ongoing challenges post Brexit. By 2040, it is envisaged that the region will be home to more than 1 million people. A key challenge for the region, the NPF First Revision 2025 notes, will be identification and implementation of actions that will build up its urban structure, diversify and strengthen its rural areas as they transition towards a more broadly based mix of economic activities sufficient to underpin long term self-sustaining local communities. Moreover, the Framework notes that within the Northern and Western region, most of County Cavan and County Monaghan have a more easterly focus than elsewhere. These counties comprise part of a North-Eastern functional area that also includes County Louth in the Eastern and Midland Regional Assembly area. The key driver for this regional area is the Dublin-Belfast cross-border network, the influence of which, as well as that of the Dublin Metropolitan area, extends into Cavan and Monaghan. Having regard to this, cognisance is given to the long term strategic planning and economic framework as contained within the Eastern and Midlands Regional Spatial and Economic Strategy.

The NPF First Revision 2025 further states that there is scope for potential growth in all towns in Ireland and this will largely be determined by the relevant Regional Spatial and Economic Strategy (RSES) for each Regional Assembly area, also taking into consideration the potential of smaller settlements and rural areas. Moreover, the NPF First Revision asserts that *"in setting overall targets for future growth, it is a pattern of development that is being targeted, rather than precise numbers. From a long-term, national perspective, the targeted location, relative scale and proportionality of growth will assist in monitoring and assessing delivery and performance".*

In terms of specific national objectives relevant to Cavan, the NPF includes a number of targets aimed at growing the Northern and Western Region (NPF First Revision; pg19):

Policy Objective 2:
The projected level of population and employment growth in the Eastern and Midland Regional Assembly area will be at least matched by that of the Northern and Western and Southern Regional Assembly areas combined.

Policy Objective 3: *Northern and Western Region: approximately 150,000 additional people between 2022 and 2040 (c. 210,000 additional people over 2016-2040) i.e. a population of just over 1 million.*

Furthermore, the NPF First Revision includes specific targets related to securing compact and sustainable growth in Ireland's towns and cities, recognising that the physical format of urban development in Ireland is one of our greatest national development challenges. A major new Continued policy emphasis on renewing and developing existing settlements will be required, according to the NPF First Revision, rather than continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages.

The NPF First Revision has noted that since 2018, enhanced methodologies and statutory guideline have been put in place to reconcile future housing requirements effectively, taking into consideration the varying housing needs that are required to be met. National Policy Objective 46 refers (NPF First Revision, page 95);

National Policy Objective 46:
Continue to develop methodologies and data sourced to improve the evidence base, effectiveness and consistency of the planning process for housing provision at regional, metropolitan and local authority levels, this will include standardised requirements for the recording of planning and housing data by the local authority in order to provide a consistent and robust evidence base for housing policy formulation.

2.2 Implementation Roadmap for the National Planning Framework

The Implementation Roadmap for the National Planning Framework (July 2018) highlights the Governments focus on achieving alignment between national, regional and local planning policy and practice. It addresses issues around the legal status of the NPF and provides transitional population projections for the period up to 2031. It also sets out mechanisms to ensure that Development Plans will broadly align with the NPF and RSES's to address the six-year period up to 2026/2027.

Given the above, 2026-2027 will allow the assessment of the first full round of Development Plans prepared in accordance with the NPF and the RSES. This assessment will coincide with several other key dates; 2027 is a Census Year, and 2025 saw the review of the ten-year National Development Plan. It is further noted that Development Plans approved in 2020/21 will commence reviews in 2025/2026 and so require demographic data for the six-year period beyond to 2031.

Therefore, it is stated that *"The critical population projection periods are to 2026 and 2031, with a particular emphasis on the initial six-year period to 2026, for city and county development plans that are to be formulated during the 2019-20/21 period"* (NPF Implementation Roadmap, p4) The Roadmap provides transitional population projections for these milestones at a regional and county scale, in order to inform Development Plans for the period 2026 and 2031. The transitional population projections for the Northern and Western Region are listed in Table 1 below. With specific regard to Cavan, the projected population for 2026 is in the range of 83,000-84,500. For 2031, it is in the range of 86,000-88,000.

Table 1: Transitional Regional and County Population Projections to 2031 for the Northern and Western Regional Assembly. Source: NPF Implementation Roadmap, p13.

Regions and Counties	2016	2026	2031
North West			
Donegal	159,000	173,500-176,500	179,500-183,500
Sligo	65,500	71,500-72500	74,000-75,500
Leitrim	32,000	35,000-35,500	36,000-37,000
Subtotal	256,500	280,000-284,500	289,500-296,000
West			
Galway	258,000	300,000-308,500	322,000-334,500
Mayo	130,500	142,000-144,500	147,000-150,500
Roscommon	64,500	70,500-71500	73,000-74,500
Subtotal	453,000	512,500-524,5000	542,000-559,500
Mid border			
Cavan	76,000	83,000-84,500	86,000-88,000
Monaghan	61,500	67,000-68,000	69,000-71,000
Subtotal	137,500	150,000-152,500	155,000-159,000
Total	**847,442**	**942,500-986,500**	**961,500-1,014,500**

NPF Implementation Housing Growth Requirements, Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000 (as amended), July 2025.

These Guidelines set out the instruction to update housing targets in line with the revised National Planning Framework which is a key step in the acceleration in housing delivery. They require planning authorities to align development plans with the revised NPF for the period up to 2040. Development plans must now incorporate the revised housing targets to support local and regional; growth. These targets include for unmet demand and targets resolution of same by 2034. In order to align with these Guidelines planning authorities are required to prepare a core strategy consistent with national and regional objectives. The Guidelines allow for additional housing provision of up to 50% in light of the urgent need to increase housing delivery and optimise the ability to deliver on the housing requirements of the Revised NPF.

2.3 RSES for the Northern and Western Region

The Regional Spatial and Economic Strategy (RSES) for the Northern and Western region came into force in January 2020 superseding the Regional Planning Guidelines for the Border 2010-2022. The RSES is a high-level plan that seeks to support the implementation of the NPF by providing a strategic planning and economic framework for the region's sustainable growth and development. It echoes the NPF in emphasising sustainable development patterns and seeks to focus growth within the footprint of existing urban areas and in key regional growth settlements.

The RSES seeks to determine at a regional scale how best to achieve the shared goals set out in the National Strategic Outcomes (NSOs) of the NPF. To this end, the Strategy sets out a number of Regional Policy Objectives (RPOs) which are aligned with international, EU and national policy and which in turn set the framework for city and county development plans. In relation to County Cavan, the Strategy for the region designates Cavan Town as a Key Town. Key Towns are those regionally strategic employment centres of significant scale that can act as regional drivers that complement and support the higher-order urban areas within the settlement hierarchy (ie. Regional Growth Centres and Galway Metropolitan Area). The RSES notes that Cavan Town performs a regional function, being the largest town within the Cavan/ Monaghan/Leitrim sub-region and the town which experienced the largest growth within the past 10 years.

The Key Towns are to have a targeted growth rate of at least 30% to 2040, relative to a Census 2016 population baseline. The Strategy further states that these targets need to be matched by the delivery of critical enabling infrastructure and services, thus ensuring that these places grow as successful significant employment centres and service locations not only for the urban areas themselves but, importantly, for their extensive hinterlands that include smaller towns, villages and rural areas.

The population projections contained within the Implementation Roadmap for National Planning Framework, the RSES notes, shall allow balanced growth elsewhere within each county to be determined locally and based upon the varied growth potential of different places, subject to safeguarding that the growth of the Regional Growth Centres and Key Towns is not compromised.

Moreover, RPO 3.1 outlines the following core objectives centred on developing urban places of regional-scale:

- *Delivering on the population targets for the Metropolitan and Regional Growth Centres through compact growth*
- *Delivering significant compact growth in Key Towns; and*
- *Developing derelict and underutilised sites, with an initial focus within town cores.*

In line with this, RPO3.2 outlines the following objective:

> *Deliver at least 30% of all new homes that are targeted in settlements with a population of at least 1,500 (other than the Galway MASP and the Regional Growth Centres), within the existing builtup footprints*

In addition, RPO3.3 states:

> *Deliver at least 20% of all new housing in rural areas on brownfield sites.*

2.4 Housing Need Demand Assessment (HNDA)

Under Section 94 (1) (a) of the Planning and Development Act 2000 (as amended), each planning authority "shall include in any development plan a strategy for the purpose of ensuring that proper planning and sustainable development of the area of the development plan provides for the housing of the existing and future population of the area in the manner set out in the strategy".

In order to ensure that the plan-making system is supported by a robust methodology to inform policies and funding initiatives around housing and associated land requirements, the NPF First Revision states that a Housing Need Demand Assessment (HNDA) will be developed by each Local Authority to support the preparation of housing strategies



and all related housing policy outputs, e.g. city and county development plans, local area plans, traveller accommodation plans etc.

The purpose of the HNDA tool is to:

- Assist local authorities to develop long-term strategic views of housing need across all tenures.
- Provide a robust evidence base to support decisions about new housing supply, wider investment and housing related services that inform an overall national housing profile
- Inform policies about the proportion of social and affordable housing required, including the need for different types and sizes of provision
- Provide evidence to inform policies related to the provision of specialist housing and housing related services.

In 2010, the Department of Environment Heritage and Local Government published a Guidance Note on Core Strategies requiring the Housing Strategy to be informed by the Core Strategy as regards overall population and housing land requirements. The Guidelines (2010) further state that the purpose of the Core Strategy is to articulate a medium to longer term quantitatively based strategy for the spatial development of the area of the planning authority and in so doing to demonstrate that the development plan and its objectives are consistent with national and regional development objectives. The Core Strategy must therefore give effect to the NPF First Revision and RSES hierarchy (as extended at County level) by setting population targets and associated requirements for housing. This must now be undertaken through the HNDA process.

This Core Strategy Chapter sets out the population targets and broad housing requirements for County Cavan for the period 2022-2028. The HNDA process is elaborated and presented in greater detail in the Housing Strategy (see Appendix 1).

2.5 Strategic Aims

The strategic aims which guide the advancement of this Development Plan are set out hereunder.

I. To guide the future development of County Cavan in line with national and regional objectives set out in the NPF First Revision and RSES and other national guidelines and policies.

II. To promote and facilitate the development of the County in accordance with the provisions of the Core Strategy, including directing development in line with the settlement hierarchy and promoting development at an appropriate scale that is reflective of the terms of the Core Strategy Table and zoning maps.

III. To apply the Settlement Hierarchy to determine the scale, rate and location of proposed developments and apply appropriate development management measures to ensure compliance with the Settlement Hierarchy including the population targets for the County.

IV. To promote the delivery of at least 30% of all new homes that are targeted in settlements within their existing built-up footprints.

V. To promote the delivery at least 20% of all new housing in rural areas on brownfield sites.





2.6 Population Trends and Targets

Census 2016 results show that Ireland's population stood at 4,761,865 in April 2016, an increase of 173,613 (3.8%) since April 2011. The population within the NWRA area amounts to approximately 18% of Ireland's total. This can be considered a relatively low proportion of the overall population considering the geographical size of the region. However, as the RSES notes, this should not be seen as a negative, rather it provides the region with its distinctly rural, and at times remote character which can be advantageous. Indeed, each county in the region has a majority living in rural areas, with Leitrim the highest on 89%. Within County Cavan, this figure stood at 69.5% (the state average was 37%). While this rural nature is common to each of the eight counties within the region, there are also a multitude of differences. For example, the counties of Donegal, Leitrim, Monaghan and Cavan all share the border Ireland possesses, something that has its own specific challenges.

Within County Cavan, the county saw a population increase of 4% (+2993 persons) between 20112016, as the population increased to 76,176 from 73,183. However, there are significant variances in population trends across the county. In 2011, six towns (including Cavan Town) had an 'urban' population of more than 1,500 people[4] (with Ballyjamesduff, Bailieborough, Kingscourt, Virginia and Cootehill forming the remaining five). However, between 2011-2016, each of these settlements experienced quite different growth trajectories.

During this period, Cavan Town continued its steady growth to reach a population of 10,914 (a growth rate of 6.9%). Virginia experienced one of the highest rates of population increase in the county between 2011-2016 at 16%. However, Cootehill recorded a population decline of 12%, with a total of 1853 people in 2016 (in comparison to the 2011 figure of 2123). However, it should be noted that the CSO settlement boundary for Cootehill has changed between 2011-2016, which impacts the reporting of this data. The remaining three urban settlements (Ballyjamesduff, Bailieborough, Kingscourt) all recorded growth rates of between 3-7% (see table 3).

In 2016, of the three towns which had populations of between 1000-1,500 people, Belturbet marginally declined by 2.7%; Mullagh grew by a significant 18%; while Ballyconnell grew by 4.1%. The rest of the County experienced varying growth rates. However, towns with populations of between 500-1000 have experienced the largest overall growth between 2011-2016. Ballinagh grew by 22.1% during the same period.

Table 3: Population Growth 2011-2016

Settlement	2011	2016	2011-2016 Growth Rate %
Cavan Town	10,205	10,914	6.9%
Ballyjamesduff	2,568	2661	3.6%
Bailieborough	2,530	2683	6.0%
Kingscourt	2,326	2499	7.4%
Virginia	2,282	2648	16.0%
Cootehill	2,123	1853	-12%
Belturbet	1407	1369	-2.7%
Mullagh	1,137	1348	18.0%
Ballyconnell	1061	1105	4.1%
Ballinagh	766	936	22.1%
Killeshandra	364	388	6.5%
Arva	380	411	8.1%
Kilnaleck	384	393	2.3%
Shercock	384	588	53.1%
Ballyhaise	620	711	14.6%
Lough Gowna	161	149	-7.4%
Blacklion	229	194	-15%
Butlersbridge	282	276	-2%
Swanlinbar	211	207	-1.8%
Rest of the County	43,763	44,843	2.5%
Total for County Cavan	73,183	76,176	4.0%

4 The CSO defines a settlement as urban when it has a population of 1,500 or more.

2.6.1 Population Distribution

According to the CSO's parameters, a total of 23,258 people (30.5%) were living in urban settlements in Cavan in 2016. 52,918 (69.5%) were living in smaller towns and villages, as well as in the rural remainder of the county. In 2011, census results showed a distribution between the urban and rural population as 30% and 70% respectively. Thus, the urban/ rural split has remained relatively stable over this period, with a marginal increase in the urban population.

2.6.2 Population Structure

The Census 2016 results show that Ireland's population has been getting steadily older since the 1980s. In 2016, 37.2% of the Irish population were aged 45 and over, compared with 34.4% in 2011 and 27.6% in 1986. As is the case in the rest of Ireland, the NWRA has an ageing population, with the average age of the population standing at 37.9 in 2016.

The average age of Cavan's inhabitants is 36.7 years old, lower than the national average age of 37.4. 13.7% of the county population were over 65 years old in 2016, in contrast to state figure of 13.4%.

23.1% of Cavan's population is aged under 14. In total, the number of children of pre-school age (0-4) is 5,725 (7.5%). 9,678 (12.7%) are of primary school going age (5-12) and a further 6,596 (8.6%) are of secondary school going age (13-18). An extended age of the county is presented in figure 2 below.

2.7 Settlement Hierarchy

In developing a settlement hierarchy for County Cavan, an asset-based approach has been adopted. Such an approach acknowledges that population and employment size are not the sole determinant of a settlement's functional role or of its strategic regional significance. Indeed, this approach identifies and builds on a combination of social, economic and natural assets and potential that is available within towns and smaller settlements in the County. This has been broadly informed by the criteria listed in the Hierarchy of Settlements and related Infrastructure considered by NPF First Revision (see figure 3). These criteria are grouped under eight overarching themes, with criteria graded according to the size of the settlement in question (ie. Smaller settlements and rural areas; Smaller towns and villages; Large towns; and Cities).

Figure 2: Cavan Extended Age Profile (CSO, 2016)

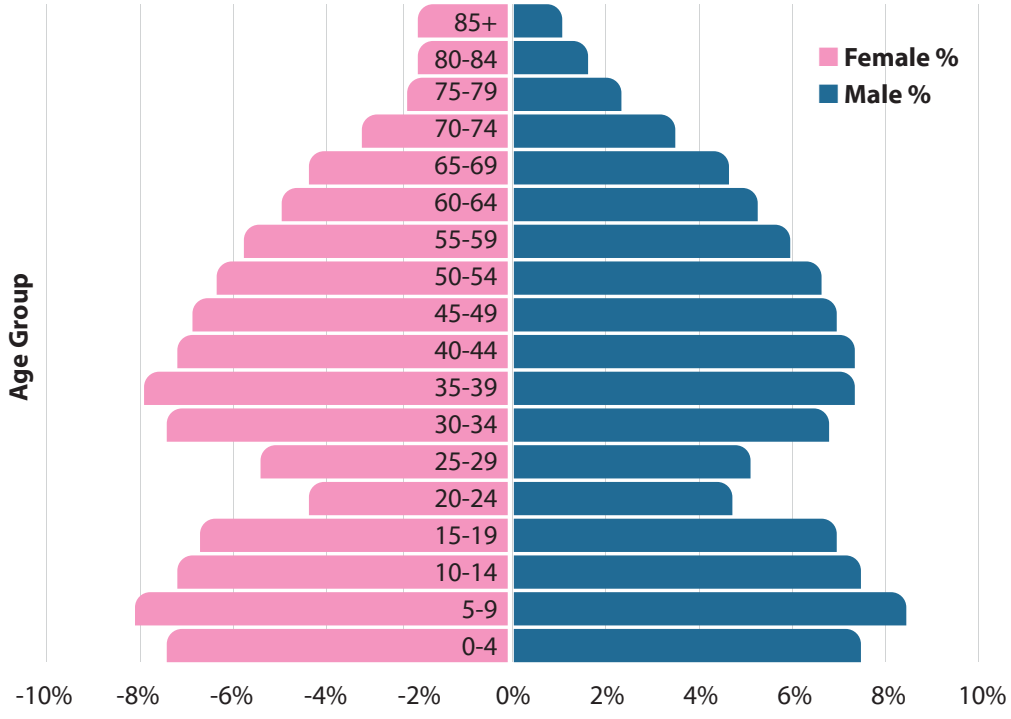
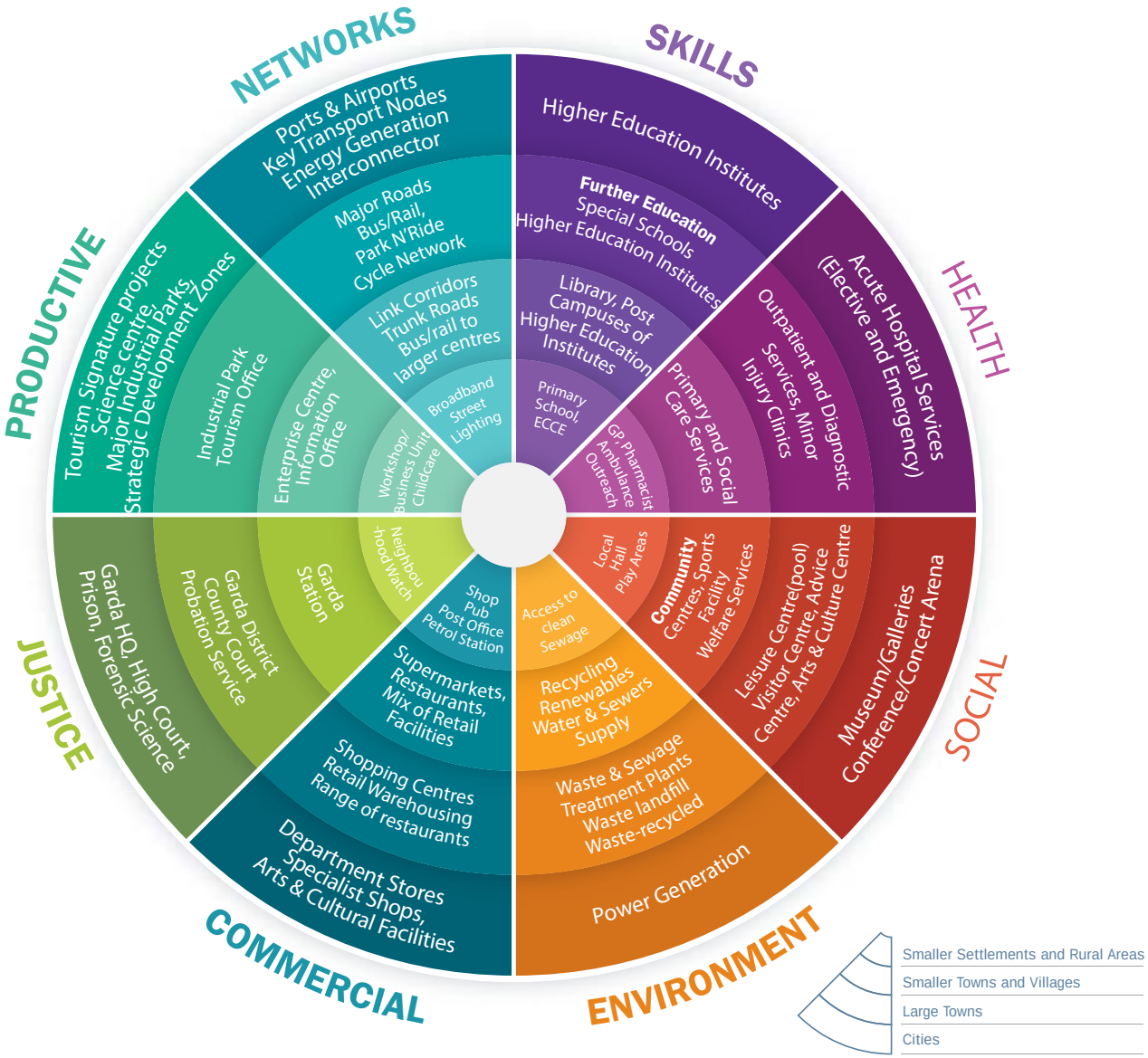


Figure 3: Hierarchy of Settlements and related Infrastructure considered by NPF (Source: NPF; page 83)



Building on the above, the following broad considerations have informed the development of Cavan's settlement hierarchy;

- Scale: The scale of population, growth rates and local ambition for sustainable compact growth
- Function: The scale of employment provision and commuting flows; Particular sub-regional interdependencies and influence
- Human Capital: The extent of local services provision i.e. administration, education- particularly third level, health, retail and amenities; Levels of relative affluence or deprivation
- Enterprise: The availability of economic development assets and clusters
- Placemaking: This is linked to 'Functionality' in terms of provision of suitable sites and property solutions to meet enterprise and labour force expectations
- Connectivity: Transport accessibility and trip profiles, including internal trips
- Environmental / Natural Capital: Environmental sensitivities, resources and assets
- Infrastructure: Current and planned infrastructure capacity

The specific criteria stemming from these thematic considerations are further elaborated in in table 4.

Table 4: Summary of criteria utilised to develop the settlement hierarchy for Cavan 2022-2028

Criteria	Description	Rationale
SCALE		
Population	Population resident within CSO defined settlement boundary	Settlements with critical mass of population to drive regional development
Growth Rate	% Growth rate between 2011-2016	Growth rate will determine capacity for future growth. Towns that have experienced high growth rates may require additional investment in services, infrastructure and employment
NPF / RSES designation	Settlements designated for growth in the NPF and RSES include Regional Growth Centres and Key Towns	The NPF and RSES identified a number of centres of scale, which have the potential to meet the critical mass to drive regional growth – this includes the Key Town of Cavan.
FUNCTION		
Commuter Trips	Journey times from the settlement to work, school or college	The scale of commuting flows will inform the characterisation of a settlement as commuter focused or as more self-sustainable.
Ratio between workers and jobs (where relevant data is available)	The average ratio of jobs to resident workers in the Northern and Western Regional Assembly area is 1:13.	An analysis of the ratio between workers and jobs at the settlement level reveals the economic importance of a number of Cavan towns for surrounding areas.
Retail Hierarchy	Retail hierarchy based on the Retail Strategy reflected in the Plan.	Consideration must be given to the retail hierarchy included in Cavan Retail Strategy
SOCIAL INFRASTRUCTURE / PLACE MAKING		
Community Facilities	Sustainable neighbourhoods require a range of community facilities as stated in the Department of Environment, Heritage and Local Government Guidelines on Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)	The extent of local services provision (such as shops, schools, preschool facilities, community halls or centres; medical centres etc) will determine the attractiveness of a settlement to attract and retain a critical mass of population.
ENTERPRISE		
Economic Assets	Higher Education Centres, Business Incubation and Innovation Centres, Technology Gateways and Research Centres, IDA Business parks or industrial estates, local enterprise office, and Strategic sites	Firms and enterprise development are drawn to urban locations by market forces such as agglomeration, migration and specialisation that depend on factors such as scale, accessibility, innovation supported by higher education institutions and quality of life. Moreover, as the NPF (p. 71) notes, Ireland's natural resources are some of our greatest assets and through the development of the agriculture, food, forestry, tourism and renewable energy sectors, this will not only sustain rural employment, but also contribute to driving the national economy.

Criteria	Description	Rationale
CONNECTIVITY		
Public Transport	Proximity to high quality public transport, both existing and planned.	Access to transport infrastructure influences the location of housing and employment growth, with compact settlements more efficient in terms of maximising returns on transport investment
Mode Share	% Mode share of work and education trips (Origin) by Active Travel (walk, cycle), Public Transport, Car (driver, passenger).	Mode share data indicates the extent of car dependency in a settlement
NATURAL CAPITAL		
Flood Risk (RPS -RFRA)	Flood Risk Summary of key Towns from SEA Environmental Report. Includes Flood Zones, constraints and measures identified in the FRMP along with assessment of climate change and adaption measures	Future development and flood risk assessment will need to consider and address flood risk at settlement level.



2.7.1 Cavan Settlement Hierarchy

Table 5: Cavan Settlement Hierarchy

Category	Description	Settlement	Population (2016)
Key Town	County Town with large economically active services that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers	Cavan Town	10,914
Self-Sustaining Growth Town*	A sub-county town that has significant employment and service functions relative to its regional and local catchment has good regional transport links and has the capacity for continued commensurate growth to become more self-sustaining. It supports the regional driver role of Cavan, and acts as an important local driver providing a range of functions for its resident population and its surrounding catchment including housing, employment, services, retail and leisure opportunities. The town should grow at a sustainable level appropriate to its position in the settlement hierarchy	Virginia	2648
Self-Sustaining Towns	Self-Sustaining Towns with high levels of population growth but which require targeted 'catch up' investment to become more self-sustaining.	Ballyjamesduff	2661
		Bailieborough	2683
		Kingscourt	2499
		Cootehill	1853
Medium Towns	Towns with a varied employment base and can be reliant on other areas for employment and/or services but which play an important role in supporting the social, economic and cultural life within rural communities.	Belturbet	1369
		Mullagh	1348
		Ballyconnell	1105
Small Towns	Smaller Towns with local service and employment functions.	Ballinagh	936
		Ballyhaise	711
		Shercock	588
		Killeshandra	388
		Arva	411
		Kilnaleck	393
Villages	Villages that serve their local area and have serviced land (lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development).	Swanlinbar Butlersbridge Blacklion Lough Gowna Bawnboy, Crossdoney, Crosskeys, Dowra, Kilcogy, Mountnugent, Redhills, Stradone	1137
Rural Community Nodes	Rural Community Nodes: un-serviced rural nodes with limited social and community infrastructure.	Rural Community Nodes	44,532
Rural Remainder	Remaining Rural Areas	Remaining Rural Areas	

*Place of Strategic Potential

2.8 Population Estimates and Projections to meet Regional Population Targets

The NPF Implementation Roadmap states that "As the six-year City and County Development Plans approved in 2020/21 will commence review in 2025/26, this will require demographic data for the period beyond 2026 and the next iteration of RSESs will address the period to at least 2031". As such, the critical population projection periods are to 2026 and 2031, with a particular emphasis on the initial six-year period to 2028 for this Development Plan. The Roadmap provides transitional population projections for these milestones at a regional and county scale, in order to inform Development Plans for the period 2026 and 2031.

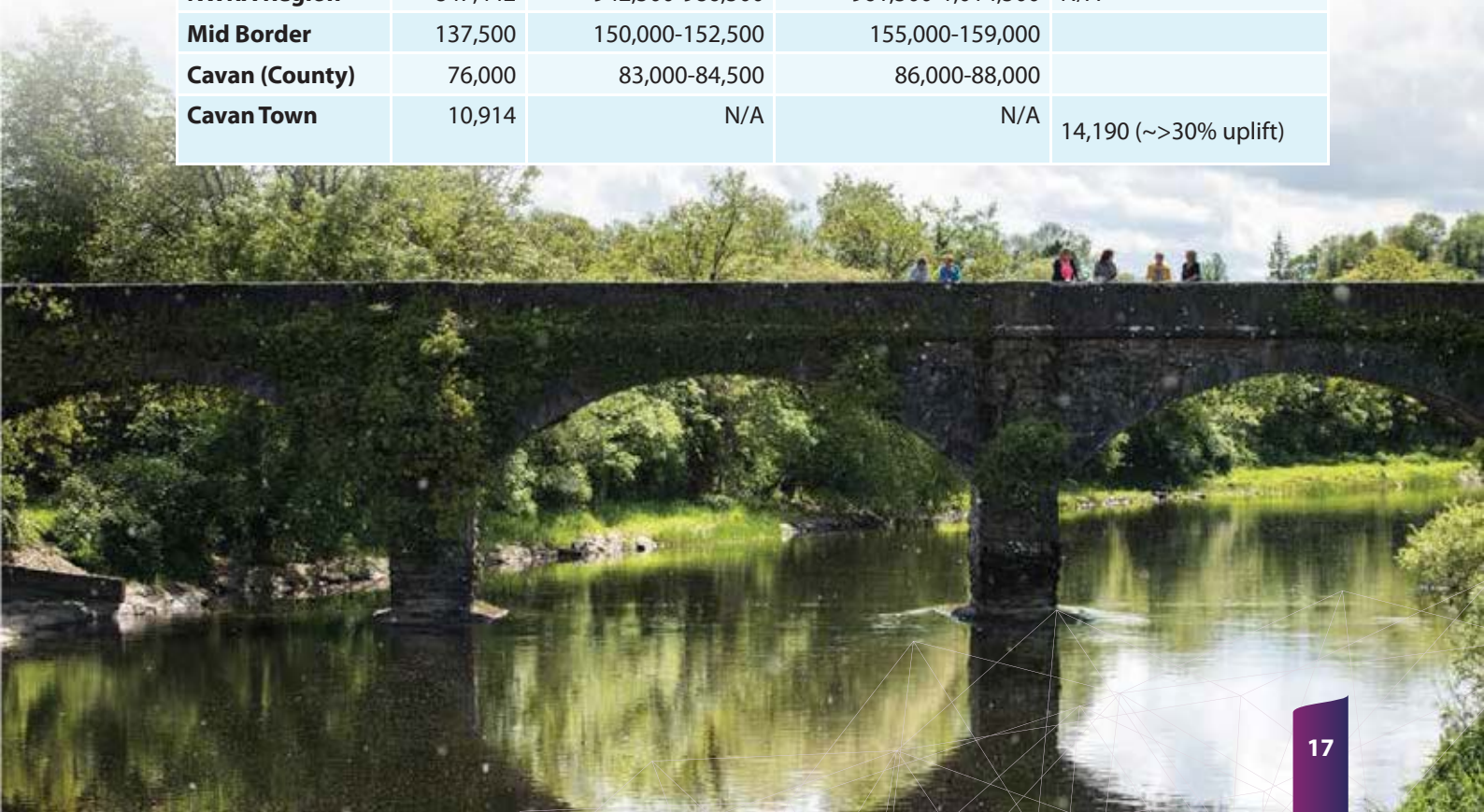
These transitional population projections plot a growth trajectory set approximately mid-way between what is currently being planned for in statutory Development Plans if projected forward to 2031, and the more likely evidence based and nationally coherent projected scenario to 2031 and 2040. These 'adjusted' transitional figures will apply to 2026 and will also inform the period to 2031. By 2031 the NPF states that the population of Cavan is to be in the range of 86,000-88,000. At the higher projected growth rate, this means that the population of the county will grow by approximately 12,000 people from its 2016 base (or approximately 10,000 people at the lower rate). By 2026, it is envisaged that the population of Cavan will grow by 8,500 people at the higher projected rate to reach 84,500 (or 7,000 people at the lower rate).

In addition, the RSES for the Northern and Western region envisages that population of Key Towns will grow by 30% to 2040 (from their 2016 base). In the context of Cavan Town, this relates to a minimum increase of 4,366 people, with the town thus reaching a total population of 15,280 by 2040.

In addition, the RSES for the Northern and Western region envisages that population of Key Towns will grow by at least 30% to 2040 (from their 2016 base). In the context of Cavan Town, this relates to a minimum increase of 3,274 people, with the town thus reaching a total population of approx. 14,190 by 2040. The NPF First Revision estimates a population growth of the NWRA area by 2030 to be an additional 85,000 persons and by 2040 to be an additional 150,000 persons.

Table 6: NPF / RSES Population Targets to 2026 and 2031. Source: Amended from NPF Implementation Roadmap

	Census 2016	2026 NPF/RSES Target	2031 NPF / RSES Target	2040 NPF/ RSES Target
NWRA Region	847,442	942,500-986,500	961,500-1,014,500	N/A
Mid Border	137,500	150,000-152,500	155,000-159,000	
Cavan (County)	76,000	83,000-84,500	86,000-88,000	
Cavan Town	10,914	N/A	N/A	14,190 (~>30% uplift)



2.8.1 Population Scenarios at Settlement Level

As outlined previously, the NPF and RSES set out population targets for the county as whole and Cavan Town as a Key Town. In seeking to determine a settlement strategy for Cavan which achieves these targets and aligns with the national and regional objectives, a series of demographically projected population scenarios have been developed. In total, six scenarios were developed, with a seventh being the interpolated NPF High for comparison. Each of the scenarios vary by their migration assumption and are elaborated in table 7.

Table 7: Population Scenarios

Category	Description
Scenario #1: Current and Growing	This scenario looked at the impact of a sustained and growing level of high net inward migration. It adapted the CSO's core M1 assumption to grow above 30,000 people per annum, increasing to just over 56,500 nationally by 2031. This figure is in line with historical comparatives for the early 00's from ~40,000 in 2002 to 105,000 in 2007 – and is closely linked with a continuation of buoyant economic circumstances. It presented a robust basis for assuming a continuation of current trends as of February 2020.
Scenario #2: Current and Growing – Covid Adjusted	This scenario assumes a Covid adjustment to Scenario #1 by reducing net inward migration in 2020 by -50% and recovering by 20% in 2021, to realign with CSO M1 and then continue to grow
Scenario #3: Current and Stable	This scenario looked at the impact of a sustained and stable level of net inward migration at 30,000 people per annum, lower than the latest available information indicating 33,700 in 2019. It aligns with the CSO's core M1 in this respect by adjusting growth to a fixed 30,000 per annum throughout the lifetime of the projection. This figure is in line with a stable but continued consideration of buoyant economic circumstances as of February 2020.
Scenario #4: Current and Stable – Covid Adjusted	This scenario assumes a Covid adjustment to Scenario #3 by reducing net inward migration in 2020 by -50% and recovering by 20% in 2021, to realign with CSO M1 and hold fixed for the duration.
Scenario #5: Lower Migration Outlook	This scenario looked at the impact of a sudden drop towards a lower net inward migration assumption of 10,000 people per annum, aligning with the CSO's M3 assumption; cutting net inward migration from 2019's 33,700 by half in 2020 to align with M3 in 2021 – holding fixed thereafter. This assumption represents a sudden but stable drop in migration and reflects a sustained low. However, this is not held to be representative of true growth potential over the period, even considering current Covid impacts.
Scenario #6: Lower Migration Outlook – Dublin Inflow	This scenario also looked at the impact of a sudden drop towards a lower net inward migration assumption of 10,000 people per annum (fixed), aligning with the CSO's M3 assumption. However, it also looked at a reversal of Dublin's net outward flow of migrants, to the effect of aligning with the CSO's +2,100 net inward assumption. As this reflects an even more severe base reduction on migration, it is not held to be representative of true growth potential, even considering the current Covid impacts

In assessing the above scenarios, it was determined that Scenario 4 'Current and Stable – Covid Adjusted' reflects Cavan's current development trajectory. This scenario broadly envisages stable growth to 2028 in line with current trends, with adjustments made to consider impacts stemming from the Covid-19 pandemic (but assuming recovery in 2021). However, this scenario projects a county population of 88,409 by 2028. This figure exceeds that set out in the NPF Implementation Roadmap (see Section 2.2), which envisages a county population of 85,500 by 2026 and 88,000 by 2031 (NPF high).

Thus, in seeking to fully align with the NPF Implementation Roadmap, this Core Strategy adopts an NPF high scenario in shaping its settlement strategy to 2028. In doing so, it envisages a county population of 85,900 in 2028. Table 8 provides an overview of this scenario across the plan period for each of the settlement hierarchy and also indicates the share of overall county growth allocated to each settlement.

Table 8: NPF High Scenario

Hierarchy	Settlement	Census (2016)	2022 (allocated)	2028 (allocated)	Share of County Growth % (2022-2028)
Key Town	Cavan Town	10,914	11,794	12,674	18.6%
Self-Sustaining Growth Town*	Virginia	2648	3,079	3,510	9.1%
Self-Sustaining Towns	Ballyjamesduff	2661	3,007	3,353	7.3%
	Bailieborough	2683	3,032	3,380	7.4%
	Kingscourt	2499	2,824	3,148	6.9%
	Cootehill	1853	2,094	2,335	5.1%
Medium Towns	Belturbet	1369	1,574	1,778	4.3%
	Mullagh	1348	1,549	1,751	4.3%
	Ballyconnell	1105	1,270	1,435	3.5%
Small Towns	Ballinagh	936	1,076	1,216	3.0%
	Ballyhaise	711	817	923	2.2%
	Shercock	588	676	764	1.9%
	Killeshandra	388	446	504	1.2%
	Arva	411	472	534	1.3%
	Kilnaleck	393	452	510	1.2%
Villages	Swanlinbar Butlersbridge Blacklion Lough Gowna Bawnboy, Crossdoney, Crosskeys, Dowra, Kilcogy, Mountnugent, Redhills Stradone	Est. 1,137	1,263	1,390	2.7%
Rural Community Nodes & Rural remainder	Remaining Rural Areas	44,532	45,746	46,695	20.1%
County Total		76,176	81,170	85,900	100%

*Place of Strategic Potential

2.9 Overview of the Settlement Hierarchy

2.9.1 Key Town – Cavan

As the RSES highlights, Cavan Town performs a regional function, being the largest town within the Cavan/ Monaghan/Leitrim sub-region. Moreover, it is the town which experienced the largest growth within the past 10 years. Over the course of the last Census period (2011-2016), the town grew by 6.9%, reaching a population of 10,914.

The town is of strategic importance within the Border Region, located in close proximity with County Fermanagh. It has excellent transport linkages nationally, regionally and locally. The town is on the main N3 road that links Dublin with Enniskillen, Ballyshannon and Donegal Town. As the County Town, it has strategic facilities such as an acute hospital, the Local Authority Headquarters, the Department of Agriculture, Cathedrals and Sports Stadium. The town also has a third level college, Cavan Institute, which is the largest provider of FETAC courses in the northeast region.

Appendix 2 of the NPF First Revision identifies population and jobs in all urban settlements in Ireland as defined by the Central Statistics Office (CSO), using data from the Census of Population 2022. Cavan Town has a very strong Jobs to Resident Workers ratio of 1.22. The town is also the location of the Cavan Business and Technology Park and the newly established Cavan Digital Hub.

Key Towns including Cavan Town are targeted to have a 30% population uplift in the RSES. In achieving this, the Council is committed to the delivery of sustainable, compact, sequential growth in Cavan Town by consolidating the built-up footprint. This will necessitate a focus on the development of town centre infill and brownfield sites, and encouraging regeneration of underutilised, vacant and derelict lands for residential and mixed-use development. In addition, the development of key opportunity sites such as the Abbeylands Cultural Quarter must be prioritised in the first instance. This site has received URDF funding of €14.49 million under the urban regeneration and development fund in 2021.



Key Town, Cavan Development Objectives It is a development objective of Cavan County Council to:	
KTC 01	Support the continued growth and sustainable development of Cavan Town to act as a growth driver in the region and to fulfil its role as a Key Town, focused on employment, retail, quality of life and economic investment.
KTC 02	Promote Cavan Town as an attractive investment location for the County, utilising Cavan County Economic Forum and building upon the towns proven track record as an excellent investment location, which is aided by the IDA business park in the town
KTC 03	Support the delivery of additional economic development lands to overcome significant recognised deficit that exists in the town.
KTC 04	Require sustainable, compact, sequential growth in Cavan Town by consolidating the built-up footprint through a focus on regeneration and development of town centre infill and brownfield sites, and encouraging regeneration of underutilised, vacant and derelict lands for residential development and mixed use to facilitate population growth.
KTC 05	Commence the preparation of a Local Transport Plan (LTP) for Cavan Town in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within one year of the adoption of the County Development Plan.

2.9.2 Self-Sustaining Growth Town – Virginia (Place of Strategic Potential)

Virginia is located in the east of County Cavan close to the border with County Meath. Over the last Census period, the town grew by a substantial 16%, reaching a population of 2,648 in 2016. Virginia is strategically located on the N3 giving it easy access by private car and public transport to Dublin City and towns such as Navan and Kells. The N3 along with the regional roads the R194, R195 and R178 makes the town one of the most accessible in the county providing direct linkages to Cavan Town, Ballyjamesduff, Mullagh and Bailieborough. Over the past 20 years Virginia has grown from a village, with a population of just 811 in 1996, into one of County Cavan's larger towns in 2016.

The RSES identifies Virginia as a "Place of Strategic Potential" of a regional scale. Specifically, referring to:

Virginia performing important sub-regional functions for employment, housing and services… being the hub for east Cavan…. being the main economic driver for wider highly populated catchments, where commuting out of the county is an issue that needs to be addressed by providing employment and support services,… being strongly positioned to attract businesses, that need access to the Belfast/Dublin corridor, available talent, quality of life and housing (RSES; p 139)

Virginia currently has a jobs to resident workers ratio of 0.66. The town has a good mix of professional, business, retail and other services within the town that provide employment. Indeed, the RSES states that the Agri-Food sector is vital to the Northern and Western region and particularly to Counties Monaghan and Cavan. It further acknowledges the importance of the agri-food cluster of Glanbia and AW Ennis feeds in Virginia. The town also boasts the Ramor Theatre and an abundance of natural assets which attract visitors.

Virginia Development Objectives It is a development objective of Cavan County Council to:	
GT 01	Promote sustainable growth and consolidation in Virginia coupled with targeted investment where required to improve local employment, services and sustainable transport options and to become more self-sustaining.

2.9.3 Self Sustaining Towns

Four settlements are designated as 'Self Sustaining Towns' – Ballyjamesduff, Bailieborough, Kingscourt and Cootehill. These are towns with high levels of population growth, but which require consolidation and targeted 'catch up' investment to become more self-sustaining.

The population of Ballyjamesduff was 2661 in 2016, growing 3% from its 2011 baseline. The town has a Jobs to Resident Workers ratio of 0.49, one of the lower rates of the county towns. The main employers in the town include Gleneagle Woodcrafts, Liffey Meats and Cavan Box. Community infrastructure includes Ballyjamesduff Health Centre, tennis courts, the GAA pitch, Soccer Pitch, and numerous sports and social clubs and groups in the town. The town has a crèche, a primary and secondary school and a VEC. The Cavan County Museum in the town traces the history of the county from earliest times to the present day. It is an important resource for the county and as a tourist attraction

Bailieborough grew by 6% between 2011 and 2016, reaching a population of 2,683. The town has a Jobs to Resident Workers ratio of 0.70, with a number of employment providers including Lakeland Dairies and Terra Limited. The RSES acknowledges the role of the agri-food sector within the town, which should be further promoted and enhanced. The Bailieborough Business Centre at Barrack Street further aids in the creation of local enterprise in the area. The town has both primary and secondary schools as well as a number of crèche and childcare providers

Kingscourt recorded a population of 2,499 in 2016 and has a Jobs to Resident Workers ratio of 0.65. The town has a number of large and smaller employment providers including Kingspan, O'Reilly's Concrete, Gypsum Industries, Paramount Roller Doors, as well as, other services provided within the Town core area. The RSES highlights the following in relation to the town "The Dublin Belfast Economic Corridor and the Regional Growth Centres of Drogheda and Dundalk have a significant reach into the Central Border Counties, including into South Monaghan, and East Cavan, particularly influencing towns such as Carrickmacross, and Kingscourt within the NWRA area". Thus, the town has potential to further build on its employment base. Cavan County Council secured €787,500 under the Rural Regeneration and Development Fund (RRDF) for the Kingscourt Town Centre Regeneration project in 2020.

Cootehill has a Jobs to Resident Workers ratio of 0.78, one of the stronger rates in the county towns. There are a number of large and small employment providers within the town core. The retail and service function is strong with a good mix of comparison and convenience retailing and a number of professional and other services well represented in the town. Cootehill has three primary schools, St. Michael's National School, the Darley National and the Holy Family School which provides primary schooling for children on the autistic spectrum and with moderate general learning disabilities. The town also has a secondary school and a number of crèches/playschools.

Self Sustaining Towns Development Objectives
It is a development objective of Cavan County Council to:

SST 01	Promote commensurate population and employment growth in the designated Self-Sustaining towns, providing for natural increases and to become more economically selfsustaining, in line with the quality and capacity of public transport, services and infrastructure available.

2.9.4 Medium Towns

Medium towns are towns with a varied employment base that can be reliant on other areas for employment and/or services but which play an important role in supporting the social, economic and cultural life within rural communities. Belturbet, Mullagh and Ballyconnell are designated as 'Medium Towns' within the settlement hierarchy.

Belturbet is located to the north west of Cavan Town near the border with County Fermanagh and sits overlooking the River Erne. The town's population declined slightly (-2.9%) between 2011 and 2016. Belturbet Business Park is home to a number of smaller scale businesses. Belturbet has a Jobs to Resident Workers ratio of 0.48, The town has a number of social and community facilities including the Belturbet GAA Grounds, Belturbet Health Centre, Morrissey Park and Turbot Island, the Riverside Park, a playground, and significant riverside amenity areas. There are three primary and one secondary school in the town and a playschool which caters for afterschool services.

Mullagh is located in the south east of County Cavan, near to the border with County Meath. In contrast to Belturbet, the town grew by a significant 18% between 2011-2016. Mullagh has a Jobs to Resident Workers ratio of 0.59. Local employment opportunities within the town comprise mainly of Wellman's International, retail and services provided within the Town Core and agriculture. There are a number of community,

social and leisure facilities in the town which act as local attractions and amenities for inhabitants. These include, Mullagh Health Centre, Saint Killian's Heritage Centre, the Edwin Carolan Community Park, The Fair Green and playground. The town has one primary school as well as creches/playschools.

Medium Towns Development Objectives
It is a development objective of Cavan County Council to:

MTD 01	Promote consolidation coupled with targeted housing and investment in Medium Towns where required to improve local employment, services and sustainable transport options and to become more selfsustaining.

2.9.5 Small Towns

Small towns provide local service and employment functions. Within the settlement hierarchy, these include Ballinagh, Ballyhaise, Shercock, Killeshandra, Arvagh and Kilnaleck. These smaller towns range in population size from 393 (in the case of Kilnaleck) to 936 (in the case of Ballinagh). Support for housing and population growth within rural towns and villages in County Cavan will help to act as a viable alternative to rural one-off housing, contributing to the principle of compact growth. The availability of serviced sites, in tandem with schemes such as the Irish Water Scheme for Small Towns and Villages, will help to enable this.

Small Towns Development Objectives It is a development objective of Cavan County Council to:

STD 01	Promote consolidation coupled with targeted rural housing and investment policies in Small Towns where required to improve local employment, services and sustainable transport options and to become more self-sustaining.
	To ensure that 20% of lands zoned 'whitelands' for which permission for the development of houses is granted, be reserved for social and affordable housing in accordance with the Planning and Development Act 2000 (as amended) and national guidance and regulations.



2.9.6 Village

The 'Villages' tier encompasses rural areas with serviced land (lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development) but have more limited community facilities and services. Swanlinbar, Butlersbridge, Blacklion, Lough Gowna, Bawnboy, Crossdoney, Crosskeys, Dowra, Kilcogy, Mountnugent, Redhills and Stradone are designated as 'Villages' in the Settlement Hierarchy.

	Villages Development Objectives It is a development objective of Cavan County Council to:
VC 01	Promote Serviced Villages as an attractive housing option for rural areas of the county through the promotion of quality of life, placemaking, and sufficient local service and infrastructure provision.
VC 02	To ensure that 20% of lands zoned 'whitelands' for which permission for the development of houses is granted, be reserved for social and affordable housing in accordance with the Planning and Development Act 2000 (as amended) and national guidance and regulations.

2.9.7 Rural Community Nodes and Rural Remainder

Rural Cavan is home to a diverse range of land uses including agriculture, local food production, recreational and tourist activities, established villages and rural housing. It is a goal of this plan to respect the long tradition of people living in rural areas in County Cavan and promote sustainable rural settlements as a key component in achieving strong and vibrant rural communities. Within the settlement hierarchy, 'Rural Nodes' and 'Rural Remainder' are identified and can be described as follows:

Rural Community Nodes

Rural housing needs of those members of the rural community who are not part of the agricultural/ horticultural community will be facilitated in the extensive network of rural smaller community nodes. These are largely un-serviced rural areas with limited social and community infrastructure. These are designated for limited development at a sustainable scale for immediate local need through development of clusters. It is anticipated that each smaller community area can cater for a small population increase from their current population base over the period of the plan. Examples of these smaller community areas include Ballymagovern, Ballymahugh, Bunnoe, Canningstown, Cloverhill, Corlough, Cross, Drung, Finnea, Glangevlin, Killinkere, Killydoon, Larah, Lavey, Maghera, Maudabawn, Milltown, Mountainlodge, Munterconnaught, Tierworker and Tullyvin.

Rural Remainder

In support of the overall pattern of rural and small town development in Ireland, the NPF seeks to protect areas that are under strong urban influence from unsustainable over-development on the one hand, and to encourage population to be sustained in more structurally weak areas, that have experienced low growth or decline in recent decades, on the other, while sustaining vibrant rural communities. However, the NPF, through National Policy Objective 28 requires a clear distinction to be made between areas under



2 Settlement Strategy



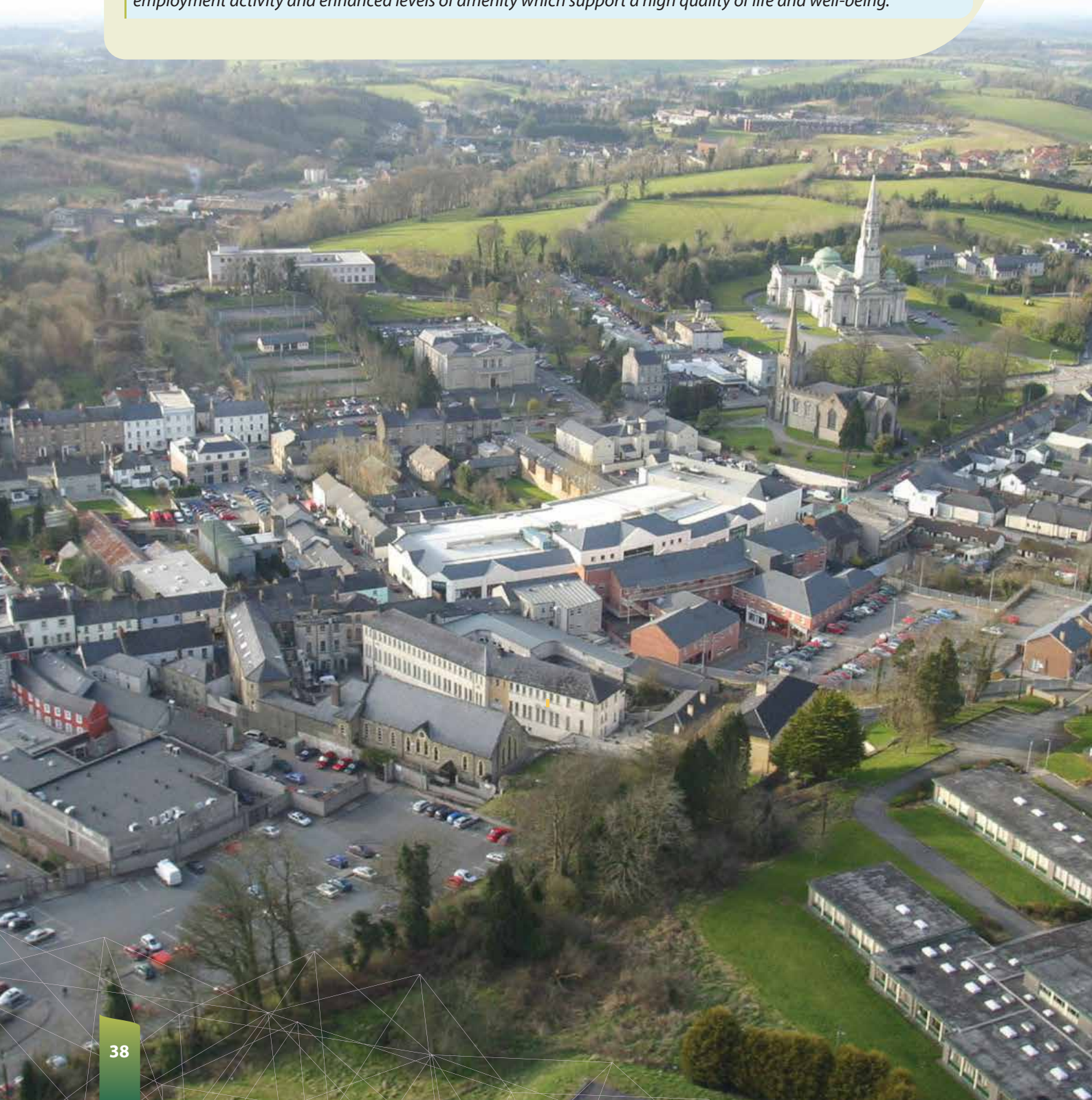
Vision

To set out a clear framework for the sustainable development of the towns and villages of Cavan, by identifying sufficient suitable lands for future housing, industry, commerce, open space, recreation and community facilities, whilst, protecting and preserving the intrinsic character, heritage and amenity of each settlement and making a positive contribution to the improvement of quality of life.

Policy

SPP 01

To create a network of attractive, liveable towns and villages in the County with increased levels of population, employment activity and enhanced levels of amenity which support a high quality of life and well-being.



2.1 Settlement Hierarchy Overview

The Core Strategy sets out the settlement hierarchy for the County, which is founded on an asset-based approach to spatial development, identified and built on a combination of the social, economic and natural assets that are available within each settlement, in order to determine an overall growth strategy and its position on the settlement hierarchy.

Table 2.1 Settlement Hierarchy

Category	Description	Towns
Key Town	County Town with large economically active services that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers.	Cavan Town
Self-Sustaining Growth Town*	A sub-county town that has significant employment and service functions relative to its regional and local catchment, has good regional transport links and has the capacity for continued commensurate growth to become more self-sustaining. It supports the regional driver role of Cavan, and acts as an important local driver providing a range of functions for its resident population and its surrounding catchment including housing, employment, services, retail and leisure opportunities. The town should grow at a sustainable level appropriate to its position in the settlement hierarchy.	Virginia
Self-Sustaining Towns	Self-Sustaining Towns with high levels of population growth but which require targeted 'catch up' investment to become more self-sustaining.	Ballyjamesduff
		Bailieborough
		Kingscourt
		Cootehill
Medium Towns	Towns with a varied employment base and can be reliant on other areas for employment and/or services but which play an important role in supporting the social, economic and cultural life within rural communities.	Belturbet
		Mullagh
		Ballyconnell
Small Town	Smaller Towns with local service and employment functions.	Ballinagh
		Ballyhaise
		Shercock
		Killeshandra
		Arva
		Kilnaleck
Villages	Villages that serve their local area and have serviced land (lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development).	Swanlinbar Butlersbridge Blacklion Loch Gowna Bawnboy, Crossdoney, Crosskeys, Dowra, Kilcogy, Mountnugent, Redhills Stradone
Rural Community Nodes & Rural remainder	Rural Community Nodes: unserviced rural areas with limited social and community infrastructure.	Rural remaining areas
	Open countryside	

Place of Strategic Potential

Policies and objectives specific to each individual settlement are contained within each individual Settlement Plan. Each settlement is defined by a development boundary wherein development of lands within this boundary / envelope will be prioritised. The revitalisation and regeneration of town centres and the concept of compact growth are key priority policies of this plan. The Council will favour and promote the development of infill, derelict or underutilised sites for residential, community, and, if deemed appropriate, mixed use purposes or a combination thereof.

The scale and nature of development permissible for the settlement shall be appropriate to its position in the Settlement Hierarchy and shall be consistent with relevant Core Strategy Policies. Development proposals shall be required in their layout and design to respect and reinforce the character of the individual settlements.

The Development Plan fully supports the provision of functionable, healthy and vibrant town centres, that are enjoyable places for living, working in and visiting, in line with the Government's "Town Centre First" policy approach. The plan seeks to support the regeneration of underused town centres and encourage their appropriate redevelopment to ensure better permeability with a strong focus on the pedestrian. It is acknowledged that town centres are appropriate for a mix of developments alongside appropriately designed and sized pocket parks, public realm spaces, with an increased focus on walking and cycling. A strong emphasis is also placed on high quality urban design within town centres.

Town centres need to be enhanced and upgraded and there is a need to maximise the usage of open spaces and the natural environment. This plan fully supports the creation of pedestrian friendly town centres.

Town Centre First Policy Objective
It is a development objective of Cavan County Council to:

TCFO 1	Reconsider the approach to town centres in light of their changing functions and encourage and support the incorporation of appropriate public realm spaces and the need to strengthen pedestrianisation within town centres, thus enhancing their vitality.

Section 2.1.1 Settlement Consolidation Sites

The National Planning Framework sets targets for brownfield/infill housing development of 30% in order to support the regeneration of existing urban areas. NPF compact growth objectives together with Town Centres First principles are focused on the reuse of previously developed buildings and land and building up 'infill' sites, especially those that are centrally located in settlements at all scales. The development plan process has a strategic role to play in facilitating new development and investment in settlements so that it can support the provision of new homes in areas of greatest housing demand as well as people living closer to employment, recreational opportunities and other services. Ensuring that a significant portion of new development reflects the compact growth and town centres first agenda is also a key dynamic in addressing climate change, through reducing dependence on car-based transport, the extent of green-field land consumption and costly and inefficient infrastructure provision and use.

In formulating a framework for development, the development plan must therefore ensure that there is a close correlation between the identification of lands and sites for development with infrastructural capacity and spatially focused investment, while ensuring that a substantial element of future growth contributes to the regeneration of cities, towns and villages.

In order to clearly demonstrate Cavan County Councils commitment to the revitalisation of the towns and villages of the County, as well as achieving the target of 30% of new homes to be in existing towns and villages built up footprints, each town and village has identified Settlement Consolidation Sites (on proposed residential lands) that identifies areas that will contribute to this commitment. Please note Table 11 which provides housing supply figures for both (a) town core, infill, brownfield and existing residential and (b) Settlement Consolidation Sites. The combination of both demonstrates the Council's commitment to developing consolidated sustainable places.

	Settlement Consolidation Sites Development Objectives It is a development objective of Cavan County Council to:
SCZ 01	Support the regeneration of underused town centre and brownfield/infill lands, promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within urban centres and targeted settlements in the County in order to achieve sustainable compact growth targets of 30% of all new housing to be built within the existing urban footprint of targeted settlements in the County.
SCZ 02	Require at least 30% of all new homes that are targeted in settlements to be located within the existing built-up footprint of the settlements, in an effort to make settlements more compact and reduce unsustainable urban sprawl and ribbon development.

2.2 Key Town Cavan
Cavan Town Local Area Plan 2022-2028

2.2.1 Introduction

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

As there is no longer a Town Council for Cavan Town, the 2014-2020 Cavan Town Development Plan will be superseded by the Cavan Town Local Area Plan 2022-2028. Section 19 (1)(b)(ii) of the Planning and Development Act, as amended, indicates a town with a population of over 5,000 requires the preparation of a Local Area Plan. Cavan Town, with a population, (Census 2016) of 10,914 persons, requires a Local Area Plan.

The Cavan Town Local Area Plan 2022-2028 is merged with the new Cavan County Development Plan 2022-2028. The visions, policies, objectives, standards and guidance contained within the Cavan County Development Plan 2022-2028, as outlined throughout the Plan and associated appendices and maps, apply to the Cavan Town Local Area Plan 2022-2028.



Figure 2.1 The town of Cavan 1591

Cavan Town General Development Objectives
It is a development objective of Cavan County Council to:

CTD 01	Apply the visions, policies, objectives, standards and guidance contained within the Cavan County Development Plan 2022-2028, as outlined throughout the Plan and associated appendices and maps, to the Cavan Town Local Area Plan 2022-2028.

2.2.2 History

Cavan owes its origins to the Franciscan Friary founded c.1300 by Giolla Iosa O'Reilly, King of East Breifne. The Friary was built in the valley of the Cavan River over-looked by O'Reilly's Castle. The Francians had many friaries throughout the country, and this was the case for Cavan with the establishment of St. Mary's Abbey. One can trace the development of Cavan Town around the friary and the castle. By the middle of the fifteenth century, the town was both the seat of the O'Reilly's and a thriving market town. In 1610, Cavan was the first Ulster town to be incorporated and receive a borough charter, a document which set out a framework for economic and political development of the town. The battle of Cavan in 1690 once again saw the destruction of the town core. Farnham Street by contrast was formally designed and laid out by John James Maxwell, Lord Farnham whose intention it was to gentrify the town. The town lies within an archaeological zone indicating zones of archaeological potential, within which archaeological deposits may exist as well as surviving upstanding pre-1700 AD remains thus indicating the extent of the archaeological heritage of the town.

2.2.3 Town Character

As the largest and county town of Cavan, Cavan town is recognised in the RSES as a Key Town. The town is centrally located in the County making it an ideal location to serve as the administrative centre. Based on the Census of Ireland 2016 Small Areas data, it is estimated that there are approximately 17,990 persons within a 10-minute drive of Cavan town centre.

Cavan town has much to offer in terms of services, housing and education, including four number primary schools, four number secondary schools, Cavan Institute as well as varied sporting and recreation facilities. These include Cavan Town Hall, Cavan County Golf Course, Cavan Lawn Tennis Club, GAA, Soccer, Rugby, Cavan Equestrian Centre, cinema, bars, restaurants and hotels.

Cavan Town is strategically located on the N3 corridor with reasonably good links to Dublin and Belfast and is in close proximity to the border. With the N3 bypass in close proximity to the town centre, along with the fact that Cavan town is in close proximity to large towns such as Bailieborough, Virginia Cootehill, Belturbet and Ballyconnell, it provides ease of access to a sizeable population catchment.

Deriving its name from the Irish word for 'The Hallow', Cavan town has difficult topography. This has led to the requirement for innovative design on difficult sites in the town centre, along with the growth of the town with various neighbourhood centres a further distance from the town core. These have created sustainable smaller community areas within the overall town population. The nature of low lying ground with interspersed drumlins in Cavan Town, provides a significant challenge to development in terms of compact growth, connectivity and density of development,

Cavan town has a well-defined central town core, which is mainly consolidated between the two prominent streets of Farnham Street and Main Street, both running north south. These streets have defining characteristics and have been at the heart of the historic development and daily life of the town.

Surrounding the central core are predominately mixed-use development, mainly residential, sport, education and retail. There are a number of sporting uses and amenity spaces in close proximity to the town core. To the east of the town core, the town gateway approach from the Dublin road is a local employment centre containing predominately retail uses.

2.2.4 National and Regional Context

2.2.4.1 National Planning Framework - First Revision

The National Planning Framework has noted the significant influence of Dublin to most of County Cavan. It has recognised the easterly focus of the County and stresses the need to address economic resilience and connectivity. The maintenance of

seamless cross-border movement for people, goods and services, together with improvements in digital and physical infrastructure will create new opportunities to leverage employment and for sustainable population growth, focused on the county towns like Cavan. Enhanced connectivity would result in this area being strategically located almost equidistant between the Dublin, Belfast and Derry City regions in terms of time, as well as distance.

The Cavan Town Local Area Plan adheres to a suite of Specific Measures in the National Planning Framework, including:

NPO9

Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth.

NPO12

Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

NPO13

Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.

NPO14

Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets that can accommodate changing roles and functions, increased residential population and employment activity enhanced levels of amenity and design and placemaking quality, in order to sustainably influence and support their surrounding area to ensure progress towards national achievement of the UN Sustainable Development Goals.

NPO15

Apply a tailored approach to urban development linked to the Rural and Urban Regeneration and Development Funds, with a particular focus on:

- *Dublin*
- *The four cities of Cork, Limerick, Galway and Waterford*
- *Strengthening Ireland's overall urban structure, particularly in the Northern and Western and Midland Regions, to include the regional centres of Sligo and Letterkenny in the North-West, Athlone in the Midlands and cross-border network focused in the Letterkenny-Derry North-West City Region and Drogheda-Dundalk-Newry on the Dublin-Belfast corridor*
- *Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth;*
- *Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities.*
- *Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up and/or improved sustainable transport links to the cities, together with a slower rate of population growth in recently expanded commuter settlements of all sizes.*
- *In more self contained settlements of all sizes, supporting a continuation of balanced population and employment growth.*

NPO19

Regional and Local Authorities to identify and quantify locations for strategic employment development, where suitable, in urban and rural areas generally.

NPO20

In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

NPO32

Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.



NPO36

Support the objectives of public health policy including the Healthy Ireland Framework and the National Physical Activity Plan, though integrating such policies, where appropriate and at the applicable scale, with planning policy.

NPO37

Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.

NPO45

Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration increased building height and more compact forms of development.

NPO67

Support the circular and bio economy including in particular through greater efficiency in land and materials management, promoting the sustainable re-use and refurbishment of existing buildings and structures while conserving cultural and natural heritage, the greater use of renewable resources and by reducing the rate of land use change from urban sprawl and new development.

NPO69

Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions as expressed in the most recently adopted carbon budgets.

NPO89

Protect, conserve and enhance the rich qualities of natural, cultural and built heritage of Ireland in a manner appropriate to their cultural and environmental significance.

2.2.4.2 Regional Spatial and Economic Strategy

The Northern and Western Regional Spatial and Economic Strategy outlines how "Cavan Town performs a regional function, being the largest town within the Cavan/Monaghan/Leitrim subregion and being the town which experienced the largest growth within the past 10 years. It has strategic facilities such as an acute hospital, Cavan Institute, Local Authority Headquarters, Agricultural College, Cathedrals and Sports Stadium. The Cavan Institute provides a range of Level 5 (Certificate) and Level 6 (Advanced/Higher Certificate) courses in the fields of accountancy, architectural design and technology, digital marketing, software development and animal care. Cavan is well positioned to deliver the principal strategic function within the sub-region in terms of housing, job delivery and education."

A number of key priorities have been identified in the RSES for Cavan Town:

Key Future Priorities:

- Build upon its excellent Jobs to Resident Workers ratio of 1.388, clearly demonstrating the important regional function that Cavan Town performs.
- Promote Cavan Town as an attractive investment location for the County, utilising Cavan County Economic Forum and building upon the towns proven track record as an excellent investment location, which is aided by the IDA business park in the town.
- Promote the delivery of third-level education in the Cavan/Monaghan sub-region, building on the foundations and success of the Cavan Institute.
- Promote the development of the Abbeylands Cultural Quarter to regenerate this important town centre site with vibrant town centres uses, new pedestrian street and public spaces.
- Develop a regional standard multi-sports facility to service the current and future needs of the town and wider county.
- Support the development of Cavan General Hospital as the regional centre for this sub-region
- Build on the development of Cavan Town as a tourism destination capitalising on its location as a link between Ireland's Ancient East and Ireland's Hidden Heartlands including the regional flagship destination of Killykeen Forest Park which attracts circa 80,000 visitors per annum.
- Support the delivery of Cavan Town Digital Hub that aims to attract and safeguard investment in the digital and technology related sectors, create jobs through entrepreneurship, stimulate digital start-ups and innovative enterprise and develop a 'Digital Cluster' ecosystem.
- Support the implementation the Cavan Town Transportation Plan to ensure infrastructure enables the organic growth of the town.
- Support the delivery of additional economic development lands in Cavan Town recognising the lack of suitably zoned lands.
- Support the actions set out in the Cavan Town Revitalisation Plan.

The RSES outlines its support for the collaborative preparation of Local Transport Plans in conjunction with the NTA and other stakeholders, based on Area Based Transport Assessment (ABTA) guidance. The LTP will inform the Urban Area Plans, Development Plans, Local Area Plans and other planning framework documents. Local Transport Plans (LTP) integrate land use and transport planning and achieve the NPF's objective of 'compact smart growth'. They will be subject to further transportation and environmental assessment at local level as appropriate based on guidance available. LTPs will be based on a clear set of objectives and the most recent demographic and travel information taking into account the policies and objectives of the Local Authorities, insofar as they align with those of National and Regional Policy. Local Link Offices (Transport Coordination Units) will be consulted in the development of LTPs.

	Cavan Town General Development Objectives **It is a development objective of Cavan County Council to:**
CNR 01	Proactively support the delivery of the Key Future Priorities of the Regional Spatial and Economic Strategy for Cavan Town.
CNR 02	Support the implementation of the Cavan Town Transportation Plan 2007 and commence the preparation within one year of the adoption of the Local Area Plan, of a new Local Transport Plan.

2.2.5 Strategy and Vision

The Core Strategy projects that the population of Cavan Town will grow to 12,674 people over this Local Area Plan period. This will be achieved by the development in the town core, existing brownfield sites and in mixed use zonings in addition to the zoning of Proposed Residential Lands within the settlement boundary to accommodate this projected growth. To provide for an alternative to one off housing lands have been provided for Low Density development. In this settlement strategy Cavan Town is identified as a Key Town that will be promoted in driving growth and economic development. It is described as a large economically active town with high quality transport links and the capacity to act as a growth driver.

Table 2.2 Fact Table – Cavan Town

Position in Settlement Hierarchy	Key Town
2016 Population *	10,914
2011 Population	10,205
Population Change 2011-2016*	14% (366)
Housing Supply Target 2022-2028	829
Population Projection 2028	12,674
Resident Workers 2016	3,913
Total Jobs 2016	5,432
Jobs-Workforce Ratio 2016	1,388

Position in Settlement Hierarchy	Key Town
Education (2020-2021 Enrolment)	**Primary** Cavan No. 1 School (65 pupils) Farnham NS (227 pupils) St Felims NS (247 pupils) Gaelscoil (102 pupils) St Clare's, Ard Mhuire (516 pupils) **Post Primary** St Patricks College (739 pupils) Royal School (209 pupils) Loreto College (734 pupils) Breifne College (798 pupils)

*Census Boundary change between 2011 and 2016 so comparison not advised



Cavan Town General Development Objectives It is a development objective of Cavan County Council to:	
CTG 01	Promote the development of Cavan Town as a driver of economic growth and fulfil its role as a designated Key Town.
CTG 02	Engage with the community and relevant stakeholders to promote and support the regeneration of Cavan town through identification of significant regeneration projects along with associated funding streams including Urban Regeneration and Development Fund.
CTG 03	Provide for the creation of sustainable communities in Cavan Town by identifying sufficient land for new development, in particular housing, enterprise and employment, community, recreational and tourism uses. Support the expansion of a range of services and facilities available to residents and the wider rural hinterland.
CTG 06	Encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities and services that meet the needs of the entire community and accord with the principles of universal design and Age Friendly standards.
CTG 07	Encourage developments and activities in Cavan Town area that create a more sustainable future for its residents.

2.2.6 Physical Infrastructure

Cavan Town is served by an existing wastewater treatment plant which has sufficient capacity. Water supply is from Lough Acanon. A local link serves the town with three routes to Ballinagh, Butlersbridge, Redhills and Ballyhaise to various Cavan town locations including Cavan Institute, Cavan General Hospital and Farnham Estate.

Within one year of the adoption of the Local Area Plan, a Local Transport Plan will be commenced for Cavan town and Environs Area. In the interim, the Cavan Town and Environs Transportation Plan 2007 will be used to prioritise links and guide traffic movements into, out of and around the town.

Green infrastructure is essential to delivering the Town's economic competitiveness, an improved quality of life and improved social inclusion. Increased development pressure will inevitably lead to an increase in traffic levels. It is essential that traffic is managed so as to minimise future congestion. This plan aims to achieve a more balanced and sustainable pattern of movement in Cavan Town and Environs and undertake to facilitate the provision of a greater choice of transport modes.

Cavan town has a number of significant landmarks that are of local and national importance, most of which are contained within its central town core or within a 10-minute walk/cycle of the towns core. The entire core of Cavan Town and its surrounding uses can be accessed within a 10-minute walk from its Main Street, making Cavan town a walkable town.

Cavan Town Physical Infrastructure Development Objectives It is a development objective of Cavan County Council to:	
CTI 01	Support the delivery of the infrastructure that Cavan Town requires to grow to a **Key Town**.
CTI 02	Support the development of green infrastructure, river walkways and access from amenities, residential areas and community services to the town centre.
CTI 03	Support the enhancement of connections and permeability of the streets between Farnham Street and Main Street.
CTI 04	Promote and facilitate the use of micro-renewables including solar panels, wind turbines on all new developments subject to proper planning.
CTI 05	Promote the maximisation of the use of grey water and rainwater harvesting in new developments.

2.2.7 Economic Development

Cavan, being the County town, a designated Key Town and strategically located in the county, is a strong economic driver and has the capacity to act as a regional driver. This Local Area Plan aims to promote the Key Town of Cavan as a primary employment location and attractive investment location in the County and region. It is the policy of Cavan County Council to support Cavan's role as an important employment hub by promoting the location of economic development and clustering of related enterprises to Cavan town. The Council will work to continue to build resilience with Cavan's enterprise base, to allow businesses to withstand new challenges and realise sustained growth and employment creation for the longer term. The Local Area Plan also supports the provision of physical infrastructure and zoned lands to facilitate the delivery of strategic employment lands in central accessible locations. Provision is made in this LAP, therefore, for the development of Cavan town as an attractive, vibrant and highly accessible county town and economic driver for the region. It is the policy of Cavan County Council to support actions set out in the Cavan Town Revitalisation Plan to make the town a more attractive place to live, work, shop and do business in.

As set out in the RSES, it is a key priority of the LAP for Cavan Town to support the delivery of additional economic development lands in Cavan Town recognising the lack of suitably zoned lands. In this regard additional lands have been zoned in this Local Area Plan for Enterprise and Employment use.

The importance of the IDA Park on the Dublin Road to Cavan Town and the County is recognised. With this site nearing capacity, due to high demand, a key priority of this Local Area Plan is to provide zoned suitable lands for Employment and Enterprise purposes in its proximity.

Cavan Town Digital Hub is a managed office space for companies with a digital focus, located in the Kilmore Business Park along the N3. This Hub is part of a wider Digital Strategy for Co. Cavan and is supported by Cavan County Council, Cavan Local Enterprise Office and Enterprise Ireland. Targeted at clustering tech and digital companies, the ambition of Cavan Digital Hub is to not only attract outside investment into Cavan, but act as a "launch pad" for new innovative start-ups in the community. Cavan Digital Hub has been formed to encourage employment opportunities in the digital sector, where individuals and companies with a digital focus can network and grow within one community. The Hub offers businesses of all stages a flexible workspace environment; from pre-trading (taking a single centre desk in the incubation suite), to high potential start-ups (taking single or multiple desks in the co-working/private office spaces), right up to helping established companies relocate to Cavan.

In total, there are 7,032 jobs located within the Cavan town settlement. Of these, 35% (2,483) are undertaken by local residents living in County Cavan, 51% (3,568) are undertaken by workers living elsewhere in Cavan, and the remaining 14% (981) are undertaken by workers who commute to Cavan town from outside the County. The 7,032 jobs based in Cavan Town accounts for 34% of all jobs based in the county. Although 29% of resident workers in Cavan town are employed elsewhere, Cavan town is the employment destination for 4,549 workers from outside the settlement. The town is a net importer of jobs (+2,221).

There are 4,811 people residing in the Cavan town settlement area who are classed as being "At Work". Of these workers, a total of 52% are employed in the settlement, 16% (792) are employed elsewhere in Cavan, 13% (646) commute out of the county for employment and the remaining 18% (890) are either mobile workers or have a blank or un-codable destination.

	Cavan Town Economic Development Objectives It is a development objective of Cavan County Council to:
CTE 01	Promote the key town of Cavan as a primary centre of employment in the County and support the delivery of additional economic development lands in Cavan Town.
CTE 02	Develop Cavan IDA Business and Technology Park and adjoining land as a location for economic investment.
CTE 03	Enhance our economic profile with the development of new enterprise parks at strategic locations in Cavan Town. Develop joint initiatives with IDA Ireland and Enterprise Ireland to promote Cavan as an attractive location for new business.
CTE 04	Support the growth of the digital tech industry and support the development of new community enterprise workspace and hot desk facilities in key locations, particularly the town centre.
CTE 05	Promote sustainable economic development in Cavan Town, through the promotion of identified economic growth areas, which provide employment opportunities locally and reduce the volume of commuting.
CTE 06	Support the growth of Cavan Town as a location of strategic development potential of a regional scale.
CTE 07	Promote and facilitate the sustainable growth of Cavan Town as the Key Town of the County, in terms of economic, housing and services. Support the development of strategic employment lands.
CTE 08	Support the consolidation and growth of existing enterprises and the development of employment opportunities within Cavan Town and facilitate the establishment of new enterprise and employment uses on lands identified for employment purposes.
CTE 09	New enterprises shall demonstrate high quality architectural built form that contributes to a positive sense of space and distinctiveness.
CTE 10	Support the continued development of existing business and retail parks.
CTE 11	Enhance the physical appearance of existing enterprise parks.
CTE 12	Promote the development of Abbeyland Cultural Quarter to regenerate this important town centre site with vibrant town centre uses, new pedestrian street and public spaces in order to increase footfall and employment in the town centre.
CTE 13	Support the development an advanced technology building in conjunction with the IDA in Cavan Town and to support the IDA Strategy Driving Recovery and Sustainable Growth 2021-2024

2.2.8 Tourism

Cavan town has the highest number of official, Fáilte Ireland registered bed nights in the county. There are three 4-star hotels within the environs of the town and a number of B&Bs which deliver over 800 bed nights in the town. However, there are few self-catering options and no budget hostel style accommodation.

Cavan town is well served by the national bus service. The town is located in Ireland's Hidden Heartlands – one of Fáilte Ireland's national marketing propositions.

Cavan County Council received funding in 2019 via Fáilte Ireland's Destination Towns to improve public realm in the area around Townhall Street and Farnham Street and also to enhance the heritage town trail, uplighting of historic buildings, street furniture, planting and other tourism related signage around the town.

There is a lack of walking and cycling options around Cavan town. A new 1.25Km urban greenway, linking the hospital grounds with Carrickane opened in 2020. The town is in need of further marked trails for walking and cycling and extending the existing short greenway or creating a new one would be transformative for the area.

The town could be considered a gateway to the Lough Oughter lake system and Killykeen Forest Park, which is a strategic tourism site. A luxury new self-catering complex, CABU, opened in the forest park in 2019 creating 29 units. In addition, a new 12km cycleway linking Killykeen and Killeshandra was opened in 2020.

Festivals and events are important for tourists and can be attractors in encouraging new visitors. Events such as Cavan Arts Festival and Created in Cavan food events have the potential to deliver new business to Cavan town and should be fostered and encouraged to grow.

The restaurant offering in the town has improved in recent years and the town is well served with good quality cafes and coffee shops. There are two golf courses located beside the town - County Cavan Golf Club and Farnham Estate

Other tourism assets in the town include Cavan Equestrian Centre which attracts hundreds of equestrian enthusiasts to the county every year and contributes to the need for accommodation in the town. There is a tourist office in the town and a genealogy centre. Historic Town Hall has recently seen an investment of €1.5M is now operating as an arts centre and theatre. There is a need for another tourism attraction or activity in the town. Cavan County Museum and the World War 1 Trench Experience in Ballyjamesduff is a 25-minute drive away from Cavan Town.



	Cavan Town Tourism Development Objectives It is a development objective of Cavan County Council to:
CTT 01	Support the provision of tourist accommodation and associated services in Cavan Town.
CTT 02	Engage with the tourism industry in the town to ensure a coordinated and collaborative approach to the promotion of Cavan town.
CTT 03	Promote and harness the potential of Cavan Town as a tourist destination.
CTT 04	Ensure good quality tourist informational, interpretative, and directional signage in the town and at entrance points.
CTT 05	Encourage and support the delivery of tourist services in the town.
CTT 06	Support the development of public realm and public space projects in the town that will enhance and improve 'sense of place' and encourage greater dwell time amongst visitors.
CTT 07	Maintain and further enhance the public park in the town – Con Smith Park.
CTT 08	Develop activity-based tourism and use the marketing momentum behind Irelands Hidden Heartlands to integrate its tourism services into a strong and coherent offer that will build growing visitor numbers.
CTT 09	Facilitate the development of walking and cycling routes in and around the town, in particular the development of greenways.
CTT 10	Encourage sustainable and suitable tourism related development in Cavan Town.
CTT 11	Harness the potential of Lough Oughter and Killykeen Forest Park given its proximity to Cavan Town and its high-quality natural environment.
CTT 12	Support festivals and events that attract visitors and have the potential to support bed nights in the area.
CTT 13	Engage with agencies and community groups in the area that can support and make a contribution to tourism e.g., Coillte, GAA, Town Teams, Tidy Towns, Chamber of Commerce, Inland Fisheries Ireland, Waterways Ireland.

2.2.9 Sustainable Communities

Opportunity exists to accommodate the future needs of the town in a consolidated fashion, which will assist in the delivery of sustainable communities comprising of a mix of housing types, densities and tenure. An emphasis is therefore placed on building communities with a high standard of design, around the principles of place-making, green infrastructure, permeability and connectivity alongside the integration of community and recreational facilities. With relatively modest house construction over the past development plan period, this Local Area Plan seeks to allocate zoned residential lands in close proximity to neighbourhood centres, where communities have been built up. The proposed residential zoned lands are also considered to be located within good infrastructure for walking and cycling to the town centre.

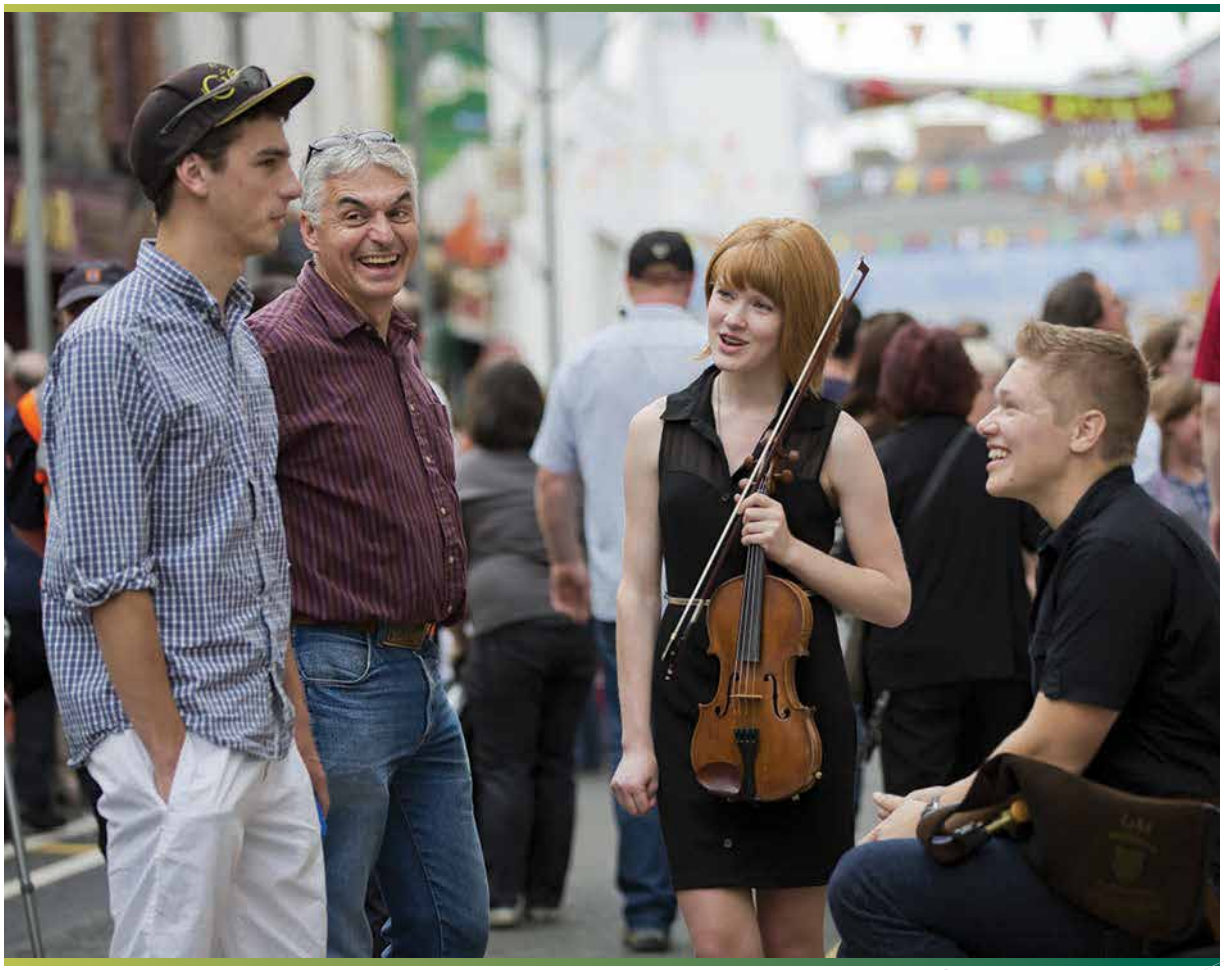
A Cavan Town " Asset and Project Overview January 2021" is contained in Appendix 25. This document provides "a moment in time" overview of assets and projects for Cavan Town.

The development strategy for Cavan Town is to support new housing and population growth, consistent with the Core Strategy, facilitating compact growth together with providing a viable alternative to rural one-off housing within the surrounding countryside. Provision is made in the plan in accordance with RPO 3.7 of the RSES, for the development of serviced sites for the identification and prioritising of a program for the provision of serviced sites within the existing footprint of Cavan Town. In this regard, a portion of land has been zoned for low density residential use with an objective to provide self-build plots.

The Local Area Plan promotes the development of green infrastructure networks both within the settlement and adjacent to tourist amenities. New development proposals will have to demonstrate how they contribute towards the creation of Green Infrastructure networks, in particular the development of green routes through the town with connections to the town centre.

Cavan town has immediate access to a range of biodiverse sites such as Swellan Lough, Green Lough, Killymooney Lough, Con Smith Park and the newly opened greenway along the old railway line. These are all accessible by foot or bike from the central core of Cavan Town. The development and increased access to these key assets in the town is a key priority for this Local Area Plan. Linkages to them from the town core and residential areas and to each other is also a consideration in the progression of green infrastructure in the town. Swellan Lough has appropriate development opportunities, especially having regard to its close proximity to the proposed Sports Campus.

There is an identified need for additional facilities within Cavan Town to cater for the large number of sporting organisations. It is recommended that support is provided for community and sporting groups within these identified areas, in particular to avail of funding opportunities under Sports Capital and the newly launched 'Realising Our



Potential: An Action Plan for Rural Development'.

The Local Economic and Community Plan (LECP) identified that we have a growing youth population which will result in increased pressure to provide an outlet for our young people through sport and appropriate facilities. A specific action within the LECP states that Cavan County Council is to 'Develop a multi-purpose sports facility for the county' and the findings from this report add weight for such a need.

The issue of health and wellbeing is becoming an increasingly important aspect for our society and one which should be encouraged. It is recommended that Cavan Sports Partnership and other supporting organisations provide support to organisations and groups on how to develop sporting activities and facilities. This could be done by producing information packs and resources to distribute to groups in order to support and inform them on the process. This will provide more opportunities for people to engage in various sporting activities.

Space can be an issue for many of the facilities based within urban areas, with many having limited availability to meet the demands for their use, or in other cases, facilities do not have the sufficient room or size available to cater for larger groups. As identified within the LECP, there is a need for a new community hub to be developed within walking distance of Cavan Town, which presents itself as a reoccurring issue under various local consultations carried out. A community hub in Cavan town is an important project that is required and which forms part of Abbeylands URDF project.

2.2.9.1 Regional Sports Facility

Cavan County Council commissioned a feasibility study for the development of a regional sports facility for County Cavan. This report sets out; the findings from a consultation process with sports clubs, community organisations and statutory bodies; the need, demand and strategic context for the development of sporting facilities and an emerging capital vision for sports facilities in County Cavan. An assessment of multiple sites and potential locations for regional sports facilities; a preferred development option and way forward for Cavan County Council and associated partners and stakeholders.

Cavan Town was identified as the most appropriate location for a facility of regional significance for the County.

The consultation process, review of the strategic context and analysis of existing provision has led to the establishment of a recommended capital vision for Cavan. This includes indoor facility with synthetic pitch surface that is suitable for a range of sports including hockey, soccer, GAA, rugby, tug of war, badminton, tennis and basketball. The indoor facility will include spectator capacity. A Sports Centre building including an enhanced four court sports hall, a gymnasium and multipurpose/ flexible studio space. A 400m athletics track, plus facilities for associated field events such as hammer, javelin, discus, shot putt, long jump, triple jump, high jump, and pole vault and grass soccer pitch inset. An outdoor, multi-sport, multi lined and floodlit 3G pitch with dimensions will be sufficient to enable Gaelic games along its length, with soccer and rugby across its width. A 25m 6 lane swimming plus secondary pool and wet changing. A changing provision and ancillary provision services both indoor and outdoor facilities and a walking & perimeter trail.

The proposed facility mix would establish a sports facility of regional significance and considerably enhance Cavan as a destination for sport and recreation, whilst meeting the need and demand identified in the consultation process.

Securing the preferred option will require partnerships with the Cavan County GAA Board and the Royal School regarding the transfer or purchase of lands to Cavan County Council and the integration with the existing capital plans at Kingspan Breffni Park. The development seeks the provision of a link road between the existing Kingspan Breffni Park stadium and the Royal school, connecting Dublin Road to Kilnavara Lane. This opens up access to Swellan and the potential for future development of outdoor activity and lakeside activity. In addition, the link road should be developed to alleviate traffic congestion into the Town Centre on the Dublin Road.

	Cavan Town Sustainable Communities Development objectives It is a development objective of Cavan County Council to:
CSC 01	Provide for new residential development in accordance with the requirements of the HNDA Housing and Core Strategy
CSC 02	Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the population of Cavan Town.
CSC 03	Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up areas.
CSC 04	Require proposals for new development to integrate with existing Green Infrastructure networks and contribute to the development and protection of overall Green Infrastructure assets.
CSC 05	Support the delivery of the Sports Campus on zoned land in Cavan Town.
CSC 06	Support the provision of social and recreational amenities in Cavan town to address gaps in these important Community facilities.
CSC 07	Provide for the expansion and development of educational, social, community and recreational facilities in the settlements.
CSC 08	Promote cycling and walking within the community through the implementation of improved walking/cycling infrastructure within the Town and its hinterlands and at areas of interest and attractions.
CSC 09	Promote appropriate development opportunities in the vicinity of Swellan Lough, Green Lough and Killymooney Lough to create an amenity site that could provide for a walking cycling route around the Loughs.
CSC 10	Protect the biodiversity and education opportunities that exists in Green Lough, Swellan Lough and Killymooney Lough.
CSC 11	Consolidate appropriate town centre uses within the central core, through higher density developments and contemporary design of exceptionally high architectural design quality.
CSC 12	Reinforce a sense of place and identity by promoting developments of distinctive character.

2.2.10 Commercial and Retail Development

Cavan Town is designated as Tier 1 of the retail hierarchy as per the Cavan County Retail Strategy 2021-2028 (Appendix 2). The primary retail street in Cavan Town is Main Street, while the main administration and commercial core is centred along Farnham Street, pubs and restaurants are notably concentrated around Bridge Street and adjoining the Main Street. While most major retailers have a presence in Cavan town, only two are located within the town centre. There is a reasonable selection of speciality and smaller convenience shops spread through the town thus making Cavan Town a likely draw from a sizeable catchment.

There is a reasonable selection of comparison retailers with most shops independently owned and a comparatively low representation from large multiples for a town of this size and catchment.

Levels of vacancy in the town centre is quite low with greater vacancy noted on the outer fringes and secondary streets where footfall is limited. Cavan Town is a reasonable scale shopping destination within the County and its wider area.

This Local Area Plan seeks to reinforce that, notwithstanding, the topographical issues that arise in Cavan Town, that Main Street and Farnham Street form the backbone of retailing in the town and these streets need to be used in an efficient manner. Site amalgamation will be considered in the context of an overall plan for the town. Three Masterplan sites have been identified in the Cavan Town Local Area Plan to support the role of Cavan town centre.

The streets of Cavan town centre are quite narrow, and footfall is moderate and thus plans to support pedestrian priority in the town centre will be encouraged. This should be carried out in conjunction with landscaping, loading bays, taxi ranks, bus stops etc. along with Public Realm improvement works. The plan also will focus on the vitality and viability of the town centre and thus seek to consolidate retailing activity within the Cavan town centre.

Cavan Town Commercial and Retail Development Objectives It is a development objective of Cavan County Council to:	
CCR 01	Sustain and enhance the retail and services offer of Cavan Town Centre in line with the County Retail Strategy with a principle of 'town centre first' approach being prioritised.
CCR 02	Support commercial opportunities within Cavan town centre which harnesses the potential of the town for economic growth and sustainability.
CCR 03	Reinforce the centre of Cavan Town as the proper location for new commercial and retail development, with emphasis on quality of design, positive contribution to the existing streetscape and protection of existing heritage landscapes.
CCR 04	Support the provision of mixed-use developments in the town centre which create opportunities to live, work and shop within the town and reduce the car-based travel.
CCR 05	Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.
CCR 06	Promote the priority of pedestrian movement in the town core.

2.2.11 Regeneration and Placemaking

A number of key sites exist within Cavan town which present the potential for physical and social regeneration with the support of private and public-sector expertise and investment, including NPF and European funding. In particular, the Urban Regeneration and Development Fund operated by the Department of Housing, Local Government and Heritage is available to support more compact and sustainable development. This will enable a greater proportion of residential and mixed-use development to be delivered within the existing built-up footprints of our towns and to ensure that more parts of our urban areas can become attractive and vibrant places in which people choose to live and work, as well as to invest and to visit.

Accordingly, the potential for better use of under-utilised and vacant sites and buildings within the existing built-up footprint of Cavan Town to drive the delivery of quality housing, services and employment opportunities, in tandem with supporting social infrastructure is promoted. Three Masterplan sites have been identified for comprehensive redevelopment or refurbishment on existing brownfield/infill lands over the lifetime of the plan. The redevelopment of these sites represents an opportunity to contribute to Cavan towns rejuvenation and revitalisation and in contributing to the overall improvement of the public realm and visual amenity.

Proposals for strategic brownfield and infill sites should be accompanied by a site brief and/or masterplan that sets out a phased programme for the regeneration of the site and demonstrates how the proposal will comply with the National Guidelines, that seek to achieve sustainable compact development and to integrate principles of good urban design and placemaking.

Cavan Town provides the focus for a wide variety of activities that contribute to a sense of place and identity. The town plays an important economic, social and cultural role with the main priority of consolidation in the existing centre and support existing businesses and activities, in order to maintain vibrancy.

The Cavan Town Revitalisation Plan 2018 has a number of specific proposals including street redesign, car parking, public space, pedestrianisation, recreation and river and lakeside amenity space proposals. The Revitalisation Plan's aim to enhance the town as an attractive place in which to live and work and to address economic and social decline. The holistic and inclusive approach undertaken identifies a wide range of projects throughout the entire county to be implemented over the short, medium and long term. It provides guidance on a suite of interventions that will have a transformative impact on Cavan town.

The Cavan Town Revitalisation Plan 2018 includes proposals recommended at a county and Town specific basis. There are a number of Cavan Towns Specific Proposals that incorporate the following themes

1. Accessibility
2. Streetscape
3. Amenities and Services
4. Builtform
5. Initiatives and Events

2.2.12 Masterplans

Masterplans are required for three specified sites in Cavan Town as per the Land Use Zoning Map. They will establish strategic planning principles for each area as per its specifications below. They will set out an overall urban design framework for the development of the area. The Planning Authority will take a lead role in the preparation of masterplan, in conjunction with all other relevant parties, masterplans shall be agreed prior to lodgement as part of any Planning Application. Notwithstanding, the fact that the lands have been zoned in the Plans, no significant planning permission for development will be granted until the Masterplan for development of the area, as a whole, has been agreed with the Planning Authority.

Each Masterplan shall include as a minimum.

- A written statement and a plan or series of plans indicating the objectives, in such detail as may be determined by the Planning Authority, for the proper planning and sustainable development of the area to which it applies.
- Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and general appearance and design, including that of the public realm. Designs should be sympathetic to the nature of the area as well as sympathetic to the town.
- Plans for the likely phasing of development.
- Plans which are consistent with the policies and objectives of the County Development Plan.
- Guidance on high quality architectural treatment with respect to topography, urban structure and built form consistent with the established character of the town.
- Issues pertinent to the sustainable management and conservation of Biodiversity shall be considered in all Masterplans.
- A full public consultation strategy.

2.2.12.1 Masterplan 1 - Abbeylands

Cavan County Council in collaboration with Cavan Town Team and key private sector property owners in Cavan town centre propose to undertake a structured scheme of works to redevelop a significant area of backlands in the town core of the County town, with the purpose of rejuvenating the town core which has been in steep decline in recent years. This part of the town core which is known as 'Abbeylands' is an open green space in the heart of Cavan Town, that is currently only accessible from a single point of access. It is the old town core and currently serves no commercial purpose despite its location in the heart of the town. It is surrounded by the rear of properties that front Main Street, Abbey Street, Town Hall Street and Bridge Street.

It is proposed to create a public and civic space in the town core with the Abbeylands site as its core and to create the first pedestrianised area in the town. The site would be opened up for development by constructing new pedestrian access routes to this central point 'Abbeylands Urban Park' from the surrounding streets. The properties surrounding the Abbeylands park/plaza area would in turn be developed as new street front properties. These would include substantial key sites including the former McIntyre's site, Donohoes site, Bank of Ireland, Post Office sorting office site and MacKennas site. Cavan County Council already owns a number of key properties and is in the process of securing further key sites that abut Abbeylands, to drive the project forward and act as a catalyst for private sector investment. This project requires a collaborative approach to be taken, as many of the properties surrounding Abbeylands are privately owned.

Cavan County Council were successful in the URDF application to develop a phased scheme of works to a tender ready stage, in addition to the preparation of a masterplan. The Abbeylands Masterplan is complete. Cavan County Council has secured capital funding under the URDF to redevelop this key town core site.

2.2.12.2 Masterplan 2 (Main St, Ashe St., Farnham St.)

The Cavan Town Local Area Plan requires the preparation of a Masterplan for the area around Main Street, Ashe Street and Farnham Street to incorporate appropriate mixed use that will improve the town core vitality and viability. The need and quantum of such uses shall be identified as part of the Masterplan preparation. The Masterplan shall be prepared in conjunction with relevant departments of Cavan County Council. On completion, the Masterplan shall be submitted to the Planning Authority for approval prior to the submission of any planning application. Proposals shall ensure the residential

Figure 2.2 Abbeylands Masterplan Vision



amenities of existing and future residents are protected and shall include details of traffic impacts and road safety. Safe and accessible linkages shall be of paramount importance along with appropriate design and sufficient public realm. Piecemeal development will not be permitted, only an overall integrated proposal will be acceptable. Proposals for the site shall be subject to the Environmental, Natural and Built Heritage policies and objectives of this Plan. Details of how the Masterplan will address Sustainable Design Principles shall be clearly addressed in the Masterplan.

2.2.12.3 Masterplan 3 (North West of Farnham St.)

The Cavan Town Local Area Plan requires the preparation of a Masterplan for the area to the west and north west of Farnham Street to incorporate appropriate mixed use that will improve town core vitality and viability. Development in this location must ensure that the redevelopment of the area respects the existing street layout and prevalent design features of Farnham Street. The need and quantum of such uses shall be identified as part of the Masterplan preparation. Vehicular and pedestrian access to and from the site to the Masterplan shall be clearly defined, as well as, provision for a public car park. Views and vistas to the Cathedral from elevated points of the towns shall be a key consideration. Proposals shall ensure the residential amenities of existing and future residents are protected and details of traffic impacts and road safety shall be included. Safe and accessible linkages shall be of paramount importance along with appropriate design and sufficient public realm. Piecemeal development will not be permitted, only an overall integrated proposal will be acceptable. Proposals for the site shall be subject to the Environmental, Natural and Built Heritage policies and objectives of this Plan. Details of how the Masterplan will address Sustainable Design Principles shall be clearly addressed in the Masterplan.

The Masterplan shall be prepared in conjunction with relevant departments of Cavan County Council. On completion, the Masterplan shall be submitted to the Planning Authority for approval prior to the submission of any substantial planning application.

	Cavan Town Placemaking and Regeneration Development Objectives It is a development objective of Cavan County Council to:
CPR 01	Support the implementation of the Cavan Town Revitalisation Plan 2018.
CPR 02	Encourage the appropriate reuse and regeneration of derelict and underused premises and sites in Cavan Town.
CPR 03	Promote the regeneration of backlands of Cavan town in a sustainable manner.
CPR 04	Continue to identify sites in poor state of repair or neglect under the Derelicts Sites Act and support their regeneration.
CPR 05	Ensure that the Town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.
CPR 06	Actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the Cavan Town.
CPR 07	Support the provision of mixed-use developments in the town centre which create opportunities to live, work, shop etc. within the town and reduce the need to travel by private car.
CPR 08	Provide and promote the delivery of the Abbeylands Masterplan, having successfully secured URDF capital funding.
CPR 09	Require the preparation of Masterplans 2 and 3 to ensure the orderly and integrated development of these key strategic sites.

2.2.13 Natural and Built Heritage

Cavan Town is part of the UNESCO designated Cuilcagh Lakelands Global Geopark and includes the Green Lough, Kilmore Cathedral and Killykeen Forest Park outside of the town. The heritage of Cavan Town is very much influenced by its proximity to Lough Oughter and associated lakes. Much of the built heritage has close connections with the lakes and these very lakes continue to impact modern day lives through fishing, transport and recreation. The development of Cavan Greenway, Con Smith Park, Old Railway Cycle Trail and The Green Lough have had not only ecological benefits, but also provide a focal point for active and passive recreation, thus contributing to the quality of life of the community.

The natural heritage of Cavan Town includes the natural environment, biodiversity and green infrastructure. This heritage is an asset which can be promoted to present a positive image of the town.

Cavan Town is very much connected to Lough Oughter and Associated Loughs complex which occupies much of the lowland drumlin belt in north and central County Cavan between Belturbet, Killeshandra and Cavan Town. It is a maze of waterways, islands, small lakes and peninsulas. Lough Oughter is the largest lake site, is relatively shallow and the main inflowing river is the Erne which connects lakes to the Upper Erne and lower Erne to the South. Typical habitats include lakes, bogs, woodland, marsh and reedbed. The lake is very much a journey connecting with the past and with nature.

Cavan Town Greenway is newly developed and its extension presents enormous opportunities not only for our ecology and the creation of ecological corridors, but for people's health and well-being. It was completed under the SMARTER Travel initiative and actively encourages people to choose cycling and walking over motor cars, thereby reducing carbon emissions. Cavan Green Lough, a Geopark site, is a wonderful resource on the outskirts of Cavan Town which has both a recreational and educational value. This site is fully wheelchair accessible and the installation of paths, viewing platforms, and timber decking allows access through marsh land. Con Smith Memorial Park located along Cathedral Road in Cavan Town is a well utilised green space which is used by all sectors of the community.

Cavan Town has two Architectural Conservation Areas, namely Bridge Street Architectural Conservation Area and Farnham Street Architectural Conservation Area.

2.2.13.1 Bridge Street Architectural Conservation Area

Bridge Street Architectural Conservation Area is located in the historic centre of Cavan Town. The height of the buildings and the narrow street give an enclosed character to the street, a characteristic of medieval towns. It is one of the oldest

routes in Cavan Town which leads from St. Mary's Abbey to the castle of the O'Reilly's on Tullymongan Hill on the east side of Main Street. The street rises gradually at the Cavan River towards Main Street to the east and rises towards College Street to the west. The street is crossed by Abbey Street to the northwest. The loss of early buildings during repeated infractions has meant Cavan's Buildings are predominantly 18th and 19th century in date although the early street pattern does survive as evidenced in Bridge Street ACA.

2.2.13.2 Farnham Street Architectural Conservation Area

Farnham Street Architectural Conservation Area lies to the West of Cavan's Main Street and stretches from the Cavan River at its South end to a junction with Church Road at its north end. The straight and wide street is lined with prominent public buildings, places of public worship and fine terraced houses. A long wide throughfare laid out by the Maxwell family is in the style of a continental boulevard. Farnham Street ACA is in sharp contrast to Main Street which grew over the course of centuries. Farnham Street remains a busy hub of social, civic and economic activity today.

The prominent Town Hall was built during the period 1907 to 1910 to a design by architect William Scott and the site was donated by Lord Farnham. The building has undergone refurbishment recently and is now known as Townhall Cavan Arts Space, a new contemporary arts space in Cavan Town.



Figure 2.3 Bridge Street ACA

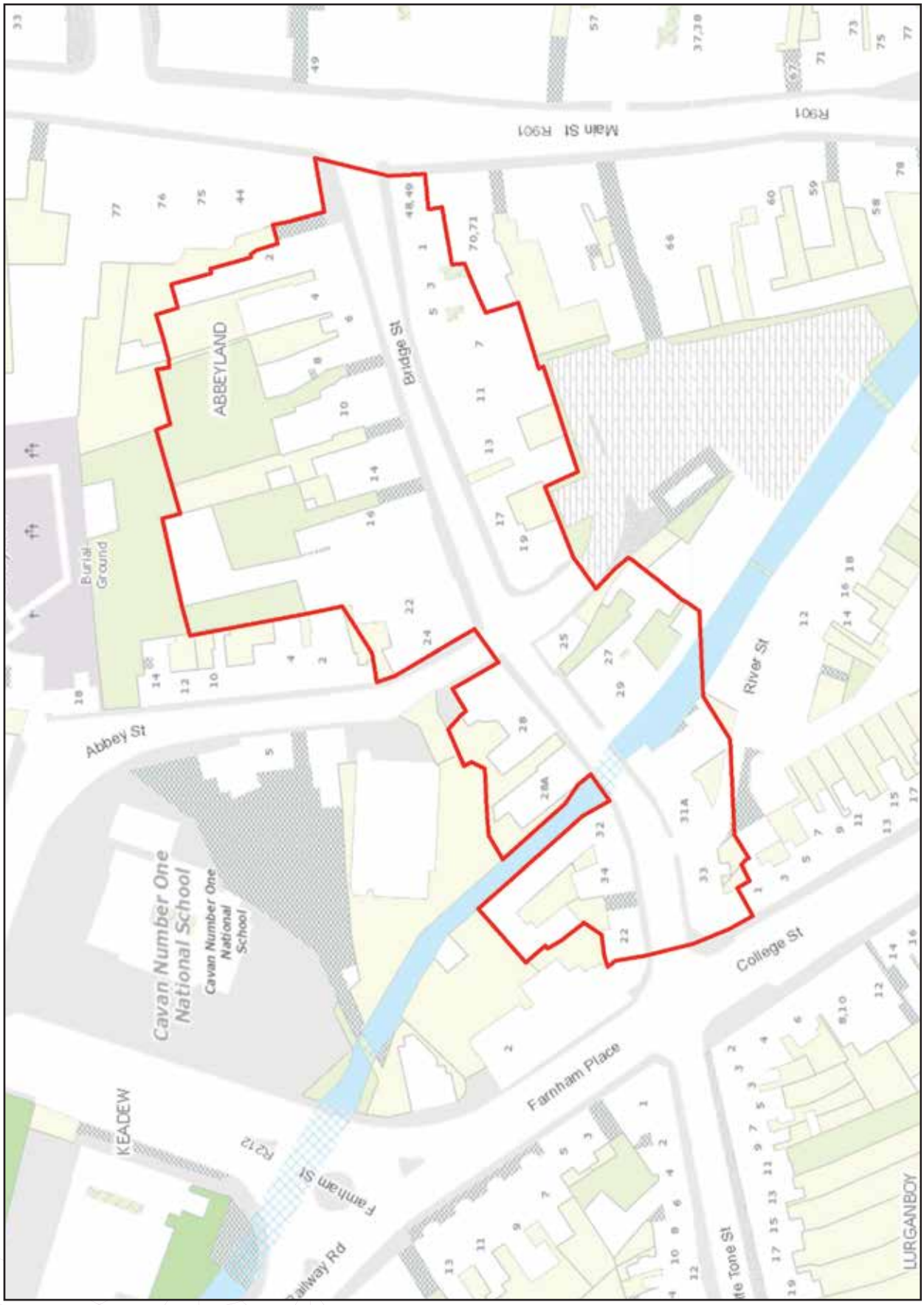


Figure 2.4 Farnham Street ACA



	Cavan Town Natural and Built Heritage Development Objectives It is a development objective of Cavan County Council to:
CTH 01	Protect, enhance, create and connect natural heritage, green spaces and high quality amenity spaces throughout Cavan for biodiversity and recreation whilst ensuring the design and operation of routes respond to the ecological protection and needs of each site.
CTH 02	Explore the feasibility of further developing the links between the built and natural heritage of Cavan Town in particular the influence that Lough Oughter and Associated Lakes has had in connecting people, places and nature focusing on the story of Lough Oughter.
CTH 03	Explore the feasibility of mixing walking with cycling and water based trails in and around Cavan Town.
CTH 04	Support the extension of Cavan Greenway and disused railway lines.
CTH 05	Seek to preserve, protect and maintain trees of special amenity, conservation or landscape value in Cavan.
CTH 06	Carry out and require planting of native trees, hedgerows and vegetation on all new developments. All planting should be pollinator friendly and in accordance with the All-Ireland Pollinator Plan and Pollinator Guidelines for Communities and in accordance with Appendix 23.
CTH 07	Prohibit any development that would result in a significant deterioration of habitats or disturbance of species in Lough Oughter and Associated Loughs.
CTH 08	Protect environmental quality in Cavan through the implementation of European, National and Regional policy and legislation relating to air quality, greenhouse gas emissions, climate change, light pollution, noise pollution and waste management.
CTH 09	Conserve, protect and enhance the built heritage of Cavan including all Protected Structures and attendant grounds, Bridge Street ACA and Farnham Street ACA, Records of Monuments and Places in accordance with best conservation practice.
CTH 10	Positively consider proposals to improve, alter, extend or change use of protected structures to accommodate for modern use, subject to suitably qualified conservation architects and other relevant experts, suitable design, materials and consultation methods. This should demonstrate that the structure, character, appearance and setting will not be adversely affected.
CTH 11	Support the re-introduction of traditional features on protected structures of Bridge Street and Farnham Street ACA's particularly where there is evidence these features previously existed.
CTH 12	Support schemes for the conservation and enhancement of the character and appearance of the traditional town core such as the Abbeylands Masterplan.
CTH 13	Ensure heritage assets which are the focus for heritage development in Cavan are appropriately managed and their special interest is conserved from potential adverse effects from visitors or development in general and that best practice in relation to the environmental management of tourism enterprises is adhered to.
CTH 14	Ensure Archaeological assessment is carried out as required and promote 'preservation in situ of archaeological sites and /or features.
CTH 15	Protect previously unknown archaeological sites and features, including underwater sites where they are discovered during development works.

2.2.14 Map Based Specific Objectives

Map based specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1 Promote and provide for public realm improvements in Cavan Town centre to create a pedestrian/cycle friendly environment.

2 Ensure the delivery of the Abbeylands Masterplan.

3 Promote the amenity at Killymooney Lough taking advantage of its high point with views over Cavan town. Support the development of a public open space, amenity and recreational area, building on this area of natural importance. Identify a potential link from the existing Greenway to connect with Killymooney Lough.

4 Support the opportunity to create a modern interpretation of O'Reilly's castle.

5 Support the expansion and development of Con Smith Park to promote and support -

- Better visual linkages/signage from the town core to Con Smith amenity
- Improved amenity opportunities
- The potential to expand Con Smith Park
- Car parking zones that are not visible from public realm
- Links to Breffni College, Ballyhaise Road and St Patricks College through the park.
- The provision of a link from Con Smith Park to Farnham Street by way of parkway/ boulevard
- The creation of a shared surface axial tree lined link, from Con Smith park on the axis of Farnham Street

6 Support the provision of a Sport Campus to build on existing sporting facilities, with the provision of additional pitch's and supporting infrastructure as well as:

- Create permeability and linkages to the central town core and Dublin Road through strategic movement corridors
- Identify appropriate development opportunities
- Create visual and physical linkages to Swellan Lough
- Support and provide amenity opportunities

7 Support the increased usage of Swellan Lough by

- Creation of permeability/linkages to the central town core and Railway road, creating pedestrian and cycle friendly dedicated routes
- Consideration of appropriate development opportunities
- Creation of an amenity site and walking, cycling routes around the Lough Swellan
- Provision and protection of biodiversity/ wildlife with local and national initiatives/ education opportunities
- Creation of a modern visitor attraction
- Linkages to old railway line/greenway and Dublin Road

8 Support the protection and reinforcement of uses associated with Cavan General Hospital and the creation of permeability linkages to the central town and old railway line/ greenway.

9 Support existing and proposed enterprise and employment uses in this area by the support of

- Linkages and permeability to the town centre
- Appropriate development opportunities

10 Support Cavan Equestrian Centre as an events centre and though the creation of permeability, linkages to the town centre and old railway greenway line and an adequate road/cycle and pedestrian network.

11 Improve and enhance the Market Square as a public open space.

12 Promote and redevelop the "Egg Market" with appropriate market and commercial uses, whilst having regard to its proximity to the Kennypottle River and explore linkages to the Old Mill with a view to regeneration and improved access to this area.

13 Facilitate appropriate and co-ordinated backland development.

14 Provide for linear river walk. To maintain an exclusion zone along the length of the river, which would be kept free from development, this would be of appropriate width depending on gradients along both sides of the river. This area will form a linear parkway and wildlife corridor.

15 Promote the redevelopment of this key site as a gateway entrance to the town and improve traffic and cyclist/pedestrian movements.

16 Protect vistas of the cathedral.

17 Promote and support the expansion of the development of a greenway in Cavan town.

18 Support the growth of an ecological park of Green Lough in conjunction with education, heritage and artistic uses. Support the increased access to the site from the south of the site, in order to facilitate the provision of a public open space close to this neighbourhood centre.

19 Provide in any development appropriate public access to link with Greenway Infrastructure.

20 Facilitate appropriate redevelopment of the old 'St. Felims'/Workhouse using conservation-led best practices with regard to the protected structure and graveyard. Any development for enterprise and employment use shall provide for office, research and development type employment in a high quality built and landscaped environment. An emphasis on exemplar sustainable design and aesthetic quality will be promoted having regard to the Protected Structures. Developments on this site shall take cognisance of the setting of the Protected Structures.

21 Provide for office, research and development and high technology type employment in a high quality built and landscaped environment campus style settings. An emphasis on exemplar sustainable design and aesthetic quality will be promoted. Developments on this site shall take cognisance of the site and its importance as a gateway to Cavan town.

22 That a minimum of 4 acres of this site is used as useable public open space that is designed in a way that serves the wider community in this area.

23 Development at this location shall require connection to public services

24 Promote public pedestrian links from this site to the public road on remaining open space lands

25 Due cognisance and protection shall be afforded to the natural and built heritage of the site, including Swellan Lough and its tributaries and the recorded monument to the south of the site.

26 Development shall be high quality with the design and layout proposed taking cognisance of the topography of the site and the adjoining residential amenities.

27 The delivery of useable open space shall be completed as part of any residential development.

28 Facilitate the appropriate access to proposed residential lands to the west of the site that does not compromise the future potential of the subject lands.

29 With respect to lands within Flood Zones A and B (with underlying zoning as Proposed Residential), permissible Uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone, (refer to the accompanying Strategic Flood Risk Assessment and Plan Section 13.7)

30 Development shall include proposals for noise mitigation measures and suitable separation distance from the national road.

31 Site identified as being at risk under future climate scenarios (see Appendix I of SRFA Addendum). Any new uses at this site will generally be limited to less vulnerable uses. This limitation shall take primacy over any other related land use zoning provision. Any proposals for development at this site shall demonstrate compliance with the Plan's flood risk management and drainage provisions.

2.3 Self-Sustaining Growth Town (Place of Strategic Potential) Virginia

2.3.1 Context

This written statement provides an overview of the development strategy for Virginia. Virginia has been identified in the Northern and Western Regional Spatial and Economic Strategy (RSES) as a Place of Strategic Potential performing important sub-regional functions for employment, housing and services. Virginia is identified as a hub for the east of the County with the RSES identifying the need to address the commuting out of the county by providing employment and support services. It is described as a Self Sustaining Growth Town in the County Settlement Hierarchy. The town has significant service and employment functions, good regional transport links and has the capacity for continued growth to become more self sustaining.

2.3.2 Town Character

Virginia is an important growth Town in the south east of the county located on the N-3 between Cavan Town and Dublin. The settlement benefits from access to the national route and its proximity to the M3 motorway. The Town has a strong commercial and industrial base with its strategic location attracting significant investment resulting in a buoyant local economy and a strong demand for residential developments.

Virginia developed during the 17th Century Plantation of Ulster. In the early decades of the nineteenth century the Marquis of Headfort developed Virginia from a plantation village into a thriving Market Town with a Church, a Constabulary Barracks, Court, and a Malting and Brewing establishment.

The Town sits on the shores of Lough Ramor and adjacent to Virginia Forest Park- both amenities enjoyed by residents and tourists alike.

Table 2.3.1 Fact Table

Position in Settlement Hierarchy	Self Sustaining Growth Town
2016 Population	2648
2011 Population	2282
Percentage Change 2011-2016	16% (366)
2028 Population Projection	3510
Housing Supply Target 2022-2018	364
Resident Workers 2016	1066
Total Jobs 2016	640
Jobs-Workforce Ratio 2016	0.600
Education (2020/2021 Enrolment)	1 primary school (446 pupils) 1 secondary school (754 pupils) Childcare options



2.3.3 Strategy and Vision

Virginia performs important retail, residential, service and amenity functions for local rural hinterlands as well as the Towns urban population. Opportunity exists to increase the economic profile of the Town by zoning additional lands for employment use and by maximising the potential of the strategic location of Virginia.

Virginia experienced the highest population growth of all Tier 2 towns as defined in the 2014-2020 Development Plan with 16% growth and an increase of 366 persons.

The Core Strategy set out in Chapter 1 of this Plan projects that the population of Virginia Town will grow to 3,510 over this Plan period. This housing requirement will be accommodated in the town core, mixed use and brownfield sites of Virginia alongside land zoned for proposed residential and for low density residential which will accommodate an alternative to one off dwellings. In this settlement strategy, Virginia is identified as a Self Sustaining Growth Town that will be promoted in driving growth and economic development in the south east of the County.

Virginia has significant employment and service functions relative to its regional and local catchment. It has good regional transport links and has the capacity for continued commensurate growth to become more self-sustaining. It supports the regional driver role of Cavan and acts as an important local driver providing a range of functions for its resident population and its surrounding catchment including housing, employment, services, retail and leisure opportunities. The town should grow at a sustainable level appropriate to its position in the settlement hierarchy.

The lack of zoned economic lands has been identified as a serious constraint in the Town and so this plan seeks to address this concern in order to comply with the designation of Virginia as having strategic development potential in the RSES. The RSES has indicated that the commuting from the Town needs to be addressed by providng employment and support services. The RSES recognises that Virginia is strongly positioned to attract businesses, that need access to the Belfast/ Dublin corridor, available talent, quality of life and housing.

	Virginia General Development Objectives It is a development objective of Cavan County Council to:
VG 01	Promote the development of Virginia as a driver of economic growth in the South East of the county and fulfil its role as a designated Self-Sustaining Growth Town.
VG 02	Support the investment in community, social, retail and economic opportunities to fulfil its role as a designated Self-Sustaining Growth Town and to complement the town's population.
VG 03	Encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities and services that meet the needs of the entire community and accord with the principles of universal design and Age Friendly standards.
VG 04	Engage with the community and relevant stakeholders to promote and support the regeneration of Virginia through identification of significant regeneration projects along with associated funding streams including Rural Regeneration and Development Fund.
VG 05	Provide for the creation of sustainable communities in Virginia by identifying sufficient land for new development, in particular housing, enterprise and employment, community, recreational and tourism uses.

2.3.4 Physical Infrastructure

Virginia is served by an existing wastewater treatment plant which requires upgrade. Works are ongoing in addressing this issue. Water is connected to Bailieborough RWSS with source from same as Skeagh lake in Bailieboro. Virginia is the last Town on the N3 national route from Dublin to Northern Ireland border which has not been bypassed. The RSES for the Northern and Western Regional Assembly identifies as one of its ambitions, the promotion of connectivity as a driver of economic growth and employment. The bypass for Virginia has been identified as one of the investment commitments in the National Development Plan to bring to pre-appraisal and early planning stages, with a view to progress to construction and delivery within the lifetime of the RSES. This project is currently progressing through the planning and design phases.

Green infrastructure is essential to delivering the Town's economic competitiveness, an improved quality of life and improved social inclusion. Increased development pressure will inevitably lead to an increase in traffic levels. It is essential that traffic is managed so as to minimise future congestion. This plan aims to achieve a more balanced and sustainable pattern of movement in Virginia and undertake to facilitate the provision of a greater choice of transport modes.

Virginia Physical Infrastructure Development Objectives It is a development objective of Cavan County Council to:	
VI 01	Support the delivery of the infrastructure that Virginia requires to grow to a Self Sustaining Growth Town including effluent treatment plant upgrade and the new bypass.
VI 02	Support the development of green infrastructure, river walkways and access from amenities to the town centre.
VI 03	Co-operate with the relevant authorities in relation to the proposed Virginia by-pass for the Town and support its delivery.
VI 04	Commence the preparation of a Local Transport Plan (LTP) for Virginia in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within two years of the adoption of the County Development Plan.

2.3.5 Economic Development

The role of Virginia as a hub for the east of County Cavan cannot be underestimated. Virginia's strategic location can be regarded as our gateway not only to the Dublin Metropolitan Area, but also the Dublin-Belfast cross border network and the South and the West of Ireland. The Regional Spatial and Economic Strategy for the Northern and Western Region depicts an Economic Strategy that builds on the identified strengths of the region and seeks to sustain a strong economy and support the creation of quality jobs that ensure a good living standard for all. This strategy advocates Virginia as a hub for employment, housing and services, noting its strong position to attract businesses that need access to the Belfast/ Dublin corridor, available talent, quality of life and housing. In addition to this, the National Planning Framework also talks about addressing economic resilience and connectivity as key strategic priorities for the Cavan area. *"The maintenance of seamless cross-border movement for people, goods and services, together with improvements in digital and physical infrastructure will create new opportunities to leverage employment and for sustainable population growth. Enhanced connectivity would result in this area being strategically located almost equidistant between the Dublin, Belfast and Derry City regions in terms of time, as well as distance".*

It is also noted that the Cavan area has the capacity to provide suitable alternative locations for larger employers in comparison to city areas where increasingly, issues like water supply, traffic congestion and lack of housing are acting as barriers to economic development, as well as offering a better quality of life with less drive time. There exists the innate opportunity to target such locations as alternatives to the Dublin area.

The RSES states that commuting out of the county is an issue that needs to be addressed by providing employment and support services and advocates that Virginia is in a strong position to attract businesses, that need access to the Belfast/ Dublin corridor, available talent, quality of life and housing.

Between 2011-2016 the population of Virginia increased by 366 people. The total population of Virginia is 2,648 which represents approximately 3.5% of the population of the county (76,176) in 2016. However, when considering the economic development potential of a strategic hub like Virginia, it is important to look at the population within a 30 minute drivetime which is 80,680 and within 1 hour drivetime there is a total population of 627,406.

There are 1,354 people residing in the Virginia settlement area who are classed as being "At Work". Of these workers, a total of 24% (323) are employed in Virginia, 16% (215) are employed elsewhere in Cavan, 36% (483) commute out of the County for employment and the remaining 25% (333) are either Mobile workers or have a blank or un-codable destination.

Virginia is an important employment and service centre in that it supports a total of 1,011 jobs. Of these, 32% (323) are undertaken by local residents living in Virginia, 48% (485) are undertaken by workers living elsewhere in County Cavan and the remaining 20% (203) are undertaken by workers who commute to Virginia from outside the county.

According to POWCAR 2016, there are 1,011 jobs based in Virginia. This accounts for 4.9% of all jobs based in the county. Although 52% of the resident workers in Virginia are employed elsewhere, Virginia is the employment destination for 688 workers from outside the settlement. The Town is a net exporter of jobs (-343).

Virginia has a good mix of professional, business, retail and other services within the Town. It is the policy of this plan to support existing enterprise within and outside of Virginia, including the expanding of the existing Food Cluster containing Glanbia and AW Ennis east of Virginia.

The Agri-Food sector is vital to the region and particularly to County Cavan. Whilst the sector is well established in the Central Border Region, there is undoubtedly room for further growth in the area with annual economic growth at 4%. Small and Medium Size Enterprises (SMEs) will provide much of this growth over the next 10 years, and these types of businesses must be supported. Given the majority of these companies are located outside of our main identified Urban Centre's, sectoral expansion in agri-food must be facilitated in our Rural Towns and Villages, but particularly in Virginia with the existing agri-food cluster of Glanbia and AW Ennis feeds.

Many of jobs in Virginia are concentrated in the Town centre area, commerce and trade, professional services and manufacturing industries are the among the largest industries of employment within the settlement itself. Virginia's competitive advantage is based on its unique location, being the most easterly Town in the County. The Dublin Metropolitan Area is within a 30-minute drive as a result of improved transport links, notable the M3. The Virginia Bypass is a key piece of infrastructure required to facilitate sustainable economic growth within the County. The importance of this piece of infrastructure is acknowledged and the Plan supports the development of this bypass in accordance with the proper planning and sustainable development of this self-sustaining growth town. It is imperative that the bypass facilitates and enhances the economic development of the area and does not in any way hinder this growth as a result of its route or environmental impact.

Cavan County Council concurs with the NPF and the RSES's opinion that there are opportunities to further enhance the economic performance of Virginia by capitalising on its strategic location and the associated national and international connectivity that this provides.

A study undertaken by Cavan County Council to examine and recommend future commercial lands in Virginia was carried out. It notes that the RSES seeks to promote employment growth and economic development of regional scale and Virginia has been identified as a town with a specific focus on strategic development potential of a regional scale exists. The study addresses deficits in terms of economic activity in Virginia and sets out the following aims for Virginia:

1. Attract large scale operators
2. Reduce the loss of economic activity and businesses to other locations
3. Reduce the level of commuting.
4. Retain employment in Virginia
5. Create sustainable and attractive family and work-life balance for the residents of Virginia and its environs

Three preferred locations have been identified and are considered to support commercial development and should be promoted for future commercial development in the development plan. The 3 sites include:

1. Lands at Burrencarragh Virginia – this strategic employment site at Burrencarragh is considered to be a suitable site in accordance with the NPF and the RSES where there are opportunities to further enhance the economic performance of Virginia by capitalising on its strategic location and the associated national and international connectivity that this provides. The lands

in question are considered appropriate for large scale employment generating uses of a strategic importance with a notable land requirement. RSES regconises the existing "Food Cluster of AW Ennis and Glanbia" and its potential. These lands will help achieve growth at this area. The development of this site will promote sustainable economic development in Virginia through the promotion of identified economic growth areas which provide employment opportunities and reduce the volume of long distance commuting.

2. Lands in the east of Virginia have the potential for future economic development that could support/enhance the existing business community in the area and create a more defined economic hub in the Town. The development of these lands could support local business needs and be developed in a phased manner as demand requires. A future link road between the lands towards the Bailieborough Road may serve to alleviate vehicular movement and traffic congestion in the Town centre. These lands support sustainable transport options such as walking and cycling to work.
3. Lands to the north of the Town centre and abut the N3. The lands are generally underdeveloped in contrast to other parts of Virginia. The development of this location could serve to improve economic activity in and around the northern fringes of Virginia Town. The proximity of the Town centre supports accessibility to services and infrastructure. The proximity promotes more sustainable transport options such as walking and cycling to work which is a targeted objectives of the RSES. These 3 areas are subject to the preparation of Masterplans.

	Virginia Economic Development Objectives It is a development objective of Cavan County Council to:
VE 01	Promote sustainable economic development in Virginia through the promotion of identified economic growth areas which provide employment opportunities locally and reduce the volume of commuting.
VE 02	Support the growth of Virginia as a location of strategic development potential of a regional scale and support the existing Food Cluster containing Glanbia and AW Ennis east of Virginia.
VE 03	Promote and facilitate the sustainable growth of Virginia as a hub for the east of the County, in terms of economic, housing and services. Support the development of strategic employment lands identified in the Town.
VE 04	Support the consolidation and growth of existing enterprises and the development of employment opportunities within the Town and facilitate the establishment of new enterprise and employment uses on lands identified for employment purposes.
VE 05	New enterprises shall demonstrate high quality architectural built form that contributes to a positive sense of space and distinctiveness.
VE 06	Support the continued development of existing business and retail parks in Virginia.
VE 07	Enhance the physical appearance of existing enterprise parks in Virginia.
VE 08	Prepare masterplans 4,5, and 6 which shall be approved by the Planning Authority prior to the development of the lands.

2.3.6 Tourism

Virginia is a picturesque Town, on the banks of Lough Ramor, and has much potential as a tourism Town. Virginia is located in Ireland's Hidden Heartlands, Fáilte Ireland's marketing proposition for the county. There is a sizable accommodation base locally with bednights available in guesthouses and hotels, many located on the banks of Lough Ramor. There is also a caravan and campsite nearby. The Town is well served with cafes, gastro pubs and restaurants.

Virginia is located on the N3 creating good access from Dublin and the east of the country. The Town is 10km from one of Cavan's most popular visitor attractions – Cavan County Museum and the World War 1 Trench Experience. Other nearby attractions include Crafts of Ireland and Killinkere Pet Farm, both located within a short driving distance from the Town. St. Kilian's Heritage Centre in Mullagh is 11km away and Lough Crew Cairns is within driving distance.

Deerpark Forest is located nearby and pedestrian access to the forest is available directly from the Town. Owned by Coillte, Deerpark is a popular local amenity, of rich heritage value and has the potential for further development. Lough Ramor and its lakeside amenity area is also accessible from the Town. There has been significant investment in the lakeside amenity area in recent years under the Town and Village Renewal Scheme, with funding also provided by Cavan County Council. Lough Ramor is the biggest lake in the area at 800 hectares and is regarded as a good coarse and pike fishing destination. There is a Ramor Watersports Club operating a marina at the Lakeside Manor. Eight of the berths on the marina are available to visitors.

The Virginia Show centre is located in the Town and is home to the annual Virginia Show every August. The long-established Ramor Theatre is located in the Town. €5.3million of funding has been committed to its expansion and the creation of a new Virginia Civic centre. This transformative Town centre Rural Regeneration and Development Fund Project will involve the creation of a new library, theatre space and multipurpose civic event facilities.



	Virginia Tourism Development objectives It is a development objective of Cavan County Council to:
VT 01	Support the provision of tourist accommodation and associated services in Virginia.
VT 02	Encourage sustainable and suitable tourism related development.
VT 03	Engage with Fáilte Ireland and the Ireland's Hidden Heartlands team to ensure maximum benefits for Virginia and East Cavan.
VT 04	Continue to work with the tourism industry locally to ensure a coordinated and collaborative approach for tourism signage, promotion and infrastructure.
VT 05	Encourage and support the delivery of tourist services in the Town.
VT 06	Harness the potential of Lough Ramor, the marina, and Deerpark Forest for outdoor recreation.
VT 07	Support festivals and events that attract visitors and have the potential to create an increase in bed nights.

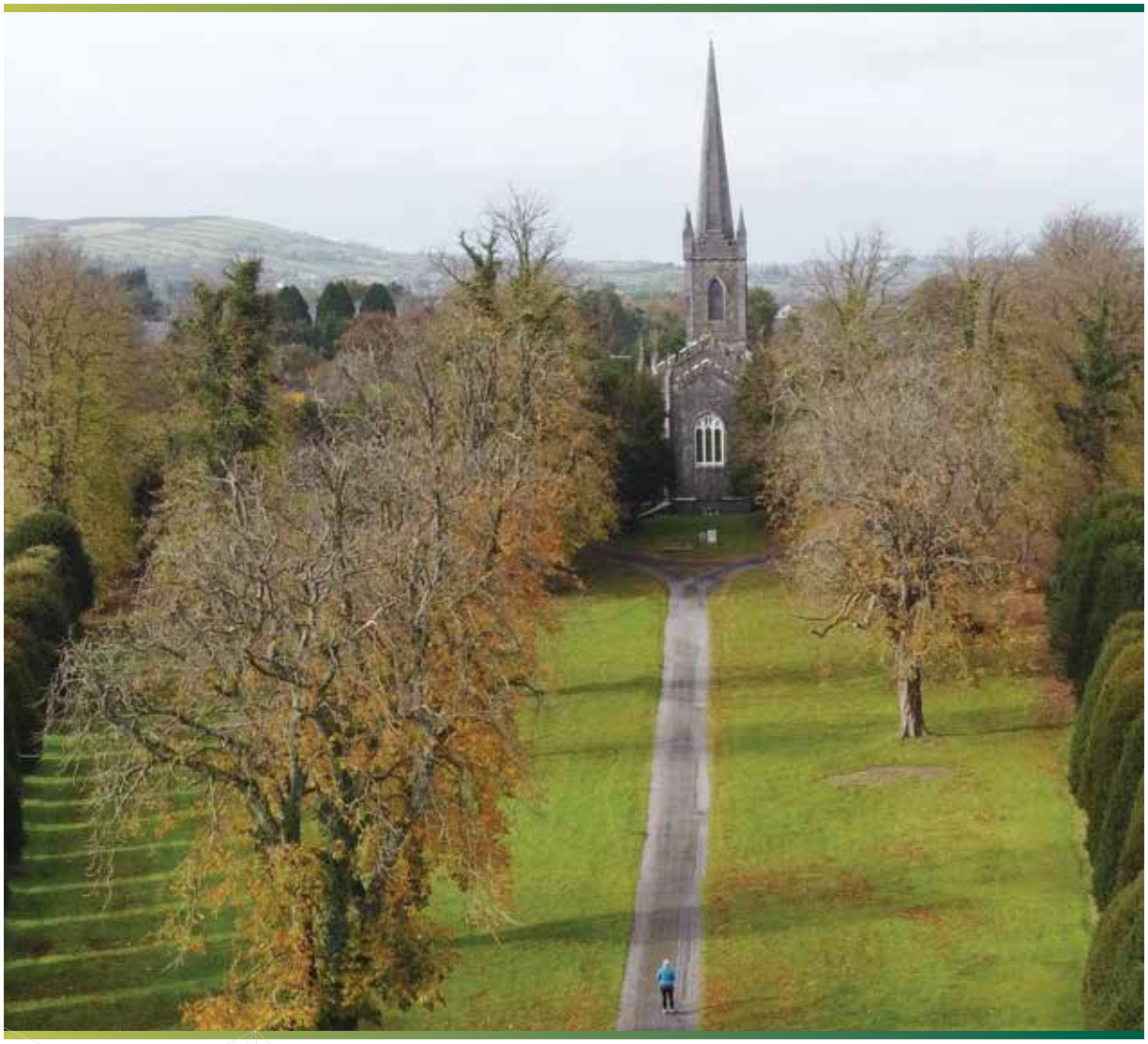


2.3.7 Sustainable Communities

Virginia provides an attractive place to live, rich in natural beauty and amenity. Significant residential development in Virginia has resulted in an increase in population of the Town. Opportunity exists to accommodate the future needs of the Town in a consolidated fashion which will assist in the delivery of sustainable communities comprising of a mix of housing types, densities and tenure. An emphasis is therefore placed on building communities with a high standard of design, around the principles of place-making, green infrastructure, permeability and connectivity alongside the integration of community and recreational facilities.

The development strategy for Virginia is to support new housing and population growth, consistent with the Core Strategy, facilitating compact growth together with providing a viable alternative to rural one-off housing within the surrounding countryside. Provision is made in the plan in accordance with RPO 3.7 of the RSES, for the development of serviced sites. In this regard, a portion of land has been zoned for low density residential use with an objective to provide self-build plots.

The plan promotes the development of green infrastructure networks both within the settlement and to adjacent tourist amenities. New development proposals will have to demonstrate how they contribute towards the creation of Green Infrastructure networks, in particular the development of green routes through the Town with connections to the Town centre.



Virginia Sustainable Communities Development Objectives. It is a development objective of Cavan County Council to:	
VSC 01	Provide for new residential development in accordance with the requirements of the Housing and Core Strategy
VSC 02	Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the population of Virginia
VSC 03	Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up areas.
VSC 04	Require proposals for new development to integrate with existing Green Infrastructure networks and contribute to the development and protection of overall Green Infrastructure assets.
VSC 05	Support the provision of social and recreational amenities in Virginia to address gaps in these important Community facilities.
VSC 06	Provide for the expansion and development of educational, social, community and recreational facilities in the settlements.
VSC 07	Promote cycling and walking within the community through the implementation of improved walking/ cycling infrastructure within the Town and its hinterlands and at areas of interest and attractions.
VSC 08	Support the provision of serviced sites on lands zoned for low density residential development.

2.3.8 Commercial and Retail Development

Virginia has the highest proportion of floorspace dedicated to mainstream comparison shopping outside of Cavan Town. It also has the highest convenience floorspace provision outside of Cavan Town. Supervalu and Lidl have a presence in the town along with several smaller independently owned convenience shops in the town centre. Virginia has a 12.5% vacancy rate of retail units. This is a low level of vacancy compared with similar sized towns in the County.

The Retail Strategy has indicated that less people in Virginia travel to other towns for grocery shopping. There is a reasonable range of comparison shopping with much located in the Virginia Shopping Centre. The promotion of linkages between this centre and the traditional town centre is strongly encouraged.

Virginia Commercial and Retail Development objectives It is a development objective of Cavan County Council to:	
VCR 01	Sustain and enhance the retail and services offer of Virginia Town Centre in line with the County Retail Strategy
VCR 02	Support commercial opportunities within Virginia Town centre which harnesses the potential of the Town for economic growth and sustainability.
VCR 03	Reinforce the centre of Virginia as the property location for new commercial and retail development, with emphasis on quality of design, positive contribution to the existing streetscape and protection of existing heritage landscapes.
VCR 04	Support the provision of mixed-use developments in the Town centre which create opportunities to live, work, shop etc. within the Town and reduce the car-based travel.
VCR 05	Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.

2.3.9 Regeneration and Placemaking

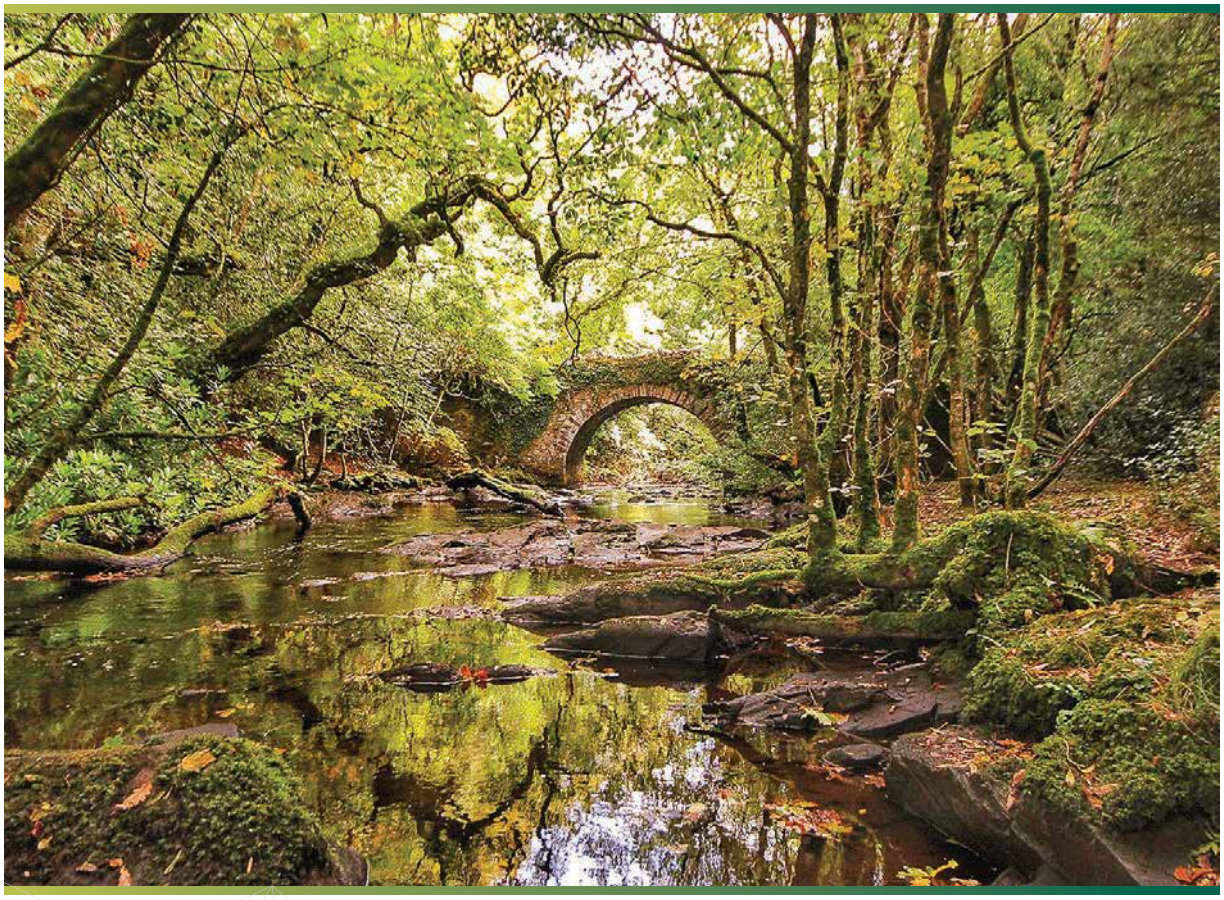
A number of key sites exist within the settlement which present the potential for physical and social regeneration with the support of private and public-sector expertise and investment. In particular, the Rural Regeneration and Development Fund operated by the Department of Rural and Community Development is available to support coordinated and integrated projects between government departments, state agencies, local authorities, other public bodies and communities, which will have an impact on sustainable economic and social development in the rural area.

Accordingly, the potential for better use of under-utilised and vacant sites and buildings within the existing built-up footprint of Virginia to drive the delivery of quality housing, services and employment opportunities, in tandem with supporting social infrastructure is promoted. The redevelopment of sites presents an opportunity to contribute to Virginia's rejuvenation and revitalisation and an overall improvement of the public realm and visual amenity.

In this regard, proposals for strategic brownfield and infill sites should be accompanied by a site brief that sets out a phased programme for the regeneration of the site and demonstrates how the proposal achieves sustainable compact development and integrates principles of good urban design and placemaking.

Two Masterplans have been completed in Virginia Town centre which explore the most sustainable use and regeneration of the backlands of the Town centre. The completion of a car park and access road via New Street is a significant development in the progress of Masterplan 2.

Virginia provides the focus for a wide variety of activities that contribute to a sense of place and identity. The town plays an important economic, social and cultural role with the main priority of consolidation in the existing centre and support existing businesses and activities, in order to maintain vibrancy. The Lurgan Parish Church Quarter has been designated as an Architectural Conservation Area due to its architectural, historical and social interest that has a distinctive character worthy of protection and promotion.



The Virginia Safety and Pavement Scheme resolves the impact of traffic flows in the town by improving pedestrian safety and achieving speed reduction, full pavement reconstruction and overlay. This scheme adopts the principle of DMURS (Design Manual for Urban Roads and Streets) and aims to illustrate through design the different measures to improve streetscape and safety so that the streets are not just transport corridors but places in which people want to live and spend time in. Schemes like this also benefit economic growth and act as a catalyst in assisting with the revitalisation of existing building stock in the town core.

The Virginia Revitalisation Plan 2018 has a number of specific proposals including street redesign, car parking public space, pedestrianisation recreation and river and lakeside amenity space proposals. The Revitalisation Plan aim to enhance the town centre, as an attractive place in which to live and work and to address economic and social decline. The holistic and inclusive approach undertaken identifies a wide range of projects to be implemented over the short, medium and long term. It provides guidance on a suite of interventions that will have a transformative impact on the town of Virginia.

The Virginia Revitalisation Plan includes proposals recommended at a county and town specific basis. There are a number of Virginia Specific Proposals incorporating the following themes:

1. Accessibility
2. Streetscape
3. Amenities and Services
4. Builtform
5. Initiatives and Events

A number of proposals have been included in the Virginia Revitalisation Plan 2018 that seeks to enhance the Town with proposals such as seating, planting, charging points, paving, signage, art along with walking routes, lakeside amenities and pocket parks. The provisions of a new street parallel to the Main Street in order to connect New Street with Supervalu could accommodate local traffic and facilitate redevelopment of the backland sites. Completion of a new car park to the rear of Main Street is a good step to the creation of this and regeneration of the backlands in accordance with the principles laid out in the completed Masterplan and in the Revitalisation Plan for Virginia.

Six number Masterplans have been identified for Virginia. Two of these located in the Town centre are completed and contained within the Appendix 24 of the document. These aim to increase linkages and regeneration of the town centre of Virginia. Masterplan Number 3 relates to lands identified as Pottle adjoining the town centre. This site has opportunity for increased linkages and river connections to the town centre, open spaces, public realm, river/lake walkways and suitable community and enterprise opportunities and shall comply with the Core Strategy in terms of residential output. Masterplans numbers 4, 5 and 6 relate to new Employment and Enterprise lands.

The Virginia Civic, Cultural and Library Services Centre has received Rural Regeneration and Development Funding of €3.9 million. The scheme relates to the development of an integrated civic services centre to incorporate a new library, civic space and additional theatre space. This includes development of a new three storey building comprising of a library, meeting rooms and exhibition areas which can be used by the library and theatre, for tourism promotion and a range of other events. The complex has been designed to provide a high level of multifunctional and flexible space.

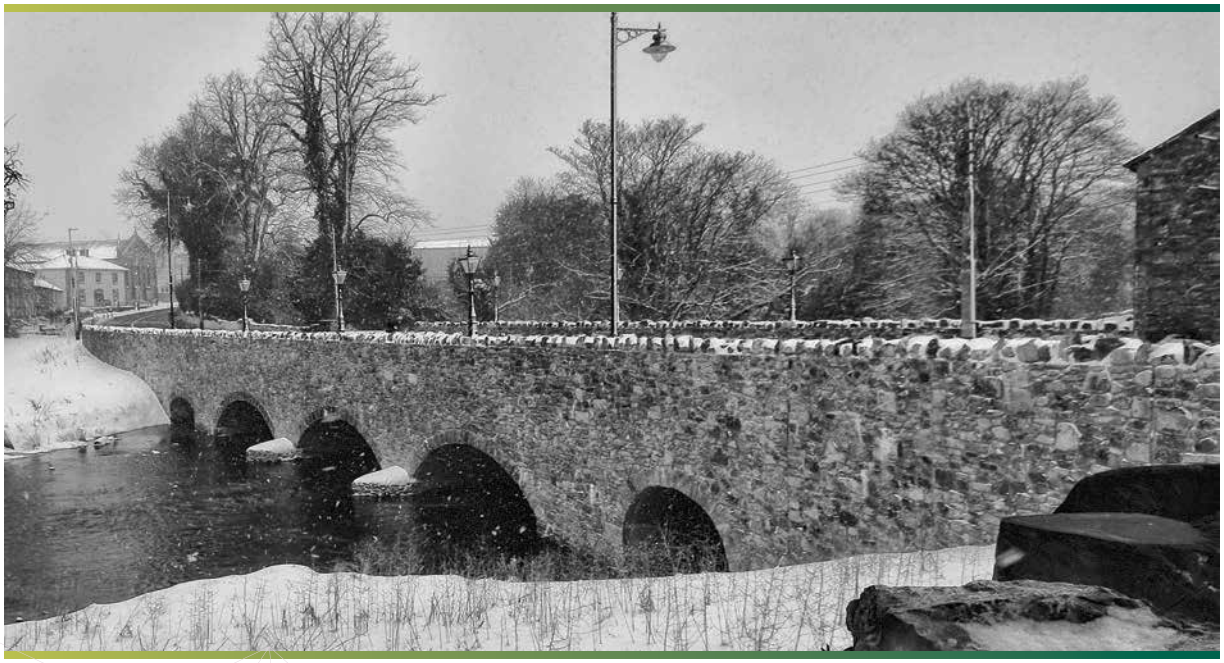
The former Parochial House, which is located adjacent to the theatre, will be transformed to provide a box office for the theatre, office space and a Digital Suite with an interactive tourist information system. A Civic Space will also be created which will open up access to the lakeshore, boating marina, graveyard, Virginia Showground's Centre, Virginia College and the recently redeveloped lakeshore park.

Virginia has seen a number of other successful projects funded and completed in the Town including the phased development of the Virginia Lakeshore Amenity Area that includes resurfacing, outdoor shower, enhanced footpath access, fishing stands and the development of a trail in Deerpark Forest. These projects are important in the stimulation of Virginia and position essential services in the town centre which is key to the vibrancy and vitality of the town.

	Virginia Regeneration and Placemaking Development Objectives It is a development objective of Cavan County Council to:
VRP 01	Support the implementation of the Virginia Revitalisation Plan 2018.
VRP 02	Encourage the appropriate reuse and regeneration of derelict and underused premises and sites in Virginia Town.
VRP 03	Promote the regeneration of the backlands of Virginia in general accordance with the completed Masterplans 1 and 2 in a sustainable manner.
VRP 04	Support the preparation of Masterplan 3 The Pottle to ensure the orderly development of the area.
VRP 05	Continue to identify sites in poor state of repair or neglect under the Derelicts Sites Act and support their regeneration.
VRP 06	Ensure that the Town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.
VRP 07	Actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the Virginia Town.
VRP 08	Support the provision of mixed use developments in the town centre which create opportunities to live, work, shop etc. within the town and reduce the need to travel by private car.

2.3.10 Built and Natural Heritage

Virginia has a rich heritage dating back to over 400 years. It is the most southerly town of the historic plantation of Ulster. Virginia derives its name from the Virgin Queen, Elizabeth 1 of England. Virginia's origins as an attractive estate Town are reflected in its traditional layout with the central location of the Church of Ireland and the impressive stone houses on New Street, the Green and the Ballyjamesduff Road. Adjoining the Town, and on the north side of the lake, is Virginia Park, cottage residence of the Marquess of Headfort. Boathouses were constructed along the lakeshore and gatehouses



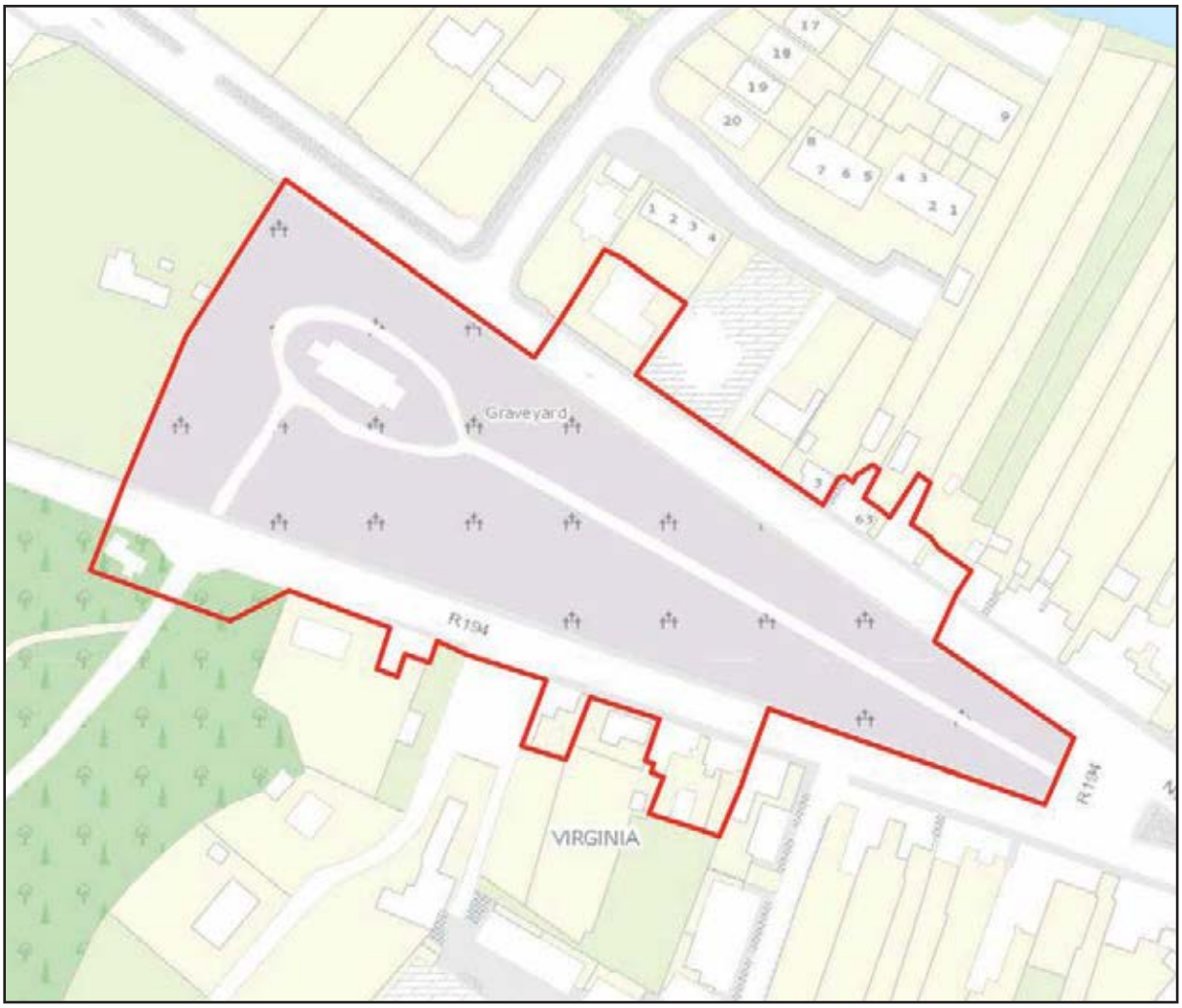


Figure 2.3.1 Lurgan ACA Virginia

built at the entrance, adding to the prestige of the estate, the remnants of which are evident today. In the early 1800's, the second Marquis, established a forest (Deerpark Forest) on a peninsula jutting out into the lake. This forest can be accessed on the south side of the Town opening towards the lake with the showgrounds alongside.

The natural heritage of Virginia includes the natural environment, biodiversity and green infrastructure. This heritage is an asset which can be promoted to present a positive image of the Town.

Virginia is situated close to Lough Ramor, a pNHA , one of the major lakes in Cavan which flows into the River Blackwater, a designated SAC under the Natura 2000 wildlife habitats. The site is a partly wooded wetland site, a haven for many species of wildlife both residential and migratory. A wide diversity of species, habitats, ecosystems and landscapes make up the biodiversity of Virginia. Deerpark Forest covers 160ha of broadleaf, conifer and mixed woodland of variable age classes. The forest, is formerly an old woodland site and a large portion of the site is managed for biodiversity. Lough Ramor, Deerpark Forest and the Town trails provide green infrastructure in the Town for the local community.

The modern day town of Virginia owes its origins to the 19th century Marquis of Headfort who developed the plantation Town into a thriving Market Town. Much of the rich built heritage asset of Virginia is still evident today and indeed its character and setting intact, which is very much evident in Lurgan Parish Church Quarter ACA.

	Virginia Natural and Built Heritage Development Objectives It is a development objective of Cavan County Council to:
VH 01	Protect, enhance, create and connect natural heritage, green spaces and high quality amenity spaces throughout Virginia for biodiversity and recreation whilst ensuring the design and operation of routes respond to the ecological protection and needs of each site.
VH 02	Seek to preserve, protect and maintain trees of special amenity, conservation or landscape value in Virginia.
VH 03	Carry out and require planting of native trees, hedgerows and vegetation on all new developments. All planting should be pollinator friendly and in accordance with Appendix 23.
VH 04	Prohibit any development that would result in a significant deterioration of habitats or disturbance of species in the pNHA Lough Ramor.
VH 05	Protect environmental quality in Virginia through the implementation of European, National and Regional policy and legislation relating to air quality, greenhouse gas emissions, climate change, light pollution, noise pollution and waste management.
VH 06	Conserve, protect and enhance the built heritage of Virginia including all Protected Structures and attendant grounds, Lurgan Parish Quarter ACA, Records of Monuments and Places in accordance with best conservation practice.
VH 07	Positively consider proposals to improve, alter, extend or change use of protected structures to accommodate for modern use, subject to suitably qualified conservation architects and other relevant experts, suitable design, materials and consultation methods. This should demonstrate that the structure, character, appearance and setting will not be adversely affected.
VH 08	Support the re-introduction of traditional features on protected structures and Lurgan Parish Quarter ACA particularly where there is evidence these features previously existed.
VH 09	Require works within the Architectural Conservation Area in Virginia to be carried out in accordance with the ACA document.
VH 10	Support schemes for the conservation and enhancement of the character and appearance of the traditional Town core of Virginia.
VH 11	Ensure heritage assets which are the focus for heritage development in Virginia are appropriately managed and their special interest is conserved from potential adverse effects of visitors or development in general and that best practice in relation to the environmental management of tourism enterprises is adhered to.

The Planning Authority will take a lead role in the preparation of masterplan, in conjunction with all other relevant parties, masterplans shall be agreed prior to lodgement as part of any Planning Application.

2.3.11 Masterplans

Masterplans will be required for specified sites in Virginia as per the Land Use Zoning Map. They will establish strategic planning principles for each area as per its specifications below. A Masterplan will be required prior to the granting of planning permission. It will set out an overall urban design framework for the development of the area. The Planning Authority will take a lead role in the preparation of masterplan, in conjunction with all other relevant parties, masterplans shall be agreed prior to lodgement as part of any Planning Application. Notwithstanding, the fact that the lands have been zoned in the Plans, no planning

permission for substantial development will be granted until the Masterplan for development of the area, as a whole, has been agreed with the Planning Authority.

Development Objective

It is a development objective of Cavan County Council to

VMP 01	Require, with respect to areas which have been identified as Masterplans, the preparation of a Masterplan. Masterplans shall be completed and agreed with the Planning Authority and lodged as part of the planning application for the site.

Each Masterplan shall include as a minimum:

- A written statement and a plan or series of plans indicating the objectives, in such detail as may be determined by the Planning Authority, for the proper planning and sustainable development of the area to which it applies.
- Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and general appearance and design, including that of the public realm. Designs should be sympathetic to the nature of the area as well as sympathetic to the town.
- Plans for the likely phasing of development.
- Plans which are consistent with the policies and objectives of the County Development Plan.
- Guidance on high quality architectural treatment with respect to topography, urban structure and built form consistent with the established character of the town.
- Issues pertinent to the sustainable management and conservation of Biodiversity shall be considered in all Masterplans.
- A full public consultation strategy.

2.3.11.1 Masterplan 1

To implement the concepts of the completed Masterplan 1 (Appendix 24) which seeks to protect the existing town centre of Virginia and display a framework for possible future development of the town. This Masterplan is located to the rear of Main Street which forms its Southern Boundary. The Masterplan displays how the extensive rear gardens of Main Street could be used for suitable town centre uses, whilst protecting the traditional vernacular architecture of the Main Street. Safe and adequate pedestrian linkages from the Masterplan area to the town centre shall be provided.

2.3.11.2 Masterplan 2

To implement the concepts of the completed Masterplan 2 (Appendix 24) which seeks to protect the existing town centre of Virginia and display a framework for possible future development of the town. This Masterplan is located to the south of the Main Street. It is made up largely of backlands type areas comprising of gardens and back yards. The aim of this Masterplan is the creation of a new access between New Street and the Supervalu site, in order to rejuvenate the town centre with appropriate uses and to increase awareness and visibility of Lough Ramor. Safe and adequate pedestrian linkages from the Masterplan area to the town centre shall be provided.

2.3.11.3 Masterplan 3

Prepare a Masterplan for this area to incorporate Residential, Employment, Sports and Recreational and Educational uses. The need and quantum of such uses shall be identified as part of the Masterplan preparation. The Masterplan shall be prepared in conjunction with relevant departments of Cavan County Council. On completion, the Masterplan shall be submitted to the Planning Authority for approval prior to the submission of any planning application. Proposals shall ensure the residential amenities of existing and future residents are protected and include assessment of the impacts on the NHA of Lough Ramor, as well as details of traffic impacts and road safety. Pedestrian and cyclist linkages to the Town centre shall be of paramount importance along with the requirement for suitable public and community uses within the Masterplan Area. The Masterplan shall ensure that lands adjacent to the lake shore are identified for public amenity and open space purposes, including walkways along the shoreline. Piecemeal development will not be permitted, only an overall integrated proposal will be acceptable. Proposals for the site shall be subject to the Environmental policies and objectives of this Plan. Details of how the Masterplan will address Sustainable Design Principles shall be clearly addressed in the Masterplan.

2.3.11.4 Masterplan 4

Prepare a Masterplan for Enterprise and Employment Lands on the Mullagh Road. These lands have been identified as a preferred area capable of creating economic development. This Enterprise and Employment zoned land can help further support and enhance the existing business community in the area and develop a clear and defined economic hub. It aims to support local business needs and shall be developed in a phased manner as demand requires. The Masterplan required on these lands should set out at the minimum the following:

- Appropriate access to public road and lands in question
- Sustainable phasing of the lands
- Clearly set out the sustainable transport options such as walking and cycling from the site to the Town centre and residential areas of the town
- Design concepts
- Landscaping proposals
- Protection of land uses in the vicinity
- Protection of vistas from existing uses to the site
- Details of how the Masterplan will address Sustainable Design Principles

2.3.11.5 Masterplan 5

Prepare a Masterplan for Enterprise and Employment Lands on the Cavan Road. These lands have been identified as a preferred area capable of creating economic development. This Enterprise and Employment zoned land can help further support and enhance the existing business community in the area and develop a clear and defined economic hub. It aims to support local business needs and be developed in a phased manner as demand requires. The Masterplan required on these lands should set out at the minimum the following:

- Appropriate access to public road and lands in question
- Sustainable phasing of the lands
- Clearly set out the sustainable transport options such as walking and cycling from the site to the Town centre and residential areas of the town
- Design concepts
- Landscaping proposals
- Protection of land uses in the vicinity
- Protect of vistas from existing uses to the site
- Details of how the Masterplan will address Sustainable Design Principles

2.3.11.6 Masterplan 6 Lands at Burrencarragh

Prepare a Masterplan for the strategic employment site at Burrencarragh which is considered to be a potentially suitable site for development of an economic hub, in accordance with the NPF and the RSES. These documents set out that there are opportunities to further enhance the economic performance of Virginia by capitalising on its strategic location and the associated national and international connectivity that this provides. RSES recognises the existing "Food Cluster of AW Ennis and Glanbia" and its potential. These lands will help achieve growth at this area. The lands in question are considered appropriate for large scale employment generating uses with a notable land requirement and with an enterprise or employment use of regional strategic importance. The intended use must be able to display how it is of a Regional Strategic Importance and as such, not all uses permitted in principle, in Section 14.15 of the Plan, may be deemed appropriate or acceptable to the Planning Authority. Therefore, in this regard, the intended use by their nature is most appropriately located outside urban areas and have specific characteristics that make it particularly suitable for the site. The development of this site shall avail of Active Travel measures for Virginia. The Masterplan shall take cognisance of all recommendations arising from the future Virginia Local Transport Plan and shall be fully integrated as part of the development of the site/Masterplan.

The aim of this site is to promote and facilitate the sustainable growth of Virginia as a hub for the east of the County, in terms of economic and services. The development of this site will promote sustainable economic development in Virginia through the promotion of identified economic growth areas which provide employment opportunities locally and reduce the volume of long distance commuting.

These lands are identified to attract large scale occupiers and employers that is more dependent on larger volumes of commercial vehicle movements that would otherwise be less appropriate operating from lands immediately abutting/closer to Virginia Town centre. Having regard to the location of this site, small scale or one off developments will not be permitted. It is

recognised that a significant road improvement will be required to create a viable and sustainable access to these lands. Any development of the land shall be done in consultation with the IDA, Enterprise Ireland and Transport Infrastructure Ireland. It is noted that the emerging preferred route for the By Pass of Virginia has included a link road through these lands. Development of the Masterplan shall adhere to Section 2.6 of the Spatial Planning and National Roads, Guidelines for Planning Authorities, 2012. A Masterplan will be required which shall address the following issues;

- Access and traffic.
- The requirement for Appropriate Assessment.
- Assessment of environmental impacts.
- Linkages to Virginia Town.
- Feasibility of proposed use.
- Study of cumulative benefits for the county.
- Impacts on Virginia Town
- Details of how the Masterplan will address Sustainable Design Principles

In addition, proposals for the site, for which a Masterplan shall be prepared, shall be subject to the Environmental policies and objectives of this Plan, in relation to plans, projects or developments which are likely to have a significant impact on the environment.

2.3.12 Map Based Specific Objectives

Map based specific objectives have been created for several areas within the Development Boundary. Refer to Virginia land use zoning map.

1. Require all new developments around Lough Ramor and the River Blackwater to contribute to the creation of linear parks and wildlife corridors along these banks. These areas would be kept free from development incorporating appropriate width, depending on gradients, along both sides. These amenity areas shall not be included as open space areas within new residential developments but shall provide additional amenity space to residents.
2. Retain and integrate existing mature trees, hedgerows and significant groups of trees and the protected walls and piers of the setting of Virginia Park Hotel.
3. Protect the designated proposed Natural Heritage Area within the Virginia Park Hotel grounds ensuring that it is protected in any plan for the development of the lands.
4. Support the development of new pedestrian and cycle links from Residential areas into the Town centre along the River Blackwater.
5. Provide a pedestrian and cycle bridge at this location linking the lands north of the river to the town centre.
6. Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment. To facilitate opportunities for high technology, office and research and development based employment within high quality, highly accessible, campus style settings. An emphasis on exemplar sustainable design and aesthetic quality will be promoted. Developments on this site shall take cognisance of the setting of the site in close proximity to the protected Lough Ramor.
7. Support the provision of amenity and recreation facilities that are required for the sustainable development of Virginia.
8. Support the delivery of plans and proposals in the Virginia Revitalisation Plan 2018.
9. To provide for sustainable transport infrastructure to the front of this site.
10. Development shall include proposals for noise mitigation measures and suitable separation distance from the proposed Virginia Bypass.

Self-Sustaining Towns
2.4 Ballyjamesduff

2.4.1 Context

The Town originally developed at an intersection between the Granard-Bailieborough and Dublin-Cavan trading routes. Ballyjamesduff's origin is as a Market Town. It has a very clear and distinctive planned urban form. The main streets around the Market House, Granard Street, Chapel Street, Anne Street, Market Street and Dublin Street, are characteristically short and wide with buildings forming a continuous street frontage, typical of eighteenth and nineteenth century Market Towns. The buildings in the Town core mainly comprise of two and three storey commercial and residential properties.

2.4.2 Town Character

Ballyjamesduff experienced a substantial population increase of 52% over the period 2006-2011. This rapid population increase was a continuation of an ongoing trend which saw a 94% population increase in the population of the Town during the intercensal period 2002 and 2006. This growth was 3.6% in the 2011 to 2016 Census period which is a very modest growth in comparison to previous years.

Despite its large population, Ballyjamesduff has a weaker town core and less of a variety of retail and service providers. With its Job to Workers Ratio below 1, commuting from the Town is an issue that needs addressing in this Plan.

The Development Plan's focus will be on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. It is a settlement which has undergone rapid commuter-focused residential expansion in the past, without equivalent increases in jobs and services. Population growth should continue at a rate that seeks to achieve a balancing effect, focusing on consolidation and inclusion of policies in relation to improvements in services and employment provision to ensure a more sustainable job/employment to population ratio.

Table 2.4.1 Fact Table

Position in Settlement Hierarchy	Self Sustaining Town
2016 Population	2661
2011 Population	2568



Position in Settlement Hierarchy	Self Sustaining Town
Percentage Change 2011-2016	3.6% (93)
Housing Supply Target 2022-2028	292 dwellings
Population Projection 2028	3353
Resident Workers 2016	975
Total Jobs 2016	453
Jobs-Workforce Ratio 2016	0.465
Education (2020/2021 Enrolment Figures)	St. Clare's NS (516 pupils) St Clare's Post Primary School (592 pupils) Childcare options

2.4.3 Strategy and Vision

The Core Strategy set out in Chapter 1 of this Plan projects that the population of Ballyjamesduff Town will grow to 3353 population over this Plan period. This will be delivered in the town core, mixed use and brownfield sites of Ballyjamesduff along with the provision of lands zoned for proposed residential and for low density residential which provides an alternative to one off dwellings.

Ballyjamesduff is identified as a Self-Sustaining Town in the County Settlement Hierarchy. It has experienced high levels of population growth and requires targeted levels of investment to become more self-sustaining.

Strong emphasis has been placed on the zoning plan to support the Ballyjamesduff Revitalisation Plan 2018, as well as the Ballyjamesduff Regeneration and Development Strategy 2020, which support regeneration in the Town and identifies opportunities for future development.

A focus on the Plan has also been to support the development and delivery of community and social infrastructure and opportunity lands for this use has been identified in the land use plan.

The Plan also acknowledges the lack of retail offer in a town of this population and an opportunity site for the development of retail has been identified close to the town core. Pedestrian linkages will be a key priority at this site.

Ballyjamesduff eneral Development Objectives It is a development objective of Cavan County Council to:	
BJD 01	Support the investment in community, social, retail and economic opportunities to fulfil its role as a designated Self Sustaining Town.
BJD 02	Promote the development of Ballyjamesduff as a designated Self-Sustaining Town and to complement the Town's population.
BJD 03	Support the expansion of a range of services and facilities available to residents and the wider rural hinterland.
BJD 04	Encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities and services that meet the needs of the entire community and accord with the principles of universal design and Age Friendly standards.
BJD 05	Engage with the community and relevant stakeholders to promote and support the regeneration of Ballyjamesduff, through identification of significant regeneration projects along with associated funding streams including the Rural Regeneration and Development Fund.
BJD 06	Provide for the creation of sustainable communities in Ballyjamesduff by identifying sufficient land for new development, in particular housing, enterprise and employment, community, recreational and tourism uses.

2.4.4 Physical Infrastructure

Ballyjamesduff is served by an existing wastewater treatment plant which requires upgrade. Plans to increase current capacity from 2200 PE to 5200PE and upgrade the process to meet the Wastewater Discharge Licence Emission Limit Values are ongoing. Water supply is from Lough Nadreegeel.

Green infrastructure is essential to delivering the Town's economic competitiveness, improved quality of life and improved social inclusion. Increased development pressure will inevitably lead to an

increase in traffic levels. It is essential that traffic is managed so as to minimise future congestion. This plan aims to achieve a more balanced and sustainable pattern of movement in Ballyjamesduff and undertake to facilitate the provision of a greater choice of transport modes.

Enhancing permeability and connectivity between the town centre and surrounding residential areas is a priority of this Plan. It is therefore an objective to identify any improvements to pedestrian and cycling infrastructure that would encourage walking and cycling within and between spaces in the town.

	Ballyjamesduff P ysical Infrastructure Development Objectives **It is a development objective of Cavan County Council to:**
BJDI 01	Support the investment in water and waste water infrastructure facilities serving Ballyjamesduff in order to ensure the continued sustainable development of the Town.
BJDI 02	Support improvements in the green infrastructure in the town that will improve connectivity and permeability and promote more sustainable modes of transport.
BJDI 03	Commence the preparation of a Local Transport Plan for Ballyjamesduff in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within the lifetime of the adopted County Development Plan.

2.4.5 Economic Development

Ballyjamesduff has experienced significant population increase in the Town. The main employers in the town include Gleneagle Woodcrafts, Liffey Meats and Cavan Box. It is important that a variety of employment types including office, light industry and retail are encouraged, not only to provide additional employment provision, but also for the viability and vitality of the Town core.

According to the Census 2016 the total population of the town was 2661. The main industries of employment are manufacturing, followed by commerce and trade, then professional services. There are 1285 people residing in Ballyjamesduff who are classed as being at work. Of these a total of 33% (429) are employed in Ballyjamesduff, 25% (318) are employed elsewhere in Cavan, 21% (269) commute out of the county for employment and the remaining 21% are either mobile workers or have a blank or uncodeable destination.

There are 880 jobs located in Ballyjamesduff which account for 4.3% of all jobs based on the county. Of these 49% (429) are undertaken by local residents, 41% (360) are undertaken by workers living elsewhere in County Cavan and the remaining 10% are taken by those who commute to Ballyjamesduff from outside the county. Although 46% of resident workers in Ballyjamesduff are employed elsewhere, Ballyjamesduff is the employment destination for 451 workers from outside the settlement. The Town is a net exporter of jobs (-405).

There are opportunities to attract small-medium sized enterprises that could avail of the skilled workforce and the connectivity that the area provides to Dublin.

Future development will focus on brownfield/ infill development in the Town centre to reduce vacancy levels. Provision will also be made for the sustainable expansion of the Town centre to support employment growth and service provision for existing and future residents. In summary, the development strategy for Ballyjamesduff will give emphasis to the creation of jobs and the provision of social and community infrastructure, that is essential in the creation of a vibrant and active sustainable community.

The town functions as a local employment centre. Given the strategic location of Ballyjamesduff, there is significant opportunity for economic and commercial development growth in the Town. In this regard, the Plan has identified employment lands in Ballyjamesduff to help address sustainability issues and redress current commuter levels from the area.

	Ballyjamesduff conomic Development Objectives It is a development objective of Cavan County Council to:
BJDE 01	Support the consolidation and growth of existing enterprises and the development of new enterprises and employment opportunities within the town on lands identified for employment purposes.
BJDE 02	Support the development of zoned Enterprise and Employment lands in the provision of employment opportunities in the town.
BJDE 03	Promote Ballyjamesduff as an employment base and encourage the location of start up businesses in the area.
BJDE 04	Promote, encourage and facilitate the economic development of Ballyjamesduff.
BJDE 05	Enhance the physical appearance of existing enterprise parks in Ballyjamesduff.
BJDE 06	Support the regeneration and re-use of derelict or underutilised buildings and sites to enhance the employment and service profile of the town.
BJDE 07	Enhance and promote the role of Ballyjamesduff town centre to better facilitate economic development and service provision.
BJDE 08	Ensure new enterprises demonstrate high quality architectural built form that contributes to a positive sense of space and distinctiveness.



2.4.6 Tourism

Ballyjamesduff is located in the East of the County, in Ireland's Hidden Heartlands. Ballyjamesduff is referenced in the Percy French song *"Come back Paddy Reilly to Ballyjamesduff"*, which was written about a local man from the area who emigrated. There is no available tourist accommodation locally, although the four-star Crover House Hotel is located only 8km away. The Town is the home to Cavan County Museum and the World War 1 Trench Experience – Cavan's biggest tourist attraction and the largest of its kind in Ireland and the UK. Located in the former Convent of St Clare, the Museum collects, conserves and displays the material, heritage and culture of County Cavan. The museum also hosts a year-round programme of events, readings, performances and workshops. In August 2014, the Museum opened the only replica trench of its kind in Ireland or the UK. There is ample parking, a café, shop, children's playground and sensory playground on site and a 1km 'Nun's Walk' from the museum has been developed.

	Ballyjamesduff Tourism Development Objectives It is a development objective of Cavan County Council to:
BJDT 01	Support the development and enhancement of the visitor experience at Cavan County Museum and the advancement of a national storytelling centre onsite.
BJDT 02	Support the provision of tourist accommodation in Ballyjamesduff.
BJDT 03	Encourage sustainable and suitable tourism related development in particular the refurbishment of the old Percy French Hotel in the centre of the Town.
BJDT 04	Engage with Fáilte Ireland to ensure maximum benefits for the County Museum, Ballyjamesduff and East Cavan.
BJDT 05	Ensure a coordinated and collaborative approach to tourism signage, promotion and infrastructure.
BJDT 06	Support agencies and community groups in the area that support and contribute to tourism e.g., Fáilte Ireland, Tidy Towns, community groups.
BJDT 07	Continue to promote the tourism potential of Ballyjamesduff by supporting tourist related development and enhancement of existing amenities.

2.4.7 Sustainable Communities

Ballyjamesduff provides an attractive place to live, rich in natural beauty and amenity. Significant residential development in Ballyjamesduff over the past years has resulted in an increase in population.

Opportunity exists to accommodate the future needs of the Town in a consolidated fashion which will assist in the delivery of sustainable communities comprising of a mix of housing types, densities and tenure. An emphasis is therefore placed on building communities with a high standard of design, around the principles of place-making, green infrastructure, permeability and connectivity alongside the integration of community and recreational facilities.

The development strategy for Ballyjamesduff is to support new housing and population growth, consistent with the Core Strategy, facilitating compact growth together with providing a viable alternative to rural one-off housing within the surrounding countryside. Provision is made in the plan in accordance with RPO 3.7 of the Northern and Western Regional Spatial and Economic Strategy, for the development of serviced sites for the identification and prioritising of a program for the provision of serviced sites within the existing footprint of Ballyjamesduff. In this regard, a portion of land has been zoned for low density residential use with an objective to provide self-build plots.

The plan promotes the development of green infrastructure networks both within the settlement and adjacent to tourist amenities. New development proposals will have to demonstrate how they contribute towards the creation of Green Infrastructure networks, in particular the development of green routes through the town with connections to the town centre. Additional 'Amenity and Recreational' zoned lands have been provided for in the land use plan, adjoining the existing GAA and Soccer lands and also in an area designated Amenity in the Ballyjamesduff Rejuvenation Plan 2020.

	Ballyjamesduff - Sustainable Communities Development Objectives It is a development objective of Cavan County Council to -
BJDC 01	Provide for new residential development in accordance with the requirements of the Housing and Core Strategy.
BJDC 02	Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the population of Ballyjamesduff.
BJDC 03	Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up areas.
BJDC 04	Require proposals for new development to integrate with existing Green Infrastructure networks and contribute to the development and protection of overall Green Infrastructure assets.
BJDC 05	Support the provision of social and recreational amenities in Ballyjamesduff to address gaps in these important Community facilities.
BJDC 06	Provide for the expansion and development of educational, social, community and recreational facilities in the settlements.
BJDC 07	Promote cycling and walking within the community through the implementation of a walking/cycling strategy and improved walking/cycling infrastructure within the Town and its hinterlands and at areas of interest and attractions.
BJDC 08	Support the provision of serviced sites on lands zoned for low density residential development.

2.4.8 Commercial and Retail Development

Ballyjamesduff is described as a Key Support Centre which the Retail Strategy describes as having scope to accommodate an additional supermarket scale facility.

Ballyjamesduff commercial and retail base has not increased proportionally with its population growth. Convenience retailing is mostly provided by small stores. There is a small number of comparison shops in the town centre forming a narrow base for this type of shopping in the town. The town primarily serves as a convenience and services function. It serves as a support service town and hosts a regular agricultural mart, which draws in trade from a wide catchment.

Surveys carried out as part of the Retail Strategy prepared for the county suggest extensive retail leakage to Cavan town and Virginia in particular. There is also scope for additional convenience retailing in the town centre to minimise the degree of leakage to other centres and eliminate the need to travel to other towns, for weekly shopping. Such future retailing floorspace in Ballyjamesduff would be best located in the town core. This is considered best sited towards the rear of Anne Street and Chapel Street close to the town centre. Pedestrian linkages to the town centre are an important consideration for this site. Access to this area for cars and pedestrians needs to facilitate cross-visitation with other services in the town centre and the development would need to be sensitive to the historic urban fabric.

	Ballyjamesduff ommercial and Retail Development Objectives It is a development objective of Cavan County Council to:
BJDR 01	Sustain and enhance the retail and services offer of Ballyjamesduff Town Centre in line with the County Retail Strategy.
BJDR 02	Support commercial opportunities within Ballyjamesduff Town centre, which harnesses the potential of the Town for economic growth and sustainability.
BJDR 03	Reinforce the centre of Ballyjamesduff as the property location for new commercial and retail development, with emphasis on quality of design, positive contribution to the existing streetscape and protection of existing heritage landscapes.
BJDR 04	Support the provision of mixed-use developments in the Town centre which create opportunities to live, work and shop within the Town and reduce the car-based travel.
BJDR 05	Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other Town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.
BJDR 06	Support the delivery of an anchor convenience retail outlet in or adjacent to the town core.

2.4.9 Regeneration and Placemaking

A number of key sites exist within the settlement which present the potential for physical and social regeneration with the support of private and public-sector expertise and investment. In particular, the Rural Regeneration and Development Fund managed by the Department of Rural and Community Development is available to support coordinated and integrated projects between government departments, state agencies, local authorities, other public bodies and communities, which will have an impact on sustainable economic and social development in towns such as Ballyjamesduff.

Accordingly, the potential for better use of under-utilised and vacant sites and buildings within the existing built-up footprint of Ballyjamesduff to drive the delivery of quality housing, services and employment opportunities, in tandem with supporting social infrastructure is promoted.

Proposals for strategic brownfield and infill sites should be accompanied by a site brief, that sets out a phased programme for the regeneration of the site and demonstrates how the proposal will achieve sustainable compact development and integrate principles of good urban design and placemaking.

A Regeneration and Development Strategy was prepared on behalf of Cavan County Council in December 2020 for Ballyjamesduff Town, with funding received from the RRDF. This outlines a number of future potential proposals for the Town and projects include:

- Percy French Hotel (Part 8 approved)
- Shopfronts, Signage and Colour Scheme
- Town Walking Trail to incorporate Arrival Gateway Points Signage and 'Come Sit with Me' installation'
- Public Realm
- Pocket Park
- Tennis Courts
- Courthouse
- Bottle Bank Project
- Story Telling Centre (Part 8 approved)

Works and projects are underway on many community and regeneration projects in Ballyjamesduff Town. Cavan County Council has purchased the Percy French Hotel and Part 8 has been approved for its redevelopment and refurbishment. Funding was approved and works have been completed, under LEADER for the renovation of the disused tennis courts to a MUGA -Multi Use Games Area. Funding was approved under Town and Village 2020 for the completion extension to the Nuns Walk via Kilmore Housing Estate. Part 8 has been approved for a Story Telling Centre on the grounds of the Cavan County Museum. The Town and Village Accelerated Measure funded the following regeneration measures for the Town:

- Seating in the town centre
- New Marquees for Country Market

- Signage for streets
- Heritage trail signage in the Town
- Renovation of old fire station

The renovation of the old Courthouse in the Town is also completed and this will be used as a new community space.

Ballyjamesduff Revitalisation Plan 2018 seek to showcase how improvements can enhance Ballyjamesduff as an attractive place in which to live, play, work and visit. It seeks to enhance and improve Town and village functions both on a day to day basis, while also seeking to improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors.

The Ballyjamesduff Revitalisation Plan 2018 includes proposals recommended at a county and Town specific basis. There are a number of Ballyjamesduff Specific Proposals with the following themes:

- Accessibility
- Streetscape
- Amenities and Services
- Builtform
- Initiatives and Events

A number of proposals have been included in the Ballyjamesduff Revitalisation Plan 2018 that seek to redesign streets, traffic flows and parking along with improvements to accesses like County Museum and to industrial areas. Other revitalisation proposals include new or improved amenity/leisure spaces, pocket parks and square activations.

Ballyjamesduff Regene ation and Placemaking Development Objectives
It is a development objective of Cavan County Council to:

BJDP 01	Support the implementation of the proposals of the Ballyjamesduff Revitalisation Plan 2018 and the Ballyjamesduff Regeneration and Development Strategy 2020 and the benefits the projects contained in same bring to the regeneration of the Town.
BJDP 02	Support the redevelopment of identified regeneration sites in the Town.
BJDP 03	Encourage the appropriate reuse and regeneration of any derelict and underused premises and sites in Ballyjamesduff.
BJDP 04	Ensure that the town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.
BJDP 05	Actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of Ballyjamesduff Town.
BJDP 06	Support the provision of mixed use developments in the Town centre which create opportunities to live, work, shop etc within the Town and reduce the need to travel by private car.
BJDP 07	Continue to identify sites in poor state of repair or neglect under the Derelicts Sites Act and support their regeneration.
BJDP 08	Support the development of the Percy French Hotel in accordance with approved Part 8 development for social, community, economic and tourism use.

2.4.10 Heritage

Ballyjamesduff forms part of the rich heritage of Towns in County Cavan. In 1837, Samuel Lewis in his topographical dictionary of Ireland describes Ballyjamesduff as "an old market Town, in County Cavan, and the province of Ulster". The Town is situated on the old mail-coach road from Virginia to Cavan. The Market House was built in 1815 to commemorate the military achievements at Waterloo of the Duke of Wellington.

The natural heritage of Ballyjamesduff includes the natural environment, biodiversity and green infrastructure. This heritage is an asset which can be promoted to present a positive image of the Town.

Cavan County Museum, has developed the Nun's walk. The walk provides a valuable resource for the local community. A wide diversity of species and habitats are evident along this walk and interpretation to inform the public about the biodiversity is in place. The recent extension of this walk connecting the Museum to the Town centre, which will act not only as an ecological resource in connecting green spaces but also provide a focal point for active and passive recreation.

The built heritage of Ballyjamesduff is a key distinctive asset, many of the buildings appear in the Record of Protected Structures which are set out in the Natural and Built Heritage Chapter of this Plan. Buildings of note include Cavan County Museum, the Market House and St. Joseph's Hall.

	Ballyjamesduff Heritage D velopment Objectives It is a development objective of Cavan County Council to:
BJDH 01	Ensure that all plans and projects relating to the natural and built heritage within Ballyjamesduff Town are subject to policy objectives contained within the Natural and Built Heritage Chapter of this Plan.
BJDH 02	Protect, enhance, create and connect natural heritage, green spaces and high-quality amenity spaces throughout Ballyjamesduff, for biodiversity and recreation whilst ensuring the design and operation of routes respond to the ecological protection and needs of each site.
BJDH 03	Preserve, protect and maintain trees of special amenity, conservation or landscape value in Ballyjamesduff.
BJDH 04	Require planting of native trees, hedgerows and vegetation on all new developments. All planting should be pollinator friendly and in accordance with listing included in Appendix 23.
BJDH 05	Protect the environmental quality in Ballyjamesduff through the implementation of European, National and Regional policy and legislation relating to air quality, greenhouse gas emissions, climate change, light pollution, noise pollution and waste management.
BJDH 06	Conserve, protect and enhance the built heritage of Ballyjamesduff including all Protected Structures and attendant grounds, Records of Monuments and Places in accordance with best conservation practice.
BJDH 07	Positively consider proposals to improve, alter, extend or change use of protected structures to accommodate for modern use, subject to suitably qualified conservation architects and other relevant experts, suitable design, materials and consultation methods. This should demonstrate that the structure, character, appearance and setting will not be adversely affected.
BJDH 08	Support schemes for the conservation and enhancement of the character and appearance of the traditional Town core of Ballyjamesduff.
BJDH 09	Support the expansion of Cavan County Museum which diligently displays material heritage and culture of County Cavan for the benefit of the public.
BJDH 10	Ensure heritage assets which are the focus for heritage development in Ballyjamesduff are appropriately managed and their special interest is conserved from potential adverse effects and that best practice in relation to the environmental management of tourism enterprises is adhered to.

2.4.11 Map Based Specific Obje tives

Map based specific objectives have been created for several areas within the Development Boundary. Refer to Ballyjamesduff zoning map.

1 Require all new developments along the Mountnugent River and the Nadreegal Lough Stream to contribute to the creation of linear parks and wildlife corridors along these Rivers banks. These areas would be kept free from development and would consist of an appropriate width- depending on gradients, along both sides of the Rivers. These amenity areas shall be additional to any required open space areas provided within new residential developments.

2 Protect and maintain the character of the County Museum and its surrounding grounds in recognition of its importance to the Town and to the County. To support the role of the County Museum in the delivery of diverse community needs including its primary function as a museum, but also its outdoor area, playground, Nuns Walk, Biodiversity Corridor and Story Telling proposal.

3 Ensure the protection and support visual improvements of the unique streetscape of Ballyjamesduff including its focal buildings of the Market House and the Town Square, which features a statue of Percy French and is a focal point for the centre of Ballyjamesduff and an important element of the character of town.

4 Support the redevelopment and regeneration of the Percy French Hotel in its proposal for conversion to a Community and Tourism Hub.

5 Support the use and expansion of the community sporting facilities including the Soccer and GAA Clubs and their importance to the community of Ballyjamesduff and its hinterlands and the value of their proximity to the Town centre.

6 Support the development of additional convenience retailing. Pedestrian linkages to the Town centre are an important consideration for this site. Access to this area for cars and pedestrians needs to facilitate cross-visitation with other services in the Town centre and the development would need to be sensitive to the historic urban fabric.

7 Ensure the development of proposed residential lands at this location considers the access of entire lands.

8 Support the delivery of plans and proposals in the Ballyjamesduff Revitalisation Plan 2018.

9 Support future provision of public open space amenity including the provision of green linkages to town centre, residential areas and local amenities.



2.5 Bailieborough

2.5.1 Context

Bailieborough is located in the east of the County and is identified in the Settlement Framework as a Self-Sustaining Town. Self-Sustaining Towns experienced high levels of population growth but which require targeted 'catch up' investment to become more self-sustaining.

2.5.2 Town Character

Bailieborough is located on the junction of two regional roads, the R165 and the R178. The R191 also passes through the town core. Within the county these roads connect the town to Cootehill, Shercock, Kingscourt, Mullagh and Virginia. The origins of the town can be traced back to the plantation era. The town developed into a market town mainly due to its strategic location on the regional Dundalk to Cavan route and the north south route. The Town's structure is influenced by local topography with the Town Lough dominating the east of the town.

Historically Bailieborough has experienced population growth seeing a 18.4% growth in the 2006 Census, a 28.7% growth in the 2011 Census and a more modest 6% in the 2016 Census.

Table 2.5.1 Fact Table

Position in Settlement Hierarchy	Self Sustaining Town
2016 Population	2683
2011 Population	2530
Percentage Change 2011-2016	6% (153)
Housing Supply Target 2022-2028	295
Population Projection 2028	3380
Resident Workers 2016	886
Total Jobs 2016	715
Jobs-Workforce Ratio 2016	0.807
Education (2020/2021 Enrolment)	Bailieborough NS (307 pupils) Bailieborough Model School (107 pupils) Bailieborough Community Secondary school (644 pupils) Childcare options

2.5.3 Strategy and Vision

Bailieborough performs important retail, residential, service and amenity functions for local rural hinterlands as well as the towns urban population. Opportunity exists to increase the economic profile of the town by zoning additional lands for employment use and by maximising the potential of the strategic location of Bailieborough.

The Core Strategy set out in Chapter 1 of this Plan projects that the population of Bailieborough town will grow to 3380 over this Plan period. This will be delivered in the town core, mixed use and brown-field sites in Bailieborough along with the provi-sion of land zoned for proposed residential and for Bailieborough is identified as a SelfSustaining Town in the County Settlement Hierarchy. It has experienced high levels of population growth and requires targeted levels of investment to become more self-sustaining.



	Bailieborough General Development Objectives It is a development objective of Cavan County Council to:
BG 01	Promote the development of Bailieborough as a driver of economic growth for the South East of the county and fulfil its role as a designated Self-Sustaining Town.
BG 02	Support the expansion of a range of services and facilities available to residents and the wider rural hinterland.
BG 03	Engage with the community and relevant stakeholders to promote and support the regeneration of Bailieborough, through identification of significant regeneration projects along with associated funding streams including the Rural Regeneration and Development Fund.
BG 04	Provide for the creation of sustainable communities in Bailieborough by identifying sufficient land for new development, in particular housing, enterprise and employment, community, recreational and tourism uses.
BG 05	Encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities and services that meet the needs of the entire community and accord with the principles of universal design and Age Friendly standards.

2.5.4 Physical Infrastructure

Bailieborough is served by an existing wastewater treatment plant which has a project underway to upgrade its plant. Water supply is from Skeagh Lough. Green infrastructure is essential to delivering the Town's economic competitiveness, an improved quality of life and improved social inclusion. Increased development pressure will inevitably lead to an increase in traffic levels. It is essential that traffic is managed so as to minimise future congestion. This plan aims to achieve a more balanced and sustainable pattern of movement in Bailieborough and undertake to facilitate the provision of a greater choice of transport modes.

	Bailieborough Physical infrastructure Development Objectives It is a development objective of Cavan County Council to:
BI 01	Support the investment in water and wastewater infrastructure facilities serving Bailieborough in order to ensure the continued sustainable development of the Town.
BI 02	Support improvements in the green infrastructure in the town that will improve connectivity and permeability and promote more sustainable modes of transport.
BI 03	Commence the preparation of a Local Transport Plan for Bailieborough in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within the lifetime of the adopted County Development Plan.

2.5.5 Economic Development

Bailieborough has a strong compact town core with an existing street pattern that lends itself well to further development. The retail and service function of the town is mainly confined to the town core with one major edge of core retail development.

Bailieborough has a number of employment providers within the town, which includes Lakeland Dairies, Bailieborough Foods Limited and Terra Limited. The Bailieborough Business Centre on Shercock Rd. in the town helps in the creation of local enterprise in the area.

According to the Census in 2016, the total population of Bailieborough town was 2,683. The largest industries of employment are commerce and trade, professional services and manufacturing industries.

There are 1,106 people residing in Bailieborough who are classed as being "At Work". Of these, a total of 27% (304) are employed in Bailieborough, 31% (340) are employed elsewhere in Cavan, 23% (250) commute out of the county for employment and the remaining 19% (212) are either mobile workers or have a blank or un-codeable destination. In total, there are 808 jobs located within Bailieborough, this accounts for 3.9% of all jobs based in the county. Of these, 38% (304) are undertaken by local residents living

in Bailieborough, 46% (375) are undertaken by workers living elsewhere in Cavan county and the remaining 16% (129) are undertaken by workers who commute to Bailieborough from outside the county. Although 53% of the resident workers in the town are employed elsewhere in the county, Bailieborough is the employment location for 504 workers from outside the town. The town is a net exporter of jobs (-298).

Bailieborough Economic Policy Objectives It is a development objective of Cavan County Council to:	
BE 01	Support the consolidation and growth of existing enterprises and the development of employment opportunities within the town.
BE 02	Facilitate the establishment of new enterprise and employment uses on lands identified for employment purposes.
BE 03	Ensure new enterprises shall demonstrate high quality architectural built form that contributes to a positive sense of space and distinctiveness.
BE 04	Support the growth of Bailieborough as a location of economic development potential of a self-sustaining town and support the existing Agri Food enterprise Lakeland Dairies located north east of Bailieborough town centre.

2.5.6 Tourism

Bailieborough is one of the highest towns in Ireland, with several scenic lakes locally, and has potential as a tourism town. The town is in Ireland's Hidden Heartlands, Fáilte Ireland's marketing proposition for the county. There is a reasonable accommodation base locally with bednights available in a family run hotel (15 bedrooms) in the centre of the town and a small number of self-catering properties in the vicinity.

There is a culture of coarse and pike angling in the locality with good fishing available in Skeagh Lake and the Town Lake.

Castle Lake Forest Demesne has seen considerable development in recent years. New trails, signage and a carpark have been developed and there are plans for the ongoing improvement of the visitor experience in the park. There are many historic features within the forest including a memorial to those who died at Rebel Hill in 1798, graves of the Marist brothers who occupied Bailieborough Castle and the remains of the 19th century Bailieborough Castle.

Other walks available locally include the Town Lake walk, and Lough an Leagh, between Bailieborough and Kingscourt where panoramic views of the surrounding countryside can be enjoyed. Plans are in place to develop a community hub and tourism information point in Bailieborough Courthouse. Other activities available in the vicinity include Killinkere Pet Farm, Deerpark Forest in Virginia, and Dun a Ri Forest Park in nearby Kingscourt. Bailieborough Creative Hub is active in the town and supported by Cavan Arts Office, while the annual Bailieborough Poetry Festival, Mid Summer Festival and Saint Patrick's Day parade takes place annually. There is a public swimming pool and leisure centre in Bailieborough.

Bailieborough Tourism Development Objectives It is a development objective of Cavan County Council to:	
BBT 01	Support the provision of tourist accommodation in Bailieborough.
BBT 02	Support the development of a tourism experience at Bailieborough Courthouse.
BBT 03	Continue to encourage sustainable and suitable tourism related development.
BBT 04	Harness the potential of the Castle Lake Forest Demesne for outdoor recreation.
BBT 05	Support festivals and events that attract visitors and have the potential to create bed nights in the area.
BBT 06	Engage with Fáilte Ireland and the Ireland's Hidden Heartlands team to ensure maximum benefits for Bailieborough and East Cavan and support the delivery of tourist services.
BBT 07	Work with the tourism industry locally to ensure a coordinated and collaborative approach for tourism signage, promotion and infrastructure.
BBT 08	Engage with agencies and community groups in the area that support and contribute to tourism e.g. Fáilte Ireland, Coillte, Bailieborough Development Association, Inland Fisheries Ireland.

2.5.7 Sustainable Communities

Bailieborough provides an attractive place to live, rich in natural beauty and amenity. Significant residential development in Bailieborough over the past has resulted in an increase in population.

Opportunity exists to accommodate the future needs of the town in a consolidated fashion which will assist in the delivery of sustainable communities comprising of a mix of housing types, densities and tenure. An emphasis is therefore placed on building communities with a high standard of design, around the principles of place-making, green infrastructure, permeability and connectivity alongside the integration of community and recreational facilities.

The development strategy for Bailieborough is to support new housing and population growth, consistent with the Core Strategy, facilitating compact growth together with providing a viable alternative to rural one-off housing within the surrounding countryside. Provision is made in the plan in accordance with RPO 3.7 of the RSES, for the development of serviced sites.

The plan promotes the development of green infrastructure networks both within and outside the settlement. New development proposals will have to demonstrate how they contribute towards the creation of Green Infrastructure networks, in particular the development of green routes through the town with connections to the town centre.

2.5.8 Commercial and Retail Development

Bailieborough has a high rate of vacancy for a town within the self-sustaining town category, but has a relatively large amount of convenience floorspace provided by a relatively small number of retailers. The town has a large number of independent retailers selling comparison goods. Proposals for additional commercial space should be mindful of the growing levels of vacancy in the town centre and the fact that Bailieborough has the highest level of retail vacancy in the county in 2016. New retail offering should be located in the town centre. The development plan also seeks to promote greater synergy between the town centre and the retail outlet adjoining link road.

	Bailieborough Sustainable Communities Development Objectives It is a development objective of Cavan County Council to:
BSC 01	Provide for new residential development in accordance with the requirements of the Housing and Core Strategy.
BSC 02	Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the population of Bailieborough.
BSC 03	Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up areas.
BSC 04	Require proposals for new development to integrate with existing Green Infrastructure networks and contribute to the development and protection of overall Green Infrastructure assets.
BSC 05	Support the provision of social and recreational amenities in Bailieborough to address gaps in these important Community facilities.
BSC 06	Provide for the expansion and development of educational, social, community and recreational facilities in the settlements.
BSC 07	Promote cycling and walking within the community through the implementation of a walking/ cycling strategy and improved walking/cycling infrastructure within the town and its hinterlands and at areas of interest and attractions.
BSC 08	Support the provision of serviced sites on lands zoned for low density residential development.

	Bailieborough Commercial and Retail Development Objectives It is a development objective of Cavan County Council to:
BCR 01	Sustain and enhance the retail and services offer of Bailieborough Town Centre in line with the County Retail Strategy.
BCR 02	Support commercial opportunities within Bailieborough town centre which harnesses the potential of the town for economic growth and sustainability.
BCR 03	Reinforce the centre of Bailieborough as the property location for new commercial and retail development, with emphasis on quality of design, positive contribution to the existing streetscape and protection of existing heritage landscapes.
BCR 04	Support the provision of mixed-use developments in the town centre which create opportunities to live, work, shop etc. within the town and reduce the car-based travel.
BCR 05	Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.
BCR 06	Promote greater synergy and linkages between the town centre and the retail outlet located on the link road of the town.

2.5.9 Regeneration and Placemaking

A number of key sites exist within the settlement which present the potential for physical and social regeneration with the support of private and public-sector expertise and investment, including NPF and European funding. In particular, the Rural Regeneration and Development Fund, operated by the Department of Rural and Community Development is available to support coordinated and integrated projects between government departments, state agencies, local authorities, other public bodies and communities, which will have an impact on sustainable economic and social development in rural area.

Accordingly, the potential for better use of under-utilised and vacant sites and buildings within the existing built-up footprint of Bailieborough to drive the delivery of quality housing, services and employment opportunities, in tandem with supporting social infrastructure is promoted. The redevelopment of town centre sites represents an opportunity to contribute to Bailieborough's rejuvenation and revitalisation and contribute to the overall improvement of the public realm and visual amenity.

Proposals for strategic brownfield and infill sites should be accompanied by a site brief that sets out a phased programme for the regeneration of the site and demonstrates how the proposal will comply with the National Guidelines that seek to achieve sustainable compact development and to integrate principles of good urban design and placemaking.

Bailieborough provides the focus for a wide variety of activities that contribute to a sense of place and identity. The town plays an important economic, social and cultural role with the main priority of consolidation in the existing centre and support existing businesses and activities, in order to maintain vibrancy.

Bailieborough Revitalisation Plan 2018 seeks to showcase how improvements can enhance Bailieborough as an attractive place in which to



live, play, work and visit. It seeks to enhance and improve town and village functions both on a day to day basis, while also seeking to improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors.

The Bailieborough Revitalisation Plan 2018 includes proposals recommended at a county and town specific basis. There are a number of Bailieborough Specific Proposals incorporating the following themes:

1. Accessibility
2. Streetscape
3. Amenities and Services
4. Builtform
5. Initiatives and Events

The Revitalisation Plan aims to enhance Bailieborough's town centre, as an attractive place in which to live and work, to address economic and social decline. The holistic and inclusive approach undertaken identifies a wide range of projects throughout the entire county to be implemented over the short, medium and long term. It provides guidance on a suite of interventions that will have a transformative impact on the town of Bailieborough.

To date, Bailieborough has benefited from a number of regeneration projects including the development of a trail around Castle Lake, Outdoor Education Facility at Town Lough and works to the car park, footpaths and public lighting in addition to a public space in the Courthouse.

Funding in excess of €1.4 million has been announced under the Rural Regeneration and Development Fund for the Bailieborough Courthouse and Community Hub, which will redevelop this building in the town centre as an economic, community and cultural hub that will include a visitor centre, museum, cultural and exhibition space. The Visitor Centre will tell the story of Bailieborough and the surrounding area and will be the first Plantation Museum in Ireland. The community space will provide for essential community services including remote working and youth facilities.

2.5.10 Bailieborough Masterplan

A Masterplan has been completed to the rear of Main Street in Bailieborough (Appendix 24) lying between the Kingscourt and Shercock roads. This Masterplan seeks to create the attractive redevelopment of the area to the rear of Main Street Bailieborough and provide attractive linkages to the town centre. The Masterplan offers advice on design, landscape and permeability. Parking and safe and secure pedestrian and vehicular access to and from Main Street is the key priority for this Masterplan area.

	Bailieborough Regeneration and Placemaking Development Objectives It is a development objective of Cavan County Council to:
BRP 01	Encourage the appropriate reuse and regeneration of derelict and underused premises and sites in Bailieborough town centre.
BRP 02	Promote the regeneration of backland of Bailieborough in accordance with the completed Masterplan of the town in a sustainable manner.
BRP 03	Continue to identify sites in poor state of repair or neglect under the Derelicts Sites Act and support their regeneration.
BRP 04	Support the implementation of the Bailieborough Revitalisation Plan 2018.
BRP 05	Ensure that the town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.
BRP 06	Actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of Bailieborough.
BRP 07	Support the implementation of the Masterplan for the rear of Main St between the Kingscourt and Shercock Roads to ensure the orderly development of the area.

2.5.11 Heritage

The modern-day town of Bailieborough owes its origins to William Bailie, a Scottish Planter who was granted lands in East Breifne by James 1, King of England. In 1613, Bailie constructed a house for himself known as 'Manor of Bailieburrow'. This house was situated in a demesne which is known today as Castle Lake Forest. Leading up to the 1798 rebellion, the castle grounds were used as training grounds for the rebels. Today, a memorial stands at the foot of "Rebel Hill" in the castle grounds. In 1626, the towns name was recorded as Bailieborough. In 1814, the estate was sold to William Young who had returned from travels and it is he who is responsible for the current design of the town, with the Main Street attributed to him. Francis Sheehy-Skeffington, pacifist and writer, was born in Bailieborough in 1878 and was 'shot without order in 1916'.

The natural heritage of Bailieborough includes the natural environment, biodiversity and green infrastructure. This heritage is an asset which can be promoted to present a positive image of the town.

Castle Lake Loop Walk, begins and ends at the carpark on the lakeshore and takes you around the Castle Lake with some very fine views and interesting sites along the way, including a memorial to the 1798 rebellion. The longer loop adds 3km and takes one by the graves of the Marist Brothers who occupied Bailieborough Castle. The remains of the castle can be seen from the forest. The walk is a wonderful resource for both locals and visitors and many habitats and species are visible along the walk including woodland, bogland, wetland, Mallard, Great Crested Crebe, Sedges and Water Iris. The development of this walk has been a very positive project and very much connects people, local history and biodiversity. Further development and enhancement of this walk is supported.

The 1800's witnessed the very rapid development of the town and some very fine examples of architecture remain today including the Courthouse erected in 1817, the Bridewell Jail in 1833, and the Church of Ireland also in 1833. In 1893, the Roman Catholic Church was commenced and built in various stages, the stations of the cross were painted by Irish artist George Collie. The ACA includes all buildings on the Main Street, the Masonic Hall, and the Church of Ireland Church and should be read in conjunction with Bailieborough Town Revitalisation Plan.

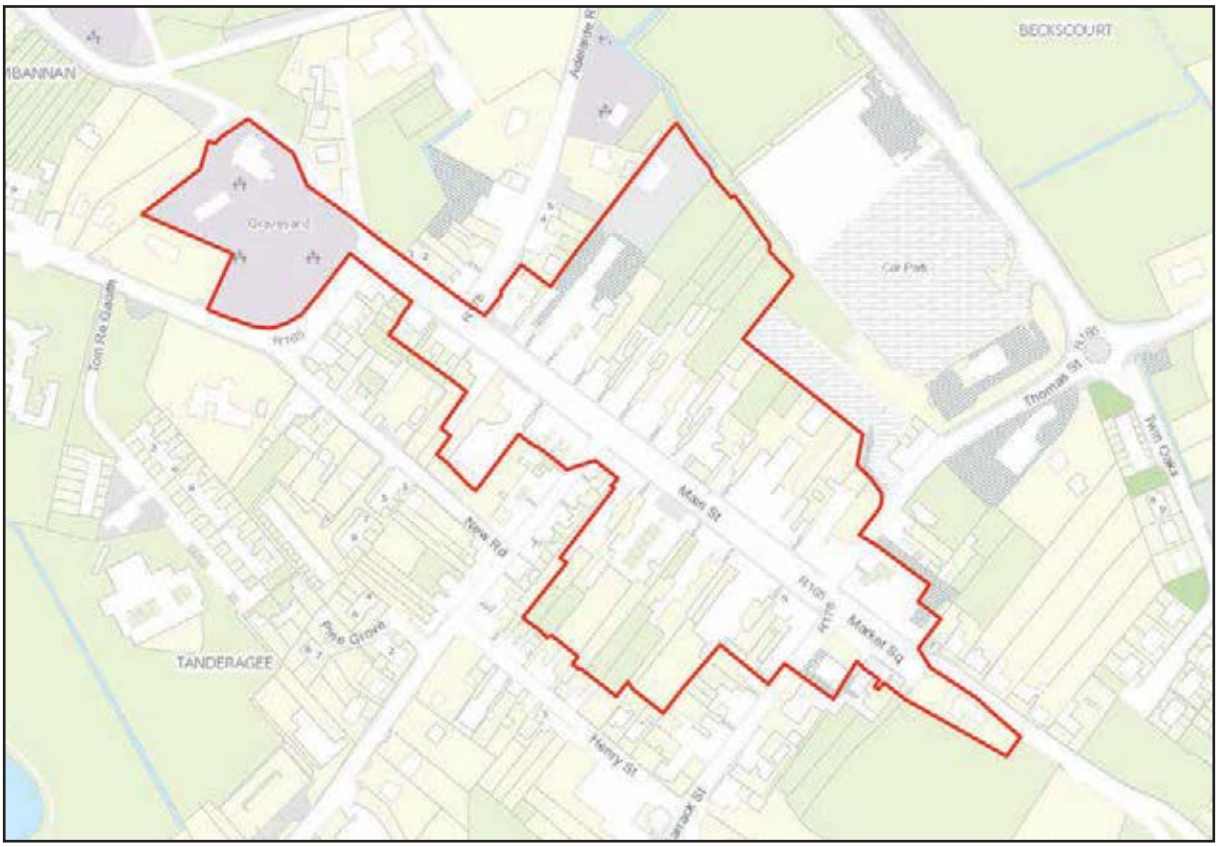


Figure 2.5.1 Bailieborough ACA

	Bailieborough Heritage Development Objectives It is a development objective of Cavan County Council to:
BH 01	Ensure that all plans/projects relating to the natural and built heritage within Bailieborough Town are subject to development objectives contained within Built and Natural Heritage Chapter of this plan.
BH 02	Protect, enhance, create and connect natural heritage, green spaces and high quality amenity spaces throughout Bailieborough for biodiversity and recreation whilst ensuring the design and operation of routes respond to the ecological protection and needs of each site.
BH 03	Continue to support the development and enhancement of the Castle Walk, connecting people, places and nature.
BH 04	Seek to preserve, protect and maintain trees of special amenity, conservation or landscape value in Bailieborough.
BH 05	Carry out and require planting of native trees, hedgerows and vegetation on all new developments. All planting should be pollinator friendly and in accordance with the All Ireland Pollinator Plan and Pollinator Guidelines for Communities contain in Appendix 23.
BH 06	Prohibit any development that would result in a significant deterioration of habitats or disturbance of species in Bailieborough.
BH 07	Protect the environmental quality of Bailieborough through the implementation of European, National and Regional policy and legislation relating to air quality, green-house gas emissions, climate change, light pollution, noise pollution and waste management.
BH 08	Conserve, protect and enhance the built heritage of Bailieborough including all Protected Structures and attendant grounds, Main Street ACA, Records of Monuments and Places in accordance with best conservation practice.
BH 09	Positively consider proposals to improve, alter, extend or change use of protected structures to accommodate for modern use, subject to suitably qualified conservation architects and other relevant experts, suitable design, materials and consultation methods. This should demonstrate that the structure, character, appearance and setting will not be adversely affected.
BH 10	Support the re-introduction of traditional features on protected structures of Main Street ACA particularly where there is evidence these features previously existed.
BH 11	Support schemes for the conservation and enhancement of the character and appearance of the traditional town core of Bailieborough.
BH 12	Ensure heritage assets which are the focus for heritage development in Bailieborough are appropriately managed and their special interest is conserved from potential adverse effects and that best practice in relation to the environmental management of tourism enterprises is adhered to.
BH 13	Ensure Archaeological assessment is carried out as required and promote preservation in situ of archaeological sites an /or features.
BH 14	Protect previously unknown archaeological sites and features, including underwater sites where they are discovered during development works.

2.5.12 Map Based Specific Obje tives

Map based specific objectives have been created for several areas within the Development Boundary. Refer to Bailieborough zoning map.

1. Protect and retain free from inappropriate development Bailieborough Lough, Town Lough and Castle Lough and the lake at St. Anne's area and their surrounding amenity areas. The enhancement of the amenity value of these areas is encouraged. Promote and support links from these amenities to each other and to the town centre.
2. Promote the 'Bailieborough Heritage Walking Trail' in recognition of its architectural, cultural and historical importance to the town and as an important urban amenity with strong tourism value.
3. Protect the stone walls and amenity area along the Cavan Road.
4. Support the delivery of plans and proposals in the Bailieborough Revitalisation Plan 2018
5. Ensure development of this proposed residential lands facilitate access to adjacent Amenity and Open Space lands.
6. Support and facilitate the provision of youth facilities in Bailieborough town centre.
7. To ensure the provision of open space is provided in tandem with residential development at this location.
8. Support and facilitate the provision of community facilities in Bailieborough.



2.6 Cootehill

2.6.1 Context

Cootehill is located in the north east of the County and is identified in the Settlement Framework as a Self-Sustaining Town. Self-Sustaining Towns have high levels of population growth but require targeted 'catch up' investment to become more self-sustaining.

2.6.2 Town Character

Located on the border with County Monaghan, Cootehill is on the junction of two regional roads the R188 and the R191. It is a planned town, built during the great Georgian era of urban development and it derives its name from the marriage of Thomas Coote and Frances Hill. The Town has a cruciform shape, characterised by the intersection of Bridge Street, Church Street, Market Street and Old Cavan Street. Cootehill possesses a wealth of Protected Structures, and items of heritage value including sites of both historical and archaeological importance. The town has retained its traditional and historic urban form. There has been some development of the back lands of Main Street properties, which has opened up the possibility for further development of this town core and would result in strengthening the viability and vitality of Cootehill. The town has seen significant growth and development with some very large housing developments and the construction of a number of business, industry and enterprise units.

Historically Cootehill has experienced population growth seeing a 8.5% growth in the 2006 Census, a 12.2% growth in the 2011 Census and a fall in population of -12% in the 2016 Census.

Table 2.6.1 Fact Table

Position in Settlement Hierarchy	Self-Sustaining Town
2016 Population	1853
2011 Population	2123
Percentage Change 2011-2016	-12% (-270)
Housing Supply Target 2022-2028	203
Population Projection 2028	2335
Resident Workers 2016	700
Total Jobs 2016	902
Jobs-Workforce Ratio 2016	1.289
Education (2020/2021 Enrolment)	Darley National School (103 pupils) St Michaels NS (261 pupils) Holy Family School (174 pupils) Drumlin House St Aidan's Comprehensive secondary school (505 pupils) Childcare options



2.6.3 Strategy and Vision

Cootehill performs important retail, residential, service and amenity functions for local rural hinterlands as well as the towns urban population. Opportunity exists to increase the economic profile of the Town by zoning additional lands for employment use and by maximising its potential as a Self Sustaining Town.

The Core Strategy set out in Chapter 1 of this Plan projects that the population of Cootehill Town will grow to 2,335 over this Plan period. This will be provided in town core, mixed use and brownfield sites of Cootehill. In addition, residential zoned land is being provided along with low density residential lands, which will provide an alternative to one off dwellings. In this settlement strategy, Cootehill is identified as a Self-Sustaining Town, that will be promoted in driving growth and economic development. It requires targeted levels of investment to become more self-sustaining.

A focus on the Plan has also been to support the development and delivery of community and social infrastructure and opportunity lands for this use has been identified in the land use plan.

Cootehill General Development Objectives
It is a development objective of Cavan County Council to:

CG 01	Promote the development of Cootehill as a driver of economic growth and fulfil its role as a designated Self-Sustaining Town.
CG 02	Support the expansion of a range of services and facilities available to residents and the wider rural hinterland.
CG 03	Engage with the community and relevant stakeholders to promote and support the regeneration of Cootehill through identification of significant regeneration projects along with associated funding streams including Rural Regeneration and Development Fund.
CG 04	Provide for the creation of sustainable communities in Cootehill, by identifying sufficient land for new development, in particular housing, enterprise and employment, community, recreational and tourism uses.
CG 05	Continue to promote the tourism potential of Cootehill by supporting tourist related development and enhancement of existing amenities.

Cootehill General Development Objectives
It is a development objective of Cavan County Council to:

CG 06	Encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities and services that meet the needs of the entire community and accord with the principles of universal design and Age Friendly standards.

2.6.4 Physical Infrastructure

Cootehill is served by an existing wastewater treatment plant which has a project underway to upgrade its plant. Water supply is from Coragh Lough.

Green infrastructure is essential to delivering the Town's economic competitiveness, improved quality of life and improved social inclusion. Increased development pressure will inevitably lead to an increase in traffic levels. It is essential that traffic is managed so as to minimise future congestion. This plan aims to achieve a more balanced and sustainable pattern of movement in Cootehill and undertake to facilitate the provision of a greater choice of transport modes.

Enhancing permeability and connectivity between the town centre and surrounding residential areas is a priority of this Plan. It is therefore an objective to identify any improvements to pedestrian and cycling infrastructure that would encourage walking and cycling within and between spaces in the town.

Cootehill Physical Infrastructure Development Objectives
It is a development objective of Cavan County Council to:

CPI 01	Support the investment in water and waste water infrastructure facilities serving Cootehill in order to ensure the continued sustainable development of the Town.
CPI 02	Support improvements in the pedestrian and cycling infrastructure in the town that will improve connectivity and permeability and promote more sustainable modes of transport.

Cootehill Physical Infrastructure Development Objectives
It is a development objective of Cavan County Council to:

CPI 03	Support and facilitate essential public road infrastructure for Cootehill including appraisal of bypass roads/ relief routes for the town, and where necessary, reserve the corridors of any such proposed routes free of development, which would interfere with the provision of such proposals.
CPI 04	Commence the preparation of a Local Transport Plan for Cootehill in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within the lifetime of the adopted County Development Plan.

2.6.5 Economic Development

According to the Census in 2016, there were 1853 people living in Cootehill. The largest industries are professional services followed by manufacturing and then commerce and trade. There are 1062 people residing in Cootehill who are classed as " At Work", at total of 41% (432) are employed in Cootehill, 19% (207) are employed elsewhere in Cavan, 25% (261) commute out of the county for employment and the remaining 15%(162) are either mobile workers or have a blank or un-codable address.

In 2016 there was a total of 1402 jobs in Cootehill, which accounts for 6.8% of all jobs based in the County. 31% (432) are undertaken by local residents living in Cootehill, 40% (557) are undertaken by workers living elsewhere in the county and the remaining 27% (380) are undertaken by workers who commute to Cootehill from outside the county. Although 44% of the resident workers in Cootehill are employed elsewhere, Cootehill is the employment destination of 937 workers from outside the town. The town is a net importer of jobs (+340).

There has been some development of the back lands of Main Street properties, that has opened up the possibility for further development of this town core, which would result in strengthening the viability and vitality of Cootehill. The town has seen significant growth and development with some large housing developments and the construction of a number of business, industry and enterprise units.

There are a number of large employment providers within the town including Abbott Ireland and Abcon Industrial Ltd. The town has significant potential for economic development and employment provision with a number of vacant business and industrial units in the town and the "Enterprise Technology Centre Hub" located on Station Road.

Funding of over €850,000 was allocated by the Rural Regeneration and Development Fund for Cootehill Industrial Estate Cootehill Cavan. This project involves the construction of an access road and services into an underdeveloped industrial estate in Cootehill to allow its future expansion. It includes the construction of a roadway, and provision of electricity, water, gas, lighting and broadband. Cootehill is situated on the border between Cavan and Monaghan and is the primary industrial location on that border. This project will significantly contribute to the development of businesses in the area creating employment opportunities and enhancing the attractiveness of the area as a place to live.

Cootehill Economic Development Objectives
It is a development objective of Cavan County Council to:

CED 01	Support the consolidation and growth of existing enterprises and the development of employment opportunities within the town.
CED 02	Facilitate the establishment of new enterprise and employment uses on lands identified for employment purposes.
CED 03	New enterprises shall demonstrate high quality architectural built form that contributes to a positive sense of space and distinctiveness.

2.6.6 Tourism

Cootehill is located near the Cavan – Monaghan border in Ireland's Hidden Heartlands, Fáilte Ireland's marketing proposition for the county. There is a good accommodation base locally with bednights available in the local four-star hotel and several guesthouses and self-catering proprieties in the town.

Rich in history, there is a heritage trail highlighting points of interest in the town. There is a culture of coarse and pike angling in the locality with excellent fishing available in the many waterways surrounding the town. The Cootehill Championship Fishing Festival is an annual event attracting over 100 anglers to the town for five days in September.

The Dromore River provides good opportunities for angling and for watersports and there are outdoor activity providers locally offering canoeing and kayaking experiences. The Haltons amenity area on the outskirts of the town has changing facilities and forms a trailhead point for several walks. The Kayakarun event has established itself in the adventure race annual calendar and brings visitors to the town.

Bellamont Forest is located on the edge of the town and is home to one of the most architecturally significant houses in the country – Bellamont House. The house and estate is now in private ownership. Other attractions locally include Erica's Fairy Forest and nearby Tanagh Outdoor Education Centre which is managed by the Cavan and Monaghan ETB.

The Cootehill Arts Festival is a popular event, supported by Cavan Arts Office and brings well known artists and performers to Cootehill. The local walking club regularly host guided walking events as part of Cavan Walking Festival. Other established traditional music festivals in the town include the Gerry Whelan Memorial and the Ed Reavy Traditional Music Festival.

Cootehill Tourism Development Objectives It is a policy objective of Cavan County Council to:	
CT 01	Support the provision of new and upgraded tourist accommodation.
CT 02	Encourage sustainable and suitable tourism related development.
CT 03	Support the angling industry to continue to supply the necessary infrastructure and services for anglers locally.
CT 04	Work with the tourism trade locally to ensure a coordinated and collaborative approach to tourism signage, promotion and infrastructure.
CT 05	Support the upgrading of the heritage town trail signage.
CT 06	Encourage and support the delivery of tourist services.

Cootehill Tourism Development Objectives It is a policy objective of Cavan County Council to:	
CT 07	Explore options for increasing the local walking and cycle trails network.
CT 08	Harness the potential of the Dromore River for outdoor recreation.
CT 09	Support festivals and events that have the potential to create bed nights in the area.
CT 10	Engage with agencies and community groups in the area that support and contribute to tourism e.g. Fáilte Ireland, Coillte, Cootehill Chamber of Commerce, Happy Feet Walking Club, Tidy Towns, Inland Fisheries Ireland.
CT 11	Protect and support the development of the Ballybay to Cootehill to Cavan Railway Greenway for the provision of a future greenway.

2.6.7 Sustainable Communities

Cootehill provides an attractive place to live, rich in natural beauty and amenity. Opportunity exists to accommodate the future needs of the town in a consolidated fashion, which will assist in the delivery of sustainable communities comprising of a mix of housing types, densities and tenure. An emphasis is therefore placed on building communities with a high standard of design, around the principles of place-making, green infrastructure, permeability and connectivity alongside the integration of community and recreational facilities.

The development strategy for Cootehill is to support new housing and population growth, consistent with the Core Strategy, facilitating compact growth, together with providing a viable alternative to rural one-off housing. Provision is made in the plan in accordance with RPO 3.7 of the RSES, for the identification and prioritising of a program for the provision of serviced sites within the existing footprint of Cootehill.

The plan promotes the development of green infrastructure networks both within the settlement and to adjacent tourist amenities. New development proposals will have to demonstrate how they contribute towards the creation of Green Infrastructure networks, in particular the development of green routes through the town with connections to the town centre.

Cootehill Sustainable Communities Development Objectives
It is a development objective of Cavan County Council to:

CS 01	Provide for new residential development in accordance with the requirements of the Housing and Core Strategy.
CS 02	Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the population of Cootehill.
CS 03	Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up areas.
CS 04	Require proposals for new development to integrate with existing Green Infrastructure networks and contribute to the development and protection of overall Green Infrastructure assets.

Cootehill Sustainable Communities Development Objectives
It is a development objective of Cavan County Council to:

CS 05	Support the provision of social and recreational amenities in Cootehill to address gaps in these important Community facilities.
CS 06	Provide for the expansion and development of educational, social, community and recreational facilities in the settlements.
CS 07	Promote cycling and walking within the community through the implementation of a walking/cycling strategy and improved walking/cycling infrastructure within the town and its hinterlands and at areas of interest and attractions.
CS 08	Support the provision of serviced sites on lands zoned for low density residential development.

2.6.8 Commercial and Retail Development

Convenience shopping is provided by several small independent retailers in the town with a supermarket on the Main Street, being the largest convenience store. The town centre comprises of a reasonable range of comparison shops operated by independent operators. Cootehill has a comparatively high number of retail services which are important to attracting custom into the town centre.

The town has a significantly higher proportion of mainstream comparison shopping over convenience shopping. These are generally contained within a large number of small independent retailers. Cootehill contains a moderate to low level of retail vacancy.

There is scope for additional convenience retail within the town particularly aimed at addressing the extent of retail leakage to other neighbouring centres. An additional convenience retail facility would be best sited in a location that could provide footfall along the main shopping streets, while being sensitive to the architectural heritage.

Cootehill Commercial and Retail Development Objectives It is a development objective of Cavan County Council to:	
CR 01	Sustain and enhance the retail and services offer of Cootehill Town Centre in line with the County Retail Strategy
CR 02	Support commercial opportunities within Cootehill town centre which harnesses the potential of the town for economic growth and sustainability.
CR 03	Reinforce the centre of Cootehill as the property location for new commercial and retail development, with emphasis on quality of design, positive contribution to the existing streetscape and protection of existing heritage landscapes.
CR 04	Support the provision of mixed-use developments in the town centre, which create opportunities to live, work, shop etc. within the town and reduce the car-based travel.
CR 05	Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.
CR 06	Support the delivery of an anchor convenience retail outlet in or adjacent to the town core

2.6.9 Regeneration and Placemaking

There are a number of key sites exist within the settlement which present the potential for physical and social regeneration with the support of private and public-sector expertise and investment. In particular, the Rural Regeneration and Development Fund operated by the Department of Rural and Community Development is available to support coordinated and integrated projects between government departments, state agencies, local authorities, other public bodies and communities, which will have an impact on sustainable economic and social development in rural area. Accordingly, the potential for better use of under-utilised and vacant sites and buildings within the existing built-up footprint of Cootehill to drive the delivery of quality housing, services and employment opportunities, in tandem with supporting social infrastructure is promoted. The redevelopment of Cootehill town centre represents



an opportunity to contribute to the towns rejuvenation and revitalisation and in contributing to the overall improvement of the public realm and visual amenity.

In this regard, proposals for strategic brownfield and infill sites should be accompanied by a site brief and/or masterplan that sets out a phased programme for the regeneration of the site and demonstrates how the proposal achieves sustainable compact development and integrates the principles of good urban design and placemaking.

Cootehill provides the focus for a wide variety of activities that contribute to a sense of place and identity. The town plays an important economic, social and cultural role.

Cootehill Revitalisation Plan 2018 seeks to showcase how improvements can enhance Cootehill as an attractive place in which to live, play, work and visit. It seeks to enhance and improve town functions both on a day to day basis, while also seeking to improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors.

The Cootehill Revitalisation Plan 2018 includes proposals recommended at a county and town specific basis. There are a number of Cootehill Specific Proposals incorporating the following themes:

- Accessibility
- Streetscape

- Amenities and Services
- Built form
- Initiatives and Events

The Revitalisation Plan aims to enhance the Cootehill's town centre, as an attractive place in which to live and work and to address economic and social decline. The holistic and inclusive approach undertaken identifies a wide range of projects throughout the entire county to be implemented over the short, medium and long term. It provides guidance on a suite of interventions that will have a transformative impact on the town of Cootehill.

A number of proposals have been included in the Cootehill Revitalisation Plan 2018 that seeks to redesign Market Street and Cavan Road along with other traffic proposals like parking, traffic calming, improve car park access, improve permeability and shared and cycle paths. Other revitalisation proposals include new amenity/leisure spaces, pocket parks and square activations.

Regeneration projects have been delivered to Cootehill namely access from Pig Market to Cootehill town, investment in Cootehill Enterprise and Technology Centre, new Cootehill Industrial Estate Access Road and Dromore Greenway.

2.6.10 Cootehill Masterplans

2.6.10.1 Masterplan 1

This Masterplan area (Appendix 24) to the north west of Market Street and Chapel Lane comprises of neglected backlands and has poor pedestrian and cycling network. The Masterplan seeks to generate new public realm spaces to the back of Market Street, thus reinforcing and strengthening the town centre. The redevelopment of Chapel Lane along the Western edge will create a stronger urban edge to the town. The principles of this Masterplan in terms of redevelopment and access to this area remain a priority for this development plan

2.6.10.2 Masterplan 2

This Masterplan area (Appendix 24) encompasses the south east of Market Street and includes the existing GAA pitch and grounds. At the time of preparation, it offered two scenarios with the GAA usage remaining and the GAA usage being removed. Proposal A with the retention of the GAA pitch and facility are considered the appropriate scenario. This Masterplan seeks to explore how a new vehicular link could be provided parallel to Market Street.

Cootehill Regeneration and Placemaking Development Objectives It is a development objective of Cavan County Council to:

CRP 01	Support the implementation of the Cootehill Revitalisation Plan 2018.
CRP 02	Continue to identify sites in poor state of repair or neglect under the Derelicts Sites Act and support their regeneration.
CRP 03	Ensure that the town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.
CRP 04	Actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the Cootehill.
CRP 05	Encourage the appropriate reuse and regeneration of derelict and underused premises and sites in Cootehill town centre.
CRP 06	Promote the regeneration of the backlands of Cootehill in accordance with the completed Masterplans in the town in a sustainable manner.

2.6.11 Heritage

Cootehill lies north of County Cavan bordering County Monaghan. The oldest part of the town lies to the Southwest of Market Street, centred on the ruin of the Church of Ireland which is located on an elevated site on Church Street. The old town had a cruciform plan, where Bridge Street and Church Street intersected the old Cavan Road and Market Street Lower. Lower Market Street developed later in the eighteenth century when Charles Coote's son Thomas Coote inherited his Cavan estate. It was at this stage that Cootehill was named and developed. The name Cootehill reflects Thomas Coote's marriage to Frances Hill of Hillsborough, Co. Down. Coote's nephew, also named Thomas, built the magnificent Bellamont House to a design by Coote's nephew Edward Lovett Pearce. It is considered the finest Palladian Villa ever built in Ireland. Bellamont Estate was the ancestral home of the Coote's for many years and the sprawling country estate stretched from the town centre to the north towards Rockcorry. Cohaw Megalithic Tomb, a double court tomb and National Monument is located 4Km southeast of the town along the Shercock Road. Surrounding

lakes and rivers provide a backdrop which attracts visitors and sports enthusiasts.

The natural heritage of Cootehill includes the natural environment, biodiversity and green infrastructure. This heritage is an asset which can be promoted to present a positive image of the town.

Dromore pNHA is a group of ten main inter-drumlin lakes plus several smaller areas of water stretching along the River Dromore between Cootehill and Ballybay. Wet woodland, reed swamp, winterfowl birds such as whooper swan, great crested grebe and lapwing are some of the habitats and species associated with the site.

Bellamont Forest is located on the outskirts of Cootehill with a 5km looped walk within the forest. The main recreational area lies along the Dromore River, where facilities include fishing stands, walkways and outdoor exercise machines. The area also has an award- winning picnic area at Halton's Shore on the Monaghan Road. Dromore Lough is a 3KM stretch which borders counties Cavan and Monaghan.

The dominant architectural style of Cootehill town centre, reflects eighteenth and nineteenth centuries, with a significant number of Georgian buildings. These striking buildings include the former provincial bank, the Church of Ireland, and Bellamont House built between 1725 and 1730. The built heritage of Cootehill may be explored using Cootehill Town Trail its maps and interpretation.

The rapid development of Cootehill into a prosperous town in the eighteenth century was aided by the growth of the linen trade. Settlers from all parts of Ireland, Britain, and Europe came to Cootehill and it was not long before the town became a melting pot of religious and political beliefs.

By the end of the nineteenth century, Thomas

Figure 2.6.1Cootehill ACA



Coote extended Market Street northwards to create a long wide and straight street. The Market House was built in 1806 and the Church of Ireland in 1819 at the Northern end of the street creating a dramatic termination of vista. The Courthouse was built in 1832 and all together these buildings provide a fine collection of civic buildings. The ACA designation at Lower Market Street, Cootehill focuses on this area, where much of the fine architecture and planned streetscape is evidenced today.

	Cootehill Heritage Development Objectives **It is a development objective of Cavan County Council to:**
CH 01	Ensure that all plans and projects relating to the natural and built heritage within Cootehill Town are subject to development objectives contained within the Built and Natural Heritage Chapter of this Plan.
CH 02	Protect, enhance, create and connect natural heritage, green spaces and high quality amenity spaces throughout Cootehill for biodiversity and recreation, whilst ensuring the design and operation of routes respond to the ecological protection and needs of each site.
CH 03	Seek to preserve, protect and maintain trees of special amenity, conservation or landscape value in Cootehill.
CH 04	Carry out and require planting of native trees, hedgerows and vegetation on all new developments. All planting should be pollinator friendly and in accordance with the All Ireland Pollinator Plan and Pollinator Guidelines for Communities as contained in Appendix 23.
CH 05	Prohibit any development that would result in a significant deterioration of habitats or disturbance of species in the pNHA Dromore River.
CH 06	Protect the environmental quality in Cootehill through the implementation of European, National and Regional policy and legislation relating to air quality, green-house gas emissions, climate change, light pollution, noise pollution and waste management.
CH 07	Support the development of the waterways in and around Cootehill's waterways.
CH 08	Encourage and support sustainable developments in Bellamont Forest.
CH 09	Conserve, protect and enhance the built heritage of Cootehill including all Protected Structures and attendant grounds, Lower Market Street ACA, Records of Monuments and Places in accordance with best conservation practice.
CH 10	Positively consider proposals to improve, alter, extend or change use of protected structures to accommodate for modern use, subject to suitably qualified conservation architects and other relevant experts, suitable design, materials and consultation methods. This should demonstrate that the structure, character, appearance and setting will not be adversely affected.
CH 11	Support the re-introduction of traditional features on protected structures of Lower Market Street ACA, particularly where there is evidence these features previously existed.
CH 12	Support schemes for the conservation and enhancement of the character and appearance of the traditional town core of Cootehill.
CH 13	Ensure heritage assets which are the focus for heritage development in Cootehill are appropriately managed and their special interest is conserved from potential adverse effects from visitors or development in general and that best practice in relation to the environmental management of tourism enterprises is adhered to.
CH 14	Facilitate public access to National Monuments in state or local authority care.
CH 15	Ensure archaeological assessment is carried out as required and promote 'preservation in situ' of archaeological sites or features.

2.6.12 Map Based Specific Obje tives

Map based specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. Promote the delivery of green infrastructure in Cootehill linking areas of residential, amenity and the town centre in a safe and accessible manner.
2. Promote and protect Cootehill Heritage Walking Trail in recognition of its architectural, cultural and historical importance to the town and as an important urban amenity with strong tourism value. To support and promote new walks and linkage to amenity sites and the town centre.
3. Protect, conserve and maintain the Demesne of Bellamont Forest.
4. Support the delivery of plans and proposals in the Cootehill Revitalisation Plan 2018

2.7 Kingscourt

2.7.1 Context

Kingscourt is located in the most easterly part of County Cavan on the border with County Meath. The Regional Routes the R165 and R164 meet in the town.

Kingscourt is located in the east of the County and is identified in the Settlement Framework as a Self-Sustaining Town. Self-Sustaining Towns have high levels of population growth but require targeted 'catch up' investment to become more self-sustaining.

2.7.2 Town Character

Located in the vicinity is Cabra Castle which was built in the 19th Century and is now used as a luxury hotel. Kingscourt dates back to the time of the Ulster Plantations. Located in the south east corner of the County, Kingscourt is only located 1km from the boundary with County Meath and is also close to the border with County Monaghan and County Louth.

The town, founded by Mervyn Pratt and later by Rev. Joseph Pratt, has a distinctive planned street layout. The name Kingscourt comes from 1690 when King James held court for one night in Cormey Castle, (now Cabra Castle) on his way to the Battle of the Boyne. The development of natural resources such as gypsum and china clay were used to develop local industry in the town. The now closed railway line provided access to a larger market and strengthened the trading function of the town.

The town has retained its historic pattern with the town core focused on a wide and long main street with further streets radiating in a uniform pattern out from it. This geometric form lends itself well to the further development of town core uses. There is significant capacity for development in the backlands of main street properties, but it is essential that this is conducted in a sensitive manner, which does not detract from the traditional form of this town.

Kingscourt is identified as a Self-Sustaining Town in the County Settlement Hierarchy. It has experienced high levels of population growth and requires targeted levels of investment to become more self-sustaining.

Table 2.7.1 Fact Table

Position in Settlement Hierarchy	Self Sustaining Town
2016 Population	2499
2011 Population	2326
Percentage Change 2011-2016	7.4% (173)
Housing Supply Target 2022-2028	274
Population Projection 2028	3148
Resident Workers 2016	999
Total Jobs 2016	602
Jobs-Workforce Ratio 2016	0.603



Position in Settlement Hierarchy	Self Sustaining Town
Education **(2020/2021 Enrolment)**	1 St. Josephs NS (425 pupils) Cabra Central NS (53 pupils) Post Primary- Coláiste Dún an Rí (529 pupils) Childcare options

2.7.3 Strategy and Vision

Self-Sustaining Towns have experienced high levels of population growth but require targeted 'catch up' investment to become more self-sustaining.

	Kingscourt General Development Objectives It is a development objective of Cavan County Council to:
KG 01	Promote the development of Kingscourt as a driver of economic growth in the South East of the county and fulfil its role as a designated Self-Sustaining Town.
KG 02	Support the expansion of a range of services and facilities available to residents and the wider rural hinterland.
KG 03	Engage with the community and relevant stakeholders to promote and support the regeneration of Kingscourt through identification of significant regeneration projects along with associated funding streams including Rural Regeneration and Development Fund.
KG 04	Provide for the creation of sustainable communities in Kingscourt by identifying sufficient land for new development, in particular housing, enterprise and employment, community, recreational and tourism uses.
KG 05	Encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities and services, that meet the needs of the entire community and accord with the principles of universal design and Age Friendly standards.

Kingscourt performs important retail, residential, service and amenity functions for local rural hinterlands as well as the towns urban population.

The Core Strategy set out in Chapter 1 of this Plan projects that the population of Kingscourt will grow to 3148 over this plan period. This will be provided in the town core, mixed use and brownfield sites of Kingscourt, along with proposed residential and low density residential, which will provide for an alternative to one off housing.

It is the vision of this plan that sustainable compact residential growth occurs in Kingscourt over the plan period. Proposed residential sites are located close to the town centre and within walking distance of the towns services and facilities.

2.7.4 Physical Infrastructure

Kingscourt is served by an existing wastewater treatment plant which has a project underway to upgrade its plant. Water is from a borewell at Descart, Co. Monaghan (Groundwater Supply). Green infrastructure is essential to delivering the Town's economic competitiveness, an improved quality of life and improved social inclusion. Increased development pressure will inevitably lead to an increase in traffic levels. It is essential, therefore, that traffic is managed so as to minimise future congestion. This plan aims to achieve a more balanced and sustainable pattern of movement in Kingscourt and undertake to facilitate the provision of a greater choice of transport modes like walking and cycling.

	Kingscourt Physical infrastructure Development Objectives It is a development objective of Cavan County Council to:
KI 01	Support the investment in water and waste water infrastructure facilities serving Kingscourt in order to ensure the continued sustainable development of the Town.
KI 02	Support improvements in the pedestrian and cycling infrastructure in the town that will improve connectivity and permeability and promote more sustainable modes of transport.
KI 03	Commence the preparation of a Local Transport Plan for Kingscourt in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within the lifetime of the adopted County Development Plan.

2.7.5 Economic Development

There is significant capacity for development in the backlands of main street properties, but it is essential that this is conducted in a sensitive manner which does not detract from the traditional form of this town.

The service employment sector within Kingscourt is essential to the vitality of the Town. Kingscourt has a number of large and smaller employment providers including Kingspan, O'Reilly Concrete, Gypsum Industries, Kingscourt Bricks and Paramount Doors, in addition to other services provided within the town core area.

According to the Census, the total population of Kingscourt in 2016 was 2499. The largest industries are commerce and trade, followed by manufacturing then professional services. There are 1281 people residing in Kingscourt who are classed as being "At Work". Of these workers a total of 33% (419) are employed in Kingscourt, 10% (126) are employed elsewhere in Cavan, 36% (485) commute out of the county for employment and the remaining 20% (251) are either mobile workers or have a blank or un-codeable destination. In total, there are 1026 jobs located within Kingscourt. Of these 41% (419) are undertaken by local residents living in Kingscourt, 20% (204) are undertaken by workers living elsewhere in Cavan county and the remaining 39% (403) are undertaken by workers who commute to Kingscourt from outside the county. According to POWCAR 2016, there are 1026 jobs in Kingscourt, which accounts for 5% of all jobs based in the county. Although 48% of the residents living in Kingscourt are employed elsewhere in the County, Kingscourt is the employment destination for 607 workers from outside the settlement. The town is a net exporter of jobs (-255). The Jobs to Workforce ratio in Kingscourt is below 1 meaning that there is a high level of commuting out of the town. There is therefore opportunities in Kingscourt to zone additional lands for General Enterprise and Employment purposes to support an expansion of economic development in the town.

Kingscourt Economic Development Objectives
It is a development objective of Cavan County Council to:

KE 01	Support the consolidation and growth of existing enterprises and the development of employment opportunities within the town.
KE 02	Facilitate the establishment of new enterprise and employment uses on lands identified for employment purposes.
KE 03	New enterprises shall demonstrate high quality architectural built form, that contributes to a positive sense of space and distinctiveness.

2.7.6 Tourism

Kingscourt is located near the Cavan – Meath border and just one hour from Dublin. It is in Ireland's Hidden Heartlands, Fáilte Ireland's marketing proposition for the county. Set on 100 acres of parkland, historic Cabra Castle Hotel is located on the outskirts of the town and provides 105 bedrooms and several restaurant options. There are a small number of B&Bs and self-catering properties also available. The town is well served with cafes, gastro pubs and restaurants and has potential as a tourism town.

Dun a Ri Forest Park is located on the outskirts of the town. Direct pedestrian access from the town centre from the park has recently been created. The park is 565 acres in size and forms part of what was once the Cabra Estate and is rich in history and folklore. There are four marked trails in the park, a river, waterfall, many historical features and the flora and fauna is varied and spectacular. Carparking and toilet facilities are available. The forest park is a strategic site on the proposed Navan – Kingscourt Greenway currently being spearheaded by Meath County Council.

Other walking options locally include Lough an Leagh, between Bailieborough and Kingscourt where panoramic views of the surrounding countryside can be enjoyed. The historic Fair of Muff takes place every September and has the potential to attract visitors.

Kingscourt Tourism Development Objectives It is a development objective of Cavan County Council to:	
KT 01	Support the provision of tourist accommodation and associated services.
KT 02	Encourage sustainable and suitable tourism related development.
KT 03	Continue to work with the tourism industry locally, to ensure a coordinated and collaborative approach to tourism signage, promotion and infrastructure.
KT 04	Harness the potential of Dun a Ri Forest Park as a site for outdoor recreation via the development of a long-term masterplan, in partnership with Coillte.
KT 05	Work with Meath County Council on the delivery of the Navan – Kingscourt Greenway and the development of Dun a Ri as a trailhead point.
KT 06	Support festivals and events with potential to create bed nights in the area.
KT 07	Work with agencies and community groups that support and contribute to tourism e.g. Fáilte Ireland, Coillte, Kingscourt Community Council, Inland Fisheries Ireland.
KT 08	Promote the tourism potential of Kingscourt by supporting tourist related development and enhancement of existing amenities.
KT 09	Protect Lough an Leagh for its scenic and amenity value by restricting inappropriate development and support further scientific studies to facilitate the appropriate conservation, management and protection of the area, to promote proposals under national designation.

2.7.7 Sustainable Communities

Kingscourt provides an attractive place to live, rich in natural beauty and amenity. Opportunity exists to accommodate the future needs of the town in a consolidated fashion, which will assist in the delivery of sustainable communities, comprising of a mix of housing types, densities and tenure. An emphasis is therefore placed on building communities with a high standard of design, around the principles of place-making, green infrastructure, permeability and connectivity alongside the integration of community and recreational facilities.

The development strategy for Kingscourt is to support new housing and population growth, consistent with the Core Strategy, facilitating compact growth together with providing a viable alternative to rural one-off housing within the surrounding countryside. Provision is made in the plan in accordance with RPO 3.7 of the RSES, for the development of serviced sites for the identification and prioritising of a program for the provision of serviced sites within the existing footprint of Kingscourt.

The plan promotes the development of green infrastructure networks both within the settlement and to adjacent tourist amenities. New development proposals will have to demonstrate how they contribute towards the creation of Green Infrastructure networks, in particular the development of green routes through the town with connections to the town centre.



Kingscourt Sustainable Communities Development Objectives It is a development objective of Cavan County Council to:	
KSC 01	Provide for new residential development in accordance with the requirements of the Housing and Core Strategy.
KSC 02	Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the population of Kingscourt.
KSC 03	Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up areas.
KSC 04	Require proposals for new development to integrate with existing Green Infrastructure networks and contribute to the development and protection of overall Green Infrastructure assets.
KSC 05	Support the provision of social and recreational amenities in Kingscourt to address gaps in these important Community facilities.
KSC 06	Provide for the expansion and development of educational, social, community and recreational facilities in the settlements.
KSC 07	Promote cycling and walking within the community through the implementation of a walking/cycling strategy and improved walking/cycling infrastructure within the town and its hinterlands and at areas of interest and attractions.
KSC 08	Support the provision of serviced sites on lands zoned for low density residential development.



2.7.8 Commercial and Retail Development

Kingscourt is designated as a key support retail centre in the retail hierarchy of the County Cavan Retail Strategy.

Kingscourt contains a reasonable range of comparison shops operated by local independent retailers, Kingscourt has a low proportion of mainstream comparison, but a high proportion of bulky comparison retailing relative to similar size towns in Cavan. The town has a moderate level of vacancy when compared to other Self Sustaining towns. It is likely that there is reasonably high levels of retail leakage from the town at present.

It is essential to explore the potential to improve greater connectivity for vulnerable road users like pedestrians and cyclists to residential areas, town centres and amenities.

	Kingscourt Commercial and Retail Development Objectives It is a development objective of Cavan County Council to:
KCR 01	Sustain and enhance the retail and services offer of Kingscourt Town Centre in line with the County Retail Strategy.
KCR 02	Support commercial opportunities within Kingscourt town centre, which harnesses the potential of the town for economic growth and sustainability.
KCR 03	Reinforce the centre of Kingscourt as the property location for new commercial and retail development, with emphasis on quality of design, positive contribution to the existing streetscape and protection of existing heritage landscapes.
KCR 04	Support the provision of mixed-use developments in the town centre which create opportunities to live, work, shop etc. within the town and reduce the car-based travel.
KCR 05	Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.
KCR 06	Support linkages from the new Supervalu to the town centre.
KCR 07	Support proposals for traffic management of the Main Street to encourage and prioritise pedestrian usage.

2.7.9 Regeneration and Placemaking

A number of key sites exist within the settlement which present the potential for physical and social regeneration with the support of private and public sector expertise and investment, including NPF and European funding. In particular, the Rural Regeneration and Development Fund operated by the Department of Rural and Community Development is available to support coordinated and integrated projects between government departments, state agencies, local authorities, other public bodies and communities, which will have an impact on sustainable economic and social development in rural areas.

There is the potential for better use of under-utilised and vacant sites and buildings, within the existing built-up footprint of Kingscourt, to drive the delivery of quality housing, services and employment opportunities, in tandem with supporting social infrastructure. The redevelopment of Kingscourt town centre represents an opportunity to contribute to the towns rejuvenation and revitalisation and in contributing to the overall improvement of the public realm and amenity.

In this regard, any proposals for strategic brownfield and infill sites should be accompanied by a site brief that sets out a phased programme for the regeneration of the site and demonstrates how the proposal will achieve sustainable compact development and integrate principles of good urban design and placemaking.

Kingscourt provides the focus for a wide variety of activities that contribute to a sense of place and identity. The town plays an important economic, social and cultural role with the main priority of consolidation in the existing centre and support existing businesses and activities, in order to maintain vibrancy.

Kingscourt Revitalisation Plan 2018 seeks to showcase how improvements can enhance Kingscourt as an attractive place in which to live, play, work and visit. It seeks to enhance and improve the towns functions on a day to day basis, while also seeking to improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors.

The Kingscourt Revitalisation Plan 2018 includes proposals recommended at a county and town specific basis. There are a number of Kingscourt Specific Proposals incorporating the following themes:

- Accessibility
- Streetscape
- Amenities and Services
- Built Form
- Initiatives and Events

The Revitalisation Plan aims to enhance Kingscourt town centre, as an attractive place in which to live and work and to address economic and social decline. The holistic and inclusive approach undertaken identifies a wide range of projects throughout the entire county to be implemented over the short, medium and long term. It provides guidance on a suite of interventions, that will have a transformative impact on the town of Kingscourt.

A number of proposals have been included in the Kingscourt Revitalisation Plan 2018, that seeks to enhance the town with proposals including the provision of a new car park, realignment of on street parking, parking control and redesign of Main Street along with pocket parks, landscaped amenity areas, public realm works and the redesign of Market Square.

Regeneration works have occurred in Kingscourt with projects like development of a social enterprise, a trail in Dun na Ri Forest, outdoor recreational amenity, outdoor seating and funding has been approved for the Kingscourt Town Centre Regeneration Scheme.

Masterplan 1 in the land use zoning provides for a planned and coordinated approach to the development of backlands in Kingscourt. There is an opportunity at this site to development sustainable communities with appropriate mixed use developments, along with the creation of access for vehicular as well as pedestrians and cyclists.

RRDF funding has been approved for the Kingscourt Town Centre Regeneration Scheme. This scheme proposes a redesign of the Market Square and Main Street (between Market Square and Kells Rd. roundabout) to reduce car parking and increase civic space. It will also identify a suitable building for socio economic use and off street car parking.

Kingscourt Regeneration and Placemaking Development Objectives
It is a development objective of Cavan County Council to:

KRP 01	Encourage the appropriate reuse and regeneration of derelict and underused premises and sites in Kingscourt town.
KRP 02	Promote the regeneration of backland of Kingscourt in accordance with and agreed Masterplan as identified in the Kingscourt Land Use Zoning Map.
KRP 03	Continue to identify sites in poor state of repair or neglect under the Derelicts Sites Act and support their regeneration.
KRP 04	Support the implementation of the Kingscourt Revitalisation Plan 2018.
KRP 05	Ensure that the town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.
KRP 06	Actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the Kingscourt town.
KRP 07	Support the RRDF funded Kingscourt Town Centre Regeneration Scheme.

2.7.10 Heritage

The town of Kingscourt was founded near the site of the old village of Cabra, by Mervyn Pratt, towards the end of the eighteenth century and was completed by his brother, The Rev Joseph Pratt. In 1813, the Pratt family moved to the current Cabra Castle, which is an early nineteenth century 'gothic style' castle. Kingscourt has a disused railway line, which ceased carrying passengers in 1947 when it became a freight only service. The line ran from Kingscourt to Navan and onto Drogheda and was used to carry gypsum on a daily basis from the gypsum industries. Kingscourt is also home to the well- known 565 acre Coillte owned Dun na Ri Forest Park, which is located just a short walk from the town centre.

The natural heritage of Kingscourt includes natural environment, biodiversity and green infrastructure. This heritage is an asset which can be promoted to present a positive image of the town.

Just outside the town of Kingscourt lies Dun na Ri Forest Park which contains very fine natural and built heritage features including a dramatic gorge, a romantic glen, an ice -house and Sarah's Bridge. Sarah's Bridge is the starting point for many of the walks. There are four walks of 1.5 to 2km all with points of interest and plenty of wildlife including squirrels, stoats and rabbits. Minks and Otters have been spotted along the river. This is a wonderful resource to the town and the heritage value of the site should be further developed.

A 2km recreational trail for cycling and walking has been developed from the community centre linking the town centre of Kingscourt and Dun na Ri Forest Park. This has proved to be a very successful venture and the partnership between, Cavan County Council, the local community and Coillte is a model of best practice.

The distinctive wide streetscape of Kingscourt running on a north-south axis should be viewed as a positive attribute and the enhancement of Kingscourt Main Street ACA should be encouraged. Some notable buildings include Kingscourt Parochial Hall, the Market House, Masonic Hall, the Roman Catholic Church, Gartlan's Pub and St. Ernan's Church of Ireland.

	Kingscourt Heritage Development Objectives It is a development objective of Cavan County Council to:
KH 01	Ensure that all plans and projects relating to the natural and built heritage within Kingscourt Town are subject to development objectives contained within the Built and Natural Heritage chapter of this Plan.
KH 02	Protect, enhance, create and connect natural heritage, green spaces and high-quality amenity spaces throughout Kingscourt for biodiversity and recreation whilst ensuring the design and operation of routes respond to the ecological protection and needs of each site.
KH 03	Support positively the Boyne Valley to Lakelands County Greenway and the appropriate reuse of old railway infrastructure and buildings.
KH 04	Seek to preserve, protect and maintain trees of special amenity, conservation or landscape value in Kingscourt.
KH 05	Support the further enhancement of Dun na Ri Forest Park through trail development and interpretation.
KH 06	Carry out and require planting of native trees, hedgerows and vegetation on all new developments. All planting should be pollinator friendly and in accordance with the All Ireland Pollinator Plan and Pollinator Guidelines for Communities as contained in Appendix 23.
KH 07	Protect the environmental quality in Kingscourt, through the implementation of European, National and Regional policy and legislation relating to air quality, green house gas emissions, climate change, light pollution, noise pollution and waste management.

	Kingscourt Heritage Development Objectives It is a development objective of Cavan County Council to:
KH 08	Conserve, protect and enhance the built heritage of Kingscourt including all Protected Structures and attendant grounds, Main Street ACA, Records of Monuments and Places in accordance with best conservation practice.
KH 09	Positively consider proposals to improve, alter, extend or change of use of protected structures to accommodate for modern use, subject to suitably qualified conservation architects and other relevant experts, suitable design, materials and consultation methods. This should demonstrate that the structure, character, appearance and setting will not be adversely affected.
KH 10	Support the re-introduction of traditional features on protected structures of the Main Street ACA particularly where there is evidence these features previously existed.
KH 11	Support schemes for the conservation and enhancement of the character and appearance of the traditional town core of Kingscourt.
KH 12	Ensure heritage assets which are the focus for heritage development in Kingscourt are appropriately managed and their special interest is conserved from potential adverse effects from visitors or development in general and that best practice in relation to the environmental management of tourism enterprises is adhered to.
KH 13	Ensure Archaeological assessment is carried out as required and promote 'preservation in situ of archaeological sites and /or features.



2.7.11 Masterplan 1

The Planning Authority will take a lead role in the preparation of the masterplan, in conjunction with all other relevant parties, masterplans shall be agreed prior to lodgement as part of any Planning Application. This Masterplan shall contain the following:

a. The construction of a new access road from the Kells Road to the Rocks Road to serve the Masterplan area.

b. Development shall support, contribute to and consolidate the town core function while complying with the highest urban design standards.

c. Development shall provide safe and accessible pedestrian linkages between the development and the existing town core, amenity areas and community facilities.

d. The location of the proposed access points will be determined at planning application stage. Access roads shall be improved in order to accommodate additional traffic.

e. Necessary social and physical infrastructure is to be provided, as appropriate.

f. A full public consultation strategy.

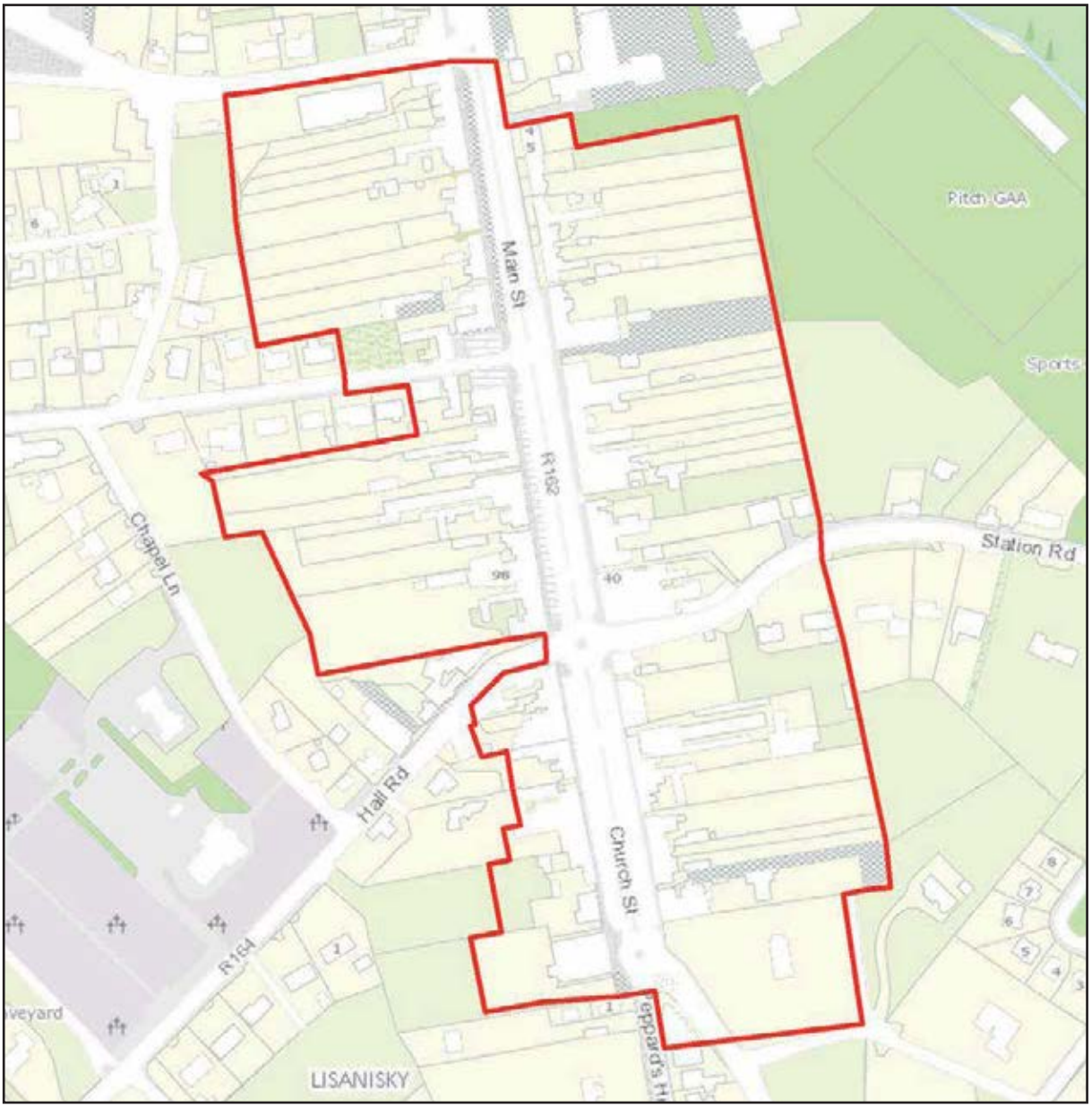


Figure 2.7.1 Kingscourt ACA

2.7.12 Map Based Specific Obje tives

Map based specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. Protect and preserve the views and vistas to the Roman Catholic Church and Church of Ireland.
2. Promote the development and reuse of the railway line as an amenity area, walking and cycle route in partnership with Meath County Council, Irish Rail and communities involved. Developments in proximity to the rail line shall make adequate allowance for the proper development of a walking and cycling greenway along the Railway Line and its linkage to the town centre.
3. Support the role of Dun a Rí Forest Park, as defined in the RSES, as an amenity attraction with growth potential. The Planning Authority will ensure the protection and conservation of Dun na Rí Forest Park in recognition of its cultural and historical importance to the town and as an important urban amenity with strong tourism value. The Planning Authority will:
    a. Liaise with Coillte Teoranta on matters relating to Dun a Rí Forest Park and encourage the use of part of Dun na Rí Forest Park as an amenity area.
    b. Protect Dun a Rí Forest Park and regulate development to ensure compatibility with recreational and amenity uses (including commercial forestry).
    c. Require any development on lands adjoining Dun a Rí Forest Park to be sited and designed to take cognisance of this Park and maximise habitat preservation and conservation.
    d. Protect the Dun a Ri Forest Parks looped walk which connects the Park to the Town of Kingscourt and other existing walks within the Park.
4. Support the delivery of an off street car park in close proximity to the town centre in order to enhance public realm and alleviate vehicular dominance in Kingscourt town core.
5. Provide for the delivery of a footpath to the town boundary.
6. Support the delivery of plans and proposals in the Kingscourt Revitalisation Plan 2018.
7. Provide pedestrian and cycle linkages to connect adjoining residential areas.
8. Development of this site shall only be permitted where it does not compromise the improvement of the adjacent junction.

Medium Towns
2.8 Ballyconnell

2.8.1 Context

Ballyconnell is located north west of Cavan Town and is identified in the Settlement Framework as a Medium Town. Medium towns have a varied employment base and can be reliant on other areas for employment and/or services, but play an important role in supporting the social, economic and cultural life within rural communities. It is located close to the border with County Fermanagh at the crossroads of the N87 and R205. Ballyconnell is located on the Woodford River which is part of the Shannon Erne Waterway.

2.8.2 Town Character

The Town originally developed as a crossing point on the Woodford River. Ballyconnell House (circa 1800) was built during plantation times. A typical 'big house' relationship developed between it and the local community. As a border town, its development was restricted as a result of partition in the 1920s. Trade and activity with Northern Ireland has developed and tourist activities have also expanded, helped by the construction of the Shannon-Erne Waterway.

Historically Ballyconnell has experienced strong population growth seeing a 30.6% growth in the 2006 Census, a very strong growth of 42% in the 2011 Census and a modest 4% population growth in the 2016 Census.

Table 2.8.1 Fact Table

Position in Settlement Hierarchy	Medium Town
2016 Population	1105
2011 Population	1061
Percentage Change 2011-2016	4% (44)
Housing Supply Target 2022-2028	140
Population Projection 2028	1435
Education (2020/2021 Enrolment Data)	Ballyconnell Central National School (31 pupils) Ballyconnell Mixed National School (182 pupils) Childcare options

2.8.3 Strategy and Vision

Ballyconnell is described as a Medium town in the County Settlement Hierarchy, which plays an important role in supporting the social, economic and cultural life within rural communities.

The Core Strategy set out in Chapter 1 of this Plan, projects that the population of Ballyconnell will grow to 1,435 over this plan period. This will be provided in town core, mixed use and



brownfield sites of Ballyconnell, along with proposed residential lands and low density residential lands, which will provide an alternative to one off dwellings.

It is the vision of this plan that modest, sustainable, compact residential growth occurs in Ballyconnell over the plan period. Proposed residential sites are located close to the town centre and within walking distance of the towns services and facilities.

	Ballyconnell General Development Objectives It is a development objective of Cavan County Council to:
B 01	Promote the development of Ballyconnell to fulfil its role as a designated **Medium Town**.
B 02	Support the expansion of a range of services and facilities available to residents and the wider rural hinterland.
B 03	Engage with the community and relevant stakeholders to promote and support the regeneration of Ballyconnell, through identification of significant regeneration projects along with associated funding streams including Rural Regeneration and Development Fund.
B 04	Provide for the creation of sustainable communities in Ballyconnell by identifying sufficient land for new development, in particular housing, enterprise and employment, community, recreational and tourism uses.
B 05	Continue to promote the tourism potential of Ballyconnell by supporting tourist related development and enhancement of existing amenities.
B 06	Encourage re-use and redevelopment of underutilised buildings and lands in the town centre of Ballyconnell in accordance with the proper planning and sustainable development of the area
B 07	Encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures, with supporting facilities, amenities and services that meet the needs of the entire community and accord with the principles of universal design and Age Friendly standards.

2.8.4 Physical Infrastructure

Ballyconnell is served by the Ballyconnell Public WSS sourced by a groundwater well. Ballyconnell is served by an existing wastewater treatment plant located to the north east of the town centre.

Green infrastructure is essential to delivering the Town's economic competitiveness, an improved quality of life and improved social inclusion. Increased development pressure will inevitably lead to an increase in traffic levels. It is essential that traffic is managed so as to minimise future congestion. This plan aims to achieve a more balanced and sustainable pattern of movement in Ballyconnell and undertake to facilitate the provision of a greater choice of transport modes.

	Ballyconnell Physical infrastructure Development Objectives It is a development objective of Cavan County Council to:
BPI 01	Support the investment in water and waste water infrastructure facilities serving Ballyconnell in order to ensure the continued sustainable development of the Town.
BPI 02	Support improvements in the pedestrian and cycling infrastructure in the town that will improve connectivity and permeability and promote more sustainable modes of transport.

2.8.5 Economic Development

According to the Census 2016, the population of Ballyconnell was 1,105. The largest industries in the town are manufacturing, followed by commerce and trade then professional services. There are 703 people residing in Ballyconnell who are classed as being "At Work". Of these workers, a total of 46% (320) are employed in Ballyconnell, 22% (157) are employed elsewhere in Cavan. 18% (126) commute out of the county for employment and the remaining 14% (100) are either Mobile workers or have a blank or un-codable destination.

In total, there are 903 jobs located within Ballyconnell Settlement which accounts for 4.4% of all jobs based in the county, of these 35% are taken by local residents living in Ballyconnell, 51% are taken by workers living elsewhere in Cavan and the remaining 14% are undertaken by workers who commute to Ballyconnell from outside the county. Ballyconnell is an employment destination for 583 workers from outside the settlement. The town is a net importer of jobs (+200).

Ballyconnell has not yet reached its full economic potential exploiting its border town location. There is currently capacity within the core for the development of retail and other services.

There are a variety of large and smaller employment providers within and on the outskirts of the town including Mannok Holdings, Boxmore Plastics, Crust and Crumb, Ballytherm, the Slieve Russell Hotel and the Aventas Group, as well as services provided within the Town Core.

In addition, the town's location in the picturesque west of the county and within the Cuilcagh Lakelands Global Geopark means that the town has significant potential in the tourism and leisure sectors.

Ballyconnell Economic Development Objectives It is a development objective of Cavan County Council to:	
BED 01	Support the consolidation and growth of existing enterprises and the development of employment opportunities within the town.
BED 02	Facilitate the establishment of new enterprise and employment uses on lands identified for employment purposes.
BED 03	New enterprises shall demonstrate high quality architectural built form that contributes to a positive sense of space and distinctiveness.



2.8.6 Tourism

Located west of Cavan town, Ballyconnell is in Ireland's Hidden Heartlands, Fáilte Ireland's marketing proposition for the middle of the country. Ballyconnell is a picturesque town, built on the banks of the Woodford River and the start of the Shannon – Erne Canal. Ballyconnell has much potential as a tourism town. There is a significant accommodation base locally with 222 bednights available in the Slieve Russell Hotel on the outskirts of the town and several B&Bs and self-catering properties locally. The Slieve Russell is one of the largest hotels in the country (outside of Dublin), with a spa, eighteen-hole PGA designated golf course, choice of restaurants, tennis courts and sizable conference facilities.

There are several B&Bs and self-catering properties in the vicinity. There is food available in the Slieve Russell, cafes and gastro pubs in the town.

Ballyconnell is in the heart of the UNESCO Geopark. The town is built on the River Erne, providing opportunities for boating, cruising and linkages with the Shannon – Erne Waterway, the River Shannon and the entire length of the River Erne. Geopark sites such as Cavan Burren Park, the Shannon Pot, the Marble Arch Caves visitor centre, Moneygashel Cashel and the Cuilcagh Boardwalk are all within 30 minutes' drive of Ballyconnell.

Plans are in place for the development of the Cavan/ Leitrim Railway Greenway – a strategic and potentially transformative project for West Cavan and which would benefit all towns in West Cavan, including Ballyconnell. The first phase has been completed with the construction of a 5.5km trail between Ballyconnell and Bellaheady.

Ballyconnell Canal Walk (7K) is a national looped walk and part of the national looped walks network. The Hawkswood Trail in Swanlinbar, Killeshandra Forest Walk, the Killykeen Way cycling and walking trail and the long distance Cavan Way are all located with 30 minutes providing good opportunities for walking and cycling nearby.

Due to the expansive waterways surrounding the town, Ballyconnell was traditionally an angling town and accustomed to accommodating anglers. There are still several accommodation providers in the town who rely on overseas angling business and angling festivals regularly take place in the town every year. There are two companies providing adventure and outdoor activities on nearby Lough Oughter.

The Cottage Market visitor experience and farmers market promotes local food producers and takes place in the town once a month and has plans for expansion.

Ballyconnell Tourism Development Objectives It is a development objective of Cavan County Council to:	
BTDO 01	Support the provision of new and upgraded tourist accommodation.
BTDO 02	Encourage sustainable and suitable tourism related development.
BTDO 03	Pursue the development of the Cavan/ Leitrim greenway and its extension to Belturbet.
BTDO 04	Explore options for increasing the local walking and cycle trails network in particular the development of greenways.
BTDO 05	Maintain and manage the Ballyconnell Canal Walk – a national looped walks trail.
BTDO 06	Support the angling industry to continue to supply the necessary infrastructure and services for anglers.
BTDO 07	Work with the tourism industry locally to ensure a coordinated and collaborative approach to tourism signage, promotion and infrastructure.
BTDO 08	Encourage and support the delivery of tourist services.
BTDO 09	Harness the potential of the Geopark for outdoor recreation.
BTDO 10	Support festivals and events that attract visitors.
BTDO 11	Engage with agencies and community groups in the area that support and contribute to tourism e.g. Fáilte Ireland, Coillte, Inland Fisheries Ireland.

2.8.7 Sustainable Communities

Ballyconnell provides an attractive place to live, rich in natural beauty and amenity. Residential development in Ballyconnell in the past has resulted in an increase in population of the town. The town has seen an increase in residential developments and a number of apartment type developments have been constructed in the town centre along the canal.

Opportunity exists to accommodate the future needs of the town in a consolidated fashion which will assist in the delivery of sustainable communities that comprise of a mix of housing types, densities and tenure. An emphasis is therefore placed on building communities with a high standard of design, around the principles of place-making, green infrastructure, permeability and connectivity alongside the integration of community and recreational facilities.

The development strategy for Ballyconnell is to support new housing and population growth, consistent with the Core Strategy, facilitating compact growth together with providing a viable alternative to rural one-off housing within the surrounding countryside. Provision is made in the plan in accordance with RPO 3.7 of the RSES for the development of serviced sites.

The plan promotes the development of green infrastructure networks both within the settlement and to adjacent tourist amenities. New development proposals will have to demonstrate how they contribute towards the creation of Green Infrastructure networks, in particular the development of green routes through the town with connections to the town centre.

Ballyconnell Sustainable Communities Development Objectives It is a development objective of Cavan County Council to:	
BC 01	Provide for new residential development in accordance with the requirements of the Housing and Core Strategy
BC 02	Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the population of Ballyconnell.
BC 03	Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up areas.
BC 04	Require proposals for new development to integrate with existing Green Infrastructure networks and contribute to the development and protection of overall Green Infrastructure assets.
BC 05	Support the provision of social and recreational amenities in Ballyconnell to address gaps in these important Community facilities.
BC 06	Provide for the expansion and development of educational, social, community and recreational facilities in the settlements.
BC 07	Promote cycling and walking within the community, through the implementation of a walking/cycling strategy and improved walking/cycling infrastructure within the town and its hinterlands and at areas of interest and attractions.

2.8.8 Commercial and Retail Development

Ballyconnell is described as a Satellite Retail Centre in the county retail strategy, with its primary function as secondary support centre, serving reasonable scale catchments and operating as satellites to Cavan Town. It is on the same tier as 'Local Retail Centres' as it services a similar size population catchment. These centres usually accommodate a medium sized convenience shopping outlet and a number of non-retail businesses. Ballyconnell serves as an important centre for the northwest of the County.

Ballyconnell has a reasonable quantum of convenience shopping floorspace for a town of its size. As expected for a town of its size, the quantum of mainstream comparison and bulky goods floorspace is quite low, with many of these businesses concentrating on alternative larger retail centres such as Cavan Town. Additional cafes, restaurants and gift/tourist shops are encouraged in the town centre in order to attract tourism to the town centre and provide a link with the retail provision in the town.

	Ballyconnell Commercial and Retail Development Objectives It is a development objective of Cavan County Council to:
BR 01	Facilitate improvements in traffic management that can lead to improvements in the shopping environment and safer and better access for pedestrians.
BR 02	Promote measures to retain and improve the character of important streetscapes in Ballyconnell.
BR 03	Facilitate the reuse of existing vacant retail units in Ballyconnell.
BR 04	Encourage infill development and the redevelopment of derelict and obsolete sites.
BR 05	Promote activities that support town centres like festivals, events and street markets.

2.8.9 Regeneration and Placemaking

Cavan County Council recognises the importance of supporting and developing the physical and social fabric of the towns and villages of the County. The objective of this development plan is to enhance the towns and villages of the county as more attractive places to live and to work. The Ballyconnell Revitalisation Plan 2018 is an ambitious plan that will act as a blueprint for the development and enhancement of the town over the next 10-15 years. These help communities and the local authority to identify a broad range of projects and to prioritise development applications.

Ballyconnell has a key role in terms of serving economic, social, cultural and community needs of the people and their hinterland. The changes to the towns commercial, aesthetic and cultural landscape is evident. Ballyconnell's proximity to the border with Northern Ireland means it faces additional challenges.

This development plan seeks to place a greater importance on developing towns that will be resilient and sustainable in years and decades to come and to harness local community and entrepreneurial spirit, in order to realise the aims and ambitions of these Revitalisation Plans.

Ballyconnell Revitalisation Plan 2018 seeks to showcase how improvements can enhance Ballyconnell as an attractive place in which to live, play, work and visit. It seeks to enhance and improve the towns functions both on a day to day basis, while also seeking to improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors.

The Ballyconnell Revitalisation Plan 2018 includes proposals recommended at a county and town specific basis. There are a number of Ballyconnell Specific Proposals incorporating the following themes:

- Accessibility
- Streetscape
- Amenities and Services
- Built Form
- Initiatives and Events

The Revitalisation Plan aims to enhance the county's town and village centres, as attractive places in which to live and work and to address economic and social decline. The holistic and inclusive approach undertaken identifies a wide range of projects throughout the entire county to be implemented over the short, medium and long term. It provides guidance on a suite of interventions that will have a transformative impact on the town of Ballyconnell.

Ballyconnell has benefitted from a number of regeneration projects including the construction of a 5.5km walking and cycling trail from Ballyconnell to Ballyheady Bridge, improved car parking, lighting and signage, landscaping and development in Ballyconnell Park and seating, canopies and lights to create outdoor meeting and event space.

Funding of nearly €800,000 has been announced under the Rural Regeneration and Development Fund for the renovation and redevelopment of a protected structure, the Market House in Ballyconnell into a Community, Remote Working and Tourism Hub.



Ballyconnell Regeneration and Placemaking Development Objectives It is a development objective of Cavan County Council to:	
BP 01	Support the implementation of the Ballyconnell Revitalisation Plan 2018 for the plan period.
BP 02	Ensure that the town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.
BP 03	Actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the Ballyconnell town.
BP 04	Support the redevelopment and regeneration of sites in the town.
BP 05	Continue to identify sites in poor state of repair or neglect under the Derelicts Sites Act and support their regeneration.

2.8.10 Heritage

At the foot of Slieve Rushen sits Ballyconnell which can trace its history back to 3500 BC. Ballyconnell was an attractive location, its position on the Ford and in the thick forest appealed to early settlers. Water remains a fundamental characteristic of the town today, strategically located along the Shannon-Erne Waterway particularly, in light of the boating route which reopened in 1993. A distinctive geological landscape, with layers of sandstone and limestone that were deposited over 300 million years ago dominates the landscape, Slieve Rushen. In the flat and gently sloping terrain the blanket bog, is an -intact bog which is a designated NHA. Golden Plover and Hen Harrier nest adjacent to the site and the site is used as a hunting ground for these bird species. Following the Plantation of Ulster, the landowner Talbot began to bring settlers to the town and historic maps indicate the emergence of a town e.g. the Down Survey Map 1656 shows a bridge was built in Ballyconnell, the present bridge was erected in the 1830's. Ballyconnell is part of the UNESCO designated Cuilcagh Lakelands Global Geopark and includes some wonderful sites including Ballyconnell Canal Walk.

The natural heritage of Ballyconnell includes the natural environment, biodiversity and green infrastructure. This heritage is an asset which can be promoted to present a positive image of the town.

Ballyconnell sits at the foot of Slieve Rushen and is a mile from a border between County Fermanagh. Slieve Rushen is a designated NHA which is an extensive blanket bog, on the South East margin of Cuilcagh. Slieve Rushen is a site of considerable conservation significance and one of the most intact blanket bogs in County Cavan.

Ballyconnell Canal Loop starts from the bridge in the middle of the town and explores the banks of the Woodford River and Annagh Lough Woods, a woodland of oak, ash, beech trees and a wildlife reserve.

Ballyconnell Canal was revamped and reopened in recent years, boats, cruisers and canoes are used to explore the waterway. This is a very fine recreational resource and the development of blueways has served the town well.

	Ballyconnell Heritage Development Objectives It is a development objective of Cavan County Council to:
BHD 01	Ensure that all plans and projects relating to the natural and built heritage within Ballyconnell Town are subject to development objectives contained within the Built and Natural Heritage chapters of this Plan.
BHD 02	Protect, enhance, create and connect natural heritage, green spaces and high-quality amenity spaces throughout Ballyconnell for biodiversity and recreation, whilst ensuring the design and operation of routes respond to the ecological protection and needs of each site.
BHD 03	Seek to preserve, protect and maintain trees of special amenity, conservation or landscape value in Ballyconnell.
BHD 04	Carry out and require planting of native trees, hedgerows and vegetation on all new developments. All planting should be pollinator friendly and in accordance with the All Ireland Pollinator Plan and Pollinator Guidelines for Communities as contained in the Appendix 23.
BHD 05	Prohibit any development that would result in a significant deterioration of habitats or disturbance of species in the NHA Slieve Rushen Bog.
BHD 06	Protect environmental quality in Ballyconnell through the implementation of European, National and Regional policy and legislation relating to air quality, green-house gas emissions, climate change, light pollution, noise pollution and waste management.
BHD 07	Continue to support the development of blueway networks in Ballyconnell.
BHD 08	Conserve, protect and enhance the built heritage of Ballyconnell including all Protected Structures and attendant grounds, Records of Monuments and Places in accordance with best conservation practice.
BHD 09	Support the redevelopment of Ballyconnell Market House.
BHD 10	Positively consider proposals to improve, alter, extend or change use of protected structures to accommodate for modern use, subject to suitably qualified conservation architects and other relevant experts, suitable design, materials and consultation methods. This should demonstrate that the structure, character, appearance and setting will not be adversely affected.
BHD 11	Support schemes for the conservation and enhancement of the character and appearance of the traditional town core of Ballyconnell.
BHD 12	Ensure heritage assets, which are the focus for heritage development in Ballyconnell are appropriately managed and their special interest is conserved from potential adverse effects from visitors or development in general and that best practice in relation to the environmental management of tourism enterprises is adhered to.
BHD 13	Ensure archaeological assessment is carried out as required and promote 'preservation in situ of archaeological sites and /or features.
BHD 14	Protect previously unknown archaeological sites and features, including underwater sites where they are discovered during development works.

2.8.11 Map Based Specific Obje tives

Map based specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. Promote and preserve the walls, entrance and railings on the Cavan Road and Ballyconnell House and Demesne which contributes to the amenity value of this area.
2. Facilitate the improvement and extension of existing and proposed walking routes/green infrastructure in Ballyconnell in recognition of their cultural and historical importance to the town and as an important urban amenity with strong tourism value.
3. Support the upgrade of existing local road (L-5049-0) between the N87 and the R205 in the Derryginny area of the town.
4. Protect Ballyconnell Bridge and all sites of archaeological, cultural and/or historical value including local national and EU level designations as well as protected structures.
5. Support the delivery of plans and proposals in the Ballyconnell Revitalisation Plan 2018.
6. Protect and support the reuse of Ballyconnell Courthouse.

2.9 Belturbet

2.9.1 Context

Belturbet is located north west of Cavan Town and is identified in the Settlement Framework as a Medium Town. It is identified as having a varied overall employment base, which is reliant on other areas for employment and/or services, but which play an important role in supporting the social, economic and cultural life within rural communities. It is located near the border with County Fermanagh and lies on the N-3/N87 routes to Aghalane and Ballyconnell.

The River Erne flows through the town of Belturbet, leaving it a strategic location for cruising and water activities.

2.9.2 Town Character

The town sits on the River Erne and is a long established town with its origins placing it in the early Norman period, as witnessed by the Motte and Bailey site on Turbet Island in the centre of the town. Belturbet has a well developed urban structure. Most of the town is placed on the rising land overlooking the bridge. The central square or Diamond includes the old Town Hall Site (became Courthouse and now Library and community building), with the Church of Ireland sited alongside the former town fort. Holborn Street looks up to the Diamond. The town is gathered around these main urban design elements. The Rectory, Cavalary Barracks (Morrissey Park) and The Lawn look out to the River Erne and provide open pleasing vistas.

The origins of the present-day town can be traced back four centuries to the Plantation of Ulster when, in 1610, Sir Stephen Butler was granted an estate of over 2000 acres by King James I. The principal terms of the grant were that Butler would establish an incorporated market town and a garrison to protect the traditional fording point of the River Erne. In compliance with other conditions, he erected Butler's Castle on high ground overlooking Turbet Island and the river. The castle, which is no longer extant, is said to have been "a commanding block with three circular angle towers" with hanging gardens that swept down to the river. A commemorative plaque, mounted on the stone front elevation of The Castle public house, on the northwest side of The Diamond, marks the site of the 17th century building today.

Historically, Belturbet has experienced only modest population growth seeing a 8.8% growth in the 2006 Census, a fall in growth of -3% in the 2011 Census and a further fall in population growth of -2.77% in the 2016 Census.

Table 2.9.1 Fact Table

Position in Settlement Hierarchy	Medium Town
2016 Population	1369
2011 Population	1407
Percentage Change 2011-2016	-2.77%
Housing Supply Target 2022-2028	173
Population Projection 2028	1778
Education (2020/2021 Enrolment)	Fairgreen NS (41 pupils) Convent of Mercy (151pupils) St Mhuire Boys Senior School (54 pupils) St. Bricins Post Primary (165 pupils) Childcare options

2.9.3 Strategy and Vision

Belturbet is described as a Medium Town in the County Settlement Hierarchy, with a varied overall employment base which is reliant on other areas for employment and/or services, but which plays an important role in supporting the social, economic and cultural life within rural communities.

The Core Strategy set out in Chapter 1 of this Plan projects that the population of Belturbet will grow to 1,778 over this plan period. This will be provided in town core, mixed use and brownfield sites in Belturbet. In addition, lands zoned as proposed residential, along with lands zoned as low density residential which will provide for an alternative for one off dwellings.

It is the vision of this plan that modest sustainable compact residential growth occurs in Belturbet over the plan period. Proposed residential sites are located close to the town centre and within



walking distance of the towns services and facilities.

Belturbet General Development Objectives It is a development objective of Cavan County Council to:	
BTG 01	Promote the development of Belturbet to fulfil its role as a designated Medium Town.
BTG 02	Support the expansion of a range of services and facilities available to residents and the wider rural hinterland.
BTG 03	Engage with the community and relevant stakeholders to promote and support the regeneration of Belturbet, through identification of significant regeneration projects along with associated funding streams including Rural Regeneration and Development Fund.
BTG 04	Provide for the creation of sustainable communities in Belturbet, by identifying sufficient land for new development, in particular housing, enterprise and employment, community, recreational and tourism uses.
BTG 05	Continue to promote the tourism potential of Belturbet by supporting tourist related development and enhancement of existing amenities.
BTG 06	Encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities and services that meet the needs of the entire community and accord with the principles of universal design and Age Friendly standards.

2.9.4 Physical Infrastructure

Belturbet is served by the Belturbet Public WSS. sourced by the River Erne. It is also served by an existing wastewater treatment plant located to the north of the town centre. Green infrastructure is essential to delivering the town's economic competitiveness, an improved quality of life and improved social inclusion. Increased development pressure will inevitably lead to an increase in traffic levels. It is essential that traffic is managed so as to minimise future congestion. This plan aims to achieve a more balanced and sustainable pattern of movement in Belturbet and undertake to facilitate the provision of a greater choice of transport modes.

Enhancing permeability and connectivity between the town centre and surrounding residential areas is a priority of this Plan. It is therefore an objective to identify any improvements to pedestrian and cycling infrastructure that would encourage walking and cycling within and between spaces in the town.

Belturbet Physical infrastructure Development Objectives It is a development objective of Cavan County Council to: a	
BTI 01	Support the investment in water and wastewater infrastructure facilities serving Belturbet in order to ensure the continued sustainable development of the Town.
BTI 02	Support improvements in green infrastructure in the town that will improve connectivity and permeability and promote more sustainable modes of transport.

2.9.5 Economic Development

The total population of Belturbet in 2016 was 1369. Commerce and trade and professional services are the two biggest industries of employment. 698 was the working population figure in 2016. Of these a total of 21% (149) are employed in Belturbet, 42% (294) elsewhere in Cavan, 15% (107) commute out of the county for employment and the remaining 21% (148) are either mobile workers or have a blank or un-codable destination. According to POWCAR, there are 416 jobs located in Belturbet, which accounts for 2.6% of all jobs based in the county. 36% (149) are undertaken by local residents living in Belturbet, 53% (221) are taken by workers living elsewhere in Cavan County and the remaining 11% are undertaken by workers who commute to Belturbet from outside the county. Although 57% of the resident workers in Belturbet are employed elsewhere, Belturbet is the employment destination of 267 workers from outside the town. The town is a net exporter of jobs (-282).

While the town is currently undergoing some decline there is a business park with a number

of units in the north east of the town and several smaller employers within the town. Creeny Business Park houses a number of small enterprises in the north east of the town. Occupancy here is strong. Many are construction and engineering type enterprises. Additional lands at this location have been identified as suitable for continuation of this land use type.

Belturbet has a strong potential for tourism development with many existing attractions and facilities in the town. These are potential sources of employment as well as a way of revitalising the town. The town is located within the Cuilcagh Lakelands Global Geopark and has a number of attractions with tourist potential, including the town walk, Turbet island, the river and the Shannon-Erne Canal.

	Belturbet Economic Development Objectives It is a development objective of Cavan County Council to:
BTE 01	Support the consolidation and growth of existing enterprises and the development of employment opportunities within the town and on lands zoned for employment purposes.
BTE 02	Support employment and enterprise opportunities on lands designated for employment purposes.
BTE 03	Ensure new enterprises shall demonstrate high quality architectural built form that contributes to a positive sense of space and distinctiveness.
BTE 04	Enhance and promote the role of Belturbet town centre to better facilitate economic development and service provision.
BTE 05	Promote Belturbet as an employment base and encourage the location of start up businesses in the area.
BTE 06	Support the regeneration and re-use of derelict or underutilised buildings and sites to enhance the employment and service profile of the town.

2.9.6 Tourism

Located west of Cavan town, Belturbet is in Ireland's Hidden Heartlands, Fáilte Ireland's marketing proposition for the county. Belturbet is a picturesque town, built on the banks of the River Erne and has much potential as a tourism town. There is a good accommodation base locally with bednights available in a family run hotel (10 bedrooms) in the centre of the town and a sizeable number of B&Bs and self-catering properties in the vicinity. Authorised motorhome parking facilities have been installed at Turbet Island in the town. There is food available in the local hotel, cafes and pubs in the town. The award-winning restaurant 'The Olde Post Inn' is 11km away, in Cloverhill. The 222 bedroom Slieve Russell Hotel and PGA National Golf Course is 13km away in Ballyconnell.

Rich in history, there is a heritage trail highlighting points of interest in the town. Belturbet is in the UNESCO Geopark which incorporates Cavan town and the area west of it. The town is built on the River Erne, providing opportunities for boating, cruising and linkages with the Shannon – Erne Waterway, the River Shannon and the entire length of the River Erne. There is a marina on the waterway and cruise and day boat hire is available. A service block at the marina is near completion . The River Erne from Belturbet connects to Castle Saunderson, a strategic site on the proposed Ulster Canal and Ulster Canal Greenway.

Plans are in place for the development of the Cavan/ Leitrim Railway Greenway – a strategic and potentially transformative project for West Cavan and which would benefit all towns in West Cavan, including Belturbet and its accommodation base.

Turbet Island heritage site is in the town and consists of an Anglo-Norman motte and bailey and short 1.6km marked, interpreted walking trail. There are several other important heritage sites nearby including nearby Drumlane Abbey in Milltown, Castle Saunderson Demesne in Cloverhill, Clogh Oughter castle on Lough Oughter and Crom Castle in Fermanagh. Belturbet Heritage Railway station in the centre of the town has been restored and displays railway memorabilia. It is open to visitors intermittently. The local heritage group have plans for its expansion and further development as a heritage visitor attraction.

The Townhall building in Belturbet is a landmark building and currently homes Belturbet library and a civic and arts space. Tourism information is available in the Townhall and also on two information kiosks in the town.

Due to the expansive waterways surrounding the town, Belturbet was historically an angling town and accustomed to accommodating anglers. There

are still several accommodation providers in the town who rely on overseas angling business and several angling festivals take place in the town every year. There are two companies providing adventure and outdoor activities on Lough Oughter, only a few minutes' drive from Belturbet.

There is also a nine-hole golf course in the town.

	Belturbet Tourism Development Objectives It is a development objective of Cavan County Council to:
BTD 01	Support the provision of new and upgraded tourist accommodation.
BTD 02	Encourage sustainable and suitable tourism related development.
BTD 03	Support the angling industry to continue to supply the necessary infrastructure and services for anglers locally.
BTD 04	Continue to work with the tourism industry locally to ensure a coordinated and collaborative approach tourism signage, promotion and infrastructure.
BTD 05	Work with the Geopark team to ensure the inclusion of Belturbet in Geopark activities and events programme.
BTD 06	Support the upgrading of the heritage town trail signage.
BTD 07	Encourage and support the delivery of tourist services in the town.
BTD 08	Harness the potential of the River Erne and Turbet Island.
BTD 09	Support Belturbet Heritage Railway association to further develop the visitor experience at the railway station.
BTD 10	Explore options for increasing the local walking and cycle trails network in particular the development of greenways.
BTD 11	Support festivals and events that attract visitors.
BTD 12	Engage with agencies and community groups in the area that support and contribute to tourism e.g. Fáilte Ireland, Coillte, Heritage Railway Group, Tidy Towns, Inland Fisheries Ireland and Geological Survey Ireland.
BTD 13	Support the creation of a Management and Development Plan for Turbet Island and Railway Station of Belturbet to include linkages to the sites whilst having regard to the protection of these sites as National Monuments, Protected Structures and a Natura 2000 site.
BTD 14	To promote Castlesaunderson as an important amenity for the County with the potential to become a Forest Park.

2.9.7 Sustainable Communities

Belturbet provides an attractive place to live, rich in natural beauty and amenity. The town has seen an increase in residential land use especially to the north west of the town centre. A number of apartment type developments have been constructed in the town centre.

Opportunity exists to accommodate the future needs of the town in a consolidated fashion, which will assist in the delivery of sustainable communities comprising of a mix of housing types, densities and tenure. An emphasis is therefore placed on building communities with a high standard of design, around the principles of place-making, green infrastructure, permeability and connectivity alongside the integration of community and recreational facilities.

The development strategy for Belturbet is to support new housing and population growth, consistent with the Core Strategy, facilitating compact growth together with providing a viable alternative to rural one-off housing within the surrounding countryside. Provision is made in the plan in accordance with RPO 3.7 of the RSES, for the development of serviced sites for the identification and prioritising of a programme for the provision of serviced sites within the existing footprint of Belturbet.

The plan promotes the development of green infrastructure networks both within the settlement and to adjacent tourist amenities. New development proposals will have to demonstrate how they contribute towards the creation of Green Infrastructure networks, in particular the development of green routes through the town with connections to the town centre.

Belturbet Sustainable Communities Development Objectives It is a development objective of Cavan County Council to:	
BTC 01	Provide for new residential development in accordance with the requirements of the Housing and Core Strategy.
BTC 02	Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the population of Belturbet.
BTC 03	Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up areas.
BTC 04	Require proposals for new development to integrate with existing Green Infrastructure networks and contribute to the development and protection of overall Green Infrastructure assets.
BTC 05	Support the provision of social and recreational amenities in Belturbet to address gaps in these important Community facilities.
BTC 06	Provide for the expansion and development of educational, social, community and recreational facilities in Belturbet to address the current and future needs of the area.
BTC 07	Promote cycling and walking within the community through the implementation of a walking/cycling strategy and improved walking/cycling infrastructure within the town and its hinterlands and at areas of interest and attractions.
BTC 08	Support the provision of serviced sites on lands zoned as proposed low density residential development.



2.9.8 Commercial and Retail Development

Belturbet is described as a Satellite Retail Centre with its primary function as a secondary support centre serving reasonable scale catchments and operating as satellites to Cavan Town. It is on the same tier as 'Local Retail Centres' as it services a similar size population catchment. These centres usually accommodate a medium sized convenience shopping outlet and a number of non-retail businesses. Belturbet serves as an important centre for the northwest of the County. Without a commensurate increase in population within its catchment, there will unlikely be a significant rationale for increased retail floorspace in Belturbet. Proposals for convenience retailing needs to be considerate of its wider role generally serving as satellites to Cavan Town, which is well served with convenience retailing.

	Belturbet Commercial and Retail Development Objectives It is a development objective of Cavan County Council to:
BTR 01	Facilitate improvements in traffic management that can lead to improvements in the shopping environment and safer and better access for pedestrians.
BTR 02	Promote measures to retain and improve the character of important streetscapes in Belturbet.
BTR 03	Facilitate the reuse of existing vacant retail units in Belturbet.
BTR 04	Encourage infill development and the redevelopment of derelict and obsolete sites.
BTR 05	Promote activities that support town centres like festivals, events and street markets.

2.9.9 Regeneration and Placemaking

Cavan County Council recognises the importance of supporting and developing the physical and social fabric of the towns and villages of the County. The objective of this development plan is to enhance the towns and villages of the county as more attractive places to live and to work. The Belturbet Revitalisation Plan 2018 is an ambitious plan that will act as a blueprint for the development and enhancement of the town over the next 10-15 years. These help communities and the local authority to identify a broad range of projects and to prioritise development applications.

Belturbet has a key role in terms of serving economic, social, cultural and community needs of the people and their hinterland. The changes to the towns commercial, aesthetic and cultural landscape is evident. Belturbet's proximity to the border with Northern Ireland means it faces additional challenges.

This development plan seeks to place a greater importance on developing towns that will be resilient and sustainable in years and decades to come and to harness local community and entrepreneurial spirit in order to realise the aims and ambitions of these Revitalisation Plans.

Belturbet Revitalisation Plan 2018 seeks to showcase how improvements can enhance Belturbet as an attractive place in which to live, play, work and visit. It seeks to enhance and improve town centre functions, both on a day to day basis, while also seeking to improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors.

The Belturbet Revitalisation Plan 2018 includes proposals recommended at a county and town specific basis. There are a number of Belturbet Specific Proposals incorporating the following themes:

- Accessibility
- Streetscape
- Amenities and Services
- Built Form
- Initiatives and Events

The Revitalisation Plan aim to enhance Belturbet town centre, as an attractive place in which to live and work and to address economic and social decline. The holistic and inclusive approach undertaken identifies a wide range of projects throughout the entire county to be implemented over the short, medium and long term. It provides guidance on a suite of interventions that will have a transformative impact on the town of Belturbet.

A number of proposals have been included in the Belturbet Revitalisation Plan 2018 that seeks to

refurbish landmark buildings, create open spaces and pocket parks, activate and improve squares, reduce traffic, increase pedestrian safety, alter traffic flows and include street art and painting which will aid the revitalisation of Belturbet town and enhance the vitality and viability of its centre.

Belturbet has benefited from a number of regeneration projects including tourism signage and youth café, Phase 2 of the Cavan to Leitrim Trail and investigation work into Phase 3, development of a services block at Belturbet Marina.

	Belturbet Regeneration and Placemaking Development Objectives It is a development objective of Cavan County Council to:
BTP 01	Support the implementation of the Belturbet Revitalisation Plan 2018 for the plan period.
BTP 02	Ensure that the town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.
BTP 03	Engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the Belturbet town.
BTP 04	Support the redevelopment and regeneration of sites in the town
BTP 05	Continue to identify sites in poor state of repair or neglect under the Derelicts Sites Act and support their regeneration.

2.9.10 Heritage

The town of Belturbet owes its foundations to Stephen Butler who was granted land under the Ulster Plantation and from this time we can see the emergence of the modern day Belturbet. Butler established a garrison town to protect the traditional fording point of the River Erne. The Market House dominated the Diamond physically for many years, until it was demolished and replaced with the present-day Town Hall. This was the commercial centre of the town and remains so today. The town lies within an archaeological zone, indicating zones of archaeological potential, within which archaeological deposits may exist as well as surviving upstanding pre-1700 AD remains.

Belturbet is part of the UNESCO designated Cuilcagh Lakelands Global Geopark and includes the wonderful Turbet Island Geopark site. The River Erne was the main mode of transport and the influence of the waterways/blueways has had on shaping the town is still in evidence today, with many using the waterways for recreational purposes. In addition, the River Erne and numerous lakes has famed Belturbet as a fishing destination.

Belturbet is part of the Lough Oughter and Associated Loughs System which is designated as a SAC, SPA and NHA. The natural heritage of Belturbet includes the natural environment, biodiversity and green infrastructure. This heritage is an asset which can be promoted to present a positive image of the town. Belturbet is part of the Lough Oughter and Associated Loughs complex which occupies much of the lowland drumlin belt in north and central County Cavan, between Belturbet, Killeshandra and Cavan Town. It is a maze of waterways, islands, small lakes and peninsulas. Lough Oughter is the largest lake site, is relatively shallow and the main inflowing river is the Erne which connects lakes to the Upper Erne and lower Erne to the South. Typical habitats include lakes, bogs, woodland, marsh and reedbed.

Turbet Island and Motte and Bailey, which is a geopark site is located beside Kilconny Bridge, at the mouth of the peninsula. This is a wonderful resource in the town, a nature filled, accessible walking trail along the River Erne with ample parking. Turbet Island is a well interpreted trail detailing the built, natural and cultural heritage and recently has seen the addition of an outdoor exhibition of prints entitled 'Dreamscape'.

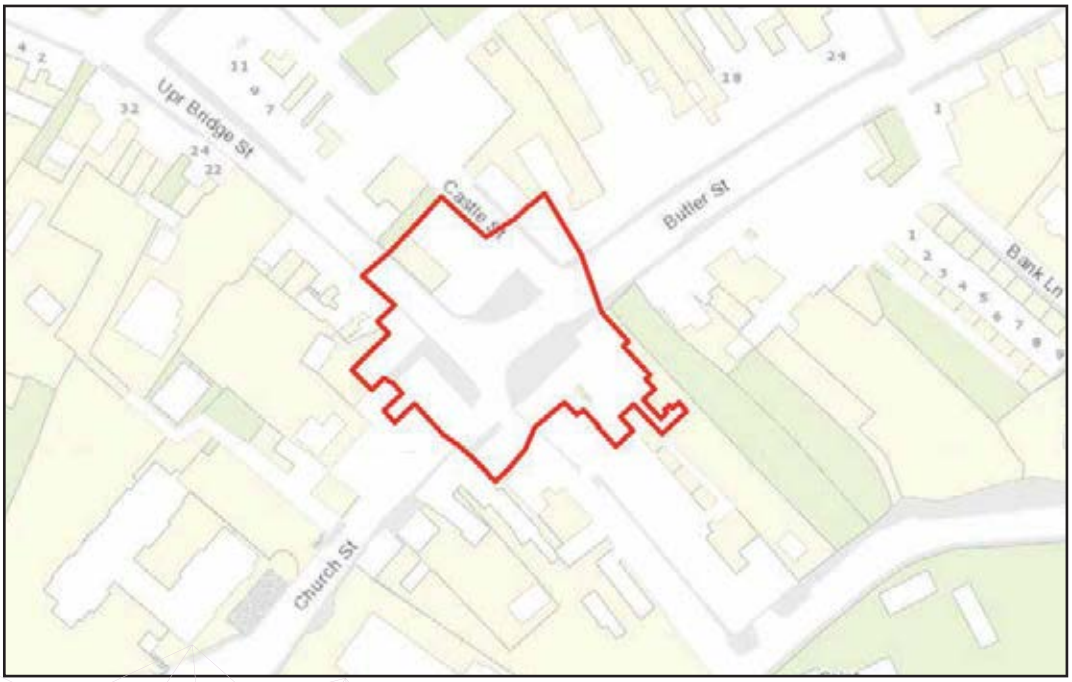
There is also a very informative town trail which starts in the centre of the town (the Diamond). You can explore the town with maps, information panels and plaques providing further information on key sites.

Much of the rich built heritage asset of Belturbet are still evident today and indeed its character and setting is very much evident in the Diamond ACA and The Lawn ACA. Buildings of note include Belturbet Town Hall, the Post Office, the Church of Ireland and the Orange Hall. The ACA's should be read in conjunction with Belturbet Town Revitalisation Plan.

Figure 2.9.1 The Lawn ACA, Belturbet



Figure 2.9.2 The Diamond ACA Belturbet



	Belturbet Heritage Development Objectives It is a development objective of Cavan County Council to:
BTH 01	Ensure that all plans projects relating to the natural and built heritage within Belturbet Town are subject to development objectives contained within the Natural and Built Heritage Chapter of this Plan.
BTH 02	Protect, enhance, create and connect natural heritage, green spaces and high quality amenity spaces throughout Belturbet for biodiversity and recreation, whilst ensuring the design and operation of routes respond to the ecological protection and needs of each site.
BTH 03	Seek to preserve, protect and maintain trees of special amenity, conservation or landscape value in Belturbet.
BTH 04	Carry out and require planting of native trees, hedgerows and vegetation on all new developments. All planting should be pollinator friendly and in accordance with the All Ireland Pollinator Plan and Pollinator Guidelines for Communities. (Please see Appendix 23).
BTH 05	Prohibit any development that would result in a significant deterioration of habitats or disturbance of species in the NHA, SAC, SPA Lough Oughter and Associated Loughs.
BTH 06	Protect environmental quality in Belturbet through the implementation of European, National and Regional policy and legislation relating to air quality, green house gas emissions, climate change, light pollution, noise pollution and waste management.
BTH 07	Continue to support the development of blueway networks in and around Belturbet's waterway.
BTH 08	Conserve, protect and enhance the built heritage of Belturbet including all Protected Structures and attendant grounds, the Diamond ACA and the Lawn ACA, Records of Monuments and Places in accordance with best conservation practice.
BTH 09	Positively consider proposals to improve, alter, extend or change use of protected structures to accommodate for modern use, subject to suitably qualified conservation architects and other relevant experts, suitable design, materials and construction methods. This should demonstrate that the structure, character, appearance and setting will not be adversely affected.
BTH 10	Support the re-introduction of traditional features on protected structures of The Diamond and The Lawn ACA particularly where there is evidence these features previously existed.
BTH 11	Support schemes for the conservation and enhancement of the character and appearance of the traditional town core of Belturbet.
BTH 12	Ensure heritage assets which are the focus for heritage development in Belturbet are appropriately managed and their special interest is conserved from potential adverse effects from visitors or development in general and that best practice in relation to the environmental management of tourism enterprises is adhered to;
BTH 13	Ensure an archaeological assessment is carried out as required and promote 'preservation in situ of archaeological sites and /or features.
BTH 14	Protect previously unknown archaeological sites and features, including underwater sites where they are discovered during development works.



2.9.11 Map Based Specific Objectives

Map based specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. Develop and expand the linear park and wildlife corridor along the length of the River Erne, which would be kept free from development, this would be of appropriate width depending on gradients, along both sides of the river. This land shall be additional to public open space within any proposed housing development.
2. Ensure the protection of 'Erne Bridge' and all sites of archaeological, cultural and/or historic value, Protected Structures and Architecutral Conservation Areas within the town of Belturbet.
3. Ensure the protection and encourage the enhancement of Walking Trails in the town including Turbet Island Looped Walk and the Old Railway Line Walk. To protect and promote developments adjoining the old railway line that have regard to the potential amenity use of this area.
4. Protect and promote the development of the walking route from Turbot Island to Aghalane.
5. Lands in the vicinity of Protected Structure 'The Rectory'. Any development in this area shall;
   - Take cognisance of the sensitive nature of the site alongside and overlooking the rivers amenity.
   - Take cognisance of the Rectory and the historic setting of same.
   - Respect its unique character and design with views and vistas to and from the site
   - Retain the existing stone boundary and garden walls.
   - Provide for high quality design in relation to new buildings and any extension of the Rectory.
6. Support the delivery of plans and proposals in the Belturbet Revitalisation Plan 2018.
7. Facilitate the appropriate access to low density residential lands to the rear of the site.
8. Development shall include proposals for noise mitigation measures and suitable separation distance from the national road.
9. Site partially within Flood Zone B and has areas identified as being at risk under future climate scenarios (see Appendix I of the SFRA Addendum). Any new uses at this site will generally be limited to less vulnerable uses, while facilitating existing development uses that may require small scale development such as small extensions. This limitation shall take primacy over any other related land use zoning provision. Any proposals for development at this site shall demonstrate compliance with the Plan's flood risk management and drainage provisions.
10. Site has areas identified as being at risk under future climate scenarios, (see Appendix I of the SFRA Addendum. Any new uses at this site will generally be limited to less vulner-able uses, while facilitating existing development uses that may require small scale devel-opment such as small extensions. This limitation shall take primacy over any other related land use zoning provision. Any proposals for development at this site shall demonstrate compliance with the Plan's flood risk management and drainage provisions.

2.10 Mullagh

2.10.1 Context

Mullagh is located in the south east of the County and is identified in the Settlement Framework as a Medium Town. Mullagh has strong residential base and plays an important role in supporting the social and cultural life of surrounding rural communities. However, the employment base is weaker and is reliant on other areas for employment and services.

2.10.2 Town Character

Mullagh is thought to be the birth place of the 7th Century Saint Killian, who has lent his name to several buildings in the town, such as Saint Killian's National School, Saint Killian's Heritage Centre and a Holy Well named after the Saint. Mullagh originated as a local Market Town for the surrounding agricultural community. The town retains much of its original planned village form with its wide central Main Street, regular property frontage and long rear gardens. Mullagh has experienced significant development, in some part, due to its strategic location adjacent to the Greater Dublin Area.

Historically, Mullagh has experienced significant population growth seeing a 41.8% growth in the 2006 Census, a 67. 55 growth in the 2011 Census and remaining strong with an 18.5% in the 2016 Census.

Table 2.10.1 Fact Table

Position in Settlement Hierarchy	Medium Town
2016 Population	1348
2011 Population	1137
Percentage Change 2011-2016	18.5% (211)
Core Strategy Housing Supply Target	170
Population Projection 2028	1751
Education (2020/2021 Enrolment Data)	St Killians National school (354 pupils) Childcare options

2.10.3 Strategy and Vision

Mullagh is described as a Medium Town in the County Settlement Hierarchy with a varied overall employment base and can be reliant on other areas for employment and services. It plays an important role in supporting the social and cultural life within rural communities.

The Core Strategy set out in Chapter 1 of this Plan, projects that the population of Mullagh will grow to 1,751 over this plan period. This will be provided within the town core, mixed use and brownfield sites of Mullagh. Alongside these sites, proposed residential lands and low density residential lands, will provide for an alternative to one off dwellings within the settlement boundary of Mullagh.



It is the vision of this plan that modest sustainable compact residential growth occurs in Mullagh over the plan period. Proposed residential sites are located close to the town centre and within walking distance of the towns services and facilities. It is also a vision of the Plan to provide increased employment in the town to match the population growth over the previous two decades.

Mullagh's Main Street is occupied with residential and commercial uses. Continuation of this occupation will be strongly supported.

	Mullagh General Development Objectives It is a development objective of Cavan County Council to:
MG 01	Promote the development of Mullagh to fulfil its role as a designated Medium Town.
MG 02	Support investment in community, social, retail and economic opportunities to fulfil its role as a Medium Town and to complement the town's population.
MG 03	Encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities and services that meet the needs of the entire community and accord with the principles of universal design and Age Friendly standards.
MG 04	Support the expansion of a range of services and facilities available to residents and the wider rural hinterland.
MG 05	Engage with the community and relevant stakeholders to promote and support the regeneration of Mullagh through identification of significant regeneration projects, along with associated funding streams including Rural Regeneration and Development Fund.
MG 06	Provide for the creation of sustainable communities in Mullagh by identifying sufficient land for new development, in particular housing, enterprise and employment, community, recreational and tourism uses.

2.10.4 Physical Infrastructure

Mullagh is served by an existing wastewater treatment plant which requires upgrade. Water is from Bailieborough RWSS which is sourced from Skeagh lake. Green infrastructure is essential to delivering the Town's economic competitiveness, an improved quality of life and improved social inclusion. Increased development pressure will inevitably lead to an increase in traffic levels. It is essential that traffic is managed so as to minimise future congestion. This plan aims to achieve a more balanced and sustainable pattern of movement in Virginia and undertake to facilitate the provision of a greater choice of transport modes.

Enhancing permeability and connectivity between the town centre and surrounding residential areas is a priority of this Plan. It is therefore an objective to identify any improvements to pedestrian and cycling infrastructure that would encourage walking and cycling within and between spaces in the town.

	Mullagh Physical infrastructure Development Objectives It is a development objective of Cavan County Council to:
MI 01	Support investment in water and waste water infrastructure facilities serving Mullagh in order to ensure the continued sustainable development of the Town.
MI 02	Support improvements in the pedestrian and cycling infrastructure in the town that will improve connectivity and permeability and promote more sustainable modes of transport.

2.10.5 Economic Development

Mullagh has a lower mix of retail and services similar to the retail and service provision of other small towns. Local employment opportunities within the town comprise mainly of Wellman's International, retail and services provided within the Town Core and agriculture. The town does have some natural assets which could give it a presence in the leisure and tourism sectors.

According to the Census, the population in Mullagh in 2016 was 1348, the total working population was 814 which represents approximately 1.7% of the working age population

of the county in 2016. The largest sectors of employment include commerce and trade and professional services followed by manufacturing industries.

There are 708 people residing in Mullagh who are classed as being "At Work". Of these workers, a total of 14% (101) are employed in Mullagh, 14% (102) are employed elsewhere in Cavan, 49% (347) commute out of the county for employment and the remaining 22% (158) are either mobile workers or have a blank or un-codable destination. According to POWCAR 2016, there are 379 jobs located in Mullagh, which represents 1.8% of all jobs based in the county. Of these 27% (101) are being undertaken by local residents, 38% (143) are taken by workers living elsewhere in Cavan and the remaining 36% (135) are undertaken by workers who commute to Mullagh from outside the county. Although 63% of the resident population of Mullagh are employed elsewhere in the County, Mullagh is the employment destination for 278 workers from outside the town. The town is a net exporter of jobs (-329).

	Mullagh Economic Development Objectives It is a development objective of Cavan County Council to:
ME 01	Support the consolidation and growth of existing enterprises and the development of employment opportunities within the town on lands zoned for employment purposes.
ME 02	Support employment and enterprise opportunities on lands designated for employment purposes.
ME 03	Ensure new enterprises demonstrate high quality architectural built form that contributes to a positive sense of space and distinctiveness.
ME 04	Enhance and promote the role of Mullagh town centre to better facilities, economic development and service provision.
ME 05	Promote Mullagh as an employment base and encourage the location of start up businesses in the area.
ME 06	Support the regeneration and re-use of derelict or underutilised building and sites to enhance the employment and service profile of the town.

2.10.6 Tourism

Located in the east of County Cavan, Mullagh is part of the Failte Irelands- Ireland's Hidden Heartlands tourism proposition. Mullagh has one small family run hotel with ten bedrooms, which also offers a restaurant. St. Kilian's Visitor Centre is located on the outskirts of the town. The centre is dedicated to the memory of St. Kilian, who was born in Mullagh in 640 A.D. and became a saint in Wurzburg, Germany. Artefacts, ogham scripts, historic manuscripts and exhibitions are on display in the centre. A small shop and café are also on site. There is a short 2km hill walk overlooking scenic Mullagh Lake. Nearby Killyconny Bog which borders County Meath is an important 191 hectare raised bog and part of 'The Living Bog' restoration project. Mullagh Fair Day takes place every September and has the potential to attract visitors.

	Mullagh Tourism Development Objectives It is a development objective of Cavan County Council to:
MT 01	Support the development and enhancement of the experience at St. Kilian's Heritage Centre.
MT 02	Support the provision of tourist accommodation and associated services in Mullagh.
MT 03	Continue to encourage sustainable and suitable tourism related development.
MT 04	Engage with Fáilte Ireland and the Ireland's Hidden Heartlands team to ensure maximum benefits for Mullagh and East Cavan.
MT 05	Support agencies and community groups in the area that support and contribute to tourism e.g., Fáilte Ireland, tidy towns, St. Kilian's Heritage Trust.
MT 06	Support Mullagh Fair Day and other festivals and events that attract visitors and have the potential to create bed nights in the area.
MT 07	Continue to promote the tourism potential of Mullagh by supporting tourist related development and enhancement of existing amenities.

2.10.7 Sustainable Communities

Mullagh provides an attractive place to live, rich in natural beauty and amenity. Significant residential development in Mullagh over the past years has resulted in an increase in population. Opportunity exists to accommodate the future needs of the town in a consolidated fashion, which will assist in the delivery of sustainable communities comprising of a mix of housing types, densities and tenure. An emphasis is therefore placed on building communities with a high standard of design, around the principles of place-making, green infrastructure, permeability and connectivity alongside the integration of community and recreational facilities.

The development strategy for Mullagh is to support new housing and population growth, consistent with the Core Strategy, facilitating compact growth together with providing a viable alternative to rural one-off housing. Provision is made in the plan in accordance with RPO 3.7 of the RSES, for the development of serviced sites. In this regard, a portion of land has been zoned for proposed low density residential use.

The plan promotes the development of green infrastructure networks both within the settlement and to adjacent tourist amenities. New development proposals will have to demonstrate how they contribute towards the creation of Green Infrastructure networks, in particular the development of green routes through the town with connections to the town centre.

Mullagh Sustainable Communities Development Objectives
It is a development objective of Cavan County Council to:

MC 01	Provide for new residential development in accordance with the requirements of the Housing and Core Strategy
MC 02	Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the population of Mullagh
MC 03	Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up areas.
MC 04	Require proposals for new development to integrate with existing Green Infrastructure networks and contribute to the development and protection of overall Green Infrastructure assets.
MC 05	Support the provision of social and recreational amenities in Mullagh to address gaps in these important community facilities.
MC 06	Provide for the expansion and development of educational, social, community and recreational facilities in the settlements.
MC 07	Promote cycling and walking within the community through the implementation of improved walking/cycling infrastructure within the town and its hinterlands and at areas of interest and attractions



2.10.8 Commercial and Retail Development

Mullagh has experienced significant growth since 2006, of around 40% and is described as a 'Local Retail Centre' in the County Retail Strategy.

Shopping facilities in Mullagh are primarily made up of retail services such as the post office, butchers, barbers and a number of public houses. The primary location for convenience shopping is a store at a petrol station which is located at the edge of the village.

A large proportion of the retail floor space in Mullagh is devoted to traditional retail services.

Mullagh Commercial and Retail Development Objectives It is a development objective of Cavan County Council to:	
MCR 01	Sustain and enhance the retail and services offer of Mullagh Town Centre in line with the County Retail Strategy.
MCR 02	Support commercial opportunities within Mullagh town centre which harnesses the potential of the town for economic growth and sustainability.
MCR 03	Reinforce the centre of Mullagh as the property location for new commercial and retail development, with emphasis on quality of design, positive contribution to the existing streetscape and protection of existing heritage landscapes.
MCR 04	Support the provision of mixed-use developments in the town centre which create opportunities to live, work, shop etc. within the town and reduce the car-based travel.
MCR 05	Encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.

2.10.9 Regeneration and Placemaking

Mullagh has benefited from a number of regeneration projects in the past with the Mullagh façade painting scheme resulting in huge visual benefits, that have been showcased throughout the County as best practice. The town has also benefited from new footpaths, rejuvenation of Main Street and completion of a new nature biodiversity walk around Mullagh pitch.

Mullagh Revitalisation Plan 2018 seeks to showcase how improvements can enhance Mullagh as an attractive place in which to live, play, work and visit. It seeks to enhance and improve the town functions both on a day to day basis, while also seeking to improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors.

The Mullagh Revitalisation Plan 2018 includes proposals recommended at a county and town specific basis. There are a number of Mullagh Specific Proposals incorporating the following themes:

- Accessibility
- Streetscape
- Amenities and Services
- Built Form
- Initiatives and Events

The Revitalisation Plan aims to enhance the town centre, as an attractive place in which to live and work, to address economic and social decline. The holistic and inclusive approach undertaken identifies a wide range of projects to be implemented over the short, medium and long term. It provides guidance on a suite of interventions that will have a transformative impact on the town of Mullagh.

A number of proposals have been included in the Mullagh Revitalisation Plan 2018 from traffic proposals like parking and redesign of Main Street along with screening of industrial sites, enhancement of squares and open spaces.

The town has potential for physical and social regeneration with the support of private and public-sector expertise and investment, which will have an impact on sustainable economic and social development.

The potential for better use of under-utilised and vacant sites and buildings within the existing built-up footprint of Mullagh to drive the delivery of quality housing, services and employment opportunities, in tandem with supporting social infrastructure is promoted.

Mullagh provides the focus for a wide variety of activities that contribute to a sense of place and

identity. The town plays an important economic, social and cultural role with the main priority of consolidation in the existing centre and support to existing businesses and activities, in order to maintain vibrancy.

	Mullagh Regeneration and Place Making Development Objectives It is a development objective of Cavan County Council to:
MRP 01	Support the implementation of the Mullagh Revitalisation Plan 2018 for the plan period.
MRP 02	Encourage the appropriate reuse and regeneration of town centre buildings and sites
MRP 03	Identify sites in poor state of repair or neglect under the Derelicts Sites Act and support their regeneration.
MRP 04	Ensure that the town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.
MRP 05	Actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of Mullagh.
MRP 06	Support the provision of mixed use developments in the town centre which create opportunities to live, work, shop etc. within the town and reduce the need to travel by private car.

2.10.10 Heritage

Mullagh, An Mullach, meaning "the hilltop" lies within the south-east of County Cavan, near the towns of Bailieborough and Virginia. The original historic village of Mullagh was situated over 1 km north west of the present village, close to Mullagh Lake. Within the town centre, one can visit St. Kilian's Heritage Centre, which details the life and influence of St. Kilian who was born in Mullagh in 640 and martyred in Wurzburg in Germany in 686. The Rev Dr Johnathan Swift, Dean of St. Patrick's College in Dublin wrote parts of Gulliver's Travels and The Tale of the Tub whilst staying in Quilca House, Mullagh, home to the classical scholar Thomas Sheridan. The interaction of the built, cultural and natural heritage gives Mullagh its distinct character.

The natural heritage of Mullagh includes the natural environment, biodiversity and green infrastructure. This heritage is an asset which can be promoted to present a positive image of the town.

Mullagh is situated close to Killyconny Bog also known as Cloghbally SAC, a site of 191 hectares of raised bog, which has played a big role in the local community for generations. 'The Living Bog' LIFE Project has carried out a range of habitat restoration techniques at the site. Killyconny Bog is of high amenity value and enshrines an active community spirit evident from Mullagh Bog Day in the 1990's to the present- day and walking routes around the bog.

Mullagh Hill Walk is a prominent land- mark in the parish of Mullagh. Mullagh Hill is 684 feet above the level of the lake at its base. On the summit of the hill is a burial mound. Mullagh Hill Walk is 2Km on good paths with picnic facilities and panoramic views of the landscape. Parking for the walk is at the lake, which was formed by a large glacier during the last Ice Age. The lake is home to a large range of waterbirds, including winter visitors from as far away as Iceland and Siberia.

Mullagh Sports Partnership, a community-based group, has recently developed a commendable biodiversity walk incorporating wetlands on the site and boardwalk. Lakefield Golden Mile, a walk just outside of the town explores all aspects of the heritage of Mullagh with notable built heritage. This is a wonderful amenity in Mullagh, which is well utilised by local people.

The modern-day town of Mullagh as we know it was formally laid out in the 1820's by Colonel Alexander Saunderson, a prominent landowner in County Cavan and member of the Parliament. The market town was developed as a focal point for the wider rural locality. The market down continued to develop over the course of the 19th and 20th centuries, whilst, the 1830 maps depict terraced houses with long rear gardens which by 1910 show development on both sides of the street. Much of the rich built heritage asset of Mullagh is still evident today and indeed its character and setting intact which is very much evident in Mullagh Main Street ACA.

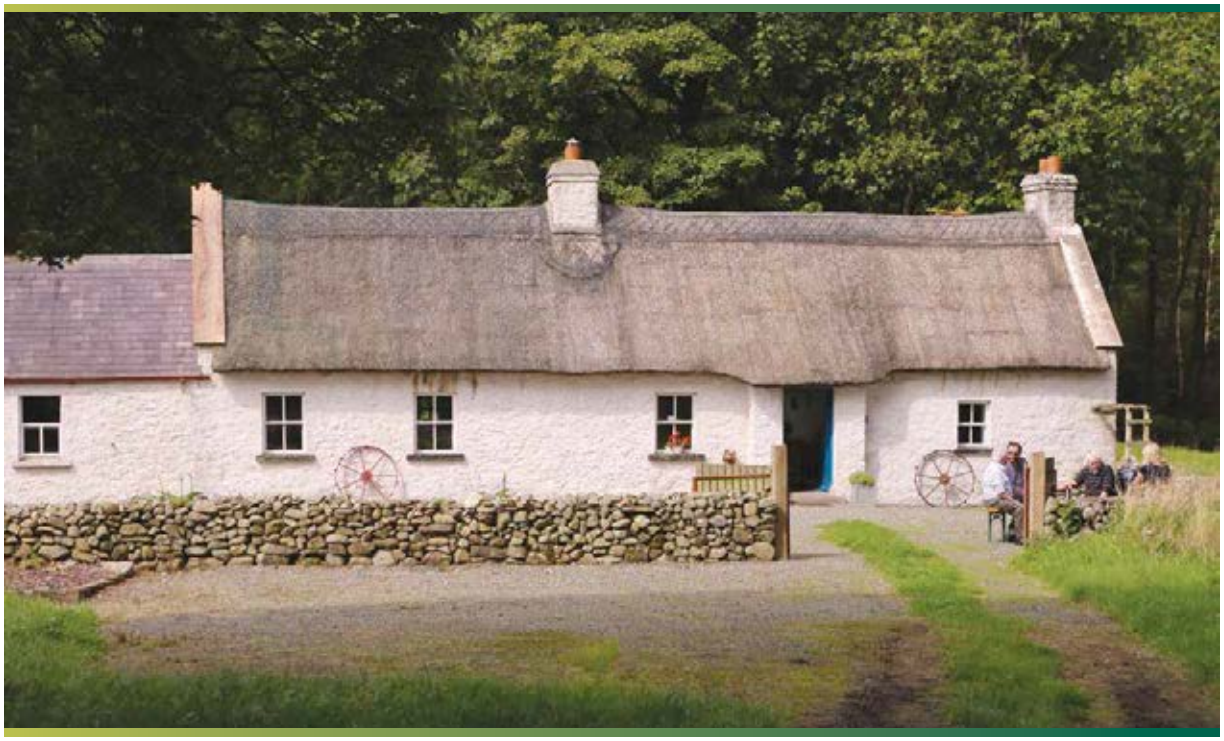


Figure 2.10.1 Mullagh ACA



	Mullagh Heritage Development Objectives It is a development objective of Cavan County Council to:
MH 01	Ensure that all plans/projects relating to the natural and built heritage within Mullagh Town are subject to policy objectives contained within the Natural and Built chapters of this Plan.
MH 02	Protect, enhance, create and connect natural heritage, green spaces and high- quality amenity spaces throughout Mullagh for biodiversity and recreation whilst ensuring the design and operation of routes respond to the ecological protection and needs of each site.
MH 03	Preserve, protect and maintain trees of special amenity, conservation or landscape value in Mullagh.
MH 04	Carry out and require planting of native trees, hedgerows and vegetation on all new developments. All planting should be pollinator friendly as per Appendix 23.
MH 05	Prohibit any development that would result in a significant deterioration of habitats or disturbance of species at Mullagh Lake, Mullagh Hill and Killyconny Bog.
MH 06	Promote a network of paths and cycle tracks to enhance the Green Infrastructure network, while ensuring the design and operation of the routes respond to the ecological protection needs of each site.
MH 07	Protect environmental quality in Mullagh through the implementation of European, National and Regional policy and legislation relating to air quality, green-house gas emissions, climate change, light pollution, noise pollution and waste management.
MH 08	Conserve, protect and enhance the built heritage of Mullagh, including all Protected Structures and attendant grounds, Mullagh Main Street ACA, Records of Monuments and Places in accordance with best conservation practice.
MH 09	Positively consider proposals to improve, alter, extend or change use of protected structures to accommodate for modern use, subject to suitably qualified conservation architects and other relevant experts, suitable design, materials and consultation methods. This should demonstrate that the structure, character, appearance and setting will not be adversely affected.
MH 10	Support the re-introduction of traditional features on protected structures and Main Street ACA particularly where there is evidence these features previously existed.
MH 11	Support schemes for the conservation and enhancement of the character and appearance of the traditional town core of Mullagh.
MH 12	Ensure heritage assets which are the focus for heritage development in Mullagh are appropriately managed and their special interest is conserved from potential adverse effects from visitors or development in general and that best practice in relation to the environmental management of tourism enterprises is adhered to.

2.10.11 Masterplan 1

Prepare a Masterplan for this area to incorporate Residential, Employment, Public and Community uses. The need and quantum of such uses shall be identified as part of the Masterplan preparation and shall be in accordance with the Core Strategy of the Plan. The Planning Authority will take a lead role in the preparation of the masterplan, in conjunction with all other relevant parties, masterplans shall be agreed prior to lodgement as part of any Planning Application. Proposals shall ensure the residential amenities of existing and future residents are protected and details of traffic impacts and road safety shall be included. Pedestrian and cyclist linkages to the Town centre shall be of paramount importance. Piecemeal development will not be permitted, only an overall integrated proposal will be acceptable. Proposals for the site shall be subject to the Environmental policies and objectives of this Plan. Details of how the Masterplan will address Sustainable Design Principles shall be clearly addressed in the Masterplan. A full public consultation strategy shall form part of the masterplan preparation.

2.10.12 Map Based Specific Obje tives

Map Based specific objectives have been created for several areas within the Development Boundary. Refer to zoning map.

1. Require all new developments along the river to contribute to the creation of a linear park and wildlife corridor along the river banks. These areas would be kept free from development and would be of appropriate width depending on gradients, along both sides of the Rivers. These amenity areas shall be additional to open space areas within new residential developments.
2. Maintain the Edwin Carolan Memorial Park as amenity and community use and to;
    a. Provide safe and accessible pedestrian linkages between the park, Main Street and residential areas.
    b. Facilitate the future development of the Memorial Park and ancillary community facilities.
3. Facilitate the role of St. Killian's Heritage Centre as cultural and social assets to the town with tourist potential.
4. Support the provision of a footpath from the Town to Mullagh Lake and on to Mullagh Hill, as important local amenities with strong tourism potential.
5. Access to adjoining lands needs to be a core consideration of the development of this site.
6. Support the delivery of plans and proposals in the Mullagh Revitalisation Plan 2018.

2.11 Small Towns

2.11.1 Introduction and Context

The Core Strategy has identified six towns within the county as Small Towns, namely Killeshandra, Arva, Kilnaleck, Shercock, Ballyhaise and Ballinagh.

Small towns are a distinctive feature of the County's settlement pattern. Small Towns as identified within the Settlement Hierarchy of the Core Strategy provide important hubs for residential, community, employment, recreation, retail and service provision for their rural hinterlands. Each town holds its own function, identity, character and form. It is important that we protect and use this individuality as a basis to promote, enhance and where necessary rejuvenate these centres as places to meet, visit, live and work.

It is not anticipated that they will be strong centres of population growth or that they will develop in a significant way in the future. Rather, they will be developed to a scale and in a compact manner which protects and enhances their unique character, form and function. Emphasis will be placed on maintaining the towns as a service centre, by way of orderly consolidation and expansion of services that supports the upper tiers of the settlement hierarchy. Accordingly, the settlement strategy aims to provide for vibrant and viable settlements which provide a range of jobs, services and housing choice commensurate with their position on the hierarchy. In line with our Climate Change Strategy, the development strategy for these settlements, is to provide for sustainable live-work patterns and to improve local employment, services and sustainable transport options to enable the towns to become more self-sustaining.

This plan will aim to strengthen the established structure of small towns, support local economies and accommodate additional population in a way that support the viability of local infrastructure and services. This development will be consistent with the principles of proper planning and sustainable development and will ensure the protection of the natural and manmade environments, which offer major assets for these settlements. The role and links that these centres have with their rural hinterlands cannot be overlooked.

2.11.2 Strategy and Vision

Small Towns perform important local level residential, retailing, social and leisure functions to residents and to the wider rural hinterland. The Plan provides an opportunity to promote consolidation of settlements, enhance service provision, residential and employment opportunities together with a focus on regeneration of vacant buildings and sites. New services and enterprises should be directed towards vacant buildings and sites within the town. The plan also places a renewed focus on community building. In addition, through the implementation of individual revitalisation plans for each settlement, the plan supports measures to visually enhance the public realm and historic character and settlings of the towns, thus making our towns more desirable and better functioning places to live, work and visit.

A specific focus for these settlements within this Plan is to promote regeneration and renewal for the town centres to enable them to fulfil their full potential.



	Small Towns Development Objectives It is a Development Objective of Cavan County Council to:
ST 01	Promote commensurate population, service and employment growth and sustainable transport options to enable the settlements to fulfil their role as small towns.
ST 02	Ensure the implementation of the population and housing growth allocations set out in the Core Strategy and Settlement Strategy.
ST 03	Make provision for sustainable communities in small towns by identifying sufficient land for new development, in particular housing, commercial, employment, community and recreational uses.
ST 04	Promote the consolidation of existing settlements and the creation of compact urban forms, through the utilisation of infill and brownfield lands in preference to edge of centre locations.
ST 05	Ensure that all settlements, in so far as practicable, develop in a self-sufficient manner with population growth occurring in tandem with the provision of physical and social infrastructure.
ST 06	Encourage and facilitate the re-use and regeneration of key sites/areas to a public/community/ commercial/retail usage which will provide an opportunity to capitalise on its central location.
ST 07	Support the roll out of age friendly programmes in our towns.
ST 08	Expand the range of services and facilities available to residents and the wider rural hinterland.
ST 09	Support the creation of healthy and sustainable communities that encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design, that promotes permeability and interconnecting spaces.
ST 10	Prioritise the regeneration of towns through identification of significant regeneration projects for rural towns, which could harness untapped assets with community and wider private and public sector support and investment including the Rural Regeneration and Development Fund.
ST 11	Ensure new developments in small towns take cognisance of the prevailing scale and pattern of development in the area.
ST 12	Support the delivery of the actions set out in the Town Revitalisation Plans to enhance the unique characteristics and assets of Cavan's towns.
ST 13	Support investment in town centres so that they can become more diverse, sustainable and thriving places for communities to live, work, enjoy and do business.
ST 14	Support local enterprise and employment opportunities to ensure their viability as service centres for their surrounding rural areas.
ST 15	Explore mechanisms for the emergence of a diversified sectoral mix in small towns. This includes the identification of appropriate locations to drive regeneration of rural towns for example by the provision of serviced sites for housing and co-working/incubator space.

2.11.3 Sustainable Communities

The development strategy for small towns is to support new housing and population growth which respects their character and form, thus providing a viable alternative to rural one-off housing within the surrounding hinterland and contributing to the principles of compact urban growth. Their sufficient capacity will allow such settlements to offer an alternative for those who wish to live in a small urban environment or also an alternative to rural living for those who may not comply with rural residential requirements. Provision is made in the plan in accordance with RPO 3.7 of the RSES, for the development of serviced sites within the development plan boundary, with an objective to provide self-build plots.

Building sustainable communities will comprise of developing a mix of housing types, densities and tenure. High quality design, incorporation of the principles of place-making, green infrastructure, permeability, and connectivity alongside the integration of community and recreational facilities will be paramount. The plan will support the provision of amenity facilities for existing and future residents. Emphasis is also placed on the provision of green routes and linkages within the towns and to nearby amenities.

It is an aim of this Plan, to consolidate the towns of Cavan by promoting the sustainable use of development land within town boundaries. It is essential, that future residential development occurs in a way that is consistent with the principles of proper planning and sustainable development and, as such, new developments should not only provide for future residents but should also integrate into the existing community. New developments shall include the phased provision of physical and social infrastructure.

Provision is made in the plan in accordance with RPO 3.7 of the RSES, for the development of serviced sites. In this regard, residential use to provide self-build plots are encouraged.

Small Towns Sustainable Communities Development Objectives
It is a Development Objective of Cavan County Council to:

STC 01	Encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities, and services that meet the needs of the entire community and accord with the principles of universal design, in so far as possible.
STC 02	Provide for new residential development in accordance with the requirements of the Housing and Core Strategy.
STC 03	Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential areas and in appropriate brownfield/infill areas to meet the needs of the population of small towns.
STC 04	Ensure the orderly development of towns by taking a sequential approach to the development of lands within.
STC 05	Require proposals for development to demonstrate how they integrate/respond to Green Infrastructure and contribute to the development and protection of overall Green Infrastructure assets.
STC 06	New developments shall respect the established form, scale and character of the town and shall enhance, reflect and contribute to the existing urban form of towns and villages.
STC 07	Encourage the development of interlinked pedestrian and cycle linkages throughout towns and villages and specifically between residential development, adjacent amenity areas, leisure and educational facilities.
STC 08	Development must not impinge upon or undermine existing areas of public open space. Any development, which is proposed adjacent to public open space, must allow for public access to these facilities.
STC 09	Encourage the provision of serviced sites with the objective to provide self-build plots.
STC 10	Prepare a programme lead by Cavan County Council to identify and prioritise a programme for serviced sites in appropriate smaller towns within 1 year of the adoption of the development plan. This programme will incorporate a rolling 2-year implementation plan.

2.11.4 Social Infrastructure

The creation of sustainable communities necessitates the provision of adequate social, community, leisure and recreational facilities. The Council shall work with relevant bodies for the provision of such facilities in partnership with community groups.

Small Towns in Cavan host various levels of community infrastructure and services, for example; Schools, Playgrounds, Community Centres, Men's Sheds, etc. In addition, there are a wide range of community, voluntary, arts and sporting clubs active in each settlement. The provision of community infrastructure is essential to the formation and delivery of sustainable balanced communities, allowing communities to integrate and socialise across different age, socio-economic and ethnic groups. Amenity offers including parks and open spaces are important contributors to local distinctiveness, reflecting local landscape, culture and heritage. This plan will support the provision of high quality open space, green linkages, such as walks, cycleways, access to lakes, sports and recreational facilities that are usable and accessible.

Small Town Social Infrastructure Development Objectives It is a Development Objective of Cavan County Council to:	
STSI 01	Promote the development of community, social and leisure facilities, services and infrastructure, as appropriate including community centres, childcare facilities, schools, sports and recreational facilities.
STSI 02	Protect and enhance public open space as an amenity and recreational resource for small towns. Development must not impinge upon or undermine existing areas of open space. Any development, which is proposed adjacent to open space, must allow for public access to these facilities.
STSI 03	Provide for the expansion and development of educational, social, community and recreational facilities in the settlements.
STSI 04	Support cycling and walking, through improved walking/cycling infrastructure within the small town, their hinterlands and to areas of interest and attractions.
STSI 05	Support the development of amenity/ recreational areas in the towns with considered aspects to make them age friendly, safe and secure.

2.11.5 Physical Infrastructure

In order for Cavan's Small Towns to develop to their full potential, it is essential that appropriate infrastructure including transportation, water services, energy and telecommunications, and key services including, healthcare services, housing, educational facilities, childcare services and waste management are provided and maintained. It is also acknowledged that the provision and maintenance of an effective, safe, accessible and sustainable transportation system including green infrastructure is essential to delivering small town's economic competitiveness, an improved quality of life and improved social inclusion. In some towns, increased development pressure will inevitably lead to an increase in traffic levels. It is essential that traffic is managed so as to minimise future congestion. This plan aims to achieve a more balanced and sustainable pattern of movement within all towns in the county and undertake to facilitate the provision of a greater choice of transport modes. At the same time, it is acknowledged that road transport is the only form of transport available in County Cavan, therefore investment, maintenance and improvement of our existing road infrastructure is of key importance to the economic and social development of small towns.

Small Town Physical Infrastructure Development Objectives It is a Development Objective of Cavan County Council to:	
STI 01	Support the provision of necessary infrastructure in conjunction with bodies like Irish Water, etc.
STI 02	Undertake a programme of environmental and public realm enhancements in accordance with town revitalisation plans, promote a pedestrian bias and visually enhance the approach roads into settlements.
STI 03	Seek to improve traffic flow in our towns, if required, to prevent congestion.
STI 04	Facilitate and encourage cycling and walking as more convenient, healthy and safe modes of transport.
STI 05	Require proposals for new developments to integrate with existing Green Infrastructure networks and contribute to the development and protection of networks already in place.

2.11.6 Economic Development

Supporting and promoting sustainable economic development and the creation of employment opportunities at the appropriate scale are key to creating and maintaining economic prosperity in small towns and their hinterlands throughout the County. Significant opportunity exists to develop the economic base of many small towns, thus allowing the settlements to become more self-sustaining. It is envisaged that the growing population of the towns of Cavan coupled with proper planning and sustainable development, will create an environment conducive to the attraction of an appropriate level of enterprise, employment and industry. In order to increase the economic profile of small towns, sufficient lands have been zoned within the whitelands boundary to accommodate an appropriate range of enterprise uses. By creating more sustainable communities and offering people more local based employment, we are reducing the need to commute for work. This not only holds benefits economically but also environmentally and socially. In line with our Climate Change Strategy, this will lead to a cleaner environment and a healthier work life balance, which in turn aids great community involvement and development.

This plan supports the continued operation of enterprises located in small towns. Within the small towns of Cavan, there are a number of local businesses and enterprises, including larger employers which provide essential local employment. Such enterprises provide important economic spin off benefits and employment to the towns and their hinterlands, as well as serving and supporting the surrounding rural economy where numerous agri-food industries are located. The plan aims to assist and direct development and economic opportunities into towns. The plan further aims to assist in the delivery of the tourism potential of all settlements.

The Plan supports the regeneration and reuse of derelict or underutilised buildings and sites which have the potential to offer employment related services. In this regard, consideration could be given to developing a digital hub or hot desks at these locations, enabling residents to work in the town, thereby minimising the need to travel.

Implementation of Brexit began in January 2021, this is coupled with significant uncertainty caused by COVID-19. Many constraints and opportunities present themselves for Cavan's economic sustainability arising from these. This is more prevalent to border towns where opportunities may manifest themselves in the form of employment or investment due to relocation of businesses, cross boarder initiatives or investment programmes. This plan includes a policy shift which endorses and facilitates the realisation of potential opportunities on foot of Brexit. It is the policy of Cavan County Council to facilitate, promote and encourage the sustainable economic growth of all areas of the County.



Small Towns Economic Development Objectives It is a Development Objective of Cavan County Council to:	
STE 01	Promote our small towns as economic drivers for employment, while supporting their role as service providers to their rural hinterland and the rural economy.
STE 02	Support the establishment of new enterprise and employment uses on suitable sites within the whiteland zoning designation.
STE 03	Enhance the physical appearance of existing enterprise parks within towns.
STE 04	Support the regeneration and re-use of derelict or underutilised buildings and sites to enhance the employment and service profile of small towns.
STE 05	Encourage and facilitate the establishment of enterprises as appropriate within small towns.
STE 06	Enhance and promote the role of town centres to better facilitate economic development and service provision.
STE 07	Identify and support investment in infrastructure and services that enable and deliver economic development.

2.11.7 Regeneration and Placemaking

Small Towns play a key role in terms of serving the economic, social, cultural and community needs of the people and their hinterland. Towns are experiencing huge changes in terms of their commercial, aesthetic and cultural landscape. The importance of our town centres cannot be underestimated. Successful town centres are people-orientated places, which express individual character and provide a sense of place for visitors and users alike. It is the policy of Cavan County Council to protect and strengthen the vitality and viability of town centres throughout the County.

Cavan County Council recognises the importance of supporting and developing the physical and social fabric of the towns of the County. It is a policy objective of this development plan to ensure the towns of the county are more attractive places to live and to work. Revitalisation Plans have been developed for all small towns throughout the County. These plans will act as a blueprint for the development and enhancement of each town over the next 10-15 years. The plan will also help communities and the local authority to identify a broad range of projects and to prioritise same for development applications. In addition, they aim to enhance and improve town functions both on a day to day basis, while also seeking to improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors. This development plan seeks to place a greater importance on developing towns that will be resilient and sustainable in years and decades to come and to harness local community and entrepreneurial spirit in order to realise the aims and ambitions of these Revitalisation Plans. Each Revitalisation Plan includes proposals recommended at a county and town/village specific basis under the following themes: accessibility, streetscape, amenities and services, built form, initiatives and events.

Shop fronts forms an important part of a street's character. Shop fronts which are well designed and well maintained make a more attractive street experience for the shopper and passer-by. Cavan County Council will develop a Shop Front and Signage Guidelines within the lifetime of the development plan. Refer also to Chapter 13 Development Management Standards and Land Use Zoning Objectives, Chapter 14 for further requirements in respect of shop fronts.

Small Towns Regeneration and Placemaking Development Objective It is a Development Objective of Cavan County Council to:	
STRP 01	Support the implementation of the Town and Village Revitalisation Plans or any other subsequent plan.
STRP 02	Facilitate the upgrade of streetscapes and town centres to ensure they are accessible and usable to all members of the community, including people with mobility issues or disability, the elderly and young children.
STRP 03	Actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the small towns.
STRP 04	Support the redevelopment and regeneration of key opportunity sites within the towns
STRP 05	Continue to identify sites in poor state of repair or neglect under the Derelicts Sites Act and support their regeneration.
STRP 06	Support the provision of mixed-use developments in the town centre which create opportunities to live, work, shop, etc within the town and reduce the propensity to travel by private car.
STRP 07	Develop and make available a Shop Front and Signage Guide.

2.11.8 Commercial and Retail Development

Small Towns provide a range of retail and other local services, meeting the day to day needs of its catchment population. In many cases, opportunity exists to increase the retail profile of these settlements. In this regard, consideration should be given to the re-use of vacant sites and buildings for retail purposes.

The County Cavan Retail Strategy outlines a Retail hierarchy for the County whereby Small Towns are broken into two categories, as outlined in the below table.

Designation	Small Town
Satellite Retail Centres	Arvagh, Ballinagh
Local Retail Centres	Ballyhaise, Killeshandra, Kilnaleck, and Shercock

The Retail Strategy notes that Satellite Retail Centres primarily function as secondary support centres serving reasonable scale catchments and operating as satellites of Cavan Town. Such centres usually accommodate a medium-sized convenience shopping outlet and a number of smaller convenience and non-retail businesses.

The Local Retail Centres are characterised by basic convenience shopping functions, some limited incidences of comparison shopping such as pharmacies and charity shops, and local retail services including hairdressers, beauticians, takeaways, post offices, pubs and cafes. The local retail centres have retail services significantly greater than that of the other villages in the County and are therefore recognised as performing a higher retail function. The retail strategy contains a number of objectives concerning the vitality and viability of town centres.

The retail offer within the settlements of County Cavan varies considerably, and the extent of retail provision does not often match the size of the immediate urban population. There is also a great disparity between retail categories within these settlements, with some settlements serving purely a convenience and service function, while other such as Ballinagh and Arvagh containing a strong mix of retail floorspace, including comparison floorspace. Clearly each of these centres serve a different purpose, have differing functions and this is largely dictated by their location relative to other centres and their historical and physical context. Convenience and comparison retail floorspace outside the medium and large towns provides an important social and economic function to their respective catchments. These facilities reduce the necessity for rural dwellers and village residents to travel long distances to shop and access essential products and services.

The Retail Strategy notes that development in small towns should be focused in the core village/ town centre area and should complement existing retail provision. Market dynamics generally curtail the extent of retail provision in these areas, although there is a clear need to ensure that provision should be cognisant of the retail role and function of such centres within the retail hierarchy.

	Small Town Commercial and Retail Development Objective It is a Development Objective of Cavan County Council to:
STR 01	Facilitate small-scale retail development and support the retention of retail/service units serving small towns and their rural areas.
STR 02	Sustain, enhance and consolidate the retail and services offer within the central areas.
STR 03	Support the vitality and viability of small towns and facilitate a competitive and healthy environment for the commercial and retailing industry, as prescribed in the Cavan County Retail Strategy.
STR 04	Encourage and facilitate infill development and the re-use and regeneration of derelict land and buildings for retail and other town centre uses, having due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012.
STR 05	Reinforce the centre of small towns as priority locations for new commercial and retail development, with quality of design and integration/linkage being the key underpinning principles in town core areas.
STR 06	Support the provision of mixed-use developments in the town centre which create opportunities to live, work, shop, etc. within the town and reduce the need to travel by private car.
STR 07	Promotion of measures to retain and improve the character of important streetscapes within the County.
STR 08	Promotion of activities including festivals, events and street markets in each town.
STR 09	Facilitate better traffic management that can lead to improvements in the shopping environment and safer and better access for pedestrians.

2.11.9 Natural and Built Heritage

Cavan's rich and varied heritage has shaped and influenced many of our towns throughout the county. The natural heritage includes the natural environment, biodiversity and green infrastructure. This heritage is an asset, which can be promoted to present a positive image of towns in the county. The natural heritage resource includes our woodlands, waterways, trees, green corridors, boglands and wetlands which provide vital environmental resources and amenity spaces for communities contributing to the health and well-being and quality of life of residents in towns.

The Build and Natural Heritage of the County has made, and continues to make an immense impression on our towns affording many both economic and social benefits. An example of this is the former market town of Killeshandra, which now lies within the UNESCO designated Cuilcagh Lakelands Global Geopark.

Cavan is known for its many lakes and many of our towns have grown up around these lakes including the towns and villages around Lough Sheelin, Cavan's Largest lake. The waterways contribute to a sense of place for many communities.

The built heritage of our towns has given them a distinctive character. Many of our towns can trace their origin to the Plantation of Ulster such as Ballyhaise. Bridges, market houses, churches, shopfronts and vernacular architecture contribute to the architectural resource. Special areas of architectural value are protected by the designation of Architectural Conservation Areas (ACAs) throughout our towns.

The stories, myths, legends, knowledge, beliefs, art, music, craft, language and sport are all part of the cultural heritage of these towns. For generations this heritage has been embraced by communities throughout the county, whilst the landscape has influenced this cultural heritage resource. Chapter 10 and Chapter 11 of this Plan outlines policies and objectives for Heritage within the county.

	Small Towns Natural and Built Heritage Development Objectives It is a Development Objective of Cavan County Council to:
STH 01	Ensure that all plans/projects relating to the natural and built heritage within the small towns are subject to objectives contained within the Heritage Chapter and Development Management Chapter of this plan.
STH 02	Protect, enhance, create and connect natural heritage, green spaces and high quality amenity spaces through biodiversity and recreation, whilst ensuring the design and operation of routes in towns and villages respond to the ecological protection and needs of each site.
STH 03	Protect individual trees, groups of trees and hedgerows on approach roads to towns.
STH 04	Carry out and require planting of native trees, hedgerows and vegetation on all new developments. All planting should be pollinator friendly and in accordance with the All-Ireland Pollinator Plan and Local Communities: actions to help pollinators (please see Appendix 23).
STH 05	Prohibit any development that would result in a significant deterioration of habitats and or disturbance of species in any SPA, SAC, NHA.
STH 06	Support the development of low carbon neighbourhood plans to mitigate against climate change and increase resilience to the impacts of climate change.
STH 07	Create awareness in relation to invasive species and their management.
STH 08	Conserve, protect and enhance the built heritage of our towns including all Protected Structures and attendant grounds, ACA's, Records of Monuments and Places in accordance with best conservation practice.

	Small Towns Natural and Built Heritage Development Objectives It is a Development Objective of Cavan County Council to:
STH 09	Positively consider proposals to improve, alter, extend or change use of protected structures to accommodate for modern use, subject to suitably qualified conservation architects and other relevant experts, suitable design, materials and consultation methods. This should demonstrate that the structure, character, appearance and setting will not be adversely affected.
STH 10	Support schemes for the conservation and enhancement of the character and appearance of the traditional towns.
STH 11	Ensure heritage assets which are the focus for heritage development are appropriately managed and their special interest is conserved from potential adverse effects from visitors or development in general and that best practice in relation to the environmental management of tourism enterprises is adhered to.
STH 12	Ensure archaeological assessment is carried out as required and promote 'Preservation in situ' of archaeological sites and / or features.

2.11.10 Tourism

Many Small Towns in Cavan are located within a scenic natural environment with a rich cultural heritage and have the potential to grow as tourism towns. The availability of quality tourist accommodation, food service providers, trails, greenways, blueways, forest parks, heritage sites, activity providers, visitor attractions and ancillary services in and near to small towns provides opportunities for job creation and growth in economic return.

Potential exists to further develop outdoor recreation near some small towns including activities such as walking, cycling, angling, kayaking and cruising while the UNESCO Geopark provides ongoing opportunities for small towns to attract visitors interested in exploring the Geopark. Angling is important to angler -friendly small towns with suitable accommodation and availability of angling services.



	Small Town Tourism Development Objectives It is a development objective of Cavan County Council to:
STT 01	Harness the tourism development potential of Small Towns in a sustainable manner.
STT 02	Support the provision of sustainable tourist accommodation and associated services as appropriate in small towns.
STT 03	Support the creation of Green Routes and local walking routes to town centres, local amenities and the surrounding countryside.
STT 04	Support community groups to grow the tourism potential of their local area/ product.
STT 05	Support the development of suitable and sustainable recreation and tourism projects of scale.
STT 06	Support and encourage development of the angling product in angler friendly towns
STT 07	Support the maintenance and management of tourist amenity areas/ assets.
STT 08	Support the provision of quality tourism signage and the reduction of signage clutter.
STT 09	Engage with and capitalise on the work of the UNESCO Geopark for the benefit of Cavan tourism businesses.

2.11.11 Small Towns Specific Obje tives

Arva Specific Obje tives It is a Specific Objectives of Cavan County Council to:	
ASO 01	Support the continued development and growth of new and existing industries and enterprises within and surrounding Arva town.
ASO 02	Encourage the renewal and reuse of obsolete, derelict and underutilised buildings in Arva town. Town Core development uses will be encouraged in this area.
ASO 03	Support and facilitate the regeneration and rejuvenation of Arva Town Centre, including streets to the rear.
ASO 04	Support the delivery of the actions set out in the Arva Revitalisation Plan to enhance the unique characteristics and assets of the town.
ASO 05	Encourage the development of the Market Square as a focal point for the local community.
ASO 06	Promote, enhance and protect existing walking routes and trails and support the provision of new walkways with good linkages to Arva town centre and local amenities.
ASO 07	Developments shall respect views and vista to Hollybank Lake, Garty Lough and Guiniken Lough.
ASO 08	Ensure development in this area respects and is sympathetic to the topography, views and landscape of the area having regard to the elevated nature of the ground.
ASO 09	Continue to support and develop the angling product in the area including support for local angling festivals.

Ballinagh Specific Obje tives It is a Specific Objectives of Cavan County Council to:	
BSO 01	Support the sustainable and appropriate economic growth and development of Ballinagh as a small town. Aid the provision of employment services within the town.
BSO 02	Encourage the renewal and reuse of obsolete, derelict and underutilised buildings in Ballinagh. Town Core development uses will be encouraged in this area.
BSO 03	Support and facilitate the regeneration and rejuvenation of Ballinagh Town Centre.
BSO 04	Encourage and facilitate the re-use and regeneration of the Market House/Square to a public/community/commercial/retail usage or creative/digital hub for local employment opportunities, which will provide an opportunity to capitalise on its central location.
BSO 05	Support the delivery of the actions set out in the Ballinagh Revitalisation Plan to enhance the unique characteristics and assets of the town.
BSO 06	Support the provision of new amenity facilities and walkways in Ballinagh which provide good linkages to the town centre and local attractions, including Flemings Folly.
BSO 07	Support the provision of a greenway/ cycling links from Ballinagh to Cavan Town utilising the old railway line.
BSO 08	Promote, enhance and protect existing walking routes and amenity facilities in the Ballinagh area.
BSO 09	Require consultation with and written approval of the Roads Department of Cavan County Council prior to the granting of planning permission on the future Ballinagh by-pass Route, as identified on the Ballinagh zoning map, to protect the route from development which has the potential to compromise the development of the by-pass.

Ballyhaise Specific Obje tives It is a Specific Objective of Cavan County Council to:	
BHSO 01	Encourage the renewal, reuse and regeneration of any derelict and underutilised buildings in the village core area. Town Core development uses will be encouraged.
BHSO 02	Support and facilitate the regeneration and rejuvenation of Ballyhaise Village Centre and enhance Ballyhaise's unique hexagonal square in recognition of its unique, historic and architectural contribution to the villages unique character.
BHSO 03	Support Ballyhaise Agricultural College as a key employment and amenity resource to the local area while protecting its built heritage and setting.
BHSO 04	Support the provision of public realm improvements, including the provision of a footpath from the village core to the Agricultural College.
BHSO 05	Support the delivery of the actions set out in the Ballyhaise Revitalisation Plan to enhance the unique characteristics and assets of the town.
BHSO 06	Support the provision of necessary infrastructure in conjunction with Irish Water and other relevant state bodies.
BHSO 07	Encourage the development of a proposed and mapped walk around the village, forest and Ballyhaise house.
BHSO 08	Ensure development in this area respects and is sympathetic to the topography, views and landscape of the area having regard to the elevated nature of the ground.

Killeshandra Map Based Specific Objectives

1. Lands are identified as being suitable for enterprise and development.

Killeshandra Specific Objectives It is a Specific Objective of Cavan County Council to:	
KSO 01	Support the continued development and growth of new and existing industries, such as Lakeland Dairies, within and surrounding Killeshandra town.
KSO 02	Encourage the renewal, reuse and regeneration of any derelict and underutilised buildings in the Main Street. Town Core development uses will be encouraged in any developments in this area.
KSO 03	Support the revitalisation and regeneration of Killeshandra Town Core.
KSO 04	Support the delivery of the actions set out in the Killeshandra Revitalisation Plan to enhance the unique characteristics and assets of the town.
KSO 05	Promote the Lake and the Forest Walk in recognition of its architectural, cultural and historical importance to the town and as an important urban amenity with strong tourism value.
KSO 06	Consider the location of the Town Lake within the Geopark and having connections to Killykeen Forest as an educational resource where people can actively engage with the natural heritage like bird watching.
KSO 07	Enhance and protect the environmental assets, including lakes, rivers, and views. All developments should be sympathetic to the unique environmental features, topography, views and landscape of the area.
KSO 08	Promote the development and enhancement of local amenities, community facilities and areas of interest.
KSO 09	Support the expansion and improvement of the walking and cycle trail linkages between Killeshandra and Killykeen Forest Park.
KSO 10	Continue to support and develop the angling product in the area.
KSO 11	Harness the potential of Lough Oughter as a location for outdoor recreation.
KSO 12	Support the provision of sustainable tourism accommodation.
KSO 13	Support the extension for canoeing and boating links between Killeshandra and Killykeen using Lough Oughter and River Erne to Belturbet.

Kilnaleck Specific Objectives It is a Specific Objective of Cavan County Council to:	
KKSO 01	Support the continued development and growth of new and existing industries within and surrounding Kilnaleck.
KKSO 02	Encourage the renewal and reuse of obsolete, derelict and underutilised buildings in Kilnaleck. Town Core development uses will be encouraged in any new development in this area.
KKSO 03	Support and facilitate the regeneration and rejuvenation of Kilnaleck Town Centre.
KKSO 04	Support the delivery of the actions set out in the Kilnaleck Revitalisation Plan 2018 to enhance the unique characteristics and assets of the town.
KKSO 05	Ensure development respects and is sympathetic to the topography, views and landscape of the area having regard to the elevated ground.
KKSO 06	Maintain existing areas of open space and car parking facilities adjacent to the Realtog Centre.
KKSO 07	Maintain and protect the Fairgreen as an amenity area and support appropriate development for recreation/amenity use.
KKSO 08	Preserve and enhance the special character and appearance of Kilnaleck ACA

Shercock Specific Objectives It is a Specific Objective of Cavan County Council to:	
SKSO 01	Encourage the renewal, reuse and regeneration of any derelict and underutilised buildings in the Main Street. Town Core development uses will be encouraged in any developments in this area.
SKSO 02	Support the revitalisation and regeneration of Shercock Town Core.
SKSO 03	Support the delivery of the actions set out in the Shercock Revitalisation Plan 2018 to enhance the unique characteristics and assets of the town.
SKSO 04	Support the consolidation and growth of existing enterprises and development of employment opportunities within the town.
SKSO 05	Promote and support the establishment of new enterprises and employment uses as appropriate in Shercock.
SKSO 06	Support the development of a network of green routes to connect the town centre with local amenities.
SKSO 07	Enhance the tourism and recreation offer of Shercock and expand on the town's tourist appeal, given it's proximity to Lough Sillan. Support the provision of Lough Sillan as a leisure and tourism pursuit.
SKSO 08	Support the provision of sustainable tourism accommodation
SKSO 09	Carry out physical improvement works in the town including the provision of footpaths along the Carrickmacross Rd.
SKSO 10	Ensure development in this town respects and is sympathetic to the steep topography and marshy lands.
SKSO 11	Enhance and protect the environmental assets, including Lough Sillan, Steepletons Lake, Muddy Lake and views. All development should be sympathetic to the unique environmental features of the area.
SKSO 12	Require all new developments along the rivers to contribute to the creation of linear parks and wildlife corridors along these rivers banks.
SKSO 13	Ensure that development in this area provides links from residential areas to the public and community facilities (between Tabetex and football pitches/community area).
SKSO 14	Encourage the protection of Shercock Stone Bridge. New development shall take cognisance to the importance of the Bridge to the town.

2.12 Villages

2.12.1 Strategy and Vision

The Core Strategy has identified twelve settlements within the county as Villages. They are Blacklion, Butlersbridge, Lough Gowna and Swanlinbar, Bawnboy, Crossdoney, Crosskeys, Dowra, Kilcogy, Mountnugent, Redhills and Stradone.

Villages play a key role in terms of serving the economic, social, cultural and community needs for those residing in the village and also for those who live in the rural hinterland. The importance of our village centres cannot be underestimated. It is the policy of Cavan County Council to protect and strengthen the vitality and viability of village centres throughout the County. Village centres should be rejuvenated to meet the needs of those who live, work or visit. The Plan will support measures to visually enhance the public realm and historic character and settings of the villages as a means to attract people back into village cores to live, work and visit.

Villages, as identified in the Settlement Hierarchy of the Core Strategy, provide important local residential, retailing and community functions to their associated rural hinterlands. In these areas, emphasis is placed on maintaining villages as local service centres, by way of orderly consolidation and expansion of services. The Core Strategy of the Plan seeks to support the sustainable development



of these rural areas by encouraging sustainable levels of growth at appropriate locations, providing an alternative in terms of housing choice in the form of vibrant rural communities.

The future development of these villages will be focused on organic growth, that primarily serves the local population. There will be a strong emphasis on brownfield and infill development delivering this growth.

The villages in the County vary in size with ranging populations. All villages provide important local community and retail services with smaller scale rural enterprises also present in a number of villages. The level of service and catchment population of the villages is smaller than that of the towns further up the settlement hierarchy. In the more remote areas of the County towards the west, there are key villages that perform a more important function due to their distance from the larger settlements. These villages operate as rural service centres and have a vital role in sustaining rural communities. This plan will support locally based services and enterprise in these villages, whilst residential development shall meet the needs of local growth. Some villages traditionally have been a source of employment with enterprise existing within settlements for several decades. The Plan will support the sustainable growth of village based enterprises.

Local villages and shops in rural areas play an important role in the lives of the communities that they serve and provide valuable day-to-day retail facilities and services to their communities. The Retail Strategy incorporated a review of all villages and rural areas within the County. A number of villages perform important retail functions despite their comparatively low census-defined population. Their retail function is indicative of the population catchment they draw from, rather than their immediate population. A visual survey of these areas suggests that very little has changed since the previous retail strategy, but some businesses have been replaced, including pubs and mainstream comparison traders with a proliferation of retail services including take-aways and hair salons/beauticians into smaller centres and some comparison shopping including charity shops and pharmacies. It is also apparent that bulky goods traders do operate from these areas, primarily in the form of hardware shops, builders' merchants and agricultural providers, as such they perform a vital service for their immediate largely rural customer base. The Retail Strategy for County Cavan has designated villages as Tier 4: The Village Retail Centres of the hierarchy.

Many of the villages in Cavan County are characterised by attractive and well-maintained traditional shopfronts and coupled with the backdrop of the drumlin belt, this can present an attractive settling for these villages. While their rurality alone is often a draw to these locations, each of the villages and rural areas have their own natural amenities and resources, built heritage, cultural identity and tourism offer which attract people to the area. Cavan's rich and varied heritage has shaped and influenced many of our villages throughout the county. The natural heritage includes the natural environment, biodiversity and green infrastructure. This heritage is an asset which can be promoted to present a positive image of villages in the county, whilst the natural heritage resource includes our woodlands, waterways, trees, green corridors, boglands and wetlands which provide vital environmental resources and amenity spaces for communities contributing to the health, well-being and quality of life of residents. Many of our villages lie within the UNESCO designated Cuilcagh Lakelands Global Geopark like Dowra and Blacklion. The built heritage of our villages has given them a distinctive character. Bridges, market houses, churches, shopfronts and vernacular architecture contribute to the architectural resource. Special areas of architectural value are protected by the designation of Architectural Conservation Areas (ACAs) throughout our villages. The archaeological heritage is reflected in many of the placenames associated with our towns and villages e.g. Bawnboy named after remains of an Ulster Plantation Bawn. The stories, myths, legends, knowledge, beliefs, art, music, craft, language and sport are all part of the cultural heritage of these villages. For generations this heritage has been embraced by communities throughout the county whilst the landscape has influenced this cultural heritage resource. Chapter 10 and Chapter 11 of this Plan outlines policies and objectives for Heritage within the county.

In order to retain the distinct character of these villages, any future development shall be of a character and scale relative of the village in question. Each village has the necessary infrastructural capacity available to ensure they can continue their function as local growth settlements and serve the needs of their hinterlands. These villages provide services to rural communities, including housing, neighbourhood level retail and social facilities which are critical to the on-going viability of these rural communities.

	Villages Development Objectives It is a Development Objective of Cavan County Council to:
VDO 01	Promote and facilitate development that is commensurate with the nature and extent of the existing villages and support their role as local service centres.
VDO 02	Support the improvement of local service provision.
VDO 03	Facilitate the provision of housing and commercial development within village cores commensurate to its position in the settlement hierarchy.
VDO 04	Encourage and facilitate the re-use and regeneration of key sites/areas to a public/community/ commercial/retail usage which will provide an opportunity to capitalise on its central location.
VDO 05	Support the roll out of age friendly programmes in our villages.
VDO 06	Expand the range of services and facilities available to residents and the wider rural hinterland.
VDO 07	Support the creation of healthy and sustainable communities that encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces.
VDO 08	Support the delivery of the actions set out in Village Revitalisation Plans to enhance the unique characteristics and assets of Cavan's villages.
VDO 09	Support the revitalisation of the village cores and the preparation of action based revitalisation plans for the remaining villages, that do not currently have a revitalisation plan.
VDO 10	Support investment in village centres so that they can become more diverse, sustainable and thriving places for communities to live, work, enjoy and do business.
VDO 11	Promote regeneration and revitalisation of villages and support local enterprise and employment opportunities to ensure their viability as service centres for their surrounding rural areas.
VDO 12	Support the provision of high-quality open space/amenity areas.
VDO 13	Support the provision of new small-scale retail and commercial outlets of a range and type consist with the scale of the village and located in the whiteland/village core zoning.
VDO 14	Support tourism/commercial related development associated with individual village settlements.
VDO 15	Ensure all developments in rural villages should take cognisance of the prevailing scale, pattern of development and services available.
VDO 16	Support the creation of walking routes and cycling infrastructure within villages, their hinterlands and at areas of interest/attractions.

	Villages Development Objectives It is a Development Objective of Cavan County Council to:
VDO 17	Protect and enhance the heritage and tourism offer in the villages throughout the County.
VDO 18	Ensure that all plans and projects relating to the natural and built heritage within village plans are subject to objectives contained within the Heritage Chapter and Development Management Chapter.
VDO 19	Protect, enhance, create and connect natural heritage, green spaces and high quality amenity spaces through biodiversity and recreation whilst ensuring the design and operation of routes in villages respond to the ecological protection and needs of each site.
VDO 20	Protect individual trees, groups of trees and hedgerows on approach roads to villages.
VDO 21	Carry out and require planting of native trees, hedgerows and vegetation on all new developments. All planting should be pollinator friendly and in accordance with the All-Ireland Pollinator Plan and Local Communities: actions to help pollinators.
VDO 22	Prohibit any development that would result in a significant deterioration of habitats and or disturbance of species in any SPA, SAC, NHA.
VDO 23	Conserve, protect and enhance the built heritage of our villages including all Protected Structures and attendant grounds, ACA's, Records of Monuments and Places in accordance with best conservation practice.
VDO 24	Positively consider proposals to improve, alter, extend or change use of protected structures to accommodate for modern use, subject to suitably qualified conservation architects and other relevant experts, suitable design, materials and consultation methods. This should demonstrate that the structure, character, appearance and setting will not be adversely affected.
VDO 25	Support schemes for the conservation and enhancement of the character and appearance of the traditional villages.
VDO 26	Ensure heritage assets which are the focus for heritage development are appropriately managed and their special interest is conserved from potential adverse effects from visitors or development in general and that best practice in relation to the environmental management of tourism enterprises is adhered to.
VDO 27	Ensure archaeological assessment is carried out as required and promote 'Preservation in situ' of archaeological sites and / or features.
VDO 28	Engage with village communities and relevant stakeholders to promote and support the regeneration of our villages through identification of regeneration projects along with associated funding streams.
VDO 29	Prepare a programme lead by Cavan County Council to identify and prioritise a programme for serviced sites in appropriate villages within 1 year of the adoption of the development plan. This programme will incorporate a rolling 2-year implementation plan.

2.12.2 Villages Specific Objectives

	Blacklion Specific Objectives It is a Specific Objective of Cavan County Council
BVSO 01	Encourage the renewal, reuse and regeneration of any derelict and underutilised buildings in the village core area. Village Core development uses will be encouraged.
BVSO 02	Support the revitalisation and regeneration of the village core.
BVSO 03	Support the delivery of the actions set out in the Blacklion Revitalisation Plan 2018 to enhance the unique characteristics and assets of the village.
BVSO 04	Promote and enhance local amenities, including the Geopark, the Marble Arch Caves, White Fathers Cave, the Cavan Burren Park, the Shannon Pot, and the Cuilcagh Mountain boardwalk and promote Blacklion as a gateway and base for exploring these amenities.
BVSO 05	Support the conservation and sustainable management of Cavan Burren Park, a prehistoric park outside Blacklion.
BVSO 06	Support the appropriate development of the Fair green area as a amenity resource for Blacklion.
BVSO 07	Support the Cavan Way Walking Trail, Kingfisher Cycling Trail, and the development of the Beara Breifne Way walking route and all other long distance routes.
BVSO 08	Support the sustainable development of Lough McNean as a location for outdoor recreation as appropriate.



	Blacklion Specific Objectives It is a Specific Objective of Cavan County Council
BVSO 09	Support the retention of the tourist office in the village.
BVSO 10	Support the provision of sustainable tourism accommodation as appropriate in the village.
BVSO 11	Support the delivery of the Sligo – Leitrim Greenway which will pass through Blacklion.
BVSO 12	Encourage the enhancement and protection of the environmental assets, including Mac Nean (pNHA), Belcoo River and views. All development should be sympathetic to the unique environmental features of the area.
BVSO 13	Ensure development respects and is sympathetic to the topography, views and landscape of the area having regard to the elevated nature of the ground.
BVSO 14	Explore the feasibility of establishing access to Cuilcagh via Bellavalley Gap whilst recognising the Natura 2000 site and ecological and natural sensitivities that are associated with the site.
BVSO 15	Support the economic and social links that exist between Blacklion and Belcoo.
BVSO 16	Support the maximisation of the potential of Blacklion Enterprise Park.

Butlersbridge Specific Objectives It is a specific Objective of Cavan County Council to:	
BBSO 01	Encourage the renewal, reuse and regeneration of any derelict and underutilised buildings in the village core area. Village Core development uses will be encouraged.
BBSO 02	Support the delivery of the actions set out in the Butlersbridge Revitalisation Plan 2018 to enhance the unique characteristics and assets of the village.
BBSO 03	Encourage the retention, protection and integration of mature trees or groups of trees or groups of trees, and hedgerows which are of importance to wildlife and visual amenity, behind the walls on the old N3 Road and to the north of the Village adjacent to the Rath.
BBSO 04	Protect the stone wall at the entrance to the village on the old N3 Rd. at the Annalee River.
BBSO 05	Harness the potential of Annagh Lake as a recreation and amenity area.
BBSO 06	Harness the potential of Annagh trout fishery.
BBSO 07	Ensure development respects and is sympathetic to the topography, views and landscape of the area having regard to the elevated nature of the ground.

Lough Gowna Specific Objectives It is a Specific Objective of Cavan County Council to:	
LGSO 01	Support the continued development and growth of new and existing enterprises within and surrounding Lough Gowna.
LGSO 02	Protect, enhance, consolidate and strengthen the existing village core. Village core development uses will be encouraged in any development in this area.
LGSO 03	Support the delivery of the actions set out in the Lough Gowna Revitalisation Plan 2018 to enhance the unique characteristics and assets of the village.
LGSO 04	Ensure development respects and is sympathetic to the topography, views and landscapes of the area, having regard to the close proximity to the lake shore.
LGSO 05	Encourage the retention, protection and integration of mature trees or groups of trees, and hedgerows of importance to wildlife and visual amenity.
LGSO 06	Protect and enhance the Swan Lake and Cloone amenity area.
LGSO 07	Development of lands adjoining the pNHA shall be sited and designed to take cognisance to this designated area of Lough Gowna and shall maximise habitat preservation and conservation.
LGSO 08	Encourage the development of walking and cycling trails in Lough Gowna.
LGSO 09	Support the potential of Lough Gowna as a location for angling.
LGSO 10	Support the provision of sustainable tourism accommodation as appropriate in the village.
LGSO 11	Support the local community in examining the feasibility of developing a pedestrian and cycle walkway between the village centre and the GAA facility.
LGSO 12	Support the development of walking trails and amenity areas in Dernaferst forest.



Swanlinbar Specific Objectives It is a Specific Objective of Cavan County Council to:	
SSO 01	Encourage the renewal and reuse of obsolete, derelict and underutilised buildings in Main Street. Village Core development uses will be encouraged in any developments in this area.
SSO 02	Support and facilitate the regeneration and rejuvenation of Swanlinbar Village Centre.
SSO 03	Support the delivery of the actions set out in the Swanlinbar Revitalisation Plan 2018 to enhance the unique characteristics and assets of the village.
SSO 04	Promote the Hawkswood Swanlinbar Walks in the town and encourage the development and improvement of other local walk networks.
SSO 05	Seek to promote and protect the environmental assets, including the Cladagh River and Mill pond. All development should be sympathetic to the unique environmental features of the area.
SSO 06	Encourage the retention and protection of mature trees or groups of trees, and hedgerows of importance to wildlife and visual amenity within new developments.
SSO 07	Require that all development along the length of the Cladagh River contribute to the creation of a linear park and wildlife corridor.
SSO 08	Protect the bridge over the Cladagh River/ Swanlinbar River.
SSO 09	Support the future development of Triva House as a local tourism hub and a key socio economic resource for the area.
SSO 10	Support and encourage the sustainable economic development and growth of Swanlinbar as a border town.
SSO 11	Support the provision of sustainable tourism accommodation as appropriate in Swanlinbar.

Swanlinbar Map Based Specific Objectives

1. Lands are identified as being suitable for enterprise and development.

Bawnboy Specific Objectives It is a Specific Objective of Cavan County Council to:	
BSWO 01	Encourage the renewal, reuse and regeneration of any derelict and underutilised buildings in the village core area. Village Core development uses will be encouraged.
BSWO 02	Support and facilitate the regeneration and rejuvenation of Bawnboy village centre.
BSWO 03	Support the revitalisation of the village core and the preparation of an action-based revitalisation plan for the village.
BSWO 04	Encourage the retention and protection of mature trees or groups of trees, and hedgerows which are of importance to wildlife and visual amenity.
BSWO 05	Protect and enhance open space as an amenity and recreational resource for the village. Development must not impinge upon or undermine existing areas of open space. Any development, which is proposed adjacent to open space, must allow access to these facilities.
BSWO 06	Support the development and enhancement of cycling infrastructure and walkways with links to Bawnboy village centre and to local amenities, including Bawnboy Forest.
BSWO 07	Protect the stone bridge over the Bawnboy River in the village core.
BSWO 08	Ensure development respects and is sympathetic to the topography, views and landscape of the area having regard to the elevated nature of the ground.
BSWO 09	Support the delivery of local development and community projects.
BSWO 10	Support the tourist potential of Bawnboy as a base for exploring the UNESCO Global Geopark and Cuilcagh Mountain boardwalk.
BSWO 11	Support the development of Brackley Lake, Templeport Lake and St. Mogue's Island as a location for recreation and tourism amenity.
BSWO 12	Support the provision of sustainable tourism accommodation.

Crossdoney Specific Objectives It is a Specific Objective of Cavan County Council to:	
CDSO 01	Encourage the renewal, reuse and regeneration of any derelict and underutilised buildings in the village core area. Village Core development uses will be encouraged.
CDSO 02	Support the revitalisation of the village core and the preparation of an action based revitalisation plan for the village.
CDSO 03	Protect, maintain and where appropriate enhance the stone walls, the bridge and other non structural elements of architectural, cultural or amenity value in the village. These areas shall be keep free from development and shall be developed as amenity/civic spaces for the village.
CDSO 04	Protect and maintain mature trees, hedgerows and green spaces within the village.
CDSO 05	Protect the views and vistas of Rockville House.

Crosskeys Specific Objectives It is a Specific Objective of Cavan County Council to:	
CKSO 01	Encourage the renewal, reuse and regeneration of any derelict and underutilised buildings in the village core area. Village Core development uses will be encouraged.
CKSO 02	Support the revitalisation and regeneration of the village core.
CKSO 03	Support the revitalisation of the village core and the preparation of an action-based revitalisation plan for the village.
CKSO 04	Maintain and, where appropriate improve existing areas of open space and amenity areas within the village.
CKSO 05	Open space amenity provision to form part of development of lands to the east of the town core. All of the front section of this land, between the road and the stream should be kept free from development and only used for open space amenity.

Dowra Specific Objectives It is a Specific Objective of Cavan County Council to:	
DSO 01	Encourage the renewal, reuse and regeneration of any derelict and underutilised buildings in the village core area. Village Core development uses will be encouraged.
DSO 02	Support the delivery of the actions set out in the Dowra Revitalisation Plan 2018 to enhance the unique characteristics and assets of the village.
DSO 03	Support existing growth and future development of enterprises within the village to aid Dowra's future economic growth.
DSO 04	Ensure development respects and is sympathetic to the topography, views and landscape of the area.
DSO 05	Support the enhancement of the Cavan Way Walking Trail and the development of the Beara Breffni Way walking route and the strengthening of the existing link with the Ulster Way.
DSO 06	Encourage the retention, protection and integration of mature trees or groups of trees, and hedgerows of importance to wildlife and visual amenity.
DSO 07	Preserve, protect and enhance the existing river amenity park to the north of the bridge.
DSO 08	Support the use of the River Shannon as an amenity/recreational resource for the village.
DSO 09	Support the provision of sustainable tourism accommodation as appropriate in the village.
DSO 10	Support the provision of Dowra courthouse as a hub for local tourism.
DSO 11	Engage with Waterways Ireland in the promotion of the development of links and walking and cycling infrastructure between Dowra and the Shannon Navigation system.
DSO 12	Work closely with Leitrim County Council in the development of Dowra Village.

Dowra Map Based Specific Obje tives

1 To protect and maintain the amenity of the Island.

2 To provide for amenity area along river frontage of site.

3 To support the development of a pedestrian bridge to Dowra Village.

Kilcogy Specific Objectives It is a Specific Objective of Cavan County Council to:	
KVSO 01	Support the revitalisation of the village core and the preparation of an action based revitalisation plan for the village.
KVSO 02	Retain the two existing mature trees in any future development of the adjoining lands the village core.
KVSO 03	Retain the existing water pump in the village core.
KVSO 04	Provide for village focal points.

Mountnugent Specific Objectives It is a Specific Objective of Cavan County Council to:	
MSO 01	Support the revitalisation of the village core and the preparation of an action-based revitalisation plan for the village.
MSO 02	Support the provision of public realm improvements in the village including footpath and enhancement of the village green.
MSO 03	Require all new developments along the length of the Mountnugent River to contribute to the creation of a linear park and wildlife corridor.
MSO 04	Protect Mountnugent Bridge. New developments shall take cognisance to the importance of the Bridge to the village including views to and from.
MSO 05	Maintain and enhance, where appropriate, A.V. Mc Millan Building as a building of architectural merit and its contribution as a focal point to the setting of the village.
MSO 06	Protect and enhance the views and vistas to the recorded national monuments and protected structures in the vicinity of the village.
MSO 07	Provide a link from the proposed linear park along the river to the public road.
MSO 08	Support the potential development of Lough Sheelin as a location for outdoor amenity spaces and recreation and as a brown trout fishery.
MSO 09	Support the provision of sustainable tourism accommodation as appropriate in the village.

Redhills Specific Objectives It is a Specific Objective of Cavan County Council to:	
RVSO 01	Encourage the renewal, reuse and regeneration of any derelict and underutilised buildings in the village core area. Village Core development uses will be encouraged.
RVSO 02	Support and facilitate the regeneration and rejuvenation of Redhills village centre.
RVSO 03	Support the revitalisation of the village core and the preparation of an action-based revitalisation plan for the village.
RVSO 04	Protect the stone walls and bridge over the disused railway line and the Redhills Demesne walls along the Cavan Road running south from the village core.
RVSO 05	Preserve the existing Redhills wildlife and nature reserve in the village core.
RVSO 06	Protect and preserve the grounds of Redhills Demesne, including trees, hedgerows and all planting which contributes to the environmental and amenity value of this area.
RVSO 07	Protect and enhance the Fair Green.
RVSO 08	Support the development of a greenway along the old railway line from Redhills to Cloverhill.



	Stradone Village Specific Objectives It is a Specific Objective of Cavan County Council to:
SVSO 01	Support the continued development and growth of new and existing industries within and surrounding Stradone.
SVSO 02	Encourage the renewal, reuse and regeneration of any derelict and underutilised buildings in the village core area. Village Core development uses will be encouraged.
SVSO 03	Support the revitalisation of the village core and the preparation of an action based revitalisation plan for the village.
SVSO 04	Support the provision of a better pedestrian network and links within and around the village core, including walkways and cycleways.
SVSO 05	Require all new developments along the length of the Stradone River to contribute to the creation of a linear park and wildlife corridor.
SVSO 06	Retain and encourage the refurbishment and appropriate use of existing Gate Lodge and railings and ancillary buildings in recognition of their contribution to the unique character of Stradone.
SVSO 07	Development shall be sympathetic to the topography of the landscape (to the east of the village and to the south-west) with adequate provision of open spaces and community facilities.

2.13 Town and Village Climate Context and Development Objectives

In accordance with the format set out in Chapter 5 Climate Change of this Plan, the following is an assessment of the content of this chapter in a Climate Context and development objectives.

Stopping CO2 emissions from fossil fuels today will not reverse the damage that has already been inflicted on the planet. Climate change will continue to advance, but at a slower rate if action is not implemented. Never has regeneration played such in pivotal role in its ability to deliver not just 'carbon-neutral', but 'carbon negative' development. This challenge is set against a world where more than one million people every week relocate from rural to urban environments, each with the expectation of better access to jobs, education, health care, housing and quality of life.

Urban Regeneration has been defined as "*a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental conditions of an area that has been subject to change*".

The sustainable delivery of this concept can be simply achieved by putting brownfield and empty buildings first, applying appropriate densities, engaging with existing communities, encouraging mixed use development, using sustainable energy and causing minimal environmental impact. In order to make our towns more sustainable, they must be made more compact, better connected and less damaging to the environment; as the less dense our towns the further the sprawl and the worse the traffic problem. Encouraging and replicating mixed-use, closely knit neighbourhoods ordered around streets and open spaces through good design and planning, intensifying and maximising mixed-use development while protecting the character of existing communities remains constant. Regeneration has the potential to extend its scope well beyond the traditional realms of urban design and immerse itself into agriculture, technology, waste, and even human behaviour or biophilic design to combat climate change. Biophilic design is based on using nature-based systems, engineering principles (low energy buildings) and design cues to ultimately improve our environment, health and efficiency.

Four funds are available under '*Project Ireland 2040*' designed to stimulate renewal and investment in rural and urban areas, the environment and innovation. These consist of the Climate Action Fund, Urban Regeneration and Development Fund (URDF), Rural Regeneration and Development Fund (RRDF) and the Disruptive Technologies Innovation Fund, all of which have the potential to play a leading role in addressing climate change.

	Town and Village Climate Development Objectives **It is a development objective of Cavan County Council to:**
TVC 01	Provide for sustainable live-work patterns and to improve local employment, services and sustainable transport options to enable the towns to become more self-sustaining.
TVC 02	Encourage multi-land use and typologies within large scale developments, as considered by the Planning Authority.
TVC 03	Require all large-scale developments (as determined by the Planning Authority) to submit supporting and professionally prepared carbon footprint calculations, and an outline of the proposed measure to be implemented to offset same.
TVC 04	Prepare a marketing leaflet for Cavan Town and other large towns within the county area to encourage development within the serviced settlements.

urban influence and elsewhere in providing for the development of rural housing.

National Policy Objective 28:

Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- *In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;*
- *In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.*

In accordance with the NPF First Revision and the 'Sustainable Rural Housing Guidelines', it is necessary to identify rural area types within the county that require tailored settlement policies in the development plan. These are:

1. Areas under Strong Urban Influence
2. Stronger Rural Areas
3. Structurally Weak Areas

Cavan County Council is sensitive to the needs of the rural community and recognises the need to facilitate housing development for people who are an intrinsic part of a rural community. The HNDA, as set out in Appendix 1, accounts for the potential demand for single rural dwellings over the lifetime of this Development Plan. In establishing rural area typologies for County Cavan, analysis was undertaken at Electoral Division (ED) level and incorporated a combination of socio-economic indicators and an assessment of demand for one-off housing across the county as well as considerations around proximity to the commuting catchment of large cities and towns. Specifically, the following core areas were examined:

- Population change between 1996-2016
  - This is deemed a core consideration in the determination of rural typology areas according to the Sustainable Rural Housing Guidelines (2005)
- Projected population change between 20162026[5]
  - This analysis was undertaken to determine if population trends over the past two decades are likely to continue to 2026
- Economic Structure of the County
  - The relative strength of the economic structure of the county's ED's was established through three core strands of analysis: CSO Annual Estimates of Income; the Pobal Deprivation Index[6] (ED analysis for 2011 and 2016); and area designations under the CLAR Programme
- Housing Demand
  - Planning applications for one-off housing between 2014-2019 were assessed and mapped to determine which areas were under greater demand for development and those which were experiencing little or no demand.

The spatial extent of the three rural typology areas are shown in the Core Strategy Map (see Figure 6). Chapter 12 Rural Strategy contains further detail around rural housing objectives.

	Rural Development Objectives It is a development objective of Cavan County Council to:
RA 01	Support the servicing of rural villages (serviced sites) to provide an alternative to one-off housing in rural Cavan
RA 02	Support rural community nodes in offering attractive housing options to meet the needs of the established rural communities and to support existing local community facilities such as schools, post offices, recreational facilities, shops and community facilities like childcare.
RA 03	Implement the development objectives relating to the three specified rural area types of Co. Cavan as outlined in Chapter 12 Rural Strategy.

5 Population projection analysis was undertaken to 2026 utilising the "Demographic Component Method" that integrates the dynamic components of population change namely, mortality, fertility and migration, and enables age cohort analysis

6 The index provides a method of measuring the relative affluence or disadvantage of a particular geographical area using data compiled from various censuses.

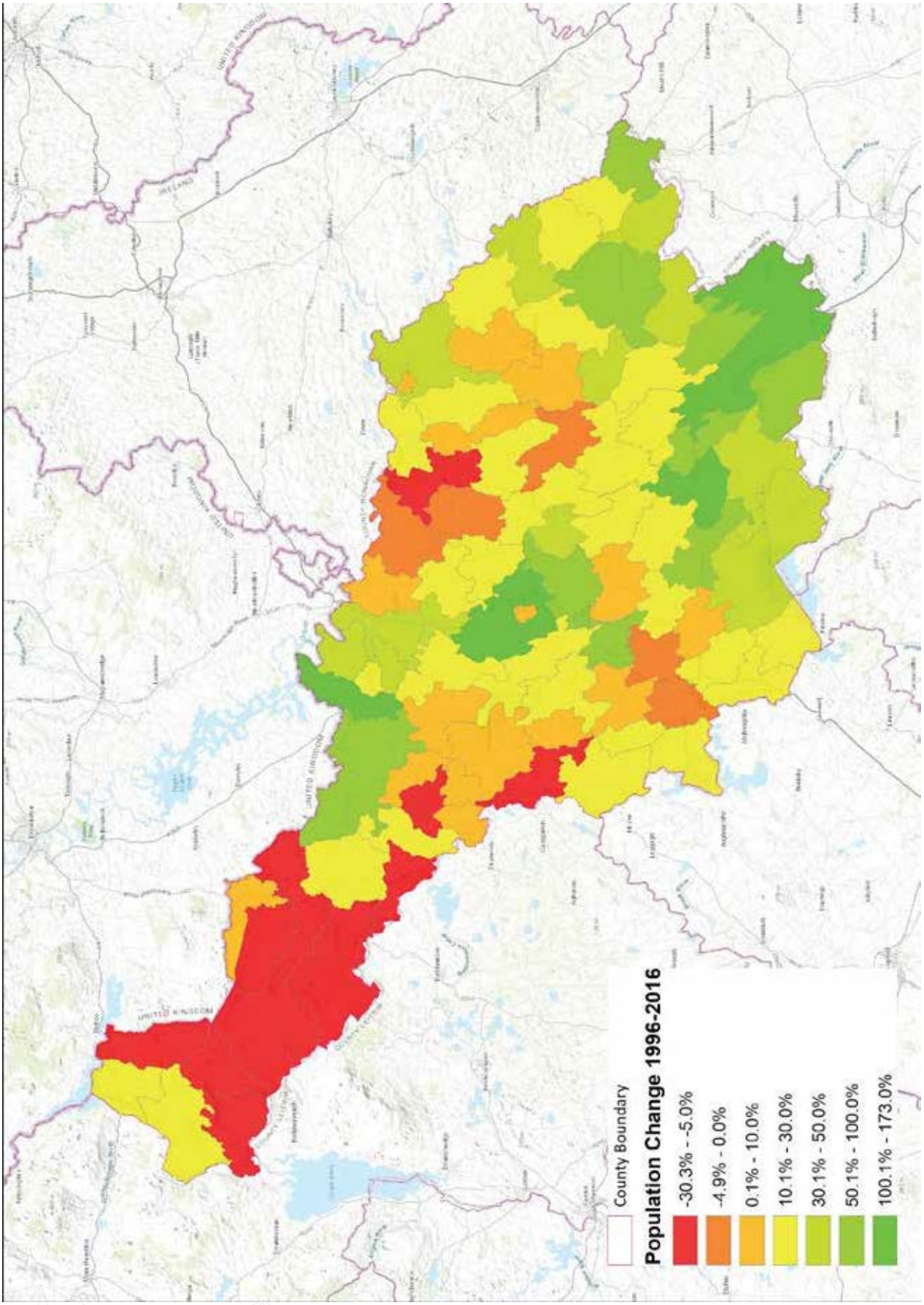


Figure 4: Population Change in Cavan 1996-2016

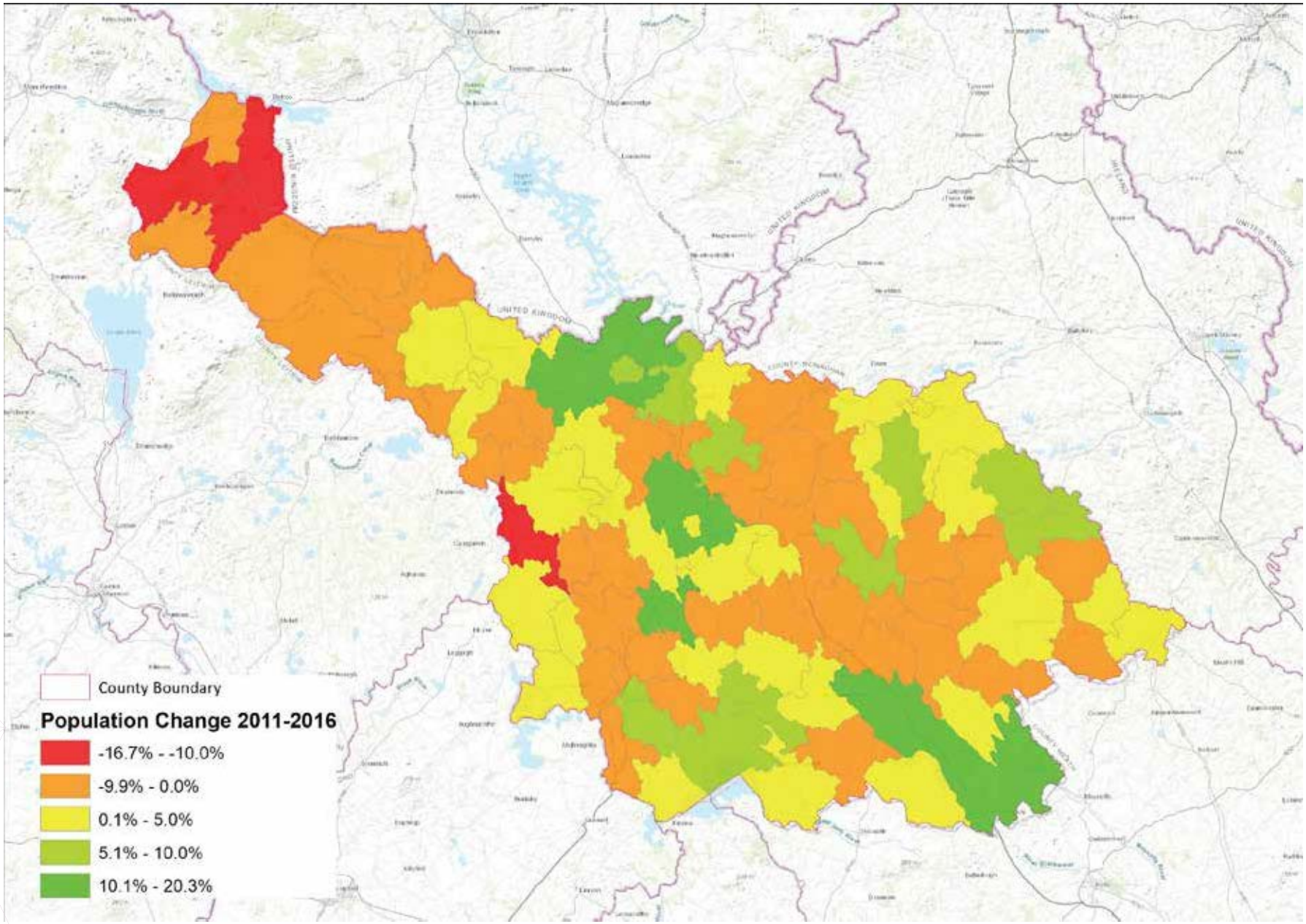


Figure 5: Population Change in Cavan 2011-2016

2.10 Housing Stock and Capacity

Census 2016 results record a total housing stock of 33,585 units in County Cavan, which represents a marginal decrease of 126 units on 2011 levels. The number of vacant units in 2016 stood at 4,829 (excluding holiday homes and those dwellings deemed to be temporarily absent). The 2011 Census data does not distinguish between categories of vacancy and indicates that there were 7,867 unoccupied dwellings in 2011. In contrast, the 2016 data illustrates the number of temporarily absent dwellings, unoccupied holiday homes and other vacant dwellings. For comparison purposes, the total number of vacant dwellings across these three categories in 2016 is 6,660. As such, there is an overall decline in the number of vacant dwellings of 1,207 between 2011-2016. This indicates the existing vacant stock absorbing much of the growing need for housing in the county. A summary of the information on the existing housing stock is provided in Table 9.

Home ownership remains the dominant tenure in Cavan with 71.5% of households within this category in 2016 (compared to a State average of 67.6%). 31.7% of households pay a mortgage. 15.6% of households were in the private rental market; an increase of 7% or 278 households since 2011. 8.6% (2302) of households in the county resided in social housing.

2.10.1 Housing Land Requirements

This section sets out key considerations in relation to residential land requirements for this plan period as set out in the NPF and RSES. The NPF notes that the concept of headroom based solely on zoned land provision does not account for housing yield arising from the re-use of existing housing stock, mixed-use development, urban intensification or infill or brownfield development. Indeed, projected population growth must be planned in accordance with NPF First Revision National Policy Objectives 7, 8, 9, which target infill and brownfield development within the existing built footprint of urban settlements, in particular the objective to target at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing builtup footprints.

The average occupancy rate in Cavan in 2016 was 2.80 compared to a state average of 2.75. However, the NPF states that this is expected to decline to around 2.5 by 2040, while also acknowledging that household sizes in urban areas tend to be smaller than in the suburbs or rural parts of the country.

Moreover, the Revised NPF continues with the standardised methodology that addresses the differentiation between zoned land that is available for development and zoned land that requires significant further investment in services for infrastructure for development to be realised. In this regard, lands have only been identified for development where they are able

Table 9: Occupancy Status

County	Housing stock	Unoccupied Holiday homes	Temporarily Absent	Vacancy	% Vacancy[7]
County Cavan	33,585	1046	785	4829	14.3%

Table 10: Tenure

	Households	Persons	Households %	Persons %
Social Housing	2302	5822	8.6%	7.7%
Rented (Privately)	4171	11625	15.6%	15.5%
Owner Occupied (All)	19164	55162	71.5%	73.4%

7 The percentage vacancy rate provided is based on 'Other Vacancy' category as a percentage of total housing stock and excludes vacant holiday homes and those temporarily absent.

to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development. These lands are also positioned within the existing built-up footprint of established settlements or contiguous to existing developed lands.

2.10.2 Urban Regeneration and Development Fund (URDF) and the Rural Regeneration and Development Fund (RRDF).

One of the key objectives of the NPF relates to the need for compact growth, with development being focused within and close to existing builtup areas. A core element of this approach is the regeneration of infill and brownfield sites. This is in line with the NPF targets of achieving at least 50% of all new homes within or contiguous to the builtup area of Dublin city and suburbs and a target of at least 30% for other urban areas. In this regard, it is a policy of Cavan County Council to promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within urban centres.

The importance of the role of regeneration in the delivery of Project Ireland 2040 is acknowledged by the provision of the Urban Regeneration and Development Fund (URDF) and the Rural Regeneration and Development Fund (RRDF).

Urban Regeneration and Development Fund (URDF)

The €2 Billion ten-year Urban Regeneration and Development Fund (URDF) was launched in 2018 to support compact sustainable development, through the regeneration of Ireland's cities and large towns, in line with the objectives of Project Ireland 2040 – The National Planning Framework (NPF) and the National Development Plan (NDP) 2018 -2027. The Regional Spatial and Economic Strategy (RSES) provides the investment framework for Northern and Western Region. The types of proposals eligible for funding include strategic development areas, active land management, measures to address building vacancy and refurbishment, public realm improvements, enabling infrastructure, sustainable mobility and transition to low carbon and climate resilience.

Rural Regeneration and Development Fund (RRDF)

The Rural Regeneration and Development Fund is a commitment of €1 billion by government to be invested in rural Ireland over the period 2019 to 2027. The purpose of the fund is to support job creation in rural areas, address de-population of rural communities and support improvements in our towns and villages with a population of less than 10,000, and outlying areas. Initial funding of €315 million has been allocated to the fund on a phased basis over the period 2019 to 2022. It will be administered by the Department of Rural and Community Development. This Fund provides an opportunity to support the revitalisation of rural Ireland, to make a significant and sustainable impact on rural communities, and to address de-population in small rural towns, villages and rural areas. It will be a key instrument to support the objectives of the NPF and to aid in the implementation of the RSES and the Cavan County Development Plan 2022-2028.

2.11 Core Strategy Map

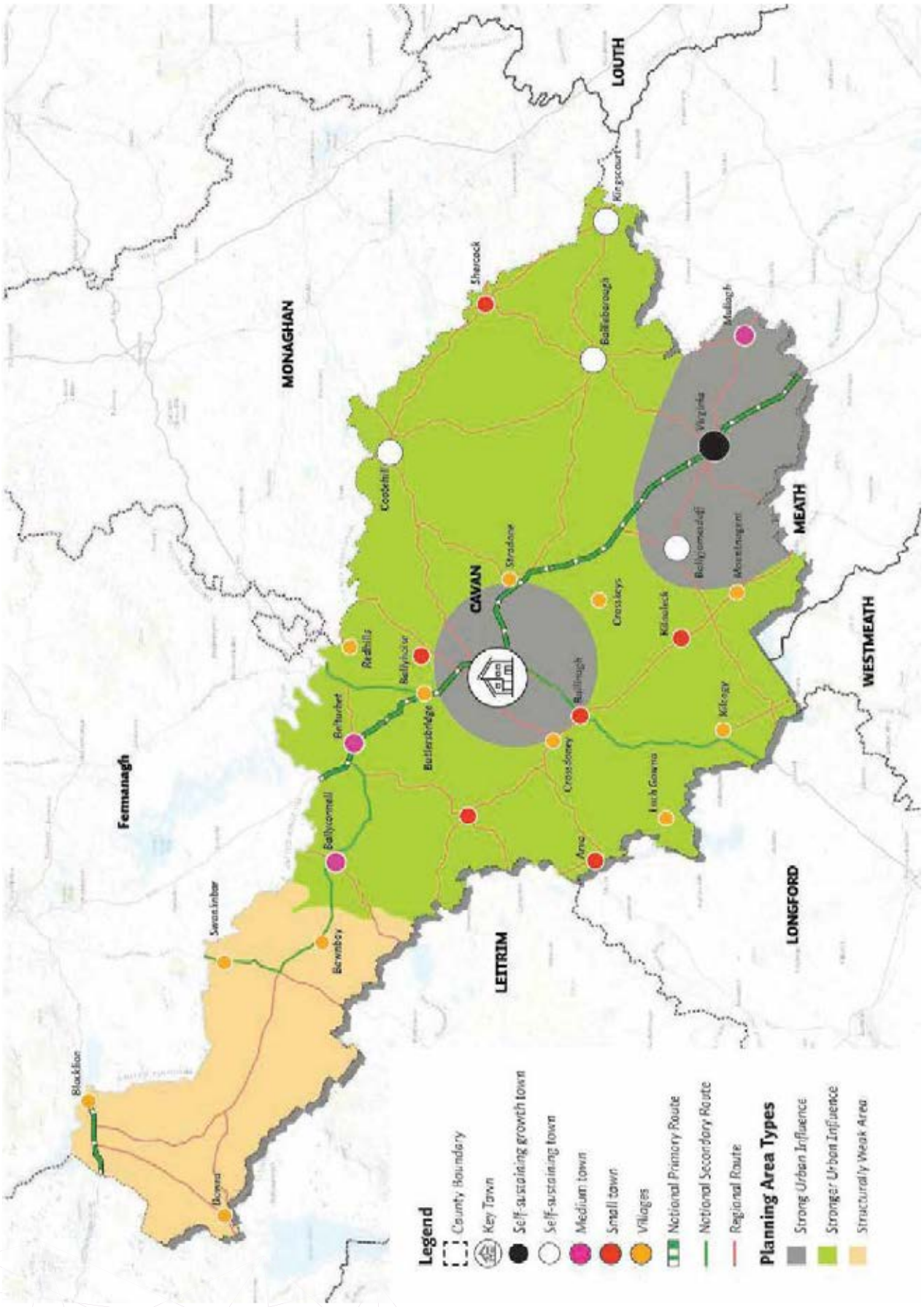


Figure 6: Core Strategy Map

2.12 Core Strategy Table

The Core Strategy Table sets out the target population and households at settlement level for County Cavan over the plan period and the land requirements that will arise. Following the population allocations set out in the Core Strategy Table, zoning maps are provided to reflect these figures and to indicate the quantum and locations of future development for the plan period. It is considered that the lands identified for residential development are sufficient to meet the population targets set out in the Core Strategy Table and reflect each settlements role in the Settlement Hierarchy. The amount and location of zoned lands required in each settlement was determined using an evidence-based settlement typology and assetbased approach, as detailed in Section 2.8 of this chapter.

In addition to the factors set out in table 4, consideration was also given to; ground and surface water vulnerability and any potential environmental impact (including Strategic Environmental Assessment (SEA), Habitats and Birds Directives (HABD), EU Water Framework Directive, River Basin Management Plans and Flood Risk Management) requirements; availability of services and infrastructure; potential for economic and social development of the settlement; the sequential test; ground and surface water vulnerability; planning history and market availability/choice.

The amount and location of zoned lands required was also guided by the NPF and RSES requirements to promote consolidation of existing settlements and promote more compact forms of growth. The achievement of this, the NPF notes, has the potential to make a transformational difference. It can bring new life and footfall to existing settlements, contribute to the viability of services, shops and public transport, increase housing supply and enable more people to be closer to employment and recreational opportunities, as well as supporting a more sustainable transport mode shift.

In some instances, there may be very slight variations in terms of zoning provided as a result of the physical characteristics of sites on the ground, however in line with the NPF and RSES the release of lands will be prioritised in a sequential manner and monitoring will be employed to promote development patterns in line with the Core Strategy.



Table 11: Core Strategy Table

Settlements	Pop 2016	Pop 2022	Pop 2028	Pop 2031	Population Change 2016-2028	Combined lands zoned for low density and proposed residential 2022-2028 (Ha)	Low Density (Ha)	Lands for proposed residential up to 2028 (Ha)	Low Density Yield[8]	Proposed Residential Yield	Total Yield Low Density & Proposed Residential	Housing Supply Target[9]	Town Core, Mixed Use and Brownfield/ Mixed Use and Brownfield/ infill Sites & existing residential Yield	Surplus or Deficit of Proposed Residential Land (Ha)
Cavan Town	10,914	11,794	12,674	13,053	1,760	54.95*	5.06	47.15	40	943	983	829	137	+14.55*
Virginia	2,648	3,079	3,510	3,726	862	15.23	3.51	11.72	28	211	239	364	148	+1.2
Ballyjamesduff	2,661	3,007	3,353	3,525	692	14.16	1.38	12.84	11	205	216	292	75	0
Bailieborough	2,683	3,032	3,380	3,555	697	14.63	2.13	12.52	17	200	217	295	78	0
Kingscourt	2,499	2,824	3,148	3,311	649	16.30	3.4	13.06	27	209	236	274	57	+1.18
Cootehill	1,853	2,094	2,335	2,455	482	9.8	1.4	8.36	11	134	145	203	68	+0.62
Belturbet	1,369	1,574	1,778	1,867	409	7.8	1.61	6.19	13	87	100	173	49	-1.7
Mullagh	1,348	1,549	1,751	1,838	403	9.44	2.65	6.17	21	86	107	170	57	+0.42
Ballyconnell	1,105	1,270	1,435	1,507	330	9.03	1.33	7.65	11	107	118	140	22	0
Ballinagh **Ballyhaise** **Shercock** **Killeshandra** **Arvagh** **Kilnaleck**	**Total:** 3,939	**Total:** 3,939			**Total:** 3,939	Whitelands	Whitelands	Whitelands	Whitelands	Whitelands	Whitelands	**Total:** 433	Whitelands	
Swanlinbar **Butlersbridge** **Blacklion** **Lough Gowna** **Bawnboy,** **Crossdoney** **Kilcogy** **Crosskeys** **Mountnugent** **Redhills** **Stradone**	**Total:** 1,137	**Total:** 1,263	**Total:** 1,390	**Total:** 1,453	**Total:** 253	**Total:** 1,390	Whitelands	Whitelands	Whitelands	Whitelands	Whitelands	**Total:** 174		
Rural Cavan	44,532	45,746	46,695	46,966	2,163	N/A	N/A	N/A	N/A	N/A	N/A	650	N/A	

8 Density of 8 units per ha
9 As derived from Table 2.
*Refer to Section 2.14 below 'Provision of Additional Lands'

Table 12: Core Strategy Footnote on Consolidation Sites

Town	Consolidation Sites in Hectares	Yield from Consolidation Sites (zoned as Proposed Residential)
Cavan Town	13.07	261
Virginia	3.11	56
Ballyjamesduff	5.01	80
Bailieborough	3.91	63
Cootehill	3.58	57
Kingscourt	3.01	48
Ballyconnell	4.57	64
Belturbet	1.04	15
Mullagh	2.75	39

2.13 NPF Implementation Housing Growth Requirements, July 2025

In accordance with Section 2.3 of the Implementation of Housing Growth Requirements has noted the provision in the Development Plan Guidelines for an additional 25% headroom for housing targets in local authorities. This recognises that a degree of choice in development sites to be provided locally is desirable to avoid restricting the supply of new housing development through inactivity on a particular landholding or site.

For the purposes of the NPF implementation Guidelines, planning authorities are sought to address the scope for additional provision of up to 50% in excess of the baseline housing growth requirement set out in Appendix 1, in light of the urgent need to increase housing delivery and to optimise the ability to deliver on the hosing requirements of the Revised NPF. This additionality as per the changes to land use zoning maps comprises of amendment to 9 towns in the County. Additionality arising from Small Towns, Villages, Rural Community Nodes and Rural Remainders are allocated to the 9 towns as per Table 9A below. The additional land for Proposed Residential zoning arises from changes from Proposed Low Density Residential, Residential Strategic Reserve, Mixed Use and some lands currently unzoned.

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	

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)
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.

2.14 Residential Density

Generally, the number of units to be provided on a site should be determined with reference to the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, 2024 or any update thereof and the Smarter Travel policy. The concept of 15–20-minute walkable communities will be sought and created, and accordingly appropriate residential densities will be encouraged within walking distance to town centres and public transport infrastructure. Due to the difficult topography of County Cavan, there are many instances where specified densities cannot be achieved.

Residential Density Development Objectives It is a development objective of Cavan County Council to:	
RD 01	Encourage the densities in accordance with the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, 2024
RD 02	In Villages and Community Nodes any development shall take cognisance of the prevailing scale and pattern of development and services availability.
RD 03	Ensure densities of proposed developments reflect the key attributes and character of the surrounding/ adjoining area.

2.15 Core Strategy Development Objectives

Cavan County Council will pursue the future spatial and economic development of Cavan through a plan-led approach, directing development to locations in the settlement hierarchy in accordance with national and regional policy. This will favour development in places with sufficient carrying capacity, and development which can support investment in public infrastructure and services, and which is sensitive to the character of the built and natural environment. In order to deliver this, the following Core Strategy Policy Objectives will be pursued.



	Core Strategy Development Objectives It is a development objective of Cavan County Council to:
CSD 01	Ensure that the future spatial development of Cavan is in accordance with the Revised National Planning Framework 2040 (NPF) including the population targets set out under the Implementation Roadmap, and the Regional, Spatial and the Economic Strategy (RSES) for the Northern and Western Region 2020-2032.
CSD 02	Restrict development in areas at risk of flooding in accordance with the Flood Risk Management Guidelines for Planning Authorities (DoECLG/OPW 2009).
CSD 03	Facilitate the delivery of sustainable, compact, sequential growth and regeneration of town and village centres by consolidating the built footprint through a focus on regeneration and development.
CSD 04	Implement all land use planning policy and objectives in a manner which takes account of and is consistent with the Core Strategy in order to accelerate a transition to a greener, low carbon and climate resilient county with a focus on reduced travel demand through the promotion of sustainable settlement patterns.
CSD 05	In the assessment of development proposals, to take account of transport corridors, environmental carrying capacity, availability and/or capacity to provide waste water and water supply services, potential to conflict with Water Framework Directive objectives, potential to impact on the integrity of European sites and Annexed Habitats and species, features of biodiversity value including ecological networks, impact on landscape and visual characteristics, education and other socioeconomic objectives. Development proposals may require screening for Appropriate Assessment and there shall be no net loss in Biodiversity from development proposals in the lifetime of the plan.
CSD 06	Promote the integration of land use and transportation policies and to prioritise provision for cycling and walking travel modes and the strengthening of public transport.
CSD 07	Promote new homes in rural settlements and villages as an attractive alternative to one-off housing in the open countryside, and to provide for one-off homes in the countryside only where consistent with national policy and the rural area designations of this Core Strategy.
CSD 08	Support the regeneration of underused town centre and brownfield / infill lands along with the delivery of existing zoned and serviced lands to facilitate population growth and achieve sustainable compact growth targets of 30% of all new housing to be built within the existing urban footprint of targeted settlements in the county.
CSD 09	Promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within urban centres and targeted settlements in the county.
CSD 10	Incorporate, in the content of the County Development Plan, measures in accordance with section 10 (n) of the Planning and Development Acts 2000 (as amended) for the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to— (i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources, (ii) reduce anthropogenic greenhouse gas emissions, and (iii) address the necessity of adaptation to climate change; in particular, having regard to location, layout and design of new development.
CSD 11	Monitor and manage the delivery of Residential development in County Cavan to ensure that it is in line with the Core Strategy. The Planning Authority shall maintain a record of residential developments permitted in individual settlements, as well as residential development permitted as single rural houses in order to ensure compliance with the populations allocated in the Core Strategy Table.

2.16 Monitoring and Evaluation

The NPF Implementation Roadmap states that the transitional level of population growth detailed to 2026 will provide sufficient scope to enable City and County Development Plans to be reviewed, land zonings to be prioritised and Local Area Plans and planning permissions to be worked through, *'while also allowing for agility and ambition, as well as monitoring and review, as we move towards full implementation of the NPF and NDP'*. In line with this, it is a policy of Cavan County Council to monitor

and review the operation and implementation of this Plan and to adjust as needed to ensure the effectiveness of its alignment with National and Regional policy and objectives. This will also ensure that any new statutory guidelines delivered under National Policy Objective 46 are fully incorporated.

2.17 Summary and Conclusions

This Core Strategy for County Cavan 2022-2028 will guide the development of the county over the plan period. The revised NPF states that new statutory guidelines, supported by wider methodologies and data sources, will be put in place under Section 28 of the Planning and Development Act to improve the evidence base, effectiveness and consistency of the planning process for housing provision at regional, metropolitan and local authority levels. Cavan County Council will monitor the development of upcoming guidance and will review the operation and implementation of this Plan accordingly, including adjustments as necessary to ensure the effectiveness of its alignment with National and Regional policy and objectives.

2.18 Climate Change

In accordance with the format set out in Chapter 5 Climate Change of this Plan the following is an assessment of the content of this chapter in a climate context and associated actions.

Careful planning, quality construction, good design and appropriate density remain constant for the successful delivery of our current and future housing needs. Ensuring existing homes are more energy efficient and that new homes produce less emissions (during construction and over their lifetime) will prove equally critical in reducing our carbon footprint. Irish homes use 7% more energy and emit 58% more CO2 than EU averages, with 70% continuing to rely on fossil fuels alone.

From 31st December 2020 the European Energy Performance of Buildings Directive (EPBD) Recast 2010, requires all new buildings to achieve the 'Nearly Zero Energy Building (NZEB)' standard, which closely translates to an 'A2' Building Energy Rating (BER), and a 'B2' BER for extensions and/or refurbishments greater than 25% of the total surface area, or cost optimal equivalent. Ireland is meeting this requirement through its revised Building Regulations. Improving the fabric of buildings first (i.e. 'Fabric First'), including increased insulation and upgrading to triple glazed, air-tight windows, has been identified as the most successful and cost-efficient means of reducing the carbon emission of Ireland's housing sector.

The Revised National Planning Framework (NPF) has outlined the construction of an additional 50,000 new homes per year. National Policy Objective 69 seeks to reduce our carbon footprint by integrating climate action into the planning system.

Notwithstanding self-sustainable one-off housing, the concept of 'compact growth' as set out in the Revised NPF is seen as the most considered means of achieving NPO43 and NPO9. Compact growth aims to "make better use of under-utilised land and buildings, including 'infill', 'brownfield' and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities". The successful delivery of same minimises car usage and its associated costs (e.g. pollution, congestion, wellbeing, etc) while simultaneously allowing for the provision of more public infrastructure and transport and facilitating more people to walk and cycle.

	Climate Change Development Objectives **It is a development objective of Cavan County Council to:**
CSCC 01	Facilitate the delivery of sustainable, compact, sequential growth and regeneration of town and village centres by consolidating the build footprint through a focus on regeneration and development.
CSCC 02	Focus on sustainable settlement patterns along public transport corridors, thus minimising the need to travel
CSCC 03	Review the Cavan County Council's Development Contribution Scheme and incentivise for incorporation and delivery of climate change measures
CSCC 04	Ensure that 20% of new rural housing is developed on brownfield sites in rural areas

3 Housing



3.1 Introduction

Cavan County Council has statutory obligations to ensure that sufficient land is zoned for all types of housing to meet the projected housing requirements of the county over the Plan period. The Core Strategy (refer to Chapter 1) of this Plan has outlined the county settlement strategy, the population targets and the amount of land required for residential purposes over the period 2022–2028. The Council's Housing Strategy in Appendix 1 correlates with the Core Strategy and is underpinned by a Housing Need Demand Assessment (HNDA), as required under the National Planning Framework (NPF).



3.2 Housing Strategy / HNDA – Guiding Principles

An evidence-based and future-proofed methodological approach has been adopted to ensure that the County Cavan Housing Strategy meets the housing needs of the county and its residents while remaining in keeping with local, regional and national guidelines. The Strategy is underpinned by a HNDA which provides a robust baseline to inform and guide policies and objectives under the Cavan County Development Plan 2022-2028.

The HNDA incorporates a range of socio-economic and demographic data to analyse current levels of demand and supply within Cavan's housing sector, and project for future need over the lifetime of the Development Plan and beyond to 2031. It incorporates demand across different tenures, including owner-occupied, the rental sector and social housing and provides estimates of future housing needs based on employment growth, income levels and affordability in the housing market. This is elaborated in Appendix 1.

Section 3.3 of this report provides an overview of the HNDA process and the methodological approach which guides its development. Section 3.4 details the Housing Supply Target Methodology for Development Plan Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended).

Thereafter, Section 3.5 sets out relevant legislation and policy at the national, regional and local levels to provide a strategic context for the Housing Strategy and the development of a Housing Need Demand Assessment for the county. Section 3.6 outlines future housing requirements in Cavan, stemming from the outputs presented in the Housing Strategy.

Finally, Section 3.10 sets out Cavan County Council's core policies with regards housing over the period 2022-2028.



3.3 Housing Need Demand Assessment (HNDA)

Under Section 94 (1) (a) of the Planning and Development Act 2000 (as amended), each planning authority *"shall include in any development plan a strategy for the purpose of ensuring that proper planning and sustainable development of the area of the development plan provides for the housing of the existing and future population of the area in the manner set out in the strategy".*

This must take into account:

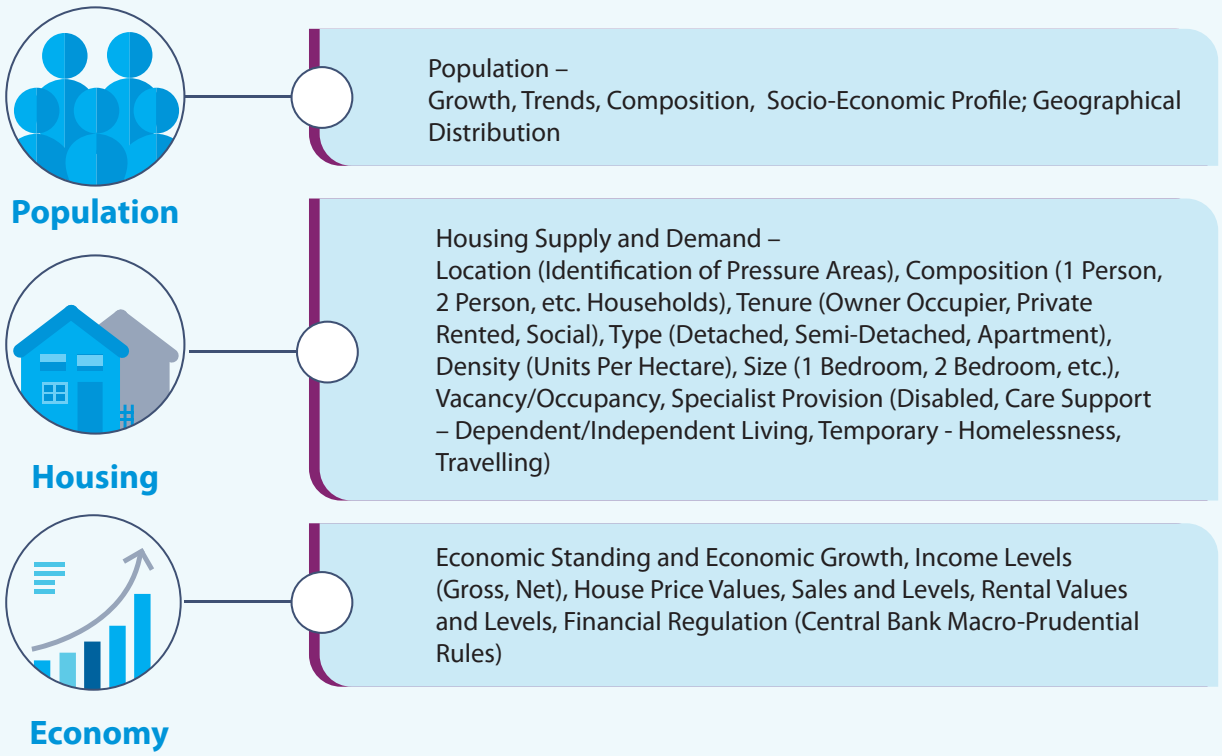
- the existing need and the likely future need for housing
- the need to ensure that housing is available for persons who have different levels of income
- the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the planning authority, and including the special requirements of elderly persons and persons with disabilities, and
- the need to counteract undue segregation in housing between persons of different social backgrounds.

In order to ensure that the plan-making system is supported by a robust methodology to inform policies and funding initiatives around housing and associated land requirements, the NPF has introduced a new requirement for each Local Authority to develop a Housing Need Demand Assessment (HNDA). The HNDA will support the preparation of housing strategies and all related housing policy outputs, e.g. city and county development plans, local area plans, traveller accommodation plans etc.

The NPF, indicates the purpose of the HNDA tool to:

- Assist local authorities to develop long-term strategic views of housing need across all tenures.
- Provide a robust evidence base to support decisions about new housing supply, wider investment and housing related services that inform an overall national housing profile.
- Inform policies about the proportion of social and affordable housing required, including the need for different types and sizes of provision.
- Provide evidence to inform policies related to the provision of specialist housing and housing related services.

Figure 1: HNDA Assessment Areas. Source: KPMG Future Analytics



The NPF notes that HNDAs are designed to give broad, long run estimates of what future housing need might be, rather than precision estimates. The Framework must be logical, sequential and allow for updating, monitoring and evaluation. The HNDA undertaken as part of this Development Plan spans two key stages – current and future outlook; and assesses three core areas: Population, Housing and Economy. These are set out in figure 1.

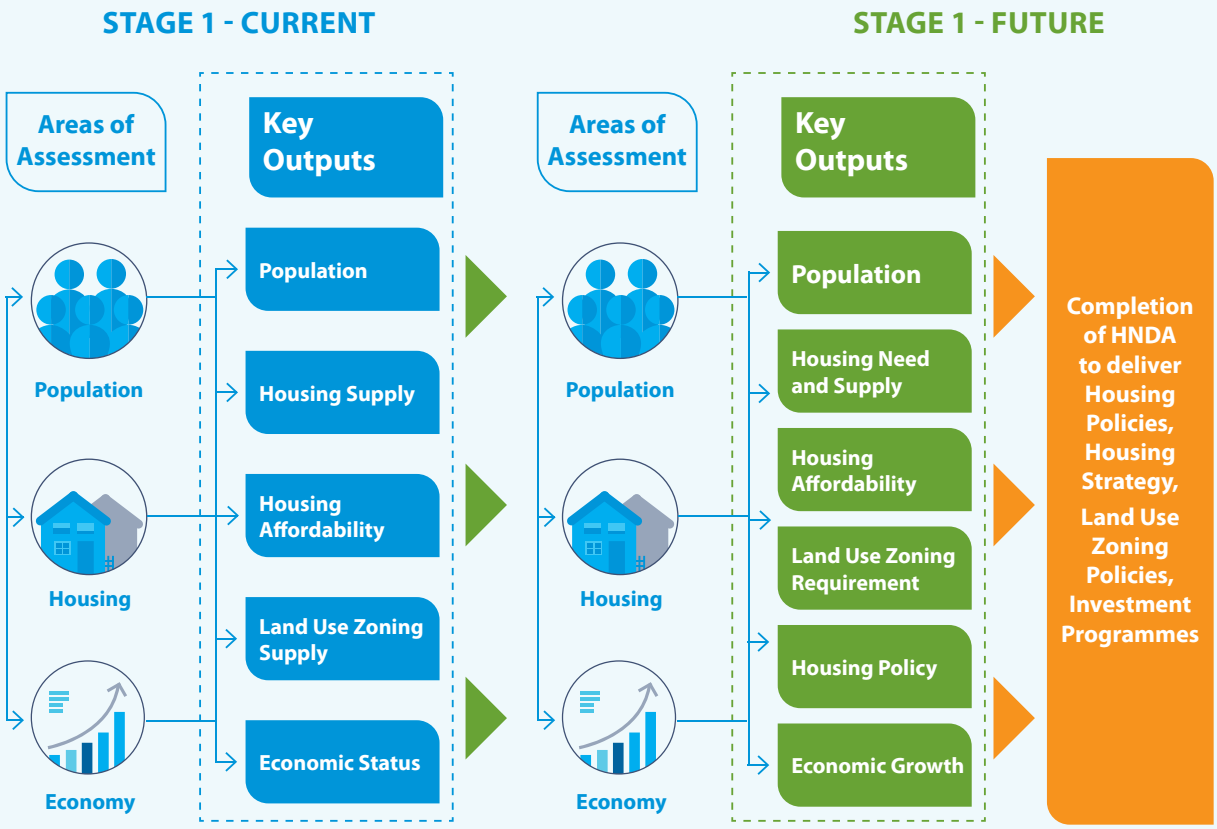
The methodological approach to the HNDA undertaken as part of the Cavan County Development Plan 2022-2028 is summarised in figure 2. The process will enhance how acute and unmet demand for housing is identified before it arises. It provides a robust assessment of regional and localised influences, such as population and migration, in quantifying needs and demands. The key evidence inputs which drive the model are:

1 Demographic trends, affordability trends and wider economic trends. The use of economic forecasting or econometric work underpins this section. Data requirements include household composition/projections, house prices, rents, number of first-time buyers (FTBs) and loan to value (LTV) mortgage rates, economic activity and employment rates, etc.

2 Housing Stock Profile Pressures (and existing need) and management issues.
This involves undertaking a detailed profile of local housing stock and stock pressures, including local authority housing, to identify the main pressures relating to supply and demand, ineffective stock and overall condition as well as priorities for future stock management. Information is required on dwelling size, dwelling type, dwelling condition and stock pressures (occupancy/ under occupancy stock turnover, etc.).

3 Estimating Future Housing Need and Demand. This is broken down into: owner occupation, private sector, below market rent and social rent.

Figure 2: Schematic of HNDA Approach. Source: KPMG Future Analytics



3.4 Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended)

The NPF is based on demographic and econometric projections undertaken by the Economic and Social Research Institute (ESRI) in 2017. Subsequent to the publication of the NPF in 2018, the NPF 'Roadmap' circular was issued to all planning authorities, setting out projected county population ranges (in the format of minimum and maximum parameters), for both 2026 and 2031. As part of the development plan process, planning authorities must demonstrate the manner in which their core strategy and other elements of the plan are consistent with the established NPF Roadmap population projections for their local authority area.

In order to strengthen the relationship between national and regional population projections and their integration into the development planning process at local authority level, the Department commissioned the ESRI to further develop work previously undertaken for the NPF. The findings of the ESRI work were published as a research paper on Structural Housing Demand at County Level in December 2020. Following publication of same, the 'Housing Supply Target Methodology for Development Planning: Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended)' was published.

This ESRI research applies the projection model to four different development scenarios:

- Baseline – projecting a 'business as usual' scenario which is based on current trends and medium-term projections for the Irish economy;
- NPF 50:50 City – consistent with the NPF strategy;
- High Migration – incorporating assumptions around high international migration flows into Ireland based on higher economic growth than the baseline; and
- Low Migration – incorporating assumptions around lower international migration flows into Ireland based on lower economic growth than the baseline.

The ESRI research model is intended to enable structural household demand levels for each local authority area to be set out under the four different scenarios for each year to 2040. The Section 28 Guidelines state that *"The NPF 50:50 City scenario is broadly consistent with the National Planning Framework strategy and consequently, the 2018 NPF 'Roadmap' document".*

As such, the Guidelines further indicate that this is the recommended housing demand scenario to be used by planning authorities in their planning functions in order to plan for the provision of housing to meet projected levels of demand in their administrative area, in accordance with the NPF strategy. Thus, planning authorities must now demonstrate the manner in which their core strategy and other elements of the plan are consistent with the established NPF Roadmap population projections for their local authority area and accordingly, with the related NPF 50:50 City housing demand projection scenario identified by the ESRI. Deviation from this scenario, the Guidelines state, must be evidence-based and consistent with these guidelines.

The Ministerial Circular issued in December includes a methodology for projecting housing demand by Local Authority over 2020-2031 within Appendix 1. Following this approach, Cavan County Council present the following calculation of housing demand for the plan period (including an adjustment to 2026 to align with the NPF to 2026) and shall pursue a total housing supply target of 3,996 for the Cavan County Development Plan 2022-2028. Please see Appendix 1 for further detail around this.

Table 1: Projected Housing Demand in County Cavan for the plan period (Source: Department, Modified)

		Cavan County	Total Households	Number of Relevant Years	Annual Average Households
Part 1	A	ESRI NPF scenario projected new household demand 2017 to Q2 2028 inclusive (11.5 years)	4,597	11.5	400
	B	Actual new housing supply 2017 to end Q2 2022	941	5.5	171
	C	Homeless household (latest data), and unmet demand as at most recent Census	46	N/A	N/A
	D	Plan Housing Demand = Total (A+B+C) (Projected ESRI NPF demand - new completions) + Unmet demand - from Q3 2022 to end Q2 2028	3,702	6	617
Part 2	E	Potential adjustment 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)	Adjusted Total Demand	-	Mid-point between ESRI NPF and baseline scenario to 2026 in lieu of A above
	E1	ESRI baseline scenario projected new household demand 2017 to end Q4 2026	4,554	10	455
	E2	ESRI NPF scenario projected new household demand Q1 2027 to end Q2 2028	630	1.5	420
	E3	Mid-point/Average between A and E1 (ESRI NPF and Baseline scenarios from 2017 to Q2 2028)	4,261	11.5	371
	E4	Adjusted Total Plan Demand calculation based on 2026 midpoint plus the 2027-2028 Q2, remove B and add C	3,996	6	666

3.5 Housing Legislation and Policy

This section identifies and reviews the key legislative and policy instruments relevant to the delivery of Cavan's Housing Strategy 2022-2028. The NPF, Implementation Roadmap for the National Planning Framework and the RSES for the Northern and Western region are reviewed in detail in the Core Strategy (see Chapter 1) and are summarised briefly hereafter.

3.5.1 National Legislation and Policy

3.5.1.1 Planning and Development Act 2000

Part V of the Planning and Development Act 2000 (as amended) contains requirements for all Planning Authorities to ensure that their Development Plans are consistent with high-level strategic policies and population projections for the country. Planning Authorities are required to prepare and incorporate a Core Strategy that shows that the Development Plan is consistent with national and regional objectives under the National Planning Framework and the relevant Regional Spatial and Economic Strategy. Planning Authorities are also required to prepare and incorporate a Housing Strategy into their Development Plan.

The purpose of the Housing Strategy is to ensure that development provides for the housing needs of the existing and future population of the county/Development Plan area. It is stated that:

> *"…each housing strategy should have regard to the proper planning and sustainable development of an area and should be concerned with the overall supply of housing within the planning authority."*

In particular, the Act specifies that the Housing Strategy shall take into account:

- The existing and likely future need for social housing
- The need to ensure that housing is available for people of different incomes.
- The need to ensure the availability of a mixture of house types and sizes to cater for the requirements of different categories of households, including the special requirements of elderly persons and persons with disabilities
- the need to counteract segregation in housing between persons of different social backgrounds.

It is required that each Housing Strategy be consistent with high level strategic plans such as the National Planning Framework and the Rebuilding Ireland: Action Plan for Housing and Homelessness. Planning Authorities are also required to demonstrate how the Housing Strategy aligns with the population projections contained in the Core Strategy and the Regional Spatial and Economic Strategy for the Region.

3.5.1.2 Planning and Development (Amendment) (No. 3) Regulations 2018

A relevant recent legislative update with respect to housing is the Planning and Development (Amendment) (No. 3) Regulations 2018. The Amendment provides that the temporary change of use of certain vacant commercial premises to residential use is exempt from the need to obtain planning permission.

3.5.1.3 Affordable Housing Act 2021

The Affordable Housing Act was signed into law in July 2021. As well as defining new Cost Rental and Affordable Purchase tenures, the Act includes several changes to Part V of the Planning and Development Act 2000 directly relevant to Housing Strategies. These include:

- Section 94 of the 2000 Act is amended to include a requirement that a Housing Strategy makes an estimate of need for affordable purchase and cost rental housing (including through a new assessment of rental affordability);
- Section 94 is also amended to restore Part V housing requirements (now including both social and affordable housing) to 20% of land granted residential planning permission, at least half of which must be for social housing;
- Section 96 is amended to strengthen requirements to deliver the full 20% Part V contribution on sites regardless of other provisions of the Development Plan, and to allow an exemption for the new 20% contribution for land bought between 2016 and 2021 and granted permission between 2021 and 2026;
- Section 97 is amended to reduce the size of developments exempt from Part V requirements to developments of 4 homes or fewer.

These changes were further elaborated by Housing Circular 28/2021, issued on 3rd September 2021 (the day changes came into operation). The Circular states that *"Chief Executives will now need to estimate the need for affordable and cost rental housing in the administrative areas of their local authorities for deemed inclusion in their Housing Strategies."*

The Circular also states that the Housing Need and Demand Assessment Tool published in April may be used to make an estimate of need. The HNDA Guidance published with the Tool in April makes clear that the HNDA Tool was designed to anticipate and meet the requirements of Part V, and the Tool includes a rental assessment that broadly aligns with the expanded methodology set out in the Affordable Housing Act. Please see Annex 1 for further detail on this.

3.5.1.4 Urban Regeneration and Housing Act 2015

The statutory context for the provision of social and affordable housing has changed under the Urban Regeneration and Housing Act 2015 which amended the Planning and Development Act 2000. The amendments include that there will be a requirement for up to 10% social housing in developments in excess of 9 units. Further consideration is given to available social housing delivery mechanisms in Appendix 1.

3.5.1.5 National Planning Framework (NPF) 2018

The National Planning Framework (NPF) is a high-level strategy that will shape growth and development in Ireland out to the year 2040. The NPF draws upon lessons learned from the National Spatial Strategy 2002-2022 and provides a framework for the sustainable development of Ireland's existing settlements, as an alternative to an uncoordinated "business as usual" approach to development.



Project Ireland 2040 National Planning Framework

The NPF contains a number of National Policy Objectives that support the delivery of residential development at a suitable location and scale to achieve an overall target of 550,000 additional households nationwide by 2040.

The achievement of National Policy Objectives at a County level will be underpinned by the development of a Housing Need Demand Assessment (HDNA) by each Local Authority. A HDNA is defined as a *"database which allows local authorities to run a number of different scenarios to inform key decisions on housing need and supply."*

They will provide long-term estimates of future housing needs to support the preparation of Housing Strategies and inform housing policy outputs. The NPF lists a number of key evidence inputs that will inform and drive the HDNA model, based around:

- Demographic trends, affordability trends and wider economic trends.
- Housing Stick Profile Pressures, existing need and management issues
- Estimate future housing need and demand.

The data requirements for these key evidence inputs are covered in greater detail in Section 3.4.

3.5.1.6 Implementation Roadmap for the National Planning Framework (July 2018)

The Implementation Roadmap for the National Planning Framework (July 2018) highlights the Governments focus on achieving alignment between national, regional and local planning policy and practice. It addresses issues around the legal status of the NPF and provides transitional population projections for the period up to 2031 (as set out in Chapter 2 Core Strategy). It also sets out mechanisms to ensure that Development Plans will broadly align with the NPF and RSES's to address the six-year period up to 2026/2027.

3.5.1.7 Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended)

As part of the development plan process, planning authorities must demonstrate the manner in which their plan is consistent with the NPF and established NPF Implementation Roadmap population projections for their local authority area. In December 2020, the DHLGH issued guidelines to assist planning authorities to incorporate these projections into the preparation of development plans and housing strategies in a consistent and coherent approach (see Section 3.4).

These Guidelines build on research undertaken by the Economic and Social Research Institute (ESRI) into regional demographics and structural housing demand at county level. The ESRI's research applies a projection model to four different development scenarios, including the 'NPF 50:50 City Scenario.' The Section 28 Guidelines state that *"the NPF 50:50 City scenario is broadly consistent with the National Planning Framework strategy and consequently, the 2018 NPF 'Roadmap' document".* As such, the Section 28 Guidelines indicate that this is the recommended housing demand scenario to be used by local authorities to plan for the provision of housing to meet projected levels of demand.

Thus, planning authorities must now demonstrate the manner in which their core strategy and other elements of the plan are consistent with the established NPF Roadmap population projections for their local authority area and accordingly, with the related NPF 50:50 City housing demand projection scenario identified by the ESRI.

The Guidelines set a methodology for the application of population and housing projections into Local Authority plan processes and the setting of Housing Supply Targets for the relevant plan period.

3.5.1.8 Housing for All

Housing for All - a New Housing Plan for Ireland' is the government's housing plan to 2030. It is a multi-annual, multi-billion euro plan which will improve Ireland's housing system and deliver more homes of all types for people with different housing needs.

Amongst other measures, it includes the expansion of Part V as a major action. It sets annual national targets for social and affordable housing, and states that these will be translated into Local Authority-level targets through new five-year Local Authority Housing Delivery Action Plans. It also states that these places must be prepared by Local Authorities (although with some targets provided by the Department) and submitted to the Minister no later than December 2021. It states these plans can be informed by the HNDA Tool and Guidance and should be consistent with Development Plans.

3.5.1.9 Project Ireland 2040 - National Development Plan 2018-2027

The National Development Plan proposes the creation of a new land-management agency. This 'National Regeneration and Development Agency' will be established to work with local authorities, public bodies and the business community, harnessing public lands as catalysts to stimulate regeneration and wider investment.

In terms of social housing, the National Development Plan will, through a planned capital investment of over €4.2 billion, support the delivery of some 40,000 new social housing homes by 2021. Direct Local Authority build, acquisitions, rejuvenation of formerly empty homes and provision by housing bodies are identified as the chief delivery mechanisms. By 2021, 12,000 social housing homes will be made available annually by Local Authorities and approved housing bodies for social housing. This level of provision is to be maintained over the remainder of the period of the National Development Plan, resulting in 112,000 households having their housing needs met in a social housing home by 2027. The NPF warns against the intensification of social housing properties in areas that are already dense with social housing and advocates the development of diverse neighbourhoods with a healthy balance of public and private housing.

3.5.1.10 Rebuilding Ireland – An Action Plan for Housing and Homelessness (2016)

Rebuilding Ireland specifically provides a multi-stranded approach to achieving key housing objectives, including to significantly increase the supply of social housing, to increase the housing build numbers by 2020, to service all tenure types, and to tackle homelessness. The Plan is designed to put in place the necessary financing, regulatory, governance and resource mechanisms and initiatives to accelerate the delivery of all types of housing supply - private, social and rental sector



in places of high demand and acute shortage. The plan sets out five pillars for which a series of actions are planned to address the challenges presented by Ireland's disjointed housing sector as follows;

1. address homelessness
2. accelerate social housing
3. build more homes
4. improve the rental sector
5. utilise existing housing

The Plan places focuses on the rental sector and the implications this might have for the tenure choices offered in bringing new schemes to the market. A declining rate of home ownership, decreasing household size, a growing population influenced by high inward migration rates, and increasing rates of new household formation are all identified as factors pointing to the growth of the rental sector and the increased role it is likely to play into the future. Importantly, there is also a notable change in terms of the public's attitude to the rental sector with it becoming increasingly recognised as a long-term tenure option. The Action Plan notes that a strong rental sector supports a mobile labour market *"better able to adapt to new job opportunities and changing household circumstances"* and is suited to accommodating a range of households - including mobile professionals, students and indeed lower-income households.

Under the Action Plan, targeted social housing supply was increased to 47,000 units from the provision set out in the Social Housing Strategy 2020 (which set a commitment for 35,600 new units between 2015-2020) over the period 2016 to 2021 (at which stage some 10,000 units will be delivered on an annual basis). Furthermore, the Action Plan pledged to support the enhanced role of existing initiatives for Social Housing delivery and also introduced a number of new initiatives and schemes, as follows:

Local Authority Construction & Acquisition (also known as the Social Housing Investment Programme (SHIP)

To provide funding to local authorities for the provision of social housing by means of construction and acquisition. It also covers expenditure under the RapidBuild Housing Programme, Part V acquisitions, Land Aggregation Scheme and the Special Resolution Fund for unfinished housing developments.

Capital Assistance Scheme (CAS)

To provide essential funding to AHBs for the provision of accommodation for persons with specific categories of housing need such as Homeless and Older Persons, People with Disabilities, Returning Emigrants and Victims of Domestic Violence.

Vacant Housing Repair and Leasing Initiative:

This scheme enables local authorities, having identified appropriate vacant privately-owned properties in their functional areas, to provide upfront financial assistance to meet reasonable renovation works and to enter into long term lease arrangements with property owners. Renovation costs will be recouped from rent over an agreed period.

Part V Delivery:

The Action Plan sets out a commitment to ensure adequate resources are made available to both local authorities and Approved Housing Bodies, to allow them to purchase or lease newly built private dwellings to the fullest extent envisaged by Part V of the Planning and Development Act 2000. In addition, where appropriate, the leasing of additional privately developed dwellings beyond the extent envisaged by Part V is supported. Furthermore, the up-front purchase of the Part V social housing requirement will be facilitated, subject to the introduction of strict controls.

3.5.1.11 Social Housing Strategy 2020: Support, Supply and Reform

The Social Housing Strategy 2020: Support, Supply and Reform was adopted in November 2014 and sets out the framework for the delivery of new social housing and for social housing assessment, delivery and financing. The vision set out Strategy that *"every household in Ireland will have access to secure, good quality housing suited to their needs at affordable prices in a sustainable community"* applied to County Cavan is an overarching ambition of the Housing Strategy.

The national Social Housing Strategy is based on three pillars:

Pillar 1: Provide for 35,000 new social housing units, over a six-year period, to meet the additional social housing supply requirements as determined by the Housing Agency[10];

10 Increased to 47,000 units in Rebuilding Ireland – Action Plan for Housing and Homelessness, 2016

Pillar 2: Support up to 75,000 households through an enhanced private rental sector; and

Pillar 3: Reform social housing supports to create a more flexible and responsive system.

Phase 1 sets a target of 18,000 additional housing units and 32,000 HAP/RAS units by the end of 2017. Phase 2 sets a target of 17,000 additional housing units and 43,000 HAP/RAS units by end 2020.

The Strategy states that significant exchequer funding will be allocated to ensure that the early phases of the Strategy will deliver on the targets. An enhanced role for the Approved Housing Bodies (AHBs) is also a key component to deliver the vision.

The Strategy also states that a new tenant purchase scheme for existing local authority houses will be put in place. The development of an individual housing 'passport' that would facilitate tenant mobility between local authorities will be examined.

Exchequer funding commitment of €5.7bn over the lifetime of the Strategy has been made by Government.

3.5.1.12 National Vacant Housing Reuse Strategy 2018-2021

Published in 2018 the National Vacant Housing Reuse Strategy supports Pillar 5 of the Rebuilding Ireland: Action Plan for Housing and Homelessness, drawing together relevant policy initiatives and actions to reduce vacancy in Ireland's housing stock and bring as many habitable homes back into use as possible. To support this overall Strategic Objective the Strategy sets out five key objectives and relevant Key Actions to support their accomplishment:

Objective 1:

Establish robust, accurate, consistent and up-to-date data sets on vacancy.

Objective 2:

Bring forward measures to ensure, to the greatest degree possible, that vacant and underused privately owned properties are brought back to use.

Objective 3:

Bring forward measures to minimise vacancy arising in Social Housing Stock.

Objective 4:

Continued engagement with and provision of support to key stakeholders to ensure suitable vacant properties held by banks, financial institutions and investors are acquired for social housing use.

Objective 5:

Foster and develop cross-sector relationships, collaborating in partnership to tackle vacant housing matters.

3.5.1.13 The National Housing Strategy for People with a Disability 2011-2016

The National Housing Strategy for People with a Disability 2011-2016 sets out a framework of initiatives to provide for the housing needs of vulnerable and disadvantaged households. The strategy has nine strategic aims:

- To promote and mainstream equality of access for people with a disability to the full range of housing options available suited to individual and household need.
- To develop national protocols and frameworks for effective interagency cooperation which will facilitate person-centred delivery of housing and relevant support services.
- To support people with a disability to live independently in their own homes and communities, where appropriate.
- To address the specific housing needs of people with an intellectual and/or physical disability, moving from congregated settings in line with good practice, including through the development of frameworks to facilitate housing in the community.
- To address the specific housing needs of people with a mental health disability, including through the development of frameworks to facilitate housing in the community, for people with low and medium support needs moving from mental health facilities, in line with good practice.
- To consider good practice in the design, coordination and delivery of housing and related supports.

- To facilitate people with a disability to access appropriate advice and information in respect of their housing needs.
- To improve the collection and use of data/ information regarding the nature and extent of the housing needs of people with a disability.
- To provide a framework to support the delivery, monitoring and review of agreed actions.

3.5.2 Regional Policy

3.5.2.1 The Regional Spatial and Economic Strategy (RSES) 2020-2032

The Regional Spatial and Economic Strategy (RSES) for the Northern and Western region came into force in January 2020 superseding the Regional Planning Guidelines for the Border 2010-2022. The RSES is a high-level plan that seeks to support the implementation of the NPF by providing a strategic planning and economic framework for the region's sustainable growth and development. It echoes the NPF in emphasising sustainable development patterns and seeks to focus growth within the footprint of existing urban areas and in key regional growth settlements.

The RSES seeks to determine at a regional scale how best to achieve the shared goals set out in the National Strategic Outcomes (NSOs) of the NPF. To this end, the Strategy sets out a number of Regional Policy Objectives (RPOs) which are aligned with international, EU and national policy and which in turn set the framework for city and county development plans. In relation to County Cavan, the Strategy for the region designates Cavan Town as a Key Town. Key Towns are those regionally strategic employment centres of significant scale that can act as regional drivers that complement and support the higher-order urban areas within the settlement hierarchy (ie. Regional Growth Centres and Galway Metropolitan Area). The RSES notes that Cavan Town performs a regional function, being the largest town within the Cavan/ Monaghan/Leitrim sub-region and the town which experienced the largest growth within the past 10 years.

The Key Towns are to have a targeted growth rate of at least 30% to 2040, relative to a Census 2016 population baseline. The Strategy further states that these targets need to be matched by the delivery of critical enabling infrastructure and services, thus ensuring that these places grow as successful significant employment centres and service locations not only for the urban areas themselves but, importantly, for their extensive hinterlands that include smaller towns, villages and rural areas.

The population projections contained within the Implementation Roadmap for National Planning Framework, the RSES notes, shall allow balanced growth elsewhere within each county to be determined locally and based upon the varied growth potential of different places, subject to safeguarding that the growth of the Regional Growth Centres and Key Towns is not compromised.

Moreover, RPO 3.1 outlines the following core objectives centred on developing urban places of regional-scale:

> *Delivering on the population targets for the Metropolitan and Regional Growth Centres through compact growth*
>
> *Delivering significant compact growth in Key Towns*
>
> *Developing derelict and underutilised sites, with an initial focus within town cores.*

In line with this, RPO3.2 outlines the following objective:

> *Deliver at least 30% of all new homes that are targeted in settlements with a population of at least 1,500 (other than the Galway MASP and the Regional Growth Centres), within the existing built-up footprints*

In addition, RPO3.3 states:

> *Deliver at least 20% of all new housing in rural areas on brownfield sites.*

3.5.3 Local Policy

3.5.3.1 Cavan County Housing Strategy 2014-2020

The Cavan County Housing Strategy 2014-2020 provided a comprehensive review of demographics and housing demand within County Cavan to inform the Cavan County Development Plan 2014-2020. It projected need for the planning provision of housing, as well as the demand for social and affordable housing within the County based on data from the 2011 census and regional population targets. This analysis

identified a requirement for 2,124 households for Cavan (minus Cavan Town and Environs) and 784 households for Cavan Town and Environs during the lifetime of the County Development Plan (with the period specified as 2016-2020).

It was a recommendation of the previous Housing Strategy that;

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

3.5.3.2 Cavan Local Economic and Community Plan 2016-2021

The Cavan Local Economic and Community Plan 2016-2021 was completed to meet provisions under the Local Government Reform Act 2014. It is an action-focused plan the purpose of which is to identify and implement actions to achieve sustainable economic growth and improved social outcomes within the County.

It is guided by the overarching vision *"that Cavan 2021 will be a place that we can be proud of; a place where people can have a good quality of life; a better place to live, to work and to enjoy."*

Under the theme of 'Green and Sustainable Communities' (objective 12.4) the plan states that *"the enhancement of our towns and villages is critical to community life as well as to the economic development of the county as a whole. People want to live in places that are clean and attractive and avail of opportunities for community engagement which greatly enhance quality of life and a sense of belonging in the community".*

3.5.3.3 Cavan County Council Traveller Accommodation Programme 2019-2024

Cavan County Council have published its Traveller Accommodation Programme (TAP) for the period 2019-2024. Census 2016 recorded a total of 30,987 traveller individuals living in Ireland and the Cavan TAP states that 480 of these are resident in County Cavan. The local authority annual count carried out in November 2018 indicated that there are 144 traveller households (490 persons) resident in the County. Over 42% of the traveller community in Cavan are aged 14 or under.

According to the 2018 survey, the majority (76%) of traveller households in Cavan avail of accommodation provided by the local authority i.e. standard social housing, traveller group housing and RAS; 16% living in private rented accommodation, 7% share accommodation with relatives and 0.5% in the other category.

No. of families	Accommodation Type
69	Standard Local Authority Social Housing
21	Traveller Group Houses
19	RAS and Leasing
4	HAP
19	Private Rented Accommodation
11	Sharing with relatives
1	Other

44 households who are either residing in private rented accommodation or are sharing with relatives require a long-term housing solution.

It should be noted that 12 of these are single adult households. Of the 44 households all have identified standard social housing only as their preferred option to meet their accommodation requirement. An analysis of the 44 households identified above as having a need for social housing support indicates that 24 children will reach the age of 18 during the lifetime of the programme. Moreover, an analysis of the tenant household profiles indicates that an additional 38 children will reach the age of 18 during the period making a total of 62 additional adults in the county.

There is a total of 3 applicants on the social housing waiting list who are listed as having a particular housing need due to a disability or a medical condition. All of these are included in the disability category on the waiting list and their specific needs will be considered as part of the allocation process.

The total long-term social housing need for 74 households has been identified for inclusion in the Programme and based on household profiles a target of 50 standard social units are required to be provided.

The assessment did not identify any demand for the provision of a transient site in the County. The Council will work in conjunction with adjoining

local authorities in relation to the identification of the need for a transient site on a regional basis, should this arise.

3.6 Future Housing Requirements

As set out in Section 3.4, this chapter has considered the Section 28 Guidelines provided by the Department. Specifically, the household demand during the plan period has been considered during the implementation period of the plan. As such, where 2022 and 2028 are referred to herein this relates to the second half of 2022 and the first half of 2028 only (rather than the full calendar years and this has been indicated by an Asterisk (*) throughout this chapter).

The Section 28 Guidelines present the Housing Supply Target in order to establish a Household Demand during the plan period. This has been modified to reflect the plan period specifically as presented in Table 2 and Table 3 respectively.

Below sets out the housing demand that has been determined through baseline convergence in County Cavan and as such, the total housing demand over the plan period is determined to be 3,996 households or 666 households per annum.

Table 2: Projected Housing Demand in County Cavan for the plan period (Source: Department, Modified)

2022* – 28*		Description	Total Households	Reasoning
Part 1	A	ESRI NPF 50:50 Scenario household demand 2017-2028 H1	4,597	NPF scenario projection for household demand from the baseline year 2017 to the end of the plan period (2028 H1)
	B	Actual housing supply 2017-2022H1	941	Housing supply from the baseline year to 2020 as well as forecasted supply to the start of the plan period (2022 H1)
	C	Homeless households and unmet demand	46	Number of overcrowded, concealed households and homelessness. Overcrowding is based on people living in the house compared to the number of rooms.
	D	Plan housing demand	3,702	Plan housing demand for the plan period 2022H1-2028H1 as determined by A-B+C.
Qualification for E:		Cavan County Council qualifies for adjustment to converge with the baseline because the NPF 50:50 Scenario demand is lower than the Baseline and the plan period goes beyond the year of convergence.		
Part 2	E	Adjustment to facilitate NPF 50:50 and ESRI convergence by 2026 end		
	E1	ESRI Baseline household demand 2017-2026	4,554	ESRI Baseline demand until NPF Convergence year
	E2	ESRI NPF 50:50 Scenario household demand 2027-2028 H1	630	NPF 50:50 Scenario demand from convergence year to plan period end
	E3	Mid-point of ESRI NPF 50:50 and ESRI Baseline 2017-2026	4,361	Mid-point of scenarios at convergence year 2026 as determined by ((A-E2) +E1)/2
	E4	Adjusted total demand 2017-2028H1	3,996	Adjusted plan housing demand for the plan period 2022H1-2028H1 as determined by (E2+E3-B)+C.
Qualification for F:		Cavan County Council does not qualify for an additional 25% on the basis that actual supply (B) is near or exceeds unadjusted demand (D) captured in Part 1.		

Table 3: Summary of Housing Demand in County Cavan during the plan period (Source: Department, Modified)

Demand	Total Households	Annual Households
NPF 50:50 City Scenario plan period demand	3,702	617
Adjusted demand under Part 2 (E) – Baseline Convergence	3,996	666
Adjusted demand under Part 3 (F) – Baseline Convergence +25%	Cavan County Council does not qualify for an additional 25% on the basis that actual supply is near or exceeds unadjusted demand captured in Part 1.	

The Housing Strategy (Appendix 1) shows that with regards to private rental affordability, households which are identified as not being able to meet the 'Affordability Criteria' over the plan period are therefore considered to require social (and affordable) housing. As such, the total households, the social (and affordable) housing requirement, and social (and affordable) housing requirements as a percentage of total households has been set out in Table 4.

It has been determined that 17.8% of the 3,996 additional anticipated households will not qualify for a mortgage during the plan period and do not meet the affordability criteria for private rental.

However, it should be noted that while some of these households could afford to sustainably repay a loan of a certain size, their inability to qualify for a mortgage precludes them and effectively results in them being considered as having either a social or affordable need (after their assessment under private rental conditions).

3.6.1 Existing Social Requirement and Targets

There are currently 1,071 households on the Cavan Social Housing List (December 2020). There is a greater demand for 1 and 2 bed units across the county which account for 63% of the requirement. However, demand overall is concentrated in Cavan Town (35%).

Under Rebuilding Ireland, Cavan is targeted to deliver 335 social housing units within the 'building, acquisition and leasing' category specifically between 2018-2021. To date (Q3 2020), 205 units have been delivered through these mechanisms (between 2018-Q3 2020). Thus, over the course of Q4 2020-2021 approximately 130 additional units are to be delivered.

It is also a key priority of the Council to ensure that groups with special housing needs, such as the elderly, people with disabilities, the homeless, those in need of emergency accommodation and Travellers are accommodated in a way suitable to their specific needs.

Table 4: Overview of Social and Affordable Housing Need Requirement during Plan Period 2022-2028. Source: KPMG Future Analytics

	2022*	2023	2024	2025	2026	2027	2028*	Plan period
Housing Demand	333	666	666	666	666	666	333	3,996
Households (of the Housing Demand) That Do Not Qualify for a Mortgage	33	65	136	136	136	136	68	709
Households (of the Housing Demand) That Do Not Qualify for a Mortgage and Cannot Afford Private Rental	33	65	136	136	136	136	68	709
Housing Shortfall (%)	9.8%	9.8%	20.4%	20.4%	20.4%	20.4%	20.4%	17.8%

3.6.2 Rural Single Housing

It is recognised that there is a continuing need for housing provision for people to live and work in rural Cavan. The NPF states that it will continue to be necessary to demonstrate a functional economic or social requirement for housing need in areas under urban influence, i.e. the commuter catchment of cities and large towns and centres of employment. Elsewhere, single housing in the countryside will be facilitated based on siting and design criteria and having regard to the viability of smaller towns and rural settlements. These requirements are reflected in the Core Strategy of this Development Plan which includes a differentiation between 'Rural Areas under Strong Urban Influence', 'Stronger Rural Areas' and 'Structurally Weak Rural Areas'.

The NPF also requires that Development Plans quantify for the demand for single housing in the countryside. This is related to the local authority's Housing Need Demand Assessment (HNDA), and is encompassed in National Policy Objective 20, as follows:

> *"Project the need for single housing in the countryside through the local authority's overall Housing Need Demand Assessment (HNDA) tool and county development plan core strategy processes" (NPF; pp74).*

Analysis of historic information on granted planning applications (by number of units), available from the CSO, has been undertaken for County Cavan for the period of 2006-2019. This helps understand the proportion of housing units that are single rural dwellings that have been approved during that period and provides an indication of the dynamics between the urban and rural housing market within the county.

As outlined in the Housing Strategy (see Table 3) approximately 30.9% of granted units during that period were for single rural dwellings. This equates to an average of 58.3% per year, owing to the large fluctuations that were evident throughout the years. It should be noted that whilst these are granted planning applications (by unit), this does not equate to a housing unit which has been built.

These fluctuations may be associated with the wider economic context, associated demands for particular dwelling type or locational preferences within the housing market as well as variables such as land availability, resource availability and/ or macroeconomic constraints and associated influence on demand in any given year.

Generally, it is recognised that a single rural dwelling is sized according to what the applicants can afford to build along with their actual requirements. This analysis has determined that the average floor size for single rural dwellings in County Cavan for this period is 273.04 m2.

3.6.3 Average Household Size

The Census 2016 results indicate that Cavan has a population to household ratio of 2.8, marginally higher than the state average of 2.75. However, the NPF states that this is expected to decline to around 2.5 by 2040, while also acknowledging that household sizes in urban areas tend to be smaller than in the suburbs or rural parts of the country.

3.6.4 Household Size Cohort

As set out in Section 6.6 of the NPF, information on household composition and projections in relation to household size are informative evidence inputs that can assist with understanding stock profile pressures. Analysis of the historic household sizes (i.e. household size cohort per household from the historic Censuses) has therefore been undertaken to help discern and forecast how the composition of households may change during the plan period.

An analysis of historic census information (i.e. during the 2002, 2006, 2011 and 2016 Census) in relation to the composition of households in County Cavan has been undertaken to understand these dynamics and estimate how they may change over time and throughout the plan period. Specifically, the intercensal average has been used to determine a trended annual average change in household composition and this indicates the following changes can be anticipated during the plan period:

- 1 person households will increase by an average of 0.06% annually
- 2 person households will increase by an average of 0.19% annually
- 3 person households will decrease by an average of 0.01% annually
- 4 person households will increase by an average of 0.05% annually
- 5+ person households will decrease by an average of 0.30% annually

Figure 3: Forecasted Household Size Cohort in County Cavan during the plan period (Source: CSO, projected)

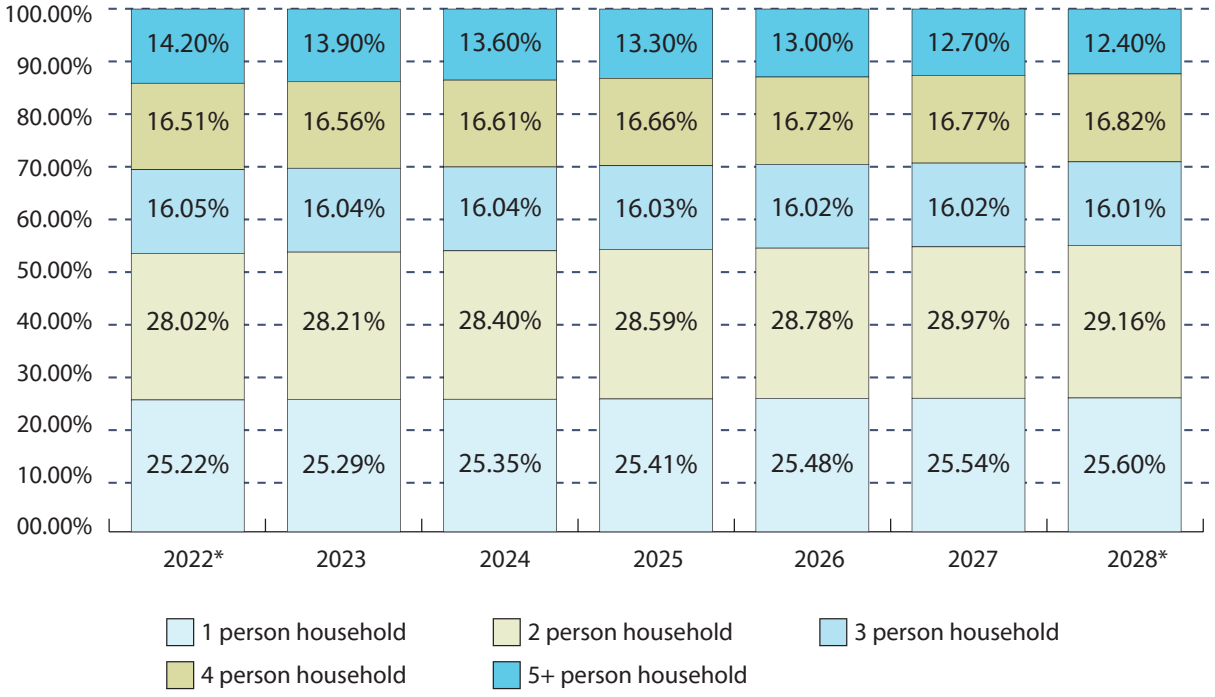


Figure 3 further demonstrates these trends. It shows that by 2028, 55% of households in Cavan will represent 1-2 person households. More than half (51.7%) of households in Cavan in 2016 had just one or two persons living in that household.

3.6.5 Tenure

Tenure is an important consideration for the delivery of housing and Section 6.6 of the NPF identifies the need to estimate the demand for different tenure types. As of 2016, home ownership remained the dominant tenure in Cavan with 71.5% of households within this category (compared to a State average of 67.6%). 31.7% of these households pay a mortgage. 15.6% of households were in the private rental market in 2016; an increase of 7% or 278 households since 2011. 8.6% (2302) of households in the county resided in social housing during the same year.

Analysis of the historic tenure split (i.e. during the 2002, 2006, 2011 and 2016 Census) has been undertaken in Appendix 1 to help discern and forecast how the household tenure may change during the plan period. Specifically, the intercensal average has been used to determine a trended annual average change in household tenure.

This analysis indicates a gradual decrease in the proportion of households categorised as 'owner occupiers' in Cavan, with considerable growth in the rental sector.

An analysis of historic information (i.e. during the 2002, 2006, 2011 and 2016 Census) in relation to the household tenure in County Cavan has been undertaken to understand these dynamics and estimate how they may change over time and throughout the plan period. The following changes can be anticipated during the plan period:

- Annual average decrease of 0.82% in owner occupied households
- Annual average increase of 0.58% in privately rented households
- Annual average increase of 0.24% in other rented households

3.7 Apartment Development

The 2016 Census indicates that 1-2 person households now comprise a majority of households and this trend is set continue, yet Ireland has only one-quarter the EU average of apartments as a proportion of housing stock.

(Department of Housing, Planning and Local Government, 2018). In Cavan, 4.1% of households lived in apartments in 2016, lower than the national rate of 12%. 24.8% of all households in the county were 1-person households.

As with housing generally, the scale and extent of apartment development should increase in relation to proximity to core urban centres and other relevant factors in line with the standards, principles and any specific planning policy requirements (SPPRs) set out in the Urban Development and Building Heights Guidelines for Planning Authorities' (2018) and the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2023).

Existing public transport nodes or locations where high frequency public transport can be provided, that are close to locations of employment and a range of urban amenities including parks/ waterfronts, shopping and other services, are also particularly suited to apartments.

3.8 Residential Densities

Higher densities will be applied to the higher order settlement of Cavan Town to align with its role as a Key Town, subject to good design and development management standards being met. It is important that the density of new development in towns and villages is reflective of the existing character and that growth is linked to infrastructural capacity. As such, there will be a graded reduction in residential density for Self-Sustaining Growth Towns, Self-Sustaining Towns, towns and villages that are commensurate to the existing built environment. Density will also be informed by specific topographical and land ownership considerations where constraints may exist.

3.9 Layout and Design

A good development creates a 'sense of place' and community belonging to the residents. This is created by providing a mixture of house types and tenure, an individual design, the use of a variety of materials for the context of the site and area and connectivity of the site to other places. In considering proposals for development, the Council will have regard to the DEHLG Guidelines on 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007), 'Delivering Homes Sustaining Communities – Statement on Housing Policy' (2007), 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' (2023) and Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024).



3.10 Housing Strategy Development Objectives

	Housing Strategy Development Objectives It is a development objective of Cavan County Council:
HS 01	Reserve sufficient lands to facilitate and implement the Housing Strategy and its policies, as informed by the HNDA undertaken as part of this Development Plan.
HS 02	Ensure that settlements grow in a manner that is self-sustaining with sufficient social and economic infrastructure, and to a scale which aligns with the Settlement Hierarchy prescribed in the Core Strategy.
HS 03	Secure the provision of social and affordable housing accommodation, to meet the needs of all households and the disadvantaged sectors in the county, including the elderly, first time buyers, single person households on modest incomes, people with disabilities, and special needs etc.
HS 04	To require that 20% of lands in respect of which permission for the development of houses is granted, be reserved for social and affordable housing in accordance with the Planning and Development Act 2000 (as amended) and national guidance and regulations. The Council reserves the right to determine the appropriateness of 'Part V' affordable housing delivery for individual sites on a case-by-case basis.
HS 05	Ensure that a suitable variety and mix of dwelling types and sizes is provided in developments to meet different needs, having regard to demographic and social changes.
HS 06	Facilitate the delivery of sustainable, compact, sequential growth and regeneration of town and village centres by consolidating the build footprint through a focus on regeneration and development.
HS 07	Support independent living for people with disabilities and the elderly and where possible, to ensure that housing is integrated within proposed or existing residential developments and located close to existing community facilities.
HS 08	Apply graded densities in towns and villages having regard to their role in Settlement Hierarchy and that are commensurate to the existing built environment.
HS 09	Support the development of quality residential schemes with a range of housing options having regard to the standards, principles and any specific planning policy requirements (SPPRs) set out in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024); Urban Development and Building Heights Guidelines for Planning Authorities' (2018) and the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2023).
HS 10	Secure the implementation of the Council's Traveller Accommodation Programme 2019-2024 and to review this programme if required and/or deemed to be necessary, during the Plan period.
HS 11	Continue to reflect household size and composition, including the accommodation needs of single parent families, single homeless persons, persons with disabilities and the elderly, etc. in accommodation provisions.
HS 12	Co-operate with Voluntary Housing Associations and other providers of social housing
HS 13	Monitor and maintain a record of residential development permitted in settlements designated under the Settlement Hierarchy in accordance with forthcoming Departmental guidance around the establishment of a HNDA coordination and monitoring unit and related implementation of a centralised spatial database for Local Authority Housing
HS 14	Support the ongoing monitoring and review of the HNDA in accordance with the forthcoming guidance on HNDA methodology to be issued by the Department of Housing, Planning and Local Government.

3.11 Climate Change

In accordance with the format set out in Chapter 5: Climate Change of this Plan the following is an assessment of the content of this chapter in a climate context and associated actions.

Careful planning, quality construction, good design and appropriate density remain constant for the successful delivery of our current and future housing needs. Ensuring existing homes are more energy efficient and that new homes produce less emissions (during construction and over their lifetime) will prove equally critical in reducing our carbon footprint. Irish homes use 7% more energy and emit 58% more CO2 than EU averages, with 70% continuing to rely on fossil fuels alone.

From 31st December 2020 the European Energy Performance of Buildings Directive (EPBD) Recast 2010, requires all new buildings to achieve the 'Nearly Zero Energy Building (NZEB)' standard, which closely translates to an 'A2' Building Energy Rating (BER), and a 'B2' BER for extensions and/or refurbishments greater than 25% of the total surface area, or cost optimal equivalent. Ireland is meeting this requirement through its revised Building Regulations. Improving the fabric of buildings first (i.e. 'Fabric First'), including increased insulation and upgrading to triple glazed, air-tight windows, has been identified as the most successful and cost-efficient means of reducing the carbon emission of Ireland's housing sector.

The National Planning Framework (NPF) has outlined the construction of an additional 500,000 homes by 2040, to include 132,000 by 2027, under the National Development Plan (NDP) 2018 – 2027 public housing programme, while simultaneously upgrading 500,000 existing homes to a B2 rating or better by 2030 under the Climate Action Plan (CAP) 2019. The NPF 'National Policy Objective (NPO) 33' seeks to 'prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location'; NPO 3c aims to 'deliver 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints'.

Notwithstanding self-sustainable one-off housing, the concept of 'compact growth' as set out in the NPF is seen as the most considered means of achieving NPO33 and NPO3c. Compact growth aims to *"make better use of under-utilised land and buildings, including 'infill', 'brownfield' and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities".* The successful delivery of same minimises car usage and its associated costs (e.g. pollution, congestion, wellbeing, etc) while simultaneously allowing for the provision of more public infrastructure and transport and facilitating more people to walk and cycle.



	Climate Change Development Objectives It is a policy of Cavan County Council to:
HSCC 01	Require all housing applications to be accompanied by a Sustainability Statement, and in accordance with the principles set out in the '*Sustainable Rural Housing Guidelines*' (2005), to include an outlined assessment of the proposed against: - Design and layout; - Construction and materials; - Energy strategy; - Waste and water reduction; - Services (incl. high speed broadband and transport links); - Landscape and ecology.
HSCC 02	Require all housing scheme applications to meet the principles of the '*Design Manual for Urban Roads and Streets*' DMURS (2019) and in accordance with the National Transport Authority '*Permeability Best Practice Guide*' (2015), submitting a 'Permeability Audit' where considered necessary by Cavan County Council.
HSCC 03	Support the preparation of a programme of works to endeavour to have all existing, social housing in the ownership of the Local Authority to be upgraded to a B2 BER rating, where achievable
HSCC 04	Encourage an element of new-build housing, procured by Cavan County Council for the purposes of social housing, to be zero-carbon, Passivhaus, or equivalent standard.
HSCC 05	Prioritise the principle of Passivhaus or equivalent standard in accordance with current Design Guidelines of the County Development Plan, or those deemed acceptable by the Planning Department.
HSCC 06	Require all residential schemes outside of 'Town Core' zoned lands, to responsibly plant and maintain 1 no., native tree (e.g. Willow, Alder, Birch, Scots Pine, Holly, Sessile Oak) of a girth greater than 20cm, within the confines of the proposed site, per dwelling.
HSCC 07	Require all future, multi-residential, industrial or warehousing applications to specify the type and location of permeable surfacing throughout, to include access roads.
HSCC 08	Facilitate the delivery of sustainable, compact, sequential growth and regeneration of town and village centres by consolidating the build footprint through a focus on regeneration and development.
HSCC 09	Focus on sustainable settlement patterns along public transport corridors, this minimising the need to travel.
HSCC 10	Review the Cavan County Council's Development Contribution Scheme and incentivise for incorporation and delivery of climate change measures
HSCC 11	Ensure that 20% of new rural housing is developed on brownfield sites in rural areas.

4 Sustainable Communities



Vision

To develop and support vibrant sustainable communities in Cavan where people can live, work and enjoy access to a wide range of community, health and educational facilities and amenities, suitable for all ages and needs, in both urban and rural areas, thereby supporting a high quality of life for all to enjoy.



Sustainable Communities Policy

SCP 01

Develop safe, active and empowered communities; developing health and wellbeing; promoting social inclusion; and protecting natural resources which simultaneously promoting culturally rich communities. Emphasis will be placed on achieving equality and inclusion and enhancing quality of life of all people living in County Cavan.

4.1 Introduction

Cavan County Council's mission statement is to be a "Council that leads and collaborates with all, to drive and shape a better future for our county", key to achieving this mission is to promote sustainable economic, social and community development which supports the emergence of sustainable communities. Sustainable communities are those that are economically, environmentally, and socially healthy and resilient. Challenges are met through integrated solutions rather than through disjointed approaches. The Plan has a key role to play in boosting and developing the capacity of Cavan's communities without losing their distinctiveness. We need to ensure residents have access to a range of accommodation, facilities and an environment in which to enjoy their desired lifestyle. We strive to enable our communities to have suitable resources to support economic, social and environmental wellbeing, the innovation to thrive, and the power to be robust. This will in turn support the creation of a vibrant, sustainable, and competitive economy, based on shared goals and collaboration between statutory, community, voluntary, environmental and private sectors.

A priority of this plan is the creation of sustainable neighbourhoods which support thriving communities and provide for a wide range of household types, age groups and tenures with community facilities close by. Sustainable Communities and placemaking are key entities in creating attractive places for people to invest, live, work and visit.

Sustainable economic, social and community development is essential to support the emergence of sustainable neighbourhoods and communities throughout the County, especially in newly emerging or developing areas.

Sustainable development has three mutually interdependent elements:

1. **Environment:** This includes protection and enhancement of the natural, built and historic resources of the County, including making effective use of land, minimising waste and pollution, and mitigating and adapting to climate change.
2. **Economic:** This includes building a strong and resilient economy by ensuring sufficient land is available in the right place and supporting growth and innovation and coordinating the provision of infrastructure.
3. **Social:** This includes providing social infrastructure such as jobs, housing, education, medical care, open space areas and cultural opportunities to support strong, vibrant and healthy communities and promoting well designed and safe environments.

Sustainable development requires all of the above elements to work in a coordinated manner to ensure the County is a place where people want to live, work and visit, now and into the future.

4.2 Policy

National publications also provide excellent guidance on how to deliver quality neighbourhoods, urban areas and sustainable communities. *These include Delivering Homes Sustaining Communities (2007), Quality Housing for Sustainable Communities (2007), Sustainable Urban Housing: Design Standards for New Apartments 2023, The Smarter Travel – A Sustainable Transport Future - A New Transport Policy for Ireland 2009-2020 (Department of Transport, 2009)) Compact Settlements Guidelines for Planning Authorities (2024), National Sustainable Mobility Policy (2022), National Policy on Architecture (2022), and Appropriate Assessment of Plans and Projects – Guidance for Planning Authorities (2009).*

Actions plans including *Rebuilding Ireland - an Action Plan for Housing and Homelessness 2016* which supports the creation of sustainable neighbourhoods and maximising the contribution of the built environment to addressing climate change and *Realising our Rural Potential: Action Plan for Rural Development (DAHRRGA, 2017)* sets out the Government's policy for the economic and social development of rural Ireland. The Action Plan sets targets for job creation, connectivity, culture, tourism, town and village improvements and identifies over 270 specific actions. Local Authorities are identified as key partners in the development and delivery of the Action Plan.

4.2.1 The National Planning Framework - Project Ireland 2040 (NPF)

There is now significant alignment between the UN Sustainable Development Goals (SDGs), and the National Planning Framework's National Strategic Outcomes (NSOs) in areas such as climate action, clean energy, sustainable cities and communities, economic growth, reduced inequalities and innovation and infrastructure, as well as education and health with a focus on compact, smart and sustainable development that have accessible services to all.

Chapter 6 "People, Homes and Communities" outlines how location, place and accessibility influence that quality of life that people enjoy. It also notes that as our society changes, so does our needs and preferences, particularly as we grow older. This is premiant in Cavan, taking into account the current aging population; as per the Census 2016, there are 10,464 people aged 65 and over.

4.2.2 Northern and Western Regional Spatial and Economic Strategy (RSES) 2020-2032

The RSES seeks to promote healthy placemaking and promote people's quality of life through the creation of healthy and attractive places to live, work, visit and study in. It highlights the importance of the physical and social environment and places in which we live or work, and its impact on the health of people. The strategy aims to create a sustainable and competitive region that supports the health and well-being of our people and places, from urban to rural, and ensures access to affordable housing, travel and employment opportunities for all. The RSES acknowledges Cavan's strategic facilities such as Cavan General Hospital, Cavan Institute, Local Authority headquarters, Agricultural College, Cathedrals and Sports Stadium. It further notes that Cavan is in a healthy position to deliver and grow sustainable communities.

The following RPO's contained in the RSES are of relevance:

RPO 7.1

Support the co-ordination of employment skills and support in the region through the alignment of needs as identified by the Regional Skills Fora to include facilities and opportunities for disadvantaged areas and groups in the community.

RPO 7.2

Support disadvantaged communities facing particular barriers to employment, including actively marketing vacancies that are relevant to them.

RPO 7.3

Through constituent LCDCs promote vocational and occupational programmes and pathways for progression to a career.

RPO 7.4

Support the implementation of the STEM program in Irish Education out to 2026.

RPO 7.5

Ensure that the requirements of emerging sectors are reflected in the regional skills needs and resourcing.

RPO 7.7

Support the provision of third level education facilities in the Cavan/Monaghan subregion (where the lack of 3rd level education is most pronounced) and in Roscommon and Leitrim.

RPO 7.9

Promote the provision of high-quality, accessible and suitably proportioned areas of public open spaces and promote linkages with social, cultural and heritage sites and buildings. In this process prioritise access for walking and cycling.

RPO 7.10

Support the Health Service Executive and other statutory and voluntary agencies and private healthcare providers in the provision of healthcare facilities to all sections of the community, at appropriate locations, with good public transport links, parking and accessible facilities.

RPO 7.11

Support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan and the National Obesity Plan through integration with planning policy.

RPO 7.12

Ensure local planning, housing, transport/ accessibility and leisure policies are developed with a focus on meeting the needs and opportunities of an ageing population and people with disabilities and younger persons.

RPO 7.13

Aim to make this region an Age Friendly one by working with constituent Planning Authorities and recognising the demographic challenges that face the region and ensure the provision of suitable facilities and services at appropriate locations.

RPO 7.14

The Assembly supports the specific designation of lands in development plans for nursing homes and sheltered housing, whilst ensuring these facilities are integrated within the communities they serve.

RPO 7.15

Encourage multi-agency approaches for delivering the health, social care, education and community services needed by growing, diverse or isolated communities.

RPO 9.1

Build Inclusive and Compact Places by:

(a) Planning for Inclusive Communities through regional cooperation and collaboration, to support the wider economic and social development agendas of the region and integrating health and wellbeing outcomes across all activities, ensuring that spaces are made available for community use;
(b) Accommodating Growth and Delivering Housing through compact growth where housing opportunities are close to schools, community facilities, health facilities, shopping, and employment; Prioritising the (re-)use of existing underutilised land and buildings, and other infill opportunities.
(c) Accessing Quality Services by maximising the use of transport and digital infrastructure to ensure people can access quality education and health services, building on the quality health and education infrastructure that exists on a cross-border basis and building more shared services and nurturing greater collaboration between actors and agencies in the codesign of new services.
(d) Valuing Cultural Heritage by creating appealing places through attractive and imaginative building design, street layout, civic space and public realm design; Developing new offerings in support of existing ventures in the tourism sector, such as greenways, walking trails and other inter-urban connections, based on the wealth of natural and cultural heritage assets and providing links to the Wild Atlantic Way and the Causeway Coast.

RPO 9.7

The Assembly will work with Local Authorities, and other stakeholders in both jurisdictions to identify further potential projects which could benefit cross border communities, and in doing so create an inventory of priority projects to be advanced to feasibility studies, and beyond.

4.2.3 The Local Economic & Community Plan 2016-2021

The purpose of the LECP is to promote the local and community development of each local authority area. This is done through a coordinated approach to planning and service delivery. The Economic elements of the LECP are driven by the Economic Development Strategic Policy Committee of the Local Authority.

The LECP focuses on measures that will:

- Enhance the quality of life and wellbeing of communities, including measures aimed at tackling poverty, disadvantage and social inclusion
- Support training, upskilling and jobs creation
- Enable the provision of infrastructure and community facilities
- Support the capacity of local communities to improve their quality of life
- Develop sustainable solutions that make the best use of existing local assets, strengths and opportunities
- Support social enterprise, social capital, volunteering and active citizenship, and
- Foster community involvement in policy development and decision-making processes relating to planning, development and delivery of services.

This plan sets out the agenda, identifies objectives and implements actions to strengthen the economic and community development of the county for a six year period.

A review of the Cavan Local Economic & Community Plan will commence in 2021, ultimately leading to the formation of a new Local

Economic and Community Plan. Central to the formation of an LECP is the understanding that economic, local and community development is mutually supportive in building sustainable communities with strong local economies.

The Development Plan and the Local Economic and Community Plan effectively operate along parallel and support lines. The LECP provides a supportive structure for economic and local community development in Cavan, whereas the County Development Plan provides for an overarching strategy and statutory policy support for the proper planning and sustainable development of the County at spatial level. Subsequently, the statutory policies and objectives of the County Development Plan must be complementary to and consistent with the high level goals and objectives of the LECP.

The foregoing goals are reflected in the policies and objectives of this chapter. The LECP is now also required to be compliant with the adopted RSES.

The Department proposes to issue advice and guidance on the preparation of new LECPs in Q1 2021. In the interim they have indicated that local authorities can commence the process of preparing a new LECP. In Cavan this process has commenced.

4.3 Characteristics of an Effective and Successful Sustainable Community

Throughout the NPF and the RSES, there is a strong emphasis placed on achieving and maintaining sustainable communities that will contribute to a high quality of life and meet the diverse needs of the people within existing and future communities. Effective sustainable communities are interlinked with improving the quality of life for everyone within the community providing a vibrant economy, while preserving the environment. Figure 4.1 indicates the factors involved in providing sustainable communities and factors influencing quality of life.

4.4 Quality of Life

According to the World Health Organisation (WHO), quality of life can be defined as "The individuals' perception of their position in the life in the context of the culture and value systems in which they live and in relation to their goals". There are many factors that can influence quality of life, some of which are difficult to measure and dependent on the individual concerned and include factors such as social well-being, health, family, housing, education, income, employment, recreation, safety and the environment.



Quality of life factors and "place-making" are increasingly recognised as key to developing attractive places in which to invest, live, study, visit and work including access to amenities, facilities, arts, culture and heritage. This is also linked to "Functionality" in terms of provision of suitable sites and property solutions to meet enterprises and labour force expectations.

4.5 Creating Sustainable Neighbourhoods

The creation of sustainable neighbourhoods play an important role in the quality of life factors and foster a wider sense of community. Creating sustainable urban neighbourhoods to support sustainable communities requires the efficient use of land and sustainable densities to enable viable provision of the necessary range of facilities, services and good public transport connections – all of which should be within walking distance of residents and workers and of a high-quality urban design to create places where people will want to live.

This development plan aims to ensure that all significant developments can only take place where sufficient schools, public transport, employment opportunities, parks, community facilities and resources are either in place or proposed. A good urban neighbourhood must also incorporate quality living spaces, amenity areas and green infrastructure, as well as fostering a distinctive sense of place and a safe environment. The creation of sustainable communities is based on the development of the following three pillars:

- Sustainable Economy
- Sustainable Housing
- Social Infrastructure

	Sustainable Community Development Objectives It is a development objective of Cavan County Council to:
SC 01	Support sustainable transport infrastructure, by developing mixed use schemes, higher densities close to public transport hubs, safe walking routes in developments, promoting alternative modes of transport and reduce the need to travel.
SC 02	Support and promote the development of socially inclusive, sustainable communities in the County and seek to ensure that all citizens enjoy optimal health and well-being along with associated mental health supports and youth services.
SC 03	Encourage inclusive and active sustainable communities based around a strong network of community facilities.

Figure 4.1 Elements Supporting Quality of Life



Source: NPF, p.80

4.6 Sustainable Economy

Social and economic opportunities are identified as central determinants of health and well-being, with employment opportunities being closely related to education and skills. Building sustainable communities is difficult with the increase in mobility, with people leaving an area for employment creating a transient population in an area which makes it difficult to sustain a community. The provision of employment within the County and a robust social infrastructure is important in creating a 'sense of place' and belonging to an area. Furthermore, access to employment in a community provides an opportunity to access housing, education and culture and promotes staying within a community.

	Sustainable Economy Development Objectives It is a development objective of Cavan County Council to:
SE 01	Enhance the well-being and quality of life of the people of Cavan through sustainable economic and community development.
SE 02	Support the implementation of Local Authority Local Economic and Community Plans, in collaboration with Local and Economic Development Committees (LCDCs) and through the use of spatial planning policies, to seek to reduce the number of people in or at risk of poverty and social exclusion in the County.

4.7 Sustainable Housing

One of the challenges facing Cavan is to successfully accommodate people at different stages in their lifecycle, having regard to emerging demographic trends. Sustainable future housing should be located where people have the best opportunities to access a high standard quality of life, close to jobs, important services such as education and healthcare, close to transport networks and sustainable physical infrastructure.

It is Council policy to prioritise the development of housing in existing towns and villages in the Settlement Hierarchy to help reduce the need to travel and reduce transport carbon emissions. Appropriate densities are outlined for each settlement to make more efficient use of land and energy resources, creating a consolidated urban form that supports the development of compact neighbourhoods which contribute to the viability of economic, social, and transport infrastructure. The Council will encourage and support varied housing typologies within neighbourhoods in order to encourage a diverse choice of housing options in terms of tenure, unit size, and building design in residential communities.

The promotion of quality design and energy efficient design will result in more attractive places to live, provide for greater connectivity and integration of new housing within the existing urban fabric, provide positive spaces and assist in developing community spirit. The NPF provides that 30% of future residential development should be accommodated within the built footprint of existing urban areas.

The NPF and RSES identifies 'Compact Growth' as the means to deliver sustainable growth in our urban settlements through consolidation, rather than the continued sprawl of urban development into the countryside, at the expense of town centres and smaller villages.

The Council is committed to delivering compact growth through active land management together with the positive regeneration of urban areas. To facilitate population growth, a significant proportion of urban development will be accommodated on infill/brownfield sites through the redevelopment and regeneration of underused, vacant or derelict town centre lands. It is an objective of the Council to facilitate the continuous regeneration and redevelopment of existing built up areas, to create more desirable places in which people can live and work. Further, it is a priority of the Council to enable infill and appropriate brownfield redevelopment in order to maximise the efficient use of existing infrastructure and services and promote a positive modal shift towards sustainable transport use.

Proposals for residential schemes shall have regard to the following statutory guidelines:

- Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024).
- National Policy on Architecture (2022)
- National Sustainable Mobility Policy (2022)
- Urban Development and Building Height Guidelines (2018)
- Sustainable Rural Housing Guidelines (2005)

- Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes, Sustaining Communities, DEHLG 2007.
- Sustainable Urban Housing: Design Standards for New Apartments (2023).
- Design Manual for Urban Roads and Streets, DECLG & DTTS (2013, updated in 2019)
- Permeability Best Practice Guide (2015)

	Sustainable Housing Development Objectives It is a development objective of Cavan County Council to:
SH 01	Secure the provision of social and affordable housing accommodation, to meet the needs of all households and the disadvantaged sectors in the County, including the elderly, first time buyers, single person households on modest incomes, people with disabilities, and special needs etc.
SH 02	Achieve densities for new housing that respect the local character of surrounding areas whilst making efficient use of land.
SH 03	Provide for housing that is accessible for older people, the very young and people with disabilities and that residential buildings together with non-residential buildings are accessible and usable by people with disabilities.
SH 04	Ensure that new residential development in town and village cores provide for family type accommodation with a satisfactory level of residential amenity to create vibrant living centres and to address the issue of dereliction and vacancy in town and village centres.

4.8 Lifetime Housing/Housing for Older People

As previously outlined, one of the challenges facing the County is to successfully accommodate people at different stages in their lifecycle, having regard to emerging demographic trends. The Census 2016 identified a decline in the average household size of 2.7 persons per household and saw an increase in the elderly, dependent and single parent household population.

With an increasingly older population within the County, it is likely that more people will spend more time in the area where they live, so local area aspects are likely to increase in importance for quality of life. A wide range of measures can contribute to facilitate longer and healthier lives in the community. A focus on building sustainable communities ensures better social integration which in turn enhances the vibrancy of communities.

Furthermore, the Plan encourages a model of inter-generational step-down residence incorporated into family homes. Any new homes will have to accommodate changing needs over its lifetime. A liveable and adaptable housing development or house is one that is able to respond effectively to these needs without requiring costly and energy intensive alterations. It also requires active management of land and sites in urban areas where consolidation of residential areas will be encouraged and supported close to community services and amenities.

Cavan Age Friendly County Initiative was launched in March 2012. The overall aim of the Cavan Age Friendly Programme is to make Cavan a great place for older people to live. To date the Age Friendly Alliance have successfully implemented two strategies to date 2013 to 2016 and 2017 to 2019. A third strategy will be produced to cover from 2020 to 2023 and will build on the work of the previous strategies in progressing to make County Cavan an Age Friendly County. Key focus areas for the new strategy will be on enabling older people to live independently within their homes and communities for longer and supporting a better quality of life in those senior years.

	Lifetime Housing/Housing for Older People Development Objectives It is a development objective of Cavan County Council to:
LH 01	Support the Cavan Age Friendly Programme and the Cavan Age Friendly Strategy 2020-2023 aimed at improving the quality of life of older people throughout the County.
LH 02	Deliver a sufficient supply of housing over the period of the Plan that is reflective of current and future demographic trends.
LH 03	Ensure that a suitable variety and mix of dwelling types and sizes is provided in developments to meet different needs, having regard to demographic and social changes.
LH 04	Ensure that suitable dwellings are provided in all housing developments to cater for people with disabilities and the elderly.
LH 05	Ensure that all new housing developments represent 'Sustainable Neighbourhoods' which are inclusive and responsive to the physical or cultural needs of those who use them, are well located relative to the social, community, commercial and administrative services which sustain them and are integrated with the community within which it will be located.
LH 06	Ensure all new residential schemes are designed so that units are easily adaptable in the future to accommodate housing for life.
LH 07	Identify and encourage development of age friendly accommodation, including independent living accommodation within walking distance to existing town and village, and close to primary health care facilities.

4.9 Social Infrastructure

A significant contributor to sustainable communities is the provision and delivery of social infrastructure to support and achieve balanced communities. Facilities need to be inclusive so that communities in Cavan can integrate and socialise across different age, socio-economic and ethnic groups. Such social infrastructure plays an important role in developing strong and inclusive communities and includes facilities in relation to health, education, libraries, childcare, recreation, cultural facilities, burial grounds and emergency facilities. Social infrastructure should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.

Over the lifetime of the Development Plan population growth and changing demographics will require a policy response to ensure positive health outcomes for children, young people, older people, and families to support the population throughout life stage development. In catering for the provision of adequate social and community infrastructure, the County faces a number of challenges in terms of placemaking and its demographic components. Understanding the County's demographic structure is central to preparing a strategy which will address future community needs. The CSO figures highlight demographic pressures that will likely remain a feature in the County.

	Social Infrastructure Development Objectives It is a development objective of Cavan County Council to:
SI 01	Work collaboratively with relevant service providers and stakeholders to facilitate the provision of community services and social infrastructure, where appropriate, in order to meet the needs of new and existing communities.

4.10 Demographic Profile

4.10.1 Growing Population

County Cavan has experienced significant population growth. The population of County Cavan increased by 4 per cent between 2011 and 2016. In 2011, the population was 73,183. By 2016 it had increased to 76,176. Taking account of the characteristics of the growth categories this has implications in terms of social infrastructure provision.

4.10.2 Growing Youth Cohort

According to Census 2016, County Cavan had 5,725 children aged 0-4 (comprising 7.52% of its population). The State average for this statistic was 6.96%. There were 21,999 young people aged 0-18 in the county (29% of the population). This generates requirements for provision of adequate childcare, educational facilities and other associated infrastructure provision.

4.10.3 Ageing Population

Older people aged 65 and over made up 13.73% of the population (10,464 people). This proportion of older people increased from 12.1% in 2011. Both nationally and internationally there is evidence of population ageing, meaning that the proportion of older people in the population is increasing over time. This presents issues for planning and delivery of service. 'Age Friendly' programmes seek to prepare society for population ageing.

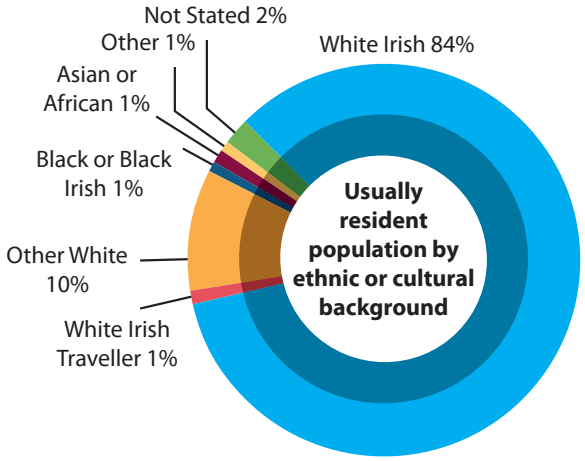
4.10.4 Disabled Population

There are 9,508 people with disability in County Cavan, 50.3 per cent female and 49.7 per cent male. This must be acknowledged in terms of the provision of healthy placemaking and adequate social infrastructure provision.

4.10.5 Ethnic Groups

According to the Census 2016, 87% of Cavan residents are of Irish nationality. It was also recorded that there are 2,189 Polish nationals and 1,433 Lithuanian nationals living in the county. In terms of ethnicity, the population is 83% White Irish; while 'Other White' people make up ten per cent of the population. There are 1,073 Asian/Asian Irish and 831 Black/Black Irish in Cavan.

Figure 4.2 Usually resident population by ethnic or cultural background



4.10.6 Traveller Community

Nationally the number of usual residents present in the State and enumerated as Irish Travellers in Census 2016 increased from 2011, by 5.1 per cent. The population of Travellers has not increased significantly in Cavan since 2011 when there were 452 Travellers in the county, however it is estimated that there is some underreporting among this community. Only 1% of Irish Travellers in County Cavan live in caravans or mobile homes. Also, the structure of the Irish Traveller population is very different to that of the general population, with a broad base at the younger ages and reducing sharply at higher ages. Nearly 58.1% Irish Travellers were under 25 years of age, compared to just over 33.4% in the general population. In terms of those aged 65; this is significantly lower than the general population.

4.11 Community Participation

The Development Plan aims to consider demographic trends and patterns in terms of the provision of social infrastructure. Also in accordance with the RSES, the quality of services and amenities for a diverse and multi-cultural society will be a key determinant in how successful and attractive the County is and will require a planning response to support the integration of traveller and migrant communities, to ensure that diverse needs are met now and over the lifetime of the Plan. Cavan County Council will pursue an integrated, cohesive and socially inclusive approach to community facilities which will help re-connect people with their neighbourhoods and to achieve a wider sense of community.

The Council will also encourage the maximum use of existing local assets through shared use and cost to ensure high-quality facilities are available to all. Proposals for large-scale residential and/or mixed-use schemes must demonstrate how the proposal will contribute to the range of supporting community infrastructure necessary for a sustainable community.

The Pride of Place Initiative is a good example of active community participation in the county whereby communities' work in partnership with the Council to encourage best practice, innovation and leadership in providing vibrant sustainable communities that improve the quality of life for all through environmental improvements to towns and villages.

Through the work of a Pride of Place liaison officer, Cavan County Council supports local groups taking part in initiatives like the IPB Pride of Place. Cavan entries have had some success, in 2017 Erica's Fairy Forest in Cootehill took home a special award at the event. In addition, each year the Cathaoirleachs Award competition is also rolled out. The award celebrates the work of volunteers who make a difference to their communities because of their exceptional achievement, effort or service in a voluntary or unpaid capacity in County Cavan. These awards show the value that Cavan County Council places on those volunteers and the importance of their work within the community.

Cavan County Council has a Joint Policing Committee (JPC). The purpose of the JPC is to provide a forum where a Local Authority and Garda Officers, with the participation of Oireachtas members and community interests, can consult, discuss and make recommendations on matters affecting policing within their jurisdiction. JPCs are a successful example of how a collaborative approach between the said sectors can support policing and enhance community safety.

Public Participation Networks (PPN) have been introduced throughout Ireland as part of Local Government Reform. This network provides an important link to which the council connects to and engages with the community, voluntary, social inclusion and environmental sectors countywide, for consultation and information sharing. The PPN provides a structure framework for the public to take an active role in influencing plans and policies of the Council. Memberships of the PPN is open to all community and voluntary groups in the County. At present there are over 270 member groups from the community and voluntary, social inclusion and environmental sectors across the County.

The Cavan LECP, the NPF and RSES encourage community participation and strive to provide local communities with the required tools and resources to problem solve, overcome challenges and flourish.

Social Infrastructure Development Objectives
It is a development objective of Cavan County Council to:

SI 01	Work collaboratively with relevant service providers and stakeholders to facilitate the provision of community services and social infrastructure, where appropriate, in order to meet the needs of new and existing communities.
SI 02	Support the relevant actions of the Local Community Development Committee (LCDC) and the Cavan Local Economic and Community Plan (LECP) to deliver social infrastructure needs and to reduce poverty and social exclusion.
SI 03	Support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure all communities have access to a range of facilities that meet their needs easily accessible by walking, cycling or public transport.
SI 04	Encourage shared use and co-location of social and community facilities, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation.
SI 05	Ensure the integration of age friendly and family friendly strategies in all design proposals and that provision is made for flexible housing typologies, and that buildings and public spaces are designed for all, including older people, disabled people and people with young children.
SI 06	Support initiatives to increase social integration of minority groups, including non-Irish nationals and Travellers.
SI 07	Secure the implementation of the Council's Traveller Accommodation Programme and to review this programme, if required and/or deemed to be necessary, during the Plan period.

4.12 Healthcare and Well-being

The Census 2016 revealed 87.44% of the County's population in 2016 considered their general health to be very good/or good, which is equivalent to almost 9 out of 10 of the County's population and is consistent with national trends. Many of the factors which influence people's health, well-being and quality of life such as access to education, employment, housing, social infrastructure, safety, attractive open spaces are dependent on the location and development of land and buildings.

Cavan County Council have a significant role to play in the provision of healthcare facilities throughout the county by ensuring there is sufficient lands available to accommodate sufficient healthcare facilities. The Health Service Executive (HSE) is the primary body responsible for the provision of health care and social services in Ireland. While the residents of Cavan have access to the various hospitals located in the surrounding counties, Cavan General Hospital acts as the primary acute hospital for the surrounding region.

The Department of Health and Children published *"The Primary Care Strategy"* in 2001 which advocates a team based approach to service provision, designed to make available a fully integrated primary care service. This approach is acknowledged and supported by Cavan County Council. The plan enables the location of such facilities, together with community support services, on suitably zoned lands in close proximity to new and existing residential areas. This approach will provide access to multi-disciplinary health care, mental health and wellbeing services in easily accessible locations throughout the County. Cavan County Council is committed to working closely with the HSE regarding the provision of adequately zoned lands for health care facilities in accordance with best planning practice.

Cavan Local Community Development Committee is helping to create and sustain healthy places for people to be born, grow, live, work and age in. Cavan Local Community Development Committee aims to develop, co-ordinate and implement local and community development programmes. Working with a wide range of organisations including Children's Young People's Services Committees and other groups, Cavan Local Community Development Committee is ideally placed to support Healthy Ireland in response to local people's needs. Local Community Development Committees are key partners in realising a Healthy Ireland through developing the National Healthy Cities and Counties Network of Ireland. The Healthy Cavan committee is a working sub-committee of Cavan Local Community Development Committee (LCDC) in Health and Wellbeing.



	Healthcare and Well-being Development Objectives It is a development objective of Cavan County Council to:
HW 01	Support the provision of new health care facilities which are well located in terms of their accessibility in settlement centres serving a sufficient catchment population and are appropriately well served by public transport and accessible on foot/cycle and are consistent with the size, scale and character of the area.
HW 02	Support and promote the development of socially inclusive, sustainable communities in the County and seek to ensure that all citizens enjoy optimal health and well-being.
HW 03	Support the implementation of Healthy Cavan Programme.
HW 04	Work with the Health Service Executive, statutory and voluntary agencies and the private sector to enable the provision of health care facilities in appropriate locations subject to the proper planning and sustainable development of the county.
HW 05	Ensure that adequate lands and services are available for the improvement, expansion and establishment of health services.
HW 06	Consider change of use applications from residential to health care facilities/practices only where the privacy and amenity of adjacent occupiers can be preserved and the proposal does not have a detrimental effect on local amenity. The full conversion of semi-detached or terraced type dwellings will not normally be permitted.
HW 07	Support the provision of primary health care centres and GP practices at locations with good accessibility to its users.
HW 08	Provide for new or extended health care facilities where new residential development is proposed.
HW 09	Support the provision of new health care facilities in towns, villages and local centres, with good accessibility, particularly for people with a disability.
HW 10	Support and promote the development of socially inclusive, sustainable communities in the County and seek to ensure that all citizens enjoy optimal health and well-being.

4.13 Community Facilities

The provision of community infrastructure is essential to the formation and delivery of sustainable balanced communities. Such facilities are required to be inclusive to allow communities in Cavan integrate and socialise across different age, socio-economic and ethnic groups. In order to build sustainable communities a range of community facilities as stated in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) are required.

Cavan County Council will encourage the provision of community, commercial and local employment facilities including schools, childcare facilities, community centres, primary health care centres and local commercial service of a scale appropriate to serve the local community through land use and zoning objectives. Where possible accessibility for all abilities should be facilitated to ensure all levels of access and mobility are accommodated. In addition, the maximum use of community facilities will be promoted.

With regard to residential developments, proposals for large-scale residential and/or mixed use schemes must demonstrate how the proposal will contribute to the range of supporting community infrastructure necessary for a sustainable community.

Cavan County Council acknowledge the contribution of the community voluntary section in association with relevant statutory bodies in the provision of community facilities. Community facilities help foster a sense of community identity

and wellbeing. It is essential that through the planning process adequate measures are taken to secure community services in order to improve the quality of life. A flexible and supportive approach will be adapted towards proposals for community facilities on suitable sites within other land use zoning categories where such a proposal is suitably located within the settlement boundary and is accessible for all sections of the community.

Sustainable neighbourhoods require a range of community facilities as stated in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024).

The Council will encourage the provision of community, commercial and local employment facilities such as schools, childcare facilities, community centres, primary health care centres and local commercial service of a scale appropriate to serve the local community through land use and zoning objectives. This grouping of services can facilitate viability where they are within walking distance of residents and can create a focal point for the neighbourhood. An amenity or service may be present (possibly at close distance) but make little contribution to quality of life if access is poor or perceived quality is low. Where possible accessibility for all abilities should be facilitated to ensure all levels of access and mobility are accommodated.

County Cavan holds a strong sporting tradition. Sport and physical activity make a huge contribution not only to the physical, but social and mental health of all people within the county. Cavan gives home to many high quality natural amenities which in turn provide opportunity for physical recreation and social interaction. The strong tradition for Gaelic sports within the county continues to grow with the county training grounds at Breffni Park providing a central headquarters for all GAA activities in the County. Cavan Sports Partnership was established in 2008 through Cavan County Council as an initiative of Sport Ireland. Its main objective is to create opportunities for all people to participate in sport and physical activity, regardless of their ability. Cavan Sports Partnership Strategic Plan 2017-2021 vision is *'Sport and activity for life'*, for all. The overall aim is to have an active county where sport and physical activity is an important part of daily life. Cavan Sports Partnership has a role across the sports landscape of County Cavan including: Supporting facilities, organisations and volunteers, enabling sports activities and providing access to information. Fundamental to the operation and success of Cavan Sports Partnership is ongoing collaboration with partners throughout the county and beyond.

In 2016, Cavan County Council completed a County Cavan Community and Sports Facility Survey. This survey identified a number of particular areas of concern; Kingscourt, Ballyjamesduff, Mullagh, Ballyconnell, Belturbet, Cootehill and Virginia. These areas have all experienced significant population growth over the past few years and are lagging behind in terms of having suitable community and sports facilities to meet their growing needs. According to the findings there is a deficit of sporting facilities available within the West Cavan area. In addition, there is a lack of facilities within Cavan Town to cater for the large number of sporting organisations operating there. It is recommended that intensive support is provided for community and sporting groups within these identified areas in particular to support them to tap into funding opportunities available under Sports Capital and the newly launched 'Realising Our Potential: An Action Plan for Rural Development'. The provision of community hubs/spaces and sporting facilities is also a priority of Cavan County Council. Please see Chapter 2 Settlement Strategy.

This audit also suggests there is a deficit of non GAA sporting facilities within County Cavan, specifically around sporting activities such as soccer and athletics. The Local Economic and Community Plan (LECP) identified that Cavan has a growing youth population which will result in increased pressure to provide an outlet for our young people through sport and the appropriate facilities. A specific action within the plan states that Cavan County Council is to 'Develop a multi-purpose sports facility for the county' and the findings from this report add weight for such a need. Following this, Cavan County Council commissioned a feasibility study for the development of a regional sports facility for the County, whereby Cavan Town was identified as the most appropriate location for a facility of regional significance for the County. Cavan County Council is committed to the delivery of this facility and this plan facilities this provision. Please refer to Chapter 2 Settlement Hierarchy (Cavan Town)

	Community Facilities Development Objectives It is a development objective of Cavan County Council to:
CF 01	Maintain and, where possible, improve the provision of community facilities, including sports facility in the County to ensure that facilities are adequate to meet the needs of the communities they serve, are physically integrated with residential and employment areas and are provided concurrently with new residential development.
CF 02	Consider development proposals for new social and community infrastructure/service related development at: a. Locations within the settlement boundaries which are within walking distance of local services whereby social inclusion is promoted. An alternative location may be considered where it is clearly demonstrated that there are no suitable sites available within the settlement and strong justification is given to the development of such a particular site. b. In rural locations in close proximity to existing rural infrastructure (schools, sports facilities, churches etc.) where it is demonstrated that the development is intended to serve an exclusive rural need or where there is no site available which meet the locational criteria set out in (a) above.
CF 03	Consider cultural diversity and ethnic minorities in planning for the needs of communities and ensure community facilities and social services provided are accessible for all individuals, communities and sectors of society, including people with disabilities, people with special needs, elderly, youth, marginalized and disadvantaged groups.
CF 04	Consider proposals for primary Healthcare Facilities in association with the HSE's Programme for Delivery. The siting of these facilities in existing town centre and neighbourhood centres will be encouraged.
CF 05	Ensure that proposals for the change of use of residential accommodation for use by doctors, dentists and other medical practitioners does not negatively impact on residential amenity and is in keeping with the character of the area.
CF 06	Support and encourage the provision by voluntary and state agencies, of a wide range of appropriate community facilities and premises to meet the needs and demands of new and existing communities, especially in areas where there are deficiencies.
CF 07	Support and promote community groups with local projects, community development and any opportunities that may arise.
CF 08	Support and promote the development new and existing sports facilities within the County, subject to the normal planning criteria and the proper planning and sustainable development of the area.
CF 09	Support the provision of a Regional Sports Facility for the County.
CF 10	Support the work of Cavan Sports Partnership and the implementation of Cavan Sports Partnership Strategic Plan 2017-2021 and any other subsequent plan.
CF 11	Ensure that new leisure facilities, where possible, are located in proximity to public transportation routes and where they can best meet the needs of the community that the facilities are intended to serve.

4.14 Childcare and Youth Facilities

Access to affordable and high-quality childcare is an essential requirement for an equitable society, a thriving economy and sustainable communities and is a critical part of the County's infrastructure. Childcare is essential to enable parents to participate in the workforce and to obtain an income that provides an acceptable standard of living for both them and their children.

Cavan County Childcare Committee supports 63 Early Learning and Care services of which 24 are Community providers and 39 are Private providers. There are 4 School Age standalone services, 2 are community and 2 are private. The Childcare schemes offered in the county include the early Childhood Care and Education Scheme (ECCE) and the National Childcare Scheme (NCS). As per the Census in 2016, County Cavan had 5,725 children aged 0-4 years (comprising 7.52% of its population.

The State average for this statistic was 6.96%. Although the Council is not directly involved in the provision of childcare services, the Plan will seek to ensure sufficient facilities are provided in the areas required and in keeping with development. The Council will continue to be proactive in promoting and sustaining childcare facilities in the county. Detailed requirements and standards for childcare development projects are set out in Chapter 13 Development Management Standards.

Cavan Children and Young Peoples Service Committee (CYPSC), through the implementation of its Children and Young Peoples Plan aims to ensure effective interagency co-ordination and collaboration to achieve the best outcomes for all children and young people in its area. Cavan County Council also supports Cavan Comhairle na nOg as a youth voice within the County.

	Children and Youth Facilities Development Objectives It is a development objective of Cavan County Council to:
CY 01	Promote childcare facilities in the County.
CY 02	Support Cavan and Young Peoples Service Committee and the implementation of its Children and Young Peoples Plan and any other subsequent plan.
CY 03	Support the Cavan Comhairle na nOg programme.

4.15 Schools and Educational Facilities

The provision of investment in education and training are central to reinforcing the delivery of sustainable communities, promoting inclusion and offering choice and accessibility to a high standard of education and employment. Education, training and life-long learning are key enablers, around which personal fulfilment, a fair society and a successful population revolve. All are central to sustaining economic success and building strong communities. The Development Plan seeks to prioritise the alignment of targeted and planned population and employment growth with educational investment, including the provision of new schools on well-located sites within or close to existing built-up areas that meet the diverse needs of local populations. The continued provision and enhancement of facilities and amenities for children and young people, such as childcare, schools, playgrounds, parks and sportsgrounds, is a priority and will continue to be for the foreseeable future. The Council will support the provision of high-quality education and training programmes and facilities, including the allocation of sufficient sites and the development of childcare facilities, schools, and colleges in appropriate locations to cater for population growth targets. This will aid the provision of greater educational choice to facilitate improvement in skills, and to assist in tackling disadvantage.

Car dependency is a significant mode of school transport in the County. In addition to factoring sustainable access as a condition for new schools and educational infrastructure, a programme of settlement retrofit will be encouraged to facilitate safe walking, cycling or ease of access to public transport alternatives. Optimally, schools need to be located along sustainable transport corridors (i.e. walking, cycling, public transport). Co-ordinated decision making on school locations with the Department of Education will be carried out, with a planned approach to education provision to locate new school facilities within access to public transport and active travel modes.

The provision of third level education facilities in County Cavan is critical to retaining the youth population, it also benefits local employers and industry by providing skilled graduates. The enhancement of third level facilities provides scope for effective engagement between institutions and employers through access to research, development and innovation.



	Childcare and Educational Development Objectives It is a development objective of Cavan County Council to:
CE 01	Encourage and support the provision of childcare facilities, with consideration to appropriate siting and design, in appropriate locations including residential areas, town and local centres, areas of employment, close to public transport throughout the County and in accordance with the needs identified by Cavan County Childcare Committee.
CE 02	Support the provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations.
CE 03	Support play policies to address the play and recreation needs of children and young people and ensure the integration of play provision and child-friendly neighbourhoods.
CE 04	Ensure that appropriate and adequate lands are available in County Cavan for the provision, expansion and/or improvement of educational facilities and to prohibit development adjoining existing public educational facilities which could hinder the future development of such facilities and any associated ancillary infrastructure.
CE 05	Work collaboratively with the Department of Education to ensure a planned approach to education provision and to the location of school facilities with access to public transport and sustainable travel modes (i.e. walking, cycling).
CE 06	Ensure areas where significant new housing is proposed, an assessment of need regarding schools' provision is carried out in collaboration with the Department of Education.
CE 07	Develop a programme for existing schools to facilitate safe walking, cycling or ease of access to public transport alternatives.
CE 08	To facilitate the implementation of Department of Education programme of capital investment in schools in line with the proper planning and sustainable development of the area and in compliance with the following, or any subsequent relation publications, in terms of location, siting and design: (a) The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities, Department of Environment, Heritage and Local Government, July 2008. (b) Technical Guidance Document TGD20-TGD25 Department of Education and Skills 2007 (c) Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)
CE 09	Reserve sites for educational use in those areas where the younger population has increased and there is a demographic demand for further school places.
CE 10	Ensure the needs of communities including education facilities are appropriately provided for in the County.
CE 11	Encourage the use of existing educational facilities and school playing fields for other community purposes.
CE 12	Reduce the need to travel by car to schools. Applications for extensions to an existing school or a new school must be accompanied by a sustainable travel plan. The plan should indicate how pupils will access the school and provide for sustainable modes of travel to school and encourage alternatives to the car and have regard to road safety, good design and efficiency in accordance with the Department of Environment's Code of Practice on the Provision of Schools and the Planning System July 2008.
CE 13	Support in conjunction with the relevant agencies, the provision of Third Level facilities, Youth Outreach, Adult and Further Education facilities within the County.

CE 14	Support the provision of community infrastructure and require that development proposals involving the loss or change of use of land or buildings for community purposes to demonstrate: a. There are adequate facilities in the vicinity to cater for the needs of the area. b. The use is no longer viable. c. Alternative community uses are being provided elsewhere, or as part of the development, in association with the proposal.
CE 15	Promote links between the educational /training sector and enterprise sector.
CE 16	Provide for the development of dedicated youth spaces in key urban areas and the development of multifunction spaces in smaller communities/rural areas.

4.16 Recreation, Amenity and Open Space

The Council recognises the role recreation, amenity and open space facilities can play in creating healthy environments and facilitating more active lifestyles to ensure the well-being and improved quality of life for communities. In this regard, high quality open spaces, green linkages, such as walks and trails, cycle ways, access to the lakes, sports and recreational facilities that are usable and accessible to all should be provided in tandem with development and changing community needs. The connectivity of open spaces between urban areas, urban fringe and rural areas allows for the interaction of people and wildlife and connects people with places of work and community facilities.

Public open space offers both passive and active recreation, contributing to the quality of life of residents and visitors alike. These amenities also offer environmental and ecological benefits and improve building energy performance. There are numerous health benefits for communities with access to open space both in a rural and urban setting. Parks and open spaces are important contributors to local distinctiveness, offering opportunities to reflect elements of the local landscape, culture and heritage through design concepts, materials, topography and planting. To achieve optimum accessibility and effective provision of open space and recreational facilities, they should be located and designed on a hierarchical basis according to the needs of a defined population. It is important that the County offers an adequate network of open spaces. The RSES supports the preparation of open space and parks strategies by local authorities, and for enhanced cross boundary collaboration to provide for a hierarchy of open space provision including regional scale open space and recreational facilities. It is the policy of Cavan County Council to support the provision of public open space and parks as appropriate throughout the County. Con Smith Park in Cavan Town is an established town park which has been developed as a multi-generational park, with walks and an adult outdoor gym, children's playground, skate park and bandstand. The park comprises of an area of 14.42acres, Cavan County Council now seek to develop the entire site into a quality public park.

A number of established walking and cycling routes, trails and greenways have been developed. Such routes can open up valuable amenity assets for local communities and visitors to enjoy and appreciate as well as providing opportunities for enhancement of quality of life and health together with providing important tourism assets and consequential benefits to the local economy. Many opportunities exist for creating new and improved linkages and facilities for walking and cycling so that the enjoyment of the wealth of natural heritage and amenity may be maximised and the potential to exploit these assets for the purposes of tourism can be realised. Cavan County Council prepared a Cycling and Walking Strategy for County Cavan in 2018. The aim objective for this strategy is the development of an action-focused document that will sustain an overall vision for walking and cycling in the County. It is the policy of this plan to support the provision of walking and cycling routes, trails and greenways within the County and the implementation of this strategy.

Cavan offers a wealth of natural and manmade resources making it an ideal location for outdoor sport and recreation. Such facilities need to be protected, maintained and promoted. Cavan County Council will oppose development on, or removal of, existing playing fields, pitches and any other designated area of public open space.

The Council recognises the importance of play in the development of children and continues to promote participation in sport and recreation through a range of measures. Communities also benefit from play because of the opportunities it offers for integration, enhancing community spirit and preventing anti social behaviour. Playground facilities should cater for defined age groups and provide a variety of facilities and play opportunities.

The role of Cavan County Council in regard to play opportunities goes beyond the development of physical infrastructure specifically designated for play. Planning for play requires that we ensure that recognition of our children's right to play in safety is built into all aspects of both our natural and built environment. Cavan County Council are currently developing a new Playground Policy 2020-2025 which focuses on future playground development in County Cavan and the maintenance of existing playgrounds in a strategic manner.

It is the policy of this plan to support the provision of MUGA facilities at appropriate locations throughout the County. The Council will support future initiatives, which raise awareness of the importance of play for the health, well-being and development of children, people with disabilities, travellers and ethnic minorities. Furthermore, the Council also support sports development programmes through the Ulster Council GAA, FAI and Ulster Rugby and Cavan Sports Partnership programmes.

Allotments are becoming increasingly popular and play an important function in serving communities. Private landowners have a role in providing this resource and service which promotes sustainable living. Allotments should be located such that they do not have an adverse impact on the safety and capacity of the surrounding road network and designed and sited to have a minimal impact on the surrounding landscape.



	Recreation, Amenity and Open Space Development Objectives It is a development objective of Cavan County Council to:
RAOS 01	Ensure sufficient land is allocated to provide a variety of open spaces on a hierarchical basis throughout the County in order to achieve a choice of open space, recreational and amenity facilities.
RAOS 02	Develop public open spaces that have good connectivity and are accessible by safe, secure walking and cycling routes.
RAOS 03	Increase the use and potential of existing public open space, parks and recreational areas, both passive and active, allotments and community gardens, by integrating existing facilities with proposals for new development and by seeking to upgrade existing facilities where appropriate.
RAOS 04	Support the development of appropriately located allotments, in areas which have good access to and are proximate to built-up and residential areas.
RAOS 05	Facilitate and encourage open space to be planned for on a multi-functional basis incorporating ecosystem services, climate change measures, green infrastructure and key landscape features in their design.
RAOS 06	Promote the value of the County's recreational and amenity resources as a key asset to the local economy and to the health and well-being of the community and continue to support the expansion of existing amenities.
RAOS 07	Seek a greater variety of provision of recreation and amenity facilities to reflect the demands of an increasingly diverse population.
RAOS 08	Support the development of regional scale Recreational Sports facility in Cavan Town.
RAOS 09	Support the provision of MUGA facilities throughout the County.
RAOS 10	Support the implementation of Cavan Playground Policy 2020-2025 and facilitate the provision of appropriately scaled children's playground facilities.
RAOS 11	Support the provision of new and upgrade of existing walking and cycling routes, trails and greenways within the County.
RAOS 12	Support the implementation of the Cycling and Walking Strategy for County Cavan.

4.17 Libraries, Arts and Culture

Libraries, arts and cultural facilities not only contribute to the artistic, social and quality of life of communities, they are also contribute to the economy by attracting visitors, investment and job creation. The arts sector in County Cavan is a vibrant one which encompasses a range of established heritage groups, cultural festivals and activities operating throughout the County. There is a considerable pool of talent and enterprise in the county. The Arts sector is important for the identity of the County and its population and ensures this culture is protected and promoted. Cavan's reputation as quirky and alternative is due to its people, landscape, history and location. This is enhanced by a largely rural population and an increasingly diverse society, which cultivates a high level of individuality amongst its citizens. The proliferation of the arts in the county reflects the work of the artists, their publics, a wide range of partners and stakeholders and the local authority's investment in the arts and the wider cultural offer. Through the work of the Arts Office, the Council aim to cultivate an environment which allows the arts sector to flourish, while at the same time engaging and educating as many people as possible in and about the arts sector. The Arts Office continuously strives to support all facets of the arts and to instil a culture of participation, learning and critical thinking in relation to arts development. The arts office is currently guided by Inclusivity and Ambition – A Strategy for Cavan Arts 2018 – 2023.

The county towns cultural infrastructure is being renewed through investment in key growth sectors. Important investment at Townhall Cavan, the Abbeylands project, the County Museum and Cavan County Library buildings across the County, including the redevelopment of Belturbet Library and Civic Centre, the new library and theatre complex incorporating Ramor Theatre, Virginia and ongoing negotiations to provide a library and cultural amenity in Kingscourt are vital to the growth of a healthy environment for the arts to thrive. The ongoing work on developing a world class Storytelling Centre at Cavan County Museum will further enrich this dynamic cultural asset in the County.

The incorporation of public art in public spaces, civic buildings and town centre locations is also encouraged.

Cavan County Library Service currently comprises a network of three full-time and six part-time branch libraries supported by Library Headquarters in Cavan Town. It also provides a prison library service to Loughan House Open Centre. It provides an essential and fundamental quality of life service to many people in the County and wider area. Cavan County Council's Library Development Plan 2017-2021 charts the future direction of Cavan's library service through strategies which aim to meet the demands of the evolving economic and community profile of the county. The Council continues to encourage an integrated approach to the delivery of library, arts and other cultural activities and services, in line with the objectives of the Library Development Plan and subject to available finance. The library service plays an important role in connecting and empowering communities, with free membership ensuring that the library service is available to all.

The provision of high-speed internet service across the branch network is a measure that supports a more inclusive society. The development of a state-of-the-art library facility as part of the new Civic Centre in Virginia is currently underway. The expansion of the service will continue, with a major capital development planned for Kingscourt Library, pending funding. The refurbishment of the existing library in Kingscourt is planned as an interim measure. Cavan County Council will build on technological and service innovations to improve access to, use and visibility of the public library service and to establish it as a leading provider of sustainable, integrated public services.

Cavan has a rich and living cultural heritage and a strong cultural identity, based on a wide range of activities and interests, including music, theatre, TV and film, visual arts, crafts, dance, literature, architecture and sport. The Council supports major cultural events and have been involved in the hosting of a number of national cultural and music events. The Council recognises the importance of these events, activities and facilities which contribute towards the intellectual, artistic and social quality of life for people in the County and attracting other people from both within and outside the country to Cavan.

Libraries, Arts & Culture Development Objectives It is a development objective of Cavan County Council to:	
LAC 01	Support the development of the library service in County Cavan and the implementation of the actions set out in the Library Development Plan.
LAC 02	Support and promote the provision of a Mobile Library Service with IT support to the towns, villages and communities in the County that have no library service.
LAC 03	Facilitate and encourage the use of Public Spaces in Towns and villages for Art events, performances and festivals.
LAC 04	Encourage the provision of new or improved arts, cultural and entertainment facilities, particularly in the parts of the County where there is a deficiency in such provision.
LAC 05	Promote and support the development of the arts sector in County Cavan.
LAC 06	Support and promote the arts sector in order to preserve Cavan's unique history, heritage and culture.
LAC 07	Encourage and support the creation and display of works of art in public places, including streetscapes as appropriate, provided environmental, amenity, traffic or other constraints are carefully managed.

4.18 Burial Grounds and Places of Worship

Local Authorities have a statutory responsibility to provide for burial facilities. The Council will support the development of additional burial grounds and extensions to existing facilities where appropriate. Changes in society have resulted in the needs to provide multi-denominational graveyards and memorial gardens. It is proposed to develop future sites in a sustainable, climate action friendly manner using natural products and low carbon construction and it is a goal to make the sites self-sufficient in energy needs. It is recognised that burial grounds also hold an amenity value, it is proposed that any extra land purchased for burial grounds can be used for tree planting and the creation of a bio-diversity areas. There is currently one crematorium in Cavan which serves the county and the surrounding area.

Cavan is now a county with a more diverse population hosting numerous faith and religious communities. This has given rise to demand for dedicated worship spaces. The Council will encourage appropriate, easily accessible locations which comply with the Council's standards with regard to design and environmental issues.

Burial Ground and Places of Worship Development Objectives It is a development objective of Cavan County Council to:	
BGPW 01	Support the provision of burial grounds (including multi-denominational burial grounds), together with necessary extensions to existing burial grounds.
BGPW 02	Protect and maintain historic graveyards within the County and support the care, conservation and appropriate interpretation of historic burial grounds vested in the care of Cavan County Council.
BGPW 03	Assist the development of places of worship in appropriate locations in urban centres and proximate to residential communities.

4.19 Fire Service and Civil Defence

The Fire Service is a vital public safety service provided by the Council. There are stations located throughout the county. The responsibility for the protection and rescue of persons and property under the Fire Services Acts is discharged through the county fire service. The role of the fire service in the community involves promotion of fire safety, fire protection of the built environment, major emergency management and also the emergency response capability of the fire service. The firefighting service has a complement of 93 retained firefighters based throughout the county and four officers with associated support staff based in Cavan Town. The retained firefighters operate from one of the ten stations in the county located at Cavan, Cootehill, Kingscourt, Bailieborough, Virginia, Ballyjamesduff, Ballyconnell, Belturbet, Killeshandra and Dowra. All firefighters are trained in dealing with structural and outdoor fires, road traffic accidents, chemical incidents, gas leaks etc. as well as other special rescue services.

The role and functions of the fire service are intertwined with other core services of the council such as planning, housing, water services and roads. Effective working relationships and co-operation between the fire service and other local authority services are essential in maintaining public safety for all the community in Co. Cavan. The fire service has a duty regarding fire safety activities in public and certain private buildings in the area of fire safety design, property improvement and change of use. Its functions include advising on planning applications, dangerous substances licensing, community fire safety initiatives and fire safety inspections of buildings.

In accordance with the Building Control Regulations, a Fire Safety Certificate is required before construction is commenced for particular building types.

Civil Defence is a voluntary organisation part funded by Local Authority and Department of Defence who provide an important frontline emergency services in dealing with severe weather, flooding, major accidents and searching for missing people. In addition, Civil Defence support community events throughout the year. In Cavan there is one fulltime paid Civil Defence Officer and at present one temporary Assistant Civil Defence Officer. There are 209 Volunteers who actively give their time to ensure Civil Defence are able to attend the requests we receive from the Principal Response Agencies and the public.



	Fire Service and Civil Defence Development Objectives It is a development objective of Cavan County Council to:
FSCD 01	Continue to co-operate with the County Fire Service in the operation of its duties and in the design of new buildings.
FSCD 02	Facilitate the accommodation of fire service facilities in suitable locations.
FSCD 03	Facilitate the implementation of the "Fire Service Operations Plan 2015-2019" or as otherwise amended.
FSCD 04	Support the Cavan Civil Defence Programme.

4.20 Social Inclusion

The promotion of social inclusion is an overall aim of the plan. Social inclusion refers to the way all members of the community are integrated in an equal manner. Social inclusion aims to make participation in education, recreation, employment and health more accessible for all. It seeks to ensure that minority groups, people from different nationalities and cultural backgrounds, the travelling community, ethnic minorities, people with disabilities, the elderly, children and young people are recognised as valued members of society. It is crucial that our living, working and leisure environments are designed and maintained in a manner that is accessible to all. The Council, through its Social Inclusion Activation Programme (SICAP) 2018-2022 and considered policies, supports and proactively encourages a culture of social inclusion. The Development Plan policies and objectives facilitate the development of sustainable communities. Good quality public realm, access to housing, community facilities and public transport are central to the promotion of social inclusion. The Plan also seeks to foster equality of opportunity and protection of human rights enshrined in the UN charter. The Council is fully committed to developing a more socially inclusive society and promoting participation and access for all.

Through the Local Economic and Community Plan and the work of Cavan LCDC a key goal is to improve the access and quality of Cavan Local Authority Services for people from disadvantaged communities.

	Sustainable Social Inclusion development Objectives It is a development objective of Cavan County Council to:
SSI 01	Support social inclusion measures including the revitalisation of areas by physical regeneration, planning, investment and community development and measures to improve educational attainment levels, upskilling in key competencies and skills acquisition.
SSI 02	Continue to provide accommodation for all households whose financial circumstances dictate that they cannot provide for their own housing needs, such as the elderly, lone parents, travellers, persons with disabilities.
SSI 03	Cooperate with Voluntary Housing Bodies and other providers of social housing in the provision of housing.
SSI 04	Promote Universal Design and Lifetime Housing in accordance with best practice and the policies and principles contained in *Building for Everyone: A Universal Design Approach (National Disability Authority, 2012) and* Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024).
SSI 05	Secure the implementation of the Council's Traveller Accommodation Programme and to review this programme if required and/or deemed to be necessary, during the Plan period.
SSI 06	Support a socially inclusive society, by providing for appropriate community infrastructure, located in local centres, easily accessible to communities and that are designed appropriately for accessibility and ease of use for all.
SSI 07	Use phasing arrangements to ensure that community facilities are provided in line with development.
SSI 08	Encourage and facilitate for places of worship/places of assembly in appropriate locations close to residential communities.

4.21 Sustainable Communities Climate Change Context and Development Objectives

In accordance with the format set out in Chapter 5: Climate Change of this Plan the following is an assessment of the content of this chapter in a Climate Context and associated development objectives.

Irrespective of its function, a sustainable community can refer to a group, a neighbourhood, a street, a village, a town, or even a county or region. Traditionally the formation of a sustainable community has associated itself with the physical, social, ecological, cultural and 'spiritual' qualities of an area. However, in an era of ever-increasing and more severe heat waves, precipitation, droughts, and floods, responding to the impacts of climate change has now firmly positioned itself alongside



these considerations. Public spaces are where physical and social resilience meet and can now be considered a crucial tool in our arsenal to mitigate and adapt to rising temperatures and extreme weather conditions. Local Authorities are increasingly exploring the capacity of 'Greenery and Amenities' to improve our thermal comfort, regulating air temperature, radiation, humidity and wind pattern, and subsequent use and amenity. Public spaces/community and social infrastructure should connect with nature and on a more practical level, encourage us to walk and cycle, while moving away from auto-centric design to place-led development. Mass transit and walkable, bike-friendly areas are among the best to mitigate the impacts of climate change. Our streets and facilities must be considered more as spaces and understood as a crucial tool towards improving our sustainable habits and supporting communities. Communities that are structurally sound, but also socially empowered and connected are more resilient to disaster. Climate Change will put increased pressure on economically constrained communities, many of which have limited resources to respond to the changing conditions. The most successful social/community initiatives have strong community-based participation at its centre, prioritising the access of local community and their potential to create quality public spaces that contribute to people's health, happiness, and well-being.

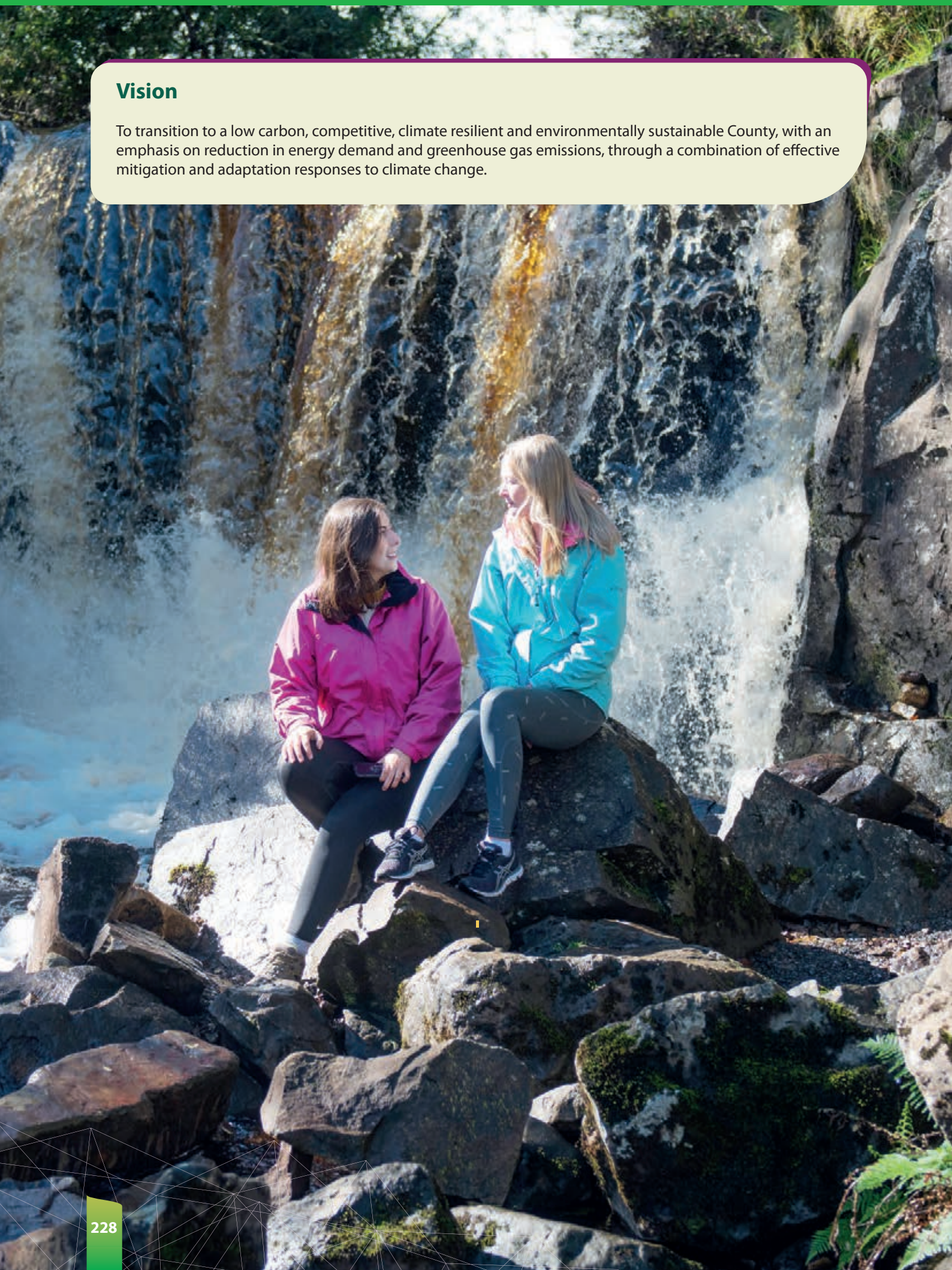
	Sustainable Communities Climate Development Objectives It is a development objective of Cavan County Council to:
SCCC 01	Prepare of an overarching landscaping plan for the towns and villages of Cavan, to identify pocket parks, vertical landscaping, and green roof opportunities, and micro-spaces in Council public ownership to be immediately exploited, alongside an ambition to improve connectivity between green spaces, and the implementation of same with stakeholder approval.
SCCC 02	Prioritise the installation of soft-scaping within our towns and villages wherever possible, and ensure adequate understanding, adherence and address of the maintenance requirements of all existing and proposed surface treatments.
SCCC 03	Encourage all large-scale development proposals to actively assess and demonstrate, increased and/or improved quality social spaces, both externally and internally.
SCCC 04	Ensure the design of all open spaces are professionally and adequately designed and orientated at its most preferred location within a scheme and accompanied by a finishes schedule of highest quality and of sustainable materials.
SCCC 05	Encourage the installation of awnings and retention of tree canopy cover where practicable, within the commercial areas of the county towns and villages.
SCCC 06	Require all future residential developments over 10 no. or more units to submit a Social and Community Statement, setting out the measures to be implemented that will bring about improved social benefit and amenity to the area (e.g., multiple house typologies, accessible housing, social services community housing, creche and so forth).
SCCC 07	Support the introduction of car restriction zones in close proximity to urban schools to encourage active travel.
SCCC 08	Encourage local communities to develop their own renewable energy schemes.
SCCC 09	Develop future burial ground sites in a sustainable, climate action friendly manner using natural products and low carbon construction and it is a goal to make the sites self-sufficient in energy needs. It is recognised that burial grounds also hold an amenity value. It is proposed that any extra land purchased for burial grounds can be used for tree planting and the creation of a bio-diversity areas.
SCCC 10	Support the development of low carbon neighbourhood plans to mitigate against climate change and increase resilience to the impacts of climate change.

5 Climate Change



Vision

To transition to a low carbon, competitive, climate resilient and environmentally sustainable County, with an emphasis on reduction in energy demand and greenhouse gas emissions, through a combination of effective mitigation and adaptation responses to climate change.



Policy

CCP 01

Support the implementation and achievement of European, national, regional and local objectives for climate adaptation and mitigation.

5.1 Introduction

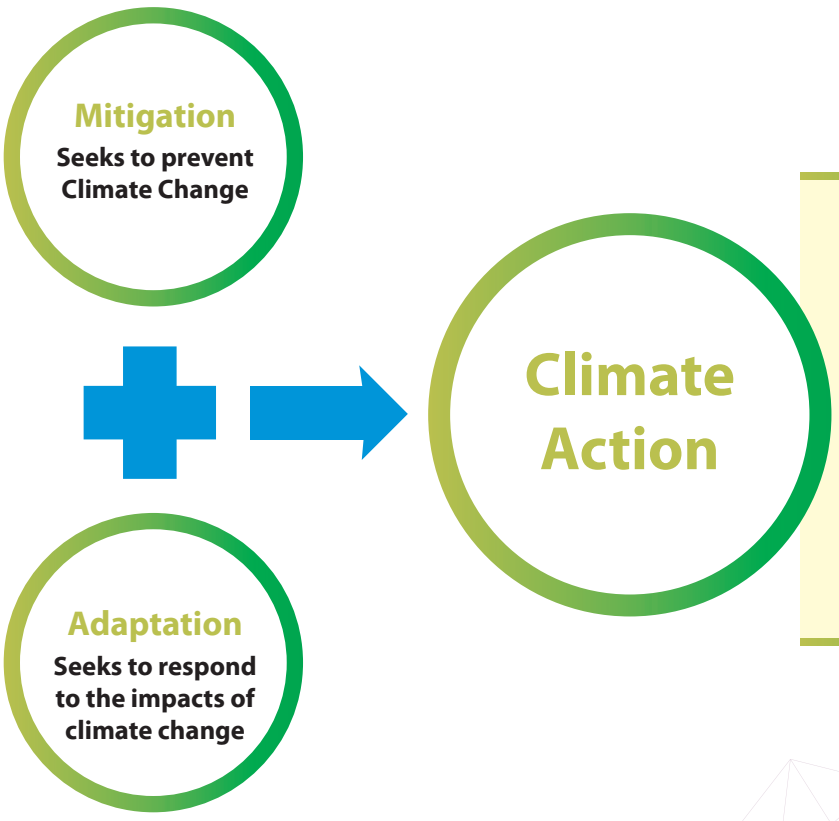
This chapter relates to climate change adaptation and mitigation. The Planning and Development Act 2000, as amended, requires the Development Plan to include measures to reduce energy demand and greenhouse gas emissions, and adapt to climate change.

Climate change, or global warming, arises from the emission of excessive greenhouse gases such as carbon dioxide (CO2) into the atmosphere. It is occurring faster than nature's ability to adapt to it. Some of the effects will be disruptive, affecting whole ecosystems, our biodiversity and food systems, with consequences for human welfare and health. Changing weather patterns and more extreme weather events will put property and livelihoods at risk and place new demands on our infrastructure, our water supplies, and how we manage our urban and rural environments.

The expected climate change impacts for Ireland are:

- Average annual temperature to increase, milder winters, and a longer growing season.
- Average spring and summer rainfall to reduce, with extended dry periods.
- More frequent heavy rainfall in autumn and winter.
- A changed biodiversity: Some plant and animal species may not adapt in time.

Decarbonising our society is now a challenge for the planning system. The way we generate and use energy in terms of our carbon footprint, how we manage waste and emissions, and protect our biosphere, are now sharply in focus. In all these areas, both mitigating and adapting to climate change is necessary. All development is therefore required, by a variety of means, to both mitigate its own impact on climate change and adapt to the effects of climate change. This requires a cross-cutting approach across a range of policy areas of the Development Plan. Mitigating and adapting to climate change must be an overarching principle of the Core Strategy.



Adaptation refers to efforts to manage the risks and impacts associated with existing or anticipated impacts of climate change.

Mitigation refers to the efforts to reduce the emission of greenhouse gases and reduces the severity of future climate change impacts

The national policy position for Climate Change establishes a vision for Ireland of low-carbon by 2050 (80% reduction on 1990 emissions) across the electricity generation, built environment and transport sectors; and in parallel, an approach to carbon neutrality in the agriculture and land use sectors, including forestry.

Monitoring and evaluation is required to ensure measurable progress at county level linked to the Government's *Climate Action Plan 2019 – To Tackle Climate Breakdown* which includes 183 actions across 12 sectors of Irish society.

This Cavan County Development Plan in accordance with the *NWRA RSES* contains a Climate Strategy, which in conjunction with the Cavan County Council *Climate Adaptation Strategy 2019* sets out a vision for the future and key actions towards climate change and sustainable development.

5.2 Policy Context

5.2.1 Planning and Development Act 2000 (as amended)

Section 10 (2)(n) of the Planning and Development Act 2000 (as amended) requires the Development Plan to include objectives to promote sustainable settlement and transportation strategies in urban and rural areas. These should include measures to:

- reduce energy demand,
- reduce greenhouse gas emissions, and
- adapt to climate change; in particular, having regard to location, layout and design of new development.

It is also a statutory requirement for local authorities to incorporate the promotion of sustainable settlement and transportation strategies in urban and rural areas.

5.2.2 International Legislative and Policy Context

Ireland is committed at International and European levels to play its part in limiting global temperature rise. This requires us to reduce greenhouse gas emissions, improve energy efficiency and phase out fossil fuel energy sources. Ireland is committed to the following agreements and policy frameworks:

- UN Framework Convention on Climate Change (UNFCCC) 1992
- The Paris Agreement 2015, setting binding commitments within UNFCCC
- The UN Sustainable Development Goals (SDGs). SDG13 relates to climate change.
- The 2013 EU Strategy on Adaptation to Climate Change.
- European "Green Deal" 2019
- EU 2020 and 2030 climate and energy targets as well as longer term 2040 and 2050 milestones and targets

5.2.3 National Policy Context for Climate Change

The 2012 National Climate Change Adaptation Framework (NCCAF) was Ireland's first step in developing a national policy on adaptation actions to combat the impacts of climate change. Action 17: Ensure that ESB Networks and EirGrid plan network and deliver on connecting renewable energy sources to meet the 2030 70% RES-E target". Greenhouse gas mitigation and adaption to the impacts of climate change were to be addressed in parallel national plans under an evolving climate policy to 2050.

The Irish government has since published the following:

- Climate Action and Low Carbon Development Act 2015
- National Mitigation Plan 2017, arising from the above Act
- National Adaptation Framework 2018, arising from the above Act
- Project Ireland 2040 (the National Planning Framework and the National Development Plan)
- Climate Action Plan – To Tackle Climate Breakdown 2019

To provide local authorities with support in developing Climate Change Action Plans (CCAPs), the Department of Communications, Climate Action and Environment (DCCAE) has developed the Local Authority Adaptation Strategy Development Guidelines 2018. Also, four Climate Action Regional Offices (CAROs) were established to coordinate local government response.

5.2.4 Climate Action Plan – To Tackle Climate Breakdown 2019

The Government's Climate Action Plan 2019 - To Tackle Climate Breakdown, published on 17th June 2019, reflects the central priority for climate change to be embedded within Ireland's political and administrative systems, setting out governance arrangements including the carbon-proofing of government policies, the establishment of carbon budgets, the strengthening of the Climate Change Advisory Council and providing greater accountability to the Oireachtas.

The Action Plan sets out 183 individual actions across 12 sectors and charts an ambitious course towards decarbonisation. Action 15 relates to the implementation of the National Planning Framework and those parts of it that can reduce carbon emissions. Under this action, Government is to issue a methodology to local authorities on calculating and reporting on the carbon impact of Development Plan strategies. Integral to Action 15 is the delivery of compact urban development, regeneration, sustainable transportation, regional development and area-based measures and targets to accelerate to a low carbon and climate resilient society.

Within the 12 Sectors described in the Action Plan, the Public Sector is identified as having a significant role in 'Leading by Example' to not only just reduce its own emissions but to inspire climate action across the community. The Climate Action Regional Offices (CARO) are to assist local authorities in building capacity to promote effective engagement on climate change.

There are a range of actions that are specific to and/or relate to local authorities as well as the CAROs. Local authorities will be required to undertake an annual programme with measurable impact particularly with actions to focus on, inter alia.

- Reducing emissions by 30% and Improve energy efficiency of local authority buildings by 50% under the guidance of a new Public Sector Decarbonisation Strategy.
- Setting a target to demonstrate leadership in the adoption of low emission transport options.
- Developing and implementing a Climate Action charter.
- Public buildings (all) to reach BER 'B' Rating
- Building capacity through upskilling and knowledge dissemination.
- Supporting and delivering projects that include strong ambition on climate action through funding resources from Project Ireland 2040.
- Developing robust community engagement on climate action by linking to existing and new networks and clustering initiatives using the National Dialogue on Climate Action and local authority structures.
- Working with communities to expand Sustainable Energy Communities.
- Continue to implement Adaptation Planning with emphasis on building Climate Resilience and delivering the objectives of the National Adaptation Framework.

5.2.5 Climate Action Charter 2019

The Climate Action Charter followed the publication of the Climate Action Plan and represented a collective agreement on the part of Local Government across the State, with all 31 no. local authorities signing an agreement to commit to actions delivering climate action in their communities, through the actions set out in the Climate Action Plan. The Charter commits local authorities to several actions that will ensure that they play a key leadership role, both locally and nationally in delivering effective climate action. Among other commitments, all local authorities will:

- Put in place a process for carbon proofing major decisions, programmes and projects on a systematic basis, including investments in transport and energy infrastructure;
- Deliver a 50% improvement in energy efficiency by 2030;
- Ensure all suppliers provide information on their carbon footprint and steps they plan to reduce its impact;
- Build local citizen engagement, particularly with young people;
- Partner and collaborate on climate action initiatives with local community groups, local enterprise and local schools and higher-level institutions;
- Monitor, evaluate and report annually on the implementation of activities under the Charter.



The Chief Executive signed the Climate Action Charter for Cavan County Council in 2019. This Climate Action Charter demonstrates Cavan County Council's commitment to work in partnership with the Department of Communications Climate Action and Environment in responding to climate change, while also providing local leadership in the area of Climate Action and support to communities in addressing such an important challenge.

5.2.6 National Mitigation Plan 2017 (NMP)

Ireland's first National Mitigation Plan (NMP) was published in July 2017 by the Department of Communications, Climate Action and Environment. It sets out, on a whole-of-government basis, over 100 actions to examine the most effective pathways for Ireland to arrive at a low carbon and climate resilient economy by 2050. It is a living document and demonstrates work in progress. Each respective Minister is directly accountable and must, by the 2015 Act, report on progress.

The Plan is constructed across four major sectoral areas of Government, with key Ministers responsible for each – Electricity Generation, the Built Environment, Transport and Agriculture, as well as drawing on the perspectives and responsibilities of a range of other Government Departments.

5.2.7 National Adaptation Framework 2018 (NAF)

Ireland's first National Adaptation Framework (NAF) with statutory footing was published in January 2018 and complements the mitigation approach.

This national framework mandates all local authorities and key Government sectors to prepare their own adaptation strategies to reduce the vulnerability of the State to the impacts of climate change. The strategies are to identify the main risks and vulnerabilities associated with climate change to enable resilience actions to be mainstreamed into all local, regional and national policymaking.

5.2.8 Project Ireland 2040 - National Planning Framework

The National Planning Framework is built on 10 Strategic Investment Priorities up to 2040 and is accompanied by a Roadmap and the National Development Plan. It envisages a population increase by then of 1 million, and a need for 550,000 more homes and 660,000 more jobs. Half of this growth is to occur outside the 5 main cities and in accordance with the Regional Spatial and Economic Strategies (RSESs).

Ten Strategic National Outcomes (NSOs) are formed around these investment priorities. NSO8 is Transition to a Low Carbon and Climate Resilient Society. Other NSOs are linked to Climate Change directly or indirectly and include NSO1: Compact Growth, NSO4: Sustainable Mobility and NSO9: Sustainable Management of Water and other Environmental Resources.

A number of key objectives in the NPF with regard to the location of new development and travel patterns can impact on climate change. They are:

- Planning for, and implementing, a better distribution of regional growth, in terms of jobs and prosperity
- Enabling people to live closer to where they work, moving away from the current unsustainable trends of increased commuting
- Transforming settlements of all sizes through imaginative urban regeneration and bringing life and jobs back into cities, towns and villages
- Regenerating rural Ireland by promoting environmentally sustainable growth patterns.

National Policy Objectives 3c, 21, 53 and 54 also relate directly to Climate Change.

NPO 3c

Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints. [This includes Cavan town. Existing footprint is based on CSO 2016].

NPO 21

Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT based industries and those addressing climate change and sustainability.



NPO 53

Support the circular and bio economy including in particular through greater efficiency in land management, greater use of renewable resources and by reducing the rate of land use change from urban sprawl and new development.

NPO 54

Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions.

The NFP supports compact growth of all settlements and 30% of new development to occur within or close to their existing built footprints. This, coupled with a new emphasis on regenerating urban core areas and the unlocking of vacant or under-used sites, represents a clear gravitational shift towards urban development in the county to 2040. Consolidating our urban areas reduces resource consumption and energy requirements. Indirect benefits include building a critical mass of population to sustain more services and jobs locally.

NSO8 advocates resource efficiency in the transition to a low carbon economy. This not just relates to the location of new development, but in all the processes involved in our society and economy. The Circular Economy is promoted by the NPF in our use of natural resources and assets; this is aimed at eliminating waste and the continual use of resources. This regenerative approach contrasts with the traditional linear economy, which is the "take, make, dispose" model of production. The planning system is to support a low carbon, circular model of resource use, and other measures to accelerate climate change transition including renewable energy projects and sustainable mobility (including transport electrification).

5.2.9 Climate Action Fund

The Climate Action Fund was established under the *National Development Plan 2018- 2027* as part of Project Ireland 2040. The fund (totalling €500 million over the period to 2027) will support initiatives that contribute to the achievement of Ireland's climate and energy targets in a cost-effective manner. It offers the potential for innovative interventions which, in the absence of support from the Fund, would not otherwise be developed. The Fund will also seek to facilitate projects that contribute to other Government policy priorities including:

- Supporting innovation and capacity building towards the development of climate change solutions capable of being scaled and delivering benefits beyond a once - off impact;

Resource Efficiency and Transition to a Low Carbon Economy



Sustainable Land Management and Resource Efficiency

Adopting the principles of the circular economy to enable more sustainable planning and land use management of our natural resources and assets.



Low Carbon Economy

Our need to accelerate action on climate change.



Renewable Energy

Our transition to a low carbon energy future.



Managing Waste

Adequate capacity and systems to manage waste in an environmentally safe and sustainable manner.

- Generating wider socio-economic benefits such as job creation, air quality improvements, reduction in fuel poverty, bio - diversity and community resilience and development.

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

The RSES is an essential part of climate change strategy as a bridge between the national and local tiers of the planning system. The Government has also established four Climate Action Regional Offices (CAROs) to coordinate local authorities at the regional level. Local Climate Strategies and prioritised actions have since been developed by CARO and the local authorities.

RPO 5.1

Local Climate Strategies will be prepared by the Climate Action Regional Office (CARO) and Local Authorities to address local vulnerabilities to climate risk and provide prioritised actions according to the principles of the National Adaptation Framework.

The RSES identifies the following features of the region, with direct or indirect impacts for Climate Change:

- The region has less CO2 emissions than the two other regions of the State, and the biggest proportion of carbon sinks such as bogs and forest cover.
- The region has a considerable carbon-neutral energy resource, and is a forerunner in related technical ability and services. A regional Energy Hub is suggested to integrate research and investment.
- Land-use and transport across the region is poorly integrated, leading to unsustainable transport choices and excess greenhouse emissions. The region is highly dependent on the private car to access work and education.
- Many of our urban areas have poor permeability and connectivity for non-car users.
- Almost 80% of the region's population lives in rural areas i.e. all areas outside Galway city, the 3 regional growth centres and 8 key towns which includes Cavan town.
- Charging infrastructure for Electrical Vehicles (EV) meets current demand in towns, but only because current use of EVs is low. The availability of charging infrastructure has a direct link to the rate of new electric vehicles.
- Potential for biomass energy production as part of circular economy and to assist the national objective of attaining carbon neutrality.
- About 25% of the land area is either wetland or bogland, all with some biodiversity value if not already designated as Natura 2000 sites. Peatland acts as a carbon sink and retains water. Spent bogs have potential for renewable energy projects in partnership with Bord na Mona, and subject to biodiversity safeguards.
- A significant potential for 'green infrastructure' across the region.

The RSES anticipates the Government's Renewable Electricity Policy and Development Framework which will aim to identify strategic areas for the sustainable development of renewable electricity projects of scale, in a sustainable manner, compatible with environmental and cultural heritage, landscape and amenity considerations.

Regional Policy Objectives RPO 17 and 18 support the continued investment and delivery of renewable energy in the region.

The RSES recognises a significant risk in not having the right policies and mechanisms in place to support greener energy supply. The region should strategically prepare for locally - based energy production and grid connections.

RPO 4.16

The NWRA shall co-ordinate the identification of potential renewable energy sites of scale in collaboration with Local Authorities and other stakeholders within 3 years of the adoption of the RSES. The identification of such sites (which may extend to include energy storage solutions) will be based on numerous site selection criteria including environmental matters, and potential grid connections.

RPO 4.17

To position the region to avail of the emerging global market in renewable energy by:

- Stimulating the development and deployment of the most advantageous renewable energy systems.
- Supporting research and innovation.
- Encouraging skills development and transferability.

- Raising awareness and public understanding of renewable energy. Encourage market opportunities for the renewable energy industry to promote the development and growth of renewable energy businesses. Encourage the development of the transmission and distribution grids to facilitate the development of renewable energy projects and the effective utilisation of the energy generated from renewable sources having regard to the future potential of the region over the lifetime of the Strategy and beyond.

RPO 4.18

Support the development of secure, reliable and safe supplies of renewable energy, to maximise their value, maintain the inward investment, support indigenous industry and create jobs.

The principle of compact growth is a central tenet to the RSES, which is to be delivered through the Development Plans and Local Area Plans. The regional planning objectives are to achieve smart, compact growth, the regeneration of our towns and villages, and a greater focus on brownfield sites for rural housing. The design and layout of new housing is to be energy efficient.

RPO 3.2(c)

Deliver at least 30% of all new homes that are targeted in settlements with a population of at least 1,500 (other than the Galway MASP and the Regional Growth Centres), within the existing built-up footprints (built-up footprints also defined by CSO 2016).

RPO 3.3

Deliver at least 20% of all new housing in rural areas on brownfield sites.

RPO 3.4

To support the regeneration and renewal of small towns and villages in rural areas.

RPO 3.5

Identify and develop quality green infrastructure, within and adjacent to City, Regional Growth Centres and Key Towns.

RPO 3.8

Support the design of new/replacement/ refurbished dwellings to high energy efficiency standards that fully avail of renewable technologies, maximise solar gain, utilising modern materials and design practices.

RPO 4.21

Promote innovative new building design and retrofitting of existing buildings, both private properties, and publicly owned, to improve building energy efficiency, energy conservation and the use of renewable energy sources following National Regulations, and Policy.

RPO 7.20

Increase population living within settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, in-fill development schemes, area or site-based regeneration, service site provision and increased building heights appropriate to the settlement, together with infrastructure provision.

A Key Challenge stated in the RSES is to provide transport options both within and between the urban/rural centres. Local Transport Plans (LTPs) are to form the basis for land use planning representing the lowest tier of the NPF's framework for the integration of land use and transport. Facilitating modal shift to more sustainable transport options, including walking and cycling will promote healthier lifestyles, better traffic management and mitigate climate change.

Residential design is to transition from traditional density led residential development as an indicator to one where integration with other land uses is given weight.

RPO 6.26

The walking and cycling offer within the region shall be improved to encourage more people to walk and cycle, through:
(a) Preparation and implementation of Local Transport Plans for Galway Metropolitan Area Regional Growth Centres and Key Towns, which shall encourage a travel mode shift from private vehicular use towards sustainable travel modes of walking, cycling and use of public transport.

The LTP will inform the Urban Area Plans, development and local area plans and other planning framework documents. Local Transport Plans (LTP) will represent the lowest tier of the NPF's framework for the integration of land use

and transport planning and the achievement of the NPF's objective of 'compact smart growth'.

RPO 6.28

Policies, objectives and measures which emerge from Local Transport Plans shall be incorporated into Development Plans, Local Area Plans and Urban Area Plans.

RPO 6.29

The management of space in town and village centres should deliver a high level of priority and permeability for walking, cycling and public transport modes to create accessible, attractive, vibrant and safe, places to work, live, shop and engage in community life.

RPO 6.30

Planning at the local level should promote walking, cycling and public transport by maximising the number of people living within walking and cycling distance of their neighbourhood or district centres, public transport services, and other services at the local level such as schools. Flood risk management, sustainable water management solutions and adaptive infrastructure are to be progressively implemented. This will assist climate change mitigation and adaptation.

RPO 3.10

Ensure flood risk management informs development by avoiding inappropriate development in areas at risk of flooding and integrate sustainable water management solutions (such as SUDS, non-porous surfacing and green roofs) to create safe places. Development plans should assess flood risk by implementing the recommendations of the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014).

RPO 3.11

Local Authorities, DHPLG, OPW, and other relevant Departments and agencies to work together to implement the recommendation of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented.

RPO 8.22

Prioritising investment to improve stormwater infrastructure to improve sustainable drainage and reduce the risk of flooding in the urban and rural environment.

The RSES emphasises the potential of the bio-economy to produce energy. Carbon capture from biomass can be converted to energy such as electricity, heat and biofuels, thereby removing carbon dioxide from the atmosphere. Agriculture has a significant contribution to make in biomass energy production. Bio-refining, bio-clusters and the need to strategically plan for growth in the bio-economy, are to be facilitated.

RPO 4.20

Support and encourage the development of the bio-economy sector, and facilitate its development for energy production, heat, and storage distribution, in particular advocating Combined Heat and Power Units integrated into District Heating networks, in combination with Pyrogenic, Carbon Capture and Storage (PyCCS) or Bio-Energy Carbon capture and storage (BECCS).



RPO 4.27

It is an objective to support the National Policy Statement on the Bioeconomy (2018), and the exploration of opportunities in the circular resource-efficient economy, including undertaking a bioeconomy feasibility study for this Region. This feasibility study will aim to identify (and map) areas of potential growth to inform the National Transition Agenda, enabling a Low Carbon, resilient Nation.

RPO 4.28

To support the potential creation of 28 scaled local multi-feedstock bio-refining hubs across the region as well as potential creation of bio-districts/clusters.

RPO 4.29

The Assembly supports the future-proofing of infrastructure planning to allow for the potential upgrading of existing industrial sites to bio-refining plants while also supporting the use of bio-renewable energy for the sustainable production of bio-based products.

RPO 8.11

The Assembly supports the move towards regional and national self-sufficiency in terms of waste management infrastructure in accordance with the proximity principle and with the circular green economy.

Habitats are recognised in the RSES in having a contribution to make in terms of climate change (GHG emissions) and biodiversity targets (EU Habitats Directive and the National Biodiversity Action Plan). The re-wetting and development of new wetland habitats will also in time form new carbon sinks.

RPO 5.22

To protect and conserve our designated peatlands and bogs for reasons of biodiversity, ecosystem services, carbon sinks, areas of habitat importance, amenity and landscape value.

The National Policy Framework on Alternative Fuels Infrastructure for Transport in Ireland 2017 to 2030 sets a target that by 2030 all new cars and vans sold in Ireland will be zero emissions (or zero emissions capable). This, and the supporting infrastructure required, is reflected in the RSES:

RPO 6.33

Reduce dependency on the fossil-fuel powered vehicles and have regard to the National Policy Framework for Alternative Fuels Infrastructure for Transport.

RPO 6.34

Promote deployment of targeted, convenient and safe recharging infrastructure across the region to meet the changing needs of the electric vehicle with particular emphasis in public parking areas and employment locations.

5.2.11 Climate Action Regional Office (CARO)

Cavan County Council is one of 17 local authorities cooperating under the Eastern and Midland Climate Action Regional Office (CARO) set up in 2018 in response to Action 8 of the 2018 National Adaptation Framework (NAF) – Planning for a Climate Resilient Ireland to drive climate action at both regional and local levels. The CARO has assisted Cavan County Council in the development of its climate change adaptation strategy.

The 17 authorities are grouped together based on shared climate change risk characteristics. The risks in this region includes fluvial, rural pluvial and groundwater flooding. The CARO in this region is operated by Kildare County Council and Kilkenny County Council, and co-ordinates climate change expertise and engagement across government in the area.

Under the NAF, the Government is to develop sectoral adaptation plans that will affect the work of local authorities. The Midlands and Eastern CARO will liaise with the respective government departments to align local government actions with the sectoral plans.

5.2.12 Cavan County Council Climate Adaptation Strategy 2019-2024

The Climate Change Adaptation Strategy was adopted by Cavan County Council in September 2019 and represents a proactive step by the Council to ensure that climate change resilience is built into all functions of the Council. The Strategy is also to ensure the Council fulfils its role in contributing to and meeting the national targets on climate change. The National Adaptation Framework (NAF) requires local authorities to develop their own adaptation plans.



Within the Strategy, adaptation goals and objectives were formed following an assessment of local climate change risks, using baseline information and climate change projections. A Climate Risk Register was established for the county. Adaptation actions were then formed to address the priority risks and vulnerabilities identified.

The Adaptation Strategy recognises that the most robust and cost-effective climate change responses involve both mitigation and adaptation measures.

The Adaptation Strategy notes the following for County Cavan:

- The county is affected by the following Extreme Weather Events (EWEs): Strong Wind, Extreme Rainfall, Heavy Snowfall / Low Temperatures, Low Rainfall / Drought, and High Temperatures. These are also the 5 Hazards listed in the Strategy's Climate Risk Register.
- 11 EWEs occurred from 2006 to 2018.
- Operational areas most affected are Roads, Emergency Services, Housing, Environment, and Water Services.

It also characterises the environment of the county as follows:

- Agriculture is the biggest industry in the county. 144,269 hectares are farmed, mainly dairy, pig and beef farming.
- The primary sector (agriculture, forestry and fishing) employs 11.32% of the population.
- The county is rich with ecosystems, including many European and nationally protected sites.
- From its risk assessment, the strategy targets 6 thematic areas for climate adaptation goals and objectives: Local Adaptation Governance and Business Operations, Infrastructure and Built Environment, Land Use and Development, Drainage and Flood Management, Natural Resources and Cultural Infrastructure, and Community Health and Wellbeing.

Of particular relevance to the Development Plan are the following goals actions:

Theme 2: Infrastructure and Built Environment

Goal: Increased capacity for climate resilient structural infrastructure is centred around the effective management of climate risk, informed investment decisions and positive contribution towards a low carbon society.

Supporting objectives and actions include climate resilient infrastructure design and planning, energy efficiency including retrofits, and supporting waste reduction and the circular economy.

Theme 3: Land Use and Development

Goal: Sustainable policies and measures are devised and implemented influencing positive behavioural changes, supporting climate actions and endorsing approaches for successful transition to a low carbon and climate resilient society.

Supporting objectives and actions include incorporating climate change as a critical and guiding principle for the core strategy, strategic objectives and development management standards.

Theme 4: Drainage and Flood Management

Goal: To create an understanding of the risks and consequences of flooding and therefore progress the management of a coordinated approach to drainage and flooding.

Supporting objectives and actions including detailed flood risk mapping, future proofing for projected flood levels, infrastructure upgrades, and the use of Sustainable Urban Drainage Systems (SUDS) where appropriate.

Theme 5: Natural Resources and Cultural Infrastructure

Goal: Fostering and implementing meaningful approaches to protecting natural and key cultural assets through an appreciation for the adaptive capacity of the natural environment to absorb the impacts of climate change. In addition to building the resilience of cultural assets and our natural environment to withstand the impacts of climate change.

Supporting objectives and actions include the review of Heritage Plan (incorporating Biodiversity Plan) to assess the climate change vulnerability of the natural and built heritage, integrate biodiversity and habitat considerations into municipal works and amenities, increase native tree planting.

All the actions listed under the above 4 goals are scheduled for short-term delivery, but some are continuous from short to long term. All actions are to be monitored. Evaluation will occur to ensure effectiveness.



5.3 Climate Change

Climate change encompasses not only rising average temperatures but also extreme weather events, shifting wildlife populations and habitats, rising seas, and a range of other impacts. The impacts of climate change have already been felt in Ireland and within the County including the following:

- Increases in average temperatures
- Fewer colder days
- Wetter winters
- Increase in summer droughts
- More intense and prolonged rainfall
- More flooding
- Damage to existing ecosystems and Biodiversity

5.4 Greenhouse Gas Emissions

In 2017, Ireland's greenhouse gas emissions were 60.7 million tonnes of carbon dioxide equivalent. This was a reduction compared with the peak average annual emissions of 68.8 million tonnes in 2000-2004 but was 7.9% higher than the 1990-1994 average of 56.3 million tonnes (see Figure 5.1).

At State level, the data shows that Agriculture is the largest emitter of greenhouse gasses accounting for 33% of the total. Transportation levels doubled over the period 1990 (10%) to 2017 (20%). Energy emissions also remained stable over the period 1990 to 2017, at 19% (see Figure 5.2).

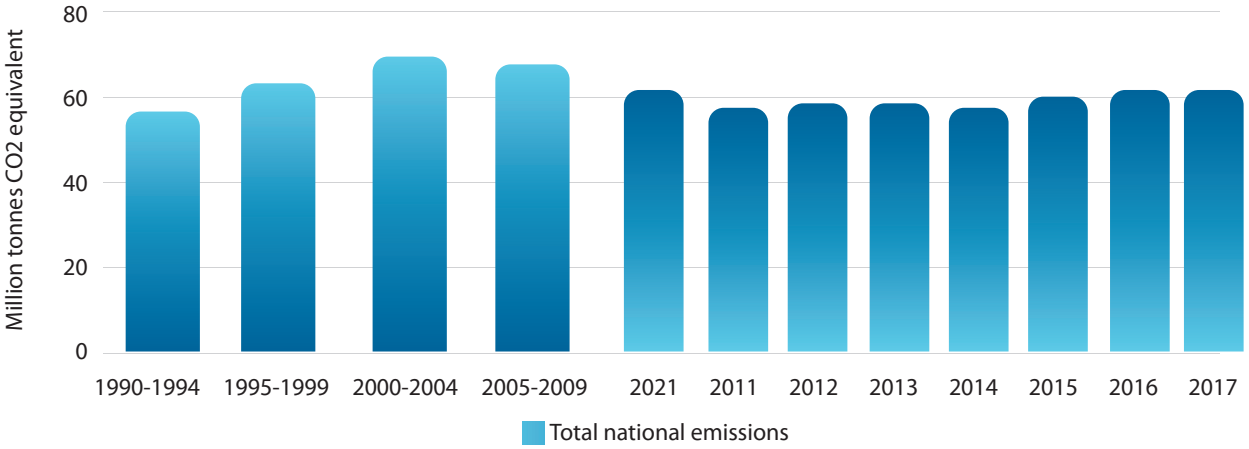


Figure 5.1: Ireland Total greenhouse gas emissions 1990 - 2017 (Source: CSO using data from the Environmental Protection Agency)

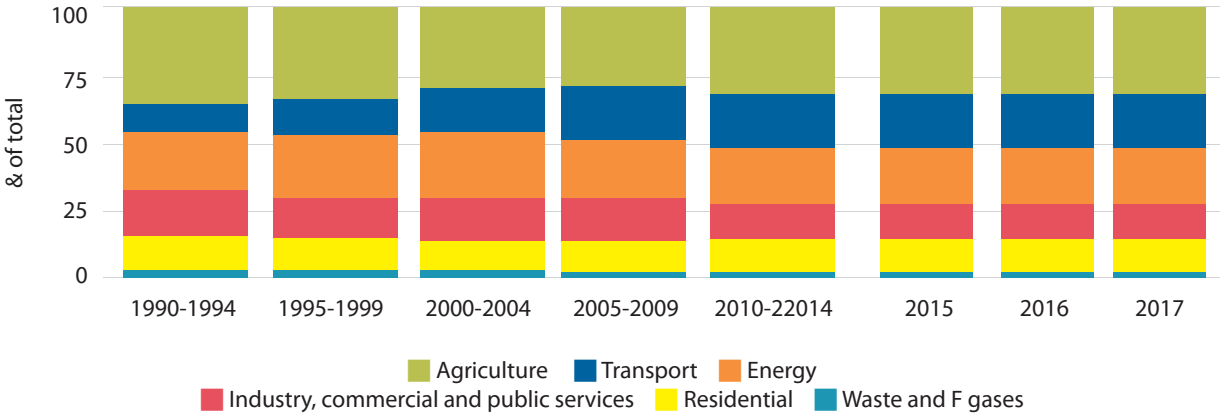


Figure 5.2: Irelands emissions by sector 1990 – 2017 (Source: CSO using data from the Environmental Protection Agency)

A Climate and Biodiversity Emergency was declared by Dáil Eireann in May 2019 highlighting the immediate need for urgent action. Ireland became only the second country in the world to pass such declaration after the UK (1st May 2019).

5.5 Decarbonising Zone

A Decarbonising Zone (DZ) is a spatial area identified by the local authority, in which a range of climate mitigation, adaptation and biodiversity measures and action owners are identified to address local low carbon energy, greenhouse gas emissions and climate needs to contribute to national climate action targets. A Decarbonising Zone incorporating Cavan Town and surrounding areas, as identified by Cavan County Council, will be progressed, subject to departmental approval.

Decarbonising Zone Development Objective It is a development objective of Cavan County Council to:	
DZ 01	Support a decarbonising zone incorporating Cavan Town and surrounding areas, subject to Departmental approval.

5.5.1 Climate Action Plan: Action 165

Action 165 specifically requires identification of one location or area in each local authority that would be subject to a plan for a Decarbonising Zone. Thereafter, follow-on steps could include:

- Harnessing those plans to develop low carbon town projects for future calls under the Climate Action Fund; and
- Early progression of demonstrator projects harnessing a range of technologies and initiatives and which would be subject to a mid-project review by the Local Authority

The concept of decarbonising zones will provide a very important test - bed in which we can:

- understand the scale of the challenge in decarbonising the economy and wider society, and
- map out the various key stakeholders and enablers.

Each Local Authority are requested to identify, by 30 April 2021, a potential area suitable for a decarbonising zone. In order that local authority decarbonising zones can act as effective demonstrators in varying settings, such zones could be in either urban or rural settings. However, to achieve effective learnings from the exercise, such zones should either cover (i) urban areas and agglomerations with a population not less than 5000 persons, or (ii) rural areas with an area of not less than 4km2. Candidate DZs that do not meet these criteria could be considered where they show demonstrated decarbonisation at a replicable scale.

The main projects that could be implementable in the zone include:

- electricity sourcing
- heat management
- reducing needs for travel and shifting travel modes towards active and public transport
- enhanced building energy efficiency
- carbon sequestration
- energy storage and management systems

The potential outcomes deliverable in terms of reductions in carbon emissions are significant and precise details will be included in the forthcoming Climate Action Plan. At a minimum, it is expected that these outcomes will be capable of meeting the Government's targets for carbon emissions reductions set out below, specifically an average 7% per annum reduction in overall greenhouse gas emissions from 2021 to 2030 (a 51% reduction over the decade). The details of the zone identifying the location and key measures proposed were submitted to the DHLGH. Cavan County Council is tasked with developing DZ implementation plans by the end of Q4 2021 and those plans will be included in their published Climate Action Plans, as required by the Climate Action Bill.

The development of decarbonising zones should, result in a learning from that experience, to advance a wider roll-out of the decarbonising zone concept across wider local authority system, in line with evolving climate policy and legislative requirements. The implementation of this action will be led by the DHLGH, in close cooperation with the Department of Environment, Climate and Communications together with the Sustainable Energy Authority of Ireland (SEAI) and local authorities supported by the Climate Action Regional Offices.

The further integration of climate action policy and spatial planning is required to enable holistic and

replicable Decarbonising Zones to develop. Such policy areas include energy efficiency measures, renewable and low carbon electricity sources, district heating, energy storage, agricultural practices, rural land management and carbon sequestration measures.

A Decarbonising Zone should also address the wider co-benefits of air quality, improved health, biodiversity, embodied carbon, agricultural practices, sustainable land management, lower noise levels, waste, water, circular economy etc., and should integrate with smart data and 'smart cities' initiatives (as relevant).

A Decarbonising Zone can also explore the co-benefits of climate adaptation and examine a range of local measures such as climate proofing, afforestation, green and blue infrastructure, reducing heat island effects, citizen awareness and behavioural change.

Decarbonising Zones can be test beds and have synergies with other sustainability measures such as promoting the circular economy, waste management, the potential for sustainable employment using remote working opportunities, active and sustainable land management.

5.5.2 Summary of Potential Content of Plans for Decarbonising Zone

Set out below is a list of key sectoral headings that could form a basis for planning for a Local Authority Decarbonising Zone:

With regard to the evolving role of spatial planning and climate action, the Department of Housing, Local Government and Heritage (DHLGH) and the Office of the Planning Regulator (OPR) will have an important leadership role, in providing continued guidance and support to local authorities. The role of Energy Agencies is also important to include work undertaken in local authority areas that could be considered as Decarbonising Zones. In the zero-carbon transition, integrated urban planning and cross-sectoral governance is crucial.

Transport	Transport should be developed in accordance with the CO2 emissions hierarchy.
Buildings	Energy efficient buildings which limit energy demand.
Green spaces	Providing carbon sequestration, reduce heat island effects.
Energy planning and policy	Dwelling density to support more energy efficient use of infrastructure in the areas of energy, transport, water etc. Trial site for certain policy mechanisms. Maintaining accurate and detailed data sets (GIS etc.) which can be represented spatially is vital for energy planning; it is also important that a list of these data sets be maintained to allow planners and policy makers to understand the information that is at their disposal.
Complementary infrastructure	Facilitate high proportions of renewable generation. (e.g., providing transmission, grid balancing, frequency control)
Land value	Economic (contaminated land, cutaway bog land, land with low agricultural or development potential etc.) or environmental (such as SPAs, SACs, NHAs).
Air quality	Implementation of a range of measures, including low emissions methodology should overlap with air quality monitoring and improvement.
Gap to Target contribution	Delivery and overall monitoring and upscaling / replication of these zones should include gap to target contributions on thematic climate targets at EU, national level etc.
Biodiversity	Complete Biodiversity Strategy.
Waste Management	Leadership role regarding waste management, the circular economy and green procurement. Examples of policies include, but are not limited to, the Waste Action Plan for a Circular Economy, the National Circular Economy Strategy (due to be published in 2021) and associated National Waste Prevention Programme.

5.6 Cavan County Development Plan Climate Strategy

Progressing climate action is a priority for this County Development Plan which will be done through a Climate Strategy which incorporates national and regional policy through an approach which includes mitigation and adaptation. The two components of climate action are critical in order to build resilience and adapt to the changing climate in a planned and structured way.

Climate mitigation describes actions to reduce the likelihood of climate change occurring or to reduce the impact if it does occur. This can include reducing the causes of climate change (e.g. emissions of greenhouse gases) as well as reducing future risks associated with climate change.

Climate adaptation is a change in natural or human systems in response to the impacts of climate change. These changes moderate harm or exploit beneficial opportunities and can be in response to actual or expected impacts. One of the key issues relating to the Plan in the context of climate adaptation is flooding. A Strategic Flood Risk Assessment (SFRA) has been undertaken alongside the preparation of the Plan that has helped to facilitate the appropriate zoning of areas that are at elevated risk of flooding.

The policies and objectives in this plan seek to mitigate and reduce the severity of future climate change and adaptation to manage the risks and impacts associated with existing or anticipated impacts of climate change. Table 5.1 and Table 5.2 respectively identify the climate mitigation and adaptation measures proposed in this Plan.

Table 5.1: Climate Mitigation Measures

Topic	Climate Mitigation Measures
Buildings	• Support energy-efficient building design and emission reduction measures • Promote building of energy efficient homes/density appropriate to demographics and with greatest infrastructure provision • Promote renewable and low carbon energy • Create or enhance carbon sinks
Agriculture, Land Management and Forestry	• Encourage the Agriculture Sector and our farming communities to adapt and change to produce more of our food locally in order to facilitate us all to shop local. • Encourage local food markets and shops to stock and sell local food produce. This will increase local employment and wealth generation as opposed to exporting it abroad. • Establish new community woodlands in urban/urban fringe areas • Support production of sustainable biofuels (farm contributions to localised energy supplies – biofuels/wind energy production) • Implement higher level Plan recommendations/objectives/ policies
Transport	• Support construction of green routes/cycleways/pedestrian routes, subject to normal environmental considerations • Support low-car developments in suitable locations and car sharing • Strengthen public transportation linkages and encourage their use • Support localisation of jobs/ shops/services to minimise needs for most common travel patterns • Support electric vehicle charging points and electrification of Council fleet
Energy Production	• Promote energy-efficient building design • Promote links between developments and renewable energy resources, for instance by sourcing energy on-site (renewable or from low-carbon fuel sources) • Consider public lighting upgrades • Facilitate building retrofits
Minerals	• Locate developments strategically (e.g. waste materials) to minimise need to travel, subject to health aspects/business needs.
Resource Management	• Support waste prevention and water conservation measures

Table 5.2: Climate Adaptation Measures

Topic	Climate Adaption Measures
Buildings	• Land use zoning to be informed by flood risk. • Promote the use of green roofs and natural ventilation. • Enhance flood resilience of buildings, e.g. elevated work surfaces and storage facilities, raised sockets and electrical infrastructure, enhanced flood boards. • Promote the use of permeable surfaces to decrease runoff rates. • Institute grey-water recycling schemes to decrease abstraction of potable surface water resources, thus reducing water stress during periods of low rainfall. • Maximise water conservation. • Plant drought-resistant plants/ trees in public amenity areas to provide shade and increase green infrastructure linkages. • Integrate climate adaptation measures for Protected Structures at risk directly or indirectly as a result of climate change.
Agriculture, Land Management and Forestry	• Support diversification of rural economy to promote crop viability options etc. • Encourage afforestation (where environmentally appropriate) to enhance interception and infiltration of precipitation. • Support restoration of peat bogs when turf cutting has ceased. • Support the recommendations of the National Peatlands Strategy.
Water Management	• Increase resilience to flooding through Sustainable Drainage Systems. • Harvest rainwater/grey water. • Ensure adequate/appropriate water supply and drainage. • Support Water Conservation Strategies.
Infrastructure, including flood defences	• Ensure critical infrastructure and services (particularly emergency services) are resilient to new climatic conditions. • Facilitate flood defences and flood resilient urban design. • Coordinate emergency response plans.
Wildlife and biodiversity	• Create/enhance ecological linkages and buffer zones from development. • Create/protect ecologically resilient and varied landscapes to help support a wide range of species. • Carry out a review of the Wetland Survey undertaken in 2008 to include measures for climate adaptation in the Council.
Economy and Tourism	• Support opportunities for increased tourism as a result of warmer summers, within limits of existing infrastructure and sensitive habitats
Human Health, Risk and Insurance	• Provide green infrastructure to provide shade in urban areas • Provide building methods and materials to reduce the impacts of heat stress • Appropriate maintenance of surface water drainage infrastructure to avoid flood risk • Land use zoning to be informed by flood risk

Cavan County Council is committed to making the transition to becoming a low carbon and climate resilient County, promoting the economic, social and environmental benefits of low carbon development, with an emphasis on the reduction in energy demand and greenhouse gas emissions. This includes a combination of effective mitigation and adaptation responses to climate change.

In addition, supporting the relevant policy area, specific Climate Change Actions are set out at the end of each chapter of this County Development Plan.

Climate Change Development Objectives
It is a development objective of Cavan County Council to:

CC 01	Support the implementation and achievement of European, national, regional and local objectives for climate adaptation and mitigation as detailed in the following documents, taking into account other provisions of the Plan (including those relating to land use planning, energy, sustainable mobility, flood risk management and drainage) and having regard to the Climate mitigation and adaptation measures which have been outlined through the policy objectives in this Development Plan: • Climate Action Plan (2019 and any subsequent versions). • National Climate Change Adaptation Framework (2018 and any subsequent versions). • Any Regional Decarbonisation Plan prepared on foot of commitments included in the NWRA RSES; • Relevant provisions of any Sectoral Adaptation Plans prepared to comply the requirements of the Climate Action and Low Carbon Development Act 2015, including those seeking to contribute towards the National Transition Objective, to pursue, and achieve, the transition to a low carbon, climate resilient and environmentally sustainable economy by the end of the year 2050; and • Cavan County Council Climate Change Adaptation Strategy 2019-2024.
CC 02	Consider a variation of the development plan within a reasonable period of time, or to include such other mechanism, as may be appropriate, to ensure the development plan will be consistent with the approach to climate action recommended in the revised Development Plan Guidelines as adopted or any other relevant guidelines.
CC 03	Support and facilitate European and national objectives for climate adaptation and mitigation having regard to the measures detailed in Table 5.1 and Table 5.2 (these have been informed by available guidance on Climate Action and Mitigation, including that from the EPA).
CC 04	Support the implementation of the Cavan County Council Climate Change Adaptation Strategy and promote the County as a key driver of the transition to a low carbon economy within the Region.
CC 05	Contribute towards climate mitigation and adaptation, taking into account other provisions of the Plan (including those relating to land use planning, energy, sustainable mobility, flood risk management and drainage).
CC 06	Promote the benefits to quality of life, public health and biodiversity arising from implementation of policies promoting climate change adaptation and mitigation.
CC 07	Provide for a reduction in energy demand and greenhouse gas emissions by providing for consolidated future development which supports sustainable travel patterns in line with the County Core Strategy.
CC 08	Encourage innovation and facilitate the development of pilot schemes that support climate change mitigation and adaptation measures, especially in the energy and agriculture sectors.
CC 09	Support the delivery of sustainable development projects under the European Green Deal.
CC 10	Support collaboration between local authorities and relevant stakeholders regarding integrated peatland management and support for rehabilitation and/or re-wetting of suitable peatland habitats, in particular the Geopark and Cuilcagh Carbon sequestration potential.
CC 11	Work in collaboration with the Sustainable Energy Authority Ireland and relevant stakeholders to deliver a number of sustainable energy communities throughout the County.

	Climate Change Development Objectives It is a development objective of Cavan County Council to:
CC 12	Incorporate energy efficiency measures, including passive and active solar gain, photovoltaic ready house and smart technology in all new buildings. Aim to ensure all new buildings are zero carbon.
CC 13	Consider the use of heat mapping to support developments which deliver energy efficiency and the recovery of energy that would otherwise be wasted.
CC 14	Carry out a feasibility assessment for district heating and any subsequent Local Area Plans or other statutory planning documents shall identify local waste heat sources, where appropriate.
CC 15	Seek to ensure primacy for transport options that provide for unit reductions in carbon emissions. This can most effectively be done by promoting public transport, walking and cycling, and by actively seeking to reduce car use in circumstances where alternative options are available.
CC 16	Maintain existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the synergies that can be achieved with regard to the following: • Provision of open space amenities; • Sustainable management of water; • Protection and management of biodiversity; • Protection of cultural heritage; and • Protection of protected landscape sensitivities.
CC 17	Work with the National Trails Office, Coillte, the Department of Planning, Housing and Local Government, the Department of Transport, and other relevant stakeholders, to improve on the existing level of infrastructure and facilities for walking and cycling.
CC 18	Complete a detailed local survey and audit of greenhouse gas emissions for the County in order to effectively target and reduce greenhouse gas emissions in a targeted approach at the County level and support the development of a Regional Inventory of GHG Emissions.
CC 19	Seek the integration of positive climate change mitigation and adaptation measures in all planning applications.
CC 20	Support the establishment of a Climate Change Unit in Cavan County Council.
CC 21	Provide training on climate mitigation measures.
CC 22	Encourage and promote technologies, like anaerobic digestion that will contribute positively and grow the circular and bio - economy.
CC 23	Integrate climate considerations into the design, planning and construction of all construction projects, including roads, bridges, public realm.
CC 24	Commence preparation a Cavan County Renewable Energy Strategy within 6 months of the adoption of this plan.

5.7 Monitoring and Review

The following indicator will be used to demonstrate how this plan will contribute to the meeting of national targets as indicated in this chapter.

- Energy efficiency of public buildings
- 30% population growth uplift of Cavan town by 2040
- 30% new homes in Cavan town by 2040 within 2016 urban footprint permitted / commenced
- No. of homes permitted / commenced on urban infill sites
- Minimum 20% of new rural homes on brownfield sites permitted / commenced
- % new buildings zero carbon permitted / commenced
- % new buildings near zero carbon permitted / commenced
- Renewable Energy developments permitted / commissioned in Megawatts / MJ/hr
- Area of solar panel / photovoltaic cell panels permitted / commenced
- No. of electrical vehicles charge points permitted
- Cycleway usage per hour
- Pedestrian footfall per hour
- Commuter flows
- Number of people working within the County

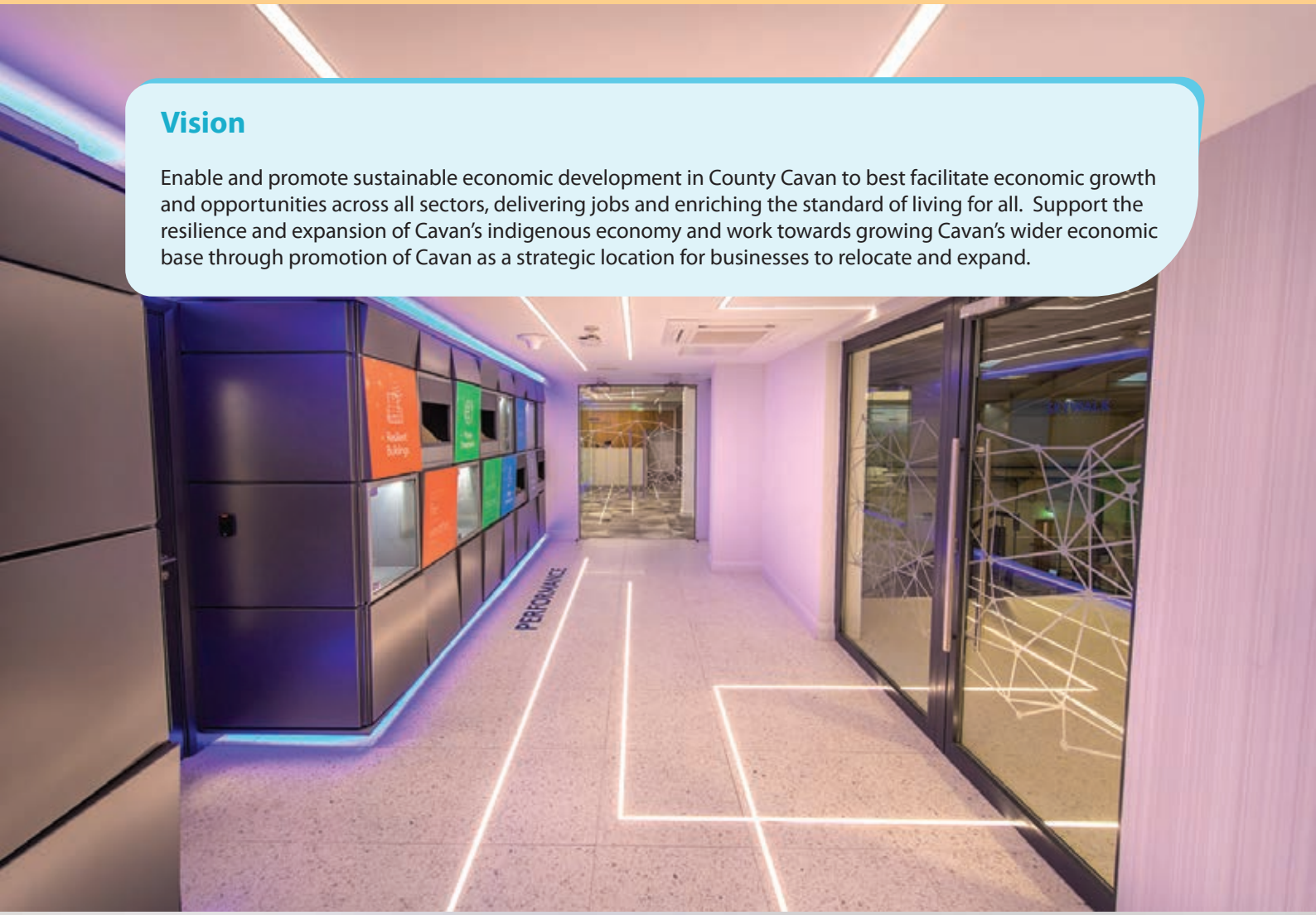
Climate Change is a strategic and cross cutting theme across the County Cavan Development Plan. As part of the collective need to tackle Climate Change, each chapter of this Plan concludes with a climate context and select number of associated climate actions, setting out definable and achievable targets.

6 Economic



Vision

Enable and promote sustainable economic development in County Cavan to best facilitate economic growth and opportunities across all sectors, delivering jobs and enriching the standard of living for all. Support the resilience and expansion of Cavan's indigenous economy and work towards growing Cavan's wider economic base through promotion of Cavan as a strategic location for businesses to relocate and expand.





Policy Objective

ESPO 01

Facilitate and support the continued growth of the economy in the County in a sustainable manner and in accordance with the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Region.

6.1 Policy Context

6.1.1 Overview

The overarching challenge for the Council is to assist in creating more jobs so that people who live in Cavan can work in Cavan. In addition the Council will foster an environment which allows new industries to locate in the County. This in turn will encourage a generation of employment and increased economic activity in a sustainable and spatially balanced manner. The development plan is a key vehicle to facilitate this. Cavan County Council will aim to ensure there is sufficient and suitable land reserved for enterprise development at fitting locations. The Council will continue to support and facilitate cross-border cooperation and trade between County Cavan and Northern Ireland, notwithstanding the uncertainty presented by Brexit and Covid-19 and the possible obstacles and opportunities that may arise.

Driving economic growth and generating better standards of living for all are two key government priorities. The Local Government Reform Act 2014 was the vehicle introduced to deliver new structural arrangements, plans and strategies at the local and regional government level to ensure additional emphasis was placed on sustainable economic development, local government reform and increased community participation.

The latter stipulates that Local Authorities are now required to prepare a Local Economic and Community Plan (LECP) which better establishes an integrated approach to economic and local community development. Under the new 3 Regional Assembly Structure, Cavan is located within the Northern and Western Regional Assembly. Each of the Regional Assemblies are also required to develop Regional Spatial and Economic Strategies. This act also brought about the establishment of the Local Community Committees (LCDC's) and Local Enterprise Offices (LEOs) within Local Authorities.

Since 2014 the increasing importance afforded to economic development by the government is reflected in the suite of policies and programmes which have developed in recent years at a national and regional level. Each of these policies and programmes are integral to the broader policy system which aims at driving economic growth and sustaining better standards of living throughout Ireland. A "top-down approach" to enterprise development is provided at a national level under *Enterprise 2025 Renewed*, whilst in contrast to this, a "bottom-up approach" is set out at a regional level under the *North East Regional Enterprise Plan to 2020* in terms of its strategic objectives and the delivery by way of collaborative engagement, additionality and the delivery of measurable actions.

6.2 National Policy Context

6.2.1 Enterprise 2025 Renewed

Enterprise 2025 Renewed is Ireland's national enterprise policy document and sets out a "Top Down" approach aimed at increasing economic growth and sustaining better standards of living nationally. This policy is based on export-led growth, underpinned by talent and innovation, with the objective of driving resilience in the enterprise base so that full employment is sustainable over the longer term. The RSES sets out the way the region organises for success in economic development and to shape a sustainably resilient place. In terms of focus, the enterprise policy is clear in its approach and sets out clear objectives including:

- Increasing the emphasis on developing our Irish owned enterprises – embedding resilience in our enterprise base, enhancing productivity and delivering quality jobs – including supporting companies to navigate their way through Brexit.
- Harness the distinctive characteristics of our foreign and Irish owned enterprise mix through collaboration and clustering.
- Place a spotlight on innovation and talent and leverage our strengths in disruptive technologies so that we achieve our ambition with more enterprises developing new products, services and solutions to compete effectively against international competition.
- Realise the full potential of our regions through investments in place-making - developing places that are attractive for business investment and for people to live and work.

- Develop our international relationships and strengthen economic diplomacy to raise Ireland's visibility, protect Ireland's reputation and provide opportunities for our enterprises supported by the Global Footprint 2025 initiative.

6.2.2 National Planning Framework 2040

The Plan's overall aims and strategic direction, including economic development was conceived from consideration and regard with National and Regional Plans, Policies and Strategies. Cavan's strategic location in the Border Region in addition to the County's eastly focus and influence of the Dublin Metropolitan Area is a key asset hosting numerous opportunities. With improved connectivity Cavan will be located almost equidistant between the Dublin, Belfast and Derry City regions in terms of time, as well as distance. The NPF makes reference to same and notes that within the North-Eastern functional area, a key driver for economic growth is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Economic resilience and connectivity are specified as strategic priorities for this area. "*The maintenance of seamless cross-border movement for people, goods and services, together with improvements in digital and physical infrastructure will create new opportunities to leverage employment and for sustainable population growth, focused on the county towns*" (National Planning Framework, p. 40).

The National Planning Framework (NPF) identifies Enterprise, Skills and Innovation Capacity as a strategic investment priority. The NPF also provides national strategic outcomes which are of relevance and inform regional and local policy as follows:

NSO 6

A Strong Economy supported by Enterprise, Innovation and Skills

NSO 3

Strengthen Rural Economies and Communities: Promoting new economic activities arising from digital connectivity and indigenous innovation and enterprise as well as more traditional natural and resource assets (e.g. food, energy, tourism underpinned by the quality of life offering.

The NPF sets out a 'Twin Strategy' which identifies the importance of both the scale of concentration of activity and the relative distance, or ease of accessibility, to larger centres of population and employment. A key element of the NPF is compact growth and the distribution of future growth, in combination with building scale and accessibility.

6.2.3 The National Development Plan 2018-2027

The National Development Plan provides a framework for the government's capital expenditure in alignment with the National Development Plan (and the RSES) under the umbrella of Project Ireland 2040. Four Project Ireland 2040 funds have been established including: the Climate Action Fund, Disruptive Technologies Innovation Fund, the Urban Regeneration and Development Fund, and the Rural Regeneration and Development Fund. A collective budget amounting to an estimated €4 billion over the ten-year period has been allocated to these funds. Key strategic investment priorities will be accelerated in Co. Cavan using this mechanism.

6.2.4 Jobs Ireland 2016

Future Jobs Ireland is part of a multi-annual framework which gives effect to national enterprise policy objectives and leverages all policy areas which relate to job creation and labour force participation, talent development, enterprise growth, innovation and competitiveness and transition to a low-carbon economy are on the agenda for the Country's future enterprise and economic needs.

6.3 Regional Policy

6.3.1 Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly 2020-2032

The Regional Spatial and Economic Strategy (RSES) contains an Economic Strategy that builds on the identified strengths of the region and seeks to sustain a strong economy and support the creation of quality jobs that ensure a good living standard for all.

The RSES integrates spatial and economic policy and sets out a number of Regional Strategic Outcomes (RSOs) which will assist in informing and guiding spatial policy and the economic growth of the region. This will be achieved by:

- Building a resilient economic base by means of promoting innovation and entrepreneurship;
- Developing and enhancing regional accessibility and connectivity;
- Providing a regional framework for collaboration and partnerships;
- Improving education skills and social inclusion; and
- The promotion of creative places.

The RSES ensures that investment is targeted towards identified policy and objectives by way of its alignment with European and National Policy. In addition to Economic Development, the RSES specifically makes reference to the fact that commuting out of the county is an issue that needs to be addressed by providing employment and support services. This strategy also outlines a clear role for Cavan Town and Virginia. It is the policy of Cavan County Council to implement this policy at local level to better facilitate sustainable growth in the region and county alike.

The RSES designates Cavan as a key town and recognises the regional function it performs, being the largest town within the Cavan/ Monaghan/Leitrim sub-region and the town which experienced the largest growth within the past 10 years. It further notes the strategic facilities and advocates that Cavan is well positioned to deliver the principal strategic function within the sub-region in terms of housing, job delivery and education.

RSES also discusses the important connections Cavan boasts with the economic corridor extending from Dublin to Belfast, in addition to the Greater Dublin Area. Furthermore, it notes that Cavan is one of four counties to share the border with Northern Ireland remarking on the specific challenges and opportunities for communities magnified by Brexit. It is the policy of Cavan County Council to utilise Cavan's strategic location as a key asset and driver to stimulate economic development in the County.

The RSES recognises Virginia as main economic driver and hub for east Cavan, acknowledging it as an important sub-regional centre for employment, housing and services. It further advocates that Virginia is in a strong position to attract businesses, that need access to the Belfast/Dublin corridor, available talent, quality of life and housing. The M3 Virginia bypass is also noted as a key piece of infrastructure.

The key elements of the growth strategy identified within the NPF and the RSES, which establish the baseline for the economic development strategy for Cavan Town include:

- Build upon its excellent Jobs to Resident Workers ratio of 1:388, clearly demonstrating the important regional function that Cavan Town performs.
- Promote Cavan Town as an attractive investment location for the County, utilising Cavan County Economic Forum and building upon the towns proven track record as an excellent investment location, which is aided by the IDA business park in the town.
- Promote the delivery of third-level education in the Cavan/Monaghan sub-region, building on the foundations and success of the Cavan Institute.
- Promote the development of the Abbeylands Cultural Quarter to regenerate this important town centre site with vibrant town centres uses, new pedestrian street and public spaces.
- Develop a regional standard multi-sports facility to service the current and future needs of the town and wider county.
- Support the development of Cavan General Hospital as the regional centre for this sub-region.
- Build on the development of Cavan Town as a tourism destination capitalising on its location as a link between Ireland's Ancient East and Ireland's Hidden Heartlands, including the regional flagship destination of Killykeen forest park which attracts circa 80,000 visitors per annum.
- Support the delivery of Cavan Town Digital Hub that aims to attract and safeguard investment in the digital and technology related sectors, create jobs through entrepreneurship, stimulate digital start ups and innovative enterprise and develop a 'Digital Cluster' ecosystem.
- Support the implementation of the Cavan Town Transportation Plan to ensure infrastructure enables the organic growth of the town.
- Support the delivery of additional economic development lands in Cavan Town recognising the lack of suitably zoned lands.
- Support the actions set out in the Cavan Town Revitalisation Plan including the prioritisation of projects having regard to Cavan being listed as an Urban Priority Region by the EPA.

6.4 Local Policy

6.4.1 Cavan Local Economic and Community Plan (LECP) 2016-2021

Economic Development at a local level is addressed in two statutory plans: the Cavan County Development plan and the Cavan Local Economic and Community Plan. The County Development Plan informs the content of the LECP, and the content of the LECP must be consistent with the Development Plan. In this regard, both Plans are interdependent in setting out the strategic vision for the economic growth of the County accompanied by supporting policies and objectives. The economic elements of the LECP have been developed by the Strategic Policy Committee for Economic Development and Enterprise.

The vision statement of the LECP: *"That Cavan will be a place that we can be proud of, a place where people can have a good quality of life; a better place to live, to work and to enjoy"*.

The Goals of the Plan include:

Goal 1: We will promote Cavan as an attractive investment location

Goal 2: We will invest in Strategic Infrastructural Developments

Goal 3: We will promote and develop indigenous enterprise

Goal 4: We will encourage innovation/research & development

Goal 5: We will support businesses to expand and internationalise

Goal 6: We will concentrate on the development of key niche areas

This LECP for County Cavan sets out the objectives and actions needed to support and guide economic and community development. The plan seeks to address key infrastructure deficits of strategic economic importance, including a deficit of enterprise space/advance facility, limitations in broadband and tourism facilities.

6.4.2 Corporate Plan 2019-2024

The Corporate Plan is a statement of Cavan County Council's strategic priorities for the next 5 years. The Vision is for Cavan to be '*A progressive, vibrant County, which is smart, connected, innovative, inclusive and sustainable*'. The six key strategic objectives are set out below:

- Support and enhance local democracy and promote engagement and collaboration with our citizens.
- Facilitate and promote sustainable economic growth, enterprise and tourism.
- Promote the development of stronger towns and villages to enable them to act as key drivers of economic, social and community development across the county.
- Strengthen our communities, to remove disadvantage and make them more resilient.
- Foster a spirit of pride in our organisation and promote organisational effectiveness to ensure the optimum level of customer service while supporting our staff to reach their full potential.
- Promote a greater understanding of Climate Change and ensure that climate adaptation considerations are mainstreamed and integrated into all activities and delivery of functions and services across our administrative area.

6.4.3 The Cavan Local Enterprise Office

The Local Enterprise Office (LEO) is the '*first-stop-shop*' for providing advice and guidance, financial assistance and other supports to those wishing to start or grow their own businesses. They work with entrepreneurs, early-stage promoters, start-ups and expanding businesses. The focus of the LEO is with businesses who employ 10 or less employees. The key objectives of Cavan LEO is to provide:

- Business Information and Advice
- Training
- Mentoring
- Financial Supports
- Networking
- Local Economic Development services
- Enterprise Education

6.4.4 Cavan Economic Study – Strategic Economic Framework 2021

Supporting and promoting business development and the creation of new employment opportunities are core to creating and maintaining economic prosperity in County Cavan and maintaining a high quality of life. The Strategic Economic Framework has been prepared to support and inform the development of County Cavan through the identification of investment opportunities, areas of economic expansion and new growth employment opportunities. This Strategic Economic Framework provides a platform for County Cavan to facilitate sustainable economic growth through a series of dedicated and strategic actions. All actions are in line with, and complementary to, national, regional and local frameworks and policy documents. This Strategy has been informed by the Cavan Economic Study which was undertaken to identify the existing economic context of the county and its relationship with the surrounding region. A comprehensive socio-economic assessment of the county and its nine principal towns was undertaken to ascertain the characteristics of the county formation. The study comprised a population and demographics assessment, including educational attainments; a review of industries of employment, commuting patterns, and commercial vacancy rates.

Examining the commuting patterns of the county's population proved very beneficial as it allowed for greater insights into the functional relationship of the resident and working populations and between County Cavan, its neighbouring counties and the wider region. Please refer to Appendix 3.

6.4.5 Cavan County's Revitalisation Plans 2018

Towns and villages play a key role in terms of serving the economic, social, cultural and community needs of the people and their hinterland. Towns and villages are experiencing huge changes in terms of their commercial, aesthetic and cultural landscape and some are under serious threat from the polarising effect of the larger city economies. Cavan County Council proactively developed Town and Village Revitalisation Plans for 20 Towns and Villages across the County. The Plans showcase how improvements can enhance the town as an attractive place in which to live, work, and visit. They also seek to enhance and improve the long-term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors. The outcomes of the Revitalisation Plans are three-fold – to deliver successful strategies across spatial development, economic development and community development.



6.5 The Role of the Development Plan

This statutory plan is a blueprint for economic development for the county over this plan period and beyond. It aids the co-ordinated approach to economic development within the Council and allows for a plan-led evidence-based approach for future economic growth. Using a collaborate approach the development plan operates within a network of other influencing plans and strategies, including the LECP. In terms of economic development, the key functions of a development plan include:

- Link the economic and spatial dimensions of the Plan by aligning economic growth with the settlement hierarchy focusing on key employment locations as drivers for growth and recognising the critical role of rural places in the economic development of the County.
- Provide an adequate quantum of appropriately zoned lands to facilitate current and future economic opportunities and employment creation.
- Ensure that such lands maximise the existing or planned infrastructure provision.
- Identify key business and industry sectors where opportunity exists for employment growth within the county.
- Maximise the strategic location of Cavan of being part of the Border Region and the close proximity to the Greater Dublin Area.
- Foster a highly skilled and educated workforce.
- Promote economic clusters and regeneration of obsolete or inefficient economic lands.
- Nurture positive communities and create appealing places for people to live and work in, that in turn attract new businesses and employees.
- Provide a coherent approach to economic development that guarantees confidence and clarity for applicants, develops and investors involved in the development process.

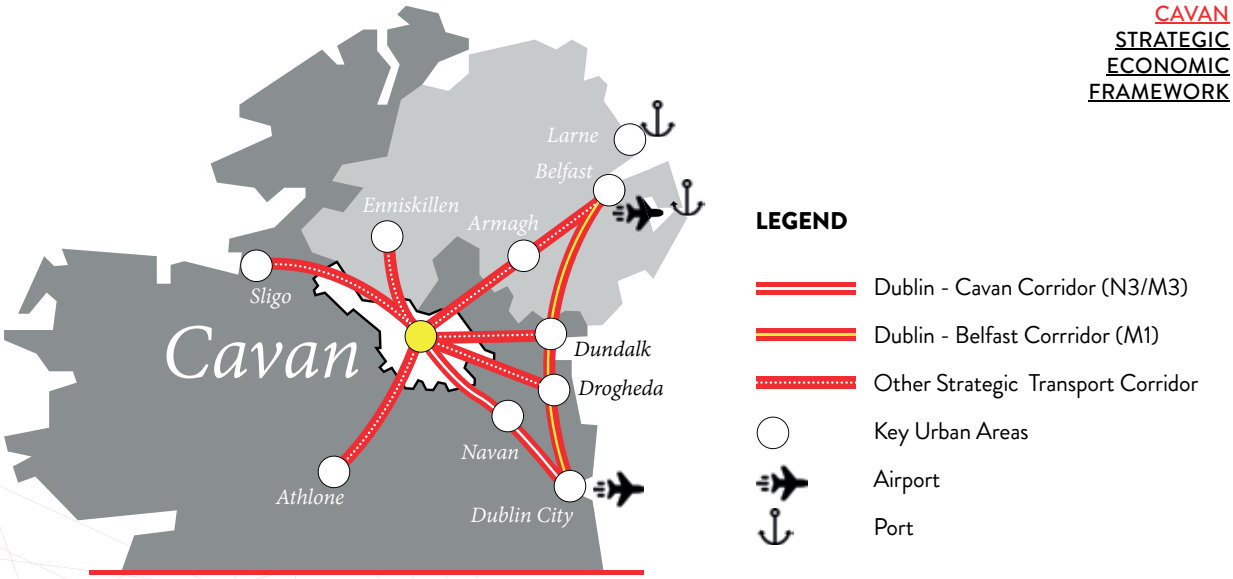
6.6 Economic Profile

The following section provides a brief overview of the economic profile of County Cavan. It presents data from a number of key indicators that help to paint a picture of the economic profile of County Cavan. This information has been used to inform economic policy making as part of the Plan.

6.6.1 Cavan's Economic Profile

County Cavan, one of five 'border' counties, has been identified as having a strategic, accessible location. The county benefits from a strategic position in which it has key corridors that connect domestically with Dublin City and Dublin Airport (via Navan) and Sligo and Galway (via Athlone). Dublin and Cavan are connected by the N3/M3 road, and except for Virginia, this route bypasses or does not pass through any towns or villages. The road continues north, extending into County Fermanagh (A509) to Enniskillen and beyond to Derry. Cavan's strategic location and connectivity is displayed in Figure 6.1 below.

Figure 6.1 Strategic location and connectivity of County Cavan.



Cavan is bound by County Fermanagh to the north and its proximity provides important economic trade corridors with Enniskillen, Belfast and Derry. County Cavan is strategically located within proximity to the trade corridors of Dublin and Belfast, while Drogheda, Dundalk and Navan are also accessible. These are all important centres of enterprise and employment, while Dublin and Belfast provide airport and port access, Drogheda also provides port access.

Through these important transport connections, Cavan has high accessibility to Dublin and Northern Ireland. This has helped the County grow with businesses, providing new opportunities for existing businesses and attracting new industries seeking to capitalise on knowledge sectors across the County.

Cavan is located in the Northern and Western Region Assembly administrative area, which is projected to have a population of 1 million persons and a further 115,000 people will be in employment in this region by 2040. Further to this, parts of Cavan occupy a strong eastern pull towards the Greater Dublin Area. Both its boarder location and its location outside of the Metropolitan affords Cavan an important position at regional level.

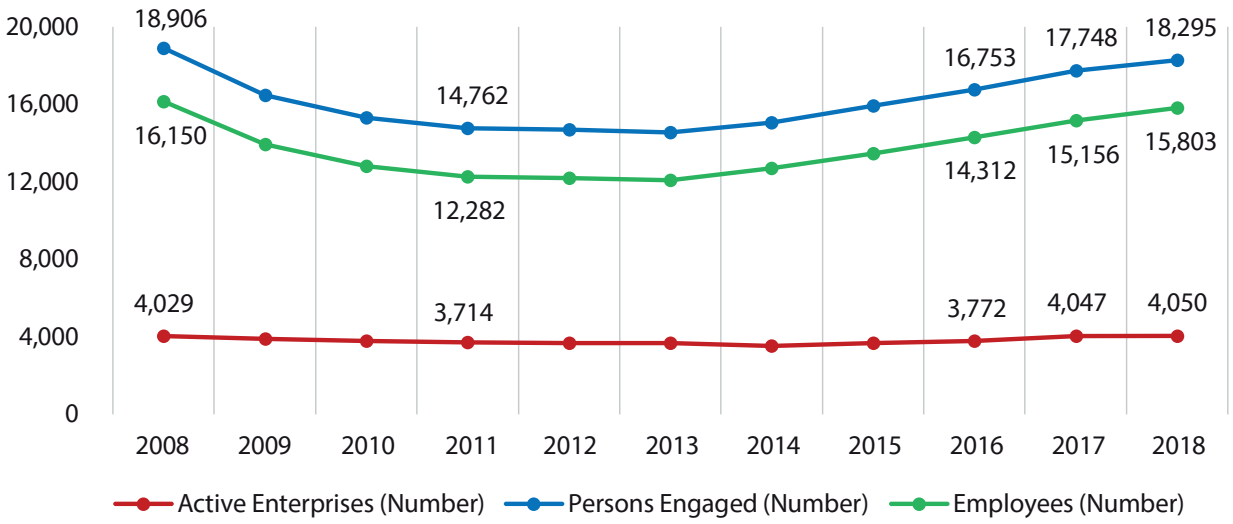
In this regard, the key towns of Cavan and Virginia in addition to towns located close to the border offer a viable alternative employment base to Dublin and Northern Ireland alike.

There are no universities or institutes of technology in County Cavan. However, the County does benefit from the Cavan Institute, which provides a range of Level 5 (Certificate) and Level 6 (Advanced/Higher Certificate) courses in fields such as: accountancy, architectural design and technology, digital marketing, software development and animal care.

6.6.2 Economic Trends

Business demography data indicates steady growth for Cavan County in recent years. Since lows in 2013 (of persons employed and engaged) growth has risen by 25.7% and 30.8% for persons engaged. Figure 6.3 below and persons employed in enterprise, respectively. Since the recorded low in 2014, the number of enterprises has increased by 14.7% (519). With historic information showing a clear rise in employment and enterprises, organic growth is expected to accompany population growth.

Figure 6.3 Business Demography of Cavan (2010 - 2018) (Source: CSO)



Implementation of Brexit began in January 2021, coupled with significant uncertainty caused by COVID-19, both many constraints and opportunities present themselves for Cavan's economic sustainability.

6.6.3 Brexit

There may be economic opportunities which County Cavan can harness as a location adjacent to the border within the EU. Opportunities may manifest themselves in the form of employment due to relocation of businesses, or growth as an economic or transport hub. While the initial outlook is uncertain, after a period of restructuring there will be eventual stabilisation. It is critical for Cavan that it positions itself well throughout the adjustment period as a strategic hub by the northern border. Cavan's geographic position may enable it to serve as a hub between countries with transport distribution to other aforementioned major cities. Cavan may become a strategic gateway hub.

National trends exhibited by the Central Statistics Office containing indicators of Ireland and the United Kingdom's relationship indicate a National trend across the board of diversification of exports of both goods and services to other Countries within the last two years. These statistics as they relate to trade of goods, services and migration are summarised as follows:

6.6.4 Imports and Exports

- Imports 29.9% as of October 2020 come from the UK accounting for €2,192,445,000
- Exports 10.0% as of October 2020 go to the UK accounting for €1,214,158,000

6.6.5 Migrants

- 17.7% of Emigrants go to the UK accounting for 10,000 people (2020)
- 17.9% of Immigrants come from the UK accounting for 15,300 people (2020)
- 2.6% of all employed foreign nationals are from the UK accounting for 60,400 people (2019)

6.6.6 Trade in Services

- 6.9% of imported services come from the UK accounting for €20,552,000
- 15.8% of exported services go to the UK accounting for €34,897,000

6.6.7 COVID-19

COVID-19 represents the largest economic challenge faced nationally and has been and will be significantly impactful for Cavan's local economy and the National economy. Analysis of national Local Electoral Areas identifies Cavan-Belturbet LEA as one of the worst effected border areas (with the exception of Donegal LEA's bordering Derry) by incidence rate per hundred thousand people as of December 2020. With the mandate for office workers to work remotely, Cavan may benefit by drawing on those relocating due to such changes.

The CSO's Business Impact of COVID-19 Survey (August 2020) indicates that only 63.3% of responding enterprises were trading at normal capacity, with 33% trading at partial capacity. This has caused significant reduction of the active labour force whether through reduced hours or full unemployment in which wages must be subsidised leading to increased economic downturn in the long run. 2.5% of businesses stated they had ceased trading temporarily and a further 1.2% have ceased trading permanently. Whilst the number of trading businesses do not linearly equate to the labour force; this marks a significant decline in active enterprise and likely employment. The seasonally adjusted national unemployment rate has reached 7.5% as of November 2020 with 186,900 persons categorised as unemployed in the Republic of Ireland.

Notably for Cavan's labour force, which primarily has employment in Professional Services (21.0%), Manufacturing (19.6%) and Commerce and Trade (16.7%), has taken significant sectoral hits according to the CSO Labour Market Insights Bulletin. However, while Industry and Construction sectors saw significant decline in Q1/Q2 there has been significant growth through Q3. Where there is positive outlook for the growth of construction and industry there is contrast with Financial, insurance and real estate and Professional, scientific and technical activities which are all seeing a steep decline in Q3. These align somewhat with Commerce and Trade.

Table 6.1 Change in Employment per Sector Q1 – Q3 2020

Employment Sector		Q1-Q2 %	Q2-Q3 %	Q1-Q3 %
B-E	Industry	-3.0	5.5	2.4
F	Construction	-6.6	9.7	2.4
G	Wholesale and retail trade; repair of motor vehicles and motorcycles	-11.2	6.0	-5.9
H	Transportation and storage	-8.9	3.8	-5.5
I	Accommodation and food services	-61.1	102.0	-21.3
J	Information and communication	-4.1	3.1	-1.1
K-L	Financial, insurance and real estate	-6.8	-2.5	-9.1
M	Professional, scientific and technical activities	-8.7	3.5	-5.5
N	Administrative and support services	-17.1	3.6	-14.1

6.7 Employment

The two largest employment sectors in County Cavan are 'Professional services' and 'Commerce and trade', providing employment for 6,419 and 5,993 workers respectively. Respectively, these sectors equate to 20% and 21% of those at work in 2016. However, the relative size of these two industries is smaller in County Cavan when compared to the national rate and the rate in neighbouring and 'border' counties, at 24% and 23% respectively. Reflective of the county's rural nature and historic economic trends, 'agriculture, forestry and fishing' industry is particularly strong, employing over 11% of the working population in County Cavan, compared to a national average of 4%. 'Manufacturing' employment is also higher in County Cavan at 17%, compared to 11% nationally. Even by comparison with County Cavan's neighbouring counties, these sectors are proportionally larger employers. 'Agriculture, forestry and fishing' accounts for just under 3% in Louth and 4% in Meath. These employment trends are illustrative of the county's dependence on more traditional economic industries. While agriculture and manufacturing are among its strengths and should continue to be supported, the promotion and facilitation of commercial, professional and technical enterprises must be prioritised. These enterprise sectors are the key growth sectors of the economy they are founded on knowledge and human capital. This knowledge and capital must be retained by enticing graduates back after they complete their studies and by attracting new workforces with further education, high quality standards of living and prospects for the future.

6.8 Employment Catchment

As part of the baseline study undertaken, an assessment of the wider economic and employment catchment area (beyond County Cavan's administrative border) was undertaken. The purpose was to ascertain some key population, education and employment characteristics of the working populace (population aged 15-65) in proximity of County Cavan. The findings confirmed a significant potential workforce population within a 60-minute commute (drive) that can be exploited by new and expanding enterprises. Consequently, there are also larger markets that be targeted.

Two different catchments were evaluated to identify the total population and workforce within proximity of Cavan. 'Catchment scenario 1' used a combined '60-minute drive-time' from the nine-principal urban settlements of the county. The second catchment 'Catchment scenario 2' is defined by a '30-minute drive-time' from the nine-principal urban settlements of the county. The spatial extent of the drivetimes is detailed in Figure 6.4. Of importance is that Dublin (region and city) can be reached within the assigned 60-minute drive time.

Figure 6.2 30-minute and 60-minute drivetimes from County Cavan's nine main towns (KPMG FA, 2020).



Within a 60-minute drive of the nine major towns of County Cavan, a total population of approximately 1.65 million was identified comprising both the Republic of Ireland and Northern Ireland. This resulted in a potential labour force catchment of 1,087,000 (ca. 919,000 in the Republic of Ireland and ca. 168,000 in Northern Ireland). Upon assessment of the level of educational attainment it is determined that 26% of the catchment population attained a third level qualification, of which 235,224 were based in the Republic of Ireland and 43,716 were based in Northern Ireland.

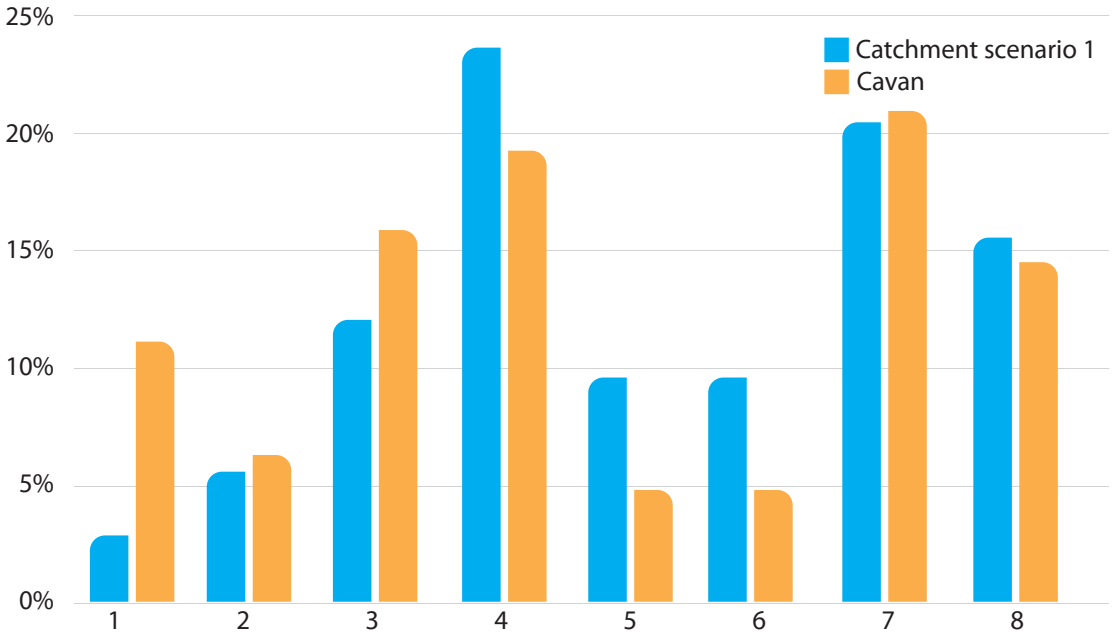
The active workforce exceeds 700,000, including workers in both the Republic of Ireland and Northern Ireland. 84% of the workforce were found to be in the former and 16% in the latter. Therefore, based on the population and labour force data above, there is a greater level of labour activity in the part of the catchment that is within the Republic of Ireland.

As displayed in Figure 6.5 the proportion for the active workforce employed in 'commerce and trade' and 'transport and communications' across the catchment is greater than in Cavan alone. Figure 6.5 also demonstrates that the industries of 'agriculture, forestry and fishing' and 'manufacturing' employ proportionally more people in Cavan than in the catchment. This further reflects the importance of these two industries to the county.

Within a 30-minute drive of the nine major towns of County Cavan, there is a total population identified population of 260,849 – 91% (237,665) in the Republic of Ireland and 9% (23,184) in Northern Ireland. The labour force is approximately 166,000 within the catchment, and this is also split by 91% (150,557) and 9% (15,254) for the Republic of Ireland and Northern Ireland respectively.

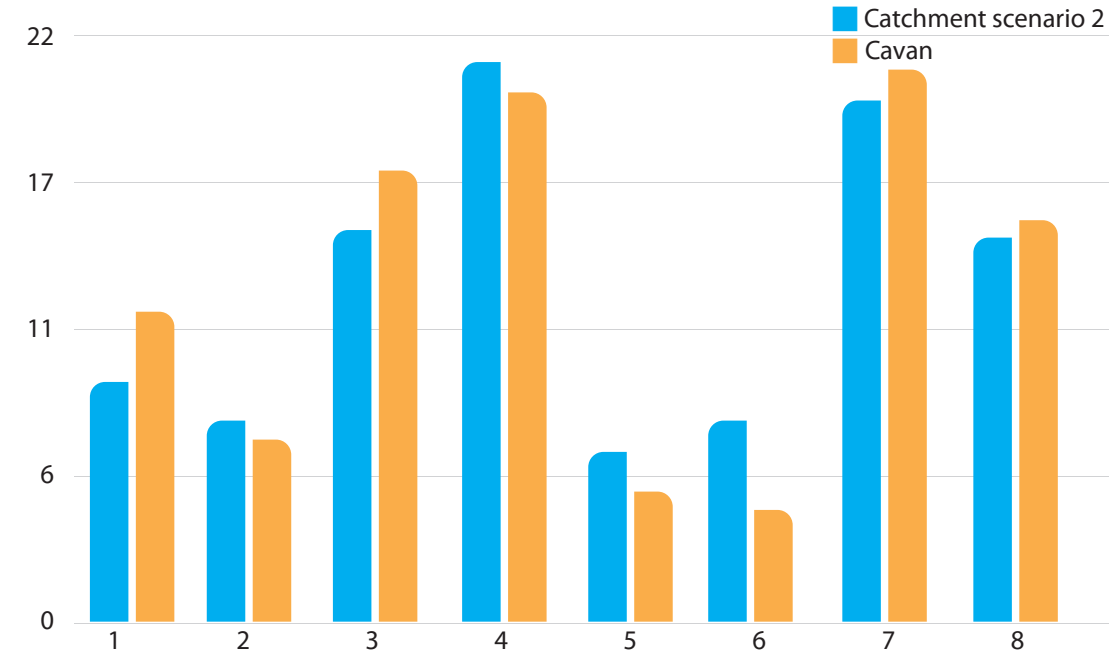
An assessment of the educational attainment of the population reveals that 20% of the population in the catchment area have secured a third level qualification, of which 31,414 are based in the Republic of Ireland and 3,487 are based in Northern Ireland. By comparison with Catchment Scenario 1, the localised rate of higher-level educational attainment is slightly lower.

Figure 6.3 Proportional employment by industry, Cavan and the catchment within 60 minutes of the Cavan's nine major towns (CSO 2016, NISRA 2011).



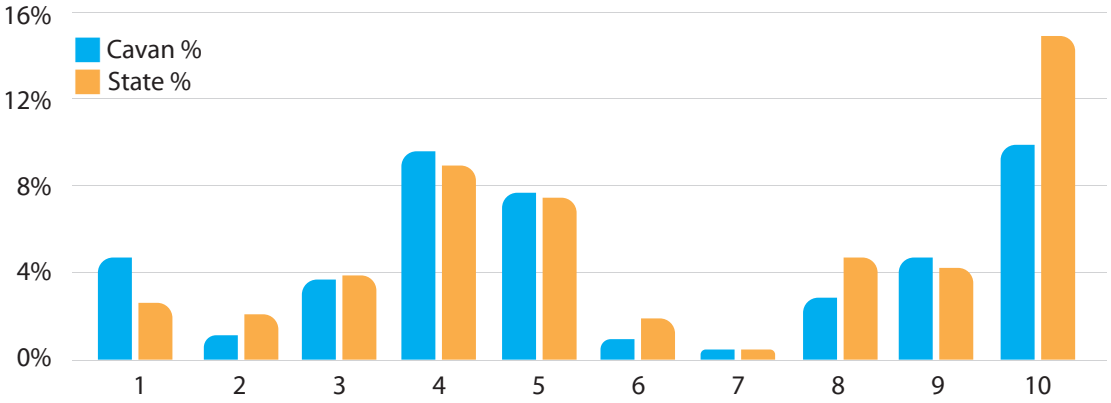
1. *Agriculture, forestry*
2. *Building and Construction*
3. *Manufacturing industries*
4. *Commerce and trade*
5. *Trade*
6. *Public administration*
7. *Professional services*
8. *Other*

Figure 6.4 Proportional employment by industry, Cavan and the catchment within 30 minutes of Cavan's main towns (CSO 2016, NISRA 2011)



1. *Agriculture, forestry*
2. *Building and Construction*
3. *Manufacturing industries*
4. *Commerce and trade*
5. *Trade*
6. *Public administration*
7. *Professional services*
8. *Other*

Figure 6.5 County Cavan Population (1991 - 2031) (Source CSO 1991-2016, KPMG FA 2020)



1. *Agriculture and Veterinary*
2. *Arts*
3. *Education*
4. *Engineering*
5. *Health and Welfare*
6. *Humanities*
7. *Other Subjects*
8. *Science Mathematics*
9. *Services*
10. *Social Sciences Business*

Mostly, the industries of employment of the workforce in Catchment Scenario 2 are proportionally similar to those in the first scenario. However, there is a slightly higher proportion of people working in 'public administration' in Cavan than there are in the whole of Catchment Scenario 2. The differences in the industries of employment between the scenarios also illustrates the local importance of sectors such as 'agriculture, forestry and fishing' and 'manufacturing industries'. With higher rates of employment in these areas in the more localised Scenario 2.

6.9 Labour Force Profile

Analysis indicates that 31.6% (15,572) of the county's population have attained a third level education, compared to the national average of 39% of the population. This attainment rate aligns closely with some of the county's neighbours: Donegal (31%) and Monaghan (31%). However, it is outperformed by other counties, such as Leitrim (35.4%), Westmeath (36.3%) and Meath (38.9%). The extent of higher-level educational attainment throughout the county varies. For example, in Cavan Town and Virginia, more than 33% of those who have ceased education have attained a third level qualification. By contrast, the figure is 22% in Ballyjamesduff, 26% in Bailieborough and 26% in Cootehill. Evaluating the fields of study for the county; 10% have a third level qualification in each of 'social sciences, business and law' and 'engineering, manufacturing and construction', while 5% of graduates have a background in 'agriculture and veterinary'.

During the 2017/18 academic year, there were 2,404 higher education students that originated in County Cavan enrolled in higher educational institutions (HEIs) aided by the Department of Education. The students represent 1.5% of all Republic of Ireland students studying in the country. However, the county's population represent 1.6% of the state total.

Dublin is the main county in which these students' study (57% or 1,365), compared with a general trend of 46% of the national total studying there (e.g. Trinity College, University College Dublin, Dublin Institute of Technology. 9% study in Louth (Dundalk Institute of Technology), compared with 2% of all students nationally studying there. Similarly, a greater proportion of students originating in Cavan study in Sligo (Sligo Institute of Technology and St. Angela's College) (9% versus 2.6% of the national figure). The remaining 25% of students (610) study in other higher-education counties of Westmeath, Carlow, Cork, Donegal, Galway/Mayo, Kerry, Kildare, Limerick and Waterford.

6.10 Commuters Trends

One of the main objectives of this strategy is to facilitate more jobs within the County thereby improving the jobs ratio and reducing the volume of outbound commuting. The Cavan Economic Study contained an analysis of Cavan as a commuter destination for external counties (excluding Northern Ireland) indicated that 3,827 people commute to Cavan for work (as isolated from public POWSCAR using proportion of those "at work" in 2016 Census).

This constitutes 11.6% of working commuters in Cavan. With the majority of commuters originating in Monaghan, Meath, Leitrim, Longford and Westmeath, its location within the North West Region and neighbouring Eastern and Midland Region provide a significant portion of its labour force. This study also indicates a total of 8,055 persons living in Cavan and commuting out of the County for employment, 3,656 living in urban areas and 4,399 living in rural areas.

The RSES identifies that improving the alignment between the location of residential development and employment is one of the key challenges facing the region. This Development Plan supports a counter-commuting strategy aimed to leverage the economic and social assets of Cavan County, together with the educated and skilled workforce and relevant policy interventions.

The need to identify additional economic lands and strategic sites in key settlements which are experiencing significant out bound commuting due to the extent of their resident populations and the lack of local employment is a key development objective of this Development Plan.

6.11 Key Stakeholders in the Economic Growth of Cavan

Stakeholders include: Department of Enterprise, Trade and Employment, Regional Assemble, Cavan County Council, LEO, Enterprise Ireland, IDA, the Regional Skills Forum, Tourism bodies, private sector entrepreneurs, and others.

6.12 Economic Development Strategy

The overall aim of the Economic Development Strategy (EDS) of this Plan is to provide for smart, sustainable, inclusive and resilient economic growth within the County. The purpose of the EDS is to advance the County's existing economic profile, by way of demonstrating and maximising on the County's assets and competitive advantages in terms of its strategic boarder location, its green environment, its high standard of life and the availability of a skilled and educated workforce within the County and surrounding region.

This EDS has afforded due cognisance to recent economic, demographic and employment trends within the County and Region as well as the main principles of the RSES in terms of Economic Opportunity, Climate Action and Healthy Placemaking.

It is not intended that this EDS be a single entity in outlining the County's overall economic development strategy, but rather is an overall guide which informs and assists in collaborating all facets concerning the economic growth of the County, where possible.

Cavan's Economic Development Strategy is focused on the following Guiding Principles:

Locations of Employment

- Availability of Land and Supporting Infrastructure
- Placemaking for Enterprise and Employment
- Town and Village Centre Regeneration and Revitalisation
- Public Realm
- Compact Growth & Regeneration
- Design
- Skills and Innovation
- Smart Enterprises
- Home Based Economic Activity and Remote Working
- Investment and Support
- Quality of Life
- Green Economy

Cavan County Council will need to continue to employ an enhanced proactive effect to excel the economic prospects of the County, with collaboration and communication vital elements.

While the national economy faces immediate downturn, prior to the impact of COVID-19 Cavan had continued to strengthen and employment figures increased following the economic difficulties of 2007 and 2008. With the potentially positive outlook with the incoming rollout of vaccinations, Cavan may see an economic recovery along with the state. Prior to COVID-19, economic growth was predicted to continue at modest levels of 3.6% for 2020 and 3.2% for 2012. However, since the pandemic, national economic growth has been significantly revised with the Central Bank, ESRI and the European Commission all forecasting a contraction of on average -8.5% for 2020, followed by growth of 6% in 2013. While this would indicate a swift recovery from a sudden and sharp contraction, the economic outlook is undoubtedly dependent on overcoming the pandemic crisis.

The Covid-19 pandemic also presents a number of opportunities. Remote working (at home and in e-hubs) has had a positive effect in terms of climate change, biodiversity, quality of life and health. The pandemic also provided the opportunity to evaluate the infrastructural capabilities of remote working at a mass-level, in terms of broadband provision to facilitate economic activity. Remote and e-working has been successful across a number of industry sectors. This will have implications for traditional working patterns and major economic centres, with the need for location-specific employment and office floorspace requirements being re-evaluated.

Brexit now presents a major source of uncertainty, particularly for the agriculture, manufacturing and tourism sectors. The complexity and potential challenges for economic development in County Cavan are clear and somewhat unprecedented. Under this strategy, it is anticipated that the Council will be able to drive and promote sustainable economic growth by focussing on the key elements to make the attraction and retention of enterprise and economic development more successful.

The preparation of this Economic Strategy has coincided with the COVID-19 pandemic which has had a severe economic impact internationally, nationally and at a local level. Uncertainty remains in terms of the future viability of certain businesses owing to the introduction of public health measures, such as social distancing, which undoubtedly impacts on business and services, particularly those without a strong online and virtual presence, and those reliant on in shop footfall and in situ customers, particularly in the retail, food and hospitality sectors.

In order to maintain economic growth and promote increased development, the Council recognises the need to adapt to changing national and global economic trends, particularly considering COVID-19 and Brexit. The varying and unique needs that companies (start-ups, SMEs, large corporations, multinational firms) have in terms of different levels of skills, capital, sophistication and growth orientation (agriculture, ICT, engineering, food, pharmaceutical, medtech, finance) is acknowledged. It is the policy of Cavan County Council, to actively entice and seek investment in terms of the built environment and in terms of job creation and economic activity. In addition, this plan will ensure there is a sufficient availability of appropriate lands to accommodate new investment and enterprise development over the short, medium and long term.

The provision of preidentified strategic enterprise and employment lands will maximise the ability of County Cavan to facilitate economic expansion and ensure that the county is in a position to continually attract new investment in the future.

For Cavan, this has a significant bearing on this Economic Strategy and marks a key opportunity to promote Cavan as an attractive location to live and work with substantial quality of life benefits available. As a result, the Economic Strategy presented in this plan places a heightened emphasis on supporting home or e-working and other microenterprises, as well as the provision of infrastructure and supporting services, such as hot desks, casual work spaces and meeting facilities, in order to sustain and enhance this increasingly important area of the economy.

Although Brexit presents issues that are obviously beyond the County Development Plan's remit, there are issues that plainly relate to land-use planning and infrastructure provision. This chapter provides a positive vision and spatial land use planning framework to support the significant sectors such as industry, retail and tourism and provides an appropriate readiness to respond to challenges and opportunities that may be presented.

6.13 Locations of Employment

The provision of appropriate locations for employment is essential for Cavan to further facilitate economic development in the sustainable manner. This strategy will ensure the primacy of Cavan is recognised, protected and promoted whilst ensuring that over time, a number of other major employment centres are developed. This approach will provide a balance to the locations of economic opportunities across the County. This plan has determined such locations based on evidence based planning and the principles of proper planning and sustainable development, which is the core component of the economic development strategy for the County. It is also guided by the County's Settlement Hierarchy and is consistent with the NPF and RSES. This plan facilitates the economic development of all areas of the County, promoting existing areas where clusters and/or industries have development while enabling the growth of other areas that have not yet reached full potential. The landscape of Cavan changes dramatically from east to west, as too the economic function of such areas, full cognisance of this has been taking into account during the plan preparation.

In broad terms, County Cavan can be contextualised into three main economic areas: the border area, the eastern area and the mid and west areas combined. Each area has developed organically and individually, due it is location, scale and function. This plan facilitates and promotes the sustainable economic growth of all three areas including the towns and villages as appropriate to their position in the settlement hierarchy.

This plan aims to promote Cavan as a key location for economic development supporting the provision of increased levels of employment through the expansion of the existing enterprise ecosystem in Cavan. The overarching challenge for the Council is to assist in creating more jobs so that more people who live in Cavan can work in Cavan. It will also support the provision of physical and social infrastructure and zoned lands to realise the delivery of strategic employment lands in central accessible locations.

The optimum location for employment and enterprise development within the County has been identified on lands which are appropriately zoned; brownfield sites/regeneration lands and areas where economic clustering can be delivered and/or where new opportunities exist.

The provision of services for all employment related lands will be a priority for the County during this plan period.

Cavan's core strategy and settlement hierarchy provides a quantitative vision for the overall spatial development of the County over the plan period, with Cavan town (County Town/Key Town) identified as the primary economic driver, Virginia (Self Sustaining Growth Town) as a hub for the east of the County supported by self-sustaining towns, medium towns, small towns and villages and rural areas.

6.13.1 Cavan Town

Cavan (being the County town and a designated Key Town) and its strategic central location within the County is a strong economic driver and has the capacity to act as a regional driver. This plan aims to promote the Key Town of Cavan as a primary employment location and attractive investment location in the County and region. It is the policy of Cavan County Council to support Cavan's role as an important employment hub by promoting the location of economic development and clustering of related enterprises to Cavan town.

The Council will work to continue to build resilience with Cavan's enterprise base, to allow businesses to withstand new challenges and realise sustained growth and employment creation for the longer term. This plan also supports the provision of physical infrastructure and zoned lands to realise the delivery of strategic employment lands in central accessible locations.



Provision is made in this plan for the development of Cavan as an attractive, vibrant and highly accessible county town and economic driver for the region. It is the policy of Cavan County Council to support actions set out in the Cavan Town Revitalisation Plan to make the town a more attractive place to live, work, shop and do business in.

6.13.2 Virginia

The Development Plan builds on the RSES's stipulation that there are opportunities to further enhance the economic performance of Virginia by capitalising on its strategic location and the associated national and international connectivity that this provides. This plan aims to promote and facilitate the sustainable growth of Virginia as a hub for the east of the County, in terms of economic, housing and services. It is the policy of Cavan County Council to continue to work in attracting new economic development opportunities to Virginia and to support the continued development of existing enterprises. A key aim of this plan for Virginia is to promote sustainable economic development in Virginia through the promotion of identified economic growth areas which provide employment opportunities locally and reduce the volume of long distance commuting. Support is also outlined for the growth of Virginia as a location of strategic development potential of a regional scale and expansion of the existing Food Cluster containing Glanbia and AW Ennis east of Virginia. With this in mind and in order to ensure employment opportunities are commensurate with population growth, further employment lands in Virginia have been designated, additional lands have been included within to development plan boundary to the west and east of the town. In addition, further east of Virginia has been designated as a strategic employment site. This designation will facilitate the comprehensive marketing of these land and the provision of necessary services. Specific policy objective relating to Virginia as included as part of Chapter 2 in this development plan.

6.13.3 Self-Sustaining Towns & Medium Towns

Self-Sustaining Towns & Medium Towns in Cavan play an important supporting and complementary role in developing regional and county-level economic growth in tandem with Cavan Town and



Virginia. The vital function they perform in terms of the provision of employment for the town and local hinterland cannot be underestimated.

The level and sectors of employment, enterprise and retail offer is different in each town, as is their industrial history and development. It is the policy of Cavan County Council to support and facilitate enterprise and employment provision through all towns in the County, with the overall aim of achieving a higher standard of living for the citizens of County Cavan. This plan contains policies to supports the revitalisation of Town Centres and the regeneration of derelict or under utilised sites. A key aim of the plan is to better utilise and promote unique individual town assets, for example the town's infrastructure, it's strategic location, clusters of existing enterprises, talent pool, etc as a means of creating sustainable economic communities. Opportunity also exists to increase the economic profile of Cavan's towns by zoning additional lands for economic uses and supporting regeneration projects in tandem with placemaking measures to visually enhance the public realm and historic character and setting of the town.

6.13.4 Small Towns and Villages

Small towns play a vital role as economic drivers for employment and service providers for their rural hinterland and the rural economy. The plan aims to assist and direct development and economic opportunities into towns, support the continued operation of enterprises, encourage regeneration and re-use of derelict or underutilised buildings and sites in our small towns and villages. Emphasis will be placed on enhancing and promoting the role of Town Centres to better facilitate economic development and service provision. It is the policy of Cavan County Council to protect and strengthen the vitality and viability of town and village centres throughout the County. Rejuvenation will occur to meet the needs of those who live, work or visit. The Plan will support measures to visually enhance the public realm and historic character and settings of the towns and villages as a means to attract people back into village cores to live, work and visit. In addition, the plan will support investment in infrastructure and services that enable and deliver economic development. Throughout the County, significant opportunity exists to develop the economic base



of many small towns thus allowing the settlements to become more self-sustaining. In order to increase the economic profile of small towns and villages, sufficient lands have been zoned within the whitelands boundary to accommodate an appropriate range of enterprise uses.

6.13.5 Rural Community Nodes

In the rural areas there are rural settlements and rural nodes which provide opportunities for employment including local services provision, appropriate scale commercial enterprises, indigenous industry and micro-enterprise. This is addressed in detail in the Rural Economy section of Chapter 12 Rural Chapter.

	Location of Employment Development Objectives It is a development objective of Cavan County Council to:
LE 01	Facilitate the economic development of Cavan to create a viable and favourable economic environment for business and enterprise whilst delivering sustainable jobs, employment opportunity and an enriched standard of living for everyone.
LE 02	Facilitate and support the continuation of balanced population and employment growth, with a focus on strengthening the County's urban structure in accordance with the County's settlement hierarchy.
LE 03	Ensure that there is sufficient quantum of zoned lands to facilitate a range of enterprise across the County in line with the Settlement Hierarchy. Such lands will be protected from inappropriate development that would prejudice its long-term development for employment and economic activity.
LE 04	Support economic development at locations that maximise existing infrastructural provision, particularly in relation to locating high employee generating enterprise and industry proximate to high capacity public transport networks and links.
LE 05	Identify locations for strategic employment development within Cavan town and Virginia and support the economic development of the remaining settlements of the County.
LE 06	Enhance our economic profile with the development of new enterprise parks at strategic locations in the County including Cavan Town and Virginia and further expansion and development of existing enterprise lands and space in other settlements throughout the County.
LE 07	Promote quality employment and residential developments in proximity to each other in order to reduce the need to travel and ensure that suitable local accommodation is available to meet the needs of workers in the County and to reduce long distance commuter trends and congestion.
LE 08	Support existing successful clusters in Cavan, such as those in the manufacturing and agri-food sectors and promote new and emerging opportunities across all economic sectors withing the County.
LE 09	Promote Cavan as an employment base and encourage the location of start-up businesses in the area.
LE 10	Promote the further development to the IDA Cavan Business and Technology Park as a key strategic site for economic development in the County.
LE 11	Develop existing and new community enterprise workspace/incubation and hot desks facilities in key locations throughout the County, including Cavan town centre.
LE 12	Identify suitable locations and support the provision of co-working facilities, digital hubs/eHubs and eWorking centres throughout the County that function as outreach hubs for city-based employers and promote flexible working arrangements (and noting the importance of proactively responding to post-Covid workplace needs).

Town and Village Economic Development Objectives
It is a development objective of Cavan County Council to:

TVE 01	Seek to support the regeneration and renewal of towns and villages, by encouraging investment, identifying and establishing new economic roles and functions, by supporting appropriately scaled economic development and services together with the enhancement of local infrastructure and amenities and improved sustainable transport links.
TVE 02	Support the proportionate economic growth of and appropriately designed development in self-sustaining towns that will contribute to their regeneration and renewal.
TVE 03	Promote development that encourages more jobs and activity within existing settlements throughout the County.
TVE 04	Support the regeneration of the core areas of Cavans' towns and villages through sustainable targeted measures that address vacancy, encourage economic development and deliver sustainable reuse and regeneration outcomes.

Rural Areas Economic Development Objectives
It is a development objective of Cavan County Council to:

RE 01

Consider proposals for enterprise and employment uses on their merits in rural locations and where their specific location offers amenity, environmental and economic advantage. Such enterprises or industrial projects, new or expanded, may sometimes require sites outside settlements because of their size or other specific site requirements. Such projects will be assessed taking account of:

- The contribution of the proposed development to the county's economy;
- The contribution of the proposed development to the county's environment and the principles of sustainable development;
- Assessment of any potential environmental effects;
- Impact on traffic safety including the impact on the capacity and safety of the road network.
- The economic viability and availability of alternative sites; and
- National planning policy.

It will be the responsibility of the developer to consider all environmental impacts, both direct and indirect. The Council will consider not only the immediate needs and benefits, but the wider long-term environmental effects of the proposal.



6.14 Availability of Land and Supporting Infrastructure

A successful and sustainable local economy is dependent upon the existence of supporting infrastructure that is of high quality and has sufficient capacity. Failure to ensure adequate infrastructure is available and improved in keeping with the development of the county will adversely impact on the capability of the county to attract new investment or encourage expansion of existing companies.

Critical areas that require ongoing consideration in the county include:

- Road transportation infrastructure;
- Water services;
- High quality public transport;
- ICT/telecommunications;
- Availability of suitable development lands; and
- Availability of affordable housing and availability of schools and other local services.

Any impediments experienced in both investments and upgrading this infrastructure significantly risks hindering the economic growth within the county. Adequate infrastructure is essential to facilitate future economic development in the County and Cavan County Council will continue to work with infrastructure providers to secure adequate water services, effective public transport, energy, telecommunications, waste management and education facilities to support employment development. Quality of life considerations are also a key component for investment and this Plan will seek to protect the attributes that make Cavan attractive. Indicators such as commuting times, availability of key services, recreation opportunities and the quality of the built and natural environment are important.

6.14.1 Water and Wastewater Services

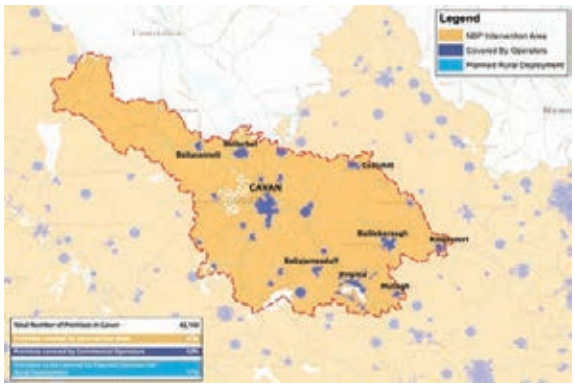
The assurance of high-quality water availability and appropriate capacity wastewater treatment is also a critical element to the future economic development of the county. Notable improvements as of 2017 to the water and wastewater infrastructure have been undertaken in recent years including Cavan Sewerage Scheme, Cavan Regional Water Supply Scheme Water Treatment Plant Upgrade, Bailieborough Water Mains Rehabilitation, Ballyconnell Water Mains Rehabilitation, Kingscourt Water Treatment Plant upgrade, Countywide rehabilitation of elements of the water and wastewater infrastructure, upgrades to the disinfection process at all water treatment facilities. However, other essential infrastructure and supply works remain outstanding. Ongoing projects being progressed as part of Irish Water's 2020-2024 Capital Investment Plan include upgrades at the following Wastewater Treatment Plants (WWTPs) Virginia, Bailieborough, Cootehill, Kingscourt, Ballyjamesduff, Mullagh and Ballyconnell.

6.14.2 Telecommunications

Telecommunications are a key infrastructural element that requires attention. The deficiency of adequate broadband telecommunications within rural areas is a key factor that will inhibit rural enterprise development and growth, while high quality speeds within urban settlements are crucial to attract new investment opportunities. It is anticipated that the roll out of the National Broadband Plan will alleviate this deficiency. Furthermore, Cavan County was the pilot location chosen by National Broadband Ireland for the installation of overground poles and cables. Cavan Town, Bailieborough, Cootehill and Kingscourt are all connected to the Metropolitan Area Network (MAN).

As illustrated in Figure 6.8 the main settlements are served by commercial broadband providers (blue area), however, large areas of the county are designated as National Broadband Plan intervention areas (amber area), meaning broadband availability outside of the main settlements is extremely limited as of 2017.

Figure 6.6 Broadband availability from commercial providers and under the National Broadband Plan in County Cavan (Source: National Broadband Plan High Speed Broadband Map, 2017)



6.14.3 Road Network

County Cavan is located on the main N3 Primary National Route Dublin - Donegal road and is a central point between Dublin, Belfast, Donegal, Galway and Sligo. In terms of accessibility to key access points, Cavan is located within two hours from the ferry ports in Dublin, Dun Laoghaire and Belfast, and the international airports of Dublin and Belfast. The national road network is key to traversing the county and serving current and new economic investment and development. The road network is the sole method of transport serving the county and providing access to key transport hubs (air, port and rail).

The national roads comprise:

- N3 National Primary Road (Dublin-Ballyshannon via the A509 Teemore to Belcoo, County Fermanagh);
- N16 National Primary Road (Sligo-Enniskillen (A4) to Belfast);
- N54 National Secondary Road (Cavan – Clones – Monaghan – Armagh (A3));
- N55 National Secondary Road (Athlone – Edgeworthstown – Granard – Ballinagh – Cavan) and N87 National Secondary Road (Belturbet – Ballyconnell – Swanlinbar – Enniskillen (A32))

The Cavan Town to Dundalk strategic route improvement scheme is considered a key road network that will provide for improved movement between Cavan and Dundalk, via Cootehill and Shercock. It is the N3 Road that is vital to Cavan, linking it to Dublin and the centre of the Greater Dublin Area. However, a major bottleneck on this route has been identified in Virginia, where the town does not benefit from a bypass. Therefore, north-south vehicular movements are impeded, and travel times extended. This negatively impacts commuting, trade and delivery times and the perceived accessibility and proximity of Cavan from potential investors and qualified workforces. There is no rail link to or through the county; the nearest railway stations being in Edgeworthstown, County Longford to the south of the county (22km by road); Dundalk, County Louth to the east (34km by road) and Sligo Town, County Sligo to the west of the county (41km).

Availability of Land and Supporting Infrastructure Economic Development Objectives
It is a development objective of Cavan County Council to:

ALIE 01	Ensure sufficient and appropriate land is zoned for the facilitation of industrial and enterprise activities that will stimulate the economic viability and vibrancy of the County, without compromising environmental and residential amenity levels. Such land will be protected from inappropriate development that would prejudice its long term development for employment and economic activity.
ALIE 02	Support enhancement/improvement schemes for business parks throughout the County.
ALIE 03	Cavan County Council will engage with service providers to ensure that the required infrastructure is provided in appropriate locations identified for enterprise and employment growth.
ALIE 04	Support and facilitate delivery of the National Broadband Plan as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas throughout Cavan, where appropriate.
ALIE 05	Liaise and engage with all relevant public service providers to ensure that zoned lands for economic development purposes are serviced in a timely fashion to facilitate opportunities for employment and enterprise creation.
ALIE 06	Acquire and develop suitable sites and actively encourage industry and enterprise to locate within through the provision of serviced land banks for the development of industrial/business parks.
ALIE 07	Consider other uses for agriculture land outside settlement boundaries subject to assessment on a case-by-case basis against relevant development management standards and technical criteria, including relevant policies and objectives contained elsewhere within this Plan.

ALIE 08	Proposals for specialised high-tech industry/business with significant employment potential will be favourably considered subject to appropriate access arrangements and servicing, alongside compliance with development management and technical standards and other relevant policies of this Plan.

6.15 Town and Village Centres

The importance of our Town Centres cannot be underestimated. They are the destinations that represent the social and economic heartbeat of our towns with an active role in retaining the vibrancy and vitality of the urban fabric. The economic and social benefit of positive public realm is widely recognised. The public realm acts as the platform on which to showcase each town's competitive edge and unique selling point and is thus considered to be a pivotal component in achieving economic success and well-being. It is essential that Cavan's towns and villages are given the appropriate platform on which to thrive as vibrant and welcoming town centres. In this regard, public realm and placemaking play a vital role in defining our towns, villages and neighbourhoods by projecting a positive image as attractive locations for people to live, work and visit.

Given the varied nature and attributes of the town and village centres in Cavan, Chapter 2 Settlement Plans provides a framework to guide new development, regeneration and renewal of our Towns and Villages.

Town centres are facing challenges presented by ever-changing and evolving shopping patterns particularly in the age of on-line consumerism, thus, it is essential that our town centres offer more than the traditional retail offering. The creation and maintenance of healthy and attractive places requires ongoing improvements to the physical and social infrastructure of our urban centres. To maintain activity in our town centres, it is important to provide a competitive mix of compatible uses, including retail and entertainment (café's, bars, restaurants, amenity and recreational). Functional town centres attract people to work, live and recreate in the area and provide the setting for businesses to thrive. Town centres also represent the social and economic heartbeat of our towns and villages. It is the policy of Cavan County Council to protect and strengthen the vitality and viability of town centres throughout the County.

Town and Village Economic Development Objectives
It is a development objective of Cavan County Council to:

ETV 01	Support the use of targeted financial incentives to re-establish the role of town centres and encourage a greater take up of town centre development opportunities for retail, residential, commercial and leisure uses.
ETV 02	Seek funding to deliver the actions set out in the Town and Village Revitalisation Plans to enhance the unique characteristics and assets of Cavan's towns and villages.
ETV 03	Support investment in town and village centres so that they can become more diverse, sustainable and thriving places for communities to live, work and enjoy and do business.
ETV 04	Provide for, protect and strengthen the vitality and viability of town centres, through consolidating development, encouraging mix of uses and maximising the use of land.
ETV 05	Support and sustain the vitality and viability of town and village centres by ensuring that retail proposals enhance the public realm.
ETV 06	Support the ambitious regeneration of underused town centre and brownfield/ infill lands along with the delivery of existing zoned and services lands.
ETV 07	Promote regeneration and revitalisation of small towns and villages and support local enterprise and employment opportunities to ensure their viability as service centres for their surrounding rural areas.
ETV 08	Promote and utilise available funding to support the plan led development and regeneration of town and village centres throughout the County.

6.16 Compact Growth

Compact growth and regeneration are a key focus of this Plan with a central objective to regenerate the County's towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint and to drive the delivery of quality housing and employment choice. The RSES encourages the model of "Compact Growth" as a mechanism to deliver sustainable growth and regeneration of town centres through consolidation rather than continued sprawl of development into the countryside. Cavan County Council is committed to making better use of under-used, vacant or derelict land and buildings within town and village centres through active land management and the regeneration of town centres. Furthermore, it is a priority of the Council to enable infill and appropriate brownfield redevelopment in order to maximise the efficient use of existing infrastructure and services.

Areas carrying the capacity to yield economic benefits and facilitate economic growth including obsolete sites and/or underutilised areas should all be utilised and developed in a sustainable manner. In order to secure the regeneration of obsolete or underutilised areas, appropriate and site-specific policies to promote their redevelopment is required. This is the proactive approach that Cavan Town Council are encouraging. The Abbeylands area development in Cavan Town is a one example of this approach. Such initiatives like this and those planned for under the Urban Regeneration and Housing Act 2015, which incentivise development and encourage redevelopment and investment are vital to ensuring the full economic potential is exhumed from key opportunity areas.

Compact Growth Development Objectives It is a development objective of Cavan County Council to:	
CGD 01	Combine active land management with best practice planning policies to deliver compact urban growth through the delivery of innovative adaptable urban schemes.
CGD 02	Facilitate the delivery of sustainable, compact, sequential growth and regeneration of town and village centres by consolidating the built footprint through a focus on regeneration and development of identified key town centre infill/brownfield/back land sites promoting sustainable appropriate densities and the establishment of a mix of uses to encourage greater vibrancy outside of business hours.
CGD 03	Set out measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing building in our towns and villages.
CGD 04	Require all development proposals for strategic brownfield and infill sites be accompanied by a site brief and/or masterplan that sets out a phased programme for the regeneration of the site and demonstrates how the proposal will comply with National Guidelines that seek to integrate principles of good urban design and placemaking.



6.17 Public Realm and Design

Creating the right environment for enterprise and employment to thrive through targeted placemaking can deliver high-quality places, as they become attractive locations to work, live, invest, study, do business in and visit. While a range of factors is required to attract inward investments such as good access and location, success is hugely dependent on the quality and appropriateness of the facilities provided and the attractiveness of place to appeal to a skilled work force to live in.

Public Realm plays a vital role in defining our towns and villages by projecting a positive image as attractive locations for people to live, work, visit and do business in. With this in mind, Cavan County Council proactively developed Town and Village Revitalisation Plans for 20 Towns and Villages across the County. The Plans showcase how improvements can enhance the town as an attractive place in which to live, work, and visit. They also seek to enhance and improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors. The outcomes of the Revitalisation Plans are three-fold – to deliver successful strategies across spatial development, economic development and community development. Each town and village in Cavan is unique not only in its form, but its attributes and function. Settlements Plans for each town and village is presented as part of this development plan, such plans will provide a framework to guide new development, regeneration and renewal of our towns and villages incorporating key elements of the Town or Village Revitalisation Plans.

The Council recognises the importance of high quality public realm in attracting new businesses in an area and creating a desirable living and working environment. Delivery of actions contained in the Revitalisation Plan will help achieve this desired vision.

In order to help sustain a competitive business edge, it is important that applications for new business and enterprise sites are accompanied by a Design Statement. New development should present a strong and positive visual presence underpinned by sustainable and energy efficient development principles. It is also essential that all new business and enterprise schemes incorporate design proposals to facilitate and promote sustainable operational practices including the promotion and use of public transport services with an emphasis on walking and cycling.

Where development is proposed on zoned greenfield sites, it will be a requirement that any new development positively responds to and integrates with the existing landscape features to create Business Parks incorporating natural features into the layout and functionality of the site.

	Public Realm and Design Development Objectives It is a development objective of Cavan County Council to:
PRD 01	Support the delivery of Revitalisation Plans for Towns and Villages throughout the County.
PRD 02	Ensure the high quality of design of all new commercial and residential development and that design respects and enhances the unique characteristics of the different towns and villages throughout the County.
PRD 03	Promote the utilisation of the available funding to support an attractive, healthy economic environment in the County.
PRD 04	Ensure a high-quality environment and standard of design is provided and maintained in relation to new and existing industrial development, in order to attract inward investment thus increasing employment opportunities, while at the same time enhancing the attractiveness of the area for the labour force to locate and remain within the County.
PRD 05	Require proposals for industrial, enterprise and commercial purposes to be designed to a high standard in accordance with the specific provisions set out in the Development Management Chapter to provide quality environments with adequate allowance where necessary for landscaping, machinery parking and circulation, and the appropriate disposal of foul and surface water.

6.18 Skills & Innovation

Cavan County Council recognises that partnership between business, local government and enabling agencies is at the heart of enabling a vibrant economy and sustainable economic growth. National and regional policy highlights the need to develop networks between education, research, enabling agencies and business. This

ethos is echoed locally in Cavan and is a primary component of both the corporate plan and the Cavan Local and Economic Plan. This development plan aims to support this culture in the County. Cavan County Council will cooperate with relevant national and local bodies to foster a partnership approach to the location of industry and enterprise; ensuring that the provision of necessary infrastructure and service supports are developed in awareness of the conservation of the natural, recreational and cultural amenities in the County.

The RSES places a focus on increasing the role of education institutes in economic development, and in facilitating the collaboration between such institutes and industries. Cavan County Council supports this approach. There is an opportunity for Cavan to capitalise on existing assets, strong employment sectors and education institutes like Cavan Institute, to develop innovative activities and collaboration between the public sector, educational institutes and industries.

6.19 Smart Enterprises

Ireland has developed a world-leading reputation for Information and Communications Technology (ICT) sector development. This has cultivated a number of indigenous enterprises and service providers, ranging from research and development (R&D) enterprises, to large-scale manufacturing of ICT-related components in the fields of medical and life sciences. There will be opportunities to build on the existing enterprise base and develop strengths in emerging digital segments and in the strategic growth area of analytics and 'big data'. Improvements in technology and ICT infrastructure such as fibre broadband and in particular, the roll out of the National Broadband Plan, will exploit 'smart' technologies, with concepts such as 'smart towns' and 'smart communities' (communities which build on, and enhance their existing strengths and assets through creative thinking, and by embracing innovation, to create desirable places for people to live and work) no longer limited to urban settings. There is an opportunity for Cavan to capitalise on existing key assets, that include its strong industrial base, to develop 'smart communities' throughout the County.

The Council also supports innovation and technology as vital to the diversification and strengthening of the rural economy. The Council will seek to leverage the EU Action for Smart Villages Initiative which aims to develop the potential offered by improved rural connectivity and digitisation and to build on local enterprise and infrastructure assets to drive innovations around energy, transport, agri-food, tourism, e-services, and remote working. The Council will seek to support the development of 'smart communities' by allowing use of public assets where possible, to support increased local connectivity.

	Skills, Innovation and Smart Enterprises Development Objectives It is a development objective of Cavan County Council to:
SISE 01	Engage and collaborate with key stakeholders, relevant agencies, and sectoral representatives to develop strong enterprise and employment in the County.
SISE 02	Support and foster the collaboration of industry and research to identify areas of research, development and innovation, and to identify projects for funding.
SISE 03	Support the development of sites where high-tech and high potential start-ups can thrive, in conjunction with Cavan Institute and other relevant higher education providers to create collaborative and innovative growth.
SISE 04	Promote the development of Smart Villages to develop and diversify the rural economy to build on local enterprise and infrastructure assets to drive innovation around energy, transport, agri-food, tourism and remote working.
SISE 05	Support the training, development and retention of a high skilled and educated workforce in order to consolidate an enhanced economic environment in the County.
SISE 06	Encourage and assist any undertakings to educate, train and upskill the County's workforce in respect of attracting and retaining employment opportunities.
SISE 07	Support the delivery of Digital Hubs that aims to attract and safeguard investment in the digital and technology related sectors, create jobs through entrepreneurship, stimulate digital start ups and innovative enterprise and develop a 'Digital Cluster' ecosystem.

6.20 Home Based Economic Activity and Remote Working

A number of variables dictate where we live and work ranging from economic activity, affordability, connectivity, personal circumstances and quality of life. Longer commuting times from major economic centres is to the detriment of personal quality of life, as well as contributing to climate change and infrastructure pressures. Prior to the COVID-19 pandemic, there was a growing trend of remote or home working, facilitated by advances in ICT and telecommunications infrastructure, with the roll out of fibre broadband and increased broadband access in rural locations. The subsequent COVID-19 pandemic provided an opportunity to evaluate the concept of remote working. In this regard, remote working is seen to be a success across a number of industry sectors, therefore reducing location-specific employment requirements in many sectors. This provides a key opportunity to promote Cavan as an attractive location to live and work with substantial quality of life benefits available in terms of the quality of its natural environment, its high standard of physical infrastructure, affordable housing market and wide range of social infrastructure. Many of the quality of life aspects are detailed in various chapters throughout this Plan.

	Home Based Economic Activity and Remote Working Development Objectives It is a development objective of Cavan County Council to:
HBEA 01	Facilitate and enhance the collective offering of County Cavan as an attractive place to live, work and invest in.
HBEA 02	Engage with all relevant stakeholders and broadband infrastructure providers to ensure the roll-out of the National Broadband Plan in County Cavan, as well as supporting in principle improvements to existing broadband networks.
HBEA 03	Facilitate home-working and innovative forms of working which reduce the need to travel.
HBEA 04	Encourage local partnership, Town Team or community organisations to develop and implement local economic initiatives which enhance towns and villages.
HBEA 05	Give consideration to the establishment, or suitable expansion, of small scale home-based economic activity where the main use of the dwelling remains as residential, subject to compliance with normal development management requirements and technical criteria.
HBEA 06	Support the development of "Smart Places" and promote Cavan as part of a "Smart Region".



6.21 Investment and Supports

Continually attracting inward investment into County Cavan by indigenous and foreign investors is a critical element of the future socio-economic development of the county. There are an estimated 8,356 businesses in operation across County Cavan (2016 GeoDirectory data). More in depth analysis highlights that 51% of those businesses (3,698) are in the 'Agriculture, Forestry and Fishing' sector, followed by the 'Services' sector which comprises 22% (1,578).

6.21.1 Foreign Direct Investment

Nationally, foreign direct investment (FDI) has been a defining driver of Irish economic growth. However, while its impact in County Cavan has been less pronounced, it remains an important source of employment. There are currently nine IDA Ireland companies located in the county representing engineering, financial services, ICT and consumer goods as of 2019 (refer to Figure 6.9)

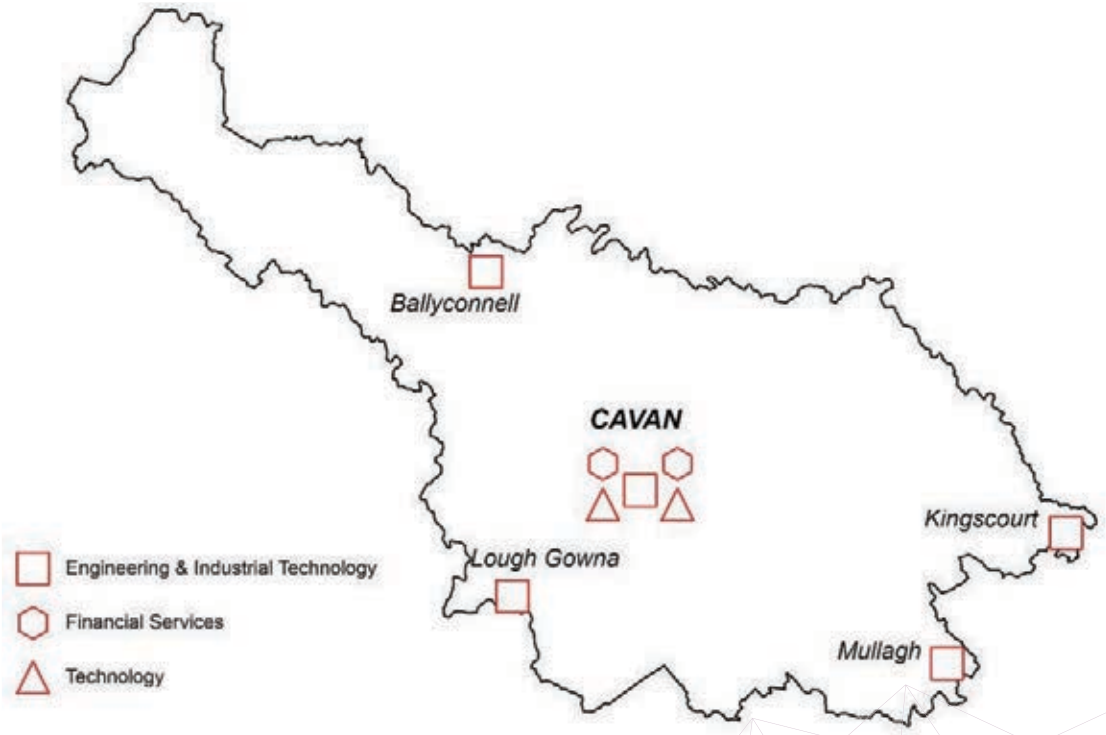
IDA Ireland data shows that there were 1,203 IDA Ireland client jobs in County Cavan in 2017, of which 41 were new job creations. By comparison with its surrounding and north-western counties, Cavan ranked in the middle in terms of IDA Ireland supported enterprises by per capita in 2017.

As outlined in IDA Ireland's strategy; Winning: Foreign Direct Investment 2015–2019, the agency has established a target increase of between 30–40% in the number of projects for the region during the strategy's life. These investment projects will include: "new name investments, expansions from existing overseas companies in Ireland and R&D investments". For County Cavan specifically, this could potentially mean the realisation of two to three new FDI projects.

The agency will likely direct much of its supported development and job creation to its Business and Technology Park, to the east of Cavan Town. The park totals 16.7 ha and has direct access to the N3, connecting to Dublin and is already fully serviced (water, wastewater management, electricity, telecommunications and roads). The land available here is reducing due to a positive uptake in market demand. Cavan County Council will continue to work with the IDA to develop this park and adjoining lands as a location for economic investment.

Enterprise Ireland is responsible for the development and growth of Irish enterprises in world markets. Enterprise Ireland works in partnership with Irish enterprises to help them start, grow, innovate and win export sales in global markets, supporting sustainable economic growth, regional development and securing employment.

Figure 6.7 Location of IDA Ireland FDI client companies in County Cavan (2019).



6.21.2 Domestic Supports

Indigenous enterprise and investment remain the primary employers in County Cavan, responsible for creating and sustaining new jobs. Given the predominance of agriculture in the county, it is no surprise that agriculture and agri-food are key sectors for the county, primarily supporting jobs and economic activity in rural areas. Emerging service and knowledge-intensive sectors are increasing their presence due to the infrastructure and market sizes of urban centres.

The Cavan Local Enterprise Office (LEO) is the "first-stop-shop" for providing advice and guidance, financial assistance and other supports to those wishing to start or grow their own business. They work with entrepreneurs, early-stage promoters, start-ups and expanding businesses. The key objectives of Cavan LEO are to provide: Business Information and Advice, Training, Mentoring, Financial Supports, Networking, Local Economic Development Services and Enterprise Education.

Continuing support for existing and new microenterprises is critical to maintaining rural economies, as they contribute strongly to the creation of local employment opportunities and the retention of population, ensuring vibrant and sustainable rural communities. Rural areas are particularly susceptible to more economic challenges due to lower population densities, higher migration levels, a dependence on more traditional employment sectors, and increased challenges in terms of accessing new employment opportunities.

One of the key purposes of this Strategic Economic Framework is to support and promote the expansion of micro-enterprise, and to directly and indirectly foster new opportunities in existing sectors such as agriculture, agri-food, precision engineering, tourism, and emerging sectors such as Agri-technology, MedTech and renewables.

Start-up enterprises are also a key area of potential growth in County Cavan and are likely to be prioritised in urban areas that are accessible, have access to high-quality internet and have a critical mass required for infrastructure, markets and workforce. CCC has recently made proactive efforts to foster and catalyse start-ups and smaller technology-based enterprises with the delivery of the 'Cavan Digital Hub' in Cavan Town. The 'Hub' is a centre to support this sector of the county's economy, benefiting from the roll-out of the high-speed internet connectivity.

Support and promotion of innovation and social enterprise within the county has potential to assist local communities – particularly those in rural areas – develop their local economies with potential to develop new employment opportunities; particularly for persons who may otherwise be excluded from the labour market. Actively supporting and promoting microenterprise and SME development and the development of social enterprise within the county is key to developing these vulnerable sectors.

The Urban Regeneration and Development Fund (URDF) was introduced to support the regeneration of Ireland's large town and cities towards more compact and sustainable urban environments in accordance with the objectives of the National Planning Framework and the National Development Plan. The URDF aims to regenerate urban areas by facilitating the redevelopment of the physical environment of towns in order to strengthen and support towns as attractive and vibrant destinations where people choose to live and work, as well as to invest, do business and to visit. The Abbeylands area development in Cavan Town is a one example of this approach. This site has received URDF funding of €14.49 million under the urban regeneration and development fund in 2021.

	Investment and Support Development Objectives It is a development objective of Cavan County Council to:
IS 01	Work in partnership with the public and private sectors, including but not limited to the IDA, Enterprise Ireland, Enterprise Fund and private land owners, to promote and facilitate the location and delivery of industry and enterprise, whilst ensuring the provision of necessary infrastructure.
IS 02	Support and liaise with the Local Enterprise Office (LEO) in order to optimise the County's economic development potential and provide a strong framework for sustainable job creation and economic growth.
IS 03	Facilitate and enhance the collective offering of Cavan as an attractive place to live, work and do business and invest in.
IS 04	Build on the This is Cavan brand that exemplifies the core components of quality of life factors, including live-work balance, strong education structures, amenity and leisure attractions combined with economic opportunity.
IS 05	Strengthen Cross Border Links in the central border region to enhance the social, economic, cultural and environmental wellbeing of cross border communities and encourage collaborative work at this sub regional level to develop cross border initiatives and projects.
IS 06	Support in conjunction with Cavan LEO and other relevant agencies the development of indigenous industry and business start-ups in the county.
IS 07	Work in partnership with the relevant development agencies to ensure a cohesive approach to economic development throughout the County enabling us to maximise funding opportunities (URDF/RRDF or similar) and other resources so as to create a resilient and progressive economy in the county, using the New County Development Plan as one of the key drivers of spatial and economic development.
IS 08	Develop and implement best practice by creating a support structure to serve developers/ businesses and enterprises (all sizes and sectors, indigenous and foreign owned), in managing the planning application process.

6.22 Quality of Life

Developing places that are attractive for business investment and for people to live and work are vital to help Cavan reach its full potential economically. In addition to quality environments, a high quality of life also encourages and attracts new investment. The development plan supports the promotion of Cavan's high quality of life as one of its key selling points. Connectivity and access to talent, infrastructure and education are also important factors, Cavan hosts all these settling points. Cavan County Council, through proper planning and sustainable development will offer adequate choice of facilities and land for enterprises to locate within the County, thus reversing the commuting trend and offering people a better work life balance. The County Council will also support opportunities to work from home and the development of remote working spaces.

Cavan County Council is also committed to building on the *This is Cavan* brand that exemplifies the core components of quality of life factors, including live-work balance, strong education structures, amenity and leisure attractions combined with economic opportunity.

	Quality of Life Development Objectives It is a development objective of Cavan County Council to:
QL 01	Facilitate and enhance the collective offering of Cavan as an attractive place to live, work and do business and invest in.
QL 02	Develop and implement local economic initiatives which enhance towns and villages.
QL 03	Build on the This is Cavan brand that exemplifies the core components of Quality of Life factors, including live-work balance, strong education structures, amenity and leisure attractions combined with economic opportunity.
QL 04	Realise the full potential of the County by providing for places that are attractive for business investment and for people to live and work.

6.23 Green Economy

The green economy phenomenon can be described as the progressively more sustainable approach that has been adopted in recent years for undertaking and engaging in economic activity. The green economy approach to economic development is regarded as an area with growth potential for enterprise and employment establishment, notable in sectors and/or activities such as research and development, innovation, energy efficiency, transportation, agriculture, food production, marine, tourism and procurement. This approach has been advocated throughout the county with many enterprises introducing pioneering technologies. The Council recognises the significant role the 'Green Economy' has to play in the competitiveness of the county and the country as a whole. The growing international emphasis on reducing greenhouse gas emissions and improving resource efficiency presents a major opportunity for indigenous enterprises to grow and export innovative products and services. This is further supported in the National Planning Framework, where the transition towards a low carbon and climate resilient society is identified as one of 10 no. National Strategic Outcomes of the NPF. The transition towards a low carbon economy will act as a catalyst for significant economic development, employment and investment opportunities in the fields of disruptive technologies, renewable energy, building retrofitting, enhanced construction smart technologies and agriculture.

There are a number of government frameworks supporting the green economy and advocating implementation of its key principles. As mentioned previously, agriculture is a key sector of employment in County Cavan. Food Harvest 2020 and Food Wise 2025 outline targets for current quantity and export driven Irish agriculture, which in turn stipulates a need to align our climate targets and the future proofing of the agricultural economy and the sustainable framing practices and production methods. The Smart Farming Programme promotes the adoption of resource efficiency measures the demonstrate both cost savings and environmental benefits. Cavan County Council promotes and support such programmes and acknowledges the positive economic and social benefits they will bring in the long term. Cavan County Council will promote the renewable energy sector in the County and clean technology usage in existing and proposed industrial developments, including the use of alternative and renewable energy sources.

	Green Economy Development Objectives It is a development objective of Cavan County Council to:
GED 01	Ensure that a sustainable approach is taken to enterprise development and employment creation across all sectors in accordance with the Green Economy national frameworks relevant to each sector.
GED 02	Engage with all relevant government stakeholders, enterprise agencies and sectoral representatives in pursuing green approaches to economic development, and actively collaborate with key industry and educational bodies to promote Cavan based initiatives the economic sectors.
GED 03	Support the emergency and operation of new and existing enterprises in the green economy sector.
GED 04	Support renewable energy initiative subject to the proper planning and sustainable development of the area.
GED 05	Support homebased economic activity that allows for working from home or local hubs to reduce commuting and congestion in our towns.
GED 06	Ensure that the County is well positioned to capitalise on the economic benefits associated with the transition to a low carbon economy.
GED 07	Support rural diversification through sustainable rural development practices, investment in rural towns and villages, and provision for access to technology and skills development networks.

6.24 Retail

6.24.1 County Cavan Retail Strategy 2021-2028

A new Cavan County Retail Strategy 2021-2028 was prepared to reflect the changing environment for retail development emerging from Brexit or the COVID-19 crisis and an increase in online retailing, and set within the context of current national, regional and development guidelines and plans. The need for an updated County Retail Strategy is also required to reflect the most-up to date population and retail floorspace information. (see Appendix 2: County Cavan Retail Strategy). The Retail Strategy was carried out in accordance with provisions set out in the "Retail Planning Guidelines for Planning Authorities" (Department of the Environment, Community and Local Government (DoEHLG), 2012).

The COVID-19 crisis is significantly affecting the Irish economy, and the retail sector is no exception. Whilst the overall impact on the retailers and unemployment has been negative, the Irish government has also unveiled an unprecedented Budget 2021 including credit and income supports and rates waiver and tax measures for businesses to meet the challenges of both Brexit and COVID-19 in Ireland in 2021. Despite this, the Republic of Ireland started the effective rollout of COVID-19 vaccination among its population from January 2021, and the economy is forecasted to grow on a national level in 2021. It is therefore vital that planning policy is formulated to deal with any anticipated resurgence in retail, particularly after the COVID-19 crisis is over.

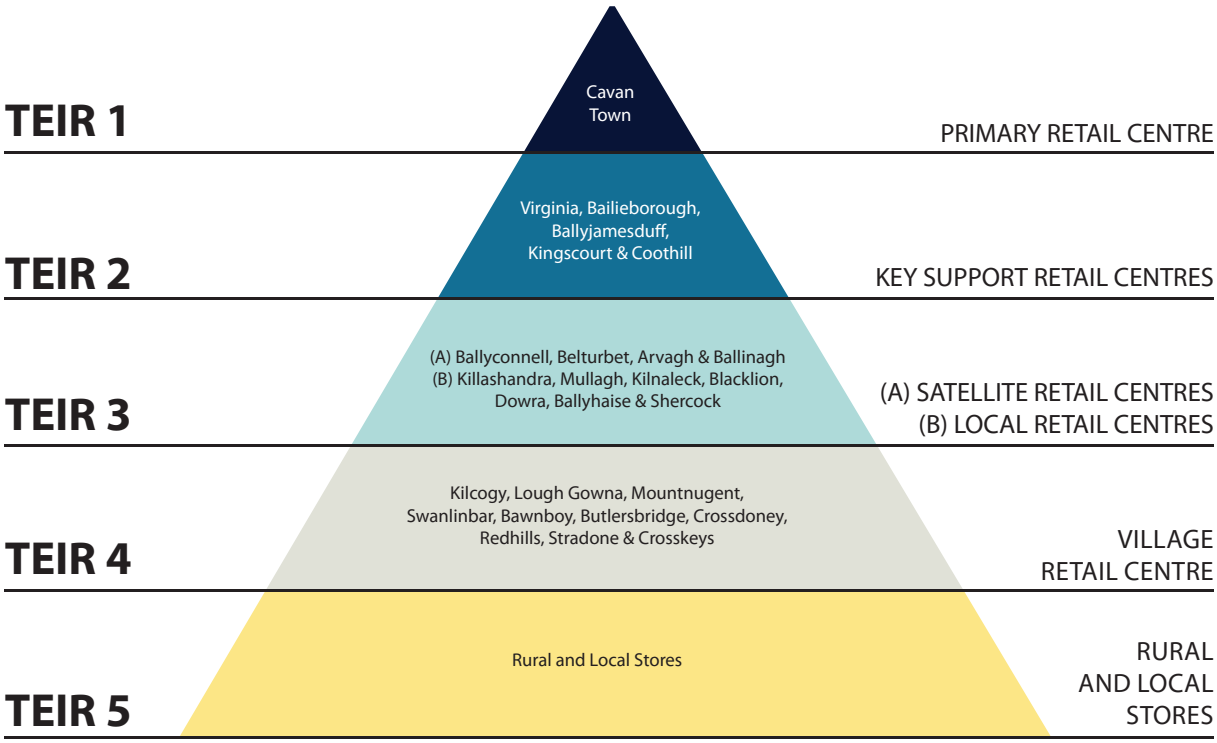
Cavan's geographic location relative to retail shopping destinations in Northern Ireland means it is particularly susceptible to uncertainties brought about by 'Brexit'. The practical implications on the wider economy of Brexit are still unclear. Right from the beginning, it was suggested that likely negatives will include a swing in trade balance between Ireland and the UK owing to slower UK growth. A review of national trends and indicators in respect of Ireland and the UK's relationship from the CSO14 confirms a national fluctuation of exports to other countries within the last two years. County Cavan's geographic position adjacent to the border within the EU may translate onto economic opportunities in the form of employment due to the relocation of businesses. In this regard, it will be critical that the County positions itself as a strategic gateway hub by the northern border.

The County has a relatively even distribution of its workforce across industry sectors and may also benefit from this. In summary, it is expected that a period of restructuring will be followed by an eventual stabilisation which may bring opportunities to the County in the form of employment due to relocation of businesses, or growth as an economic or transport hub. It is therefore critical that the developed strategy incorporates sufficient flexibility to positively respond to any unforeseen issues as they arise as the post-Brexit agreement starts to be implemented.

This Strategy sets out the retail hierarchy for the County and confirms the level and form of retailing activity appropriate to each of the main settlements in Cavan. The Strategy also appraises the primary retail centres in the County with insight backed by the results of Shopper and Householder Surveys. Identification of the extent of the retail catchment areas has been undertaken as part of the Strategy in order to identify the estimated populations for respective catchments. Following analysis and surveys a detailed assessment of the additional quantitative retail floorspace requirements (capacity and need) for the County is outlined. Finally, recommendations on key policy approaches for assessing retail proposals are provided in the conclusion to the Strategy. Various recommendations are set out with regards to actions that may assist in improving retailing within the County. There are two aspects to the policy recommendations, including a broad description of the overall strategy over the period of the Strategy, 2021 to 2028. The second set of recommendations relate to policy requirements for the range of locations in the County retail hierarchy with appropriate policy advice and guidance.

The successful implementation of this Retail Strategy will be dependent upon cross-boundary co-operation between Councils and the implementation of the regional policies and objectives set out in the Regional Spatial and Economic Strategies. Dichotomous economic recovery influenced by wider regional and national parameters, emphasises a need for a regional retail strategy, similar to the approach undertaken for the Greater Dublin Area (Greater Dublin Area Retail Strategy 2008-2016). This would provide a more measured framework for retail development across the counties in the region.

Figure 6.8 County Cavan Retail Hierarchy



6.24.2 County Cavan Retail Hierarchy

	Retail Development Objectives It is a development objective of Cavan County Council to:
ER 01	Ensure that all retail development permitted accords with the relevant requirements and criteria as established within the Retail Planning Guidelines for Planning Authorities 2012 and the Cavan County Retail Strategy 2021-2028 (or any subsequent update).
ER 02	Permit retail development of a size and scale that is appropriate to the level of the town/settlement area, including its population, as defined within the County Retail Hierarchy. This policy will aim to consolidate and reinforce all existing retail enterprises within the County and permit the development of additional retail floorspace where such development is deemed to be appropriate by Cavan County Council.
ER 03	Support and promote the sustainable development of the retailing sector throughout the County, with a recognition of the importance of SMEs to this domestic sector of the local economy.
ER 04	Guide retail development where practical and viable in accordance with the framework provided by the "Sequential Approach", in order to enable the vitality and viability of existing town and village centres to be sustained and strengthened.
ER 05	Encourage and facilitate an appropriate range of day and evening activity thereby creating vibrant, active and attractive town centres.
ER 06	Promote the reuse of vacant retail floorspace. Where no viable retail use can be sustained, alternative uses will be assessed on their own merits against the requirements of the proper planning and sustainable development of the areas within which they are located.

6.25 Economic Development Climate Context and Development Objectives

In accordance with the format set out in Chapter 5: Climate Change of this Plan the following is an assessment of the content of this chapter in a climate context and development objectives.

Economic development plays a crucial role in improving our overall living standards while making society a better place. However, the negative effects of climate change, including damage to property and infrastructure, lost productivity, mass migration and threats to security are set to increasingly challenge our stable development.

Unabated climate change is likely to cost the world economy a minimum of 5% GDP every year, increasing to 20% if more dramatic predictions come to pass, and yet a 1% GDP investment in reducing GHG emissions has the potential to completely offset this very cost. The solution is easily transferred into an Irish context, whereby the Irish Government has committed to a €80 per tonne carbon tax by 2030, when an investment of €25 per tonne on reducing carbon emissions would eliminate this problem ever occurring. In fact, 30% of GHGs can be reduced at negative or zero cost to the global economy.

Encouragingly, the European Commission launched the 'Green Deal' programme in 2019 with the very aim of the European Union (EU) becoming a carbon neutral economy by 2050 and entering into a legally binding commitment to reduce carbon emissions by 2030 by 40%. Prior to this, the National Development Plan (NDP) 2018 -2027 made the €500m Climate Action Fund available to support initiatives that contribute to the achievement of Irelands' climate and energy targets in a cost-effective manner, supporting innovation and generation of wider socio-economic benefits such as job creation, reduction in fuel poverty and community development. The Department of Communications, Climate Action & Environment's followed with the launch of the 'Future Jobs Ireland 2019' framework, aligning to three of the five CAP 'pillars' including:

- 'Embracing Innovation and Technological Change';
- 'Improving SME Productivity' and;
- 'Transitioning to a Low Carbon Economy'.

In the same year and originating out of Budget 2020 the 'Just Transition Fund' was created by Government to retrain and reskill workers, and assistant local communities in transitioning to a low carbon economy.

According to the European Commission's 'Innovating for Sustainable Growth – A Bioeconomy for Europe' (2012), Ireland's 'National Policy Statement on the Bioeconomy' (2018), the NPF, and transformed into policy under the NWRA RSES, the concept of the 'bioeconomy' holds many of the answers in the promotion of more efficient use of renewable resources, including sustainable land management that supports economic development and employment in rural areas.

Both National and Regional Policy further establish the need for local authorities to play a greater role in supporting innovation and rural economic development through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.

	Economic Development Climate Development Objectives It is a development objective of Cavan County Council to:
EDC 01	Require all future commercial and/or industrial development applications to be accompanied by a signed statement outlining the current and any future environmentally friendly / sustainable activities – prioritising energy efficiency, replacement of fossil fuels, careful management of materials and waste, and carbon abatement (e.g. in-house green team, carpooling, working-from-home, etc).
EDC 02	Consider planning applications for multiple and complementary use classes to encourage greater use of our existing infrastructure, and in support of the day/night economy.
EDC 03	Support enterprise and Local Enterprise Office (LEO) on the development of industries that create and employ green technologies and take measures to accelerate the transition towards a low carbon economy and circular economy.
EDC 04	Apply the principles of the voluntary Green Public Procurement (GPP) initiative in accordance with the Office of Government Procurement (OGP) across all local authority procurement, wherever feasible.
EDC 05	Seek Environmental Management Systems accreditation (e.g. ISO 14001 and similar) within the lifetime of the plan, as part of the European Union's Eco Management and Audit Scheme (EMAS).
EDC 06	Provide community/public, 'hot desking' provision in towns and villages throughout County Cavan.
EDC 07	Facilitate sustainable employment growth in the County, through the provision of adequately zoned and located employment lands and support homebased economic activity that allows for working from home or local hubs to reduce commuting.
EDC 08	Cooperate with industry that develops and incorporates carbon neutral technology.

7 Transportation & Infrastructure



Vision

Ensure County Cavan is a quality place to live, work and stay in with efficient and accessible transportation modes and infrastructure.



Policy

Promote and facilitate movement to, from and within County Cavan by integrating land use with a high quality, sustainable transport system that prioritises walking, cycling and public transport, provides road infrastructure and traffic management that supports commercial and industrial activity and new development and seeks to reduce greenhouse gas emissions from transport. To promote and support the delivery of energy infrastructure in the County in an environmentally acceptable manner.

7.1 Introduction

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

Cavan County Council is committed to supporting an integrated and accessible public transport. Reference is made in this regard to the National Disability Inclusion Strategy (NDIS) 2017-2022 which includes specific actions assigned to Local Authorities, the United National Convention on the Rights of Persons with Disabilities and to the DMURS Interim Advice Note- COVID 19 Pandemic Response. Local Authorities are a key stakeholder in the 'whole journey approach' to making public transport fully accessible to people with disabilities to all elements that constitute a journey. This ensures a universal design approach to the built environment, including footpaths, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters.

Cavan County Council is committed to the promotion of sustainable modes of travel including public transport, walking and cycling, and where possible the encouragement of modal change from the private car. In planning for transport development, the Council will ensure that the needs of people with differing abilities are considered.

7.2 Policy Context

7.2.1 National Planning Framework - Ireland 2040

There are 10 National Strategic Outcomes and Priorities in the NPF and Sustainable Mobility is one of them. This seeks, in accordance with Irelands Climate Change Mitigation Plan to moving away from polluting and carbon intensive systems to new technologies such as electric and hybrid systems. The NPF has identified the need for connectivity in the Cavan/Monaghan subregion of the Northern and Western Region, noting that improvements in physical infrastructure will create new opportunities for employment and sustainable growth.

7.2.2 Northern and Western Regional Spatial and Economic Strategy

This Strategy seeks to integrate land use and transport planning to enhance the connectivity of people and places by promoting sustainable transport options for people of all age groups and levels of mobility. This strategy also recognises that the transport system of the region is an important component of the regional economy and a key factor in the attraction and retention of skilled labour force. It is recognised that the North West Region is highly dependent on the private car due to the low level of alternatives.

7.2.3 Climate Action Plan 2019

This sets out the Government's plan of action to combatting Climate Change and its impacts

Actions include:

- 70% of County's electricity to come from renewable resources by 2030
- Increase take up of electric cars and vans so 100% of new cars and vans are new cars and vans are electric by 2030, thus achieving target of 950,000 EV's on the road by 2030
- Make growth less transport intensive through better planning, remote and home working and modal shift to public transport
- Increase the renewable biofuel content of motor fuels.
- Set targets for the conversion of public transport fleets to zero carbon alternatives.

7.2.4 National Sustainable Mobility Policy (2022)

This sets out a strategic framework for active travel and public transport to 2030, to help Ireland meet its climate targets. The associated action plan to 2025 contains a range of actions to improve and expand sustainable mobility options across the country by providing safe, green, accessible and efficient alternatives to car journeys. The SMP includes a range of demand management and behaviour change measures and actions that are intended to manage daily travel demand more efficiently and reduce the journeys taken by private car - including an action to prepare sustainable settlement guidelines. The creation of compact and connected urban areas is key to achieving the overarching aims of the SMP. Many of the policy goals relate to land use planning and the design of settlements to ensure that future growth occurs in a more sustainable manner.

7.2.5 Spatial Planning and National Roads – Guidelines for Planning Authorities 2012

The Guidelines seek to achieve and maintain a safe and efficient network of National Roads in the broader context of sustainable development strategies, thereby facilitating continued economic growth, while encouraging a shift towards a more sustainable travel and transport in accordance with the Smarter Travel policy document.

These Guidelines set out planning policy considerations relating to development affecting national primary and secondary roads, including motorways and associated junctions, outside the 50-60kmph speed limit zones for cities, towns and villages. These guidelines have been developed following a number of key principles and aim to facilitate a consistent approach that affords maximum support for the goals of achieving and maintaining a safe and efficient network of national roads, thereby facilitating continued economic growth and development.

7.2.6 Design Manual for Urban Roads and Streets, 2019

This sets out design standards for urban roads and streets, which balances the 'place function' (i.e. the needs of residents and visitors) with the 'transport function' (i.e. the needs of pedestrians, cyclists, public transport, cars and goods vehicles). The manual gives guidance on the layout of new developments (with a view to maximising permeability for sustainable modes), and on the design of individual roads and streets taking into account streetscape and urban design as well as engineering. The focus is on providing streets that are good places to live, work and play in, while providing appropriate capacity for pedestrians, cyclists, public transport and cars. The use of the Manual is mandatory for all Local Authorities.

Fig 7.1 New bus bays, cycle path & pedestrian crossing at Cavan Institute of Technology 2019



7.2.7 Traffic Management Guidelines 2019 – Department of Transport

The purpose of this Traffic Management Guidelines manual is to provide guidance on a variety of issues including traffic planning, traffic calming and management, incorporation of speed restraint measures in new residential designs and the provision of suitably designed facilities for public transport users and for vulnerable road users such as cyclists, motorcyclists and pedestrians (including those with mobility/ sensory impairments). It also focuses on how these issues must be examined and implemented in the context of overall transportation and land use policies.

7.2.8 Strategy for the Future Development of National and Regional Greenways, 2018 Department of Transport, Tourism and Sport

The objective of this Strategy is to assist in the strategic development of nationally and regionally significant Greenways in appropriate locations constructed to an appropriate standard in order to deliver a quality experience for all Greenway users. It also aims to increase the number and geographical spread of Greenways of scale and quality around the country over the next 10 years resulting in a significant increase in the number of people using Greenways as a visitor experience and as a recreational amenity.

7.2.9 Local Link Rural Transport Programme Strategic Plan 2018-2022

This document supports the provision of a quality nationwide community based public transport system in rural Ireland which responds to local needs. The National Transport Authority (NTA) provides rural transport services through the Local Link Rural Transport Programme Strategic Plan 2018-2022. The key priorities of this programme continue to be directed at addressing rural social exclusion and the integration of rural transport services with other public transport services. The services provided under this programme are therefore intended to fulfil a primary social function, in meeting the needs of communities in towns, villages and rural areas.

7.2.10 Transport and Landuse

A central theme associated with the aforementioned policy documents and guidance is the overriding requirement for enhanced integration of land use and transportation. In shaping the pattern of development and influencing the location, scale, density, design and mix of land uses, the integration of land-use and transportation can help reduce the need to travel and facilitate sustainable urban development. This plan therefore promotes an integrated approach to land-use and transportation which aligns with the Core Strategy and directs future development into existing towns and settlements within County Cavan, in order to reduce car dependency. The plan strongly supports the creation of compact urban growth, consolidation of existing settlements and prioritisation of the development of brownfield lands across the settlement hierarchy, which in turn will encourage the use of public transport, cycling and walking as viable alternatives to the private car. In order to strengthen the economic competitiveness and social advancement of the County, an effective transportation network is required to ensure adequate linkages.

The adopted RSES for the Northern and Western Region supports the collaborative preparation of Local Transport Plans led by local authorities in conjunction with the NTA and other stakeholders, based on Area Based Transport Assessment (ABTA) guidance. It is an objective of this plan to support effective integration of transportation and land-use to encourage sustainable patterns of development in the County, to reduce car dependency and to facilitate the economic provision of public transport. e.g. through facilitating development of sustainable compact settlements served by public transport.

There are a number of existing transport plans namely:

- Cavan Town and Environs Integrated Framework Plan 2020: Transportation Study (Mar 2007) by WSP
- Traffic & Transportation for Bailieborough (Dec 2009) by RPS
- Traffic & Transportation for Cootehill (Oct 2009) by RPS
- Traffic & Transportation for Kingscourt (Oct 2009) by RPS

The conclusions and recommendations of these studies will remain relevant.

	Land Use and Transportation Development Objectives It is a development objective of Cavan County Council to:
LUR 01	Support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements within the hierarchy of settlements as identified within the Core Strategy and which are well served by public transport.
LUR 02	Facilitate the provision, where appropriate, of rural transport initiatives and services in order to promote the socio-economic and cultural development of the entire County.
LUR 03	Provide for alternative forms of transportation and associated infrastructure in order to reduce the dependency on the private car, such as public transport initiatives and infrastructure for cyclists and pedestrians.
LUR 04	Engage with the NTA in conjunction with the Northern and Western Regional Assembly in the creation of a coordinated sustainable transport plan for the Northern and Western Region to guide and inform local policy in the development of more sustainable modes of transportation.
LUR 05	Promote sustainable land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public transportation throughout the County.
LUR 06	Integrate the County's transport and tourism strategies to promote increasingly sustainable travel patterns and improved linkages between the towns and villages within the County, with the aim of developing a coherent network dedicated to sustainable transport modes across the County and to the wider region.
LUR 07	Provide, where possible, for the establishment of integrated transport nodes.
LUR 08	Ensure that infrastructural policies and investments assist and enhance the economic and social development of County Cavan and preserve and improve the physical attractiveness of the County and minimise negative impacts on its background environment.
LUR 09	Require all major developments to submit Traffic Impact Assessments and Mobility Management Plans

7.3 Sustainable Transport

7.3.1 Walking and Cycling

Walking and cycling are the most sustainable modes of transport with benefits including reduction in air and noise pollution, traffic congestion and contribution to healthy and active lifestyles. This mode of transport relies on an integrated pedestrian and cycling infrastructure and there is a need for a coherent network that places an emphasis on safety, serves areas where people wish to travel, provides priority over vehicular traffic at junctions and is free from obstructions and has adequate public lighting.

	Walking and Cycling Development Objectives It is a development objective of Cavan County Council to:
WC 01	Promote walking and cycling as efficient, healthy and environmentally friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas and in vicinity of schools.
WC 02	Design pedestrian, cycling and electric bike infrastructure in accordance with the principles, approaches and standards set out in the Transport Infrastructure Ireland Rural Cycleway Design Standard (Offline), National Cycle Manual and the Design Manual for Urban Roads and Streets and international best practice.
WC 03	Encourage and seek sustainable transport movement at the earliest design stage of development proposals, to ensure accessibility by all modes of transport and all sections of society and promote the provision of parking spaces for bicycles in development schemes in accordance with Standards in Table 7.4.

WC 04	Improve the streetscape environment for pedestrians, cyclists and people with special mobility needs by providing facilities to enhance safety and convenience, including separation for pedestrian infrastructure from vehicular traffic.
WC 05	Provide better sign posting and public lighting where considered appropriate and ensure that the upgrading of roads will not impact negatively on the safety and perceived safety of cyclists.
WC 06	Work with the National Trails Office, Coillte, the Department of Planning, Housing and Local Government, the Department of Transport, and other relevant stakeholders, to improve on the existing level of infrastructure and facilities for walking and cycling.
WC 07	Ensure that all new relevant developments are fully permeable for walking and cycling, the principles of filtered permeability are applied and that the retrospective implementation of walking and cycling facilities should be undertaken where practicable in existing neighbourhoods.

7.3.2 Greenways

This RSES has identified the importance of enhanced transport connectivity, to include cross-border road and rail, cycling and walking routes, as well as blueways, greenways and peatways. It notes that the National Greenway Strategy (NGS) has been published by the Department of Transport, Tourism and Sport (DTTAS) with the objective to assist in the strategic development of nationally and regionally significant Greenways in appropriate locations, constructed to an appropriate standard, in order to deliver a quality experience for all Greenways users. Cavan County Council continues to source funding and invest resources in developing Greenways and walking & cycling trails throughout the County which are healthy modes of transport and are key components to movement and accessibility in urban and inter-urban areas. It is considered an efficient and relatively inexpensive form of transport and their development is in line with the principles of sustainable development.

Cavan County Council in partnership with Waterways Ireland have substantially completed the construction of a 5.5km recreational cycling and walking trail from the town of Ballyconnell, to Bellaheady Bridge, primarily along the Shannon-Erne Waterway, on the banks of the Woodford River, forming a section of the proposed Leitrim Cavan Greenway.

In 2020, the Council also successfully constructed a section of recreational trail and upgrade of existing forest trail, not only linking the town of Kingscourt to Coillte's Dun a Ri Forest Park, but also a link the town to the proposed Boyne Valley to Lakelands County Greenway, a proposed new 30km Greenway from Navan, Co. Meath, to Kingscourt, Co Cavan.

Funding was achieved and works completed in 2020 on the initial part of Cavan Town Urban Greenway which runs along the obsolete Railway line from Loreto Road connecting to the back of Cavan General Hospital. This 640m section of paved greenway with public lighting is extensively used.

Cavan County Council received funding under the Carbon Tax Fund 2020, to progress the development of the Cavan Railway Greenway from Cavan Town to the Ulster Canal Greenway with a link to the Cavan Leitrim Greenway at Ballyconnell. The funding will allow for the project to be progressed to options selection stage.

Funding is also in place in 2021 to advance works on a section of Greenway / Blue way from Belturbet Town to Lock 1 at Corraquill. In partnership with Waterways Ireland, Cavan County Council has constructed this trail from Belturbet to Kilcorby, which uses the existing road network and upgrades private access tracks on its way towards Aghalane Bridge. An upgraded footbridge across the Rag River is also incorporated in the design. From Aghalane the trail extends along the Woodford Canal to the canal Lock at Corraquill.



Fig.7.2 Existing Trails

Existing Trail: Name and Location
Aughrains/Drumbiste Walk, Lough Gowna
Burren Loops, The Burren Forest, Blacklion
Woodford River Walk, Ballyconnell
Castle, Lake and Forest Walk, Bailieborough
Cornamuckla Walk, Lough Gowna
Deerpark Forest Walk, Virginia (A Sli na Slainte Route)
Hamilton Trail, Killeshandra
Lough an Leagh, (the lake of the cure), Bailieborough
Mullagh Hill Walk, Mullagh
Portruam/Quivy Country Land Walk, Belturbet
Sean Samon Ruairi Trail, Glangevlin
Hawkswood Trail, Swanlinbar
The Cavan Way, West Cavan
Cootehill Heritage Walking Trail, Cootehill
Belturbet Town & Turbet Island Trails
Dun a Rí Forest Park, Kingscourt
Killykeen Forest Park
Fleming Folly, Ballinagh
Lavey Lake, Lavey
Blacklion Village and Macnean Link
Castlesaunderson Castle Trails
Cuilcagh Mountain Park Trails
Bailieborough Town Trail
Hawkswood Loop, Swanlinbar
Cuilcagh Lowlands Trail
Gowlan Loops, Blacklion
Bawnboy Loop, Bawnboy
Agharaskilly
Leitrim Way through Dowra
Link between Cavan and Leitrim Railway Greenway with Cavan Way and Sligo Leitrim and West Counties Railway Greenway.
Aghakinnagh Walk, Swanlinbar
Ballyconnell to Ballyheady / Agharaskilly



Planned Future Greenways / Trails
Cavan Leitrim Railway Greenway
Belturbet to Cloverhill Railway Greenway
Cavan to Clones Railway Greenway
Cavan to Mullingar Railway Greenway
Crossdoney to Killeshandra Railway Greenway
Boyne Valley to Lakeland County Railway Greenway
Kingscourt to Carlingford Railway Greenway
Ulster Canal Greenway
Sligo to Leitrim North Counties Railway Greenway
Killykeen to Cavan Cycling Trail

Funding Application Measure 2
Killykeen Forest Park Walking and Cycling Trails
Cavan Town Railway Greenway
Kingscourt to Dun na Rí Forest Park
Mullagh to the Golden Mile Trail
Measure 3
Belturbet to Lock 1 (Corraquill) Recreational Trail

The Council recognises the numerous benefits arising from the further development of Greenways in Cavan in particular as a tourism product with a significant potential to attract overseas visitors, local communities and all users as an amenity for physical activity and a contributor to health and wellbeing. It is the Councils policy to continue to expand and create an integrated network of greenways across the County and maximise pedestrian and cycle access to same.

Greenways Development Objectives
It is a development objective of Cavan County Council to:

G 01	Continue to develop an integrated and connected network of sustainable greenways and green routes within Cavan and to adjoining counties, in accordance with the 'Strategy for the Future Development of National and Regional Greenways'.
G 02	Progress the development of the proposed Cavan Railway Greenway from Cavan Town to the Ulster Canal Greenway and to the Cavan Leitrim Greenway at Ballyconnell.
G 03	Progress the development of the Cavan Leitrim Greenway and Sligo Leitrim Northern Counties Railway (SLNCR) Greenway in partnership with Sligo and Leitrim County Councils.
G 04	Progress the development of the Ulster Canal and Navan to Kingscourt Greenways.
G 05	Maximise both pedestrian and cycle connectivity to the network of existing greenways within the County.
G 06	Protect established Greenways within the County against inappropriate new vehicular access and increased traffic movements.
G 07	Support the enhancement and progression of existing and planned future greenways/trails as listed in Figure 7.2 above.
G 08	Engage with and support landowners in securing funding for the maintenance of walkways.

7.3.3 Public Transport

The Council acknowledges that there is little offer for public transport within the County and that Cavan is heavily reliant on private car as a mode of transport. In order to address this, the Plan seeks to support the growth of towns and villages, increase and provide for additional walking and cycling routes and support the local link for trips within the County and Bus Eireann intercounty links.

7.3.4 Bus

The development of a good quality bus service as an alternative to private car is an essential element of an integrated and balanced land use transport system. Bus Eireann operate a number of routes in the County and is well serviced with same.

7.3.5 Local Link

Local Link Cavan Monaghan are contracted by the National Transport Authority (NTA) to develop manage and coordinate 'Public Transport' on their behalf across the Cavan Monaghan region. It was formed under the NTA's restructuring of the Rural Transport Programme (RTP) in 2014.

Since 2016, increased funding has allowed Local Link Cavan Monaghan to develop new 'Rural Regular Services' (RRS) within the county, which saw Cavan become the first town of its demographic size, to introduce town based public transport services. Local Link Cavan Monaghan recognise that, while the NTA and the Department of Transport, have responsibility for providing the funding for public transport services, the Local Authority through its development plan has the ability to support this infrastructure through its planning processes and vision to support sustainable travel through facilitating measures.

Under the current network of services, DRT services provide access to Cavan town, Cootehill, Killeshandra, Ballyconnell, Ballyjamesduff, Kilnaleck, Butlersbridge, Ballyhaise, Virginia, Blacklion and Bawnboy.

The following is a brief outline of the services connections:

C1 – Ballyhaise, Butlersbridge, Drumgola, The Gallops, Cavan Institute, Bus Station, Aldi, Retail Park, Kilmore

C2 – Ballinagh, Corlorgan, Lidl, Bus Station, Town Centre, Swellan, Farnham Rd, Cavan General

C3 – Redhills, Ballyhaise, Rocklands, Drumalee, Castlemanor, Cavan Institute, Bus Station, Farnham Rd, Cavan General

929 – Corlough(Bawnboy), Ballinamore, Newtowngore, Killeshandra, Cavan Bus Station, Cavan Institute

176 – Monaghan, Threemilehouse, Newbliss, Clones, Scotshouse, Ballyhaise, Cavan Institute, Cavan Bus Station, Cavan General

All services are continually reviewed in order to improve and better serve the public need. There is an openness within the NTA to establish new services on an ongoing basis, particularly DRT. The NTA's new initiative 'Connecting Ireland', which is currently undergoing consultation will focus on building a national public transport network connecting all towns and villages in line with the National Development Plan 2018 – 2027 and National Planning Framework – Ireland 2040.

The following needs have been identified

- Regular Service Bailieborough – Ballyjameduff – Virginia - Cavan
- Cavan to Drogheda (Our Lady of Lourdes Hospital)
- Cootehill – Monaghan co ordinated

7.3.6 Public Transport in Rural Areas

The availability of public rural transport plays a major role in combatting rural isolation and acts as a catalyst in creating models of partnership, at all levels, where key sectors actively engage in transport provision, to ensure equality of access for all including people with disabilities, reduced mobility and older people.

This invaluable service provides access to public services, employment, training, health and social facilities. In recognition of the importance of improving access to and from rural locations, the Council supports the extension of the *Rural Transport Programme* and other such initiatives, which respond to local travel needs throughout the County.

The requirement for Park and Ride in the County is currently under review with consideration along the N3 in locations like Lisgrea and Whitegate. Park and Ride facilities encourage shifts to public transport, reduce traffic congestion and parking demand and is an essential component to reduction in greenhouse gases in the strive towards reduction on the impact of climate change.

	Public Transport Development Objectives It is a development objective of Cavan County Council to:
PT 01	Continue to work with the relevant transport providers, agencies and stakeholders to facilitate the integration of active travel (walking, cycling etc) with public transport, thereby making it easier for people to access and use the public transport system.
PT 02	Support the operation of existing bus service and facilitate the provision of improved facilities for bus users in towns and villages, including the provision, in collaboration with the relevant agencies, of set down areas for coaches and bus shelters for passengers.
PT 03	Support and encourage public transport providers and rural community transport initiatives to enhance the provision of public transportation services linking the rural villages and main towns of Cavan.
PT 04	Support the Local Link Rural Transport Programme which aims to address rural social exclusion and the integration of rural transport services with other public transport services.
PT 05	Assess and determine the potential for bus-based Park and Ride facilities, in particular, close to the N3 National Route, with direct bus links to commuter destinations in the Dublin area.
PT 06	Promote and support the provision of Park and Ride facilities which improve public transport accessibility without compromising capacity or free flow of traffic on the public road, or causing increased car travel distances, at appropriate locations in the County.
PT 07	Identify and develop suitable lands to provide for Park and Ride facilities at appropriate locations in the County.
PT 08	Implement suitable charging structures for Park and Ride facilities to make it more likely that those who need the service (i.e. those outside walking distance and where alternative public transport options are not available), will obtain parking. In addition, implement, where appropriate, suitable measures on local roads adjacent to Park and Ride facilities to discourage commuters from parking on such roads.
PT 09	Support through liaising with the NTA and Local Link Cavan Monaghan the expansion of the service to towns in the County.
PT 10	Support the delivery of a Cavan Town Centre Public Transport Hub.
PT 11	To work with the NTA to explore the need for additional public transport services in Shercock, Kingscourt and Bailieborough.

7.3.7 Electric Vehicles

Electric Vehicles refer to both Battery Electric Vehicles (BEV) and Plug In Hybrid Electric Vehicles (PHEV). Benefits of Electric vehicles include the emission of zero tailpipe greenhouse gas emissions thereby helping to improve air quality in our towns and villages, as well as reducing noise pollution. Irelands target is to achieve 10% electric vehicle usage by 2020. The Northern and Western Regional Spatial and Economic Strategy promotes deployment of targeted, convenient and safe recharging infrastructure across the region, to meet the changing needs of the electric vehicle with particular emphasis in public parking areas and employment locations.

There are a number of charging points throughout the county and this plan promotes further installation and expansion of charging points for these vehicles. At present, there are a number of electric charging points registered in Cavan located as follows:

- 1 in Cootehill, at Market Street
- 2 in Bailieborough at Main Street and at Tesco Store
- 3 in Cavan Town at The Courthouse, Dublin Road near Breffni Park and at Radisson Hotel Farnham Estate
- 1 in Ballyconnell at the Slieve Russel Hotel
- 1 in Ballyjamesduff at the Grove

The Council will continue to support and facilitate the development of infrastructure to increase the usage of Electric Vehicles, by the inclusion of dedicated fully functional Electric Vehicle (EV) charging points through appropriate objectives.

	Electric Vehicles Development Objectives It is a development objective of Cavan County Council to:
EV 01	Facilitate the provision of electricity charging infrastructure for electric vehicles both on street and in new developments in accordance with car parking standards as per Car Parking Standards in Table 7.4.
EV 02	Support and facilitate the provision of electricity charging infrastructure for electrical vehicles both on street and in new developments in accordance with car parking standards and best practice.
EV 03	Support the growth of Electric Vehicles, with support facilities, through a roll out of additional electric charging points in collaboration with relevant agencies at appropriate locations.
EV 04	Liaise with relevant agencies to support and encourage the growth of electric vehicles with support facilities/ infrastructure, through provision of additional electric charging points and retrofitting of charging points in existing urban centres, in collaboration with relevant agencies.
EV 05	Support the prioritisation of Parking for Electric Vehicles in town centre locations.

7.3.8 Active Travel

Active Travel is travelling with a purpose using your own energy. Active Travel is part of a strategy to support compact development, social equity, economic prosperity and to help make our public spaces more liveable and climate resilient.

Cavan County Council are firmly committed to:

- encouraging the use of walking, cycling and other active travel methods.
- provide a safe and connected network to those who wish to commute to work or school or make other journeys through healthy and sustainable means
- delivery of dedicated infrastructure schemes such as the Safe Routes to School Programme. The Safe Routes to School Programme seeks to create safe walking and cycling routes within communities, to alleviate congestion at school gates and to increase the number of students who walk, scoot or cycle to school.
- the development of walking and cycling infrastructure in our towns and villages with a comprehensive network of safe, well-lit, and convenient footpaths/cycle lanes/shared surfaces within residential areas with links to schools, urban centres etc

These transformative schemes have the potential to substantially increase the numbers choosing to make active travel part of their daily life and should serve to encourage a shift in the population towards walking, cycling and scooting as transport modes, improving personal health and mental well-being, making our towns and village centres more vibrant and people focused spaces, and significantly addressing our climate action challenge.

Encouraging people to walk or cycle will help CCC to respond to climate change. The Council is actively working to secure the development of a high-quality walking and cycling network across the County to prioritise the safety of pedestrians and cyclists. Suitable routes will retro fitted on all key nodes in the County to enhance pedestrian and cyclists' facilities. Town and village improvement schemes are also being developed to enhance the pedestrian and cyclist environment and maximising permeability and connectivity for pedestrians and cyclists to create direct attractive links to town and village centres.

	Active Travel Development Objective It is a development objective of Cavan County Council to:
ACT 01	Support active travel within the County and the ongoing engagement with the National Transport Authority in the delivery of improvements to the provision and safety of the walking and cycling infrastructure of the County.

List of Projects Approved and Funded by the NTA

Project Name	Project Description
River Blackwater footbridge	Construction of a footbridge across the River Blackwater in Virginia to provide the residential area north of the river with access to the town centre south of the river for pedestrians and cyclists.
R198 Arvagh Pedestrian Crossing	Provision of a pedestrian crossing from an existing footpath along the R198 in Arvagh town to a Community Creche
Footpath Package A - Ballyconnell, Butlersbridge, Cavan Town, Ballinagh, Kilnaleck	Project is to improve the safety of pedestrians and cyclists within the towns of Ballyconnell, Butlersbridge, Cavan Town, Ballinagh, Kilnaleck. Works will include the construction of new footpaths and crossing points.
Cavan Town Urban Greenway Phase 2	Appointment of Consultants to carry out route selection, preliminary design, Part 8 planning in 2021 for Phase 2 of Cavan Urban Greenway
Cycle Schemes - Cavan Town	Provision of footpath / cycleway linking Keadue Lane to completed section of Cavan Town Urban Greenway. Appointment of consultants to design new cycle links lanes to town centre on Railway Road.
Footpath Package B - Cavan Town	Project is to improve the safety of pedestrians and cyclists within Cavan Town. Works will include the construction of new footpaths and crossing points.
Footpath Package C - Bailieborough, Kingscourt, Cootehill	Project is to improve the safety of pedestrians and cyclists within the towns of Bailieborough, Kingscourt, Cootehill. Works will include the construction of new footpaths and crossing points.
Cootehill Walking and Cycling Strategy	Preparation of a Walking and Cycling Strategy for Cootehill Town to identify walking and cycling routes to link existing residential areas to town core, Industry, Business Parks, schools and recreational facilities
Cavan Town Land Use and Transportation Study	Complete Transportation and Land Use Study for Cavan Town to identify key infrastructural projects, active travel measures, public transport needs and land use requirements
Safe to Schools Programme - Support Infrastructure	St. Aidans Secondary School, Cootehill & St. Marys N.S. Virginia

7.4 Road Infrastructure

The national road network is a critical enabler in facilitating an island-wide sustainable national transport system. The RSES recognises that in improving and maintaining the assets of national roads is critical and the efficiency, capacity and safety of the existing national road network within the region must be maintained, including the requirement to safeguard the strategic links into urban centres identified as key economic drivers in the region. The RSES has noted the importance of several key strategic Cross Border Transport Corridors within the border region that require further investment, including the N3.

In accordance with the National Development Plan investment commitments to progress The Virginia By-Pass through pre-appraisal and early planning in the short term and thereafter proceed to construction and be delivered to an appropriate level of service within the lifetime of the RSES is an objective of the RSES.

The RSES also commits to, in consultation with and subject to the agreement of TII, the pre-appraisal, early planning and construction as priority in the medium-term the N3 North of Kells to Enniskillen, via Cavan and the A509 in Fermanagh.

The Council acknowledges the importance of Cavan's strategic road infrastructure in providing intra and inter county movement of goods and services. Whilst the plan supports the promotion of sustainable transport, it is recognised that the roads infrastructure maintains a central position in the overall transportation network.

7.4.1 National Roads

The N3, N54, N55, N87 and N16 traverse the County providing important linkages within, into and out of the County. Cavan has a total public road network of 3,000 KM in length of which approximately 126 km comprises of National Primary and Secondary Roads.

The Council will preserve a corridor to enable design options for National Road improvements and upgrade projects to be advanced.

Significant investment and improvements in the existing road infrastructure have been made by the Local Authority in terms of upgrades, realignments, maintenance, traffic management measures, traffic calming measures and road safety measures.

It is important to protect and maintain the carrying capacity of this road network in the future as deemed necessary and as resources allow. In doing so, regard will be made to the Spatial Planning and National Roads Guidelines for Planning Authorities 2012, relating to development affecting National Primary and Secondary roads, including motorways and associated junctions.

Consideration also needs to be given to avoid adverse impacts when introducing noise sensitive uses in proximity to existing and future national roads. Where warranted, proposals should include mitigation and should have regard to Section 3.7 of the DoECLG *'Spatial Planning and National Roads Guidelines'.*

The policy objectives within this plan will seek to support and encourage sustainable and compact forms of development, which will have minimal impact on the carrying capacity, efficiency and safety of the road network.

Table 7.1: Proposed National Primary Road Improvement Projects

	Route	Scheme
Improvement Schemes	**N-3**	N3 Virginia Bypass
	N-3	N3 Drumahirk to Killygrogan Realignment
	N-3	N3 Killygarry to Cavan Bypass Link
	N-3	N3 Dublin Road Roundabout Upgrade
	N-16	N16 Gortaquill to Co. Boundary upgrade
Pavement Schemes	**N-3**	Pavement Overlays, Strengthening and Minor Improvements
	N-16	Pavement Overlays, Strengthening and Minor Improvements
Safety Schemes	**N-3**	N3 Virginia Main Street, Phase 2
	N-3	N3 Virginia to Carrakeeltymore
	N-3	N3 Kilmore Hotel to Dublin Road Roundabout
	N-3	Safety Schemes identified and agreed with TII
	N-16	Safety Schemes identified and agreed with TII

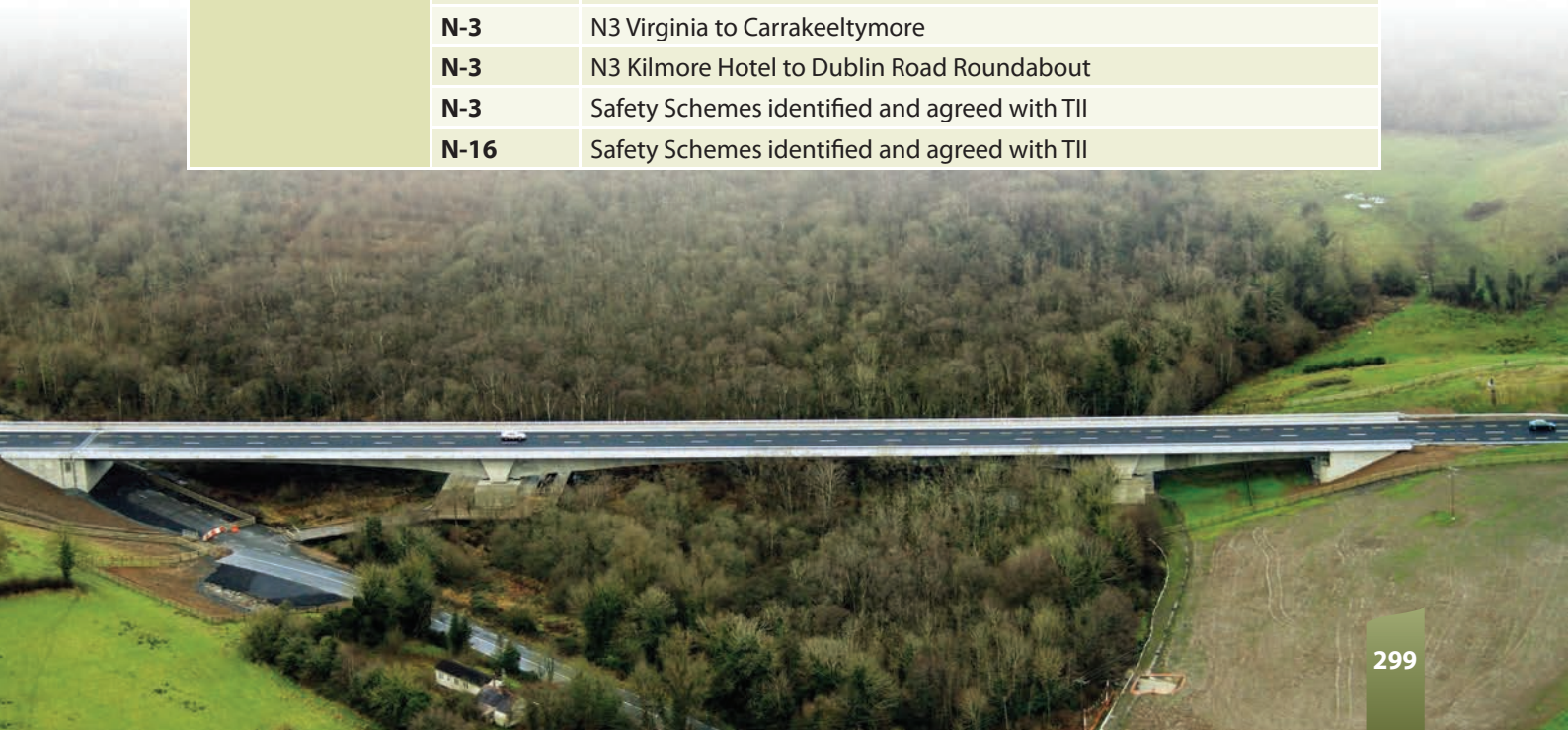


Table 7.2: Proposed National Secondary Road Improvement Projects

	Route	Scheme
Improvement Schemes	**N-55**	N55 Corduff to South of Killydoon Realignment, Section B
	N-55	N55 Ballinagh Relief Road
	N-54	N54 Kilnaglare Realignment link to N3
	N-54	N54 Butlersbridge to Co. Boundary upgrade
	N-87	N87 Belturbet to Ballyconnell Upgrade
Pavement Schemes	**N-55**	Pavement Overlays, Strengthening and Minor Improvements
	N-54	Pavement Overlays, Strengthening and Minor Improvements
	N-87	Pavement Overlays, Strengthening and Minor Improvements
Safety Schemes	**N-55**	Safety Schemes identified and agreed with TII
	N-54	Safety Schemes identified and agreed with TII
	N-87	Safety Schemes identified and agreed with TII

7.4.1.1 Virginia Bypass

The N3 corridor is a critical cross border economic route which is essential to facilitate strategic traffic movement and to maintain and improve connectivity to the North-West and Central Border Region. The need for a bypass of Virginia was initially identified by Cavan County Council in the 1980's and formally acknowledged nationally by its inclusion in the National Road Needs Study (1998) by the National Road Authority (NRA).The importance of this route is recognised in both the National Development Plan 2018-2027 and the NPF 2040.

The NPF identifies regional economic resilience and connectivity to the North-West as a strategic priority. The N3 Virginia Bypass will improve connectivity by reducing journey times. This in turn will make Cavan, the Border Region and the entire North - West a more attractive place to set up business, which will improve the economic resilience of the county and region. It will also benefit existing businesses in the county by reducing transport times and costs and improving journey time reliability which has been an ongoing issue for many years.

The National Development Plan makes particular reference to the progression of the N3 Virginia Bypass, which ties into the existing dual carriageway in the jurisdiction of Meath County Council. National Strategic Outcome No 2 identifies that it is an objective of the National Development Plan to improve and complete linkages to Dublin and "…that every region and all the major urban areas, particularly those in the North-West, which have been comparatively neglected until recently, are linked to Dublin by a high-quality road network".

The Northern and Western RSES 2020-2032 supports the planning and delivery of this strategically important scheme. Regional Policy Objective 6.7 specifically references the progression of the N3 Virginia bypass "through pre-appraisal, early planning in the short term and shall thereafter proceed to Construction and be delivered to an appropriate level of service within the lifetime of the RSES". The delivery of these works will be supported and facilitated by the Council in conjunction with Meath County Council, TII and the Department of Transport.

The delivery of the bypassing of Virginia would see significant benefits in the areas of road safety, environmental impacts, accessibility and social inclusion, integration, and physical activity. In seeking to achieve these improvements, Cavan County Council is also cognisant of the need to mitigate and reduce any potential impacts on the environment or areas of historical and archaeological importance due to implementation of the Scheme.



Virginia Bypass Development Objective
It is a development objective of Cavan County Council to:

VB 01	Work in conjunction with Transport Infrastructure Ireland, Department of Transport and Meath County Council in the planning and construction of the N3 Virginia Bypass Scheme.
VB 02	Reserve and protect option corridors from development which would interfere with the delivery of the Virginia By-Pass.

7.4.2 Regional and Local Roads

Both regional and local roads provide vital links between the towns and villages to retail, service and employment centres throughout the County and to adjoining Counties. There are approximately 400km of regional roads and 2,481km of local roads in the County.

In order to safeguard the carrying capacity and safety of these roads, access for residential development will be restricted onto a regional roads where access to a lower category road is available. Regard shall be had to the requirement in the Spatial Planning and National Roads Planning Guidelines 2012, to preserve the carrying capacity of these routes and safeguard their strategic role in providing connections to the National Road Network.

For new development, access onto the road network is a key issue, the intensification of use of an existing access is normally preferable to the creation of a new access onto a rural road. Where new entrances are necessary, the relevant road design standards will be applied (DMRB in rural situations i.e. the Design Manual for Roads and Bridges- and DMURS in urban situations within the 50/60kmph speed zone -Design Manual for Urban Roads and Streets 2019). Such road standards are required to guarantee the safety of the general public in the County and protect the carrying capacity of the road network.

Table 7.3: Non-National & Other Strategic Road Improvement Projects

	Route	Scheme
Improvement Schemes	R-188, R-192, R-162, R-178.	Cavan to Dundalk Strategic Route Improvement Scheme
	R-198, R212, N3.	Cavan Northern Strategic Link Road (R198-R212-N3)
	Virginia Town Centre	Virginia Carpark to Ballyjamesduff Road (R194) Link
	Cootehill Town Centre	Cootehill Back Street

	General Road Development Objectives It is a development objective of Cavan County Council to:
GR 01	Planning for significant development proposals should be accompanied with a 'Traffic and Transport Assessment' (TTA) and a 'Road Safety Audit' (RSA) carried out by suitably competent persons, in accordance with the TII's Traffic and Transport Assessment Guidelines and which are assessed in association with their cumulative impact with other existing and committed developments on the road network.
GR 02	Require a Traffic and Transport Assessment and Road Safety Audit for any significant development proposing access to the Strategic Road Network.
GR 03	Require Traffic Assessments for proposed trip intensive developments, as appropriate and in accordance with the TII Publication PE-PDV-02045 - Traffic and Transport Assessment Guidelines.
GR 04	Promote the carrying out of Road Safety Audits on new road schemes, road and junction improvements, traffic management schemes and private developments as required in accordance with the TII Publication TII-GE-STY-01024 and advice contained in the DoT Traffic Management Guidelines 2019.
GR 05	Promote road safety and implement traffic safety measures in conjunction with Government Departments, the Road Safety Authority and other agencies.
GR 06	New access points onto the public road network shall generally be subject to sight line visibility standards as set out in Cavan County Councils document Sightline Visibility Requirements for Junctions and Direct Accesses as contained in Appendix 4 of this Plan.
GR 07	Facilitate the delivery of the road's projects outlined in the National Development Plan 2018-2027 and the Northern and Western Regional Spatial and Economic Strategy 2020-2032 in conjunction with the TII, the Department of Transport and other stakeholders.

GR 08	Development of road projects will be subject to the outcome of the Appropriate Assessment process in accordance with Article 6(3) and Article 6 (4) of the Habitats Directive.
GR 09	New roads and other transport infrastructure projects that are not already provided for by existing plans/programmes or are not already permitted, are subject to the undertaking of feasibility assessment, taking into account planning need, environmental sensitivities as identified in the SEA Environment Report and the objectives of the Plan relating to sustainable mobility. Where feasibility is established, a Corridor and Road Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages: Stage1 – Route Corridor Identification, Evaluation and Sections; and Stage 2 – Route Identification, Evaluation and Selection.

National Road Development Objectives
It is a development objective of Cavan County Council to:

NR 01	Maintain and protect the safety, capacity and efficiency of National roads and associated junctions in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities, DECLG (2012)
NR 02	Protect national roads from inappropriate access in order to protect the substantial investment in the national road network, to preserve the carrying capacity and safety of the National Road Network
NR 03	Support essential national road infrastructure including, bypasses and relief roads for local towns and villages and proposed upgrade and route improvement schemes and, where necessary, reserve the corridors of any such proposed routes free of development, which would interfere with the provision of such proposals.
NR 04	Facilitate and carry out improvements to sections of national roads that are deficient in terms of alignment, structural condition or capacity, where resources permit, and to seek to maintain that standard thereafter.
NR 05	To protect the capacity, efficiency and safety of the national road network in County Cavan by complying with the 'Spatial Planning and National Roads -Guidelines for planning authorities' (2012).
NR 06	Seek to implement the Road Improvement Schemes indicated in table 7.1 and 7.2 above.
NR 07	On urban streets and roads within the 50/60 kmph zone implement the recommendations of the Design Manual for Urban Roads and Streets (DMURS 2019). Within Transition zones on National Roads developments shall conform to TII Publications DN-GEO-03084 'The Treatment of Transition Zones to Towns and Villages on National Roads.
NR 08	Seek to safeguard the capacity and efficiency of the national road network draining systems in County Cavan

	Regional and Local Roads Development Objectives It is a development objective of Cavan County Council to:
RLR 01	Facilitate and carry out improvements to sections of regional and local roads that are deficient in terms of alignment, structural condition or capacity, where resources permit, and to seek to maintain that standard thereafter.
RLR 02	Safeguard the carrying capacity and safety of the Council's regional and local road network.
RLR 03	Develop and implement, in consultation with the Department of Transport, a programme for the improvement and maintenance of the non-national road network in the County.
RLR 04	Support essential non-national road infrastructure including, relief roads for local towns and villages and proposed upgrade and improvement schemes and, where necessary, reserve the corridors of any such proposed routes free of development, which would interfere with the provision of such proposals. Such road schemes include those listed in the non-exhaustive Table 7.3 and as identified in the following Transportation Studies: • Cavan Town and Environs Integrated Framework Plan 2020 Transportation Study (Mar 2007, by WSP) • Traffic & Transportation for Bailieborough (Dec 2009, RPS) • Traffic & Transportation for Cootehill (Oct 2009, by RPS) • Traffic & Transportation for Kingscourt (Oct 2009, by RPS)
RLR 05	Implement the recommendations of the Design Manual for Urban Roads and Streets (DMURS 2019) in relation to urban streets and roads within the 50/60 kmph zone.
RLR 06	Improve the standards and safety of our Regional and Local Roads and to protect the investment of public resources in the provision, improvement and maintenance of this public road network.
RLR 07	Seek the reduction of through-traffic passing through town centres.
RLR 08	Increase the safety of children at schools by assessing safe routes to schools for school children and by the installation of traffic management measures. Require School Travel Plans to be submitted with applications by schools or colleges in accordance with actions as set out under Smarter Travel, A Sustainable Transport Future 2009-2020.
RLR 09	Promote road safety measures throughout the County, including traffic calming, road signage and parking.
RLR 10	Ensure that environmental improvements, traffic calming, and parking provision are provided for, which will respect and enhance the urban form and create a well-designed public realm in towns and villages.
RLR 11	Protect strategic regional roads listed in Table 7.3, against development where a maximum speed limit applies, except in exceptional circumstances, in order to protect the carrying capacity and safety of such roads.
RLR 12	Seek to implement Regional Road Improvement Schemes whenever appropriate funding opportunities arise as indicated in Table 7.3.

7.5 Mobility Management Plans

Mobility planning by business, educational facilities and institutions that have high numbers of employees is a way of promoting sustainable means of access, reducing traffic congestion in urban areas and making more efficient use of land by reducing the need for car parking. It is Council policy to promote the use of mobility management and travel plans to bring about behaviour change and more sustainable transport use and the achievement of reduced car dependency.

Mobility management plans will be required to accompany planning applications for significant new developments or trip intensive developments. Mobility management plans must address:

The need to provide adequate, affordable and sustainable means of access for employees, visitors and others (e.g. students).

The need to promote and support alternative means of transport to the private car, i.e. public transport, cycling, walking.

The need to minimise the impact of traffic and parking generated by the business educational facility or institution in the surrounding areas.

The need to manage on-site parking (if any is to be provided).

Mobility Management Plans Development Objective
It is a development objective of Cavan County Council to:

MMP 01	Require Mobility Management Plans for proposed, existing and established trip intensive developments, to be submitted with applications.

7.6 Car Parking

Parking provision can have significant effects in influencing transport choices, reducing traffic congestion and encouraging the use of more sustainable forms of transportation. Being a rural County, there are a number of areas in the County that are highly dependent on private car use, particularly in areas serviced by poor public transport networks.

The rationale for the application of car parking standards is to ensure that consideration is given to the accommodation of vehicles, including provisions for those with limited mobility, in assessing development proposals, while being mindful of the need to promote a shift towards more sustainable forms of transport. There is a degree of flexibility, depending on the nature and location of the development and its proximity to public transport, which allows developers to submit a car parking analysis of a particular area, in order to demonstrate the supply and demand for car parking spaces.

A reduced number of car parking spaces may be acceptable in the following circumstances, where sufficient evidence has been provided to the Planning Authority that:

- It forms part of a set of measures to promote alternative transport modes (as supported by a Traffic and Transport Assessment (TTA); or
- The development can avail of spare parking capacity available nearby e.g. car parks routinely open to the public or on-street car parking; or
- The development is in a highly accessible location sufficiently well served by public transport; or
- The development's proposed uses facilitate staggered parking i.e. one of the uses is daytime use and the other is evening use.

The overall car parking provision will require a proportion of spaces be reserved:

- for people with disabilities in accordance with best practice; and
- as charging points for electric vehicles in accordance with best practice.

Consideration of an overall reduction in the level of parking provision will not normally apply to the number of reserved spaces to be provided.

	Car Parking Development Objectives It is a development objective of Cavan County Council to:
CP 01	Require development proposals to provide adequate car parking provision and associated servicing arrangements. The specific amount of car parking will be determined according to the characteristics of the development and its location having regard to the standards set out in Table 7.4.
CP 02	Seek to ensure that all new private car parking facilities are provided to an appropriate standard, proximate to the development which it serves and in accordance with the *Design Manual for Urban Roads and Streets (2020).*
CP 03	Allow for the reduction in car parking standards in suitable town centre locations in order to encourage a modal shift away from the private car to more sustainable forms of transport, such as public transport, cycling and walking.
CP 04	Manage the provision of on-street parking by encouraging short term business/ shopping activity, whilst discouraging long stay on street commuter parking and parking by Heavy Goods Vehicles (HGVs).
CP 05	Facilitate and support purpose built off-street car parks including multi storey carpark, in preference to on street car parking
CP 06	Ensure that applications for surface car parking are accompanied by landscaping proposals.
CP 07	Seek and promote the provision of Age Friendly parking arrangements and further provide for the improvement of parking arrangements for people with disabilities
CP 08	Ensure all applications for car parking are accompanied with EV Charging points.
CP 09	Require proposed car parks to include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 10% of total space numbers.
CP 10	Ensure that car parking or EV charging infrastructure does not detract from the comfort and safety of pedestrians and cyclists.
CP 11	Seek the provision of designated HGV parking areas within new industrial developments, as appropriate.
CP 12	Encourage the use of materials and engineering solutions that optimise natural surface water drainage as part of Sustainable Urban Drainage Systems (SuDS) (Refer to Strategic Flood Risk Assessment) associated with large scale car parks.

7.7 Bicycle Parking Facilities

Cycling is becoming increasingly recognised for the contribution it provides as a sustainable and healthy form of transport for work, education and leisure trips within and around the County. Provision of secure cycle parking facilities is essential for supporting the promotion and development of cycling as a more sustainable mode of transport.

A lack of appropriate cycle parking facilities is often cited as a barrier to cycling and cycle ownership and could be a constraint on the further growth of cycling. In that regard, high quality secure cycle parking at origins and destinations is considered a key element of any strategy aimed at encouraging cycling. High quality cycle parking should be regarded as an integral part of any new development.

	Bicycle Parking Development Objectives It is a development objective of Cavan County Council to:
BPD 01	Ensure the provision of appropriate Bicycle parking facilities as per Table 7.4 below as part of any new applications in urban areas to assist with supporting modal shift away from private cars to more sustainable modes of transport i.e. cycling, walking, public transport.



Table 7.4: Parking Standards

DEVELOPMENT	MAXIMUM CAR PARKING REQUIREMENT	BICYCLE STANDARDS
Residential	2 spaces per unit Smaller bedroom units to be examined on a case by case basis	To be agreed
Residential – Apartments	1 space per unit and 25% visitor parking	1 cycle storage space per bedroom plus visitor cycle storage space
Student Accommodation	1 space per 3 student beds	1 stand per unit
Shop/ retail units	1 space per 20 m.sq. of net retail floor space	1 stand per 100 m.sq. of retail floor space
Shopping Centres > 1000sqm	Individually assessed	Individually assessed
Supermarkets. (Brownfield Town Centre Sites)	1 space per 20 m.sq. of gross floor space	1 stand per 100 m.sq. of gross floor space
Supermarket (Greenfield Town Centre Sites and Environs Area)	1 space per 20 m.sq. of gross floor space	1 stand per 100 m.sq. of gross floor space
Retail warehousing/ Cash & Carry	1 space per 35 m.sq. gross floor space	1 stand per 150 m.sq. gross floor space
Garden Centres	1 space per 25 m.sq. net floor space	1 stand per 150 m.sq. net floor space
Car Showrooms: Gross Floor space	1 space per 100 m.sq. gross floor space	N/A
Factory Retail Floor space.	1 space per 50 m. sq. gross floor space but individually assessed based on the number of employees operating patterns etc.	1 stand per 150 m.sq. gross floor space
Public Houses (Public Area).	1 space per 10 m. sq. net floor space	1 stand per 150 m. sq. net floor space
Restaurants.	1 per 10 m.sq. of dining space	1 stand per 100 m.sq. of dining space
Café	1 per 19 m.sq. of dining space	1 stand per 100 m.sq. of dining space
Take aways	3 per takeaway	1 stand per 100 m.sq. of net floor space
Offices, Financial & Professional Services (including banks other agencies, betting shops): Gross Floor space	1 space per 25 m. sq. of gross floor space	1 stand per 100 m.sq. of gross floor space
Manufacturing Industrial/Light Industrial	1 space per 50 m.sq. of working floor space but individually assessed based on the number of employees, operating patterns etc.	1 stand per 500 m.sq. of working floor space
Garage (service)	1 space per 50 m.sq. of net floor space plus 1 per 10m2 NFS where food is served	1 stand
Warehouses	1 space per 150 m.sq. of gross floor space but individually assessed based on the number of employees, operating patterns etc.	1 stand per 500 m.sq. of gross floor space

Conference Centres	1 space per 25 m. sq. of public area plus set down area	To be agreed
Surgeries, Clinics and Group Medical Practices, Health centres, surgeries, clinic etc.	1 per consultant plus 2 per consultant room	1 stand per clinic/ practice
Guesthouse/Hotels (excluding Public Areas)	1 per Bedroom or 1 space per 10 bed dormitory	1 per 20 beds
Hostels	1 per 2 bedrooms	1 per 10 beds
Cinemas, Theatres, Stadia, library, Places of Worship	1 space per 3 seats and where GFA exceeds 1,000m2 1 space per 5 seats	1 stand per 20 seats
Swimming Pools, Ice Rinks, Bowling alley, Amusement/Entertainment, Gymnasium, Sports Clubs, grounds etc.	1 space per 20 m. sq. of GFS	1 stand per 20 m. sq. of pool/rink plus one per three staff.
Community centre	1 space per 10 m.sq. of public floor space	1 stand per 75 m.sq. of gross floor space
Crèches	1 space per 4 children and 1 per staff plus set down area	1 stand per unit
Hospital and Acute Care Facilities / Nursing homes	1 space per doctor or consultant, 2 space per 3 nursing staff, 1 space per outpatient consulting room plus operational space for ambulance/ services etc.	1 stand per 10 staff on duty
Funeral Home	1 per 5m2 NFS	N/A
Schools (Primary)	1 per teaching staff and 1 space per classroom plus circulation and off loading facilities	1 stand per school.
Schools (Secondary)	1 per teaching staff and 1 space per classroom plus circulation and off loading facilities	2 stands per school
Post Second Level	Determined on a case by case basis by Planning Authority	2 stands per school

Notes on Parking Standards

- Car Parking Standards are expressed in Maximum Standards
- Where the parking standards shown in table 7.4 do not cover the type of development proposed, the requirement shall be calculated relative to the most appropriate standards.
- Car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targets growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.
- In exceptional circumstances, the Council may at their discretion accept a reduced/increased parking requirement, where the applicant has clearly demonstrated that this would not impact on road safety or traffic flow, and where it is considered to be required for the operations of the business/use concerned and is in the interests of the proper planning and sustainable development of the area.
- The Planning Authority will specify, in certain developments, the requirement for a number of disabled car parking spaces and a number of parent and child spaces.
- Parking layouts shall make provision for commercial and service vehicles depending on the type attracted to the development and should provide for manoeuvring space to enable vehicles to exit the site in forward gear.
- Minimum perpendicular car-parking space dimensions shall be 5 x 2.5 metres. Minimum parallel car-parking space dimensions shall be 6 x 2.4 metres. Car parking design should comply with the standards set out in the publications listed in section 4.1.12.
- A bicycle stand comprises of a shelter with a minimum of 5 racks per stand.

7.8 Natural Gas

It is ambition of the RSES to build out gas supply in the region, in that the expansion of the network would bring competitive advantages to the region. The secure supply of natural gas is in itself an important part of the suite of infrastructure necessary to assist in the improvement of regional accessibility generally.

7.9 Electricity

Cavan County Council takes cognisance of the 'Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure' 2012 issued by the Department of Communications, Energy and Natural Resources' which acknowledges the strategic and economic importance of investment in networks and energy infrastructure. The Regional Spatial and Economic Strategy fully supports the delivery of these regionally important electricity interconnectors projects. The Planning Authority recognises the need for development and renewal of energy networks, in order to meet both economic and social policy goals.

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

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

Cavan County Council takes cognisance of the 'Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure' 2012 issued by the Department of Communications, Energy and Natural Resources' which acknowledges the strategic and economic importance of investment in networks and energy infrastructure. The Government endorses the major investment underway in the high voltage electricity system under EirGrid's Grid 25 Programme. The Planning Authority recognises the need for development and renewal of energy networks, in order to meet both economic and social policy goals.

7.9.1 North South Interconnector

The north-south interconnector is an above ground electricity connection proposal linking the existing station at Woodland, Batterstown, Co Meath and traversing though Meath, Cavan and Monaghan linking to a converter station at Turleenan in County Tyrone. Planning permission has been granted by An Bord Pleanala for the sections in Counties Meath, Cavan and Monaghan in December 2016.

Section 10.3 of the RSES outlines the following in relation to the interconnector 'increased connectivity with other grids is also needed and projects such as the north-south interconnector are of great importance to the region'.

Gas and Electricity Development Objectives It is a development objective of Cavan County Council to:	
GE 01	Support and promote the sustainable improvement and expansion of the electricity transmission and distribution network that supply the county, subject to landscape, residential amenity and environmental considerations.
GE 02	Support and facilitate the development of enhanced electricity and gas supplies and associated networks, to serve the existing and future needs of the County and to facilitate new transmission infrastructure projects.
GE 03	Co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure adequate power capacity for existing and future business and enterprise needs of the County.
GE 04	Ensure that energy transmissions infrastructure follows best practice with regard to siting, design and environmental impact and landscape protection.
GE 05	Respect, where appropriate, the 14m wide BGE Wayleaves associated with the High Pressure Gas Transmission Pipelines.
GE 06	Support and promote the improvement and the expansion of the Gas network in County Cavan, including a cross border expansion.

GE 07	Support the reinforcement and strengthening of the electricity transmission network with particular reference to the North South Interconnector.
GE 08	Where undergrounding and/or overgrounding of cables is being pursued, proposals should demonstrate that environmental impacts including the following are minimised: - Habitat loss as a result of removal of field boundaries and hedgerows (right of way preparation) followed by topsoil stripping (to ensure machinery does not destroy soil structure and drainage properties). - Short to medium term impacts on the landscape where, for example, hedgerows are encountered; - Impacts on underground archaeology; - Impacts on soil structure and drainage; - Impacts on surface waters as a result of sedimentation and - Visual impacts.
GE 09	Support the necessary integration of the transmission network requirements to allow linkages with renewable energy proposals at all levels to the electricity transmission grid in a sustainable and timely manner.

7.10 Renewable Energy

It is a policy of this plan to support sustainable energy sources and locally based renewable energy alternatives where such development does not have a negative impact on the surrounding environment including landscape, water, biodiversity, natural or built heritage or local amenities. It is policy to encourage renewable development proposals which contribute positively to reducing energy consumption and carbon footprint.

Rural areas have the potential to be harnessed for renewable energy projects – including wind, hydro and solar energy. In addition, waste to energy projects, such as biomass, anaerobic digestion and dry digestion may be suitable subject to planning and development considerations. The Council will support renewable energy projects in rural areas. However, it is mindful of the need to protect landscape sensitivities, residential amenities, views or prospects, public rights of way, wildlife, habitats, special areas of conservation, protected structures, bird migration paths etc.

Reference is made to the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change 2017. It is the intention of Cavan County Council to prepare a Renewable Energy Strategy within a 6 month period of the adoption of this development plan, in order to guide and measure how Cavan County Council can facilitate a low-carbon future in the County by supporting the sustainable development of the renewable energy sector in Cavan.



Energy Development Objectives It is a development objective of Cavan County Council to:	
EDO 01	Promote energy conservation, increased efficiency and growth of locally based renewable energy alternatives, in an environmentally and socially acceptable and sustainable manner and having particular regard to the requirements of the Habitats Directive.
EDO 02	Require renewable developments to include for assessment the following which will be the criteria that will be taken into account: • The proper planning and sustainable development of the area • The environmental and social impacts of the proposed development • Traffic impacts, including details of haul route • Impact of the development on the landscape, having regard to the Landscape Categorisation/ Characterisation or any updated version thereof. • Impact on protected scenic views • Impact on walking/cycling routes and public rights of way • Connection to National Grid (where applicable) • Mitigation measures where impacts are identified • Protection of designated areas, - NHAs, SPA's and SAC's, areas of archaeological importance, national monuments, protected structures, ACAs etc. • Cumulative impact of the proposed development
EDO 03	Adopt a positive approach to renewable energy proposals, having regard to the proper planning and sustainable development of the area, including community, environmental and landscape impacts and impacts on protected or designated heritage areas/structures
EDO 04	Promote and support the use of renewable forms of energy as a contribution to the energy demand of all new buildings, where consistent with the proper planning and sustainable development of an area.
EDO 05	Commence preparation a Cavan County Renewable Energy Strategy within 6 months of the adoption of this plan.
EDO 06	Facilitate proposals for energy storage systems and infrastructure, which support energy efficiency and reusable energy systems, provided such proposals accord with the principles of proper planning and sustainable development of the area.

7.10.1 Wind Energy

Wind Energy Guidelines 2006

Wind Energy Guidelines offer advice to Planning Authorities on Planning for Wind Energy through the Development Plan progress. The development of new Wind Energy Guidelines is at an advanced stage and these will facilitate informed decision making in relation to renewable energy infrastructure.

The Council recognises the importance of wind energy as a renewable energy source and its potential in contributing to reductions in fossil fuel dependency and greenhouse gas emissions. It is policy of Cavan County Council to require compliance with the Wind Energy Guidelines (2006) and Circular PL20-13, and any updates thereof.

Wind Energy Development Objectives It is a development objective of Cavan County Council to:	
WE 01	Require compliance with the principles and planning guidance set out in with the Wind Energy Guidelines (2006) and Circular PL20-13, and any updates thereof.

WE 02 Ensure that the assessment of wind energy development proposals will have regard to the following:

- sensitivities of the county's landscapes;
- visual impact on protected views, prospects, scenic routes, as well as local visual impacts;
- impacts on nature conservation designations, archaeological areas and historic structures, public rights of way and walking routes;
- local environmental impacts, including those on residential properties, such as noise and shadow flicker;
- visual and environmental impacts of associated development, such as access roads, plant and grid connections;
- scale, size and layout of the project and any cumulative effects due to other projects;
- the impact of the proposed development on protected bird and mammal species;
- impact of the grid connection from the proposed wind farm to the ESB network.
- Carbon benefit analysis

WE 03 Encourage and support the development of wind energy development and single turbines in urban and rural areas and Industrial Parks, provided they do not negatively impact upon environmental quality, landscape, wildlife and habitats or residential amenity or other relevant planning consideration.

7.10.2 Solar Energy

Solar Energy is available in the form of roof top domestic, roof top commercial, large-scale ground solar installations and solar energy storage facilities. The Council recognises that solar farms, as a renewable energy source, can contribute to reductions in fossil fuel dependency and greenhouse gas emissions.

Currently, there is no national policy guidelines on solar farms. Section 28 Guidelines are awaited from the Department of Housing Planning and Local Government and when available it will be policy of Cavan County Council to implement them.

Solar Energy Development Objectives
It is a development objective of Cavan County Council to:

SED 01 Promote the development of solar energy infrastructure in the county, in particular for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. Such projects will be considered subject to environmental safeguards and the protection of natural or built heritage features, biodiversity, views and prospects, and other relevant planning considerations.

SED 02 Encourage the development of solar energy in suitable locations in an environmentally sustainable manner and in accordance with Government policy and the forthcoming Guidelines.

SED 03 Ensure that the assessment of solar energy development proposals will have regard to the following:

- Sensitivities of the county's landscape
- Visual impact on protected views, prospects, scenic routes, as well as local visual impacts
- Impacts on nature conservation designations, archaeological areas and historic structures, public rights of way and walking routes
- Local environmental impacts, including those on residential
- Visual and environmental impacts of associated development, such as access roads, plant and grid connections
- Scale, size and layout of the project and any cumulative effects due to other projects
- The impact of the proposed development on protected bird and mammal species
- Impact of the grid connection from the proposal to the ESB network
- Impact on drivers of glint and glare from the proposed development
- Impact of the grid connection routing systems on the national road network

7.10.3 Geothermal Energy

Geothermal energy refers to heat energy stored in the ground. Deep geothermal energy can only be accessed through geological processes or by drilling through the surface. The second source of heat in the ground is from radiation from the sun and is regarded as stored energy, which stays relatively warm throughout the year and can be extracted using a ground source heat pump.

Geothermal Energy Development Objectives It is a development objective of Cavan County Council to:	
GEDO 01	Facilitate large and smaller scale geothermal energy generating developments, subject to the proper planning and sustainable development of the area and consideration of environmental and ecological sensitivities.
GEDO 02	Promote the use of geothermal heat pumps for space heating and cooling as well as water heating in domestic, commercial and recreational buildings subject to the protection of water quality and any other relevant considerations.

7.10.4 Biomass

Biochemical processes typically involve the anaerobic digestion (AD) of biomass which can result in the generation of heat and/or electricity and the production of transport fuel or for grid injection. Multiple feedstock anaerobic digestion facilities vary from on-farm digesters, using various agricultural and food wastes such as grass, slurry, and food waste as feedstocks. There is also potential to produce renewable gas from anaerobic digestion of organic wastes and residues from domestic/commercial food waste. Renewable gas is carbon neutral and identical in function to natural gas, so the existing network can be used, and gas customers do not need to change boilers or gas-powered appliances.

Biomass Development Objectives It is a development objective of Cavan County Council to:	
BD 01	Facilitate the development of projects that convert biomass to energy, subject to proper planning considerations including the impact *of nitrogen deposition on sensitive Natura 2000 sites*.
BD 02	Promote and prioritise utilisation of existing waste streams from agricultural and forestry sectors for renewable energy projects including anaerobic digestion, subject to proper planning and environmental considerations.
BD 03	Promote the development of waste heat technologies and the utilisation and sharing of waste heat in new or extended industrial and commercial developments, where the processes associated with the primary operation on site generates waste heat.
BD 04	Locate biomass installations in areas that do not affect residential or visual amenity, and which are served by public roads with sufficient capacity to accommodate increased traffic flows.
BD 05	Support the National Policy Statement on the Bioeconomy (2018), and the exploration of opportunities in the circular resource-efficient economy.
BD 06	Support the potential creation of scaled local multi-feedstock bio-refining hubs across the northern and western region as well as potential creation of bio-districts/clusters.
BD 07	Support the future-proofing of infrastructure planning to allow for the potential upgrading of existing industrial sites to bio-refining plants while also supporting the use of bio-renewable energy for the sustainable production of bio-based products.

7.10.5 Hydro

Hydro energy or hydroelectricity is the term for the process whereby electrical energy is generated when falling water from reservoirs or flowing from rivers, streams or waterfalls (run of the river) is channelled through water turbines. Hydro-energy is a clean source of energy, that does not create pollution or require fuel to function.

Hydro Development Objectives It is a development objective of Cavan County Council to:	
HD 01	Seek to ensure that proposals for hydro energy installations, including micro-hydro schemes have regard to the recommendations of Inland Fisheries Ireland in relation to the protection of fisheries resources, and of the Department of Communications, Climate Action and Environment
HD 02	Support the roll out of small-scale hydroelectric projects on rivers, water courses, dams and weirs across the county, where projects do not impact negatively on freshwater species, biodiversity and natural or built heritage features.
HD 03	Ensure that the assessment of hydro energy and micro-hydro development proposals will have regard to: • the free passage of fish and other aquatic fauna, • the sensitivity of the landscape; • the visual impact on protected views, prospects and scenic routes as well as local visual impacts; • the impacts on nature conservation designations, archaeological areas and historic structures, public rights of way and walking routes.

7.10.6 Hydrogen

Hydrogen is carbon free flammable gas that can be produced from renewable electricity and utilised for high heat applications, heavy use transport, industry and power generation. It can be stored indefinitely and like other gas technologies can play a significant role in the Net Zero Carbon. Reducing Irelands total carbon emissions, tackling climate change in addition to ensuring that Ireland has a sustainable and secure energy future are just some of the benefits of this technology.

Hydrogen has the potential to offer an alternative that can assist with the decarbonisation of industrial processes where the reduction of carbon emissions is both difficult and urgent. The Hydrogen Strategy published by the EC outlines Europe's ambition for utilisation of this technology. There is also an intention to make substantial investment into this sector as a means of promoting it as a major pillar in a future decarbonised energy environment.

Hydrogen Development Objective It is a development objective of Cavan County Council to:	
HYD 01	Support the use of Hydrogen as a renewable energy resource subject to proper planning considerations.

7.10.7 Compressed Natural Gas

CNG is natural gas that has been compressed to fit into a vehicle's tank and is particularly suitable for use in commercial vehicles. The development of CNG Infrastructure will enable fuel switching from diesel to CNG for HGVs and buses. CNG is an established technology that is used in many countries around the world. CNG contains virtually no particulate matter (PM) and also has low emission levels of nitrogen oxides (NOx)6 which is beneficial from an air quality perspective. CNG vehicles can be run on 100% renewable gas. This is a renewable and carbon neutral fuel, produced using Anaerobic Digestion technology from existing waste streams and a variety of sustainable biomass sources, including grass, animal waste, crop residues and food waste. Infrastructure development for CNG is already underway in Ireland, with 14 fast fill CNG stations being installed across the Core TEN-T road network via a project called the Causeway Study 7, that is supported by the European Commission through the CEF Transport Fund and the Commission for Regulation of Utilities (CRU).

Compressed Natural Gas It is a development objective of Cavan County Council to:	
CNG 01	Support the use of gas in transport through the facilitation of CNG refuelling infrastructure subject to proper planning considerations.

7.11 Public Rights of Way

Public Rights of Way constitute an important recreational amenity for local people and visitors. They enable the enjoyment of high quality landscape and cultural heritage. A public right of way is a persons' right of passage along a road or path, even if the route is not in public ownership'.

It is a policy of Cavan County Council to maintain, protect, preserve, promote, enhance, support, improve and encourage the provision of, for the common good, a network of Public Rights of Way to traditional outdoor amenities including heritage sites and features of archaeological interest, national monuments, mountains, hills, rivers, forests, lakes, geological and geomorphic systems, water corridors, places of natural beauty and other natural amenities. Where appropriate links to established public rights of way in other counties be identified. A preliminary list of potential rights of way has been included in Appendix 5.

	Rights of Way Development Objectives It is a development objective of Cavan County Council to:
ROW 01	Identify and map on an ongoing basis Public Rights of Way within the County and incorporate them into the plan by way of a Variation. Where appropriate, links to established public rights of way in adjoining counties will be identified.
ROW 02	Cooperate with Coillte in the establishment of access ways, nature trails etc with a view to opening up state forests for recreational use, compatible with forestry requirements.
ROW 03	Commence a review of walking and cycling routes in the county, protect existing public rights of way for the common good, and bring forward proposals for the creation of public rights of way, which give access to places of recreational utility or natural beauty, particularly in relation to lakes, rivers and forests and areas of historical, archaeological importance within two years of adoption of the Plan.
ROW 04	Explore the feasibility of commissioning a study to carry out comprehensive analysis of rights of way in the County within two years of adoption of the development plan.

7.12 Information Technology and Broadband

Cavan Digital Strategy was formally launched in July 2021.Cavan needs to build a recognised digital ecosystem in niche areas of strength to attract external investment and sustain a dynamic enterprise base. The common features will include a vibrant start-up community, a critical mass of large firms, R&D and innovation, specialised 3rd level education programmes, a dynamic and skilled labour market and a proactive support network.

The Strategy contains the following 4 pillars

- Pillar 1 - digital society & skills
- Pillar 2 - digital economy
- Pillar 3 - digital connectivity
- Pillar 4 - digital transformation

Connected Cavan will set the foundations and roadmap for a citizen focused, entrepreneurial and dynamic digital economy & society over the coming decade. This will be delivered through intensive partnership & collaboration and the targeting of resources into assets and activities that have a real and lasting impact on local communities, carbon reduction and economic prosperity for the county and region.

Information Communication and Technology Investment is essential for furthering the social and economic development of County Cavan. The provision of an efficient broadband service is critical in the development of a knowledge based economy. To this end, the need to build new infrastructure to provide increased capacity in order to raise the quality of coverage and to meet the demand for services is recognised.

7.12.1 Broadband

The National Broadband Plan (NBP) was signed on 19th November 2019 with National Broadband Ireland (NBI) to build, operate and maintain the network. The rollout is currently in progress with a 3 to 5 year implementation period for the bulk of connections (90% or the 537,595 fibre connections will be complete within this period). This is the final piece of this enormous investment in the ICT infrastructure of Ireland and will see fibre brought to the last remaining areas, business premises, households, schools and community facilities in the difficult to reach and commercially unviable locations of the state.

Cavan is in the first wave of homes and businesses being connected to high-speed broadband through commercial operators. Cavan County Council led the way by being the first Local Authority to grant a licence for the scheme and in January 2021 became one of the first counties in the country where premises have been successfully connected.

High Speed Broadband will be delivered to every premises in Ireland through a combination of commercial investment and state investment.

This table provides an overview of the total number of premises per county that are in the commercial area (BLUE) and the State's Intervention Area (AMBER).

The figures are based on the most recent map update and include any new premises.

Despite Cavan having a relatively high percentage of connections which need to be delivered under the NBP (38%), the county still has a fairly extensive fibre infrastructure around the urban centres and some larger rural villages. In Cavan town, there is a 1Gb fibre under the Siro service into a number of enterprises and commercial clusters. The Eir fibre service is also extensively available in Cavan town and other urban centres which delivers speed of up to 150mbps.

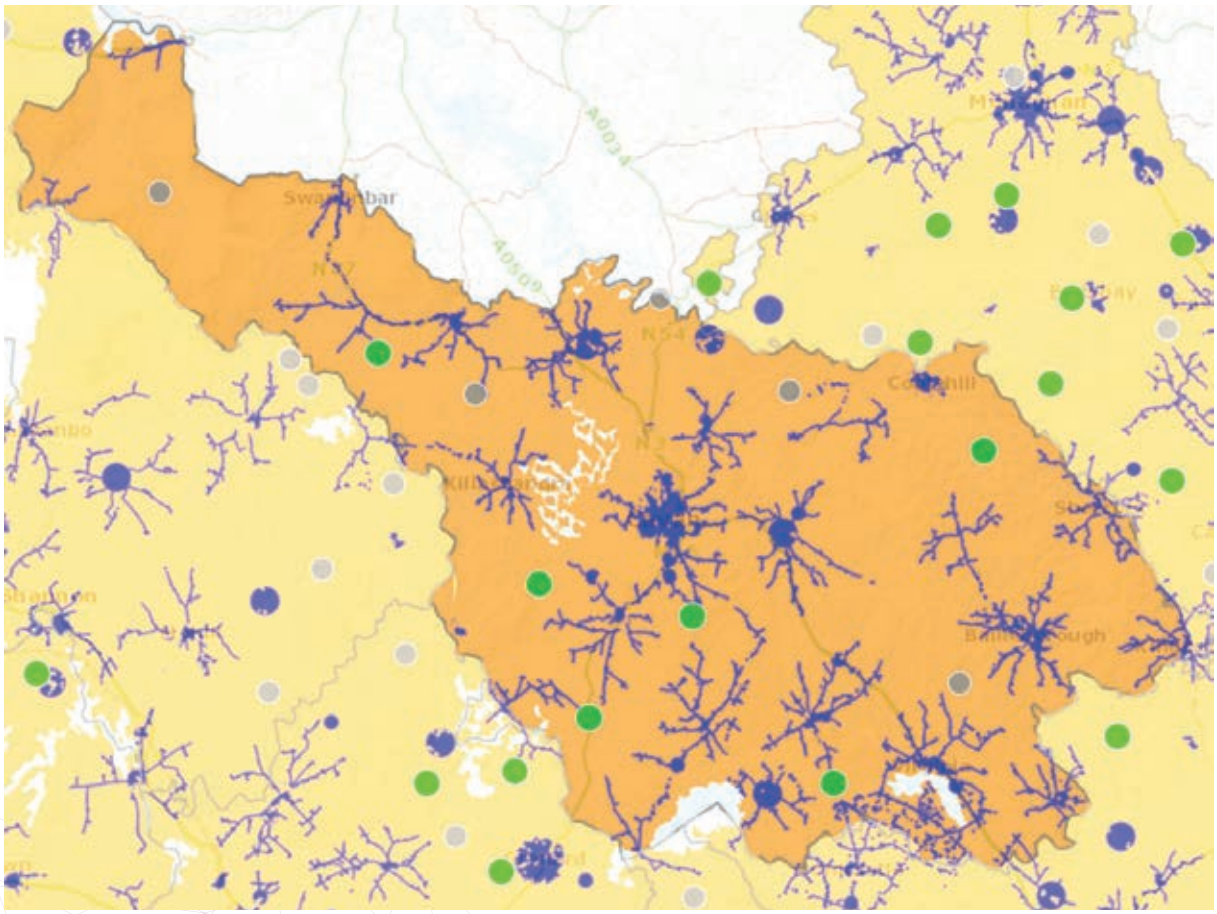
Broadband Connection Points (BCP) are key NBP priority locations in communities across Ireland. The BCP's have been selected for prioritising as high speed broadband points in the community in the first year of the roll out of the NBP.

The rollout of the WiFi4EU initiative across towns and villages in Cavan, releasing up to €60,000 in European funds for free public Wi-Fi access.

An efficient telecommunications system is important in the development of the economy.

County	Total Premises	NBP Intervention Premises	%	Commercial Operator Premises	%
Cavan	42,250	16,242	38%	26,008	62%

Fig. 7.3



	ICT Development Objectives It is a development objective of Cavan County Council to:
ICT 01	Support the delivery of high capacity Information Communications Technology Infrastructure, broadband connectivity and digital broadcasting, throughout the county, in order to ensure economic competitiveness for the enterprise and commercial sectors and in enabling more flexible work practices.
ICT 02	Support the co-ordinated and focused development and extension of broadband infrastructure throughout the county.
ICT 03	Co-operate with the Department of Communications, Energy and Natural Resources and public and private agencies where appropriate, in improving high quality broadband infrastructure throughout the county.
ICT 04	Achieve a balance between facilitating the provision of telecommunications infrastructure in the interests of social and economic progress, and sustainable residential amenity and environmental quality.
ICT 05	Ensure the locations of telecommunications structures minimise and/or mitigate any adverse impacts on communities, public rights of way and built or natural environment.
ICT 06	Encourage co-location of antennae on existing support structures and to require documentary evidence as to the non availability of this option in proposals for new structures. The shared use of existing structures will be required where the numbers of masts located in any single area is considered to have an excessive concentration.
ICT 07	Facilitate the provision of telecommunications infrastructure throughout the county in accordance with the requirements of the 'Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities' July 1996 and Circular Letter PL 07/12 or any update thereof.

7.13 Prevention of Major Accidents

The EU Directive (96/82 EC) on the control of major accident hazards, commonly referred to as the SEVESO II Directive, was adopted on February 3rd 1999. It was introduced into Irish Law through the SI *EC (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2000* (S.I. No. 476 of 2000), on December 21st 2000. The Directive aims to prevent major accident hazards involving dangerous substances and chemicals and the limitation of their consequences for people and the environment. These objectives must be pursued through controls on the following:

- The siting of new establishments,
- Modifications to existing establishments,
- Development in the vicinity of an establishment which, by virtue of its type or siting, is likely to increase the risk or consequences of a major accident.

The Health & Safety Authority provides advice to Planning Authorities, where appropriate, in respect of planning applications for development within a certain distance of the perimeter of these sites. The document, entitled '*Policy & Approach of the Health & Safety Authority to COMAH Risk-based Land-use Planning*', sets out the policy of the Authority on the landuse planning requirements of the European 'Seveso' Directive on the control of major accident hazards. Directive 2012/18/EU was adopted taking into account, amongst other factors, the changes in EU legislation on the classification of chemicals and increased rights for citizens to access information and justice. This Directive is known for convenience as the SEVESO III Directive. Directive 2012/18/EU was transposed into Irish legislation through *S.I. No. 209 of 2015 Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015*. S.I. No. 209 of 2015 came into effect on June 1st 2015.

For clarity, the SEVESO III Directive replaced the SEVESO II Directive (96/82/EC). One of the requirements of S.I. No. 209 of 2015 is that the Health and Safety Authority shall advise the relevant Planning Authority of a consultation distance for a SEVESO III establishment, following the receipt of a notification from the operator, and shall periodically review and update the consultation distance as necessary.

The Directive provides that appropriate consultation distances must be put in place so as to ensure that before decisions are taken, technical advice is available to Planning Authorities in respect of relevant establishments.

The Health and Safety Authority provides such advice, where appropriate, in respect of planning applications within a certain distance of the perimeter of these sites. At present, there is one approved Seveso site in the County.

	Major Accidents Development Objectives It is a development objective of Cavan County Council to:
MA 01	Have regard to the provision of the 'Major Accident Directive' (Seveso III) (European Council Directive 2012/18/EU) and impose restrictions in consultation with the HSA, on developments abutting or within proximity of a Seveso site. The extent of restrictions on development will be dependent on the type of risk present and the quantity and form of the dangerous substance present or likely to be present.
MA 02	Permit new Seveso development only in low risk locations away from vulnerable residential, retail and commercial development. In areas where Seveso sites exist in appropriate locations with low population densities, ensure that proposed uses in adjacent sites do not compromise the potential for expansion of the existing Seveso use, and in particular the exclusion of developments with the potential to attract large numbers of the public.
MA 03	Have regard to the advice of the Health and Safety Authority when proposals for new Seveso sites are considered.
MA 04	Require developers to submit a detailed consequence and risk assessment with all Environmental Impact Statements and/or legislative licence applications for all Seveso sites.

7.14 Roads and Infrastructure Climate Context and Development Objectives

In accordance with the format set out in Chapter 5 Climate Change of this Plan the following is an assessment of the content of this chapter in a climate context and associated development objectives.

Travel is a source of unwanted noise, emissions, and energy use, accounting for 42.2% of Ireland's Total Final Energy Consumption in 2018, the largest take up of any sector[1]. When compared to Energy, Industry, Residential and Agriculture, Transport has also been the only sector that has not reduced its CO2 emissions since 1990, continuing to account for nearly 30% of Ireland's total emissions – 72% of which coming from road transportation alone; with passenger cars accounting for 61% of same.[2]

In line with Ireland's National Mitigation Plan (NMP) 2017 on climate change and the NPF shared goals, by 2040 we need to have moved away from polluting and carbon intensive propulsion systems in favour of cleaner and quieter towns and cities, completely free from combustion engines. Separately, the Northern & Western Regional Assembly (NWRA) Regional Spatial and Economic Strategy (RSES) 2020 – 2032 has prioritised reducing the 'need' for travel over economically 'efficient' travel, reinforced by the Climate Action Plan 2019 (CAP) in its ambition to make growth less transport intensive, through better planning, remote and home-working and modal shift to public transport.

The CAP also aims to accelerate the take up of Electric Vehicle (EV) cars to meet a target of 950,000 EVs on the road by 2030, which will see approximately a third of all new vehicles sold within the next decade to be Battery Electric Vehicle (BEV) or Plug-in Hybrid Electric Vehicle (PHEV).

1 Sustainable Energy Authority of Ireland (SEAI) (2019), 'Energy in Ireland – 2019 Report', December 2019.
https://www.seai.ie/publications/Energy-in-Ireland-2019-.pdf

2 European Parliament (2019), 'CO2 emissions from cars: facts and figures', 22 March 2019.
https://www.europarl.europa.eu/news/en/headlines/society/20190313STO31218/co2-emissions-from-cars-facts-and-figures-infographics

Current Government proposals will see the banning of a new petrol and diesel cars by the same 2030 deadline under the Climate Action Amendment Bill 2019.

Census 2016 data reveals that in County Cavan, most commuters travel by car either as a driver (19,919) or passenger (10,243). Almost two thousand people work from home (1,961); 5,576 use a bus/coach; 4,201 travel on foot; and 239 cycle to work, school or college. The proportion opting for cycling as a mode of commuting in Cavan is 0.49 per cent compared to 2.7 per cent nationally.

Green Infrastructure serves a wide variety of important functions including but not limited to; provision of habitat, increase biodiversity, ecological corridors, climate change adaptation and mitigation, water treatment, water retention, local amenity provision, air quality improvement, cultural and heritage preservation, a mental restorative environmental and flood mitigation.

Biodiversity protection relies heavily on quality Green Infrastructure, defined as a strategically planned network of natural and semi-natural areas, designed and managed to deliver a wide range of ecosystem services in both rural and urban settings (EU Green Infrastructure Strategy). The EU Biodiversity Strategy has set the backdrop, requiring that by 2020, ecosystems and their services are maintained and enhanced by established 'Green Infrastructure' and restoring at least 15% of degraded ecosystems. The responsibility lies with the local authority to consider the potential for carbon sequestration in Green Infrastructure Strategies, whereby certain areas can be considered as a strategic and integral mechanism for the long-term storage of carbon to mitigate the contribution of fossil fuels emissions and combat climate change.

Careful land management is also needed to ensure that land use changes do not impact on the ability of the natural environment to absorb climate impacts. Sustainable land use management and natural flood risk mitigation measures can slow down the water flow in catchments and rivers, for example by protection and/or rewetting of peatlands and bogs and by planting hedgerows across hillsides.

Such measure may not be able to solve severe flood problems on their own but can form part of the solution and can also help to achieve environmental goals, including improving water quality, nature conservation / biodiversity and climate change mitigation and adaptation.

Green adaptation seeks to use ecological properties to enhance the resilience of human and natural systems in the face of climate change, such as creation of green spaces and parks to enable better management of urban micro-climates.

Today most of Ireland's energy use comes from the burning of fossil fuels, like coal, oil and peat. To counteract this reliance, the NPF proposes an aggregate reduction (since 1990) in carbon dioxide emissions of at least 80% by 2050 across electricity generation, built environmental and transport sectors. Ireland has excellent renewable energy resources including wind, bio-energy and solar. By 2020, Ireland has a commitment to generating a minimum of 16% of all energy from renewable resources (Renewable Energy Directive Ireland), having already achieved 22% in 2016 (Ireland 2050) from a base of 9.1% in 2015. This will include 40% from renewable electricity, 12% from renewable heat and 10% from renewable transport.

A report prepared by Baringa commissioned by the Irish Wind Energy Association has claimed that renewable energy technologies like wind, solar, bioenergy and hydro alone can provide 70% of our electricity demand by 2030. This target can also be achieved in a way that is cost neutral to the electricity consumer while simultaneously reducing CO2 emissions by 30%. Wind energy is both Ireland's largest and cheapest renewable electricity resource, third in the world in its usage behind Denmark and Uruguay. In 2018, wind provided 85% of Ireland's renewable electricity and 30% of our total electricity demand, second only to natural gas3. Since 2010, solar PV has been the fastest growing power generation technology worldwide, however solar PV installed capacity in Ireland is amongst the lowest in Europe. One square metre of solar panels provides the same amount of hot water as the equivalent of more than 100 litres of oil and is effective even when the sky is overcast or cloudy (SEAI).

3 Sustainable Energy Authority of Ireland (2020), 'Wind Energy'. https://www.seai.ie/technologies/wind-energy/

Worldwide, the sun delivers more energy to earth in an hour, than is used worldwide in a year. To capitalise on this effect, designing our homes and buildings to face south and capture as much light as possible can reduce our energy bills by more than 10%. Aside from Solar and Wind, Biomass and Hydroelectricity at 3.5% combined largely makes up the remainder of Ireland's renewable energy supply[4].

Biomass by comparison to other forms of renewable energy is comparatively expensive, with a limited availability of indigenous biomass, high import costs and its inconvenience in comparison to other fuels, such as oil and gas.

Although poorly developed, Tidal/Wave Energy potential in Ireland is enormous, calculated by the SEAI to be 29GW, and easily meeting Ireland's peak electricity demands of above 5GW (Eirgrid).

New energy systems and transmission grids will be necessary for a more distributed renewables-focused energy generation system, harnessing both the considerable onshore and off-shore potential from energy sources such as wind, wave and solar and connecting the richest sources of that energy to the major sources of demand.

	Roads and Infrastructure Climate Development Objectives It is a development objective of Cavan County Council to:
RIC 01	Support the use of Electric Vehicles (EV) at all Cavan County Council public service locations, and the use of EV vehicles.
RIC 02	Require all one-off housing to install a minimum of 1 no. Electric Vehicle (EV) home charger unit in accordance with current Sustainable Energy Authority of Ireland (SEAI)recommendations.
RIC 03	Require all multi-unit, residential developments to install 1 recharging point per 5 units, and ducting infrastructure for every parking space within the development boundary.
RIC 04	Require all non-residential developments with more than 10 parking spaces to install 1 no. recharging point per 20 parking spaces, and ducting infrastructure for at least 1 in 5 parking spaces within its property boundary.
RIC 05	Actively encourage and incentivise public and private carpooling / carsharing, assigning 10% of all public parking, and parking associated with future commercial and industrial applications, for its sole provision.
RIC 06	Require all developments to provide bicycle parking in accordance with Table 7.4. Bicycle parking shall be well lit, sheltered, with cycle racks fixed to a permanent structure.
RIC 07	Prepare a feasibility study (to include route options) for a cycle route on approach and through each town within its functional area.
RIC 08	Prioritise the appointment of public transport service providers with the lowest, demonstrated CO2 emissions across their fleet.
RIC 09	Require all future footpaths to be a minimum of 2 metres in width, space permitting.
RIC 10	Facilitate community participation and/or micro-generation of renewable power, as well as community gain arrangements, while encouraging the development of small scale, community owned wind farms.
RIC 11	Convert all public streetlighting within the functional area to well designed and directed LED lights, with dimmable capabilities where preferable.

4 Sustainable Energy Authority of Ireland (2020), ''Electricity'
https://www.seai.ie/data-and-insights/seai-statistics/key-statistics/electricity/

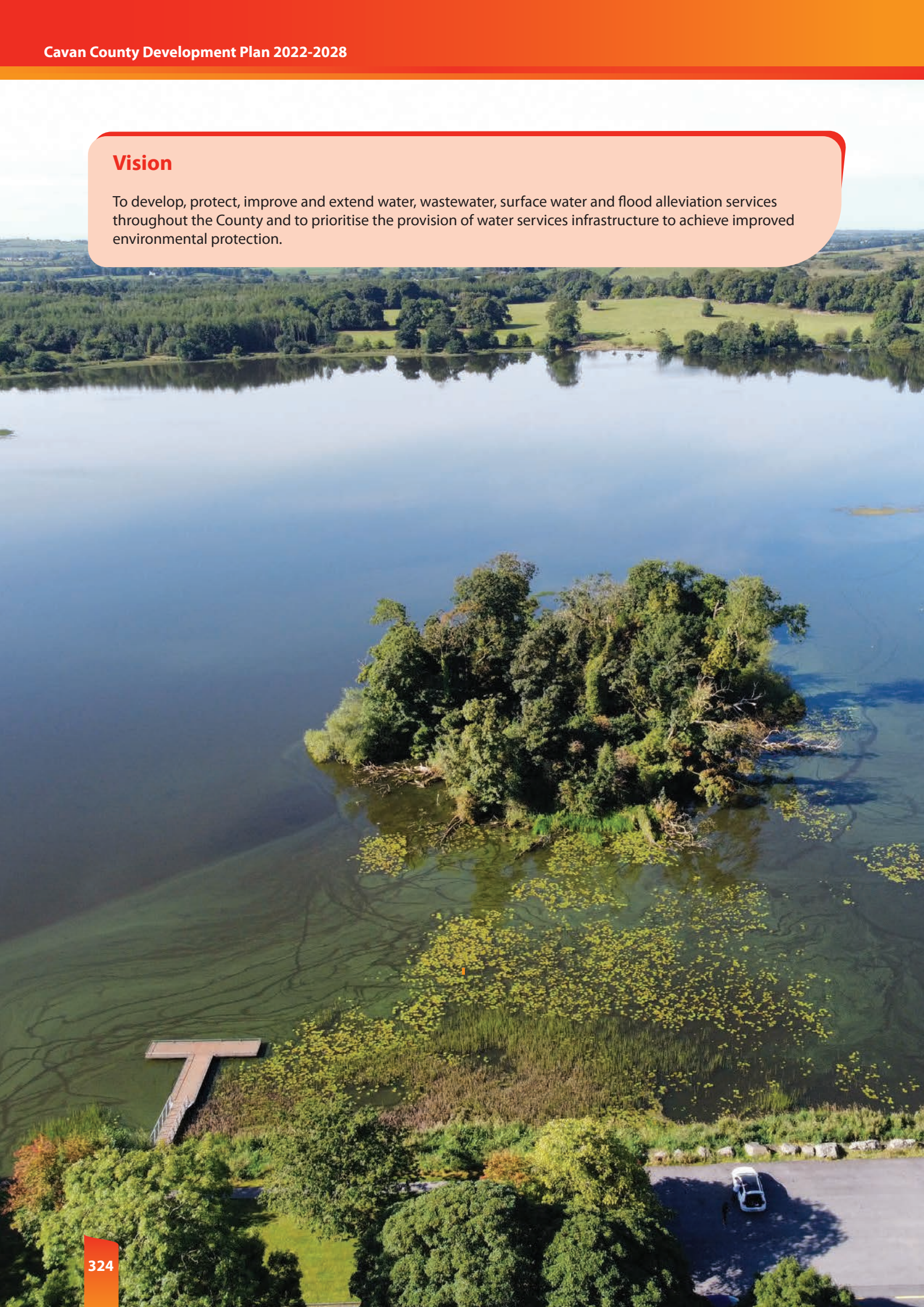
RIC 12	Actively participate and achieve the targets as set out by the Sustainable Energy Authority of Ireland (SEAI) Public Sector Energy Efficiency Strategy.
RIC 13	Support the introduction of speed reduction zones, incorporating shared surfaces and pedestrian only streets in towns throughout the County.
RIC 14	Establish a program to prepare and publish a full Building Energy Rating (BER) inventory for all publicly owned social housing within its functional area, GDPR permitting.
RIC 15	Ensure all relevant developments take account of the Seveso-III Directive (e.g. storage of hazardous chemicals) and reduce excessive energy consumption / CO2 production.
RIC 16	Collaborate with CARO and adjoining local authorities regarding the provision of strategic locations for renewable locations within the region.
RIC 17	Maintain existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the synergies that can be achieved through the following: • Provision of open space amenities; • Sustainable management of water; • Protection and management of biodiversity; • Protection of cultural heritage; • Protection of protected landscape sensitivities; • Planting drought resistant plants.
RIC 18	Undertake a feasibility study identifying 'pocket park' opportunities for all towns within its functional area.
RIC 19	Seek to implement the principals of the 'Green Street' concept for all future, urban regeneration of streets, prioritising the integration of Sustainable Drainage Systems (SuDS) (Refer to Strategic Flood Risk Assessment).
RIC 20	Work with the National Trails Office, Coillte, the Department of Planning, Housing and Local Government, the Department of Transport, Tourism & Sport, and other relevant stakeholders, to improve on the existing level of infrastructure and facilities for walking and cycling.
RIC 21	Require the incorporation of Sustainable Drainage Schemes (SuDS) (Refer to Strategic Flood Risk Assessment) for all future developments with an identified need.

8 Environment, Water & Drainage



Vision

To develop, protect, improve and extend water, wastewater, surface water and flood alleviation services throughout the County and to prioritise the provision of water services infrastructure to achieve improved environmental protection.



Policy

To provide for the continued expansion and improvement of the water, wastewater, surface water and flood alleviation services throughout the County to ensure that the growth of the County occurs in a sustainable and environmentally friendly manner.

8.1 Introduction

The sustainable growth of the County is dependent on the provision of services and infrastructure. A plan led approach, in accordance with the County's Core Strategy and Settlement Strategy is required for the delivery of such services in order to ensure that there is adequate capacity to support the further development of the County. Potential challenges to the future provision of services include the effects of climate change such as flooding or periods of drought, which would have impact on drinking water, water quality, foul drainage and wastewater.

The Council aims to deliver high standards of protection for water and air, promote sustainable waste management through education and regulation and to prevent and mitigate the anticipated impacts of Climate Change by reducing our dependency on finite resources and committing to a low carbon future.

Irish Water was formed in July 2013 as a semi state company under the Water Services Act 2013. As of January 2014, Irish Water replaced local authorities as a single provider of water and wastewater services. It is responsible for the operation of public water and waste water services including management of national water assets, maintenance of the system, investment and planning, and managing capital projects.

The protection of our surface and groundwater resources is one of the most fundamental challenges facing Cavan in the future, as it is directly related to our health, well-being and ultimately our quality of life.

In terms of the national planning policy context, the NPF emphasises the critical importance of investment in water services infrastructure to the implementation of the National Development Plan and the achievement of NSO 9 and NPO 63, which seek the sustainable management of water and other environmental resources. NPOs 72a and 72b prescribe the requirements for distinguishing between zoned lands that are serviced (Tier 1 lands) and zoned lands that are serviceable within the lifetime of the plan (Tier 2 lands).

The NPF also requires planning authorities and infrastructure delivery agencies to focus on the timely delivery of enabling infrastructure to priority zoned lands in order to deliver planned growth and development (NPO 73c).

The RSES acknowledges that the provision and maintenance of economic infrastructure, such as energy, water, and wastewater, are key to delivering compact growth and a connected, vibrant, inclusive, resilient and smart region. Irish Water is responsible for the provision of public water supply, wastewater collection and treatment services. It is an objective of Irish Water to provide both drinking water and wastewater capacity to facilitate growth in accordance with core strategies at county level, and with national and regional planning policies and objectives (subject to the constraints of the Irish Water Capital Investment Programme).

8.2 Policy Context

8.2.1 Water Services Act 2007-2014

These Acts provide the legislation basis in relation to the planning, operation, delivery and maintenance of water treatment and supply and wastewater collection and treatment services.

8.2.2 Water Framework Directive (WFD) (2000/60/EC)

Cavan County Council has a general statutory responsibility for the quality of river and lake water within its functional area. This responsibility is underpinned by legislation and in particular the Local Government (Water Pollution) Act, 1977 and 1990 and more recently The Water Framework Directive (WFD) (2000/60/EC), which came into force in December 2000 and establishes a framework for community action in the field of water policy. The WFD was transposed into Irish law by the European Communities (Water Policy) Regulations 2003 (S.I. 722 of 2003).

The WFD requires the preparation of river basin management plans by Member States across three river basin planning cycles (2009-2015, 2016-2021 and 2022-2027) during which management measures must be implemented so as to achieve good ecological status in all waters and that existing status does not deteriorate in any waters. The WFD rationalises and updates existing legislation and provides for effective water management on the basis of River Basin Management Planning.

River Basin Management Planning takes an integrated approach to the protection, improvement and sustainable management of the water environment. The process revolves around a six year planning cycle of action and review, so that every six years a revised river basin management plan is produced.

On April 17th 2018, the Government published the River Basin Management Plan 2018-2021 The Plan set out the actions that Ireland would take to improve water quality and achieve 'good' ecological status in water bodies (rivers, lakes, estuaries and coastal waters).

8.3 Water Quality

The County has a rich and extensive aquatic environment consisting of rivers, streams, lakes, surface and groundwaters. The Council is responsible for maintaining, improving, enhancing and protecting the ecological quality of all waters in the County, by implementing pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental legislation.

8.3.1 3rd Cycle River Basin Management Plan 2022-2027

Work is near completion on the preparation of the third cycle RBMP covering the period up to the end of 2027. The RBMP will describe the main pressures and activities affecting water status, set out the environmental objectives to be achieved up to 2027 and identify the measures needed to achieve these objectives. The RBMP is due to be finalised in 2022.

Water quality in Ireland has deteriorated over the past two decades. The Plan will provide a more coordinated framework for improving the quality of our waters — to protect public health, the environment, water amenities and to sustain water-intensive industries, including agri-food and tourism, particularly in rural Ireland.

8.3.2 The Local Authority Waters Programme- LAWPRO

The Local Authority Waters Programme is a shared service working with Local Authorities and state agencies to develop and implement River Basin Management Plans in Ireland, as required under the EU Water Framework Directive. The core focus of this work is to protect and improve water quality in rivers, lakes, and groundwater.

Good water quality and a healthy water environment is vital for human health and a myriad of wildlife. It also underpins the local economy and supports local jobs in sectors such as tourism, agriculture and manufacturing. The three strategic aims of the programme are as follows:

- Support and coordinate public bodies and other stakeholders to achieve the objectives of the RBMP.
- Activate local communities to engage with river catchments in line with the integrated catchment management approach
- Build a foundation and momentum for long-term improvements and inform the development and implementation of the 3rd Cycle RBMP.

Priority Areas for Action (AFAs) to be included in the River Basin Management Plan 2022-2027 plan for County Cavan are identified in the map opposite.

8.3.3 'Blue Dot' Catchments Programme:

The EPA assigns the colour blue to river waters at high quality in water quality maps. The aim of the 'Blue Dot' programme is to protect and restore high ecological status to a network of river and lake catchments. The overarching aim of the Blue Dot Catchments Programme is to protect or improve Irelands highest quality waters. To achieve this, the programme requires the cooperation of local and public authorities and communities living and working in blue dot catchments and all those who support them, such as Catchment Groups, River Trusts, Tidy Towns and others. A work programme has been developed by the newly established Blue Dot Catchments Programme to begin the process of developing strengthened actions in these catchments. The work of LAWPRO in PAAs will guide the level of local catchment assessment and actions required in these catchments.

The 3rd Cycle Areas For Action (AFA) selection list for Cavan is divided into the subcategories:

- LA Areas for Restoration Local Authorities
- Public Health Areas for Protection NFGWS, IW, HSE, LAs, SFPA
- Blue Dot Areas for Protection LAWPRO and Others
- Blue Dot Areas for Action LAWPRO and Others
- Prioritised Areas for Action LAWPRO

Fig 8.1

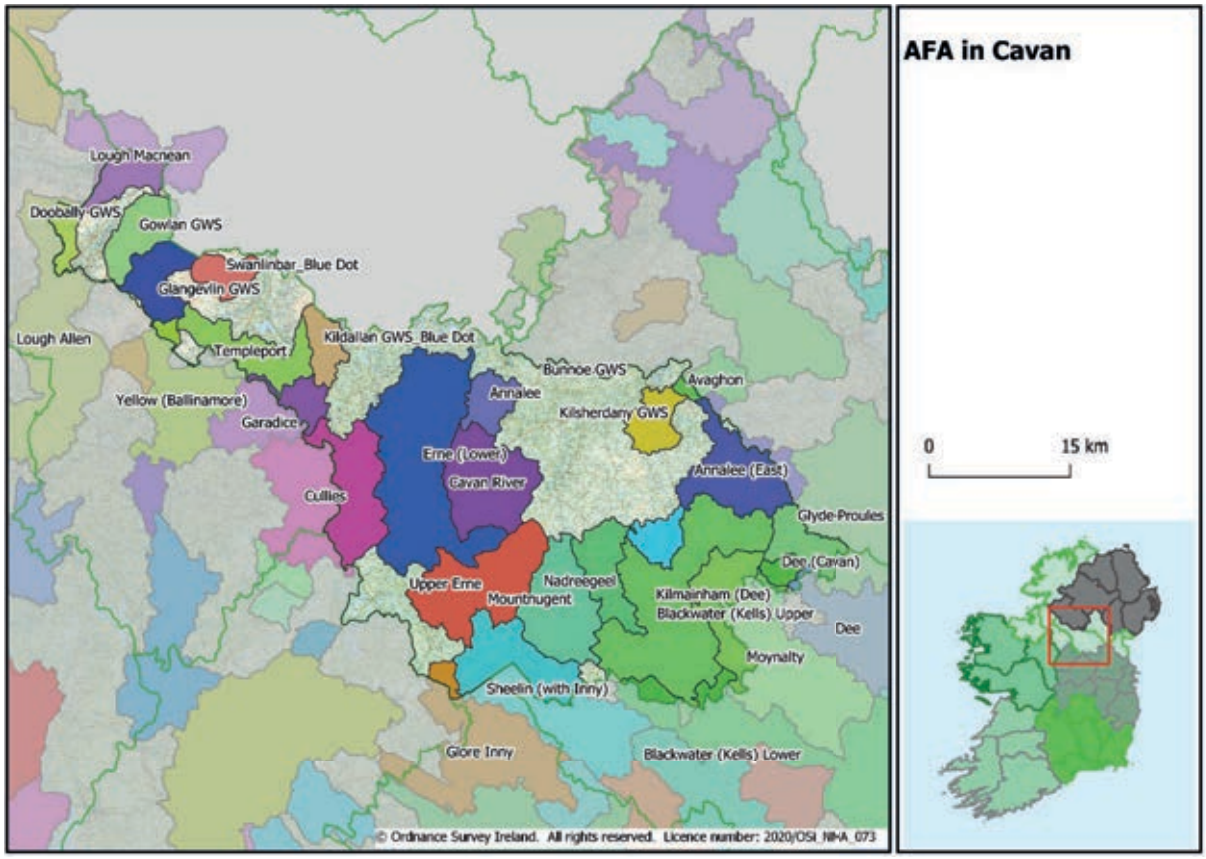
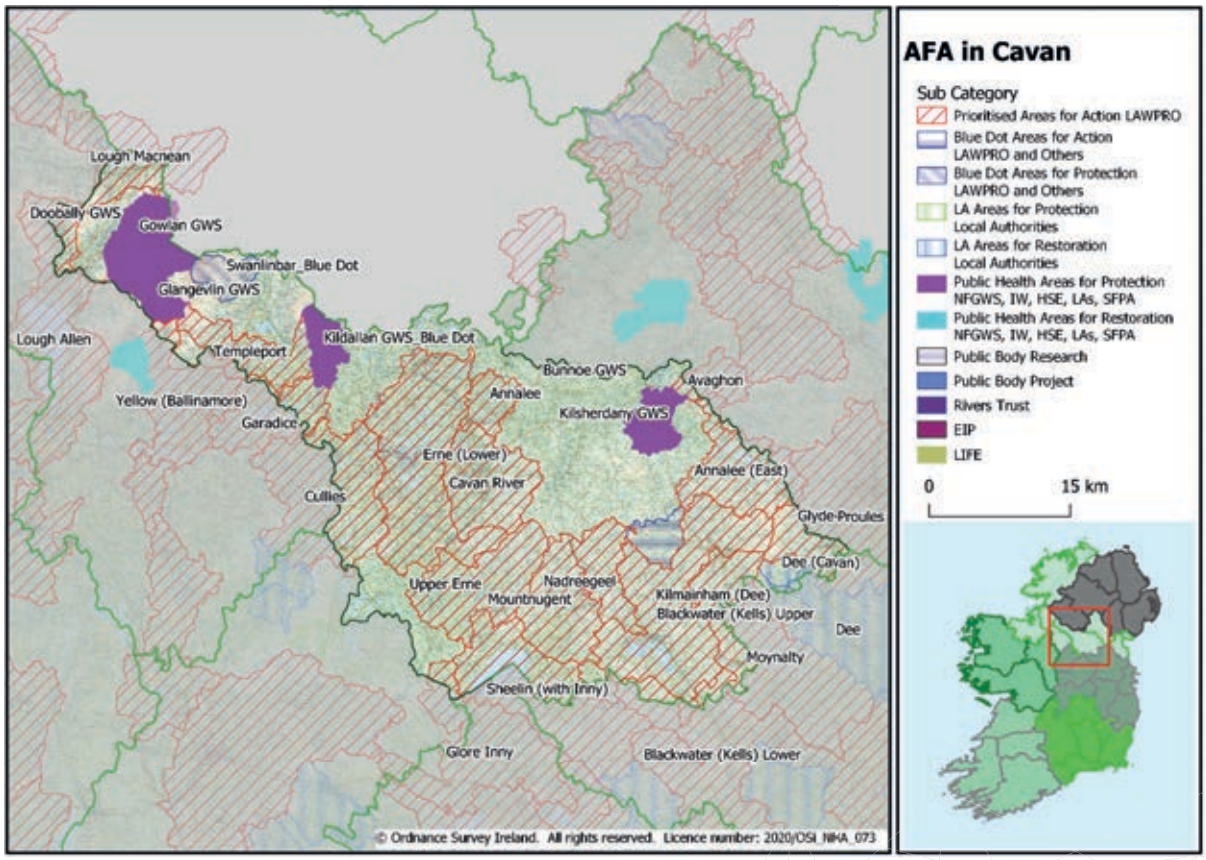

AFA in Cavan
Lough Macnean
Doobally GWS
Gowlan GWS
Swanlinbar_Blue Dot
Glangevlin GWS
Lough Allen
Templeport
Kildallan GWS_Blue Dot
Bunnoe GWS
Avaghon
Annalee
Yellow (Ballinamore)
Garadice
Kilsherdany GWS
Erne (Lower)
Cavan River
Annalee (East)
Cullies
Glyde-Proules
Dee (Cavan)
Upper Erne
Nadreegeel
Mountnugent
Kilmainham (Dee)
Blackwater (Kells) Upper
Dee
Moynalty
Sheelin (with Inny)
Glore Inny
Blackwater (Kells) Lower
0
15 km
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Fig 8.2


AFA in Cavan
Sub Category
Prioritised Areas for Action LAWPRO
Blue Dot Areas for Action LAWPRO and Others
Blue Dot Areas for Protection LAWPRO and Others
LA Areas for Protection Local Authorities
LA Areas for Restoration Local Authorities
Public Health Areas for Protection NFGWS, IW, HSE, LAs, SFPA
Public Health Areas for Restoration NFGWS, IW, HSE, LAs, SFPA
Public Body Research
Public Body Project
Rivers Trust
EIP
LIFE
Lough Macnean
Doobally GWS
Gowlan GWS
Swanlinbar_Blue Dot
Glangevlin GWS
Lough Allen
Templeport
Kildallan GWS_Blue Dot
Bunnoe GWS
Avaghon
Annalee
Yellow (Ballinamore)
Garadice
Kilsherdany GWS
Erne (Lower)
Cavan River
Annalee (East)
Cullies
Glyde-Proules
Dee (Cavan)
Upper Erne
Nadreegeel
Mountnugent
Kilmainham (Dee)
Blackwater (Kells) Upper
Dee
Moynalty
Sheelin (with Inny)
Glore Inny
Blackwater (Kells) Lower
0
15 km
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These Priority Areas for Action were selected through consultation with various stakeholders (LA's, IW, IFI, NPWS, etc) when the current River Basin Management Plans were being devised. These are the areas in which the Local Authority Waters Programme (LAWPRO) operate and carry out investigations, implementing measures to improve and protect water quality. The work undertaken in these areas is cognisant of the pressures identified i.e. if the pressure is agriculture, then the Agricultural Sustainability Support and Advisory Programme (ASSAP) team will work in an area with farmers to figure out the best way to protect and improve water quality, whilst still undertaking the required agricultural activities on the farm. Other pressures could be forestry, fish barriers, septic tanks, wastewater treatment plants and misconnections in urban areas.

8.4 River & Lake Monitoring

River and lake samples are taken across County Cavan by Environment Section field staff. These samples were undertaken in accordance with the Water Framework Directive National Monitoring Programme. The results of analysis from these samples, combined with other biology, ecology & hydromorphology data available to the EPA, is used to classify the water quality of the rivers and lakes for the purposes of the Water Framework Directive. There are a number of different types of pressures on water quality including, urban waste water, agriculture and forestry.

Pressures can be in the form of

- Point source pollution
- Diffuse source pollution
- Pressures on the quantitative status of water including abstractions
- Pressures of other impacts of human activity on water status.

Pressures on water quality are diverse and most of the "at risk" waterbodies are subject to more than one pressure.

Development management can play a significant role in the prevention of further deterioration of water status and in the protection of existing high and good quality waters. Water protection measures are best incorporated into site selection and site design plans. Therefore, developers should adequately assess environmental risks, take account of site limitations and prepare a water protection plan. Site selection should take account of sensitive areas and sensitive water bodies.

Water Protection plans should aim to prevent contamination of storm water, minimise soiled and waste waters, install proper containment for material storage, install appropriate treatment and disposal arrangement for soiled and waste waters and take account of legal requirements for discharges to ground and surface waters.



8.4.1 Ground Water and Surface Water

Ground waters are of importance as a water source for private wells, group schemes and local authority supplies and for use in a range of commercial activities. Groundwater directly and indirectly contributes to and sustains a variety of important ecosystems. If groundwater becomes contaminated, surface water quality can also be affected and so the protection of groundwater resources is an important aspect of sustaining surface water quality.

The council ensures that groundwater is protected by ensuring compliance with the following:

- The appropriate control of development in areas of high groundwater vulnerability.
- Implementation of the Programme of Measures as required in the River Basin Management Plan
- Licensing of discharges of effluent to groundwater, having particular regard to the requirements of the EC Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010)
- Implementation of the EC (Good Agricultural Practice for Protection of Waters) Regulations (S.I. No. 610 OF 2010, which give effect to several EU Directives, including in relation to protection of waters against pollution from agricultural sources ('the Nitrates Directive'), dangerous substances in water and protection of groundwater.
- It is essential that ground water resources and abstraction points are recognised, and as such ensures sources and their zones of contribution are protected and safeguarded in the interests of common good and public health.

Groundwater Development Objectives
It is a development objective of Cavan County Council to:

GW 01

Ensure that groundwater is protected by ensuring compliance with the following:

- The appropriate control of development in areas of high groundwater vulnerability.
- Implementation of the Programme of Measures as required in the River Basin Management Plans
- Licensing of discharges of effluent to groundwater, having particular regard to the requirements of the EC Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010)
- Implementation of the EC (Good Agricultural Practice for Protection of Waters) Regulations (S.I. No. 610 OF 2010, which give effect to several EU Directives including in relation to protection of waters against pollution from agricultural sources ('the Nitrates Directive'), dangerous substances in water and protection of groundwater.

GW 02

Protect ground water resources and abstraction points, and this ensures such sources and their zones of contribution are protected and safeguarded in the interests of common good and public health.

GW 03

Support the implementation of the relevant recommendations and measures outlined in the relevant River Basin Management Plan 2022-2027, and associated Programme of Measures, or any such plan that may supersede same during the lifetime of the plan. Development proposals shall not have an unacceptable impact on water quality, the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands, species and wetlands, in County Cavan and in any areas that are hydrologically or hydro geologically linked, including areas in Northern Ireland.

GW 04	Contribute towards, as appropriate, the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, wetlands, groundwater and associated habitat and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC). The European Union (Water policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (groundwater) Regulations 2010 (as amended) and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same, to have cognisance of, where relevant, the EUs Common Implementation Strategy Guidance Document No. 20 and No. 36 which provide guidance on exceptions to the environmental objectives of the Water Framework Directive).
GW 05	In conjunction with Irish Water, have regard to the EPA 2019 publication 'Drinking Water Report for Public Water Supplies 2018 (and any subsequent update) in the establishment and maintenance of water sources in the County.
GW 06	Ensure that in assessing applications for development, that consideration is given to the impact on the quality of surface waters having regard to targets and measures set out in the River Basin Management Plan for Ireland 2018-2021, and any subsequent local or regional plans.
GW 07	Discourage the over concentration of individual septic tanks and treatment plans to minimise the risk of groundwater pollution.
GW 08	Support the preparation of Drinking Water Protection Plans and Source Protection Plans to protect sources of public water supply, in accordance with the requirements of the Water Framework Directive.
GW 09	Protect both ground and surface water resources including taking account of the impacts of climate change, and to support Irish Water in the development and implementation of Drinking Water Safety Plans and the National Water Resources Plan.
GW 10	Promote water conservation and demand management measures among all water users and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements.
GW 11	Promote measures to prevent siltation of water courses from developments including planting and clear felling of commercial forests.
GW 12	Promote measures to prevent acidification of water courses.

8.4.2 Foul Drainage and Wastewater Treatment

Since 2014 Irish Water is responsible for the waste water infrastructure and treatment facilities where public waste water facilities exist in towns and villages. It is the policy of Cavan County Council to work in conjunction with Irish Water to protect existing wastewater infrastructure, to maximise the potential of existing capacity and to facilitate the timely delivery of new wastewater services infrastructure to facilitate future growth.

The Council acknowledges that the provision of a well maintained quality waste water treatment infrastructure is essential to facilitate sustainable development of the County in line with the Core Strategy while also protecting the environment and public health and the requirements of the River Basin Management Plan.

Cavan County Council operates 26 No. Wastewater Treatment Plants and manages associated collections infrastructure, (sewers, rising mains and pumping stations), under Service Level Agreement (SLA) with Irish Water. It also carries out the monitoring of the inflows and outflows on receiving waters both upstream and downstream of discharges under the SLA. This data is submitted to the EPA.

The following 16 No. Wastewater Agglomerations are subject to Wastewater Discharge Licences issued by The Environmental Protection Agency.

Licence Ref. No.	Agglomeration Name
D0020-01	Cavan Town
D0082-01	Cootehill
D0083-01	Kingscourt
D0084-01	Belturbet
D0085-01	Bailieborough
D0252-01	Mullagh
D0253-01	Ballyconnell
D0255-01	Virginia
D0256-01	Ballyjamesduff
D0495-01	Shercock
D0496-01	Ballyhaise
D0497-01	Arvagh
D0498-01	Blacklion
D0499-01	Killeshandra
D0500-01	Kilnaleck
D0501-01	Ballinagh

The remaining 10 No. Wastewater Agglomerations are subject to Certificates of Authorisation issued by the Environmental Protection Agency.

Cert. Ref. No.	Agglomeration Name
A0296-01	Butlersbridge
A0297-01	Bawnboy
A0298-01	Crosskeys
A0299-01	Dowra
A0300-01	Gowna
A0301-01	Mountnugent
A0302-01	Redhills
A0303-01	Swanlinbar
A0304-01	Stradone
A0536-01	Kilcogy

8.4.3 Wastewater – Capital Investment Plan, Wastewater Treatment Plant Early Contractor Involvement (CIP WWTP ECI) programme

This investment programme includes for County Cavan, the following wastewater treatment plants - Bailieborough, Ballyjamesduff, Kingscourt, Cootehill, & Virginia. Bailieboro, Kingscourt and Cootehill projects are currently at Gate 1 stage (Feasibility study) and Virginia and Cootehill are at Gate 2 stage.

ECI contractor has been appointed (VWI) and will now progress the work packages from gate 2 stage to completion and has received the following Project Brief packages;

1. **Virginia**: Increase current capacity from 2000 PE to 6000PE- Upgrade process to meet the current WWDL requirements.

2. **Ballyjamesduff:** Increase current capacity from 2200 PE to 5200PE - Upgrade process to meet the UWWTR requirements

Ongoing projects beings progressed as part of Irish Water's 2020-2024 Capital Investment Plan includes upgrades at the following Wastewater Treatment Plants- Virginia, Bailieborough, Cootehill, Kingscourt, Ballyjameduff, Bailieborough, Mullagh, Ballyconnell.

	Foul Drainage and Wastewater Development Objectives It is a development objective of Cavan County Council to:
FDW 01	Collaborate with Irish Water in contributing towards compliance with the relevant provisions of the Urban Wastewater Treatment Regulations 2001 and 2004 and the Waste Water Discharge (Authorisation) Regulations 2007, as amended
FDW 02	Ensure that development will only be permitted in instances where there is sufficient capacity for appropriate collection, treatment and disposal (in compliance with the Water Framework Directive and River Basin Management Plan) of wastewater.
FDW 03	Liaise with and work in conjunction with Irish Water during the lifetime of the plan for the provision, extension and upgrading of wastewater collection and treatment systems in all towns and villages and Rural Community Nodes of the County, to serve existing populations and facilitate sustainable development of the County, in accordance with the requirements of the Settlement Strategy and associated Core Strategy.
FDW 04	Support strategic wastewater treatment infrastructure investment and provide for the separation of foul and surface networks to accommodate future growth in the County
FDW 05	Ensure new developments provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm.
FDW 06	Incorporate the requirement for Sustainable Urban Drainage Systems where appropriate in local authority projects and private development sites.
FDW 07	Prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection for foul water. Support the Assessment of the need for upgrades of drainage systems, including separation of sewer and surface water required to reduce risk of capacity pressure on drainage systems.
FDW 08	Ensure all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer, subject to connection agreements with Irish Water. New developments connecting to Irish Water network shall be assessed through Irish Water's New Connection Process.
FDW 09	Protect against development proposals, involving individual treatment systems, which would increase effluent loading within existing housing clusters located within areas of high groundwater vulnerability.
FDW 10	Ensure that private wastewater treatment plants, where permitted, are operated in compliance with EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (EPA 2009), or any updates thereafter.
FDW 11	Incorporate considerations of the impact of climate change into proposals submitted under the OPW Minor Works Programme.
FDW 12	Support appropriate options for the extraction of energy and other resources from sewerage sludge in the County.
FDW 13	Support the servicing of rural villages (serviced sites) to provide an alternative to one-off housing in the countryside in line with the Regional Spatial and Economic Strategy.
FDW 14	Liaise with Irish Water with regard to the installation of a wastewater treatment facility in Miltown.
FDW 15	Ensure new developments provide adequate storm water infrastructure in order to accommodate the planned levels of growth and ensure there is appropriate flood management measures implemented to protect property and infrastructure.

FDW 16	Support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewerage treatment works.
FDW 17	Development proposals in close proximity to Wastewater Treatment Plants shall provide, where deemed necessary, for a minimum buffer of 50 metres (for smaller WWTP's) and greater for WWTP's that are greater than 1500PE.
FDW 18	Development proposals including those for linear parks and wildlife corridors along riverbanks shall plan for access and maintenance of existing Irish Water Infrastructure.

8.5 Water Supplies

Raw water for drinking water is sourced from both surface and ground water. The principal drinking water sources for major public and private drinking water supplies are listed in Appendix 6.

Cavan County Council supplies water via 16 No. Public Water Supply Schemes. Of these 16 schemes Cavan County Council operates treatment plants under Service Level Agreement with Irish Water on 8 of these schemes, 1 No. plant is operated under a 20-year contract by a water services contractor and 7 No. schemes are supplied by Group Water Schemes. In the case of all 16 public water supply schemes, Cavan County Council manages associated distribution infrastructure, (mains, rising mains chlorine booster stations and pressure boosting stations), again under Service Level Agreement with Irish Water.

8.5.1 National Water Resources Plan (NWRP)

The NWRP is the 25-year strategic plan for all water supplies. The NWRP is Irish Water's plan to identify how we will provide a safe, sustainable, secure and reliable water supply to their customers in County Cavan for now and into the future, whilst safeguarding the environment. The NWRP will set out how they balance the supply and demand for drinking water over the short, medium and long term. It is a 25-year strategy to ensure we have a safe, sustainable, secure and reliable drinking water supply for County Cavan. The development of the NWRP will take place in two phases. The draft Framework Plan identifies how we assess needs across all of our water supply schemes and the process that we will use to find solutions to address those needs. The NWRP draft Framework Plan is published with an accompanying Strategic Environmental Assessment Environmental Report and Natura Impact Statement, which looks at how the Plan considers its impact on the environment.

Each public water supply in County Cavan has been reviewed with Irish Water, assessing current Supply / Demand balance issues that exist or that have the potential to develop over the next 25-year period. This updated list, developed in collaborative partnership with IW, has been assessed under the headings of scheme appraisal, modelling, design and costing. It is envisaged that further consultation will be required to agree and adopt a suitable methodology as to how best develop and implement preferred solutions for these schemes with deficits going forward.

8.5.2 Leakage Reduction Plan

IW have produced a leakage reduction plan for County Cavan. Due to the exceptional work that has been carried out in this area over the past 15 years, Cavan is ahead of its targets with regard to leakage reduction. It will continue to work on leakage reduction programme utilising existing resources. Cavan County Council will continue to promote the take up of Irish Water's First Fix Free Scheme which addresses the issue of consumer side leaks.

8.5.3 Rural Water Programme

The Rural Water Programme was established by the Government to improve the quality and efficiency of Ireland's Group Water schemes. Through this programme, the construction of new group water and group sewerage schemes, the update of group water schemes and taking in charge of existing group water schemes are undertaken, together with grants towards provision of new or upgrade of existing private water supply wells and upgrades of existing water services infrastructure under the Small Schemes Programme

Cavan County Council's role in regard to the group water sector is basically two-fold.

The administration of government funding through two avenues:

- The administration of government funding through two avenues:

  a. Funding for Capital Works under the Department of Housing, Planning & Local Government's Multi-Annual Rural Water Programme (MARWP). We are currently in the midst of the 2019-2021 MARWP which has been extended until the end of 2022. A New MARWP is set to be rolled out which is likely to cover the period 2022-2024/2025.

  b. Administration of and processing of funding towards Operational costs of the group water schemes under the Subsidy scheme.

- The regulation of Group Water Schemes

This essentially is a focus on the quality of drinking water provided. Under the terms of the Drinking Water Regulations (S.I. No. 122 of 2014) as amended in 2017 (S.I. No. 464 of 2017). Cavan County Council is the Water Supervisory Authority for the group water scheme sector. This is a role similar to that which the EPA has in respect of Irish Water. In the main, this encompasses the monitoring of water quality supplied by group water schemes. This monitoring will from time to time detect non-compliance with regulatory standards.

Water Development Objectives
It is a development objective of Cavan County Council to:

W 01	In conjunction with Irish Water, have regard to the EPA 2019 publication 'Drinking Water Report for Public Water Supplies 2018' (and any subsequent update) in the establishment and maintenance of water sources in the County.
W 02	Ensure that in assessing applications for development, consideration is given to the impact on the quality of surface waters having regard to targets and measures set out in the River Basin Management Plan for Ireland 2018-2021 and any subsequent local or regional plans.
W 03	Ensure that development would not have an unacceptable impact on water quality and quantity including surface water, ground water, designated source protection areas, river corridors and associated wetlands.
W 04	Support the preparation of Drinking Water Protection Plans and Source Protection Plans to protect sources of public water supply, in accordance with the requirements of the Water Framework Directive.
W 05	Support the development of group water supplies and public drinking water supplies throughout the county.
W 06	Support the development in the County of green infrastructure, river walkways (in accordance with the principles of Planning for Watercourses in the Urban Environment, A guideline Developed by Inland Fisheries) and access from amenities, residential areas and community services to the town centre.

8.6 Flooding

8.6.1 Introduction

In order to comply with *The Planning System and Flood Risk Management - Guidelines for Planning Authorities* (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Department of the Environment, Community and Local Government Circular (*PL 2/2014*) and contribute towards flood risk management within the Plan area, the recommendations below have been made by the SFRA process and integrated into the Plan.

8.6.2 Land Use Zoning

That the Flood Zones identified by the SFRA (see Appendix II and III of the SFRA report that accompanies the Plan) are used in line with the requirements provided for by the Flood Guidelines for land uses in Flood Zones A and B.

Land use zoning objectives provided for by the Plan are subject to the following strict conditions:

- Undeveloped land in Flood Zone A that is the subject of any zoning objective shall only be developed for *water compatible uses* as identified in the Guidelines.

- Undeveloped land in Flood Zone B that is the subject of any zoning objective shall only be developed for *water compatible* or *less vulnerable uses* as identified in the Guidelines.
- With respect to lands that have already been developed in Flood Zone A or B the potential conflict (between zoning and *highly* or *less vulnerable development* in Flood Zone A and between zoning and *highly vulnerable development* in Flood Zone B) will be avoided by applying the following zoning approach:
    - The Council will facilitate the appropriate management and sustainable use of these areas. This will mean generally limiting new development, but facilitating existing development uses that may require small scale development such as small extensions. Development proposals within these areas shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.
    - Proposals shall only be considered favourably where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations and be in accordance with the proper planning and sustainable development of the area. The nature and design of structural and non-structural flood risk management measures required for development in such areas (please refer to the Development Management Chapter 13) will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.



8.6.3 Integration of other provisions relating to flood risk management into the Plan

Other provisions relating to flood risk management, including the following, have also been integrated into the Plan.

Flood Risk Management Development Objectives
It is a development objective of Cavan County Council to:

FRM 01 Support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive, the Flood Risk Regulations (S.I. No. 122 of 2010) and the 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and Department Circular PL2/2014 or any updated / superseding version. This will include the following:

- Avoid, reduce and/or mitigate, as appropriate in accordance with the Guidelines, the risk of flooding within the flood risk areas indicated in the accompanying Strategic Flood Risk Assessment report, including fluvial, pluvial and groundwater flooding, and any other flood risk areas that may be identified during the period of the plan or in relation to a planning application.
- Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a site-specific Flood Risk Assessment, and Justification Test where appropriate, in accordance with the provisions of The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009, (or any superseding document) and Circular PL2/2014 (as updated/ superseded). Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts.
- Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted.
- Where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or European sites downstream, such measures will undergo environmental assessment and Appropriate Assessment, as appropriate.

FRM 02 Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document) and the guidance contained in Development Management Chapter.

FRM 03 Site-specific Flood Risk Assessment (FRA) is required for all planning applications in areas at risk of flooding (fluvial, coastal, pluvial or groundwater), even for developments appropriate to the particular Flood Zone. The detail of these site-specific FRAs will depend on the level of risk and scale of development. A detailed site-specific FRA should quantify the risks, the effects of selected mitigation and the management of any residual risks. The assessments shall consider and provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) and available information from the CFRAM Studies shall be consulted with to this effect.

FRM 04 Development proposals will need to be accompanied by a Development Management Justification Test when required by the Guidelines in addition to the site-specific Flood Risk Assessment. Where only a small proportion of a site is at risk of flooding, the sequential approach shall be applied in site planning, in order to seek to ensure that no encroachment onto or loss of the flood plain occurs and/or that only water compatible development, such as Open Space, would be permitted for the lands which are identified as being at risk of flooding within that site.

FRM 05	In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific Flood Risk Assessment may be required and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed. The County Plan SFRA datasets and the most up to date CFRAM Programme climate scenario mapping should be consulted by prospective applicants for developments in this regard and will be made available to lower-tier Development Management processes in the Council.
FRM 06	Applications for development in flood vulnerable zones, including those at risk under the OPW's Mid-Range Future Scenario, shall provide details of structural and non-structural risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.
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.
FRM 08	Recognise the important role of peatland and other wetland areas in flooding patterns. Development in these areas shall therefore be subject to a Flood Risk Assessment.
FRM 09	Work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the county, from risk of flooding and to ensure the sustainable development of flood risk management infrastructure and practices.
FRM 10	Where resources are available and subject to compliance with the Habitats and Birds Directives, the Council will contribute towards the improvement and / or restoration of the natural flood risk management functions of flood plains.
FRM 11	Take account of and incorporate into local planning policy and decision making, including possible future variations to this plan, CFRAM measures that may be published in the future, including planned investment measures for managing and reducing flood risk.
FRM 12	Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.
FRM 13	Any potential future variations to the Plan shall consider, as appropriate any new and/or emerging data, including, when available, any relevant information contained in the CFRAMS Flood Risk Management Plans and as recommended in the SFRA for the 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 15	Co-operate with the Office of Public Works (OPW) in the delivery of Flood Relief Schemes. The Council will seek to ensure that zoning and development proposals support and do not impede or prevent the progression of schemes. The Council will also seek to ensure that existing and future key flood risk infrastructure will be protected from interference and removal.

8.7 Waste Management in County Cavan

County Cavan forms part of the Connacht-Ulster waste region which is one of three waste regions covering the state. It is a legal requirement that Waste Management Plans are produced and revised or replaced every six years. The current plan which is operation is the Connacht-Ulster Region Waste Management Plan 2015-2021. The review process is currently being examined and the production of one national waste management plan is under consideration, which will incorporate the three regional waste management plans. All local authorities are key stakeholders in terms of plan development, but each also have obligations under these plans which contain multiple objectives, targets and actions to be met and completed across a range of thematic areas.

Approaches to how we manage waste are being constantly re-examined and this process has been initiated through European policy and legislation and national policy and associated legislative instruments. The current waste plan for the region places a strong emphasis on preventing waste generation in the first instance to seeing 'waste' as a valuable resource. Therefore, the strategic vision of this and the next generation of waste management plans is and will continue to be the creation and progressing of a Circular Economy approach to waste management.

The new national waste policy document 'A Waste Action Plan for a Circular Economy 2020-2025' was published on the 04th September 2020. All revised or new waste management plans will have to incorporate the requirements of this new policy into such plans. The move to a circular economy will prove challenging, but there will be new opportunities that can be availed of.

The existing Connacht-Ulster Region Waste Management Plan 2015-2021 requires that local authorities as well as other stakeholders undertake a number of measures to ensure that we are all meeting our obligations under national waste policy and waste legislation –

- Undertake waste prevention initiatives
- Provide bring centres and civic amenity facilities
- Engage in communication and awareness activities
- Increase levels of kerbside & commercial collection and source segregation of waste including food waste
- Conduct waste enforcement activities to ensure compliance with waste legislation
- Support the development of waste treatment and recovery infrastructure and associated employment opportunities
- Ensure waste management is carried out in a sustainable manner and does not cause environmental or human health issues

Cavan County Council will continue to meet its obligations under the existing Connacht-Ulster Region Waste Management Plan 2015-2021 and any such revised or replacement plans. Such new plans will take account of the requirements of the new national waste policy document 'A Waste Action Plan for a Circular Economy 2020-2025' which will place new obligations on local authorities, businesses, industry and the citizens of County Cavan.

Significant progress has been made by Cavan County Council in terms of meeting its obligations under the current plan across a number of areas including –

- Provision of public waste management infrastructure including new bring bank facilities
- Participation in the Green Schools Programme
- Expansion of the County Tidy Town networks
- Introduction of new technology to aid Waste Enforcement Activity e.g. drones, CCTV.
- Increased Waste Awareness Initiatives and participation in Regional Awareness Campaigns
- Participation in the Annual Anti-Dumping Awareness Initiatives funded by the DCCAE/ WERLA's
- Continued focus on illegal waste operators and their activities with successful legal proceedings initiated
- Introduction of bye-laws by our elected members 'County of Cavan (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-laws, 2019.
- Advising on and supporting the development of new indigenous waste treatment and recovery infrastructure in the County
- Adoption of new 'Climate Change Adaptation Strategy' by our elected members.

Cavan County Council and its elected members will embrace the new national waste policy and regional/national waste management plans and we will continue to adopt a collaborative approach in terms of working with our citizens, local businesses, industries, community groups and external agencies to ensure that waste is managed appropriately, in a sustainable manner and without endangering human health or the environment. The new waste policy also recognises that poor waste management practices contributes to climate change and Cavan County Council will continue to keep this new environmental challenge on the agenda as we plan for the future.

The new waste action plan for a circular economy, which will form a key element of the next Regional/National Waste Management Plans, is very comprehensive and detailed and will involve multi-stakeholder engagement and resources to implement. It will require a major cultural change from household level up to large industry level and beyond in how we act and behave so that we can reduce our environmental footprint, protect our natural environment and its resources, while still ensuring that development and job creation continues in a sustainable manner – which Cavan County Council continues to pursue under its local government remit.

The overall vision of the new plan is to transition to a circular economy and it contains a number of wide ranging objectives and actions that will have inform the development of the new National/ Regional Waste Management Plans –

Some of the key areas that the new plans will take account of include –

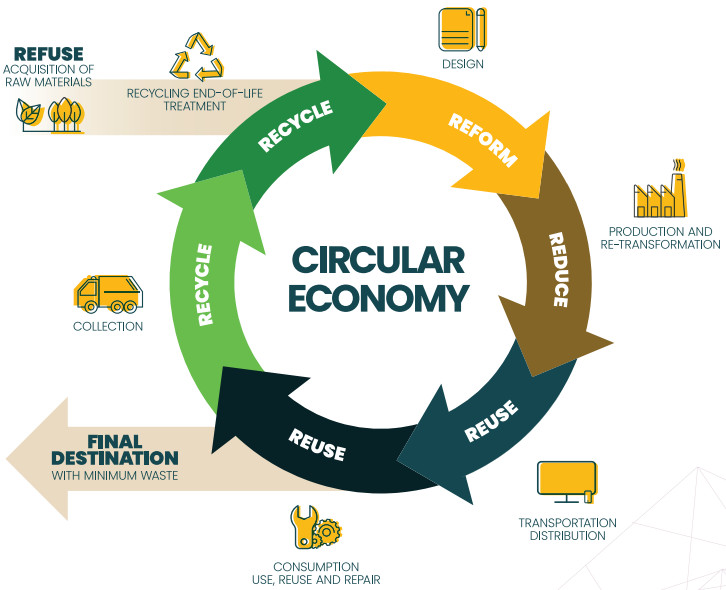
- The Circular Economy
- Municipal Waste Management (Household & Commercial Waste)
- Food Waste Management
- Plastic & Packaging Waste Management
- Construction & Demolition Waste Management
- Supporting Indigenous Treatment Capacity
- Waste Regulation & Enforcement
- Green Public Procurement

Cavan County Council has made significant progress to date across many of these areas and will continue to do so and in addition support and work towards the change to a circular economy.

This new waste action plan and the new national/regional waste management plans is an opportunity to ensure that our County is developed in a sustainable manner with resulting new opportunities for job creation and growth of our county, while ensuring we protect and enhance the natural environment.

Adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed.

All undeveloped, contaminated sites shall be remediated to internationally accepted standards prior to redevelopment. All applications shall be accompanied by a report from a qualified, expert consultant, incorporating international best practice and expertise on innovative ecological restoration techniques including specialist planting and green initiatives, that create aesthetically improved sites, healthy environments and contribute to the provision of new green open spaces as integral parts of newly created areas.



	Waste Management Development Objectives It is a development objective of Cavan County Council to:
WM 01	Support the implementation of the Connacht-Ulster Region Waste Management Plan 2015-2021and any updates made thereto.
WM 02	Implement EU and national waste and related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.
WM 03	Prioritise waste prevention through behavioural change activities to decouple economic growth and resource use.
WM 04	Encourage the transition from a waste management economy to a green circular economy to enhance employment and increase the value recovery and recirculation of resources
WM 05	Promote sustainable waste management treatment in keeping with the waste hierarchy and the move towards a circular economy and greater self sufficiency.
WM 06	Encourage and support waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste.
WM 07	Facilitate the transition from a waste management economy to a green circular economy to increase the value recovery and recirculation of resources.
WM 08	Encourage and support the provision of separate collection of waste in accordance with the requirements of the Waste Management (Food Waste) Regulations 2009, the Waste Framework Directive Regulations, 2011 and other relevant legislation.
WM 09	Promote and facilitate communities to become involved in environmental awareness activities and community based recycling initiatives or environmental management initiatives, that will lead to local sustainable waste management practices.
WM 10	Ensure that the Council fulfils its duties under the Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008 (S.I. No. 524 of 2008) including those in relation to the identification and registration of closed landfills.
WM 11	Encourage and promote technologies, for example anaerobic digestion, that will contribute positively and grow the Circular and Bio-economy to promote sustainable rural and urban economic development, as part of the overall aim of transiting to a low carbon economy with reduced green house gases.
WM 12	Ensure that the local authority is cognisant of targets under EU Circular Economy proposals, landfill capacity limitations and proper management of soil, stone and C&D materials
WM 13	To require developers to prepare construction and demolition waste management plans for new construction projects over certain thresholds which shall meet the relevant recycling/recovery targets for such waste in accordance with the national legislation and national and regional waste management policy.
WM 14	Treatment and/or management of any contaminated material shall comply as appropriate with the Waste Management Act 1996 (waste licence, waste facility permit), as amended, and under the EPA Act 1992 (Industrial Emissions licensing, in particular the First Schedule, Class 11 Waste), as amended. These measures will ensure that contaminated material will be managed in a manner that removes any risk to human health and ensures that the end use will be compatible with any risk.

8.8 Air Quality

Poor air quality both in the urban and rural environment can lead to major environmental problems and be detrimental to the health of citizens of the County. The most sensitive areas in relation to air quality are built up areas and major transport developments. Air pollution continues to present challenges including:

- Transport emissions, especially road transport emissions of NOx, fine particulate matter (PM2.5) and black carbon arising from increase use of diesel cars and buses in our towns.
- Power generation and emissions from industry, agriculture and agricultural activities that lead to methane and nitrous oxide emissions.
- Burning of fossil fuels e.g. gas, peat, and coal resulting in carbon dioxide emissions and the persistent problem of 'smoky' emissions from the use of solid fuel in homes and backyard burning

Air pollution is monitored by the Environmental Protection Agency (EPA) in conjunction with Cavan County Council. The Council recognise the need to ensure the highest standards of air quality.

Air Quality Development Objectives
It is a development objective of Cavan County Council to:

AQ 01	Promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/5/0/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards, as set out in the Air Quality Standards Regulations 2011 (S.I. No. 180 of 201) (or any updated/ superseding documents).

8.9 Noise Pollution

The impact of noise pollution is an important consideration in assessing all new development proposals as it can impact on people's quality of life and health. The Environmental Noise Regulations 2006 give effect to the EU Directive 2002/49/EC relating to the assessment and management of environmental noise. The Council will seek through the Development Management process, to reduce noise and/or vibration at sites boundaries or within adjacent sensitive areas, especially residential areas, by measures such as layout, design and/or attenuation mechanisms.

The Council will require the submission of Noise Impact Assessments where it is proposed to introduce noise creating uses in proximity to noise sensitive uses, such as residential areas, and if permission is being granted, may impose conditions mitigating the impact. Similarly, where noise sensitive uses are proposed within proximity to a noise source, such as national roads, proposals shall include noise and/or vibration attenuation measures in any planning application.

The Roads Department developed a Noise Action Plan for Cavan County Council aimed at strategic long term management of environmental noise from traffic along the major routes, with greater than 3 million vehicle passages per year within Co. Cavan. These include part of the N3 and N55.

Noise Development Objectives
It is a development objective of Cavan County Council to:

N 01	Support the implementation of the Noise Directive 2002/49/EC and all associated Environmental Noise Regulations 2006.
N 02	Require all developments to be designed and operated in a manner that will minimise and contain noise levels having regard to relevant national guidelines and in the absence of national guidelines, to relevant international standards, where appropriate. Seek identification and implementation of noise mitigation measures, where warranted, for developments proposed in the vicinity of existing or proposed national roads.

8.10 Light Pollution

While adequate lighting is essential for a safe and secure environment, light spillage from excessive or poorly designed lighting is increasingly recognised as having the potential to cause adverse effects to surrounding properties, human health, amenity, energy use and the natural environment, including biodiversity & ecosystems. The Council will consider the potential problems of light pollution relating to a new development and the intensification or alteration of existing development. The limitation of light pollution is important in the interests of nature conservation, residential amenity, human health and energy efficiency.

	Lighting Development Objectives It is a development objective of Cavan County Council to:
LP 01	Control lighting in urban, rural and sensitive areas in accordance with Euronats and Darksky Circular, in order to minimise impacts on residential amenity, habitats and species of importance.
LP 02	Require the use of energy efficient public lighting in all new development proposals.
LP 03	Ornamental lighting of public buildings, bridges, monuments and public spaces must not fall beyond the area intended or directed skywards. Architecturally sensitive tones such as passive, warm coloured lights should be considered before blue or rich white lights and only used where necessary in accordance with Eurobats and Darksky Circular.
LP 04	Require that the design of lighting schemes minimises the incidence of light spillage or pollution into the surrounding environment. New schemes shall ensure that there is no unacceptable adverse impact on neighbouring residential or nearby properties, visual amenity and biodiversity in the surrounding areas.

8.11 Human Health

New development proposals shall be assessed with regard to their potential impact on existing adjacent developments, existing land uses and/or the surrounding landscape. Where proposed developments would be likely to have a significant adverse effect on the amenities of the area through pollution by noise, fumes, odours, dust, grit or vibration, or cause pollution of air, water and/or soil, mitigation measures shall be introduced in order to eliminate adverse environmental impacts or reduce them to an acceptable operating level.

	Human Health Development Objectives It is a development objective of Cavan County Council to:
HH 01	Ensure new developments will not have significant adverse effects on the amenities of an area through pollution by noise, fumes, odours, dust, grit or vibration or cause pollution of air, water and or soil unless mitigation measures eliminate adverse environmental impacts or reduce them to an acceptable operating level.
HH 02	Ensure the implementation of the specific guidance on radon prevention measures for new homes as contained within the existing Building Regulations (including any updated/superseding regulations that may be published within the lifetime of this Plan).

8.12 Environment, Water and Waste Water Climate Context and Development Objectives

In accordance with the format set out in Chapter 5: Climate Change of this Plan, the following is an assessment of the content of this chapter in a climate context and associated development objectives.

Waste is an inevitable part of our daily lives but the more we buy, the more waste we generate, so our priority is first to reduce, followed by reuse, and only then recycle. Recycling offers a way to keep useful resources working for use, while providing a safe and regulated systems for dealing with hazardous waste, that could otherwise end up in landfill (DCCAE).

The NPF acknowledges the necessity to provide adequate capacity and systems to manage waste in an environmentally safe and sustainable manner.

Internationally 95% of the value of the material from plastic packaging for example, up to €120 billion a year, is lost after its first use, while textile production is said to contribute more to climate change than international aviation and shipping combined[15]. By 2030, the CAP 2019 has proposed a reduction in food waste by 50%, waste packaging by 70% and plastic packaging by 55%, along with a ban and elimination on single use and nonrecyclable plastic. Each year, Irish households produce around one tonne of waste[16]. Whether it is recycled or ends up in landfill, all that waste must be transported, treated and disposed.

Through its 'Climate Change Education for Sustainable Development' (2010) programme UNESCO aims to make climate change education a more central and visible part of the international response to climate change, helping people better understand the impact of global warming and increasing 'climate literacy' among young people. Similarly, a Climate Change Charter signed on 29th October 2019 by Minister for the Department of Communications, Climate Action and Environment (DCCASE) and Minister of State, committed all local authorities to deliver upon effective climate action, including building local citizen engagement, particularly with the young, and partner and collaborate on climate action initiatives with local community groups, local enterprise, local schools and higher-level institutions. Education plays and important role in tackling waste. A study conducted by the Environment Protection Agency (EPA) in 2018 of our commercial waste identified approximately 70% of material in the black bin could be diverted to recycling or composting, with plastic waste double to what it was ten years ago.

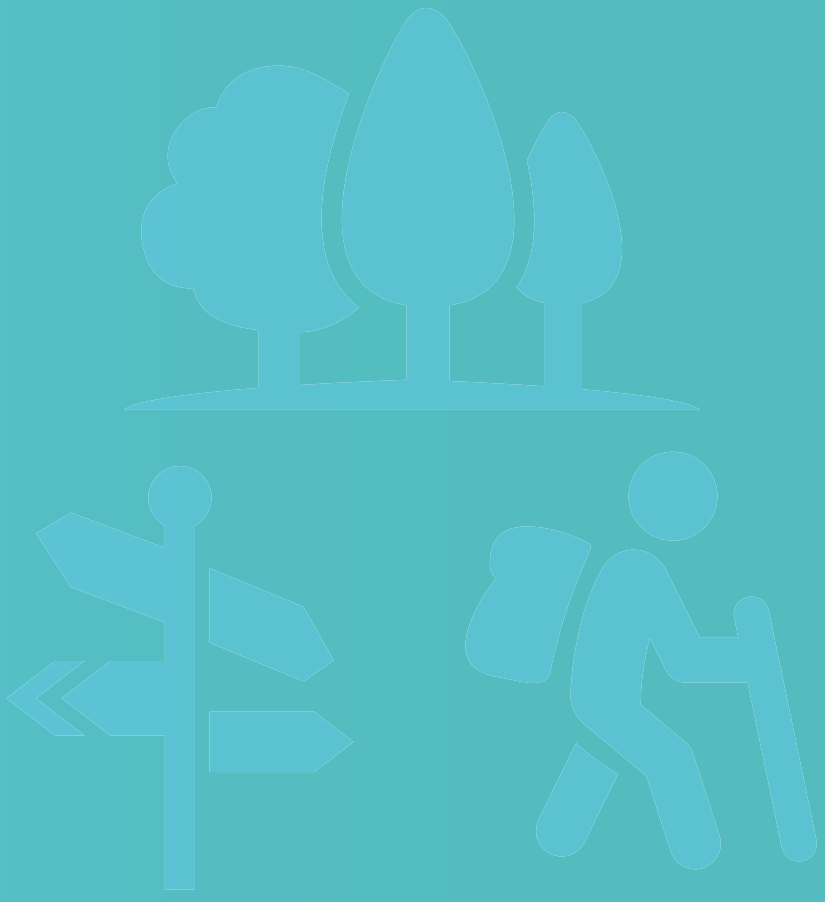
Environment, Water and Waste Water Climate Context and Development Objectives
It is a development objective of Cavan County Council to:

EWC 01	Require in accordance with the Department of the Environment, Heritage and Local Government's 'Best Practice Guidelines for the Preparation of Waste Management Plans for Construction and Demolition Projects (2006), the submission of a Construction and Demolition Waste Management Plan (CDWMP) for any project in excess of: • aggregate floor area in excess of 1250 sq. m; • demolition or refurbishment of 100 m3 of Construction of Demolition waste; or • civil engineering projects in excess of 500 m3 of waste.
EWC 02	Require all future, primary, secondary and special school planning applications to be accompanied by evidence of Eco-Schools / Green-Schools Programme (Green Flag) registration and conditioned for its continued enrolment.
EWC 03	Promote 23rd March every year as a climate change action day, internally and amongst the wider community through local media platforms.
EWC 04	Undertake annual monitoring and spot checks of its existing refuse and segregation at all local authority owned and operated locations.

15 Ellen MacArthur Foundation (2016), 'The New Plastics Economy – Rethinking the Future of Plastics', World Economic Forum. https://www.newplasticseconomy.org/assets/doc/EllenMacArthurFoundation_TheNewPlasticsEconomy_Pages.pdf

16 Department of Communications, Climate Action and Environment (2019), 'Climate Action – what you can do about waste', Publication, 17 June 2019. https://www.gov.ie/en/publication/climate-action-waste/

9 Tourism



Vision

Ensure County Cavan is a quality place to visit and stay with a wide variety of high quality tourist attractions, infrastructure and facilities.



Policy

Provide for the continued expansion of the tourism sector, with a focus on creating strong visitor towns and sufficient high-quality visitor services and the continued development and enhancement of visitor attractions and activities to provide memorable, immersive visitor experiences, capitalising on our natural and cultural heritage assets, whilst safeguarding these resources for future generations.

9.1 Background

The tourism sector in Ireland has experienced strong growth in the past decade and is now one of our largest national indigenous industries, supporting an estimated 270,000 jobs. 2018 continued the upwards trend in Irish tourism, with a rise in overseas visitor numbers by 6.9% and over €5 billion in revenue generated to the national economy. Tourism is now considered to be one of the country's most important economic sectors, particularly in rural areas where other employment sources are limited and it has been credited with playing a significant role in the economic recovery in recent years. Overall employment in tourism is estimated to be in the region of 230,000. County Cavan had been comparing favourably with surrounding counties and other parts of the North West.

In 2019, Cavan welcomed 1% of the 9.7 million overseas tourists who came to Ireland, spending 1% of the €5.2bn overseas tourism expenditure in Ireland, with a further 310,000 domestic visitors to Cavan & Leitrim generation an estimated 53mn in revenue. Britain, Northern Ireland and the domestic market are the main sources of tourism business. No business or tourism destination works in isolation from the influences of the environment within which they operate. The impact of COVID on tourism industry in Cavan and nationally in 2020/2021 has been catastrophic and much of the effort of the forthcoming months and years will be focussed on recovery.

National tourism policy falls within the remit of the Department of Enterprise, Tourism and Employment. The national agencies, Fáilte Ireland and Tourism Ireland, deliver and implement the adopted policy. Ireland is promoted nationally and internationally and four distinct experience propositions are used to define the appealing characteristics of each region. County Cavan sits within two of these regional experience brands, *'Ireland's Ancient East'* covers the east of the County from Cavan town eastwards and *'Ireland's Hidden Heartlands'* incorporates Cavan town westwards.

9.2 Policy Context

9.2.1 People, Place and Policy: Growing Tourism to 2025, Department of Transport, Tourism and Sport, 2015

This National Strategy aims "to facilitate a vibrant, attractive tourism sector that makes a significant contribution to employment across the country; is economically, socially and environmentally sustainable; helps promote a positive image of Ireland overseas, and is a sector in which people want to work". Implementation of this strategy is being realised through a series of Three-Year Action Plans.

9.2.2 Tourism Action Plan 2019-2021, Department of Transport, Tourism and Sport, 2018

The current National Tourism Action Plan 2019-2021 places an emphasis on regional growth and season extension and on helping to build the attractiveness of less well-known attractions and regions, thereby creating a more even spread of tourism growth across the country and supporting less developed tourism areas.

9.2.3 Tourism Development & Innovation, A Strategy for Investment 2016-2022, Fáilte Ireland, 2016

This strategy focuses on building compelling visitor experiences, developing a world class industry, and creating visitor-friendly infrastructure and communities. Much of the capital investment nationally is focused on the four regional experience brands, with an emphasis on increased revenue generation from tourism and alignment with the brands.

9.2.4 National Planning Framework 2040

Tourism is part of National Strategic Outcome 7, '*Enhanced Amenities and Heritage*' which requires investment in public realm, recreational infrastructure and rural amenities including activity-based tourism such as greenways, blueways and peatways, with the development of a strategic national network of these trails highlighted as a priority. Built, cultural and natural heritage is identified for its intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place.

9.3 Tourism in Cavan

Tourism constitutes one of Cavan's most important economic sectors in providing business and employment opportunities leading to job creation.

Cavan is a county with substantial heritage and cultural assets, along with a scenic, unspoilt and rich natural environment, within easy reach of Dublin, Belfast and the North West. The following highlights key visitor attractions in the County:

1. County Cavan Museum
2. Cavan Burren Park
3. Killykeen Forest Park
4. Dun Na Ri Forest Park
5. The Shannon Pot
6. Clough Oughter Castle
7. St. Killian's Heritage Centre
8. Cavan Adventure Centre
9. Killinkere Visitor Farm

County Cavan is very well served with good quality hotels. In total, there are fourteen hotels in the County, with a combined hotel room capacity of 844 rooms. A number of hotels in the county are considered 'destination' hotels and serve as reasons to visit in their own right. The county has strengths in natural and built heritage and in the areas of outdoor activities and food.

There are two tourist offices in the county. Cavan County Council support the operation of a tourist office in the Johnston Library Building, which shares a space with Cavan Genealogy Centre. The local community group in Blacklion operate a tourist office from the Market House in Blacklion.

Natural tourism assets in County Cavan include the UNESCO Global Geopark which covers Cavan town westwards, taking in the settlements of Killeshandra, Milltown, Belturbet, Ballyconnell, Swanlinbar, Glangevlin and Blacklion. A geopark is a region with geological heritage of international significance and where that heritage is being used to support local communities through sustainable tourism.



Cavan is famous for its scenic natural heritage, most famously its rivers and lakes and drowned drumlin landscape of Lough Oughter and the River Erne system. Cuilcagh Mountain forms a backdrop to the west while Lough an Leagh to the east of the county provides another high point. Access to Cuilcagh Mountain was created in 2015 with the development of the Cuilcagh Boardwalk on the Fermanagh side.

The lakes and rivers in Cavan have historically created a vibrant angling industry in the county, with coarse and pike fishing to the forefront. This has sustained a sizable number of B&Bs, small hotels and self-catering properties in rural towns and villages across County Cavan for years. In addition, the county hosted a healthy programme of national and international fishing festivals. Lough Sheelin is regarded as one of the finest brown trout fisheries in Europe and supports accommodation providers, boat and bait hire providers and guides in the area.

The River Shannon rises in County Cavan at the Shannon Pot. The River Erne also rises in Gowna and flows through Belturbet. Boat hire is available at the marina in Belturbet. The Shannon – Erne Waterway links the villages of Belturbet and Ballyconnell and is a designated blueway. There are two adventure and activity providers operating in the county.

County Cavan has two designated forest parks – Dun a Ri, Kingscourt and Killykeen Forest Park, Cavan. Both parks attract thousands of visitors every year. The Castle Lake in Bailieborough and Deerpark Forest in Virginia are also open to visitors and are popular amenities.

There are four designated national looped walks in County Cavan – Killeshandra Looped Walk; Ballyconnell Canal Loop, Swanlinbar Loop and the Castle Lake, Bailieborough. The Cavan Way in the West of the county is a long distance national way marked trail. There are several other short – medium walks throughout the county. The four forests mentioned above all have trails within the boundary of the park. There is one designated 12km cycle way in the county in Killykeen Forest Park, linking the park to Killeshandra.

Quality food is one of Cavan's strengths. Chefs such as Neven Maguire, Richard Corrigan and Gearoid Lynch have restaurants in the county. There are several other good restaurants including excellent offerings in the hotels in the county. In 2019 a new brand '*Created in Cavan*' was created to support and promote Cavan food and drinks producers and a resource appointed to manage it.

There are three 18-hole golf courses in County Cavan with the Slieve Russell designated a PGA National. Cavan Equestrian Centre, outside Cavan town, is the biggest equestrian centre in Ireland with 450 permanent stables and hosting a year-round programme of championship events and horse sales.

Cavan Burren Park in Blacklion and the island castle of Clogh Oughter are iconic tourism heritage attractions in the county. Other heritage sites popular with visitors include Turbet Island in Belturbet, Drumlane Abbey in Milltown and the Shannon Pot near Glangevlin. Cavan Burren attracts close to 30,000 visitors per year and is a flagship attraction in the UNESCO Global Geopark. Cavan County Museum and the World War 1 Trench Experience in Ballyjamesduff is the county's biggest indoor visitor attraction, with a range of exhibits and experiences, delivering a year-round programme of events.

Cavan County Council has secured €4.8 million for a new Discovery Centre at the Shannon Pot, alongside enhancements including a new elevated walkway for Cavan Burren Park under Fáilte Ireland's Platforms for Growth Capital Investment Programme. The Shannon Pot project involves the development of a new state of the art Discovery Centre, comprising of a three-part complex containing the main visitor exhibition area, reception area, ticket box, public amenities, a café, and a retail shop. In addition to a looped trail at the Discovery Centre which will take visitors on a journey around the pot itself. Developments at the Cavan Burren Park will include an upgrade of the existing car park, the visitor centre and its immediate surrounds, a new outdoor amphitheatre meeting area and a new 450 metre elevated walkway.

There is a vibrant culture and arts scene in County Cavan. Visitors can access the arts through the Ramor Theatre in Virginia and the Townhall Arts Space in Cavan town. Culture Night takes place in the county every September and Cavan Arts Festival takes place annually in May.

The County hosts a number of other festivals including the county fleadh, the NYAH traditional arts festival and adventure events such as *Lets Tri Cavan* and the *Kayakarun* along with many other smaller community festivals.

In line with the objectives outlined in the County Tourism Strategy 2017 – 2022 and the Local Economic and Community Plan 2016, Cavan County Council pursue funding opportunities through Outdoor Recreation Infrastructure Fund, LEADER and Fáilte Ireland to improve the range, standard and availability of tourism product in the county.

Having regard to national and regional tourism policy, the Council is committed to supporting the growth of tourism in the County. Cavan County Council through the work of the Tourist Office will continue to take advantage of national, regional, cross border initiatives and funding schemes and maximising the potential of our unique natural, heritage, cultural, and amenity assets. A co-ordinated and collaborative approach is taken with relevant agencies, tourism businesses and communities throughout the County. The Council will continue to collaborate with relevant agencies and stakeholders and will continue to support collective development and marketing.

A strong emphasis will be placed on securing sustainable tourism growth, whereby the quality of our landscapes, natural environment and cultural heritage is protected and safeguarded for the long-term enjoyment of assets.

The National Planning Framework regconises the role that tourism can play in increasing cross border cooperation. It advocates capturing greater international interest by promotion strategic attractions of scale and signature visitor attractions. Opportunities exist to maximise exposure through co-operation and themed branding bundles such as Irelands Ancient East and Ireland's Hidden Heartlands. Development of blueways and greenways, such as the Ulster Canal, also offers potential for an enhanced tourism offering throughout the border area.

The Council through the work of the Tourism Office, must continue to aggressively promote the County's attractions to the target markets, particularly via social media and the "*This is Cavan*" website. Cross – border collaboration is also hugely important for the County, as is on-going cooperation and collaboration with Fáilte Ireland and Tourism Ireland in promoting the county both domestically and internationally.

The current County Tourism Strategy was formulated in 2017 and due for review in 2022.

The core objectives of the strategy were:

- To increase tourist visits and economic return by 15% - 20% over the next five years
- To invest in and improve on Cavan's leisure experiences to set a standard of excellence across the County
- To build capacity and galvanise tourism providers, local business and industry partners in delivering Cavan's full potential as a leisure destination.
- Provide strategic direction on development and marketing for Cavan tourism

In 2018, Cavan welcomed 96,090 overseas tourists [8] contribution to the local economy in Cavan of over €52M. Irish residents took 222,000 trips to Cavan and Leitrim spending €29mn (1% of domestic tourist spend) across the two counties.

Fáilte Ireland's figures indicate that in 2019, Cavan welcomed 1% of the 9.7 million overseas tourists who came to Ireland, spending 1% of the €5.2bn overseas tourism expenditure in Ireland, with a further 310,000 domestic visitors to Cavan & Leitrim generation an estimated €53mn in revenue.



8 1% of the 9,609 million who came to Ireland in 2019

	Tourism Development Objectives It is a development objective of Cavan County Council to:
T 01	Promote the development and strengthening of the overall value of Cavan as a tourist destination by encouraging the enhancement and development of sustainable and high-quality visitor attractions, activities and infrastructure, enabling an increase in the overall capacity and long-term development of the county's tourism industry, subject to appropriate siting and design criteria and the protection of environmentally sensitive areas.
T 02	Engage and collaborate with key stakeholders, relevant agencies, sectoral representatives and local communities to develop the tourism sector in Cavan, to ensure that the economic potential of the tourism sector is secured for the local economy.
T 03	Support the implementation of the County's Tourism Strategy in line with national and regional policy, tourism trends and identified challenges, in collaboration with Fáilte Ireland, Waterways Ireland, tourism businesses and communities and other supporting agencies.
T 04	Continue to work closely with Fáilte Ireland to maximise the benefit of national and regional initiatives/plans/strategies for the county, with a particular emphasis on initiatives which will increase the economic benefit from tourism, support local business development and encourage new enterprise opportunities.
T 05	Utilise the county's natural and heritage resources to foster the development of tourism as a viable sector of the economy in a sustainable manner which complements the scale, quality and unique features of the location and county.
T 06	Protect and conserve the natural, built and cultural heritage features which add value to the visitor experience in Cavan and seek to restrict developments which would damage or detract from the quality of scenic areas and identified natural and cultural heritage assets.
T 07	Support actions to increase access to state and semi-state lands such as National Parks, Forest Parks, Waterways, together with Monuments and Historic Properties, for recreation and tourism purposes, subject to the requirements of the Habitats Directive, National Monuments Act and other provisions and policies to protect and safeguard these resources and subject to the ability of local infrastructure to support the resulting increased tourism.
T 08	Support the development and expansion of tourism related enterprise including visitor attractions, services and accommodation and food and craft businesses, particularly those offering a visitor experience, such as tastings, tours and demonstrations.
T 09	Ensure all tourism developments shall integrate climate change adaptation, the enhancement of nature and biodiversity measures into their activities, plans and proposals.
T 10	Monitor and manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant effects, including loss of habitat and disturbance. Visitor/Habitat Management Plans will be required for proposed projects as relevant and appropriate.
T 11	Promote Tourism as an integral part of Cavan's economic profile supporting urban and rural enterprises.
T 12	Carry out an audit of existing tourism signage and notice boards in the county to ensure that they meet the needs of visitors and prepare a county wide coordinated strategy for the enhancement of same.
T 13	It is an objective of the Council to support the provision of accessible tourism.
T 14	Support the development of a new Discovery Centre at the Shannon Pot in collaboration with Fáilte Ireland as a key tourism product under the Fáilte Ireland Platforms for Growth capital investment programme.
T 15	The Council will support the preparation of Destination Experience Development Plans (DEDP) and other tourism masterplans both within the county and also those which crosses from the county into neighbouring counties in collaboration with Fáilte Ireland and other tourism stakeholders. The Council will work with Fáilte Ireland to prepare and implement The Ancient Destination Experience Development Plan (ADEPD) as it extends into parts of the county.

9.4 Town & Village Tourism

The important role that towns and villages throughout the County as tourist centres and the facilities and services they can provide are recognised by Government. Through "*Realising our Rural Potential*" which seeks to revitalise town and village centres through the implementation of initiatives such as the Town and Village renewal scheme and other such initiatives.

The Council has sought to improve the overall appearance of the County's towns and villages in recent years through Pride of Place Initiatives, Tidy Towns Initiatives and effective development management and enforcement and delivery of actions in individual revitalisation plans for towns and villages.

Cavan's towns and villages offer a high quality visitor services incorporating a range of accommodation, restaurants, cafes, visitor attractions, arts and cultural scene. Chapter 2 of this plan contains an overview of the tourism product, asset and key tourism related development objectives for each settlement.

9.4.1 Destination Towns

As part of Ireland's Ancient East programme Cavan Town has been designated as a Destination Town. The continued expansion of the tourism sector in Cavan will require additional visitor facilities, additional bed-nights (across all sectors of accommodation) in the destination town. The RSES states that over the next decade, it is estimated Ireland will have to increase its bed-stock by approximately 50%. This plan supports the provision of the required supporting infrastructure, including improvements to the public realm, transport links, accommodation, night-time economy and harnessing our natural and built heritage and developing our cultural infrastructure.

Under the Destination Towns Initiative, Cavan has secured €540,518 to enhance public spaces in a manner to engage, improve "sense of place" and enhance visitor experience. The following works will be undertaken in Cavan Town as part of the project:

- Public realm works at Townhall and the junction of Townhall Street and Farnham Street
- Enhancement of the town's heritage town trail
- A review and updating of tourism signage and waymarking throughout the town
- Planting, seating and lighting.

Destination Towns Development Objectives It is a development objective of Cavan County Council to:	
DT 01	Ensure provision is made for the expansion in accommodation and facilities and necessary supporting infrastructure within Destination Towns, whilst supporting the sustainable development of our natural and built heritage.
DT 02	Establish potential tourist and amenity attractions of scale in the Cavan, in partnership with Fáilte Ireland, and the relevant Local Authorities.
DT 03	Ensure that "Discovery Points" targeting Irelands Ancient East are included for Cavan as enablers for increasing bed nights and visitor numbers.

9.5 Tourism Infrastructure and Visitor Services

The provision of appropriate and high-quality infrastructure to meet the needs of visitors is fundamental to Cavan reaching its potential for a thriving tourism sector. In general, such developments shall be encouraged to locate within or in close proximity to existing towns and villages where they can avail of existing public services, commercial and community facilities providing for a suitable range and critical mass of services. It is recognised, however, that sometimes tourism developments are more appropriately located in alternative locations subject to the provision of the relevant required infrastructure. The Council recognises the potential for pressure being placed on the County's natural and heritage amenities through increased tourism. In this regard, it is important that our precious heritage is protected and that the provision for increased tourism activity is in line with the provision of the required infrastructure to support such development. The Council shall ensure that our natural amenities are enhanced and remain protected and unspoiled. Tourism related development proposals will be required to demonstrate a high standard of design, with strong consideration given to a proposal's potential impact on its surroundings in terms of scale, intensity and the potential for the proposal to add significantly to the quality of the visitor experience.

The Council recognises that the provision of accommodation such as hotels, guesthouses, hostels, and glamping sites are essential to enable growth in the tourism sector.

The Council shall support the development of tourism in the county by encouraging the provision of a wide range of tourist accommodation types and restricting development that would be likely to reduce the capacity of the resource and/or have a detrimental impact on the local environment.

	Tourism Infrastructure and Visitor Services Development Objectives It is a development objective of Cavan County Council to:
TV 01	Promote tourism related developments in existing settlements within the Settlement Hierarchy, subject to existing carrying capacity.
TV 02	Facilitate the development of high quality tourist accommodation such as hotels, hostels, B&B's / guesthouses, camping and glamping at suitable locations, in both urban and rural settings throughout the county, subject to ensuring a high standard of design, layout, landscape and environmental protection and the provision of adequate infrastructure.
TV 03	Encourage the upgrade of existing accommodation facilities to meet Fáilte Ireland's Standards' as appropriate, subject to development management standards as set out in this plan, ensuring that new and existing developments do not negatively impact on sensitive environments.
TV 04	Facilitate the development of visitor infrastructure linked to natural and heritage environments, while ensuring that it does not detract from the status, quality and value of these environments.
TV 05	Support, implement and require best practice environmental management and climate proofing of tourism related developments and activities, such as accommodation, restaurants, activity providers, festivals, events and tourism enterprises, to include zero climate impact, energy efficiency, waste management, and recycling.
TV 06	Support rural tourism initiatives such as agri-farm tourism, health and wellbeing centres, glamping, trekking and trails together with new opportunities to promote food and nature tourism, in order to sustain employment in rural areas.
TV 07	In collaboration with Fáilte Ireland, promote, encourage and facilitate the development of a new visitor discovery experience centre at Shannon Pot as a key tourism product under the Fáilte Ireland Platforms for Growth capital investment programme.



9.6 History, Heritage and Ancient Sites

Cavan is enthralled in heritage and already has a strong foundation in the provision of world-class heritage tourism attractions. Increased marketing, investment and support is required in order to increase revenue generated to the local economy from these attractions, both directly and indirectly. The creation of stronger linkages between attractions, activities, visitor services and accommodation is critical to increasing visitor dwell time and encouraging multi day visits to the county with resulting economic benefit.

Cavan's natural heritage cannot be underestimated for its tourism value. Our well preserved natural environment, and traditional farming can be found in abundance along our waterways, lakeshores, bogs, greenways and trails. Activities such as back to nature, bird watching and foraging are becoming increasingly popular as 'slow and experiential tourism' becomes more prevalent internationally.

Visitors targeted under the *Ireland's Ancient East* and *Ireland's Hidden Heartlands* brand proposition are those who want this more relaxed pace of holiday, where they can attune with nature and go 'off grid'. Adequate recognition of the value of investing in heritage conservation will reduce the potential conflict with loss of authenticity and appreciation of a place, tourism provision and more informed planning decisions. Investing in heritage in terms of placemaking will benefit not just tourism but the local citizen. The protection and conservation of the County's heritage assets and features will be of paramount importance, including natural and cultural heritage, in order to safeguard the quality of assets into the future. (see Chapter 10 Natural Environment and Chapter 11 Cultural/Built Heritage).

Ireland's Hidden HEARTLANDS



History, Heritage and Ancient Sites Development Objectives It is a development objective of Cavan County Council to:	
HHAS 01	Encourage sustainable tourism enterprise development associated with rural life style, landscape, natural and heritage locations to develop Cavan's infrastructure and gain the benefit from increased visitors, subject to development management standards.
HHAS 02	Support sustainable initiatives and projects that enable visitors to enjoy and connect with our natural heritage, including walking or cycling trails, glamping, viewing points, facilities for bird-watching and angling, tours and events, subject to the requirements for protecting this valuable and sensitive heritage.
HHAS 03	Support enhanced access to state, semi-state and private lands such as bogs, forests, waterways, together with National Monuments and Historic Properties, for recreation and tourism purposes. Access should be planned and managed in a sustainable manner that protects heritage, environmental sensitivities, ecological corridors, and the ability of local infrastructure to support increased tourism.
HHAS 04	Support the diversification and innovation of our tourism product with opportunities arising for the development of new tourism offerings such as nature, culturally curious and slow tourism.
HHAS 05	Support the conservation of estates and demesnes by way of facilitating appropriate development that contributes to their economic viability.

9.7 Lakes and Waterways

Cavan is widely regarded as Ireland's finest fishing destination, known to have a lake for every day of the year, in addition to the Shannon and Erne rivers. The value of the lakes and waterways from a tourism and amenity perspective is significant having regard to their scenic beauty, serene environment and natural heritage and habitat value. The River Erne and the vast Lough Oughter lake system, the Shannon – Erne Waterway and the Dromore/Annalee river system dominate the middle of the County. To the east, lies the upper River Boyne system and to the south and north west, parts of the mighty River Shannon. These lakes and rivers have good stocks of bream, roach, rudd, perch and pike. Eels are present throughout the county. Tench are also widespread and have grown to specimen size in some locations. Open wild waters can be found in the wider river stretches or large lakes such as Gowna, Oughter, Sillan, Upper Lough Erne, Lough MacNean or Lough Ramor. Lough Sheelin is regarded as one of the finest brown trout fisheries in Europe and supports accommodation providers, boat and bait hire providers and guides in the area.

Cavan County Council regconises the economic benefit this type of tourism brings to the county. Many towns throughout the county are now regarded as established angling towns, offering with angler – friendly accommodation, services and facilities. There are several well known and popular angling festivals that take place throughout the year in angler friendly towns and villages such as Cootehill, Belturbet, Arvagh, Gowna and Killeshandra. International anglers comprise of many of the participants in these events, many stay locally and make a valuable contribution to the local economy. The angling sector contributes over €800 million to the Irish economy every year and supports over 11,000 Irish jobs, often in rural communities where there are fewer job opportunities available. The average length of stay for tourist anglers is 11 nights, 25 per cent longer than average tourists. In addition, tourist anglers spend more, €1,027 compared to €832 average spend per trip. Angling is a key part of Ireland's outdoor recreation offering and has the potential to stimulate innovation and entrepreneurship in rural areas and can help to compensate and reverse the decline experienced in many rural towns and villages.

Our lakes and waterways have benefited from significant public and private investment from a variety of sources in the long term, particularly in recent years. Public amenity areas have been developed at numerous locations along our waterways, many of which include car parking, information panels, toilets, viewing points and boat mooring.

The Council will seek to facilitate increased visitor access and enjoyment of Cavan's lakes and waterways, through encouraging developments which provide visitor services and / or create stronger connections with towns and villages which can provide those services. Such services may include bike, boat and watersport equipment hire, changing and toilet facilities and guided tours, along with general services such as accommodation and restaurants etc. This will require support for the establishment of small-scale enterprise development in a sustainable manner. This poses a challenge, given the inherent environmental sensitivities at such locations. However, the Council will encourage and seek to create stronger connections between water-based amenities and nearby population centres, and the reuse of existing structures where visitor services can be best accommodated. Where existing underused structures and infrastructure already exists at water side locations, priority will be given to developments which maximise the use of existing infrastructure as opposed to new development in new locations.

The quality of our water resources is of paramount importance to realising the potential of these assets for tourism. All tourist related development in the vicinity of any of the lakes and waterways in the County shall be subject to the requirements of the Habitats Directive.

Lakes and Waterways Development Objectives
It is a development objective of Cavan County Council to:

LW 01	Support the development of the angling tourism sector throughout the County, including the development of an updated angling strategy for County Cavan.
LW 02	Continue to engage with Inland Fisheries Ireland on the delivery of the National Strategy for Angling Development in Cavan
LW 03	Support angling festivals that attract visitors and have the potential to create bednights in the county.
LW 04	Facilitate increased access to Cavan's waterways, from towns and villages where visitor services are located, with an emphasis on providing a strong visitor experience associated with the lakes and waterways and their heritage and amenity value, including trails, bird hides, and water sports facilities, subject to the protection of environmentally sensitive areas and the requirements of the Habitats Directive.
LW 05	Support the provision of infrastructure to enable increased tourism activity associated with Cavan's waterways, including boating, marina/berthing, kayaking, angling, blueways and harbour amenities while ensuring that such provision does not negatively impact on sensitive environments and subject to the requirements of the Birds and Habitats Directives.
LW 06	Prioritise development proposals which support the Shannon Tourism Masterplan's Gateway, Towns and villages and utilise existing infrastructure and disused structures in close proximity to Cavan's waterways for the provision of visitor services, including changing facilities, boat storage, glamping, where appropriate.
LW 07	Support the provision of walking and cycling links between lakes, rivers, bogs and nearby towns, villages and visitor attractions, provided such developments do not negatively impact on sensitive environments.
LW 08	Support the development of Waterways Ireland 'Shannon Tourism Masterplan' and its objective to revitalise the combined Shannon Navigation and Shannon Erne Waterway as a key destination within Ireland's Hidden Heartlands, identifying visitor experiences based on the region's natural and cultural assets.

9.8 Greenways, Cycling and Walking

Cavan County Council, working with strategic partners at a national, regional and local level, are strongly committed to greenway development and regconises their strong potential particularly for generating tourism activity and associated positive wellbeing, quality of life and economic benefits. At a regional level, Cavan County Council works closely with neighbouring local authorities and strategic agencies relevant to greenway development.

County Cavan has a wide range of trails of varying degrees of difficulty. Many of these trails are managed and maintained by Cavan County Council. Cavan County Council recognises the potential that trails have for both citizens through improved activity options, smarter travel, access to nature and the countryside and also for tourists who can generate economic growth through tourism.

Trails development is considered a priority in the Local Economic and Community Plan. A *Walking and Cycling Strategy for County Cavan* was prepared by Cavan County Council in 2018.

Destination development is a key pillar of the County Cavan Tourism Strategy 2017 – 2021 which has, as an objective, the need to invest in and improve on Cavan's leisure experiences and to set a standard of excellence across the county.

The Cavan Walking Festival takes place annually and encourages local people to get out walking and creates an attractor for people to visit Cavan.

The government's National Cycling Policy Framework (2009) estimated that for every €100 million invested in cycling in Ireland, a return of €400 million could be obtained.

The development of further cycle paths and the ongoing development of Greenways is a priority of the Cycling and Walking Strategy for County Cavan.



	Greenways, Cycling and Walking Development Objectives It is a development objective of Cavan County Council to:
GCW 01	Continue to develop the greenways in the county and to augment the visitor experience through the provision of infrastructure, having regard to the Department of Enterprise, Tourism and Employment various Guidelines along with high quality signage and links to nearby visitor attractions and places of interest.
GCW 02	Support the provision of visitor services within existing towns and villages, such as cafes, accommodation, and changing facilities, by providing linkages with greenways and trails where appropriate.
GCW 03	Continue to support the development of Sligo Leitrim Northern Counties Greenway, the Cavan and Leitrim Trailway Greenway, the Boyne Valley to Lakelands County Greenway, the Ulster Canal Greenway and the Sligo to Cavan Greenway by working with Regional Authorities (EMRA and NWRA), neighbouring counties and national bodies to develop and complete these routes.
GCW 04	Support increased opportunities for off-road walking, including looped walks and longer distance trails, taking account of 'positive control points' in trail design, such as areas of natural beauty, lakeshores or rivers, bogs, built heritage and archaeological features and with links to towns and villages. In designing walking trails. The Sport Ireland Guide to Planning and Developing Recreational Trails will be consulted.
GCW 05	Continue to maintain and further enhance the County's walking and cycling trails, striving to achieve National Trails accreditation and other standards as set by Sport Ireland, in partnership with local communities and landowners.
GCW 06	Continue to support the development of the Cavan Town and Killykeen Greenways, Belturbet to Cloverhill Railway Greenway, Cavan to Clones Railway Greenway, Crossdoney to Killeshandra Railway Greenway, Kingscourt to Carlingford Railway Greenway, and the Cavan Railway Greenway.
GCW 07	Support the provision of visitor interpretation along walking and cycling trails, including storyboards, artworks and other media, to create a greater sense of place, connecting and immersing visitors in our local heritage and stories.
GCW 08	Support the provision of services for visitors using walking and cycling trails which are appropriate to the location and activity, including bike rental and service points, picnic benches at scenic locations, public toilets, and other ancillary services in remote areas.
GCW 09	Promote the principles of 'Leave no Trace' in all trail information panels, promotional materials and events and use all statutory procedures to deter negative environmental impact resulting from use of our trails and outdoor recreation amenities.
GCW 10	Support the Cavan Walking Festival as a sustainable form of tourism
GCW 11	Continue to work with Coillte to facilitate the usage of the forest parks in the county in particular Killykeen Forest Park, Dun a Ri Forest Park, Deerpark Forest and the Castle Lake, Bailieborough.
GCW 12	Create an environment where pedestrian routes link towns to walking trails and forest parks where possible.
GCW 13	Continue to implement the objectives and actions outlined in the Walking and Cycling Strategy for County Cavan 2016.

9.9 Arts, Culture and Festivals

Cavan with its exceptional community spirit is a county rich in environmental, local food, culture, sport and artistic expression. There is a vibrant arts and culture scene in County Cavan. Cavan Arts Festival takes place annually in Cavan town in May, while Cootehill Arts Festival takes place annually in July. Sport is supported with a passion in County Cavan with numerous sporting facilities and venues in every parish. Musical, drama and dance talent are also on display with many venues featuring home grown talent. The tradition of Irish, country and contemporary music and dance is celebrated countywide in various venues and halls and pubs. Similarly, with the County's Tidy Town Community groups and environmental activities.

A number of activities and festivals enable local communities to celebrate a valuable cultural heritage and spotlight local talent and unique local attributes. While some festivals remain small in scale year after year, reaching only a local audience, others have the ambition to grow into larger events, capable of attracting larger numbers of visitors, resulting in a greater impact to the local economy and highlighting the festival location as one worth visiting to a wider audience. The Council will seek to support these festivals where possible, to support their growth potential, subject to any necessary event licensing and quality standards. The Council provides support for the county's arts and cultural facilities along with assistance to groups organising festivals through its annual grants scheme and other support through its arts, tourism, planning and heritage sections.

Fáilte Ireland has identified that an opportunity exists for festivals and events to play a more significant role in driving Ireland's tourism performance. Cavan has several festivals and events but none which can yet be described as signature or nationally recognised festivals.

Cavan County Council through Cavan Sports Partnership runs the annual Cavan Walking Festival which takes place over ten days and delivers a programme of guided walks in partnership with local communities. The UNESCO Global Geopark also delivers a year round programme of events relating to geology, archaeology, science and natural heritage.

There are several agricultural shows taking place in the county annually, primarily in Arvagh, Muff (Kingscourt) and the long running Virginia Show.



	Arts, Culture, Environment and Festivals Development Objectives It is a development objective of Cavan County Council to:
ACEF 01	Support the continued expression of local culture, visual and performing arts and craft through the various arts, music and cultural centres, galleries and craft shops.
ACEF 02	Continue to support activities, events and evolving visitor experiences as important tourist offerings.
ACEF 03	Support events and festivals in the county, with a particular focus on events which have the potential to attract a wider audience and spotlight the county as a visitor destination.
ACEF 04	Support the continued development of tidy towns, local food, culture, sport, visual and performing arts and craft through the various environmental activities, fairs, festivals, arts, music and cultural centres, galleries and craft shops.
ACEF 05	Continue to provide supports to community groups, sporting organisations, indigenous enterprises and organisations which create locally produced food, products, activities and events.
ACEF 06	Encourage and support tidy towns organisations, festivals and event organisers to incorporate green principles in their event planning and management.
ACEF 07	Identify opportunities to capture and celebrate the rich musical and creative heritage of the county.

9.10 Tourism Climate Change Context and Development Objectives

In accordance with the format set out in Chapter 5: Climate Change of this Plan the following is an assessment of the content of this chapter in a climate change context and associated development objectives.

Tourism has the capacity to directly and indirectly sustain communities, create employment and deliver real social benefits for rural Ireland. If we do not curb our Green House Gas (GHG) emissions and start to adapt, regional economies and industries that depend on natural resources and favourable climate conditions (e.g. agriculture and tourism) will begin to suffer greatly. As one of Ireland's most important economic sectors, the tourism industry generated €5.6 billion 2018, with an additional €2 billion coming from domestic returns alone[9]. However, tourism is responsible for nearly one tenth of the world's carbon emissions and set to increase by 4% year on year – outpacing most other economic industries[10].

The operational impacts on tourism of climate change will be increasingly felt, with reduced water availability, extreme weather events, decline in insurability, and increased costs against efforts to cut emissions. Travel, particularly by air, contributes more than half of the CO2 emissions associated with tourism, with one long-haul flight generating more carbon than the average person produces in a year; notwithstanding the added air pollution[11].

Short haul flights are the greatest offenders, with 25% of an aeroplane's CO2 emissions typically generated at take-off alone[12]. The practice of 'sustainable tourism' as a means of supporting environmental conservation, social development and local economies through tourism is considered the most appropriate response. The promotion and development of 'domestic tourism' aligns neatly with the concept, while adhering to the NPF 'NPO 22' setting out to "facilitate tourism development and in particular a National Greenways, Blueways and Peatways Strategy, which prioritises projects on the basis of achieving maximum impact and connectivity at national and regional level". The development of such Greenway, Blueway and Peatways, all found within County Cavan, has the added benefit of improving our Green Infrastructure provision, encouraging more sustainable means of transport, and supporting biodiversity.

9 Failte Ireland (2019), 'Key Tourism Facts 2018', September 2019. http://www.failteireland.ie/FailteIreland/media/WebsiteStructure/Documents/3_Research_Insights/Key-Tourism-Facts-2018.pdf?ext=.pdf

10 Gabbatiss, J. (2018), 'Tourism is responsible for nearly one tenth of the world's carbon emissions', Independent Newspaper, 07 May 2018, UK. https://www.independent.co.uk/environment/tourism-climate-change-carbon-emissions-global-warming-flying-cars-transporta8338946.html

11 Kommenda, N. (2019), 'How your flight emits as much CO2 as many people do in a year', The Guardian Newspaper, 19th July 2019, UK. https://www.theguardian.com/environment/ng-interactive/2019/jul/19/carbon-calculator-how-taking-one-flight-emits-as-much-as-manypeople-do-in-a-year

12 Jung, Y. (2010), 'Fuel Consumption and Emissions from Airport Taxi Operations', Green Aviation Summit, NASA Amers Research Center, Sept 8-9, 2010, USA. https://flight.nasa.gov/pdf/18_jung_green_aviation_summit.pdf

	Tourism Climate Change Development Objectives It is a development objective of Cavan County Council to:
TC 01	Continue to fund, improve, develop all Greenways, Blueway, Peatways, and achieve Sport Ireland Trail registration for all existing and proposed trails, wherever possible.
TC 02	Integrate natural borders/buffers as an integral component of the design of greenways, blueways, peatways, trails and amenity areas to promote natural enhancement.
TC 03	Support opportunities for increased tourism within limits of existing infrastructure and sensitive habitats.
TC 04	Prioritise tourism marketing to the domestic market, across multiple media platforms.
TC 05	Invest in the development of the local sustainable tourism market with zero carbon impact.
TC 06	Ensure all tourism developments shall integrate climate change adaptation, the enhancement of nature and biodiversity measures into their activities, plans and proposals.
TC 07	Support, implement and require best-practice environmental management and climate proofing of tourism related developments and activities, such as accommodation, restaurants, activity providers, festivals and events and tourism enterprises, to include zero climate impact, energy efficiency, waste management, and recycling.



10 Natural Heritage



Vision

Natural Heritage encompasses the rich and interconnected variety of life which is all around us. This includes the diversity of plants and animals (including genetic diversity), and the habitats or landscapes where they are found. The biodiversity we see today is the result of billions of years of evolution, shaped by natural processes and increasingly by the influence of human beings.



Policy

NHP 01

Protect conserve and enhance biodiversity, natural heritage, amenity and landscape in order to provide economic, social and well-being benefits for current and future generations of Cavan's citizens and its visitors.

10.1 Introduction

Cavan's natural heritage forms the rich tapestry of our landscape bogs, drumlins, lakes, wetlands, farmland and mature hedgerow networks. This natural heritage is of importance throughout the county. Our landscape continues to adapt and change in response to our needs as a society such as provisioning services and regulating services, supporting services and cultural services. It is important that in meeting our needs the natural heritage and biodiversity of our county is not negatively impacted upon. Cavan County Council will protect the natural heritage of the county in accordance with higher level national and regional policy.

10.2 Statutory and Policy Context

10.2.1 Planning and Development Act 2000 (as amended)

Development must include mandatory objectives for the conservation of the natural heritage and for the conservation of European sites and any other sites which may be prescribed.

10.2.2 EU Birds and Habitats Directives (The Habitats Directive)

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna, better known as 'The Habitats Directive', provides legal protection for habitats and species of European Importance. It protects habitats and species of community interest through the establishment and conservation of an EU-wide network of sites, known as Natura 2000; Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). The Habitats Directive sets out decision-making tests for plans and projects likely to affect European Sites and establishes the requirement for Appropriate Assessment (AA).

10.2.3 Wildlife Act 1976, (as amended)

The Wildlife Act 1976, as amended is the principal national legislation providing for the protection of wildlife and the control of some activities which may adversely affect wildlife.

10.2.4 Flora (Protection) Order, 2015

This sets out the current list of plant species protected by Section 21 of the Wildlife Act, 1976, as amended.

10.3 National Policy Context

10.3.1 National Heritage Plan (2002) and the Draft National Heritage Plan (2019)

These Plans identify and recognise that heritage is a shared asset to be protected by the actions within.

10.3.2 Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009) (revised 2010)

Appropriate Assessment guidance is intended to assist and guide planning authorities in the application of Article 6(3) and 6(4) of the Habitats Directive as it relates to their roles, functions and responsibilities in undertaking Appropriate Assessment of plans and projects. It applies to plans and projects for which public authorities receive an application for consent, and to plans or projects which a public authority wishes to undertake or adopt. It sets out different steps and stages that are needed in establishing whether a plan or project can be implemented without adversely impacting the integrity of a European Site. The guidance addresses issues of mitigation and avoidance of impacts, and also Article 6(4) derogation provisions for circumstances in which there are no alternatives and for which there are imperative reasons of overriding public interest (IROP) requiring a plan or project to proceed.

10.3.3 All Ireland Pollinator Plan 2015-2020 and 2021-2025

The main objectives contained within:

- Making farmland, public land and private land in Ireland pollinator friendly
- Raising awareness of pollinators and how to protect them
- Managed pollinators – supporting beekeepers and growers
- Expanding our knowledge of pollinators and pollination service
- Collecting evidence to track change and measure success

10.3.4 National Peatlands Strategy 2016

The National Peatlands Strategy contains a comprehensive list of actions, necessary to ensure that Ireland's peatlands are preserved, nurtured and become living assets within the communities that live beside them.

10.3.5 National Biodiversity Action Plan 2017

The National Biodiversity Action Plan – Actions for Biodiversity 2017 – 2021 was developed in line with EU and International Biodiversity strategies and policies. The plan recognises that locally led action is crucial in protecting biodiversity and ecosystem services and sets out the measures Ireland should take to ensure its conservation.

10.3.6 National Planning Framework (NPF)

The National Planning Framework (NPF) sets out to protect and value our important and vulnerable habitats, landscapes, natural heritage and green spaces. It identifies the importance of interrelationships between biodiversity, natural heritage, landscape and our green spaces.

The following Relevant National Policy Objectives are noted:

NPO 58:

Integrated planning for Green Infrastructure and ecosystem services will be incorporated into the preparation of statutory land use plans;

NPO 59:

Enhance the conservation status and improve the management of protected areas and protected species by:

- *Implementing relevant EU Directives to protect Ireland's environment and wildlife;*
- *Integrating policies and objectives for the protection and restoration of biodiversity in statutory development plans;*
- *Developing and utilising licensing and consent systems to facilitate sustainable activities within European Sites;*
- *Continued research, survey programmes and monitoring of habitats and species;*

NPO 60:

Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance;

NPO 61:

Facilitate landscape protection, management and change through the preparation of a National Landscape Character Map and development of guidance on local landscape character assessments, (Including historic landscape characterisation) to ensure a consistent approach to landscape character assessment, particularly across planning and administrative boundaries.

10.4 Northern and Western Regional Assembly: Regional Spatial and Economic Strategy 2020-2032

The Regional Spatial and Economic Strategy values the importance of the natural heritage asset and the importance of conserving, enhancing and protecting our biodiversity whilst sustainably managing it to safeguard for future generations. The strategy also addresses the need to build climate resilience in our local communities and transitioning to a low carbon economy by 2050.

10.5 Natural Heritage in County Cavan

The Natural Heritage and Biodiversity of County Cavan is a unique resource from the bogs of the Cuilcagh Mountains, to the scenic lakes, wetlands and grasslands within the rolling lowland drumlin landscape for which Cavan is famed. It also occurs in urban centres whether it is a fleeting glimpse of a robin foraging for earthworms in our gardens and town parks or lichens colonizing walls and gravestones in graveyards.

The Cavan County Heritage Plan and Cavan County Biodiversity Action Plan are currently being developed and will be agreed in partnership with Cavan County Heritage Forum and adopted by the elected members of Cavan County Council, following public consultation. Under the previous plans Cavan County Heritage Plan 2006 - 2011 and Cavan County Biodiversity Plan 2009-2014 a number of key actions have been delivered in terms of our natural heritage.

Through the implementation of these plans, Cavan County Council is engaging with the wider community to promote greater understanding of natural heritage in the county and encouraging greater public participation.

Cavan County Council is committed to working in close partnership with the Heritage Council, National Parks and Wildlife Service, Fisheries Boards, Fáilte Ireland, Office of Public Works, Geological Survey Ireland to deliver on the strategic actions of the above plans.

	Natural Heritage Development Objectives It is a development objective of Cavan County Council to:
NH 1	Conserve, protect and manage the County's natural heritage assets for future generations while encouraging appreciation, understanding and enjoyment of the amenity value for the present generation.
NH 2	Maximise the social, economic and environmental benefits that may be derived from the conservation and management of Cavan's Natural Heritage and green infrastructure.
NH 3	Support the implementation of relevant actions in the National Biodiversity Plan, the All Ireland Pollinator Plan and the National Peatlands Strategy.
NH 4	Implement, in partnership with Cavan County Heritage Forum, relevant stakeholders and the wider community, Cavan County Heritage and Biodiversity Plans and any revisions thereof.
NH 5	Integrate biodiversity consideration into all Cavan County Council activities through the County Biodiversity Action Plan process.
NH 6	Ensure the protection of species of flora and fauna afforded legal protection under Irish and European Legislation.
NH 7	Assess the impact on biodiversity of proposals for large developments, particularly those on greenfield sites, or in environmentally sensitive areas. Such developments must include measures for the enhancement and protection of biodiversity.
NH 8	Promote the conservation of biodiversity outside of designated areas, including features such as wetlands, woodlands, hedgerows and uplands.
NH 9	Working in close partnership with the Heritage Council, National Parks and Wildlife Service, Fisheries Boards, Fáilte Ireland, Office of Public Works, Geological Survey Ireland to deliver on the strategic actions of the current Cavan County Heritage Action Plan and the Cavan County Action Biodiversity Plan or subsequent plans adopted within the lifetime of the development plan.

10.6 Natura 2000 Sites

Together, Special Protection Areas (SPAs) and Special Areas of Conservation (SAC's) make up a network of European Sites known as the Natura Network. Collectively, these sites are known as the Natura 2000 sites. Special Protection Areas (SPAs) are designated under the Conservation of Wild Birds Directive (79/409/ECC). Special Areas of Conservation (SACs) are designated under the Habitats Directive and The National Parks and Wildlife Service website provides up-to-date information regarding these sites (www.npws.ie)

These sites are part of a pan-European network known as Natura 2000 internationally and nationally designated sites hosting habitats listed in Annex 1 of the Habitats Directive and sites hosting rare and protected species and their habitats. The boundaries of protected areas may change during the lifetime of the Plan and additional areas may be designated.

10.6.1 Special Protection Areas (SPAs)

These are sites of importance for birds (and often are also important for other types of wildlife). The EU Birds Directive (79/409/EEC) requires designation of SPAs for listed vulnerable species, regularly occurring migratory species and wetlands, especially those of international importance, which attract large numbers of migratory birds each year.

Development in or near an SPA should avoid any significant adverse impact on the features for which the site has been designated. There are three SPAs in Co. Cavan, see Appendix 8 Special Protection Areas Map and list below.

Site	Status	Site Code
Lough Oughter	SPA	004049
Lough Kinale / Derragh Lough	SPA	004061
Lough Sheelin	SPA	004065

10.6.2 Special Areas of Conservation (SAC's)

These are the prime wildlife conservation areas in the country, considered to be important on a European as well as national level. The EU Habitats Directive (92/43/EEC) lists certain habitats and species that must be protected. Any development in or near an SAC should avoid any significant adverse impact on the features for which the site has been designated or proposed for designation. There are six SACs in County Cavan, see Appendix 9 Special Areas of Conservation and list below.

Site	Status	Code
Killyconny Bog (Cloghbally)	SAC	000006
Lough Oughter and Associated Loughs	SAC	000007
Cuilcagh-Anierin Uplands	SAC	000584
Corratirrim	SAC	000979
Boleybrack Mountain	SAC	002032
River Boyne and Blackwater	SAC	002299

Planning Authorities must ensure that Screening for Appropriate Assessment and if necessary Appropriate Assessment of the implications of proposals on designated Natura Sites is undertaken. This assessment is required for all planning applications, plans or projects which have shown likely significant effects on these sites through a screening process.

Screening for Appropriate Assessment applies to all development proposals, either within or outside a Natura 2000 Site, see Appendix 9 Natura 2000 Appropriate Assessment Buffer Areas.

10.7 Natural Heritage Areas

Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) are designated under the Wildlife (Amendment) Act (2000) and encompass nationally important semi-natural and natural habitats, landforms and geomorphological features. The council will normally only grant permission where it is clearly demonstrated that a proposal will have no significant adverse impact on the habitats and species of interest in the designated area and its ecological integrity. There are two NHAs and eighteen proposed NHAs in Co. Cavan see Appendix 11: Natural Heritage Areas and list below.

Site	Status	Code
Dromore Lakes	pNHA	000001
Bruse Hill	pNHA	000002
Cootehill Church	pNHA	000003
Lough Ramor	pNHA	000008
Mullanacre Upper	pNHA	000009
Slieve Rushen Bog	NHA	000009
Annagh Lough (Ballyconnell)	pNHA	000974
Blackrocks Cross	pNHA	000976
Clonty Hill	pNHA	000977
Cordonaghy Bog	pNHA	000978
Drumkeen House Woodland	pNHA	000980
Glasshouse Lake	pNHA	000983
Lough Garrow and Lough Gubdoo	pNHA	000984
Lough Kinale and Derragh Lough	NHA	000985
Lough Macnean Upper	pNHA	000986
Lough Sheelin	pNHA	000987
Madabawn Marsh	pNHA	000988
Lough Gowna	pNHA	000992
Shannon Pot	pNHA	001531
Drumcor Lough	pNHA	001841

	Development Objectives for Designated Sites It is a development objective of Cavan County Council to:
NHDS 1	Protect and conserve Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed Natural Heritage Areas.
NHDS 2	Ensure an Appropriate Assessment is carried out in respect of any plan or project not directly connected with or necessary for the management of the site but likely to have a significant effect on the integrity of a European Site(s), either individually or in-combination with other plans or projects, in view of the site's conservation objectives.
NHDS 3	Ensure that any plan or project that could have an adverse impact on a NHA, pNHA, SAC, SPA (either by themselves or in combination with other plans and projects) or upon the conservation objectives of the site or would result in the deterioration of any habitat or any species reliant on that habitat will be subject to the requirements of Article 6(3) and Article 6(4) of the Habitats Directive.
NHDS 4	Ensure an Appropriate Assessment (AA) in accordance with Article 6(3) and Article 6(4) of the Habitats Directive, and in accordance with the Department of the Environment, Heritage and Local Government *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009* and relevant EPA and European Commission guidance documents, is carried out in respect of any Plan or Project likely to have significant effect on a Natura 2000 site(s), either individually or in combination.
NHDS 5	Require an ecological appraisal for development not directly connected with or necessary to the management of Natura Sites, or a proposed Natura Site and which are likely to have significant effects on that site either individually or cumulatively.
NHDS 6	Support the development of a Strategic Habitat Map for the Cuilcagh Lakelands UNESCO Global Geopark in consultation with National Parks and Wildlife Service and relevant stakeholders.
NHDS 7	Promote the maintenance and as appropriate, achievement of favourable conservation status of habitats and species and to improve the ecological coherence of the Natura 2000 network, by maintaining and where appropriate, developing features in the landscape which are of major importance for wild fauna and flora.
NHDS 8	Ensure that new development proposals affecting designated sites have regard to the sensitivities identified in the SEA Environmental Report prepared in respect of this plan.
NHDS 9	Have regard to the views of the National Parks and Wildlife Service in respect of proposed development where such development may have an impact on a designated National or European site or proposed site for designation.
NHDS 10	Consult with National Parks and Wildlife Service (NPWS) in regard to any developments (those requiring planning permission and those not requiring planning permission) which the council proposes to carry out within pNHAs, NHAs, SACs, SACs, SPAs, SPAs and other important ecological sites.
NHDS 11	Maintain the conservation value of Council owned land within NHAs and pNHAs and promote the conservation value of Council owned land adjoining NHAs.
NHDS 12	Continue to undertake surveys and collect data that will assist Cavan County Council in building its knowledge base and meeting its obligations under Article 6 of the Habitat Directives.

NHDS 13 Projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted except as provided for in Article 6(4) of the Habitats Directive, viz there must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan to proceed; and (c) adequate compensatory measures in place.

NHDS 14 Contribute towards the protection and enhancement of biodiversity and ecological connectivity where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones.

10.8 Local Sites of Biodiversity Value and Non-Designated Sites

Article 10 of the Habitats Directive states that Member States shall endeavour in their land use, planning and development policies, to encourage the management of features of the landscape which are of importance for wild flora and fauna.

Cavan County Council recognises that there are a number of wildlife habitats in County Cavan that do not meet requirements for NHA designations, but at a local level or county basis these habitats contribute to the wider ecological network, which contribute towards the protection and enhancement of biodiversity and ecological connectivity.

These habitats include woods, trees, hedgerows, lakes, ponds, semi natural grasslands, rivers, streams, natural springs, wetlands, geological and geo-morphological systems, other landscape features, natural lighting conditions and associated wildlife all of which are essential to the migration, dispersal and genetic exchange of wild species.

In order to inform this process, the Council commissioned surveys of geological sites, wetlands and hedgerows. To date Cavan County Council has commissioned a wetlands survey, hedgerow survey, audit of biological meta datasets to identify gaps in information on habitats and species in County Cavan.



	Development Objectives for Non-Designated Sites It is a development objective of Cavan County Council to:
NHND 1	Support the protection of non-designated sites and acknowledge the need to protect non-designated habitats and landscapes and to conserve biological diversity.
NHND 2	Conserve the existing wide range of flora, fauna and wildlife habitats in the county through the preservation of ecological corridors and networks vital to the migration, dispersal and genetic exchange of wild species. To designate County Biodiversity Sites within the lifetime of this plan and to protect the ecological integrity of these sites.
NHND 3	Implement the actions of Cavan County Biodiversity Plan and any subsequent revisions in fulfilment of the requirements of the National Biodiversity Plan.
NHND 4	Continue habitat mapping of the county to enable planning for the future development in a sensitive and sustainable manner and this mapping to inform the development management policy.
NHND 5	Require an Ecological Impact Assessment (EcIA) for any proposed development which have a significant impact on rare, threatened and or protected species and non-designated habitats of biodiversity value.

10.9 Geological Heritage

County Cavan's rich and diverse geological heritage is recognised by both national and international communities. Cavan County Council's support for the world's first ever UNESCO designated cross-border Geopark (2008), encompassing Cuilcagh and the Marble Arch Caves in County Fermanagh, has served to raise the profile of the geological heritage of the county. Whilst Global Geopark is not a legislative designation, the key heritage sites within a Geopark must be protected under, local, regional and national legislation as appropriate.

An UNESCO endorsed Global Geopark does not imply restrictions on economic activity inside a Geopark where that activity complies with local, regional or national legislation.

A Geological Audit of Cavan was completed in 2013. The audit details sites currently understood by the Irish Geological Heritage Programme (IGH) of the Geological Survey Ireland to be the most important sites in Cavan and proposes these sites as County Geological Sites (CGS). Many of the CGS fall within existing pNHA's and SAC'S where the ecological interest is founded upon the underlying geodiversity. A list of the Geological Sites can be found in the Appendix 12 Geological Heritage Sites.

	Development Objectives for Geological Heritage It is a development objective of Cavan County Council to:
GH 1	Protect and enhance the County Geological Heritage Audit of Cavan.
GH 2	Support the implementation of recommendations in the Geological Audit of Cavan
GH 3	Provide safe and sustainable access to geological sites where appropriate and subject to requirements of Article 6 of the Habitat's Directive.
GH 4	Consult Geological Survey Ireland (GSI) when undertaking, authorising developments likely to impact on the County Geological Sites or involve significant ground excavations.
GH 5	Continue to promote the unique geological heritage of the Cuilcagh Lakelands Global Geopark (UNESCO Geopark). Individual notable sites within the Cuilcagh Lakelands Global Geopark include Cuilcagh Mountain and Mid-Cavan Drumlinised Ribbed Moraines. These sites should be valued for their scientific and educational value to the community.
GH 6	Have regard to the geological and geomorphological heritage values of County Cavan geological heritage sites and to avoid inappropriate development, through consultation with the Geological Survey Ireland.

10.10 Cuilcagh Lakelands UNESCO Global Geopark

A Geopark is an area with a particular geological heritage and a sustainable development strategy. It must have clearly defined boundaries and sufficient area to allow for economic development. A Geopark must contain geological sites of special significance in terms of scientific quality, rarity, aesthetic appeal and educational value. In 2008, the Cuilcagh Geopark expanded across the border into West Cavan to become the first international Global Geopark. A shared geological heritage consisting of dramatic cliffs, rugged rocky outcrops and upland blanket bog dominated the north west of the Geopark, whilst the landscape to the south east of the Geopark gives way to gentle rolling drumlins and flooded hollows. These are married together by the presence of the major lake systems of the Erne, MacNean and Oughter. The sites within the Marble Arch Cavan Global Geopark are contained in Appendix 13.

Marble Arch Caves (now Cuilcagh Lakelands) UNESCO Global Geopark, Development Plan 2020-2030 sets out to elevate the operations and impact of the Geopark over a ten-year period. The five strategic pillars include:

- Cross-Border Governance
- Stakeholder Engagement
- Education
- Tourism
- Community
- Conservation & Recreation

Development Objectives for Marble Arch Caves, UNESCO Global Geopark It is a development objective of Cavan County Council to:

GP 1	Conserve and manage the geological resources of a discrete area to develop sustainable tourism, enterprise and community life.
GP 2	Build on the existing progress and achievements of the Cuilcagh Lakelands UNESCO Global Geopark in supporting the ten-year Development Plan 2020-2030.
GP 3	Support the development of geotourism and the recreational potential of Cavan Burren, the Shannon Pot, Killykeen, Lough Oughter and Associated Loughs, Cuilcagh and other Geopark sites through increased social use of the landscape, with attendant conservation, economic, social and community benefits within the region.
GP 4	Support the continuing development of strategic walking routes, trails and other countryside recreational opportunities within the Geopark such as the cross-border 'Smuggler's Route'.
GP 5	Continue to support the CANN cross-border environmental project restoring blanket bog habitat on Cuilcagh summit.
GP 6	Enhance the geodiversity, biodiversity and natural environments of the region including additional measures to conserve geosites and natural habitats where appropriate.
GP 7	Develop knowledge and understanding of geology, related Earth Sciences, endangered habitats and associated environmental issues through education and research programmes.
GP 8	Encourage enquiry through fieldwork and inspire scientific research through education and research programmes.
GP 9	Recognise the strategic location of Blacklion at the heart of the Geopark and other Geopark towns, villages and communities and seek to promote the development of appropriate ancillary facilities like interpretation, accommodation and social outlets.
GP 10	Support Swanlinbar and other Geopark towns, villages and communities as hubs for appropriate outdoor recreational activities.

10.11 Invasive Species

Invasive non-native plant and animal species are a major threat to biodiversity (www.invasivespeciesireland.com). They can negatively impact on native species, can transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. Invasive species may be spread during excavation and construction works.

	Development Objectives for Invasive Species It is a development objective of Cavan County Council to:
IN 1	Support initiatives, which reduce the risk of invasions, help control and manage new and established invasive species, monitor impacts and raise public awareness.
IN 2	Encourage the use of native species in amenity planting and stocking and related community actions to reduce the introduction and spread of non-native species.
IN 3	Prevent the spread of invasive species within the plan area, including requiring landowners and developers to adhere to best practice guidance in relation to the control of invasive species.
IN 4	Ensure proposals for development do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, the applicant will be required to submit a control and management programme for the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I 4777/2011)
IN 5	Support the National Parks and Wildlife Service's efforts to seek to control and manage the spread of non-native invasive species on land and water.



10.12 Wetlands

A wetland is an area that is frequently saturated by water for periods of time. These diverse ecosystems are generally characterised by extreme conditions and contain species which have specially adapted for survival in saturated soil and low oxygen conditions. Wetland can be applied to a variety of habitats including bogs, river flood plains, wet meadows, riparian wetlands along streams and rivers.

The ecological importance of wetlands has been recognised by the European Union, with several wetland types listed under Annex 1 of the EU Habitats Directive (CEC,1992). Several Wetland types are listed under Annex 1 of the EU Habitats Directive (CEC,1992). These wetland types include "priority" habitats, such as lagoons, turloughs (in Ireland), active raised bogs and calcareous fens.

Increased drainage or flooding can cause significant change in habitat value and species diversity. The Water Framework Directive and Ramsar Convention provide for the protection and wise use of wetlands. Cavan County Council will work to manage, enhance and protect wetlands throughout the lifetime of this plan.

Cavan has a broad range of wetlands with a diversity of species and habitats. Lough Oughter is regarded the finest example of a flooded drumlin landscape in the country and is included on the Ramsar List of wetlands of International Importance.

List of wetland sites in Cavan

CN05 Annaghirein Lough	CN10 Lough Oughter and Associated Loughs	CN11 Slieve Rushen Bog / Mullancre
CN12 Cuilcagh / Anierin Uplands (SAC)	CN14 Lough Sheelin (SPA)	CN16 Kilconny Bog (Cloghbally SAC)
CN18 Lough Kinale and Derragh Lough NHA	CN19 Annagh Lough p(NHA)	CN22 Clonty Lough p(NHA)
CN30 Glasshouse Lake p(NHA)	CN25 Lough Ramor p(NHA)	CN31 Lough McNean Upper p(NHA)
CN38 Oghill Lough	CN42 Garvagh Lough	CN49 Tullydermot
CN51 Corralmeel drum lough	CN56 Killymehan	CN68 Lough Mashlin
CN75 Tonyduff Lough	Cn76 Gortnaleg Bog	CN82 Boleybrack Mountain (SAC)
CN83 Fartrin Bog (NHA)	CN86 Clontygrigny Bog	CN87 Drummany Bog (NHA) - Lough Oughter
CN88 Derrywinny Bog – Lough Oughter	CN91 Round Lough Oughter and associated	CN92 Tully Lough – Lough Oughter
CN93 Deraik Lough – Lough Oughter	CN96 Annagh Lough – Lough Oughter	CN98 Derrynagan Lough – Lough Oughter
CN99 Lough Inchin – Lough Oughter	CN100 Town Lough – Lough Oughter	CN103 Gartindress Lough
CN104 Lough Oughter	CN105 Shannon Pot	CN107 Swan Lake, Gowna
CN108 Commons Lough	CN109 Bellavalley Mountain	CN111 Baileborough Lough – Town Park
CN127 Carrigan	CN155 Tullguide Lough – Lough Oughter	CN160 Lough Sillan
CN161 Moneen Lough – Unshinagh	CN162 Tullynamoyle Lough	CN163 Ardlougher Lough – Unshinagh



CN165 Moneen – Boleybrack Mountain (SAC)	CN166 Legnagrow	CN169 Gubrawilly
CN173 Cashelbane	CN180 Greaghclaugh	CN182 Correvan Lake
CN183 Tullygobban Lough	CN185 Derrylahan East Lake	CN188 Lough Aglaur
CN189 Carrickacluaddy Lough	CN191 Tullynafreave West	CN192 Tullynafreave East
CN193 Drumhurrin Lough	CN194 Legangrow Lough	CN196 Drumakever Lough
CN197 Tully Lough	CN200 Altachullion Lower	CN201 Belavalley Upper
CN203 Bunerky Lough	CN204 Lakefield Lough	CN205 Drumlougher Straadarragh
CN212 Greenville Lough	CN223 Templeport Lake and Wetlands	CN224 Bellaboy Lough
CN226 Carrowmore Lecharrownahon	CN228 Derrylane Lough	CN241 Adara Lough
CN242 Corisbratten Lough	CN251 Grousehall Bog	CN256 Clonloaghan Bog
CN259 Bracklagh Lough	CN260 Gallonreagh Lough	CN286 Mullagh Lough
CN297 Cuilcagh Lough	CN300 Rahardrum Lake	CN321 Millltown Lake
CN360 Drumbess Lough	CN371 White Lough	CN391 Cormaddyduff East & West
CN393 Killydream Lough & Bog	CN396 Urbal Bog	CN399 Drummoy Corlaghal Bog
CN405 Drumeena Lough	CN426 Corfeehane Lough	CN430 Drumgola Lough

CN435 Couterny Lough	CN436 Lisnanagh Lough	CN443 Greelagh
CN491 Nadreegal Lough West	CN519 Lough Acurry and Wetlands	CN534 Lavey Lough
CN509 Lough Acahon	CN556 Drumherriff	CN557 Lisannon
CN575 Fintarnagh	CN596 Galbolie Lough	CN603 Drumakerry Lough
CN608 Garvagh Lough	CN609 Corndvody Lough	CN611 Skeagh Lough Upper
CN615 Lisgar Lough	CN618 Lough Beg	CN628 Fartagh Lough
CN631 Roosky Lough	CN632 Corraneary Lough	CN637 Cullies Lough
CN638 Druminnick Lough	CN641 Lough Tacker	CN646 Barrnagrow Lough
CN647 Mullan Lake	CN649 Pound Lough	CN653 Killakee Dernakesh
CN658 Keeghan Annaghard	CN661 Annaghard Lough	CN681 Drumhose
CN690 Longfield Corcraff	CN691 Devally	CN693 Lettacappie Tullynacross
CN689 Cornagarrow Wetland	CN699 Carrickalwy Wetland	CN700 White Lough
CN702 Cortober Carriclalwy	CN703 Killyhenagh Lough	CN706 Portanure Bog NHA Lough Gowna
CN713 Slieve Russell Golf Course Pond		



	Development Objectives for Wetlands It is a development objective of Cavan County Council to:
WL 1	Development that would negatively impact upon any wetland including fragmentation or degradation will be resisted in the County.
WL 2	Review and update the 2008 Wetlands Survey for County Cavan with a view to mapping the extent and condition of wetland sites in the county as a comprehensive GIS Layer. This review will also identify information gaps and inform future wetland policy.
WL 3	Where it is intended to fill or reclaim or carry out a development proposal on a wetland area, the minimum level of assessment on a site above 0.1ha shall be an ecological impact assessment and an Appropriate Assessment where necessary.
WL 4	Protect wetlands, floodplains and watercourses for biodiversity and flood protection value.
WL 5	Ensure land zonings carefully consider appropriate riparian setback distances that support high ecological status of water bodies, the conservation of biodiversity, healthy ecosystems and buffer zones from flood plains.
WL 6	Implement parts of the Planning and Development (Amendment) (No.2) Regulations 2011 and the European Communities (Amendment to Planning and Development) Regulations 2011 which require planning permission to be applied for where the area impacted exceeds 0.1 hectares or where such works may have a significant effect on the environment. Such planning applications would need to be supported by an Appropriate Assessment where necessary.

10.13 Woodlands, Trees, Hedgerows and Stonewalls

Woodlands and Trees contribute to our natural landscape and are an important environmental and economic resource. They provide visual amenity in the rural and urban environment, shelter and clean air and play a significant role in carbon storage. Woodlands are scattered throughout the County.

Trees were measured by the Tree Council of Ireland in County Cavan.

Hedgerows and stone walls are an important amenity, contributing to the historic character of the landscape and as features of traditional farming practices. They act as field boundaries and townland boundaries. In 2006, the Heritage Office commissioned a Hedgerow Survey of County Cavan. Careful management and enhancement of hedgerows and the planting of new ones will have a lasting benefit for everyone in County Cavan.

	Development Objectives for Woodlands, Trees, Hedgerows and Stonewalls It is a development objective of Cavan County Council to:
WTHS 1	Continue to co-operate with relevant stakeholders to improve public access to State forests for amenity purposes and consider development which will enhance the amenity provided by existing trees and woodlands.
WTHS 2	Promote awareness, understanding and best practice in the management of Cavan's woodland, tree, hedgerow and stone wall resource.
WTHS 3	Encourage the retention of mature trees and the use of tree surgery rather than felling where possible when undertaking, approving or authorising development.
WTHS 4	Protect Champion and Heritage Trees where identified on the Tree Register of Ireland and Heritage Tree Database, when undertaking, approving, or authorising development.

WTHS 5	Encourage the use of native species wherever possible in Cavan County Council's own landscaping work, and on Council property.
WTHS 6	Promote and encourage planting of native hedgerow species of local provenance.
WTHS 7	Encourage the retention of hedgerows and stonewalls and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where possible. Where removal of a hedgerow or stone wall is unavoidable, mitigation by provision of the same type of boundary will be required and where removal is proposed which may affect bat species it shall be subject to regime of protection under the EC (Birds and Habitats) Regulations, 2011, as amended.
WTHS 8	Carry out a review of the Cavan Hedgerow Survey undertaken in 2006 during the lifetime of this plan.

10.14 Landscape & Amenity Areas

County Cavan is commonly known as the Drumlin and Lakeland County, however, there are a number of landscape types all of which contribute to the uniqueness and local distinctiveness of the county from the Cuilcagh-Anierin Uplands of West Cavan to the Highlands of East Cavan. The range of landscape types found in County Cavan have varying visual and amenity values, topography and contain a variety of habitats. Each landscape type has a varying capacity to absorb development related to its overall sensitivity.

10.15 Policy Context

The European Landscape Convention 2002, was ratified by Ireland in 2002 and strives to have landscape integrated into planning policies and promotes interaction between local and central authorities, and trans frontier co-operation to protect landscapes. This co-operation aims to maintain and improve landscape quality and recognise the value and sensitivity of landscape. The convention also outlines the importance of landscape as a resource that when managed and protected can contribute to job creation.

Section (10) (2) (e) of the Planning and Development Act, as amended, requires the preservation of the character of the landscape, where, in the opinion of the planning authority, the proper planning and the sustainable development of the area requires it. This includes the preservation of views and prospects and the amenities of places and features of natural beauty or interest.

The Landscape and Landscape Assessment Consultation Draft of Guidelines for Planning Authorities (2000), recognise that all landscapes need to be evaluated in accordance with their local distinctiveness, differing kinds of landscapes and how various types of landscapes can be integrated into them.

10.16 Landscape Categorisation – Analysis of County Cavan

To date Cavan County Council has not prepared a Landscape Character Assessment. Within 6 months of the adoption of the plan, Cavan County Council will undertake to commence a comprehensive Landscape Character Assessment building on the existing Landscape Categorisation contained in Appendix 14.

The characteristics of the landscape and the forces of change affecting them has being analysed by Cavan County Council. This has been combined with an assessment of landscape value judgements of the people of Cavan and various interest groups. The following categories may form part of a landscape character assessment in the future, it includes Character Areas and Character Types.

10.16.1 Landscape Categories

There are five main Landscape Character Areas within the County. These areas have been chosen mainly due to their physical geological and geomorphological features which make them distinctive in the County.

1. Cuilcagh-Anierin Uplands of West Cavan;
2. The Lakelands;
3. Lake Catchments of South Cavan;
4. Drumlin Belt and Uplands of East Cavan;
5. Highlands of East Cavan.

Development Objectives for Landscape Character Areas It is a development objective of Cavan County Council to:	
LC 1	Ensure the preservation of the unique landscape character type by having regard to the character, value and sensitivity of a landscape when determining a planning application.
LC 2	Ensure development reflects and reinforces the distinctiveness and sense of place of the landscape character areas. This should include the retention of important features or characteristics which contribute to their distinctiveness such as geology and landform, habitats, settlement patterns, historic and vernacular heritage.
LC 3	Resist development such as houses, forestry, masts, extractive operations, landfills, caravan parks and large agricultural /horticulture units which would interfere with the character of highly sensitive areas or with a view or prospect of special amenity value.
LC 4	Ensure that new development does not impinge in any significant way on the character, integrity and distinctiveness of highly sensitive areas and does not detract from the scenic value of the area such as visual harm, not in keeping elements of the landscape, causes loss or disturbance of the landscape elements contributing to the local distinctiveness, historic elements that contribute to landscape character and quality, vegetation which is characteristic of a particular landscape and visual conditions of a landscape.
LC 5	Ensure new development meets high standards of siting and design.
LC 6	Protect skylines and ridgelines from development
LC 7	Ensure necessary assessments including visual impact assessments are prepared prior to approving development in highly sensitive areas.
LC 8	Commence the preparation of a Landscape Character Assessment within 6 months of the adoption of the development plan.

10.17 Landscape Features

The following are areas of County Cavan's landscape which are not protected under European or National Legislation. They are identified as requiring special landscape policies and are listed in the Landscape Categorisation for each Character Area.

The Planning and Development Act, 2000, as amended, provides for the designation of Areas of Special Amenity for reasons of outstanding natural beauty or special recreational value. Planning Authorities are also empowered to designate landscape conservation areas. Development can be prescribed as non-exempted development for these areas by the planning authority. Whilst there are currently no such designations in County Cavan, it is proposed to review this during the lifetime of this plan.

10.18 Special Landscape Policy Areas

10.18.1 Areas of High Landscape Value or Special Landscape Interest

The following sections set out the unique special landscape areas in the County which include County Heritage Sites, Scenic Views and Viewing Points, Scenic Routes, Forest parks and other Parks, Major Lakes and Lake Environ, Lakeside Amenity Areas and Riverside Amenity Areas. The scenery and landscape of the County are of enormous amenity value to residents and visitors to the County. The protection of this asset is vitally important when considering the development of the county.

Development Objectives for Areas of High Landscape Value or Special Landscape Interest It is a development objective of Cavan County Council to:	
SLPA 1	Maintain the scenic and recreation value of these areas by restricting all adverse uses and negative visual impacts.

10.19 County Heritage Sites

These are sites with an important value. These values form a synergy to create an area of exceptional heritage- see Appendix 15: County Heritage Sites.

Development Objectives for County Heritage Sites
It is a development objective of Cavan County Council to:

CHS 1	Restrict incompatible development in order to protect the amenity, scientific and historical values of these areas.

10.20 Scenic Views and Viewing Points

There are 17 scenic viewing points in the County which are of significant landscape value as per Appendix 16. The protection of these viewing points is important when considering proposals for development.

Development Objectives for Scenic Viewing Points
It is a development objective of Cavan County Council to:

SVP 1	Restrict development that would obstruct views and to minimise visual intrusion by only permitting compatible uses.
SVP 2	Ensure the location, design and visual prominence of developments are examined, including possible effects on views from the public realm towards sensitive or vulnerable landscape features.





10.21 Scenic Routes

There are three scenic routes in Cavan which are an important part of the landscape asset of the county as per Appendix 16. This landscape asset should be protected.

	Development Objectives for Scenic Routes It is a development objective of Cavan County Council to:
SR 1	Regulate development that would seriously obstruct and detract from views of high scenic value from designated Scenic Routes.
SR 2	Maintain and protect the natural landscapes visual character which is recognised to be of an exceptional high amenity value.

10.22 Forest Parks and Other Parks

There are 4 Forest Parks and other Parks in the County. These amenities must be valued and protected for citizens and visitors to the county -see Appendix 17 Riverside/Lakeside Amenities and Parks.

	Development Objectives for Forest Parks and Other Parks It is a development objective of Cavan County Council to:
FP 1	Regulate development within Forest Parks and other Parks to maximise recreational, amenity and community uses.

10.23 Major Lakes and Lake Environs

There are 9 major lakes and environs in the County. These lakes have amenity value due in part to their size and location within a scenic landscape and their recreational value -see Appendix 18 High Landscape Areas and Major Lakes.

Development Objectives for Major Lakes and Lake Environs
It is a development objective of Cavan County Council to:

ML&LE 1	Maintain major lake and lake environment amenity value within a landscape recreational and ecological context by restricting and regulating development that would prejudice use and enjoyment of the areas, give rise to adverse visual impacts or threaten habitats through disposal of effluents.
ML&LE 2	Maintain and protect shorelines of lakes and their immediate area adjoining including skyline development on surrounding hill crests.

10.23.1 Lakeside Amenity Areas

There are 17 lakeside amenity areas in the County (refer to Appendix 17). These amenity areas should be protected and developed in a sustainable manner for the benefit of citizens and visitors to the county.

Development Objectives for Lakeside Amenity Areas
It is a development objective of Cavan County Council to:

LAA 1	Regulate development of adjoining lands to Lakeside Amenity Areas to ensure that public use is not prejudiced by incompatible use or adverse visual impact.

10.23.2 Riverside Amenity Areas

There are six riverside amenity areas in the County, (refer to Appendix 17 Riverside/Lakeside Amenities and Parks). These areas should be protected for their biodiversity and amenity value.

Development Objectives for Riverside Amenity Areas
It is a development objective of Cavan County Council to:

RAA 1	Regulate all development on lands adjoining Riverside Amenity Areas in order to maintain their amenity value.

10.24 Inland Waterways

Inland waterways, which include lakes, rivers, canals and streams are living systems, that are home to a wide variety of habitats and species and which also contribute significantly to the character and amenity of the county and support tourism, recreation and quality of life for those living and visiting the county. These elements also function as ecological corridors, that connect related habitats and designated sites which enable species to move from place to place.

County Cavan has a number of important water bodies such as Lough Oughter and Associated Lakes, which includes the River Erne. These form part of the Erne Catchment and support the Erne-Shannon Waterway. Running between Leitrim Village and just north of Belturbet, the Shannon-Erne Waterway links the two great waterways on the island, the Erne System and the Shannon Navigation.

The Dromore/Annalee system dominates the middle of the county and the upper River Boyne system located to the east of the County. These lakes and water systems have good stocks of Bream, Roach, Rudd, Perch and Pike, which provide an important tourism resource for the county and should be managed and protected from inappropriate or damaging development. Many of these water resources have also been afforded protection as NHAs, SACs and SPAs.

	Development Objectives for Inland Waterways It is a development objective of Cavan County Council to:
IW 1	Protect and enhance the natural heritage and landscape character of the County's Waterways and maintain them free from inappropriate development and provide for public access, where feasible, acknowledging the existence of contiguous Natura 2000 sites.
IW 2	Protect the biodiversity of rivers, streams and other water courses and maintain them in an open state and to discourage the culverting or realignment thereof.
IW 3	Consult with, as appropriate, the Inland Fisheries Ireland in relation to any development that could have a potential impact on the aquatic ecosystems and associated riparian habitats.
IW 4	Consult with Waterways Ireland and the National Parks and Wildlife Service, the DECLG and the Inland Waterways Association on the development proposals that may affect inland waterways, rivers, lakes, canals or watercourses.
IW 5	Ensure that the County's watercourses are retained for their biodiversity and flood protection values and conserve and enhance, where possible, the wildlife habitats of the county's rivers and riparian zones, lakes, canals and streams which occur outside of designated areas to provide for a network of habitats and biodiversity corridors throughout the county.
IW 6	Support the development of blueways in County Cavan.

10.25 Landscape Character/ Natural Heritage Climate Context and Associated Development Objectives

In accordance with the format set out in Chapter 5: Climate Change of this Plan the following is an assessment of the content of this chapter in a Climate Context and associated Development Objectives.

According to the World Health Organisation (WHO) the greatest environmental risk to health is ambient air pollution, causing more than three million premature deaths worldwide every year. In Ireland, this figure is an estimated at 1,180 persons, aided by above average levels of air pollutants, despite the country meeting EU air quality standards. Ireland's 2020 target is to achieve a 20% reduction of non-Emission Trading Scheme (non-ETS) sector emissions (i.e. agriculture, transport, built environment, waste and non-energy intensive industry) against 2005 levels.

In early May 2019, Ireland became only the second country in the world to declare a climate and biodiversity emergency. Biodiversity is, essentially, the foundation of all plant and animal life, so this declaration is an important, formal recognition by the State of the seriousness of the threat that exists to that life. The National Biodiversity Data Centre has calculated that approximately 20% of all species, and one in every three bee species are threatened with extinction as a direct result of our eroding biodiversity. From the food we eat, water we drink, raw materials we use for fuel, construction and medicine, to the creation of space for our leisure, these biodiverse ecosystems help to regulate our climate. Healthy, intact ecosystems trap and sequester carbon, retain water, prevent soil erosion and provide protection from extreme weather. Habitats such as wetlands, woodlands and peatlands are particularly high in biodiversity value and are key for both climate mitigation and adaptation measures, providing important carbon sinks, water attenuation and flooding protection, and pollinators for crops.

Worldwide, peatlands account for 3% of all land cover, and 21% in Ireland alone[13], and stores twice as much carbon as all standing forests, aided by the ability of a 15cm, thick layer storing more carbon per hectare than tropical rainforests[14]. Yet these habitats are extremely vulnerable to climate change and Ireland is set to lose 31% of this asset, by 2055, if immediate rewetting action is not taken[15].

	Landscape Character/ Natural Heritage Climate Change Development Objectives It is a development objective of Cavan County Council to:
LCC 01	Within the lifetime of the plan, undertake a survey and vector mapping exercise to identify exemplar wetlands, bogs, individual trees and/or stands of trees and/or woodlands throughout the county worthy of protection and preservation.
LCC 02	Encourage the potential community woodlands areas in urban/urban fringe areas and the development of community woodlands throughout rural Cavan.
LCC 03	Promote the use in public spaces of hot water, foam stream, flame weeding and/or concentrated vinegar in favour of glyphosate weedkillers.
LCC 04	Prepare a Peatland Strategy that shall encourage the rewilding, restoration and protection of peat bogs after turf cutting and/or peat extraction has ceased.
LCC 05	Support the National Ambient Air Quality Monitoring Programme 2017 – 2022.
LCC 06	Promote the roll-out of renewables and stringent protection and enhancement of carbon pools, such as forests, peatlands and permanent grasslands.
LCC 07	Explore the opportunity of engaging the services of a full-time Ecologist on a shared basis amongst neighbouring Local Authorities.
LCC 08	Install and promote the installation of bird, bat, and owl boxes, and bee bricks and insect hotels or equivalent, at all relevant locations and developments, where possible.
LCC 09	Actively participate and seek to adopt recommendations originating out of the Climate Action Regional Office (CARO) and Northern and Western Climate Action Region.
LCC 10	Fracking and the industrial extraction of fossil fuels will not be encouraged within Cavan 's functional area.
LCC 11	Develop a strategy to support an active native Tree Planting programme in the context of climate adaption.
LCC 12	Support the aims of the National Peatlands Strategy and the implementation of the National Raised Bog SAC Management Plan 2017-2022 and Peatlands Climate Action Scheme

13 Department of Culture, Heritage and the Gaeltacht (2015), 'National Peatlands Strategy 2015 – Managing Ireland's Peatlands', National Parks and Wildlife Service (NPWS). https://www.npws.ie/sites/default/files/publications/pdf/NationalPeatlandsStrategy2015EnglishVers.pdf

14 Ramsar (2015), 'Guidelines for inventories of tropical peatlands to facilitate their designation as Ramsar Sites', Ramsar Briefing Note 9, Ramsar – Convention on Wetlands. https://www.ramsar.org/sites/default/files/documents/library/bn9_peatland_inventory_e.pdf

15 Sweeney, J. (et. Al) (2008), 'Climate Change – Refining the Impact for Ireland: Streive Report', Strive Programme 2007-2013, Environmental Protection Agency, University of Ireland, Maynooth. https://www.epa.ie/pubs/reports/research/climate/sweeney-report-strive-12-for-web-low-res.pdf

11 Built and Cultural Heritage



Vision

Cavan County Council values the importance of its built and cultural heritage asset. The conservation, enhancement and sustainable management of this heritage resource will insure its longevity into the future.



Built and Cultural Heritage Policy Objective

BCHPO 01

Undertake to preserve, conserve, enhance and promote understanding of the cultural heritage of County Cavan by:

- *Making heritage more accessible to all citizens of Cavan*
- *Promoting heritage learning and its value as an educational resource*
- *Developing heritage-based tourism products by facilitating the development of infrastructure both hard and soft, heritage events and festivals*
- *Supporting the development and implementation of the forthcoming Cavan Heritage Plan (currently in development).*

The Built and Cultural Heritage of County Cavan namely our architectural and archaeological heritage assets form an intrinsic part of the county's heritage. This heritage has shaped our identity as a county as it is passed from one generation to another, our sense of belonging and essentially what makes Cavan unique as a county. This tangible cultural heritage refers to archaeological sites, monuments, historic-buildings and vernacular features. Intangible cultural heritage refers to the Irish Language, folklore, oral history, placenames, music, dance etc. Together, this tangible and intangible cultural heritage contribute to the distinctiveness of our county and its attractiveness as a place to live, work and visit.

11.0 Architectural Heritage

11.1 Background

The character of the landscape and the Lakelands of Cavan have contributed greatly to the built heritage, whilst the geology has also offered a diversity to this built heritage stock as the colour and texture of stone changes throughout the county. The 19th century Latt quarry close to Cavan town provided attractive pale sandstone, which is still evident today in fine buildings such as Cavan Courthouse. After the Cromwellian Plantations we see the emergence of country estates and the typical Georgian Country houses associated with these estates, Ballyhaise House, Bellamont Forest and Cabra Castle. Bellamont House, Cootehill designed by the Sir Edward Lovett Pearce is the finest example of Palladian Architecture in the country.

The economic prosperity of the rural towns in the county became more notable in the 18th century in the development of towns and villages, many formally planned by local landlords and the establishment of markets were significant in this development. Market towns remain an important legacy of the towns and villages as we know them today. This is particularly so with the Market Square, Cavan Town or the Diamond, Belturbet, as public spaces, many of which are the centre of public realm today. In Kingscourt, Mervyn Pratt created a broad street with a market place in the centre overlooked by the market house.

There are many examples of vernacular buildings throughout Cavan, these buildings are characterised by their simplicity, the use of basic and natural materials, the creation of modest, practical forms and the use of traditional methods by local craftsmen who responded to the local environment.

Throughout the 19th century thriving markets ensured that building activity was concentrated in the towns. This together with the influence of landlords has left its legacy on the urban streetscape as evidenced in Cavan town, where the local landlord, Lord Farnham, developed a street in his honour, a generous throughfare with three-storied late Georgian terraces, the centre of civic life in Cavan.

Cavan Town Hall is a fine example of a 20th century building designed by Scott was inspired by the arts and crafts ideals of the influential English designer William Morris. Cavan Town Hall has recently undergone refurbishment and is in active use as a cultural space within the town.

The places of Cavan are defined very much by the built heritage they contain. This rich cultural resource informs us about the different building traditions and styles used and also the nature of development in society.

Part IV of the Planning and Development Act, 2000 (as amended) provides the legal basis for the conservation and enhancement of architectural heritage.

Planning Authorities are required to include in their development plans, policies and objectives for the protection, enhancement and preservation of the built heritage in their functional area. There are two principal mechanisms within this

legislation for the protection of these assets namely, the Record of Protected Structures (RPS) and Architectural Conservation Areas (ACAs).

The Department of Arts, Heritage and the Gaeltacht's publication *Architectural Heritage Protection: Guidelines for Planning Authorities (2011)* provide policy and direction on the implementation and management of architectural heritage, including Protected Structures and Architectural Conservation Areas. The Department has also issued a range of publications under its *Advice Series* to provide more detailed guidance and advice on historic building materials and issues e.g. maintenance, access, windows, iron and brickwork.

11.2 Record of Protected Structures (RPS)

Each Local Authority has a legal responsibility to compile a Record of Protected Structures (RPS). Structures, or parts of structures, can be added to the Record of Protected Structures if they are deemed of special architectural, archaeological, historical, cultural, artistic, scientific, social and/or technical interest.

A Protected Structure, unless otherwise specified, includes the exterior and interior of the structure, the land lying within its curtilage, any other structures and their exterior and interiors lying within that curtilage, plus all fixtures and features which form part of interior or exterior of any of these structures. Curtilage refers to the parcel of land immediately associated with the Protected Structure and generally forms the boundary of the property ownership.

Large properties like country estates, institutional complexes, and industrial sites can have extensive grounds that contain a number of additional structures within their curtilage or attendant grounds which have a functional connection or historical relationship with the principal building.

The location of these structures and the laying out of the lands were often deliberately designed to complement the appearance of the principal structure or to assist in its function. Therefore, the setting of a Protected Structure may contribute significantly to its special character. Any works that would materially affect or impact the character of a Protected Structure requires planning permission.

Prior to undertaking works to a Protected Structure, it is essential to make an assessment of the special character of the structure and to identify all elements, both internal and external, which contribute to the special character. An assessment of the special character of the structure is required as part of a Protected Structure Impact Assessment which should accompany the planning application. The detail of the assessment should be proportionate to the overall character of the structure and its curtilage and scale and complexity of the works proposed.

Cavan County Council encourages the sensitive upgrading of Protected Structures to improve environmental performance, energy efficiency and to adapt to the impacts of climate change. Applications involving change of use, conversion, extension or other refurbishment of a Protected Structure will be required to demonstrate how environmental performance can be improved together with how the proposals seeks to adapt to climate change, strengthening the resilience of the structure, reduce carbon emissions, improve resource use efficiency and minimise pollution and waste. Simple measures can be put in place in order to strengthen the resilience of our built heritage, which include draught proofing, energy and water efficient appliances, roof insulation and repair and maintenance work.

The current Record of Protected Structures is included in the Protected Structures Appendix 19. The Record of Protected Structures may be varied at any time following the procedures outlined in the Planning and Development Act, 2000 (as amended).

	Protected Structures Development Objectives **It is a development objective of Cavan County Council to:**
RPS 1	Protect, conserve and manage the built heritage of County Cavan and to encourage sensitive and sustainable development to ensure its preservation for future generations.
RPS 2	Review and update the Record of Protected Structures on an on-going basis.

RPS 3	Positively consider proposals to improve, alter, extend or change use of Protected Structures so as to render them viable for modern use, subject to suitably qualified Conservation Architects and / or other relevant experts, suitable design materials and construction methods.
RPS 4	Quality contemporary and innovative designs will be supported. These designs should not detract from the historic fabric of a Protected Structure.
RPS 5	Ensure all development works on or at the sites of Protected Structures, including site works necessary are carried out using best heritage practice for the protection and preservation of those aspects or features of the structures /site that render it worthy of protection. The form and structural integrity of Protected Structures should be retained as part of any redevelopment proposal and the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or designed views and vistas from to the structure should be considered.
RPS 6	Support the re-introduction of traditional features on Protected Structures where there is evidence that such features previously existed.
RPS 7	Applications for works to Protected Structures will be assessed in accordance with the Architectural Heritage Protection Guidelines 2011. Works should ensure that the special character and integrity of the Protected Structure is preserved.
RPS 8	Resist the demolition and inappropriate alteration of Protected Structures.
RPS 9	Support the rehabilitation, renovation and re-use of existing Protected Structures for their own economic benefit and that area in which they are located.
RPS 10	Proposals for large scale developments and infrastructure projects should consider the impacts on the architectural heritage and seek to avoid them. The extent, route, services and signage for such projects should be sited at a distance from Protected Structures, outside the boundaries of designed historic landscapes, and not interrupt specifically designed vistas. Where this is not possible the visual impact must be minimised through appropriate mitigation measures such as high quality design and/or use of screen planting.
RPS 11	Carry out an audit of Protected Structures within the council's ownership and devise a management / maintenance plan for these structures.
RPS 12	Identify Protected Structures in council ownership that are under threat directly or indirectly through climate change.
RPS 13	Seek to integrate climate adaptation measures into future conservation and management plans for Protected Structures.
RPS 14	Support owners / occupiers of Protected Structures seeking to upgrade energy efficiency and climate resilience measures. Works to upgrade the environmental performance and the implementation of measures to address the impacts of climate change will be encouraged to ensure the sustainability of Protected Structures and buildings sited within an ACA. Such works should not adversely impact the special character of a structure.
RPS 15	Support schemes which encourage the conservation of Protected Structures e.g. Built Heritage Investment Scheme, Historic Structures Fund, Historic Towns Initiative.

11.3 Architectural Conservation Areas

An Architectural Conservation Area is described as a 'place, area, group of structures, or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve'. Within an ACA protection extends to the external appearance of structures and streetscapes. Works that would have a material effect on the special character of an ACA require planning permission, this includes works that are usually deemed as exempted development under Section 4 of the Planning & Development Act 2000 (as amended). Where new works are proposed within an ACA, the council shall seek to ensure they are cognisant of the special character of the area.

11.3.1 Architectural Conservation Areas in Cavan

Farnham Street ACA
Bridge Street ACA
Lurgan Quarter ACA (Virginia)
Lower Market Street, Cootehill ACA
Kingscourt ACA
Mullagh ACA
Redhills ACA
The Diamond ACA (Belturbet)
Bawnboy ACA
The Lawn ACA (Belturbet)
Dowra ACA
Blacklion ACA
Kilnaleck ACA
Mountnugent ACA
Bailieborough ACA
Butlersbridge ACA

A Statement of Character has been prepared for each of the ACAs in the County which identify the special character of each individual ACA. Each ACA boundary is outlined on the Development Plan maps that accompany this written statement. A full and comprehensive Statements of Character of each of the ACAs is in the Appendix 20 of this document.

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of an Architectural Conservation Area (ACA). The aim of these policy/objectives is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

	Architectural Conservation Areas Development Objectives It is a development objective of Cavan County Council to:
ACA 1	Ensure that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA. Proposals within ACAs should be in accordance with Statement of Characters prepared for ACAs.
ACA 2	Avoid the removal of structures and distinctive elements (such as boundary treatments, street furniture, paving and landscaping) that positively contribute to the character of Architectural Conservation Areas.
ACA 3	Ensure that Architectural Conservation Areas (ACAs), including any associated public realm area, are protected and ensure that any new development or alteration of a building within or adjoining an ACA positively enhances the character of the area and is appropriate in terms of plot size, proposed design, including: scale, mass, height, proportions, density, layout, materials, plot ratio and building lines. Planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.
ACA 4	Support and promote best practice conservation in works to Protected Structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

ACA 5	Protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.
ACA 6	Encourage the rehabilitation and reuse of derelict and vacant sites within an ACA.

11.4 Vernacular Buildings and Structures and Shopfronts

There is a number of modest older buildings in the County, some of which have been designed by an architect whilst others are vernacular structures built to no formal plans using traditional building types and materials. The retention, rehabilitation and reuse of older buildings can play a pivotal role in the sustainable development of the County. Cavan County Council recognises the contribution they make, both individually and collectively, to the unique character, heritage and identity of the County. The retention and reuse of older buildings can engender environmental benefits through the reduction in waste generated.

Vernacular Buildings and Structures Development Objectives
It is a development objective of Cavan County Council to:

VA 1	Encourage the retention, rehabilitation and reuse of older buildings that are not Protected Structures in recognition of their contribution both individually and collectively to the unique character, heritage and identity of local areas and the County.
VA 2	Seek the retention of original and early fabric of older buildings, including windows, doors, roof material, glazing and render or external finishes. The Planning Authority will encourage reinstatement of known original or early features where possible.
VA 3	Protect vernacular architecture, such as thatched cottages, farm buildings and old school-houses in County Cavan for the benefit of future generations.

Historical Shop Fronts Development Objective
It is a development objective of Cavan County Council to:

HSF 1	Seek the repair and retention of traditional timber and/or rendered shop fronts and pub fronts, including, where appropriate, those that may not be Protected Structures.





11.5 Industrial Heritage

The industrial structures of our County are a significant but often forgotten aspect of our built heritage. With changing industrial types and other societal developments, many historic local industries like linen are no longer in existence in our County and the buildings and other structures that accompanied them are either no longer in use, or do they easily transfer over to other uses. In an effort to identify and, where appropriate, protect, such structures an Industrial Heritage Survey was carried out for the County in early 2007 and identified 74 sites of important heritage value.

Our industrial heritage is a valuable connection with our shared history giving us a picture of the lives our parents, grandparents and ancestors lived and how our County has developed over the generations. The character of our towns and villages were often shaped by the industry prevalent in the area or county, thus they are important elements of the character of an area.

Industrial Heritage Development Objectives **It is a development objective of Cavan County Council to:**	
IH 1	Utilise the information provided within Cavan Industrial Heritage Survey when assessing development proposals for industrial heritage sites.
IH 2	Support the retention and appropriate repair/maintenance of historic bridges and other significant industrial heritage sites.
IH 3	Protect our industrial architecture and encourage appropriate new uses for vacant structures.

11.6 Historic Gardens, Demesnes & Country Estates

There are many Historic Parks, Gardens and Demesnes in County Cavan. These planned landscapes are characteristic of the 18th and 19th century settlements and are often the setting of protected structures comprising of a walled gardens, gate lodges, outbuildings and estate houses. An assessment of historic maps by the National Inventory of Architectural Heritage (NIAH), includes a survey of Historic Gardens and Designed Landscapes identified 159 demesnes or designed landscapes within the county but not all may have survived to the present day.

	Historic Gardens, Demesnes and Country Estates Development Objectives **It is a development objective of Cavan County Council to:**
HG 1	Utilise existing surveys to identify and evaluate the surviving historic designed landscapes in Cavan and promote the conservation of their essential character, both built and natural.
HG 2	Ensure that proposals for development within historic designed landscapes include an appraisal of the designed landscape, including an ecological assessment, prior to the initial design of any development, in order for this evaluation to inform the design which must be sensitive to and respect the built heritage elements and green space values of the site.



Castlesaunderson Demesne

11.7 Language Heritage

The Development Plan can support and provide land-use and spatial dimensions to promote and protect the linguistic and cultural heritage of the area. The Council will continue to support initiatives at County level to strengthen bilingualism in the County.

	Language Heritage Development Objectives It is a development objective of Cavan County Council to:
LH 1	Preserve historic place and street names and ensure that new street names reflect appropriate local historical or cultural features in the area.
LH 2	Encourage the naming of new residential developments in bi-lingual format.
LH 3	Ensure that the naming of mixed residential and mixed used schemes reflect local history, townlands, folklore and/or place names or cultural features.
LH 4	Support the use of the Irish language on shopfronts

11.8 Archaeological Heritage

The Minister for Housing, Local Government and Heritage is responsible for the protection of our archaeological heritage, including the licensing of archaeological excavations, through the exercise of powers under the National Monuments Act 1930 to 2004. The National Monuments Service (NMS) of the Department of Housing, Local Government and Housing have responsibility for the designation of National Monuments, through the Archaeological Survey of Ireland and implementing the protective and regulatory controls on our archaeological heritage established under the National Monuments Acts 1930 to 2004. The NMS also provide advice to the Planning Authority in respect of individual planning applications, projects and plans that may affect our archaeological heritage.

11.8.1 What is our Archaeological Heritage

Our archaeological heritage is the surviving remains of human presence in our County from early times. Any objects, materials, sites and structures from past times are all part of our Archaeological Heritage. Our archaeological heritage consists of known and as yet unidentified sites, monuments, objects and environmental evidence and includes round towers, high crosses, burial sites, ringforts, tower houses, Fulacht Fia, Raths, Court Tombs, Portal Tombs, Wedge Tombs, Cairns, Earthworks, Abbeys and souterraines. The main concern for Planning Authorities will be the protection of monuments and sites. A monument can be defined as a man-made structure or group of structures or a natural structure altered by man. They may consist of sites where there are no visible features, but where below surface archaeological remains are known or expected to exist. Where new development is being considered, it is advisable to check the National Monuments Service's Archaeological Survey Database on www.archaeology.ie in order to assess the archaeological potential of a site.

11.8.2 Importance of Archaeological Heritage

County Cavan has a wealth of archaeological heritage including the prehistoric Cavan Burren Park which is part of the UNESCO Cuilcagh Lakelands Geopark, the thirteenth century Lough Oughter Castle, earthworks, historic burial grounds, crannogs and ringforts. Archaeology, as a study enables us to understand how these humans interacted with their environment, how their societies worked and their development into present day. It marks a connection to our distant past, an educational tool and a heritage tourism asset. Once lost, such elements can never be replaced, this non-renewable resource must be protected.

There are a number of categories of monuments under the National Monuments Acts:

- National Monuments in the ownership or guardianship of the Minister or a local authority or National Monuments which are subject to a preservation order.
- Historic monuments or archaeological areas recorded in the Register of Historic Monuments.
- Monuments recorded in the Record of Monuments and Places.
- Underwater archaeology



	Archaeological Heritage Development Objectives It is a development objective of Cavan County Council to:
AH 1	Protect and safeguard the county's archaeological resource and ensure the sympathetic enhancement of archaeological heritage. Applications will be referred to the Department of Housing, Local Government and Heritage by the Planning Authority in its capacity of being charged with the implementation of the National Monuments Acts.
AH 2	Protect and enhance archaeological sites and monuments, their settings and zones of archaeological potential that are listed in the Record of Monuments and Places, in the ownership/ guardianship of the State, or that are the subject of Preservation Orders or have been registered in the Register of Historic Monuments. Ensure the protection of sites which have been identified subsequent to the publication of the Record of Monuments and Places.
AH 3	Development adjacent to or near an archaeological site or monument should not interfere with the character of the site, or its setting. Proposed developments should be sited to ensure minimal impact on the site or monument. Development which has a negative impact on a site or monument will not be permitted.
AH 4	Seek to promote best practice for archaeological excavation ensuring that they are undertaken according to best practice as outlined by the National Monuments Service, Department of Housing, Local Government and Heritage, The National Museum and the Institute of Archaeologists of Ireland.
AH 5	Encourage the dissemination of findings from archaeological investigations and excavations through the publication of archaeological reports.
AH 6	Support the growth of cultural tourism within the county, including the potential for niche heritage tourism products by facilitating the development of heritage events and infrastructure such as heritage trails, walkways and cycleways.
AH 7	Seek funding to prepare and implement a Conservation Management Plan for Clough Oughter Castle in consultation with the OPW and the National Monuments Service.
AH 8	Continue to support the development of sustainable heritage based tourism initiatives in the UNESCO Cuilcagh Lakelands Geopark subject to archaeological and ecological assessment.
AH 9	Facilitate appropriate guidance in relation to the protection f the archaeological heritage and implications of a proposed development.
AH 10	Promote public awareness of the rich archaeological heritage of the county.
AH 11	Secure the preservation of sites and features of historical and archaeological interest. The preservation in-situ of archaeological monuments and sites as a preferred option.
AH 12	Where archaeological sites or monuments have to be removed as a result of development, it is essential that they be preserved by record, through archaeological excavation and recording, which is to be undertaken by a suitably qualified professional archaeologist.
AH 13	Support the appropriate management and maintenance of the county's historical burial grounds, in accordance with conservation principles and best practice guidelines. In this regard, seek to continue to support the work of the Historic Graveyards Network.
AH 14	Seek to co-operate with other agencies regarding the impact of climate change on our archaeological heritage.

11.9 Built and Cultural Heritage Climate Change Context and Development Objectives

In accordance with the format set out in Chapter 5: Climate Change of this Plan the following is an assessment of the content of this chapter in a climate change context and associated actions.

Built heritage is one of our most important cultural assets and can be defined as any group of buildings, structures, monuments, or installation or remains, that are of architectural, social political, economic, or military significance. The increasing occurrence of extreme weather events mean that all structures, particularly those in a ruinous or dilapidated state are most susceptible to the effects of climate change.

Rainfall presents the greatest threat, particularly wind-driven rain, while the subsequent rising water levels increase the moisture content of soils and potentially lead to weakened building foundations, subsidence, erosion and even landslide. Conversely, long, dry summers with lowered water tables have the potential to damage building foundations and increased likelihood of wildfires and landslides. Flood waters may erode foundations and damage structural fabric while prolonged periods of wetness, especially if associated with winter warmth, have implications for several decay mechanisms, including salts and biological action. Cumulative deterioration due to the mobilisation of salts is likely to increase in western Europe because of an increase in critical humidity fluctuations.

In response, the CAP 2019 includes twelve Sectoral Adaptation Plans based upon the National Adaptation Framework (NAF) 2018 of which the 'Built and Archaeological Heritage' is included and has been developed using the six step adaptation planning process as described in



16 European Commission (2019), 'Energy performance of buildings directive', 16 May 2019
https://ec.europa.eu/energy/topics/energy-efficiency/energy-efficient-buildings/energy-performance-buildings-directive_en

17 World Green Building Council (2019), 'Bringing embodied carbon upfront – Coordinated action for the building and construction sector to tackle embodies carbon', September 2019
https://www.igbc.ie/wp-content/uploads/2019/09/2. WorldGBC_Bringing_Embodied_Carbon_Upfront_CONFIDENTIAL_180919_mediarelease-v4-with-IGBC-logo.pdf

18 Historic England (2020), 'Buildings Must Be Recycled and Reused to Help Tackle Climate Change', 26 February 2020.
https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change/R

sectoral Planning Guidelines for Climate Change Adaptation, as published by the Department of Communications, Climate Action and Environment, and implemented by the Department of Culture, Heritage and Gaeltacht.

Locally, adaptive measures include the Built Heritage Investment Scheme (BHIS) and the Historic Structures Fund (HIS) tasked with providing financial aid for the conservation and restoration of heritage properties, and a pilot scheme within BHIS 2020 for routine maintenance and minor repairs.

Aside from the climatic threat to our built heritage, we must respond to the current energy efficiencies of all existing building stock if we are to meet our 2050 target of carbon neutrality. Today 35% of the building stock in Europe is over fifty years old and 75% inefficient in its energy use[16]. Therefore, contribution from our cultural built heritage sector, if refurbished, has the potential to significantly reduce GHG emissions. Furthermore, our existing building stock offers its greatest asset in its ability to be recycled for alternative use and thereby reduce the need for demolition and construction, and subsequently generation of carbon dioxide. Buildings and the construction industry are responsible for 39% of all carbon emissions in the world, with operational emissions (from energy used to heat, cool and light buildings) accounting for 28%. The remaining 11% comes from 'embodied carbon' emissions, or upfront carbon that is associated with materials, construction and demolition[17]. Failing to consider embodied carbon in a proposal has been shown to underestimate the entire carbon emission of a new build by up to 31%. Similar research has discovered that the construction of a traditional terrace house produced thirteen times more embodied carbon than the refurbishment of a traditional terrace house. This equates to around 16.4 tonnes of CO_2, which is the equivalent of the emissions released from driving 60,000km[18].



	Built and Cultural Heritage Climate Development Objectives It is a development objective of Cavan County Council to:
BCHC 01	Adopt the principles of conservation-led regeneration by applying the Guidelines for Planning Authorities on Architectural Heritage Protection (2011).
BCHC 02	Seek enrolment on all future Historic Towns Initiatives (HTI).
BCHC 03	Notify owners of Protected Structures of the increased threat climate change presents, while reminding them of their continued and legal requirement to ensure the structure(s) do not become endangered through neglect, decay, damage or harm (Practical advice on basic methods of conservation should accompany the notice).
BCHC 04	Require the proposed demolition of any structure or part thereof, as considered of merit by the Planning Authority, to be accompanied by a report from a registered / chartered professional within a related discipline justifying same, to the satisfaction of the planning authority.
BCHC 05	Require the submission of a life-cycle cost report with all applications in excess of 500 sq. m, new build construction, unless deemed otherwise by the Planning Authority.
BCHC 06	Require the submission of a cost benefit analysis by a charted quantity surveyor justifying any demolition or refurbishment of 100 m3 of construction and demolition waste, or above, unless deemed otherwise by the Planning Authority.

12 Rural



Rural Strategy

12.1 Introduction

In contrast to recent demographic trends towards urbanisation experienced by other counties, Cavan remains, in population terms, a predominantly rural county with 70% of the population living in rural areas and small settlements. This illustrates the longstanding rural demographic and economic base within the county, with Cavan home to a diverse range of uses including agriculture, forestry, renewable energy, the equine industry, the extractive industry, local food production, micro and home enterprises, recreational and tourist activities, as well as rural housing. The sustained social and economic fabric in Cavan's rural areas combine to provide residents and visitors with a quality environment to live, work and recreate.

Advances in technology and the increased roll out of communication infrastructure such as fibre and mobile broadband, as well as the provision of key tourism infrastructure such as greenways and trails, have revitalised rural areas and facilitated increased levels of rural diversification in areas which had largely been dependent on farming as the main employment source. The restrictive workplace measures introduced to combat the COVID-19 pandemic have illustrated the effectiveness of remote working as a viable alternative for many to traditional office-based employment, and the advances in remote working technologies will ensure that home-working will be an increasingly significant workplace for many into the future. Such trends will have a significantly positive impact on sustaining and revitalising rural communities, with issues such as quality of life, reducing personal carbon footprint and health benefits featuring more prominently in the choices in relation to where people live and work.



Over the past decade the government have placed greater emphasis and increased the levels of support available to rural areas. Numerous government initiatives have been introduced to help sustain, protect and promote rural areas, ranging from local transport links to greater environmental measures and more recently to initiatives to promote and assist enterprise within rural areas, such as Town and Village Renewal. The National Planning Framework (NPF) recognises the "*role rural areas play in driving our economy and our high quality environment*" and seeks to encourage and attract entrepreneurship and innovation development in these areas. In order to facilitate future employment opportunities in the rural economy, measures are required to support rural entrepreneurship and innovation. At a local level these are provided by the Local Enterprise Office in Cavan County Council, Breffni Integrated, SOLAS and ETB. The NPF also references the important role of telecommunications in the development of the rural economy and the delivery of high speed broadband services.

12.2 Policy Context

12.2.1 Project Ireland 2040 – National Planning Framework

The National Planning Framework (NPF) acknowledges that *'rural areas have a major role to play in Ireland 2040 and encourages Local Authorities to ensure that connectivity gaps are addressed and that planning and investment policies support job creation in the rural economy'*. Improved coordination of existing investment programmes dealing with social inclusion, rural development and town and village renewal are sought, as is planning for the future growth and development of rural areas. National Strategic Objective (NSO) 3 identifies traditional pillars of the rural economy, such as the natural resource and the food sector, as being key to future economic development as well as those emerging from improved connectivity and broadband access which has the potential to yield further rural economic development opportunities.





It is the policy of the NPF "*to enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the sustainable diversification of the rural economy into new sectors and in particular those with a low or zero carbon output*". This plan allows the development of a rural economy that offers viable and sustainable employment for its communities. The need to strengthen the provision of services, regenerate rural communities and promote the economic development of rural areas. This manifests itself in the need to both acknowledge the need for, and promote the development of, small scale enterprises in rural areas. The County is ideally located to attract and grow new and innovative employment sectors into its rural areas.

12.2.2 Realising our Rural Potential – Action Plan for Rural Development 2017

This government strategy introduced in 2017 (Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs) is aimed at delivering real change for people living and working in rural Ireland. It places a focus on creating sustainable rural communities through a framework of supports at national and local level. The objective of the Action Plan for Rural Development is to *'unlock the potential of rural Ireland through a framework of supports, at national and local level, which will ensure that people who live in rural areas have increased opportunities for employment locally, and access to public services and social networks'.* This action plan adopts a coordinated approach across Government to both the economic and social development of rural Ireland. The Plan inter-alia outlines the key requirements to strengthen rural communities by supporting agricultural-diversification, tourism and opportunities for rural economic growth. A number of key initiatives proposed as part of the Strategy include the Town and Village Renewal Scheme and the delivery of the 2014-2020 EU LEADER Programme. It is the objective of Cavan County Council to align the key objectives of this plan and support rural regeneration and the viability of rural towns and villages as attractive alternative to one-off rural housing.

12.2.3 Energising Ireland's Rural Economy (2014)

The Commission for the Economic Development of Rural Areas (CEDRA) was established in 2012 following the severe impact of the economic downturn on rural areas. The REDZ (Rural Economic Development Zone) initiative was a recommendation contained within the CEDRA



and is intended to complement the Town and Village Renewal Scheme and cater for projects between the towns and surrounding hinterland that maximise local assets in areas such as tourism, culture, heritage and other areas that support rural economic activity.

CEDRA's task was to identify strategic initiatives that would ensure rural areas contribute to sustained and sustainable national economic growth and development into the future. The process confirmed that there is an abundance of natural, physical, human and capital resources and a wide variety of high quality, (including dormant assets) in many rural communities that could be leveraged to support national economic growth and the development of these communities. The need for higher speed broadband is supported. CEDRA recommendations relate to building of community capacity, integrated rural town planning, development of the social economy and supporting the growth of indigenous renewable energy businesses.

12.2.4 Food Wise 2015-2025

Food Wise 2025 sets out a strategic plan for the development of the agri-food (including seafood) sector for the period up to 2025 and is the successor to the Food Harvest 2020 Strategy. Food Wise 2025 identifies growth projections for the sector including:

- 85% increase in the value of agri-food exports to €19 billion;
- 70% increase in the value added in the agri-food, fisheries and wood products sector to in excess of €13 billion;
- 65% increase in the value of Primary Production to almost €10 billion;

23,000 additional direct jobs in the agri-food sector all along the supply chain from primary production to high valued added product development. Food Wise 2025 has five cross-cutting themes: sustainability, human capital, market development, competitiveness and innovation.

12.2.5 Delivering a Connected Society – A National Broadband Plan for Ireland (2012)

The National Broadband Plan (NBP), together with its intervention strategy document, '*Connecting Communities*' (2015), is the government's initiative to deliver high speed broadband services to all premises in Ireland. This will be delivered through investment by commercial enterprises coupled with intervention by the State, in those parts of the country where private companies have no plans to invest. The State Intervention area includes:

- 537,596 premises
- 1.1 million people
- Over 54,000 farms
- 44,000 non-farm businesses
- 695 schools

The NBP is a key aspect of government strategy across a number of key areas including climate, agriculture, education, transport, tourism, sustainable growth, jobs and health. A key principle of the NBP is to support and stimulate commercial investment. Since the publication of the NBP in 2012, the commercial telecommunications sector has invested over €2.75 billion. This was spent primarily on upgrading and modernising networks which support the provision of high speed broadband and mobile telecommunications services.

Significant additional investment is expected over the coming years. Today over 1.78m or 75% of premises in Ireland can access commercially available high speed broadband services. The roll out of high-speed broadband access, to be completed by 2026, represents the largest investment in rural Ireland since rural electrification.

12.2.6 Northern and Western Regional Spatial and Economic Strategy 2020-2032

The Northern and Western RSES gives regional expression to the policy and objectives contained within the NPF in providing a long-term, strategic development framework for the physical, economic and social development of the Northern and Western Region and subsequently gives direction to policy making decisions at a local level through the County Development Plan.

The Northern and Western Regional Spatial and Economic Strategy (RSES) recognises the major contribution that rural areas make towards regional and national development in economic, social and environmental terms. The RSES aims to strengthen the fabric of rural Ireland, supporting rural towns and communities as well as the open countryside, improving connectivity, and supporting job creation, particularly in a more diverse range of sectors. The RSES supports the consolidation of the town and village network, to ensure that development proceeds sustainably and at an appropriate scale, level and pace in line with the Core Strategies of County Development Plans. It requires that planning for rural areas must provide a balance between managing demand



in the most accessible rural areas in proximity to larger towns, whilst supporting the sustainable growth of rural economics and rural communities. It also highlights the fundamental importance of planning the distribution of activity (for example where people live and work) in a manner which reduces the need to travel and achieves a move towards a low carbon society having regard to the impact which transport has on carbon emissions.

It emphasis that rural areas in this region are well placed to benefit from new market opportunities that are emerging in sectors such as the food economy, the green economy, circular economy and the bioeconomy. It further notes that these sectors have the potential for job creation and to attract people to live and work in rural areas.

12.3 The Future of Rural Economic Development in the County

Given the significant and important contribution of rural areas to the county, it is critical that the economic development of rural areas is promoted whilst protecting our rural environment. This includes promoting the regeneration of rural areas and the retention and promotion of rural services and enterprises. There are currently a variety of small, medium and large-scale enterprises operating in rural areas throughout the County, which not only provide employment, but contribute to the diversification of the rural economy. It should be noted that the development and maintenance of Cavan's rural economy is a complex issue. The landscape changes dramatically between the west and east of the County, each with its own opportunities and challenges.

The Council recognises the importance of supporting sustainable sources of income and enterprises, such as rural tourism, farm diversification, forestry, extractive industry, rural based enterprise to complement the agri-food sector and an increasing potential for the growth of the renewable energy sector. In terms of rural settlement, the Cavan countryside is a living and lived-in landscape, with supporting rural economies and rural communities. There is a continuing need to balance housing need for people to live and work in the countryside, while at the same time avoiding unsustainable patterns of development and protecting the environmental and ecological integrity of our landscapes. Encouragement and support for restoration and refurbishment of the existing built fabric in rural areas is essential to retain its core identity.

This Chapter sets out the policy objectives required for the sustainable development of rural Cavan, in a manner that is consistent with the guidance, strategies and policies at national and regional levels based on the following principles:

- A focus on supporting vibrant rural communities focused around a network of rural towns and villages.
- Facilitating the transition towards a low carbon and climate resilient society and encouraging a spatial pattern of development which reduces and discourages unnecessary trip generation.
- Supporting sustainable agriculture and food production practices that safeguard the environmental and ecological elements of our rural setting, with a particular focus on encouraging less intensive farming practices and catering for localised food markets in a bid to reduce our over-reliance on overseas food producers.
- Supporting the continued development of eco-tourism in Cavan, including the on-going development of a connected networks of greenways, blueways, peatways, and associated trails.
- Protecting the integrity of key environmental and ecological assets and landscapes from any significantly adverse impacts arising from rural development.
- Recognising the need to provide for a resilient rural economy, that is flexible to changes in typical rural development industries and open to emerging, non traditional sectors which can be adequately accommodated in a rural setting without giving rise to any significant adverse impacts.
- Enhancement of the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services.

12.4 Rural Enterprise and Economy

The rural economy of County Cavan has undergone significant change characterised by an increase in the diversification of traditional rural economy sectors such as agriculture. The Council is committed to promoting balanced and inclusive rural communities, to achieving an appropriate scale of development supporting farming and other rural-based economic activity such as agri-

food, forestry, energy production and carbon reduction, tourism, recreation, mineral extraction and/or other new and emerging rural based enterprises. These enterprise fields represent viable sources of income, while also fostering sustainable economic diversification and development in rural areas.

Cavan's rural towns, villages and the open countryside are vital to sustaining the County's wider rural hinterland, providing sustainable rural employment including local services provision, appropriate scale commercial enterprises, indigenous industry and micro-enterprise. In general, employment servicing rural areas should be located in the towns and villages catering for local investment and small-scale industry. Within the rural settlements and open country agriculture, horticulture, fisheries, forestry, tourism and rural resources based enterprises should be facilitated.

The promotion and facilitation of micro enterprises is a key area for sustainable employment opportunities in rural areas. The Council will seek to facilitate the development of this sector, by ensuring that incubator units for micro enterprises are provided in small towns and villages. In particular, the reuse of vacant agricultural buildings and the development of new buildings to cater for such enterprises within an overall farmyard complex will be considered on their individual merits. Moreover, the Council will seek to facilitate the provision of serviced or serviceable sites in settlements, with the aim of encouraging new enterprise development to further sustain these rural communities.

Cavan County Council will support the location of medium to large scale rural enterprises if it is demonstrated to the Council that the enterprise can be more readily accommodated in a rural setting than provided in a designated settlement centre and subject to compliance with development management standards.

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

It is also acknowledged that some enterprise and employment uses may not always be appropriately located on Enterprise and Employment Zoned lands. In this regard, some new enterprise and employment projects may require additional sites outside settlements because of their size, type or specific site requirements.

Rural Enterprise and Economy Development Objectives
It is a development objective of Cavan County Council to:

REE 01	Consideration shall be given to the establishment, or suitable expansion, of small-scale businesses in rural areas where (i) it is demonstrated that the proposal could serve as a valuable addition to the local economy and (ii) normal development management and technical requirements are complied with.
REE 02	Require proposals for the development, or suitable expansion, of small-scale businesses in rural areas to demonstrate that the proposed location is suitable and that the proposal would not be viable at an alternative location.
REE 03	In accessing an application for the establishment, or suitable expansion, of a small-scale business in a rural area, the following information shall be taken into consideration and, where necessary, such required information shall be submitted as part of the application: • Positive contribution that the proposed development will make to the rural economy • Nature and scale of the proposal. • Is the business more suitably accommodated at the proposed location than an urban setting. • Potential impacts on public health, environment and amenity. • Potential traffic impact on the road network in the area.

REE 04	Support the location of medium to large scale rural enterprises where it is demonstrated to the Council, that the enterprise can be more readily accommodated in a rural setting than in a designated settlement centre and in compliance with development management standards.
REE 05	Support rural entrepreneurship and the development of micro-businesses in rural areas where environmental and landscape impact is minimal and where such development do not generate significant or undue traffic.
REE 06	Support the implementation of the LEADER Rural Development Strategy and any updated Strategy for the County.
REE 07	Consider, on an individual basis, the reuse of redundant agricultural buildings and the development of new buildings to accommodate farm diversification/enterprise within an overall farmyard complex.
REE 08	Liaise and co-operate with statutory, local development, sectoral community / voluntary agencies and groups to develop economic, social and cultural benefits for the rural community.
REE 09	Support and facilitate the work of Teagasc and other farming / local bodies within the county in the promotion of the rural economy, including agriculture development, rural diversification and in the development of initiatives to support farming, create inclusive rural communities and improve access and services in rural areas.
REE 10	Support the provision of a high-quality rural environment, encourage diversification and improved competitiveness of the rural economy, sustain the livelihood of rural communities and promote the development of the wider rural economy, all within the context of the sustainable management of land and resources.
REE 11	Promote social inclusion, poverty reduction and economic development in rural areas.
REE 12	Support farm diversification, where a proposed business initiative is subordinate to the primary agricultural use of the site, subject to traffic and environmental safeguards.
REE 13	Promote resource efficiency and support the shift toward a low-carbon and climate resilient economy in the agriculture, food and forestry sectors.
REE 14	Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.
REE 15	The development and expansion of appropriate new businesses in rural areas will normally be encouraged where: • The scale and nature of the proposed new business are appropriate to the rural area and are in areas of low environmental sensitivity. • The development will enhance the strength and diversification of the rural economy. • The development involves the use of redundant or underused buildings that are of value to the rural area.
REE 16	Support the rural economy and initiatives in relation to diversification, agri-business, rural tourism and renewable energy so as to sustain employment opportunities in rural areas.

12.5 Agriculture

County Cavan is a largely rural county, agriculture is the primary land use and remains a crucial part of the economy of the county. Reflective of the county's rural nature and historic economic trends, "agriculture, forestry and fishing" industry is particularly strong, employing 11% of the working population in County Cavan, compared to a national average of 4%. Agriculture remains a significant sector and catalyst for a number of indirect, agri-food related jobs in the County and the wider region, in relation to the provision of feedstores, livestock marts, meat and dairy processing plants, agriculture machinery sales and maintenance and animal welfare amongst many other indirect employment sources.

The work of enterprise agencies and education providers play an important role in supporting innovation. Teagasc is the national body providing integrated research, advisory and training services to the agriculture and food industry. They deliver courses through their colleges and local centres, with higher-level courses also being delivered in partnership with third-level colleges. Demonstratable examples across the region include Ballyhaise Agricultural College, which is one of the five Teagasc colleges nationally. This centre is well placed to provide regional food incubation space and new levels of innovation to support employment growth.

Throughout the country over the past decade agriculture has experienced a revival, it has been boosted by a number of initiatives, in particular, by the abolition of milk quotas in 2015, which has led to an expansion in dairy output. Agriculture like all industries must continue to adapt and modernise in order to stay sustainable and grow. Current challenges facing the sector include modernisation, restructuring, market development and the increasing importance of environmental issues and climate change. Cavan County Council recognise the important role agriculture plays in the county for employment, amenity and production and will continue to support initiatives which will sustain rural communities in the changing economic climate, through farm diversification and new employment opportunities. Cavan County Council will promote the County's thriving agri-food sector with a view to using indigenous resources to create new enterprise and employment opportunities and explore opportunities to further develop competitive advantage in such areas.

12.6 Farm Diversification

As it aims to expand output in the years ahead, the agriculture sector faces a number of challenges. Low profitability of some farming activities leaves the sector exposed to potential negative shocks such as Brexit or possible future reductions in the CAP budget. Taking into account the potential challenges within the rural economy, including profitability, Brexit, reform of CAP and climate change, there is a need to promote farm diversification and new employment opportunities to ensure the viability and sustain existing rural communities.

More recently, significant focus has been placed on reducing the environmental impacts of such intensive practices with a focus on steering subsidies towards less intensive agricultural measures, cultivating higher biodiversity values within landholdings and compensatory measures to offset more carbon intensive agriculture measures.

These measures coincide with a cultural shift in agricultural practice across the EU and in Ireland, where rural diversification and specialised agricultural practices are gaining popularity and providing more sustainable forms of agricultural employment, whether as standalone businesses or complementing existing traditional farming practices. These include non-traditional farming practices relating to aquaculture, rural tourism, horticulture, organic farming, herb cultivation, renewable energy generation and the cultivation of biomass energy crops.

The Council will support diversification of the rural economy and in particular seek to develop the potential of the agri-food, forestry, the sustainable exploitation of natural resources and consideration of alternative on-farm and off-farm activities.

Such development initiatives provide additional income to top up declining incomes from agricultural outputs. Diversification will be facilitated, provided the proposal is related directly to the agricultural operation engaged on the farm or the rural nature of the areas. It must not negatively impact on the landscape and character of the area and is compatible with the existing infrastructure in the area.

Farm Diversification Development Objectives
It is a development objective of Cavan County Council to:

FD 01	Support appropriate rural diversification and specialised agricultural practice and their associated development in the county.

12.7 Agri Food Sector

The Irish food sector is one of the most vibrant in the world and makes a significant contribution to employment in rural areas, being a pivotal source of enterprise creation and opportunities. County Cavan's tradition of beef and dairy production has formed the basis of an expanding and vibrant agri-food sector. Although primary agriculture accounts for a small share of overall national output, the broader agri-food sector (including food processing) makes a sizeable output and employment contribution. Over the last two decades, a strong, diverse and vibrant food business community has started to emerge in County Cavan. There are now over 50 food production and 100 food service businesses based in the County Cavan food sector, between them, employing more than 1,500 people locally. Cavan County Council has helped to develop the local Cavan food sector through a range of supports such as; the provision of food incubation units, food training programmes, mentoring and various other financial supports. These include the hosting of the very successful Taste of Cavan food festival, which has grown exponentially since it first started in 2012. All of this has greatly assisted in establishing a vibrant Cavan food sector.

The Cavan Food Strategy was commissioned by Cavan County Council in the summer of 2016. This strategy aims to build upon such individual events to support the ongoing emergence of a strong culture of innovation and entrepreneurship among food companies in County Cavan and to further support and nurture this important sector of the Cavan economy.

Through the implementation of this food strategy, it is hoped to support, promote and develop local food businesses and raise the profile of County Cavan as a 'home of great food'. The potential impacts of Brexit and COVID 19 cannot be underestimated and cognisance must be taken of this.

It is a policy of the development plan to support the sustainable growth and expansion of food enterprises and associated development subject to the conservation and protection of the rural environment as appropriate.

The RSES has acknowledged that the Agri-Food sector is vital to the region and particularly to Counties Monaghan and Cavan. *"Whilst the sector is well established in the Central Border Region, there is undoubtedly room for further growth in the area with annual economic growth at 4%. Small and Medium Size Enterprises (SMEs) will provide much of this growth over the next 10 years, and these types of businesses must be supported. Given the majority of these companies are located outside of our main identified Urban Centre's, sectoral expansion in agri-food must be facilitated in our Rural Towns, and Villages, where it is already well established in places such as Bailieborough and Virginia with the existing agri-food cluster of Glanbia and AW Ennis feeds".*



	Agri-Food Development Objectives It is a development objective of Cavan County Council to:
AF 01	Support the agri food sector and its associated development in the county at appropriate locations.
AF 02	Support and encourage growth of the rural economy and initiatives in relation to diversification, agri business, rural tourism and renewable energy so as to sustain employment opportunities in rural areas.
AF 03	Support the viability of farms and best quality land for agricultural and related uses, whilst at the same time supporting alternative employment in or close to rural areas to sustain rural communities.
AF 04	Ensure that proposals for economic development associated with the agri food industry give due consideration to the conservation and protection of the rural environment.
AF 05	Encourage and facilitate agricultural diversification into agri-businesses such as organic foods, rural tourism, ICT-based industries, those addressing climate change and sustainability and small to medium sized enterprises, subject to the retention of the holding for primary agricultural use and the proper planning and sustainable development of the area.
AF 06	Support agricultural development as a contributory means of maintaining population and sustaining the rural economy, whilst maintaining and enhancing the standing of the rural environment through application of the EU Water Framework Directive and EU Habitats Directive.
AF 07	Support the operation and expansion of Ballyhaise Agricultural College which is one of the five Teagasc colleges nationally, which provides Research, Development and Innovation support to the sector. Support Ballyhaise Agricultural College as a regional food incubation space with innovation to support employment growth.
AF 08	Support the implementation of the Cavan Food Strategy.
AF 09	Facilitate the development of environmentally sustainable agricultural activities, whereby natural waters and watercourses, wildlife habitats, conservation areas and areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the visual amenity of the countryside.
AF 10	Support those who live and work in rural areas and who wish to remain on the landholding. Favourable consideration will be given to on-farm based diversification, which is complementary to existing agricultural practices, is operated as part of the farm holding and is intended to supplement existing farm income such as: • Specialist farming practices e.g. horticulture, equine facilities, poultry, mushroom growing, specialised animal breeding and bee keeping and honey production; • Farm enterprises such as processing, co-ops, farm supply stores and agri-business; • Production of organic and speciality foods to meet the increase in demand for such products; • Conversion of redundant farm buildings of vernacular importance for appropriate owner-run enterprises, such as agri-tourism.
AF 11	Encourage proposals for farm shops where it can be clearly demonstrated that: • the products to be sold are primarily produce grown on the farm holding; • the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and • the proposed shop is operated by the owner of the farm and is ancillary to the main use of the property for agricultural activities.
AF 12	Support sectoral expansion in agri-food, where it is already well established in places such as Lakeland Dairies in Bailieborough and Killeshandra, and Virginia with the existing agri-food cluster of Glanbia and AW Ennis feeds.

12.8 Agricultural Buildings and Structures

The provision of well located structures and facilities necessary for good and environmentally sound agricultural practice shall be supported by the Council. In the assessment of this type of application, the Planning Authority will consider safe access, visual impact, environmental impact, waste management and need for the building.

	Agricultural Buildings and Structures Development Objectives It is a development objective of Cavan County Council to:
ABS 01	Facilitate the development of environmentally sustainable agricultural activities, whereby watercourses, habitats, areas of ecological importance and environmental assets are protected and development does not impinge on the visual amenity of the countryside.
ABS 02	Ensure developments do not impact on archaeological or heritage features of importance.
ABS 03	Require buildings to be of a design, appearance and material specification that is compatible with the protection of rural amenities.
ABS 04	Require an effective means of farm waste management.



12.9 Forestry

It is the policy of Cavan County Council to promote the appropriate development of the forestry industry to a scale and in a manner, which maximises its contribution to the economic and social well-being of the county, but does not negatively impact the environment, local communities, heritage, landscape, natural waters or biodiversity of the area.

Forests and woodlands play an important role in terms of supporting rural employment and rural diversity, climate change management and carbon sequestration, biodiversity and as a source of renewable/alternative energy sources. Forests and woodlands also have a significant recreational and amenity value, for example Killykeen and Dun na Rí.

The introduction of large-scale forestry areas, particularly conifers can have negative impacts on an area if they are not in harmony with the surrounding environment. They provide low biodiversity and ecological value if dominated by one single species. Therefore, forestry activities must be appropriate in terms of nature and scale to the surrounding area, so they are not visually obtrusive or cause damage to important habitats or the ecology of the area. Planting of native woodlands will increase biodiversity value in the landscape. Accordingly, forestry is encouraged in appropriate areas, where it will not significantly impact upon designated habitats, archaeology, high amenity areas, protected views or scenic routes, be unacceptably obtrusive in the landscape, or present a risk to sensitive ecosystems or water quality.

This plan aims to support the sustainable growth of forestry as an economic activity, whilst affording maximum protection to the rural environment, landscape and its ecological integrity. This plan acknowledges the tourism and amenity potential of afforested lands. This Plan supports the development of tourism and amenity facilities at such locations, subject to obtaining all relevant consents and the satisfaction of other technical planning requirements. In addition, the Council will encourage the provision of public access to new forests through walking and bridle paths, recreational areas and other similar facilities.

	Forestry Development Objectives It is a development objective of Cavan County Council to:
F 01	Encourage the development of a well managed sustainable forestry sector, which is compatible with the protection of the environment including the avoidance of likely significant effects on European Sites (SACs and SPAs); and is planted, managed and harvested in accordance with the 'Forest Service Guidelines for Landscape, Forest Harvesting and Environmental, Archaeology, Biodiversity and Water Quality'.
F 02	Promote forestry development of appropriate scale and character while ensuring that such development does not have a negative impact on the residential amenity or the countryside, (including public access/rights of way, traditional walking routes and recreational facilities), or cause pollution or degradation of wildlife habitats, natural waters or areas of ecological importance.
F 03	Avoid deforestation or commercial afforestation within European Sites unless directly relating to the management of the site for its qualifying interests.
F 04	Encourage the provision of public access in conjunction with relevant stakeholders to new forests through walking and bridle paths, recreational areas and other similar facilities.
F 05	Encourage private forestry developers to provide access through their forests for walking routes, bike trails, bridle paths, and other non-noise generating activities as part of an integrated development.
F 06	Encourage the planting of diverse and native species to ensure rich and varied biodiversity value, particularly in areas where there is evidence of a dominant species planted cumulatively within the landscape.
F 07	Ensure that buffer zones or exclusion zones are applied to aquatic zones and sites of archaeological importance respectively as deemed appropriate by the planning authority.
F 08	Ensure that all applications for commercial afforestation clearly set out the following: • Impact of development on Local Biodiversity and the ecological balance of the area • Demonstrates the risk of and measures taken to ensure there is no increase to the risk of introduction of invasive species • Details the social and economic impact of the development on the area. • Detailed impact of the development on daylight and shadow projection of local communities and dwellings • Outline and assess the impact of the development on any resultant isolation of communities or dwellings arising from the development • Submit in detail the impact on visual amenities of area • Full details of felling proposals and treatment of site following same to ensure that the felling process does not endanger local habitats, be unsightly and injurious to visual amenities of the area • Have regard to existing levels of afforestation within a DED
F 09	Ensure any commercial afforestation proposals in the Geopark area is cognisant of the unique biodiversity and ecology of the area.
F 10	Support the development of appropriate and sustainable tourism development within forestry locations, while retaining adequate tree cover in the general area.

12.10 Horticulture

The production of fruit, vegetables and plants, or horticulture, is a significant element of the national economy, with the Department of Agriculture, Food and the Marine (DAFM) sources estimating that the Horticulture Industry was worth €477m (farm gate value) in 2019. This is the 4th highest sector in terms of gross agricultural commodity output value with only beef, dairy and pigs larger sectors. This sector is expected to grow further as the demand for fresh local produce increases.

Further development in horticulture and in value added food and agricultural production in the county could provide opportunities for growth in this highly sustainable sector. This is particularly the case in the context of traditional intensive farming practices coming under increased scrutiny in terms of carbon emissions and adverse environmental and ecological impacts from such practices. Cavan County Council acknowledges the importance and the growth opportunities of the horticultural industry to Cavan's rural economy. Local farmer and country markets also make important contributions to the food sector and local economy with markets held throughout the county on a weekly basis.

Horticulture Development Objectives
It is a development objective of Cavan County Council to:

H 01	Encourage the development of environmentally sustainable horticultural practices, to ensure that development does not impinge on the visual amenity of the countryside and that watercourses, wildlife habitats and areas of ecological importance are protected from the threat of pollution.
H 02	Support the horticulture and nursery stock industry as a means of diversifying agriculture and contributing to maintaining population in the rural area.
H 03	Support the development of country and farmers' markets as key trading areas for the sale of local agricultural and craft produce and to support their role.



12.11 Equine Industry

Although the equine and bloodstock industry is not a major employment sector in Cavan's rural economy, this plan recognises the potential of the bloodstock industry, both in land use and in terms of direct and indirect employment generated by it. The Council will support and encourage the development of a vibrant bloodstock industry.

	Equine Development Objectives It is a development objective of Cavan County Council to:
E 01	Support equine related activities (e.g. farriers, bloodstock sales etc.) of an appropriate size and at suitable locations.
E 02	Ensure that equine based developments are located on suitable and viable landholdings and are subject to normal planning, siting and design considerations and related establishments.
E 03	Protect the equine industry from inappropriate development which would adversely affect its continued operation.

12.12 Quarrying

The County contains a wealth of natural resources including many raw materials critical to the construction industry. The Council acknowledges the need for extractive industries in terms of supply of aggregate materials for the construction sector. This industry material yields an important contribution to the economy. Such material is a significant natural resource and it is important to safeguard this material for future use, whilst also ensuring that impacts on the environment and the community are acceptable. Cavan County Council will ensure that all natural resources are exploited in an environmentally sound and sustainable manner.

Section 261 and 261A of the Planning and Development Act, 2000 as amended, afforded County Councils the opportunity to regularise the quarry industry, with regard to compliance with Planning Legislation, Environmental Impact Assessment Directive and the Habitats Directives.

Mineral extraction, such as working with stone, sand and gravel, can generate environmental capacity problems for the surrounding areas. As such, applications for mineral extraction must account for issues including noise, dust, vibration, visual intrusion, water pollution, traffic generation and rehabilitation proposals for the site. An Environmental Impact Assessment Report (EIAR) will be required as part of a planning application where certain thresholds are exceeded and in other cases where extraction is likely to have significant effects on the environment as determined by the Planning Authority. The cumulative effects of work in a given area will also be considered when assessing a planning application.

	Quarrying Development Objectives It is a development objective of Cavan County Council to:
Q 01	Safeguard for future extraction of all identified locations of major mineral deposits in the County.
Q 02	Promote development involving the extraction of mineral reserves and their associated processes, where Cavan County Council is satisfied that any such development will be carried out in a sustainable manner, that does not adversely impact on the environment or on other land uses. Consideration in this regard shall be given to the impact of the development on the local economy.
Q 03	Facilitate adequate supplies of aggregate resources to meet the future growth needs of the County and the wider region while addressing key environmental, traffic and social impacts and details of rehabilitation.
Q 04	Ensure that projects associated with the extractive industry carry out screening for Appropriate Assessment in accordance with Article 6(3) of the E.C. Habitats Directive and comply with all relevant Environmental Legislation as required.

Q 05	Facilitate the exploitation of the County's natural resources and to exercise appropriate control over the types of development, including rural housing, taking place in areas containing proven deposits, whilst also ensuring that such developments are carried out in a manner which would not unduly impinge on the visual amenity or environmental quality of the area.
Q 06	Support the extractive industry where it would not compromise the environmental quality of the County and where detailed rehabilitation proposals are provided.
Q 07	Seek to ensure that the extraction of minerals and aggregates minimise the detraction from visual quality of the landscape and does not adversely affect the environment or adjoining land uses.
Q 08	Ensure that development for aggregates/mineral extraction, processing and associated processes does not significantly impact on the following: • Existing and proposed Special Area of Conservation and Special Protection Areas • Existing and proposed Natural Heritage Areas. • Areas of importance for the conservation of fauna • Areas of significant archaeological potential • Recorded Monuments • Sensitive landscapes • Public Rights of Way, Walking/ Cycling Routes • Drinking Water Supplies • County Geological Sites
Q 09	Ensure that all quarrying activities and projects associated with the extractive industry comply with all relevant Planning and Environmental Legislation including the Geological Heritage Guidelines for the Extractive Industry.
Q 10	To encourage the rehabilitation of disused quarries and extractive sites to possible uses including habitat restoration, agriculture, recreation/ amenities, commercial, industrial, and residential or a combination of same, subject to normal planning and environmental considerations.

12.13 Rural Housing

Rural Areas for the purpose of this Plan are defined as areas outside of the designated Towns and Villages as per the Core Strategy. Rural Cavan is home to a diverse range of land uses including agriculture, local food production, recreational and tourist activities, established un-serviced villages and rural housing.

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

The Plan aims to:

- Sustain and renew established rural communities in the small towns and villages and wider countryside areas.
- Strengthen the established structure of villages and smaller settlements in rural areas to support local economies and to accommodate additional population in a way that supports the viability of local infrastructure and services.
- Avoid the creation of additional access points from new development or the generation of increased traffic from existing accesses to national roads for single houses, to which speed limits greater than 60kmph apply.
- Ensure that key assets in rural areas such as water quality and the natural and cultural heritage are protected to support quality of life and economic viability.
- Review the Rural Housing Policy and Typologies pending updated Section 28 Guidelines for Rural Housing.

It is necessary to carefully manage rural housing development. The provision of more sustainable housing options for rural communities will be facilitated by the plan through building up the capacity of our rural villages and Community Nodes to accommodate future housing needs of rural dwellers.

12.13.1 Rural Community Nodes

Rural Community Nodes are largely un-serviced rural areas with limited social and community infrastructure. Examples of these rural community nodes include Ballymagovern, Ballymahugh, Bunnoe, Canningstown, Cloverhill, Corlough, Cross, Drung, Finnea, Glangevlin, Killinkere, Killydoon, Larah, Lavey, Maghera, Maudabawn, Milltown, Mountainlodge, Munterconnaught, Tierworker and Tullyvin. These are designated for limited development at a sustainable scale for immediate local need through development of clusters. It is anticipated that each Rural Community Node can cater for a small population increase from their current population base over the period of the plan. The function of these settlements is recognised as a critical component of the social, community and cultural identity of the County. It is recognised that the strengthening of rural community nodes is essential to ensure the survival of their unique character.

Rural Community Nodes comprise of a defined network of small unserviced settlements, within which there may be one or more of the following community facilities or local services; church, community centre, sports ground, school, small convenience shop. These areas provide valued local services to the surrounding agricultural community. The Planning Authority recognises the importance of a vibrant rural community and of sustaining such smaller community areas in the long term.

Residential development in these areas is only suitable at a small scale, reflective of the character of the existing settlement where there is an identifiable physical association with such communities. Individual or small groups of dwellings and appropriate retail or service facilities may be suitably located within such communities.

Rural community nodes have been identified as Tier 5 – Rural & Local Stores in the County Retail Strategy. Rural and local shops play a vital role in catering for the daily or casual needs of neighbouring residents or of those passing by. Primarily convenience outlets, they provide a readily accessible service to basic goods, especially for the less mobile members of the local communities. It is the policy of this development plan to support and maintain rural communities and local shops.

	Rural Community Nodes Development Objectives It is a development objective of Cavan County Council to:
RCN 01	Support and encourage the development of Rural Community Nodes to ensure that local services are sustained in the rural community settlements.
RCN 02	Support the viability of dispersed rural community nodes which have small scale clustering around one or more focal points which may include a crossroads, a shop or a church. It is considered that there is scope for some additional dwellings which may consolidate existing focal points and utilise existing services in the area subject to the normal planning considerations. It is anticipated that the majority of development taking place will be individual dwellings or small scale developments.
RCN 03	Developments in Rural Community Nodes shall take cognisance of existing scale of development and comply with the County Cavan Rural House Design Guide.
RCN 04	Promote new and expanded facilities in smaller community nodes like shops, childcare and community and recreational facilities.
RCN 05	Continue to monitor and review rural community nodes in the County, across the lifetime of the Plan, in order to ensure compatibility with environmental protection objectives.

12.13.2 Rural Housing

Definitions - Rural and Urban Generated Housing

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

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

Rural generated housing

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

A.

- Persons who are an intrinsic part of the rural community who have strong social or economic need to live in the area and who are an intrinsic part of the rural community,
- That the dwelling is their first home in the locality.
- Returning emigrants who lived for substantial parts of their lives in rural areas, then moved abroad and who now wish to return to reside near other family members, to work locally, to care for elderly family members, or to retire
- Persons currently residing in the local rural area and who can demonstrate a social or economic requirement for a permanent residence there.
- Persons who need to reside near elderly parents so as to provide security, support and care, or elderly people who need to reside near immediate family.

B.

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

- Persons working in fulltime or parttime farming, forestry or other agricultural related occupations.
- Persons whose work is intrinsically linked to rural areas, or other persons whose work predominantly takes place within rural areas.
- Persons who are employed in the rural area and can suitably demonstrate that they will continue to do so for the foreseeable future.

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

	Rural Housing Development Objectives It is a development objective of Cavan County Council to:
RH 01	Ensure rural generated housing needs should be accommodated in the locality in which they arise and where the applicant comes within the development plan definition of need, subject to satisfying good planning practice in matters of location, siting, design, access, wastewater disposal and the protection of environmentally sensitive areas and areas of high landscape value.
RH 02	Ensure urban generated housing needs is accommodated in areas identified for housing in the adjoining towns and villages.
RH 03	Deliver at least 20% of all new housing in rural areas on brownfield sites.
RH 04	All rural housing planning applications, in all rural area types, shall be required to complete a "Rural Housing Application" form. The purpose of this form is to ascertain the need for housing in rural areas and to allow the Planning Authority to monitor trends to ensure effective decision making.
RH 05	Applications in rural areas shall be for individual dwelling houses only and must be made in the name of the person who is the intended occupier of the dwellinghouse.

RH 06	Apply occupancy condition of 7 years
RH 07	Applicants shall submit evidence of their rural generated housing need at the particular location they are seeking permission. Rural generated housing need generally refers to • Persons who are actively engaged in agriculture, horticulture, forestry, bloodstock and peat industry. • Persons employed locally whose employment would provide a service to the local community • Persons who have a social or economic tie within the area, including returning emigrants. • Persons who wish to return to farming and who buy or inherit a substantial farm-holding which is kept intact as an established farm unit. Where there is already a house on the holding, reestablishment of this house is the preferred option.
RH 08	Ensure new rural housing comply with the Design Guide for Single One-Off Houses within Cavan Rural Countryside with respect to Site Selection, House Design, Landscaping, Sustainability and Design Statement.
RH 09	Implement a programme to monitor the operation of settlement policies on an ongoing basis to avoid excessive levels of inappropriately located development.
RH 10	Prevent ribbon development extending out along radial roads from the towns in this area.
RH 11	Urban generated housing development shall be directed into towns and villages.

12.13.2.1 Rural Area Types

In accordance with the NPF and the 'Sustainable Rural Housing Guidelines', it is necessary to identify rural area types within the county that require tailored settlement policies in the development plan. These are as per Map in Appendix 21.

1. Areas under Strong Urban Influence
2. Stronger Rural Areas
3. Structurally Weak Areas

1. Areas under Strong Urban Influence

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

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

It is the aim of this Plan to facilitate the housing requirements of landowners and their immediate family only, subject to satisfying site suitability and technical considerations, whilst directing urban generated housing need in areas identified for housing in the adjoining towns and villages.



Areas Under Strong Urban Influence Development Objectives
It is a development objective of Cavan County Council to:

SUI 01	That development within 'Areas under Strong Urban Influence' shall be restricted to landowners and their immediate family members only with a demonstratable social or economic need.**
SUI 02	Accommodate rural generated, housing need from individuals for permanent residential development in strong urban influence who have strong social or economic need to locate in the area and who are an intrinsic part of the rural community, subject to good planning practice, in matters of location, siting, design and the protection of environmentally sensitive areas and areas of high landscape value, environmental carrying capacity and landscape protection consideration.
SUI 03	Apply an occupancy clause of a minimum of 7 years.

**Satisfied by the following criteria:

Landowner is defined as an individual with a land holding of a minimum of 10 hectares.

Applicants not meeting the criteria of ownership of a minimum of 10 hectares will be dealt with on a case by case basis.

2. Stronger Rural Areas

In these areas, population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong agricultural economic base and the level of individual housing development activity in these areas tends to be relatively low and confined to certain areas. These areas correspond with the large and medium sized towns within the County which are drivers of growth and development. The rural population has an important role to play in support of these towns as service users, employees and providers of rural goods and services.

Capacity exists within these towns for the development of housing which would be a viable alternative to rural dwellings. It is the Local Authority's intention to facilitate the development of such dwellings. The main issues in this area are (a) ensuring that the urban generated housing needs are catered for in the towns and villages and (b) avoiding ribbon development extending out along radial roads from the towns.

Stronger Rural Areas Development Objectives
It is a development objective of Cavan County Council to:

SRA 01	Facilitate rural generated, social or economic housing needs subject to good planning practice in matters of location, siting, design and the protection of environmentally sensitive areas and areas of high landscape value, whilst directing urban generated housing need to areas identified for housing in the adjoining towns and villages.
SRA 02	Apply an occupancy condition of a minimum of 7 years

3. Structurally Weak Areas

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

These areas, to a large extent, correspond with the designations of high visual and scenic amenity and otherwise vulnerable areas such as EU Designated Sites, See chapter 10 for more details. The capacity of the landscape to absorb development will be a major consideration in the assessment of proposals in such areas.

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

To achieve these aims the Council will protect

against the indiscriminate construction of individual, dispersed housing that will only achieve short-term demographic gain.

Structurally Weak Areas Development Objective.
It is the development objective of Cavan County Council to:

SWA 01	Facilitate proposals for permanent residential development subject to good planning practice in matters of location, siting, design and the protection of environmentally sensitive areas and areas of high landscape value.

12.13.2.2 Rural House Design

Notwithstanding the applicant's demonstration of compliance with the rural housing criteria as set out above, applicants are also required to satisfy visual impact, design standards, environmental and traffic safety issues. The design of rural housing development requires careful design consideration to ensure that all new development sensitively integrates into the landscape. Important factors to consider includes site selection, design, scale and form of the proposed development. New rural housing applications shall comply with the Rural House Design Guide for County Cavan as contained in Appendix 22.

Developments must integrate with the receiving landscape by selecting naturally sheltered and screened sites and with the proposed building being of a simple built form complemented with the use of materials that are reflective of traditional vernacular. External finishes and materials used in designing a rural dwelling should be materials that reinforce the texture and colours of the surrounding landscape and neighbouring and existing buildings and dwellings.

Rural Housing Design Development Objectives
It is a development objective of Cavan County Council to:

RHD 01	Ensure new rural housing comply with the Design Guide for Single One-Off Houses within Cavan Rural Countryside with respect to Site Selection, House Design, Landscaping, Sustainability and Design Statement.
RHD 02	Encourage design elements in all new dwellings to incorporate the concept of Lifetime Homes.

12.13.2.3 Wastewater Treatment in Rural Areas

In un-serviced areas and outside the main towns and villages, the main method of sewage disposal is by means of individual septic tanks and proprietary systems.

In order to protect human health and water quality from the risks posed by domestic wastewater treatment systems the EPA's National Inspection Plan for Domestic Waste Water Treatment Systems 2018-2021 now requires each local authority to develop a local site selection plan, which documents the application of the site selection methodology and outlines the justification for the selection of priority areas and individual sites.

Wastewater treatment systems should be located, constructed and maintained to the highest standards to ensure minimal impacts on water quality. Details of proposed means of surface water disposal shall be requested at planning application stage in order to prevent surface water accessing the public roadway. Where existing clusters of septic tanks in vulnerable areas are augmented with additional septic tanks, the risk of pollution increases significantly and therefore the protection of these areas is paramount.

Wastewater Treatment in Rural Areas Development Objectives
It is a development objective of Cavan County Council to:

WTR 01	Ensure proposals involving the installation of an on site wastewater treatment system are in accordance with the requirements of the 'EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses,' (2009) or any subsequent Code of Practice which supersedes it.
WTR 02	Ensure proposals shall be accompanied by a Site Characterisation Form which has been properly completed by a suitably qualified person.
WTR 03	Proposals for significant extensions will be required to ensure that existing effluent treatment systems are adequate to cater for any additional loading that may result from the extension.

WTR 04	Ensure that private wastewater treatment plants, where permitted, are operated in compliance with EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (EPA 2009), as may be amended.
WTR 05	Protect against development proposals, involving individual treatment systems, which would increase effluent loading within existing housing clusters located within areas of high groundwater vulnerability.

12.13.2.4 Private Wells

The use of private wells to provide water to single houses remains the responsibility of the householder. Private wells are not regulated under the European Communities (Drinking Water) Regulations 2014 and Irish Water has no role in relation to private water supplies. The Local Authority is responsible for providing advice and guidance in relation to the protection of the supply. Applicants will be required to connect to mains or Group Water Supply water sources where available.

Private Wells Development Objectives
It is a development objective of Cavan County Council to:

PW 01	Support householders, through advice and guidance, to ensure that private wells are to acceptable drinking water standards.

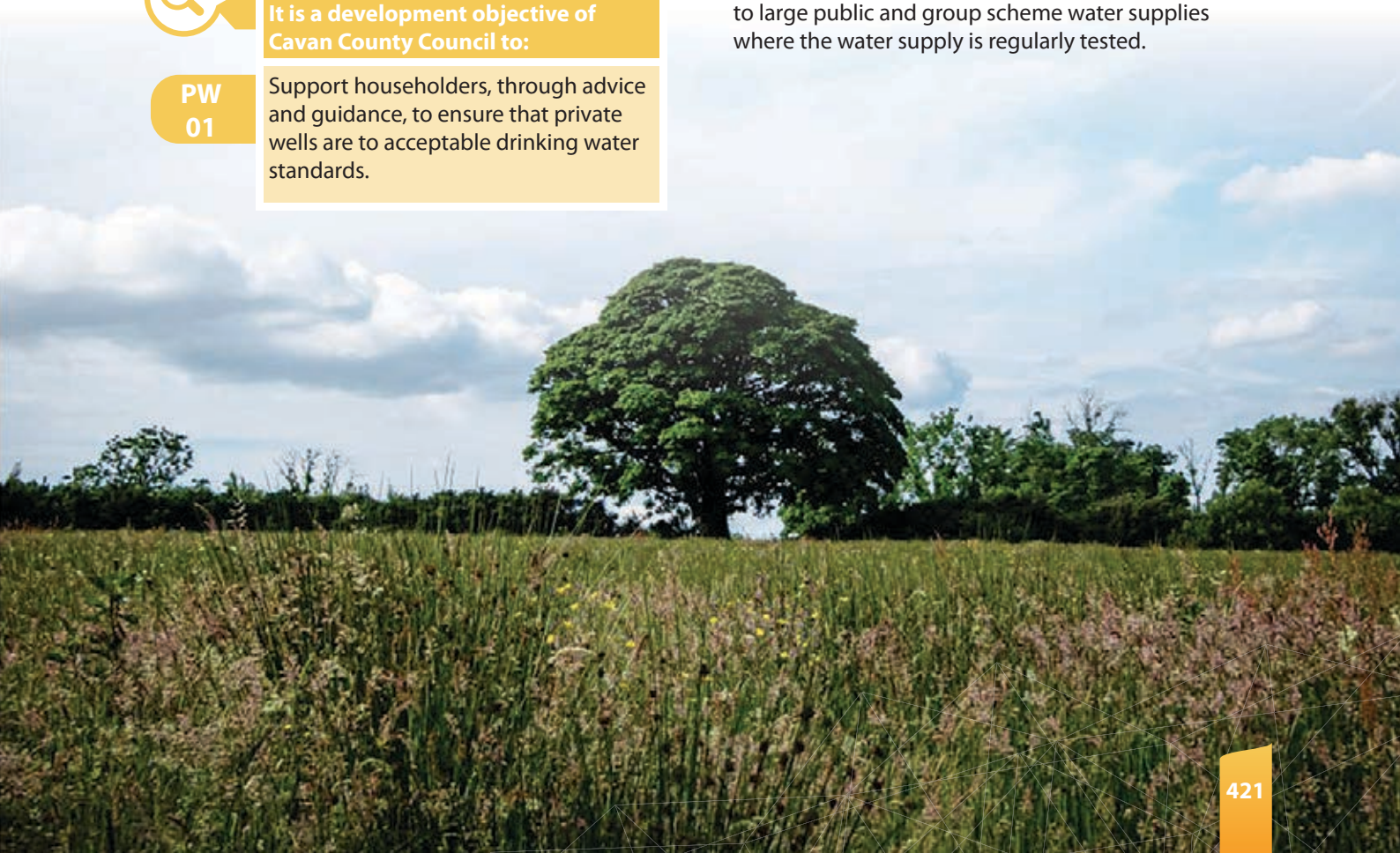
12.13.2.5 Water Quality and Groundwater

Groundwater is water located beneath the ground surface in pore spaces and fractures of geologic formations. If the geologic formation can yield enough water for a significant water supply, then the term aquifer is often used. Water is usually abstracted from these aquifers by pumping from wells or boreholes, although water may also seep to the surface via springs. Well depths in the bedrock aquifers typically range between 30 - 100m below the surface. The water from well or borehole abstractions is generally a composite of water from all fractures and/or conduits throughout the total length of bedrock in the borehole.

There are risks posed to water coming from private wells. Just because the water comes from underground does not mean it is acceptable to drink. Polluting activities such as domestic wastewater treatment systems or septic tanks, farmyards and land-spreading of slurry and grazing cattle may pose a risk to well water.

In addition, groundwater can contain toxins that occurs naturally in rocks (e.g. heavy metals) which dissolve into groundwater. These can be persistent and difficult to treat.

Therefore, it is essential that water is fully tested prior to being used as drinking water. Where available, applicants will be required to connect to large public and group scheme water supplies where the water supply is regularly tested.



Water Quality and Groundwater Development Objectives
It is a development objective of Cavan County Council to:

WQG 01	Support the implementation of the relevant recommendations and measures outlined in the relevant River Basin Management Plan 2018-2021, and associated Programme of Measures, or any such plan that may supersede same during the lifetime of the plan. Development proposals shall not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands.
WQG 02	Collaborate with Irish Water in contributing towards compliance with the S.I. No. 122/2014 - European Union (Drinking Water) Regulations 2014 *and any regulations made thereunder* and compliance of water supplies with the parameters identified in these Regulations.
WQG 03	Contribute towards, as appropriate, the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, wetlands, groundwater and associated habitat and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC). The European Union (Water policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (groundwater) Regulations 2010 (as amended) and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same).
WQG 04	In conjunction with Irish Water, have regard to the EPA 2020 '*Drinking Water Quality in Public Supplies 2019*' (and any subsequent update) in the establishment and maintenance of water sources in the County.
WQG 05	In conjunction with Irish Water, support recommendations made by the EPA arising from any failures to meet drinking water standards and any enlistment on the EPA's Remedial Action List.
WQG 06	Ensure that in assessing applications for development, that consideration is given to the impact on the quality of surface waters having regard to targets and measures set out in the River Basin Management Plan for Ireland 2018-2021 and any subsequent local or regional plans.
WQG 07	Ensure that development would not have an unacceptable impact on water quality and quantity including surface water, ground water, designated source protection areas, river corridors and associated wetlands.
WQG 08	Discourage the over concentration of individual septic tanks and treatment plans to minimise the risk of groundwater pollution.
WQG 09	Support the preparation of Drinking Water Protection Plans and Source Protection Plans to protect sources of public water supply, in accordance with the requirements of the Water Framework Directive.

12.13.2.6 Access and Sightlines for Rural Applications

All applications shall include at planning application stage comprehensive details of the way in which safe access and egress to the site can be achieved.

Access and Sightlines for Rural Applications Development Objectives
It is a development objective of Cavan County Council to:

AS 01	Existing roadside hedgerows and trees shall be retained as much as possible. The entrance shall be carefully considered to achieve the required sight distance with the removal of a minimum extent of existing hedgerow.
AS 02	New access points onto the public road network shall generally be subject to sight line visibility standards as set out in Cavan County Councils document Sightline Visibility Requirements for Junctions and Direct Accesses, contained in Appendix 4 of this Plan.
AS 03	Restrict the creation of additional access points from new developments or the generation of increased traffic from existing accesses to national roads, to which speed limits greater than 60kmph apply.

12.13.2.7 Boundary Treatment in Rural Areas

Appropriate and sensitive boundary treatment is a key component to successful integration of developments in rural locations. Removal of front boundary hedgerows, walls or ditches is not encouraged, and applications should be submitted outlining full details of all boundary treatments of applications in rural areas. A simple splayed or bell mouthed opening is encouraged. Hedgerows add to visual attraction and new planting shall comprise of native species and pollinator plants only. Evergreen non native species is not permitted. New entrance walls, gates and piers shall be sensitive in their design in terms of height, scale, finishes and full details should accompany planning applications.

Boundary Treatment in Rural Areas Development Objectives
It is a development objective of Cavan County Council to:

BT 01	Boundary treatment shall reflect local traditions. Traditional dry-stone wall construction or limestone walls with lime mortar, and/or post and wire/ timber fencing back planted with indigenous hedging and pollinator species in accordance with Appendix 23 are encouraged.
BT 02	The design of entrance gates, walls and piers shall be in character with the rural location of the proposed development in terms of height, scale and finish.

12.13.2.8 Replacement Dwellings

In recent years, there has been a tendency to replace established rural dwellings and structures, rather than upgrading or modernising older buildings. Planning permission will be considered for a new replacement dwelling only in instances where a dwelling is not considered by the Council to be vernacular or where it does not provide a positive/important contribution to the local character or heritage of the surrounding area. Furthermore, planning permission will be considered for a replacement dwelling in cases where an existing habitable dwelling has been destroyed recently by fire or by accidental occurrence. Accordingly, it is the Council's policy to seek to retain vernacular dwellings and structures and promote their sympathetic renovation and continued use, rather than replacement. With carefully designed extensions and sensitive restoration, these houses can be brought up to standard capable of meeting modern day demands. Where a new building is necessary, the original building should be retained for ancillary uses. For this reason, there will be a presumption against the demolition of vernacular dwellings and structures, where restoration or adaptation is a feasible option.

Replacement Dwellings Rural Development Objectives
It is a development objective of Cavan County Council to:

RDR 01	Encourage the sensitive refurbishment of existing vernacular buildings unless it is clearly demonstrated to the satisfaction of the planning authority that it is not reasonably capable of being made structurally sound and adapted for modern living standards.
RDR 02	A replacement dwelling shall be located within the curtilage of the dwelling to be replaced, except where it is demonstrated to the satisfaction of the planning authority that the siting of the replacement dwelling represents an improvement in siting or provides benefits in respect of the amenity, environment, heritage or the landscape and/or access arrangements for the development on site.
RDR 03	The Council shall assess applications for refurbishment and/or replacement of existing housing stock in rural areas, having regard to the criteria outlined hereunder: • That in the case of refurbishment and extension proposals, that the scale and architectural treatment of proposed works are both subservient and sympathetic to the character of the original structure and do not detract from the setting of the surrounding area including adjoining or nearby development. • That in the case of replacement dwellings, the design is appropriate to the site in terms of size and scale and does not detract from the setting of the surrounding area including adjoining or nearby development. • That the overall size of the replacement dwelling does not result in a significant negative visual impact to the character, landscape and heritage of the rural area and shall have regard to local distinctiveness. • That in the case of replacement dwellings, to require that the original structure was last used as an authorised habitable dwelling and that the roof, and all internal and external walls and windows are substantially intact • That replacement dwellings are provided at locations where there is safe access to the public road and acceptable wastewater disposal arrangements can be put in place and where specific development objectives or other policies of the Council are not compromised; and, • That the design of replacement dwellings in rural areas shall have regard to the design, finish and character of the existing building and comply with the 'Cavan Rural Design Guide', or any such replacement document.

12.13.2.9 Ribbon Development

The Planning Authority, in accordance with the guidance given in the DEHLG Sustainable Rural Housing Guidelines for Planning Authorities, will resist ribbon development, primarily on the grounds of visual amenity, reinforced on occasions by road safety reasons. As per the Rural Housing Guidelines for Planning Authorities ribbon development is defined as '5 or more houses exist on any one side of a given 250 metres of road frontage'. The ribbon may not have a uniform building line, and buildings set back from the road, staggered or an angle to the road will also be considered as ribbon development, where they are visually linked. The exacerbation or addition of ribbon development will be discouraged in the assessment of rural houses.

Ribbon Development- Development Objectives
It is a development objective of Cavan County Council to:

RD 01	Resist development that would create or extend ribbon development.

12.13.2.10 Siting and Design

The scale, form, design and siting of the development should be sensitive to its surroundings and visually integrate with the receiving landscape. Planning applications shall be in compliance with the Design Guide for Single One-Off Houses for the County and shall ensure that new dwellings integrate into the landscape in their location, form and design.

Siting and Design Development Objectives
It is a development objective of Cavan County Council to:

SD 01

Require applications for new dwellings in rural locations to:

- Have a simple design forms and materials reflective of traditional vernacular architecture.
- Have consideration to the scale of surrounding buildings.
- A design, siting and orientation that is site specific responding to the natural features and topography of the site to best integrate development with the landscape and to optimise solar gain to maximise energy efficiency.
- Be sited to visually integrate with the landscape, utilising natural features including existing contours and established field boundaries and to not be visually dominate in the landscape by cutting and filling of sites. New buildings should respect the landscape context and not impinge scenic views or skylines as seen from vantage points or public roads.
- Larger houses should incorporate design solutions to minimise visual mass and scale e.g. subdivided into smaller elements of traditional form to avoid bulky structures.
- Use a simple plan form to give a clean roof shape and avoid the creation of a bulky shape.
- Where existing vernacular structures exist on site, consideration should be given to their re-use, adaptation and extension in preference to new build.
- Determine if the proposed development is located on any designated natural heritage, archaeological or architectural heritage site. The existence of any of these designated sites within the proposed development site may have implications for the proposed dwelling.
- Ensure that the detail, texture, colour, pattern, and durability of materials of the proposed development should be sustainable and of a high quality, and sensitive to its proposed location.
- Local stone and render such as stucco, traditional lime render or lime wash, rough cast render or napped render finish and glass is encouraged.
- Where contemporary materials are proposed they should complement and harmonise with traditional materials.
- Decorative fascia and box end soffits should be avoided.

12.14 Rural Strategy Climate Change Context and Development Objectives

In accordance with the format set out in Chapter 5: Climate Change of this Plan the following is an assessment of the content of this chapter in a climate change context and associated actions.

12.14.1 Agriculture

We live in a world with a population of 7.7 billion, expected to rise to 9.7 billion by 2050. Agricultural production will need to increase by an estimated 70% to meet this projected demand. The associated demand for water will also be high, with the United Nations predicting a 40% worldwide water shortfall and a 55% increase in demand within the next 15 years; while 18% of the European population is already water stressed. The Irish Farmers Association (IFA) has announced that feeding the world while addressing climate change will be one of the biggest challenges of the 21st century. We must seek to diversify our diets and eliminate food waste, and we must deliver action across all sectors to ensure future food security. The future for agriculture is in the development of sustainably grown, local sourced, predominantly plant-based produce. The current farming model and its related industries consumes almost 40% of the worlds habitable surface, whereas a vegan system would require a tenth of that, while reduced CO2 levels and protecting biodiversity and habitats. In Ireland we continue to import €79 billion of food each year, including foodstuff easily grown. Improving our self-sustainably will leave Ireland in a more resilient position during times of crisis, including those relating to climate change and/or pandemic, akin to the Covid-19 outbreak. Encouragingly, Ireland's climate and grass-based production systems enables it to deliver the lowest carbon footprint of milk and fifth lowest for beef production in Europe. It plays an important role in our economy, employing 7.7% of the population and contributing 7.5% to Gross National Income (2018).

However, this exposure generates a third of Ireland's total GHG emissions, which as a proportion of overall emissions is higher than any other EU member state and expected to rise even further over the next five years. Referenced within the RSES NWRA (2019), the concept of 'Smart Farming' in its application of resource efficiency through cost saving and environmental benefit is seen as an appropriate response at reducing our carbon emissions.

CAP (2019) meanwhile supports the diversification within agriculture and land use to develop sustainable and circular value chains and business models for lower carbon intensity farming, including, organic production, protection and enhancement of biodiversity and water quality, and the production of bio-based products and bioenergy through the Common Agricultural Policy and implementation of the 'National Policy Statement on the Bioeconomy' (2018). If current farmland practices shifted to regenerative, organic approaches, 100% of the annual global CO2 emissions would be sequestered.

Teagasc have published 'Improving Farm Sustainability – Practical Tools for Farmers' (2019) setting out the following seven actions to deliver improved 'farm sustainability':

- Improving Economic Breeding Index (EBI) and extending the grazing season;
- Substituting clover for chemical fertiliser;
- Changing to protected urea;
- Reducing losses from slurry;
- Improved energy efficiency and renewable energy;
- Incorporating forestry and hedgerows on farm;
- Using the Agriculture Sustainability Support and Advice Programme (ASSAP) Advisors to help improve water quality.

12.14.2 Forestry

11% of Ireland is covered with forestry, mostly non-native species. The main objective of these forests has been to develop Irish grown timber that can be used for construction, furniture or energy production, and thereby reducing the reliance on wood imports. Ireland's forests continue to play an important role in helping with climate change mitigation, through carbon sequestrations and the provision of renewable fuels and raw materials.

Irish forestry is a major carbon sink and afforestation is the most significant mitigation option that is available to Ireland's land use sector. Ireland is committed to the practice of Sustainable Forest Management, which, under the Helsinki and Lisbon Agreements, is understood to mean: "The stewardship and use of forests and forest lands in a way and at a rate that maintains their biodiversity, productivity, regenerative capacity, vitality and their potential to fulfil now and in the future, relevant ecological, economic and social functions as local, national and global levels and that does not cause damage to other ecosystems".


CREATED IN CAVAN
FOOD & DRINK MADE LOCALLY
HONESTY BOX

A key objective of the Department of Agriculture, Food and the Marine's 'Growing for the Future – A Strategic Plan for the Development of the Forestry Sector in Ireland' (1996) has remained "to develop forestry to a scale and in a manner which maximises its contribution to national economic and social well-being on a sustainable basis and which is compatible with the protection of the environment".

	Rural Strategy Climate Change Development Objectives It is a development objective of Cavan County Council to:
RSC 01	Require high-speed broadband connection for commercial and/or industrial development applications, where proposed in rural areas.
RSC 02	Seek access permission and use to all existing or planned service access routes and entranceways within a forestry development, for the sole amenity of Local Authority developed trackways or similar, where considered advantageous to improved connectivity across its functional area.
RSC 03	Support the production of biofuels from biomass (urban and farm waste)
RSC 04	Support farm diversification and biofuel crop production as a carbon neural alternative in agriculture.

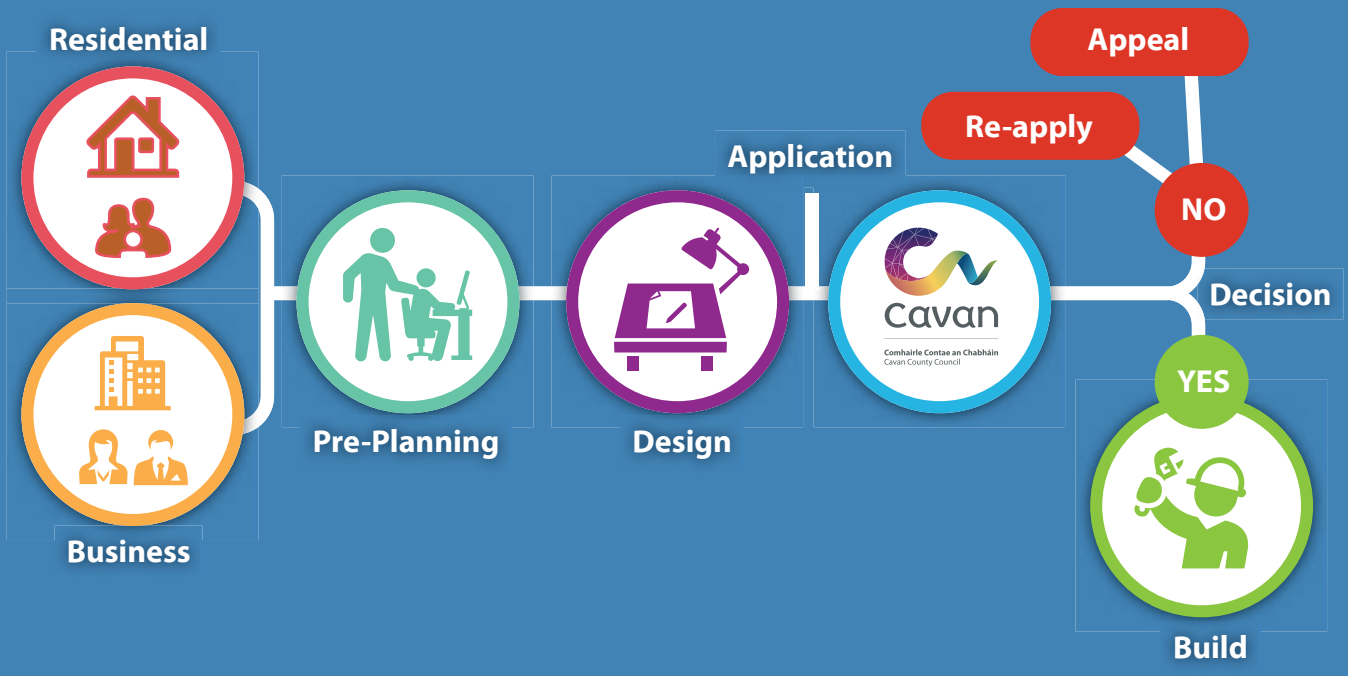
13 Development Management



Development Management Standards

13.1 Introduction

Development Management is one of the main implementation tools of a Development Plan. This Chapter sets out the development standards and criteria to ensure development occurs in an orderly and efficient manner, in all development proposals. It is the aim of the Planning Authority to promote a high standard of design and amenity and to complement the existing character of a particular area,



13.1.1 Pre-Planning

Section 247 of the Planning and Development Act, 2000 (as amended) sets out the formal procedure for prospective applicants seeking planning advice. The Planning Authority actively encourages pre-application discussions prior to the submission of any planning application.

13.1.2 Enforcement

Development will be managed in accordance with policies and objectives set out in the County Development Plan and in accordance with the principles of proper planning and sustainable development. In accordance with the Planning and Development Act 2000, as amended, the role of the Planning Authority is to undertake enforcement action where necessary with respect to non-compliance with conditions attached to planning permissions and the carrying out of non-exempted development without the benefit of planning permission. Furthermore, the planning authority has special control powers under current legislation pertaining to such areas as protected structures. The planning authority will continue the practice of granting planning permission with the inclusion of conditions requiring levies and/or bonds to be paid to ensure compliance with the conditions of permission.

13.2 Common Principles for all Planning Applications

13.2.1 Access for All

The Council recognises the need for universal equality of access to all aspects of the built and external environment as an essential prerequisite of equal opportunity and the development of an inclusive society. Part M of the Building Regulations sets out standards to ensure that buildings are accessible to and usable by everyone, including older people, people with disabilities and children.

13.2.2 Crime Prevention through Environmental Design

Designing out crime seeks to deter the opportunities for crime to occur. In this regard consideration will be given in the design and assessment of space. Designs shall ensure residents control areas which can include footpaths and car parks, but ranges from entirely private to public spaces. Developments therefore should seek to maximise surveillance, grouping houses in smaller numbers, providing shared access spaces, narrowed or pillared entrances and appropriate road and pedestrian network.

13.3 Assessments required for Particular Projects

13.3.1 Environmental Impact Assessment Report

The Planning and Development Regulations 2001, as amended, specify mandatory thresholds above which Environmental Impact Assessment Report (EIAR) are required in relation to types and scale of development proposals. Where it appears to the Planning Authority that a development proposal would be likely to have significant effects on the environment, a sub threshold discretionary EIAR can be requested by notice in writing.

13.3.2 Screening for Appropriate Assessment

An Appropriate Assessment is an examination of the implication for a Natura 2000 site of any plan or project not directly connected with or necessary to the management of a Natura 2000 site in view of the site's conservation objectives.

A proposed development will only be approved where it can be determined by the competent authority (the Planning Authority) that, based on best scientific evidence, the project or plan proposed will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European sites(s) (Natura 2000 site), either individually or in combination with other plans or projects.

If the Screening for Appropriate Assessment process considers that Appropriate Assessment is required, the applicant will be required to prepare a Natura Impact Statement (Stage 2 Appropriate Assessment) of the development proposed.

13.3.3 Other Assessments

For certain development due to the site location and or the type of development additional assessments may be required as part of the planning proposals, which include, but are not limited to the following

- Flood Risk Assessment
- Traffic and Transport Assessment (TTA) & Road Safety Audits (RSA)
- Architectural Assessment
- Archaeological Assessment
- Landscape Appraisal and Visual Assessment
- Ecological/Biodiversity Assessment
- Infrastructural Assessments, particularly for larger type residential developments over 50 units

13.3. 4 Implementation of Planning Permission

The Planning Authority shall when granting a permission under Section 34 of the Act include condition/s requiring the payment of contributions in respect of public infrastructure and facilities benefiting development in its area and that is provided, or that is intended to be provided, by or on behalf of the Local Authority, in accordance with a Development Contribution Scheme made under Section 48 of the Act.

13.3.5 Supplementary Development Contribution Schemes

The Planning Authority will wherever appropriate, require by conditions, payment of a contribution in respect of any public infrastructure service or project, in accordance with a Supplementary Development Contribution Scheme made under Section 49 (2) of the Act 2000.

13.3.6 Special Contribution

Where appropriate, the Planning Authority, will in addition to the terms of a scheme, require the payment of a Special Contribution in respect of a particular development where specific exceptional costs not covered by a scheme are incurred by the Local authority, in respect of public infrastructure and facilities which benefit the proposed development, in accordance with Section 48(2)(c) of the Act.

13.3.7 Vacant Site Levy

The Urban Regeneration and Housing Act 2015 is a site activation measure to bring vacant and underutilised land in urban areas into beneficial use, while ensuring a more effective return on State investment by enabling infrastructure and helping to counter unsustainable urban sprawl. It introduced a statutory obligation for all Planning Authorities to establish a register of vacant sites. The Urban Regeneration and Housing Act 2015 sets out two broad categories of vacant land that the levy may apply to:

- Lands zoned primarily for residential purposes.
- Lands in need of regeneration which includes: Mixed Use/Expanded Town Centre zonings as they offer opportunities to sustain and enhance the vitality and viability of town centres and where appropriate to consolidate urban areas.

For the purposes of clarity, 'residential' and 'regeneration lands' as identified in the Urban Regeneration and Housing Act 2015 to be interpreted within the Cavan County Development Plan 2022-2028 as follows

Residential: includes all lands zoned 'Town Core', 'Existing Residential', 'Low Density Residential', 'Neighbourhood Centre' 'Proposed Residential' and 'Mixed Use'.

Regeneration: includes all lands zoned 'Town Core', Neighbourhood Centre' 'Mixed Use' 'General Enterprise and Employment', 'Retail Warehousing' '

Vacant Site Levy Development Objective
It is a development objective of Cavan County Council to:

VSL 01	Facilitate the implementation of the Urban Regeneration and Housing Act 2015, by utilising site activation measures, including the provision of the Vacant Site Levy, to assist in bringing vacant and underutilised zoned land into beneficial use.

13.3.8 Derelict Sites

A Derelict Site is defined in the Act as any land which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question because of the existence of structures which are in a ruinous, derelict or dangerous condition, the neglected, unsightly or objectionable condition of the land or any structures on the land or the presence of litter, rubbish, debris or waste on the land. The removal of such sites is important to the overall appearance and productivity of the urban areas within the county.

13.3.9 Dangerous Structures

Dangerous places and dangerous structures are defined under section 1 of the 1964 Local Government (Sanitary Services) Act and includes any place or building that, in the opinion of the authority, is, or likely to be a danger to any person or property. The process is similar to that of derelict sites, however, unlike derelict sites legislation, it is not confined to urban areas and is enforceable anywhere within the sanitary district.

Derelict Sites and Dangerous Structures Development Objective
It is a development objective of Cavan County Council to:

DS 01	Investigate reports of dangerous places and dangerous structures as defined in the Sanitary Services Act 1964, within the county of Cavan, and encourage and enforce the required works to render that place or structure safe in the opinion of the Authority. The Council will use its statutory powers, where appropriate, to accomplish this and will consider all options available to it under the Sanitary Services Act 1964 to remove the danger.
DS 02	Identify under-utilised and obsolete areas for potential renewal and encourage and facilitate the re-use and regeneration of derelict land and buildings in the county's main towns, villages and smaller centres. The Council will use its statutory powers, where appropriate, to facilitate this and will consider such buildings and lands for inclusion in the Register of Derelict Sites or the Vacant Sites Register.

13.3.10 Bonds

To ensure satisfactory completion of housing developments, a guarantee in the form of a cash deposit or bond per residential unit (updated in accordance with the wholesale price index) will be required to be lodged with the planning authority prior to the commencement of development. This guarantee shall remain in place until the development is completed to the satisfaction of the Planning Authority, and is taken in charge, in accordance with the provision of Section 180 of the Act.

In exceptional circumstances the Planning Authority may accept a phased bond/deposit payment where the development is designed and carried out on a phased basis and is taken in charge in the same phased manner.

Bonds Development Objective
It is a development objective of Cavan County Council to:

BDO 01	Developers shall be required to give security to the Planning Authority in the form of a cash deposit or Bond to ensure satisfactory completion of estates until such time as they are taken in charge by the Local Authority.

13.3.11 Climate Change and Sustainable Buildings

Sustainable design elements are essential and should be considered at the initial design stage of the design process. These elements will influence and help determine the layout, siting and orientation of building(s), height, form, materials, density and overall functionality as well as aesthetics of the proposed development.

Energy efficient buildings minimise the consumption of non-renewable resources and waste and can help to create healthy and comfortable buildings and places. New development (new build) extensions and re-purposing of buildings should employ high-quality sustainable design measures that help to mitigate and adapt to seasonal and climate change. All new development proposals will be required to include measures that incorporate sustainable building practices, achieve the highest energy efficiency BER Ratings for all new builds and renovations and incorporate the provision of electric (EV) charging points.

The Planning Authority encourage and require new development proposals be designed in accordance with the standards outlined in the 'National Disability Authority- Building for Everyone; a Universal Design Approach 2012' and 'Technical Guidance Technical Guidance Document M – Access and Use of the Building Regulations 2010 Document M- Access and Use of the Building Regulations 2010 or any subsequent update.

	Climate Change and Sustainable Buildings Development Objectives It is a development objective of Cavan County Council to:
CCSB 01	Encourage renewal development proposals which contribute positively to reducing energy consumption and carbon footprint.
CCSB 02	Assess applications for development, having consideration to relevant national and regional guidelines and criteria in respect of sustainable building practices and renewable energy that serve to reduce energy demand, reduce greenhouse gas emissions and address the necessity of adoption to climate change.
CCSB 03	Require that all new development proposals seek to deliver low energy buildings and the highest energy efficiency BER ratings including: • Design measures which minimise energy use, including passive solar design, energy-efficient building design and emission reduction measures • Design measures which promote renewable and low carbon energy • Is designed for flexible use throughout its lifetime • Promote the use of green roofs and natural ventilation • Promote the use of permeable surfaces to decrease surface runoff rates • Institute grey-water recycling schemes to decrease abstraction of potable surface water resources, thus reducing water stress during periods of low rainfall • Maximise water conservation • Avoids internal overheating and excessive heat generation • Supplies energy efficiency and incorporates decentralised energy systems such as District Heating and uses renewable energy where feasible • Procures materials sustainably using local suppliers wherever possible ensuring designs make the most of natural systems both within and around the building • Manages flood risk, including through sustainable drainage systems (SUDS) and flood resilient design for infrastructure and property • Enhance flood resilience of buildings, e.g., elevated worksurfaces and storage facilities, raised sockets and electrical infrastructure, enhanced flood boards • Conserves and enhances the natural environment, particularly in relation to biodiversity, and enables easy access to open spaces • Avoids the creation of adverse local climate conditions • Reduces air and water pollution • Promotes sustainable waste behaviour in new and existing development
CCSB 04	All new development proposals shall be designed in accordance with the standards outlined in the 'National Disability Authority- Building for Everyone, A Universal Design Approach 2012' and Technical Guidance Technical Guidance Document M – Access and Use of the Building Regulations 2010 Document M- Access and Use of the Building Regulations 2010 or any subsequent update.
CCSB 05	New or replacement rural or urban dwellings shall provide for the installation of one electric vehicle charging point.

13.3.12 Urban Design

All development proposals should present high quality and considered design solutions employing best practice standards. Design of development must demonstrate compliance with relevant National, Regional and Local Planning Policy while promoting best practice in architectural design.

	Urban Design Development Objectives It is a development objective of Cavan County Council to:
UD 01	Require all developments to adequately address the Key Indicators of Quality Urban Design and Placemaking as indicated in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), and accompanying Appendix D: Design Checklist - Key Indicators of Quality Urban Design and Placemaking, or any update thereof.
UD 02	All developments should include the following • Building design which minimises resource consumption, reduces waste, water and energy use shall be incorporated where possible, in all new and renovated developments • Sustainable Residential Development and Compact Settlement Guidelines (2024) • SuDS measures are required to form part of the design of all developments • The Planning Authority will seek to encourage the implementation of best practice standards with regard to access in both indoor and outdoor environments
UD 03	Require a detailed Design Statement to be submitted in respect of residential schemes comprising 10 or more units, large scale developments (commercial, business and enterprise buildings, office retail, educational facilities etc) and any other development proposed on key strategic or sensitive sites within the urban areas, as determined by the Planning Authority.
UD 04	The Design Statement shall • Describe the design concept • Clearly demonstrate how the urban design criteria have been taken into account when designing schemes in urban area, as per the Sustainable Residential Development and Compact Settlement Guidelines (2024) • Set out how the development meets the relevant Development Plan Objectives, Local Area Plan, Masterplan or similar • Provide site photographs • Provide an open space/landscape strategy which identifies any areas of ecological interest and sets out proposals for same • Set out how energy efficiency measures have been incorporated into the project design process
UD 05	Enhance the visual amenity of existing town and village centres, minimising unnecessary clutters, and provide guidance on public realm design including wirescapes, shopfront design, street furniture and signage.

13.4 Residential Development

13.4.1 Residential Density

Generally, the number of units to be provided on a site should be determined with reference to the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (DHLGH, 2024) or any update thereof These set out the national planning policy and guidance in relation to the planning and development of settlements and housing. The guidelines expand on the creation of settlements that are compact, attractive, liveable and well designed with a focus on the renewal of settlements and on the interaction between residential density, housing standards and placemaking. The Guidelines support the application of densities that respond to settlement size and to different place contexts within each settlement. The concept of 15–20-minute walkable communities will be sought and created, and accordingly appropriate residential densities will be encouraged within walking distance to town centres and public transport infrastructure. Due to the difficult topography of County Cavan, there are many instances where densities as per the Sustainable Residential Development and Compact Settlement Guidelines cannot be achieved. Site density, therefore, will be determined on a case-by-case basis.

Residential Density Development Objectives It is a development objective of Cavan County Council to:	
RD 01	Encourage densities where appropriate in accordance with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (DHLGH, 2024) or any update thereof.
RD 02	In rural towns, Villages and Community Nodes any development shall take cognisance of the prevailing scale, form and character of the settlement and the capacity of services and infrastructure .
RD 03	Ensure densities of proposed developments reflect the key attributes and character of the surrounding/ adjoining area.



13.4.2 Building Height

It is a policy to require compliance with the Urban Development and Building Height Guidelines, December, 2018. The Urban Development and Building Height Guidelines, December 2018 require that development plans identify and provide support for specific geographic locations where increased building height is a fundamental policy requirement. Development proposals for higher buildings shall have regard to Appendix D Design Checklist 'Key Indicators of Quality Urban Design and Placemaking' in the Sustainable Residential Development and Compact Settlement Guidelines (DHLGH, 2024) and any associated Design Manual.

In general, height should respect the local streetscape. However, in towns, varied building heights are supported across residential, mixed use and town centre areas to support consolidation and create a sense of place, urban legibility and visual diversity.

Building Height Development Objectives
It is a development objective of Cavan County Council to:

BHDO 01	Seek compliance with the Urban Development and Building Height Guidelines, December, 2018 or any update thereof.
BHDO 02	Development proposals that include building heights greater than the prevailing building height in the area should be accompanied by a strong urban design rationale as part of a Design Statement.
BHDO 03	The appropriate maximum or minimum height of any building will be determined by • The prevailing building height in the surrounding area • The proximity of existing housing • The formation of a cohesive streetscape pattern, including height and scale of the proposed development relative to width of street or area of open space. • The impact of any Protected Structures, Architectural Conservation Areas (ACAs) and/or sensitive sites. • Design shall take into account overlooking and privacy • Proposal should not interfere with scale, amenities and visual quality of existing development.
BHDO 04	Commence a Building Height Strategy for Cavan Town within 2 years of the adoption of the Development Plan.

13.4.3 Site Coverage

Site coverage standards seek to avoid adverse effects of over-development particularly in our established towns and urban areas. Applying site coverage standards can help to safeguard sunlight and daylight within or adjoining a proposed layout of buildings. Site coverage relates to the percentage of the development site covered by buildings and structures (excluding the public roads and footpaths) and is calculated by dividing the total area of ground covered by buildings, by the total ground area within the site.

Site Coverage Development Objectives
It is a development objective of Cavan County Council to:

SCDO 01	Individual development proposals will be assessed on performance-based criteria dependent on location and individual site characteristics in accordance with the provisions of national policy NPF NPO 13.

13.4.4 Plot Ratio

Plot ratio seeks to control the mass and bulk of buildings to prevent the adverse effect of over-development, whilst ensuring the efficient and sustainable use of serviced land. Plot ratio is calculated as the gross building(s) floor area divided by the gross site area. The gross floor area is the sum of all floor space within the external walls of the buildings, excluding basement, plant, tank rooms and above level car parking areas with the gross site area constituting all land within the curtilage of the site.

Higher plot ratio coverage may be permissible in certain limited circumstances such as adjacent to public transport corridors, to facilitate areas identified for regeneration purposes, and in specific areas where an appropriate mix of both residential and commercial uses is proposed.

	Plot Ratio Development Objectives **It is a development objective of Cavan County Council to:**
PR 01	Individual development proposals will be assessed on performance-based criteria dependent on location and individual site characteristics in accordance with the provisions of national policy NPF NPO 13.

13.4.5 Age Friendly Housing – Housing for Older People

Housing is a key social policy functional area that needs to adapt in order to meet the changing needs of older people. The NPF supports national policy to assist older people to live with dignity and independence in their own homes and communities for as long as possible. In particular, it highlights the need for well designed lifetime adaptable infill and brownfield developments close to existing services and facilities, supported by universal design and improved urban amenities.

Developers are encouraged to provide housing suitable for older people in locations with ease of access to services and facilities, providing independence, encouraging people to remain active and supporting people to live healthily. Developments should seek to provide house types that provide a choice for older people, which take account of changing needs as people grow older. In this regard, developers are encouraged to incorporate the principles of universal design in the provision of new residential properties.

Consideration should be given to providing single storey properties in large residential developments that would provide older people with the option of downsizing if so desired. This would have the positive knock on effect of releasing larger homes for younger families.

Age Friendly car parking spaces should generally be provided, where possible, in all developments.

The principles of universal design should also be incorporated in the design of all new one-off/ single units to ensure houses are future-proofed and suitable for the changing needs of the occupants as they age. This will reduce the need for major adaptations/extension in the future. The adaption of existing homes to meet the changing needs of older people is also supported.

It is recognised that there are opportunities for infill development in central locations in established urban areas to meet the housing needs of older people. Such development will be encouraged, subject to the appropriate standards being met.

	Age Friendly Housing Development Objectives **It is a development objective of Cavan County Council to:**
AFH 01	Promote age friendly housing and public realm design to ensure supports are available for older people to live independently.
AFH 02	Support the adoption of existing dwellings to meet the needs of older people.
AFH 03	Promote universal and lifetime adoptable design in new dwellings in order to future proof and suit the changing needs of the occupants.

13.4.6 Naming of Residential Development

The naming of residential estates shall reflect local place names, local people of historical significance, heritage, language or topographical features as appropriate, and shall incorporate old and Irish place names from the locality. The use of bi-lingual or Irish-Language signs is encouraged. The naming and numbering of residential estates shall be approved in advance by the Planning Authority.

Naming of Residential Development Objectives It is a development objective of Cavan County Council to:	
NRD 01	Require the naming of new residential development to be in accordance with DoECLG Circular 'Naming of Streets and Roads, Numbering of Houses and the Use of Irish' and to be agreed with the Planning Authority.

13.4.7 Private Open Space

To ensure private open for new dwellings is adequate, standards set out in Department of Environment, Heritage and Local Government's Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) shall be adhered to
in the assessment of new residential houses. Private open space should be a useable area to the rear of the dwelling. Apartments and duplex units are required to meet private/semi- private open space requirements as set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023). With the difficult topography in County Cavan, levels will be considered in the assessment and private open space must be useable.

Private Open Space Development Objectives It is a development objective of Cavan County Council to:	
POS 01	Require that new development has regard to the character of the area in which they are located in terms of requirements for private open space.
POS 02	Require the following minimum open space requirements for new dwelling houses - One bedroom - 20sqm, 2 bedroom - 30sqm, 3 bedroom - 40sqm, 4 bedroom+ - 50sqm.

A reduction in the minimum standards set out in Development Objective POS 02 may be considered if an equivalent amount of high quality semi private open space is provided in lieu of the private open space subject to at least 50% of the area being provided as private open space, in accordance with the requirements set out in Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

13.4.8 Public Open Space

The provision of accessible open space is a key part of the provision of high-quality green infrastructure for communities. Public open space must be carefully designed as an integral part of the layout of all residential schemes/mixed schemes and should be addressed at the initial design stages. The public open space shall be designed to be informally supervised by residents. A variety of types and sizes of open spaces can be provided at suitable locations to cater for active and passive recreational needs of children and adults of all ages. The Planning Authority require that the design and type of public open space complies with the Sustainable Residential and Compact Settlement Guidelines for Planning Authorities (2024), or any updates thereof.

Public Open Space Development Objectives It is a development objective of Cavan County Council to:	
PCOS 01	Ensure public open spaces in new residential developments comply with the Sustainable Residential Development in Sustainable Residential and Compact Settlement Guidelines for Planning Authorities (2024), or any updates thereof. In general, 10% - 15% of the net site area should be provided for multifunctional open spaces at suitable locations within new residential schemes. The quality of open space proposed in a development will be a determining factor in the quantum of public open space that the Planning Authority will consider acceptable. In the case of sites that contain significant heritage, landscape or recreational; features and sites that have specific nature conservation requirements, a higher proportion of public open space may need to be retained. The 10% - 15% range shall not apply in such areas.
PCOS 02	Ensure public open space is well designed, of a high visual standard, generally flat, retain natural features and proposes appropriate landscaping or wetland and has a high level of surveillance and overlooking.

PCOS 03	Ensure that residual land in developments can be used for the provision of green infrastructure including community food programmes/allotments and areas for pollination.
PCOS 04	Provide for and promote additional public parks, amenities and spaces in towns and villages throughout the county and prepare a County Open Space Strategy in this regard.
PCOS 05	The Council may require the payment of a special development contribution under Section 48 of the Planning Act 2000 (as amended) for the improvement of existing recreational facilities and/or the provision of alternative recreational facilities, in lieu of direct provision where: (i) Existing open space/facilities which could benefit from upgrade or enhancement are already available for residents
PCOS 06	(ii) The Planning Authority considers it unfeasible, due to site constraints, to locate all open space on site (iii) The Planning Authority considers that the needs of the population are better served by the provision of a new park in the area.

13.4.9 Overlooking and Overshadowing

New residential development should be designed to maximise the use of natural daylight and sunlight. Innovative building design and layout that demonstrates a high level of energy efficiency and use of renewable energy sourced will be encouraged.

New development should be designed to avoid overlooking of existing or proposed residential units.

Overlooking and Overshadowing Development Objectives It is a development objective of Cavan County Council to:	
OO 01	Maintain at least 16 metres separation distance between opposing habitable room windows at the rear and/or side of houses, duplex units and apartment units, above ground floor level.
OO 02	Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.
OO 03	Reductions in this value may be considered for single storey residential units or innovative schemes where it can be demonstrated that adequate levels of privacy, natural lighting and sunlight can be achieved.
OO 04	Any window proposed at ground floor level should not be less than 1 metre from the boundary it faces.
OO 05	Adequate distances will be required for buildings overlooking school playgrounds or other sensitive uses. These will be determined at planning application stage. Innovative design solutions to avoid undue overlooking will be encouraged
OO 06	Require daylight and shadow projection diagrams to be submitted in all proposals where buildings of a significant height are involved or where new buildings are located very close to adjoining buildings. This will provide an element of control in situations where overlooking occurs.
OO 07	Daylight and sunlight levels should generally be in accordance with the recommendations of 'A New European Standard for Daylighting in Buildings en17037:2018 UK National Annex BS EN17037:2019, and the associated BRE Guide 209 2022 Edition (June 2022)', and any updates thereof.
OO 08	New residential development should be designed to maximise the use of natural daylight and sunlight. Innovative building design and layout that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources will be encouraged.

13.4.10 Design and Layout

New residential developments should deliver high quality architectural design, layout and mix.

	Design and Layout Development Objectives It is a development objective of Cavan County Council to:
DL 01	Require that all proposals for residential development demonstrate compliance with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) Buildings Heights Guidelines for the Planning Authorities (2018), or any updates thereof.
DL 02	Residential schemes shall provide a range of dwelling sizes and typologies to accommodate emerging demographic trends in line with the County's Housing Strategy and Housing Needs Demand Assessment or other evidence supported methodology.
DL 03	Planning proposals for housing schemes are required to present a considered design approach to tailor the scale, design, layout and density of housing in responding to the individual character of the respective town or village.
DL 04	Incorporation of measures to ensure sustainable design such as rainwater harvesting, green roofs and walls.
DL 05	New developments shall enable positive integration, both physically and socially towards building integrated communities and social cohesion.
DL 06	Dual aspect shall be incorporated into dwelling units.
DL 07	Adequate provision shall be made for the storage and collection of waste material. Each house shall have adequate screened storage for at least 3 number wheelie bins
DL 08	Terraced/townhouses schemes shall include appropriate design measures for refuse bins, details of which shall be shown at planning application stage. Bins shall not be situated immediately adjacent to the front door or ground floor window, unless adequate screened alcoves or other such mitigation measures are providing innovate design solutions shall be required in this regard.
DL 09	Terraced/townhouses schemes shall include appropriate design measures for bicycle storage, details of which shall be clearly indicated at planning application stage.
DL 10	Provide for high quality boundary treatment within the development including dwelling boundary treatments, public open space boundary treatment. All boundaries shall be of high-quality solid construction with no gaps. Post and wire or timber post and panel fencing is not permitted.
DL 11	All walls shall be capped, rendered concrete block or brick walls.
DL 12	Design that maximises access to natural daylight and minimises overshadowing and loss of light.
DL 13	Delivery of high quality accessible open space, public realm and landscaping.

13.4.11 Rivers, Streams and Lakes in Towns and Villages

All new developments which may impact on rivers, streams and lakes within Towns and Villages shall include provision for their protection. In recognition of their roles as natural corridors for fish and wildlife and as social and cultural amenities in towns and villages, a buffer along these rivers and streams shall be provided for in any development in order to allow for the creation of a walking and cycling network.

Rivers, Streams and Lakes in Towns and Villages Development Objectives
It is a development objective of Cavan County Council to:

RSL 01

Applications for new developments shall clearly demonstrate, as part of their application, how they have maintained waterways free from development in an environmentally and aesthetically sensitive manner. This shall include:

- The identification of a minimum of 10 – 20 meters either side of the waterway which shall be maintained free from development.
- Proposals to ensure the maintenance of riparian habitats.
- Proposals for the creation of linear parks and wildlife corridors and connections to existing ones.
- Identification of existing public rights of way and walking routes.
- Proposals to ensure such areas are accessible to all.



13.4.12 Phasing of Large-Scale Residential Schemes

In larger scale residential development, the Planning Authority will seek phasing programmes. The phasing can be made by a number of units over a certain time period, or on completion of a particular area of a development. Commencement of any next phase will not be permitted until all services and infrastructures are completed to the satisfaction of the Planning Authority.

	Phasing of Large-Scale Residential Development Objectives **It is a development objective of Cavan County Council to:**
PLSR 01	Require that applications for new large scale residential developments include a phasing programme.

13.4.13 Taking in Charge

In any application to have a development taken in charge, the Planning Authority will have regard to its policy document 'Taking in Charge Policy'. Generally individual phases of development will not be taken in charge until the entire development is complete.

	Taking in Charge Development Objectives **It is a development objective of Cavan County Council to:**
TIC 01	Take in Charge all residential housing estates, within its functional area, in a timely manner in accordance with Section 180 of the Planning and Development Act, 2000 (as amended) and with government circulars PD 108 & PL5/2014.

13.4.14 Apartments

The provision of apartment schemes shall be generally encouraged in appropriate locations, at a suitable scale and extent. Primarily this will be town centre locations and proximate to public transport and in the appropriate settlements. There is a presumption against inappropriate new apartments type accommodation in small towns and villages of the County. Where apartment type developments are being considered in small towns and villages of the County they should be of appropriate scale to attract long term sustainable communities and should have adequate provision for family living. Apartments shall meet standards in terms of living unit size, private and public open space and parking. There is a strong preference for units that are provided for assisted living with own front door entry.

Apartment type accommodation in small towns and villages of the county shall comprise of over the shop type, conversion of existing housing stock type proposals or small scale sensitive backland type only. This offers these centres, where the needs arise, to provide for this type of accommodation whilst also providing a suitable use for the reuse of existing and vacant buildings in the small town and village core. Apartment accommodation in small towns and villages shall be of an appropriate scale and extent and in suitable locations only. The extent of development on the site along with the type, scale and density of developments in the vicinity of the site will be a key consideration.

Proposals for new apartment schemes shall be designed in line with the design criteria as set out in – Sustainable Urban Housing - Design Standards for New Apartments- Guidelines for Planning Authorities (2023) or any subsequent update. Whilst these guidelines set out minimum design standards, standards above these are encouraged in the interests of creating attractive living environments and sustainable communities.

	Apartment Development Objectives It is a development objective of Cavan County Council to:
APT 01	A detailed design statement is required to be submitted with any development containing multiple apartments and/ or duplex units, including private and communal amenity space, as per the minimum apartment design standards.
APT 02	Proposals for apartment development will be assessed with due attention to • Appropriate mix to cater for different household sizes • Aspect – dual aspect units are encouraged • Floor areas and room widths • Private and communal amenity space • Lift/stair core access • Storage provision (for general, refuse and bulky items) • Private and communal amenity space • Communal facilities • Car, EV (Electric Vehicle) Charging Points and bicycle parking and • Adaptability
APT 03	Provide for private amenity space that is primarily accessible from the main living area of the apartment, generally in the form of balconies/terraces. Vertical privacy screens shall be provided between adjoining balconies.
APT 04	Provide for communal amenity space that is suitable for passive recreation.

13.4.15 Public Lighting

Well-designed schemes should include a detailed lighting scheme to add vibrancy and improve safety and security. Where a residential development has not been taken in charge, the developer shall be responsible for the management and maintenance of the public lighting in the development.

	Public Lighting Development Objectives It is a development objective of Cavan County Council to:
PLG 01	The design of all new developments shall take into consideration the layout of the proposed public lighting column locations and the proposed landscape design. Trees or vegetation shall not be planted within 7 metres of a public light column.
PLG 02	Residential developments shall require a public lighting scheme to be submitted as part of the site layout avoiding dark corners and alleyways.
PLG 03	All new lights shall be fitted with LED light sources
PLG 04	Preserve the amenity and visual character of an area and in the interest of public safety all services including electricity, public lighting, broadband and television cables shall be provided underground in appropriate ducting in all new developments
PLG 05	Lighting of new developments shall • Ensure the development of a sustainable energy efficient public lighting network • Set appropriate Design and Material standards • Require Lighting Designs by competent persons • Seek to minimise light pollution • Seek to minimise the future energy & maintenance cost of new development to be taken in charge • Work in harmony with the adopted Taking-in-Charge Policy

13.4.16 Refuse and Construction Waste Management

All new residential schemes shall include appropriately sited and designed secure refuse storage areas, details of which shall be clearly shown in pre-application discussion and planning application documentation. Regard shall be had to the number of individual bins required to serve each residential unit at design stage and the requirement for segregating waste for recycling and food waste.

Construction Environment Management Plans shall be prepared in advance of the construction of relevant projects and implemented throughout. Such plans shall incorporate relevant mitigation measures which have been integrated into the Plan and any Environmental Impact Statement or Appropriate Assessment. CEMPs typically provide details of intended construction practice for the proposed development, including:

- location of the sites and materials compound(s) including area(s) identified for the storage of construction refuse;
- location of areas for construction site offices and staff facilities;
- details of site security fencing and hoardings;
- details of on-site car parking facilities for site workers during the course of construction;
- details of the timing and routing of construction traffic to and from the construction site and associated directional signage;
- measures to reduce the need for the queuing of construction traffic on the adjoining road network;
- measures to prevent the spillage or deposit of clay, rubble or other debris;
- alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public right of way during the course of site development works;
- details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained (such bunds shall be roofed to exclude rainwater);
- disposal of construction/demolition waste and details of how it is proposed to manage excavated soil, including compliance with 2006 Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects, Department of the Environment, Heritage and Local Government;
- a water and sediment management plan, providing for means to ensure that surface water runoff is controlled such that no silt or other pollutants enter local water courses or drains;
- details of a water quality monitoring and sampling plan;
- if peat is encountered - a peat storage, handling and reinstatement management plan;
- measures adopted during construction to prevent the spread of invasive species (such as Japanese Knotweed);
- appointment of an ecological clerk of works at site investigation, preparation and construction phases; and
- details of appropriate mitigation measures for lighting specifically designed to minimise impacts to biodiversity, including bats.

	Refuse and Construction Waste Management Development Objectives **It is a development objective of Cavan County Council to:**
RCWM 01	In town centre locations all waste storage shall be appropriately sized and shall not be permitted on or between the public street and front façade of the development, nor visible or accessible by the general public.
RCWM 02	In residential schemes, appropriately sized commercial bin storage areas must be provided in locations which are readily accessible by the householder. These areas shall be well screened, and the design shall integrate with the dwelling.
RCWM 03	In apartment schemes, bin storage shall generally be on the ground floor level of the development, be adequately ventilated, screened from public view and adjacent to the block it serves. Where appropriate, the bin storage area shall be a separate structure to the apartment building.
RCWM 04	Shared bin storage areas shall be located conveniently for residents and collection.

RCWM 05	An Operational Management Plan detailing long-term refuse management and maintenance shall be provided for multi-unit residential schemes and shall demonstrate compliance with the requirements set out in Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) or any updaters thereof. The Plan shall address provisions made for the storage and collection of waste materials in residential schemes, particularly where there are reduced areas of private outdoor space. Communal refuse facilities shall be accessible to each housing unit and designed with regard to the projected level of waste generation and types and quantities of receptacles required.
RCWM 06	All relevant development proposals shall include a Construction Environmental Management Plan (CEMP) with planning application documentation.
RCWM 07	In the case of development which requires the removal of either greenfield or brownfield waste material, such removal requires suitable waste collection permits with subsequent disposal to appropriately authorised licenced/permitted facility.

13.5 Other Residential Developments

13.5.1 Living Over the Shop/Upper Floors

'Bringing Back Homes' 2019 by the Department for Housing and Urban Development aims to assist property owners, the public, local authorities and the construction industry to develop vacant buildings.

	Upper Floor Residential Use Development Objectives It is a development objective of Cavan County Council to:
UFR 01	Encourage residential uses in existing under-utilised or vacant building sites as a mechanism to combat vacancy in town centres.
UFR 02	Require a high level of residential amenity ensuring natural light in living rooms and bedrooms and minimum standards are met in relation to overall floor areas and storage space requirements as set down in the Sustainable Urban Housing: Design Standards for New Apartments (2023).
UFR 03	Allow a reduction in open space and car parking standards for 'living over the shop' accommodation proposals in town centre locations, subject to protecting residential amenity, where considered appropriate by the Planning Authority.
UFR 04	Require that a separate and distinctive point of entry with identifiable address be provided. Mitigation measures to address possible sources of external noise shall be provided.

13.5.2 Infill Sites

Infill developments relates to development located in gaps between existing buildings in built up urban areas. The Planning Authority will support infill development on appropriate sites that make the most sustainable use of serviced land and existing urban infrastructure.

	Infill Sites in Urban Areas Development Objectives It is a development objective of Cavan County Council to:
ISUA 01	Proposals for infill development shall accord with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) or any updates thereof; and the Design Manual for Urban Roads and Streets, 2013, DoECLG or any updates thereof.
ISUA 02	Infill development shall take account of the character of the area and where possible retain existing features such as building line, height, railings, trees, gateways.

13.5.3 Backland Sites in Urban Areas

Backland residential development relates to small scale development located to the rear of existing buildings in built-up areas. Innovative and contemporary design solutions may be considered.

Backland Sites in Urban Areas Development Objectiveses It is a development objective of Cavan County Council to:	
BSUA 01	Having regard to the requirement to protect the residential amenity and character of existing residential areas, backland site development proposals shall satisfy the criteria for infill development, avoid undue overlooking and overshadowing of adjacent properties and shall respect existing building lines where possible.
BSUA 02	Backland development proposals shall avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development

13.5.4 Corner/Side Garden Sites

Corner Site/Garden site development refers to the subdivision of an existing house curtilage to provide an additional dwelling in existing builtup areas.

Corner/Side Garden Sites Development Objectives It is a development objective of Cavan County Council to:	
CGS 01	Require corner site/side garden development proposals to have regard to the following criteria: • Size, design, layout, building line and the relationships with existing dwellings and immediately adjacent properties • External finishes • Floor areas and the accommodation standards for the occupants • Car parking for the existing and proposed developments • Private open space for existing and proposed development. Side/ gable and rear access/maintenance space, where possible, and refuse storage areas.

13.5.5 Extensions to Dwellings

Extending existing dwellings to meet changing needs of families is an acceptable form of development which is viewed positively by the Planning Authority. Extensions to dwellings will be assessed in terms of the degree of impact on existing adjacent residential amenity and the design approach adopted.

Extensions to Dwellings Development Objectives It is a development objective of Cavan County Council to:	
EXD 01	Ensure that extensions to residential dwellings accord with the following: • Be subordinate in terms of scale Complement the local area and not have a negative impact on the visual or residential amenities of neighbouring dwellers of the area in general • Flat roof extensions and contemporary design extensions will be considered on their individual merits. • The extension shall not provide for overlooking of the private area of an adjacent residence where no such overlooking previously existed • New extensions shall not overshadow adjacent dwellings to the degree that there is significant decrease in daylight or sunlight entering the house • Proposed side extensions shall retain side access to the rear of the property, where required for utility access, refuse collection or similar. • Ability to provide adequate car parking within the curtilage of the dwelling. In all cases where diversion or construction over existing sewerage and/or water mains is required, the consent of Irish Water will be required as part of the application.

13.5.6 Family/ 'Granny' Flat Extensions

The creation of family flats to be occupied by a member of the occupant's family is generally acceptable, provided it is integrated with the main unit, and it is possible to provide direct access to the remainder of the house. This is a temporary arrangement to accommodate an immediate family member and are generally acceptable in both urban and rural areas.

	Family/'Granny Flat' Extensions Development Objectives It is a development objective of Cavan County Council to:
GFE 01	Require applicants to submit documentary evidence to demonstrate the need for family flat unit.
GFE 02	Ensure that there shall be no permanent sub-division of the garden/private amenity space.
GFE 03	Ensure the unit is designed to form an integral part of the main dwelling unit, capable of reintegration or single-family use and from public view, retains the appearance of a single dwelling unit.
GFE 04	Require in a grant of planning permission, that the unit shall not be let, sold or otherwise transferred, other than as part of the overall property and shall revert to being part of the original house, when no longer occupied by the family member.
GFE 05	Ensure the proposal does not impact adversely on either the residential amenities of the existing property or the residential amenities of the area.

13.5.7 Domestic Garage/Shed/Store

Domestic garages, sheds and stores are generally an acceptable form of development in rural and urban areas. It is policy that their form, design and materials are ancillary and consistent to the main dwelling and that they are located on site so as not to create a negative visual impact. Industrial type designs and finishes shall not be permitted. Domestic garages, stores and sheds shall be permitted for uses ancillary to the main dwelling.

	Domestic Garage/shed/store Development Objectives It is a development objective of Cavan County Council to:
DGS 01	The design, form and materials should be ancillary to and consistent with the main dwelling on site.
DGS 02	Structures should generally be detached and sited to the rear or side of the dwelling house and be visually subservient in terms of size, scale and bulk.
DGS 03	Structures should be used solely for purposes incidental to the enjoyment of the dwelling and not for any commercial, manufacturing, industrial use or habitable space in the absence of prior planning consent for such use.
DGS 04	One detached domestic garage only shall be permitted for any single dwelling. Domestic garages shall be of reduced height, domestic in appearance and in character with the main dwelling. Carports shall normally only be permitted to the rear of a dwelling or where they are incorporated into the design of the dwelling that does not add visual intrusion to the dwelling.

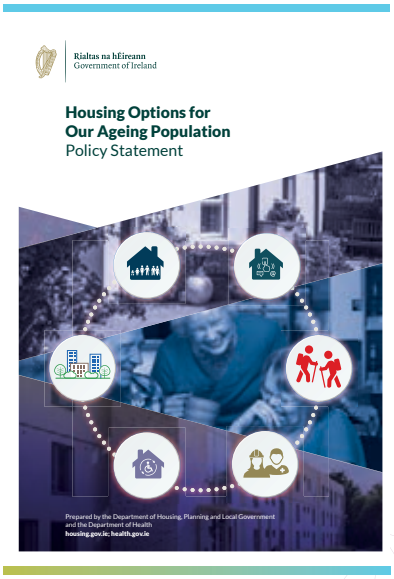
13.6 Community Facilities

13.6.1 Sheltered Accommodation/Step Down Housing, Residential Care Homes, Retirement Homes, Nursing Homes, Retirement Villages.

A range of accommodation options fall within this sector, including stepdown housing, which supports independent living as support services are available in a complex arrangement, nursing homes and retirement homes.

	Sheltered Accommodation Retirement Home Development Objectives It is a development objective of Cavan County Council to:
SARH 01	Have regard to the National Quality Standards for Residential Care Settings for Older People in Ireland, 2009.
SARH 02	Proposals for this type of accommodation shall be located with regard to sustainability, accessibility, social inclusion and proximity to services. Rural locations will only be considered where there is a strong professional and evidence-based need because of the nature of the future care needed.
SARH 03	Provide adequate open space with a comprehensive landscaping plans informed by the need to cater for all levels of ability and in particular the needs of an ageing population and the mobility impaired, in line with Ministerial and Departmental Guidelines including Housing Options for Our Ageing Population Policy Statement (Department of Health) 2019) and Thinking Ahead: Independent and Supported Housing Models for an Ageing Population (Housing Agency) (2018)
SARH 04	Developments of this nature shall include a design statement including: • Description of the proposed development, indicating the cohort that the development will cater for and the numbers of people to be catered for within the site. • The need for accommodation and the justification for the proposed location. • Details on accessibility, including pedestrianisation, cycle and public transport provision and linkages to the proposed development. • The car parking facilities for staff and set down areas for customers. • Appropriate landscaping, including open space and boundary treatments. • The details of the proposed design, including external finishes, the size and scale appropriate to the area and the impact on residential and neighbouring amenity. • Adequate signage, lighting and boundary treatments.

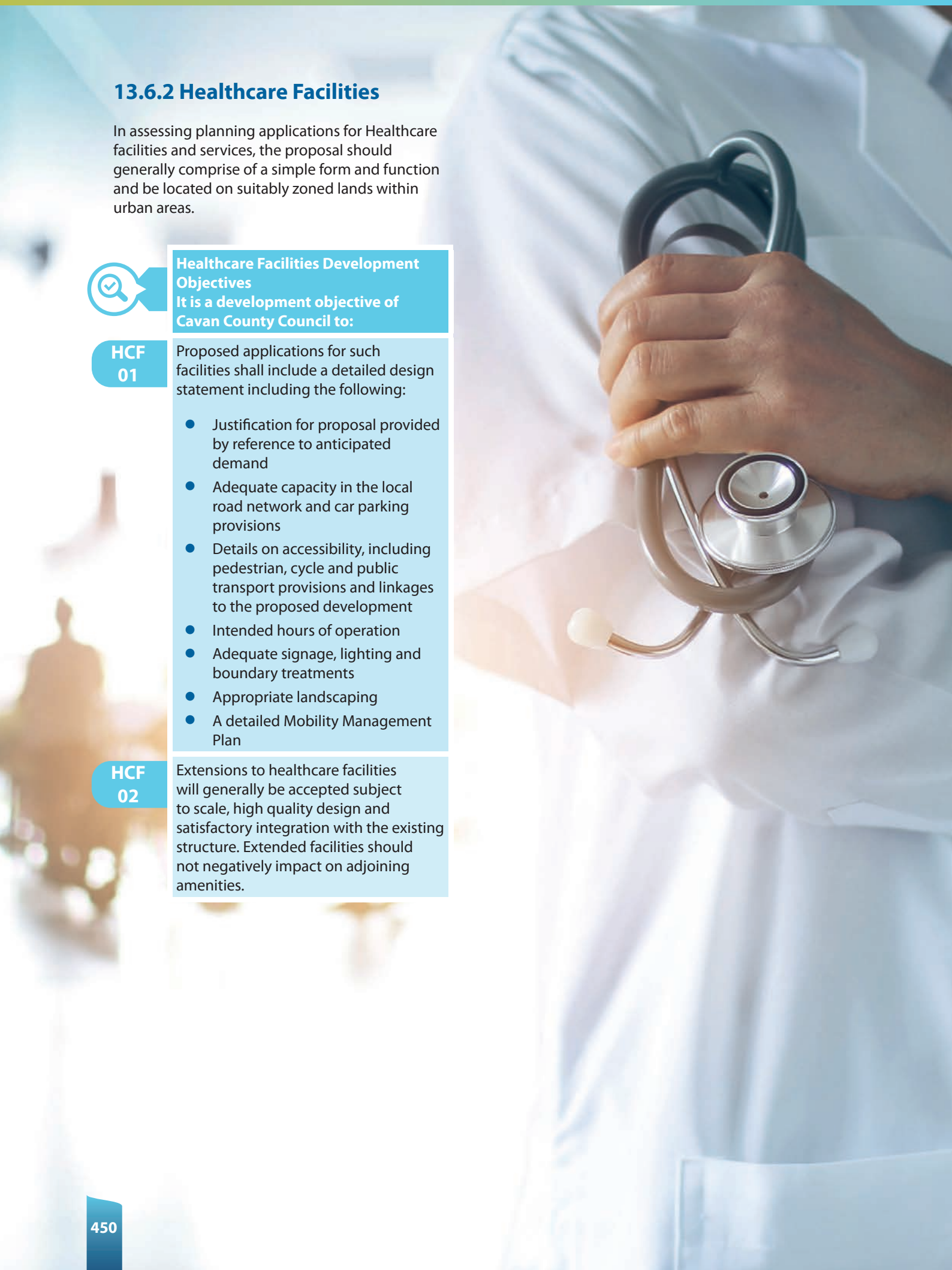






13.6.2 Healthcare Facilities

In assessing planning applications for Healthcare facilities and services, the proposal should generally comprise of a simple form and function and be located on suitably zoned lands within urban areas.



	Healthcare Facilities Development Objectives It is a development objective of Cavan County Council to:
HCF 01	Proposed applications for such facilities shall include a detailed design statement including the following: • Justification for proposal provided by reference to anticipated demand • Adequate capacity in the local road network and car parking provisions • Details on accessibility, including pedestrian, cycle and public transport provisions and linkages to the proposed development • Intended hours of operation • Adequate signage, lighting and boundary treatments • Appropriate landscaping • A detailed Mobility Management Plan
HCF 02	Extensions to healthcare facilities will generally be accepted subject to scale, high quality design and satisfactory integration with the existing structure. Extended facilities should not negatively impact on adjoining amenities.

13.6.3 Childcare Facilities

Applicants are encouraged to seek advice and support from the County Childcare Committee, Tulsa, Health Service Executive and other relevant bodies in the design and layout of proposed childcare facilities prior to the submission of a planning application.

	Childcare Facilities Development Objectives It is a development objective of Cavan County Council to:
CCF 01	Provide childcare facilities in appropriate locations as set out in accordance with the provision of the DoEHLG Childcare Facilities Guidelines for Planning Authorities, 2001 and seek to apply Universal Design Guidelines for Early Learning and Care Settings (2019) from the National Disability Authority and Department Children and Youth Affairs and Early Childhood Ireland.
CCF 02	Provide at least one childcare facility to cater for 20 places in developments of 75 houses, including local authority and social housing schemes in accordance with DoEHLG Guidelines.
CCF 03	Development of childcare facilities at the following locations will normally be encouraged • Areas of concentrated employment and business parks • Neighbourhood centres • Schools or major educational facilities • Within existing town, villages and rural nodes • Within new and existing residential developments • Large retail developments • Adjacent to public transport nodes
CCF 04	Applications for childcare facilities in a residential area will be assessed based on their impact in terms of noise, loss of residential amenity, traffic generation and general disturbance.
CCF 05	Proposed applications for such facilities should include a detailed design statement including the following • Suitability of the site and the adequacy and availability of indoor and outdoor play space • Nature of the facility and the detailed opening hours and times of operation • Numbers and ages of children attending the facility • The car parking facilities for staff and set down areas for customers and cycle facilities • Open space provision and measures for management of same • Description of cumulative impact when taken together with other childcare facilities in the vicinity • Impact on residential amenity and mitigation measures, if appropriate • Local traffic conditions and the proximity to public transport nodes and pedestrian and cycling facilities • Number of such facilities in the area. In this regard, the applicant shall submit a map showing the locations of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location. • A detailed Mobility Management Plan
CCF 06	In the case of proposals within an existing dwelling the Council will consider whether there is sufficient private open space remaining for the enjoyment of the occupant of the dwelling. The potential impact on the residential amenities of adjoining residence will also be considered. In such cases a significant residential component shall be retained
CCF 07	The Planning Authority, will in general, discourage the complete conversion of existing semidetached and terraced dwellings in housing estates to childcare facilities.
CCF 08	The childcare use should remain secondary, and the bulk of the house should be retained for residential purposes. In new housing estates, purpose-built facilities are normally required.

13.6.4 Schools and Education Facilities

The Planning Authority will be guided by the Department of Education as to the need for new educational facilities or expansion of facilities at existing schools. The traffic safety measures required should be designed and incorporated into the plans for construction of the extensions and submitted with details of signage, set down areas and parking.

Schools and Education Facilities Development Objectives
It is a development objective of Cavan County Council to:

SEF 01	New developments shall be in compliance with Guidelines on The Provision of Schools and the Planning System- A Code of Practice (2008)
SEF 02	Proposed applications for such facilities should include a detailed design statement including the following: • The need for school accommodation • Justification for proposed site location • Details on accessibility, including pedestrian, cycle and public transport provisions and linkages to the proposed development • Provision of adequate, secure, covered cycle facilities • Adequate and safe set down and collection areas off the public road to facilitate peak traffic movements and adequate car parking for staff • Adequate play areas for pupils, including sporting facilities • School buildings and sports facilities should be multi-functional and be available for extended community use outside of school term and daily use • Adequate signage, lighting and boundary treatments • A detailed Mobility Management Plan
SEF 03	Applications for extensions to existing schools or the provision of new temporary classrooms, that increase student and staff numbers shall be accompanied by details of a complete traffic management and car parking proposal including areas for staff parking, set down areas, signage, road markings required.
SEF 04	Extensions to schools will generally be accepted subject to scale, high quality design and satisfactory integration with the existing structure. School extensions should not negatively impact on adjoining amenities and amenities within the school site.
SEF 05	Temporary classrooms will be assessed on a case-by-case basis and will generally be accepted for a temporary period not exceeding five years and such classrooms shall not interfere with onsite car/cycle parking spaces or unduly impact the useability of outdoor play/sports facilities. Any such proposal shall be accompanied by a timeline for the construction of permanent facilities.

13.6.5 Retail

Retail trends have seen a decline in the number of small independent retailers and the emergence of larger franchise based stores, as well as greater levels of online shopping. These trends increasingly influence shopping patterns and have created a demand for large shopping locations where extensive car parking facilities are available. However, the vitality and viability of the traditional town and village centres is recognised as an important objective, and the overriding aim is to promote healthy competitive retail environments, commensurate to the settlement size and function. The assessment of planning applications will focus on the qualitative aspects of the proposal including urban design, integration with the built fabric of the town centre and its contribution to the quality of life to both the town centre and the wider area. All applications for retail must demonstrate compliance with the provisions of the Cavan Retail Strategy.

Retail Development Objectives It is a development objective of Cavan County Council to:	
RET 01	Require that the scale, design and proposed uses of all retail development comply with the Retail Planning Guidelines for Planning Authorities, April 2012 and The Retail Design Manual (or any updates thereof) and the Cavan County Retail Strategy.
RET 02	Encourage the provision of local convenience shops, exclusive of service stations, at an appropriate scale in rural villages and rural community nodes, where there is a clear deficiency in retail provision, subject to the protection of residential amenity.

13.6.6 Shopfronts

Shop fronts make a significant contribution to the visual amenities of a settlement and many have strong heritage value which should be preserved. Traditional shop front designs and nameplates over shop windows should, where possible, be preserved and in these situations, regard should be had to Architectural Heritage Protection-Guidelines for Planning Authorities (DoEHLG 2005). Contemporary shop fronts shall be designed to traditional principles of scale, proportion and detailing of the existing streetscapes.

Shopfront Development Objectives It is a development objective of Cavan County Council to:	
SF 01	Traditional shop front designs and name plates over shop windows should, where possible, be retained and preserved.
SF 02	The design of new shop fronts should relate primarily to the architectural characteristics of the buildings of which they form part. Shopfronts should also reflect the scale and proportion of the streetscape.
SF 03	Where new or replacement shopfronts are proposed, the use of traditional materials will be favoured. The use of plastic or neon signs is not appropriate.
SF 04	The choice of material shall complement the character of the building and integrate with the overall visual unity of the street scheme.
SF 05	Generally, individually mounted lettering or hand painted lettering shall be required with letter design simple and legible.
SF 06	The use of roll down or external type security screens will generally not be encouraged in town centre areas. Where the provision of screens is considered imperative, the use of perforated external and back lit screens or translucent internal screens shall be required.
SF 07	Ensure logos, lighting, design and colours respect the streetscape of the town or village.

13.6.7 Signage

The presence and location of signage can have a major impact on the visual amenity of an area. Poorly positioned and unnecessary signage can reduce the overall visual quality of an area.

Advertising signage, where permitted should be simple in design, sympathetic to its surroundings, non-illuminated and not unduly obtrusive.

	Signage Development Objectives It is a development objective of Cavan County Council to:
SIGN 01	Evaluate signage proposals in relation to the surroundings and features of the buildings and structures on which signs are to be displayed, the number and size of signs in the area (both existing and proposed) and the potential for the creation of undesirable clutter.
SIGN 02	Resist new billboard and other large advertising structures and displays.
SIGN 03	Have regard to Section 3.8 of the DOECLG Spatial Planning and National Roads Guidelines and TII's Policy on the Provision of Tourist and Leisure Signage on National Roads.

13.6.8 Service Stations

The role of service stations has become more diverse with the expansion from merely selling fuel to also providing convenience services and goods, including functioning as rest areas. Ancillary uses include tyre repair, collection points for online retail activity and self-service launderettes.

Service stations should be located on the outskirts of a town or village and inside the 50km to 60 km speed limits. Service stations and associated truck parking facilities in locations at or near national roads will be assessed having regard to Section 2.8 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012).



Service Stations Development Objectives
It is a development objective of Cavan County Council to:

SERS 01 Proposals for new or extended service stations will be carefully considered and will not generally be encouraged within the town/village centre areas of towns and villages or in rural areas outside of villages and community nodes and shall be located within the speed limit zones.

SERS 02 Service stations will not generally be permitted in/adjoining residential areas, unless it can be clearly demonstrated that there will be no significant effect on residential amenities by reason of noise, traffic, visual obtrusion, safety considerations or fumes and smells. Hours of operation will be limited where a service station is permitted in a residential area. Proposals to demonstrate the above will be required to be submitted with planning application.

SERS 03 The following shall be required to be submitted as part of planning application.

- A detailed design statement for the proposed development
- A high-quality design including roof design, layout and external finishes to ensure it integrates and complements the surrounding environment
- Standard petrol station canopies are not acceptable and should be replaced with more sympathetic canopies of light steel and glass or slated roofs with no attached advertising
- Developments shall be located within the 60kph speed limit and are usually acceptable within the edges of designated settlements.
- Proposed developments which have the potential to restrict traffic flow and/or create traffic hazard will not be permitted. Generally, two access points to a minimum width of 7.3 metres and a maximum width of 9.1metres will be required, with appropriate turning curve based on road design speed and relevant standards
- The frontage of the site shall be defined by a boundary wall, not exceeding 0.5metres in height. Footpaths and lighting to ESB standards shall be provided to the roadside boundary.
- The layout should provide for safe pedestrian access to the shop and rest facilities.
- Adequate provision of rest areas and toilets accessible by pedestrians and cyclists.
- Where the development would be likely to have significant impact on the historic or architectural character of the area, the use of standard corporate designs and signage may not be acceptable.
- Proposals for the service station including method of disposal of wastewater from car-wash areas, surface water outlet and oil interceptors. The development shall be designed and operated in such a manner that it does not adversely affect existing road drainage in the area.
- No pumps shall be located within 7 metres of the roadside boundary and no other structures other than pumps, shall be located within 15 metres of the roadside boundary.
- Retail uses not associated with the motor industry shall be considered in the context of the existing retail outlets in the vicinity. Only uses which contribute to the vibrancy and service level of the settlement shall be considered.
- Any retailing component shall not exceed 100sq.m of retailing area and shall be restricted to convenience goods only. Where permission is sought for retail floorspace in excess of 100sq.m, the sequential approach to retail development shall apply.
- Forecourt lighting, including canopy lighting, shall be limited.
- All external lighting shall be cowled and diverted away from the public roadway to prevent a traffic hazard.
- The placing of signs on footpaths, grass verges or any part of a public roadway will not be permitted. No advertisements or other structures, whether temporary or permanent, shall be placed on the forecourt, which would interfere with the sightlines of motorists entering/existing the site.
- EV Charging points for electric cars shall be provided with every new/extended service station.
- Detailed landscaping proposals in order to effectively integrate the proposed development into its surroundings.

13.6.9 Fast Food/Takeaway Outlets

All applications for take-away premises need planning permission where it involves a change of use of an existing building or an entirely new building. Fast food outlets have the potential to cause noise, odours and littering and can also detract from the visual and residential amenities of the area.

Therefore, proposals for new or extended outlets will be carefully considered, particularly in locations where a proliferation of such uses already exists. An over concentration of such uses may impact on the achievement of the Cavan Healthy Strategy and will be discouraged.

	Fast Food/Takeaway Outlets Development Objectives It is a development objective of Cavan County Council to:
FFD 01	Proposals for fast food/take way outlets will be assessed on their appropriateness, their potential cumulative effect and the amenities of an area.
FFD 02	Give careful consideration to the appropriateness and location of fast-food outlets in the vicinity of schools and, where considered appropriate, to restrict the opening of new fast food/takeaway outlets in close proximity to schools so as to protect the health and wellbeing of school-going children.
FFD 03	Only consider drive-through restaurants in locations where development will not interfere with the free flow of traffic or detract from the visual or residential amenities of the area.
FFD 04	Require that all proposals for new or extended fast food/takeaway outlets address the following as part of any pre-application discussion or planning application documentation • The likely impact of the development upon the amenities of the area, including noise pollution, litter, odour and general disturbance, including the location of vents and other external services. • Car parking is of a critical importance and the premises will not be permitted at locations where adequate car-parking is not available • Developments will not be permitted where they have potential to determinately impact on traffic circulation and safely in an area. • Details should be supplied at application stage on opening times and traffic. • Applications for such development may be favourably considered in mixed use locations such as town centres • Proximity to residential development will be an important planning consideration in assessing applications for take away premises. • The cumulative effect of a fast-food outlets on the amenities of the area • Litter bins shall be provided outside the premises • Façade design will be carefully controlled and, in particular, the amount of type of advertising signage and lighting. The design shall respect and enhance the existing street character. Corporate logos will be permitted, only where they meet Planning Authority design criteria.

13.6.10 Betting Offices

The Panning Authority will seek to avoid a concentration of betting offices in the core retail areas of towns and villages.

Betting Office Development Objectives
It is a development objective of Cavan County Council to:

BETO 01

The assessment of applications for betting offices will have regard to

- The need to safeguard the vitality and viability of the defined retail area of towns and villages
- The Planning Authority will seek to maintain a suitable mix of retail uses
- The number of such facilities in the area
- The effect on the amenities in the area arising from noise, hours of operation and litter.

13.6.11 Enterprise and Employment

The Planning Authority encourages high quality design, materials and finishes and good quality landscaping for all commercial and industrial developments.

In assessing planning applications a number of considerations will be taken into account:

- Conformity with relevant Development Plan land use policies and objectives
- The intensity and nature of the proposed use
- Achievement of an appropriate density and scale of development
- Provision of open space and high quality landscaping plans
- High quality design
- Potential impact of traffic movement and parking provision.
- Impact on amenities of the surrounding areas
- Energy efficiency and overall sustainability of the development
- Waste Management measures

The Planning Authority places significant emphasis on ensuring development proposals are of high design, suitably landscaped, provide good facilities for pedestrians and cyclists and include staff facilities.

Digital hubs provide opportunities and places for people to work in hubs within the local community and reduce the necessity for commuting to work and reduce greenhouse gas emissions.

13.6.12 Business Parks and Industrial Areas

Business Parks and Industrial Areas are intended to provide high quality physical environs for businesses and industry reflecting the character of the County. The principal aims are to achieve high quality design, visual continuity and pedestrian/ cycle friendly environments, whilst ensuring the functioning of business and industrial locations. It is also considered that good design will assist in the long term economic viability of these areas.

13.6.13 Retail Warehousing

The range of goods sold in both existing and future retail parks will be tightly controlled and limited to bulky household goods or goods which are not portable by customers travelling by foot, cycle or bus. Ancillary products should not exceed 20% of the total net retail floor space of the relevant retail unit.

Enterprise, Employment, Business Parks and Retail Warehousing Development Objectives
It is a development objective of Cavan County Council to:

EEBR 01

That applications for new developments for industrial, warehousing, business parks and enterprise hubs requires the following -

- Ensure new developments are assessed in the context of intensity and nature of proposed use relative to the receiving environment and the likely impact on amenities of the surrounding area.
- Ensure new developments achieve an appropriate density and scale of development, including landscaped buffer zone (minimum 5-10 metres) for industrial /warehousing development where the lands adjoin another zoning, or where it would impact on the amenities of adjoining land uses.
- Require innovative contemporary designs for new industrial, office, warehousing and business park developments. All planning applications should include a detailed design statement.
- Ensure that enterprise hub sites are located where there is an adequate and suitable broadband connection and speed available.
- Developers are encouraged to seek the re-use and the adoption of existing vacant buildings within town centres and to include green technologies into the overall design in order to reduce the carbon footprint of the facility.
- For enterprise hubs, provide a variety of spaces for individual workspaces, group working and potential meeting rooms which could be used by a variety of groups and individuals within the local area.
- Potential impact of traffic movement and parking provision. Parking allocation should visually integrate with the overall site and not present as large swathes of forecourt parking.
- Quality of design and the treatment of ancillary utility equipment including roof top infrastructure such as vents, elevator shafts, cooling systems etc.
- Sustainable waste management measures including location and screening of waste facilities.
- Proposals shall incorporate Sustainable Urban Drainage Systems (SuDS) and other measures that address adaption to climate change including rainwater harvesting, the creation of integrated wetlands, the construction of green/living roofs whereby opportunities for existing solar energy and wind energy are taken.
- Proposals to achieve a positive shift towards sustainable transport alternatives
- Require that all new developments to submit a Mobility Management Plan.
- Require a detailed landscape plan including a survey of any existing vegetation on site. For larger schemes open space shall be provided in a suitable location as part of the development, in order to enhance the development and provide amenity and passive recreation for future employees.

13.6.14 Home Based Economic Activity

Home based economic activity is defined as small scale commercial activity carried out by residents of a house or persons main residence, being subordinate to the use of the house as a single dwelling unit and includes working from home. Proposals that adversely impact on existing residential amenity of the area by way of increased traffic, noise fumes, vibration, smoke, dust or odour will not generally be favourably considered.

Following the outbreak of the Covid-19 virus in Ireland, the growing trend of people choosing to work from home became a necessity, either through e-working or through setting up a home-based economic activity. Applications for small-scale home-based economic activity in rural areas, where the occupants of the existing dwelling are employed at home will be considered on an individual basis. Such business would only be acceptable where this activity is very confined and further expansion proposals would be unlikely to receive favourable consideration. Home based economic activity should be sited either in converted existing farm buildings located adjacent to the main dwelling house or within the house where the use is compatible with the use of the dwelling as a home. Home based businesses, which wish to expand beyond the current location, will be required to locate in a town/village or other area suitable to the use proposed.

The development of e-working and home-based business is also important as it may contribute to improving the quality of lives and help people achieve an improved work life balance. In addition, it also benefits the environment in terms of energy conservation, reduced commuting emissions, and reduced traffic congestion.

Home Based Economic Activity Development Objectives
It is a development objective of Cavan County Council to:

HBED 01	That applications of this nature have regard to the following: • The use remains ancillary to the main residential use and the applicant continues to reside in the dwelling • The effects on the amenities of adjoining occupiers, particularly in relation to hours of work, noise and general disturbance. • Anticipated levels of traffic generated by the proposed development and the potential increased demand for parking • Arrangements for the storage of refuse and collection of waste • Activity which depends on visits by members of the public will be discouraged
HBED 02	Applications may be subject to a temporary permission, in order to enable the Planning Authority to monitor the impact of the development



13.7 Development Management Standards

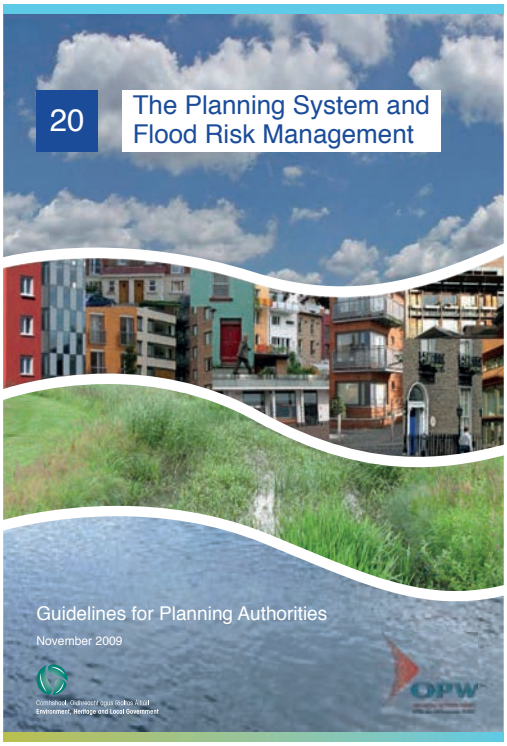
13.7.1 Flood Zones and Appropriate Uses

The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within the Plan area, in accordance with the 2009 Flood Risk Management Guidelines for Planning Authorities and Departmental Circular PL2/2014 (or any updated/superseding legislation or policy guidance).

Where developments/land uses are proposed that are considered inappropriate to the Flood Zone, then a Development Management Justification Test and site-specific Flood Risk Assessment will be required in accordance with The Planning System and Flood Risk Management Guidelines 2009 (and as updated).

Note (refer to Flood Risk Management Guidelines 2009 and 'SFRA for the Cavan County Development Plan 2022-2028' for additional detail):

- Highly Vulnerable Development - Houses, schools, hospitals, residential institutions, emergency services, essential infrastructure, etc.
- Less Vulnerable Development - Economic uses (retail, leisure, warehousing, commercial, industrial, non-residential institutions, etc.), land and buildings used for agriculture or forestry, local transport infrastructure, etc.
- Water Compatible Development - Docks, marinas, wharves, water-based recreation and tourism (excluding sleeping accommodation), amenity open space, sports and recreation, flood control infrastructure, etc.



Flood Zones	Overall probability	Planning implications for land uses		
		Highly Vulnerable Development	Less Vulnerable Development	Water Compatible Development
Flood Zone A	Highest	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Appropriate – screen for flood risk
Flood zone B	Moderate	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Inappropriate due to climate change – if proposed then Justification Test and detailed Flood Risk Assessment is required	Appropriate – screen for flood risk
Flood Zone C	Lowest	Appropriate - detailed Flood Risk Assessment may be required	Appropriate - detailed Flood Risk Assessment may be required	Appropriate – screen for flood risk

13.7.2 Structural and Non-Structural Risk Management Measures in Flood Vulnerable Zones

Applications for development in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

13.7.2.1 Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

13.7.2.2 Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels. In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

13.7.2.3 Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings.

Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as "tanking") specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

13.7.2.4 Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

13.7.2.5 Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new developments.

Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:

- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire and Rescue, Civil Defence and An Garda Siochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

13.7.2.6 Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that flood escape routes have been kept to publicly accessible land. Such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding; and this information will be provided in a welcome pack to new occupants.

13.7.2.7 Further Information

Further and more detailed guidance and advice can be found at http://www.flooding.ie and in the Building Regulations.

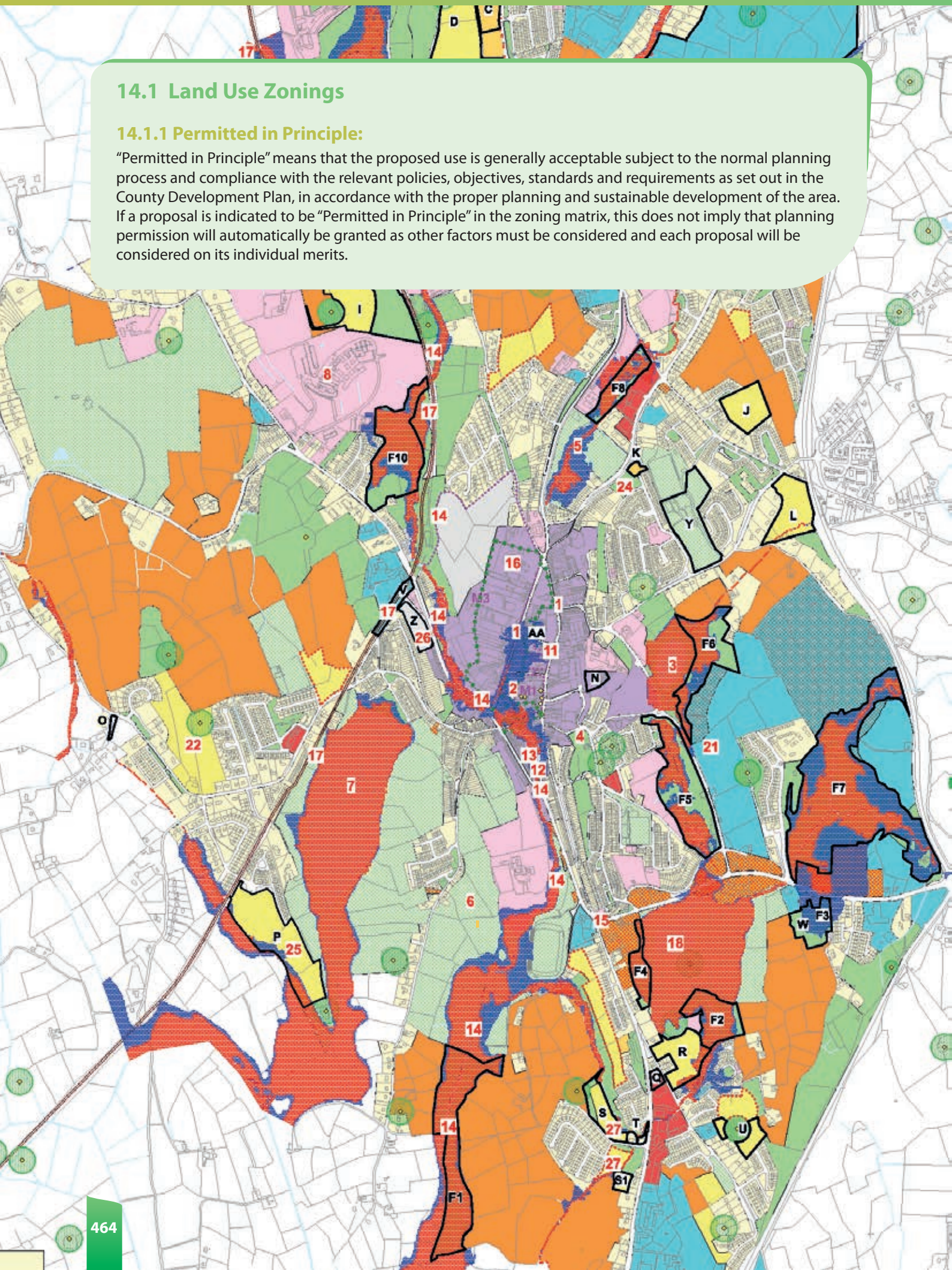
14 Land Use



14.1 Land Use Zonings

14.1.1 Permitted in Principle:

"Permitted in Principle" means that the proposed use is generally acceptable subject to the normal planning process and compliance with the relevant policies, objectives, standards and requirements as set out in the County Development Plan, in accordance with the proper planning and sustainable development of the area. If a proposal is indicated to be "Permitted in Principle" in the zoning matrix, this does not imply that planning permission will automatically be granted as other factors must be considered and each proposal will be considered on its individual merits.



14.1.2 Not Permitted:

Not Permitted means the proposed use will not normally be favourably considered by the local authority, except in exceptional circumstances, and in such instances, the development may represent a material contravention of the Plan.

14.1.3 Uses not listed in either category

Proposed land-uses which are not listed in the indicative land-use zoning matrix will be considered on their merits having regard to the overall vision and objective of the zoning, the most appropriate use of a similar nature indicated in the matrix, the proper planning and sustainable development of the area and compliance with the relevant policies and objectives, standards set out in both this Plan and relevant Section 28 Guidelines.

14.1.4 Non-conforming Uses

"Non-conforming uses" are established uses that do not confirm to the primary zoning objectives of the Plan. These include instances where such uses; were in existence on 1st October 1964 (i.e. prior to planning legislation), have valid permission or are unauthorised but have exceeded the time limit for enforcement proceedings. Any proposals for the expansion, improvement, or alteration of such uses will be considered on their individual merits. Development proposals that relate to the intensification of non-conforming uses, will be permitted only where the proposed development would not be detrimental to the amenities of the surrounding area and is consistent with the proper planning and sustainable development of the area.

14.2 Flooding

14.2.1 Land Uses and Flooding

Flood Zones A and B have been identified by the Strategic Flood Risk Assessment. These zones generally limit new development, but facilitate existing development uses that may require small scale development such as small extensions. Development proposals within these zones shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered favourably where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations and be in accordance with the proper planning and sustainable development of the area. The nature and design of structural and non-structural flood risk management measures required for development in such areas will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Proposals seeking to change the use of existing buildings from a less vulnerable use to a more vulnerable use to the effects of flooding will not normally be considered acceptable to the Planning Authority whilst some change of use proposals not increasing the vulnerability to the effects of flooding or small scale extensions to such buildings will be considered on their individual merits but are acceptable in principle.

An existing dwelling or building that is not located within an area at risk of flooding but has a large rear garden / curtilage that is located within Flood Zone A or B would not be suitable for a more in-depth residential development proposal which would propose a residential use within a designated constrained land use area.

Land Uses and Flooding Development Objective
It is a development objective of Cavan County Council to:

CLUO1	Facilitate the appropriate management and sustainable use of Flood Zones A and B identified by the Strategic Flood Risk Assessment.

14.3 Town/Village Core:

14.3.1 Objective:

Protect and enhance the special physical and social character of the town and village core while providing and/or improving town/village centre facilities.

14.3.2 Vision:

Maintain and build on accessibility, vitality and viability of the existing town and village centres in the County. Develop and consolidate these town/village cores with an appropriate mix of commercial, recreational, cultural, leisure and residential uses, and to enhance and develop their urban fabric in accordance with the principles of urban design, conservation and sustainable development. Refurbishment, renewal, reuse and regeneration of existing buildings and derelict sites will be encouraged. Retail provision will be in accordance with County Retail Strategy. All Town Core zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for regeneration and residential purposes where appropriate.

14.3.3 Permitted in Principle:

Agri- Business
Amusement Arcade
Bank/Financial Service
Betting Office
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Casual Trading/Famers Markets/Markets
Cinema/Theatre
Commercial Car Park
Community Hall
Conference Facility
Creche/Nursery
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
Doctor
Education
Enterprise Centre
Exhibition/Arts space
Factory Outlet
Fire/Ambulance Station
Funeral Home
Garden Centre
Guest House
Halting Site/Traveller Community Accommodation
Health Centre
Hospital
Hotel
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Open Space/Park
Park and Ride
Place of Worship
Playground
Public House
Public Transport Station/Depot
Research and Development
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Sports Facility
Take-Away/Fast Food
Taxi Office
Telecommunications
Tourism-Recreational Complex
Training Centre
Veterinary Surgery
Wholesale Outlet

14.3.4 Not Permitted:

Abattoir
End of Life Vehicles
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Waste Transfer Site

14.4 Neighbourhood Centre

14.4.1 Objective:

Protect, provide for and/or improve local centre facilities.

14.4.2 Vision:

Provide a mix of local community and commercial facilities for the existing and developing communities of the county. The vision is to ensure local centres contain a range of community, recreational and retail facilities, including medical/ dental surgeries and childcare facilities, at a scale to cater for both existing residential development and zoned undeveloped lands, as appropriate, at locations which minimise the need for use of the private car and encourage pedestrians, cyclists and the use of public transport. The development will strengthen local retail provision in accordance with the County Retail Strategy.

14.4.3 Permitted in Principle:

Amusement Arcade
Bank/Financial Service
Betting Office
Bring bank
Builders Providers/Equipment Hire
Car Sales
Casual Trading/Famers Markets/Markets
Community Hall
Creche/Nursery
Dance Hall associated with Hotel
Doctor
Education
Exhibition/Arts space
Fire/Ambulance Station
Funeral Home
Garden Centre
Guest House
Halting Site/Traveller Community Accommodation
Health Centre
Hotel
Motor Sales Outlet/Showroom
Off License
Offices <100m2
Offices 100m2- 1,000m2
Open Space/Park
Park and Ride
Place of Worship
Playground
Public House
Research and Development
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Sports Facility
Take-Away/Fast Food
Taxi Office
Telecommunications
Tourism-Recreational Complex
Training Centre
Veterinary Surgery
Wholesale Outlet

14.4.4 Not Permitted:

Abattoir
Caravan Park/Glamping/Camping or similar
End of Life Vehicles
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Retail Warehouse
Waste Transfer Site

14.5 Existing Residential:

14.5.1 Objective:

Protect and enhance the amenity of developed residential communities.

14.5.2 Vision:

Ensure that any new development does not adversely impact upon the amenity of existing residential properties. New housing and infill developments should be in keeping within the character of the area. Seek to enhance associated open space and community uses and improve the quality of existing residential areas.

14.5.3 Permitted in Principle:

Allotments
Creche/Nursery
Guest House
Halting Site/Traveller Community Accommodation
Open Space/Park
Playground
Residential
Residential Institution/Retirement Home
Sports Facility
Telecommunications
Tourism-Recreational Complex

14.5.4 Not Permitted:

Abattoir
Agri- Business
Agri-Tourism
Amusement Arcade
Bank/Financial Service
Betting Office
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Caravan Park/Glamping/Camping or similar
Casual Trading/Famers Markets/Markets
Cemetery
Cinema/Theatre
Commercial Car Park
Conference Facility
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
End of Life Vehicles
Enterprise Centre
Factory Outlet
Fuel Depot/Distributor
General Industry
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hotel
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices >1,000m2
Petrol Filling Station
Public House
Public Transport Station/Depot
Research and Development
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Take-Away/Fast Food
Taxi Office
Vehicle Servicing and Repairs
Warehouse
Waste Transfer Site
Wholesale Outlet

14.6 Proposed Residential:

14.6.1 Objective:

Provide for new residential development in tandem with the provision of the necessary social and physical infrastructure.

14.6.2 Vision:

Ensure the provision of high quality new residential environments with good layout and design, high energy efficiency rating, sustainable transport links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities. All Proposed Residential zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for residential purposes where appropriate. Where appropriate, development design proposals shall provide for further access to adjacent zones of residential lands in order to facilitate their future access and development.

14.6.3 Permitted in Principle:

Allotments
Creche/Nursery
Guest House
Halting Site/Traveller Community Accommodation
Hotel
Open Space/Park
Playground
Residential
Residential Institution/Retirement Home
Sports Facility
Telecommunications
Tourism-Recreational Complex

14.6.4 Not Permitted:

Abattoir
Agri- Business
Agri-Tourism
Amusement Arcade
Bank/Financial Service
Betting Office
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Casual Trading/Famers Markets/Markets
Cemetery
Cinema/Theatre
Commercial Car Park
Conference Facility
Dance Hall/Disco/Nightclub
End of Life Vehicles
Factory Outlet
Fuel Depot/Distributor
General Industry
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Offices >1,000m2
Petrol Filling Station
Public House
Public Transport Station/Depot
Research and Development
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Take-Away/Fast Food
Taxi Office
Vehicle Servicing and Repairs
Warehouse
Waste Transfer Site
Wholesale Outlet

14.7 Low Density Residential

14.7.1 Objective:

Facilitate serviced low density residential development in a structured and coordinated manner.

14.7.2 Vision:

Ensure the provision of high quality low density residential environments with good layout and design. All Low Density Residential zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for residential purposes where appropriate. Where appropriate, development design proposals shall provide for further access to adjacent zones of residential lands in order to facilitate their future access and development.

14.7.3 Permitted in Principle:

Allotments
Creche/Nursery
Guest House
Open Space/Park
Playground
Residential
Residential Institution/Retirement Home
Sports Facility
Telecommunications
Tourism-Recreational Complex

14.7.4 Not Permitted

Abattoir
Agri- Business
Agri-Tourism
Amusement Arcade
Bank/Financial Service
Betting Office
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Caravan Park/Glamping/Camping or similar
Casual Trading/Famers Markets/Markets
Cemetery
Cinema/Theatre
Commercial Car Park
Conference Facility
Dance Hall/Disco/Nightclub
End of Life Vehicles
Enterprise Centre
Factory Outlet
Fuel Depot/Distributor
General Industry
Health Centre
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hospital
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices >1,000m2
Petrol Filling Station
Place of Worship
Public House
Public Transport Station/Depot
Research and Development
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Take-Away/Fast Food
Taxi Office
Vehicle Servicing and Repairs
Warehouse
Waste Transfer Site
Wholesale Outlet

14.8 Strategic Residential Reserve:

14.8.1 Objective:

Provide for and protect the future housing requirements of the town.

14.8.2 Vision

Only single residential development that would not compromise the development of the remainder of the lands will be considered. Consideration will be given to alternative uses on these lands only in exceptional circumstances i.e. where it has been demonstrated that the alternative use better facilitates sustainable development and would not prejudice the principle use of these lands for urban residential expansion in the future.

14.8.3 Permitted in Principle:

Allotments
Open Space/Park
Park and Ride
Institution/Retirement Home
Sports Facility
Telecommunications
Tourism-Recreational Complex

14.8.4 Not Permitted:

Abattoir
Amusement Arcade
Bank/Financial Service
Betting Office
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Cinema/Theatre
Commercial Car Park
Conference Facility
Dance Hall/Disco/Nightclub
End of Life Vehicles
Enterprise Centre
Factory Outlet
Fuel Depot/Distributor
General Industry
Health Centre
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Public House
Research and Development
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Take-Away/Fast Food
Taxi Office
Training Centre
Vehicle Servicing and Repairs
Warehouse
Waste Transfer Site
Wholesale Outlet

14.9 Mixed Use:

14.9.1 Objective:

Provide for residential and appropriate mixed-use development.

14.9.2 Vision:

Provide for a mix of residential development and other uses which would allow for both an expansion of the residential, employment and economic development of the town without detracting from the town core. Mixed use sites are strategically located and new development shall ensure the provision of high quality development with good layout design do not conflict with the possible future development of the town. Piecemeal development should not be permitted.

14.9.3 Permitted in Principle:

Agri- Business
Agri-Tourism
Bank/Financial Service
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Cinema/Theatre
Conference Facility
Creche/Nursery
Dance Hall/Disco/Nightclub
Doctor
Education
Enterprise Centre
Exhibition/Arts space
Factory Outlet
Fire/Ambulance Station
Funeral Home
Garden Centre
General Industry
Guest House
Halting Site/Traveller Community Accommodation
Health Centre
Hospital
Hotel
Light Industry
Motor Sales Outlet/Showroom
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Open Space/Park
Park and Ride
Playground
Public House
Research and Development
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Shops -local
Retail Warehouse
Sports Facility
Take-Away/Fast Food
Taxi Office
Telecommunications
Tourism-Recreational Complex
Training Centre
Veterinary Surgery
Wholesale Outlet

14.9.4 Not Permitted:

Abattoir
Amusement Arcade
Betting Office
Cemetery
End of Life Vehicles
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Public Transport Station/Depot
Waste Transfer Site

14.10 White Lands:

14.10.1 Objective:

Provide for appropriate mixed-use development within the development envelopes of small towns and villages of the county. With respect to lands within Flood Zones A and B, permissible Uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone, (please refer to the accompanying Strategic Flood Risk Assessment and Plan Section 13.7.2).

14.10.2 Vision:

This zone is for mixed use development outside of the small town and village town cores. This zone is to cater for the continued growth and development of the small towns and villages whilst recognising their main function which is to support and provide services for local population. It provides for self-sustaining development. It is envisaged that their population will remain stable and limited growth will be encouraged as well as additional services such as employment, educational, leisure or similar. There shall be a strong emphasis on the creation and maintenance of a sense of identity and local character in the proposed development of these areas. Residential development should be of a high quality and appropriate density and accompanied by sufficient detail to justify its requirement. Applications for residential development shall be assessed in the context of the overall population allocation in the core strategy and shall not be permitted where this allocation is significantly exceeded. Individual applications which would exceed the existing population by more than 10% shall not be permitted. Small-scale residential development which will alleviate the pressures for one-off housing in the open countryside will be permitted in these areas. It is acknowledged that existing amenity, sports and recreational areas have been zoned as Whitelands and the importance of these facilities to these towns and villages is paramount to the proper planning and sustainable development of the area. These facilities are protected from any inappropriate or non conforming use.

14.10.3 Permitted in Principle:

Agri- Business
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Casual Trading/Famers Markets/Markets
Cemetery
Cinema/Theatre
Community Hall
Creche/Nursery
Doctor
Education
Enterprise Centre
Exhibition/Arts space
Factory Outlet
Fire/Ambulance Station
Funeral Home
Garden Centre
General Industry
Golf Course/Pitch and Putt
Guest House
Halting Site/Traveller Community Accommodation
Health Centre
Hospital
Hotel
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Open Space/Park
Park and Ride
Petrol Filling Station
Place of Worship
Playground
Public Transport Station/Depot
Research and Development
Residential
Residential Institution/Retirement Home
Sports Facility
Telecommunications
Tourism-Recreational Complex
Training Centre
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Wholesale Outlet

14.10.4 Not Permitted:

Abattoir
Betting Office
End of Life Vehicles
Retail Warehouse

14.11 Tourism:

14.11.1 Objective:

Provide for tourism and related infrastructure.

14.11.2 Vision:

Provide for the continued expansion of the tourism sector, with a focus on creating strong visitor towns and sufficient high-quality visitor services and the continued development and enhancement of visitor attractions and activities to provide memorable, immersive visitor experiences, capitalising on our natural and cultural heritage assets, whilst safeguarding these resources for future generations.

14.11.3 Permitted in Principle:

Agri-Tourism
Caravan Park/Glamping/Camping or similar
Exhibition/Arts space
Golf Course/Pitch and Putt
Hotel
Open Space/Park
Playground
Sports Facility
Telecommunications
Tourism-Recreational Complex

14.11.4 Not Permitted:

Abattoir
Agri- Business
Amusement Arcade
Bank/Financial Service
Betting Office
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Cemetery
Cinema/Theatre
Commercial Car Park
Creche/Nursery
Dance Hall/Disco/Nightclub
Doctor
Education
End of Life Vehicles
Enterprise Centre
Factory Outlet
Fire/Ambulance Station
Fuel Depot/Distributor
Funeral Home
General Industry
Halting Site/Traveller Community Accommodation
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hospital
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices >1,000m2
Park and Ride
Petrol Filling Station
Place of Worship
Public Transport Station/Depot
Research and Development
Residential
Residential Institution/Retirement Home
Retail Comparison
Retail Shops- major
Retail Warehouse
Taxi Office
Training Centre
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Waste Transfer Site
Wholesale Outlet

14.12 Public and Community:

14.12.1 Objective:

Provide for and protect civic, religious, community, education, health care and social infrastructure.

14.12.2 Vision:

Protect and provide for an inclusive county, accessible to all members of the community, facilitating the sustainable development of necessary community, health, religious, educational, social and civic infrastructure. The community zoning is important in maintaining viable and stable communities within towns.

14.12.3 Permitted in Principle:

Allotments
Cemetery
Community Hall
Creche/Nursery
Education
Exhibition/Arts space
Fire/Ambulance Station
Halting Site/Traveller Community Accommodation
Health Centre
Hospital
Open Space/Park
Place of Worship
Playground
Residential Institution/Retirement Home
Sports Facility
Telecommunications
Tourism-Recreational Complex
Training Centre

14.12.4 Not Permitted:

Abattoir
Agri- Business
Agri-Tourism
Amusement Arcade
Bank/Financial Service
Betting Office
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Caravan Park/Glamping/Camping or similar
Cinema/Theatre
Commercial Car Park
Conference Facility
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
End of Life Vehicles
Enterprise Centre
Factory Outlet
Fuel Depot/Distributor
Garden Centre
General Industry
Guest House
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hotel
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices >1,000m2
Petrol Filling Station
Public Transport Station/Depot
Research and Development
Residential
Retail Comparison
Retail Shops- major
Retail Warehouse
Taxi Office
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Waste Transfer Site
Wholesale Outlet

14.13 Amenity and Open Space:

14.13.1 Objective:

Protect and provide for amenity and open space areas.

14.13.2 Vision:

Provide for amenity and open space facilities in the county. Only passive amenity and open space type facilities will be considered.

14.13.3 Permitted in Principle:

Allotments
Open Space/Park
Playground

14.13.4 Not Permitted:

Abattoir
Agri- Business
Agri-Tourism
Amusement Arcade
Bank/Financial Service
Betting Office
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Caravan Park/Glamping/Camping or similar
Casual Trading/Famers Markets/Markets
Cemetery
Cinema/Theatre
Commercial Car Park
Community Hall
Conference Facility
Creche/Nursery
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
Doctor
Education
End of Life Vehicles
Enterprise Centre
Exhibition/Arts space
Factory Outlet
Fire/Ambulance Station
Fuel Depot/Distributor
Funeral Home
Garden Centre
General Industry
Guest House
Halting Site/Traveller Community Accommodation
Health Centre
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hospital
Hotel
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Park and Ride
Petrol Filling Station
Place of Worship
Public House
Public Transport Station/Depot
Research and Development
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Take-Away/Fast Food
Taxi Office
Training Centre
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Waste Transfer Site
Wholesale Outlet

14.14 Sport and Recreation

14.14.1 Objective:

Protect and provide for sporting and recreational areas.

14.14.2 Vision:

Provide for sporting and recreational facilities in the county. Only sporting and recreational type facilities will be considered. The primary uses in these areas include playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped areas. They are often closely related to residential areas and town centres. High standards of accessibility are essential.

14.14.3 Permitted in Principle:

Allotments
Golf Course/Pitch and Putt
Open Space/Park
Playground
Sports Facility
Tourism-Recreational Complex

14.14.4 Not Permitted:

Abattoir
Agri- Business
Agri-Tourism
Amusement Arcade
Bank/Financial Service
Betting Office
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Casual Trading/Famers Markets/Markets
Cemetery
Cinema/Theatre
Commercial Car Park
Conference Facility
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
Doctor
End of Life Vehicles
Enterprise Centre
Factory Outlet
Fire/Ambulance Station
Fuel Depot/Distributor
Funeral Home
Garden Centre
General Industry
Guest House
Halting Site/Traveller Community Accommodation
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hospital
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Park and Ride
Petrol Filling Station
Place of Worship
Public House
Public Transport Station/Depot
Research and Development
Residential
Residential Institution/Retirement Home
Retail Comparison
Retail Shops- major
Retail Warehouse
Taxi Office
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Waste Transfer Site
Wholesale Outlet

14.15 General Enterprise and Employment:

14.15.1 Objective:

Provide for and improve general enterprise and employment generating uses.

14.15.2 Vision:

Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General Enterprise and Employment areas should be highly accessible, well designed, permeable and legible.

14.15.3 Permitted in Principle:

Agri- Business
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
End of Life Vehicles
Enterprise Centre
Fire/Ambulance Station
Fuel Depot/Distributor
Garden Centre
General Industry
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Light Industry
Motor Sales Outlet/Showroom
Offices >1,000m2
Park and Ride
Petrol Filling Station
Public Transport Station/Depot
Research and Development
Taxi Office
Telecommunications
Training Centre
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Waste Transfer Site
Wholesale Outlet

14.15.4 Not Permitted:

Abattoir
Agri-Tourism
Allotments
Amusement Arcade
Betting Office
Caravan Park/Glamping/Camping or similar
Cemetery
Cinema/Theatre
Commercial Car Park
Community Hall
Dance Hall/Disco/Nightclub
Doctor
Education
Exhibition/Arts space
Factory Outlet
Golf Course/Pitch and Putt
Guest House
Halting Site/Traveller Community Accommodation
Hospital
Off License
Place of Worship
Playground
Public House
Residential
Residential Institution/Retirement Home
Retail Comparison
Retail Shops- major
Retail Shops - Local
Retail Warehousing

14.16 Retail Warehousing

14.16.1 Objective:

Provide for retail warehousing development.

14.16.2 Vision:

Facilitate the sale of bulky goods/goods in bulk within high quality settings and highly accessible locations, with an emphasis on exemplar sustainable design and aesthetic quality.

14.16.3 Permitted in Principle:

Agri- Business
Bring bank
Builders Providers/Equipment Hire
Car Sales
Garden Centre
Park and Ride
Retail Warehouse
Telecommunications
Warehouse
Wholesale Outlet

14.16.4 Not Permitted:

Abattoir
Agri-Tourism
Allotments
Amusement Arcade
Betting Office
Caravan Park/Glamping/Camping or similar
Cemetery
Commercial Car Park
Community Hall
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
Doctor
Education
End of Life Vehicles
Exhibition/Arts space
Factory Outlet
Fire/Ambulance Station
Funeral Home
Golf Course/Pitch and Putt
Guest House
Halting Site/Traveller Community Accommodation
Hospital
Hotel
Offices <100m2
Place of Worship
Playground
Public House
Public Transport Station/Depot
Research and Development
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Waste Transfer Site

14.17 Integrated Waste Management Facility/Heavy Industry

14.17.1 Objective:

Promote the development of heavy industry, infilling and integrated waste management facilities with complementary activities and uses.

14.17.2 Vision:

Seek to create and enhance heavy industry, infilling and integrated waste management facilities with a full range of complementary uses within a well-designed setting that would supply employment opportunities for the county using the best available technical and environmental practises. Non-industrial uses are limited to prevent land use conflicts and to preserve land for industry and waste management uses. The development of inappropriate uses will be strongly discouraged.

14.17.3 Permitted in Principle:

Abattoir
Bring bank
End of Life Vehicles
Fuel Depot/Distributor
General Industry
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Light Industry
Public Transport Station/Depot
Research and Development
Renewable Energy Installations
Telecommunications
Vehicle Servicing and Repairs
Waste Transfer Site

14.17.4 Not Permitted:

Agri-Tourism
Allotments
Amusement Arcade
Bank/Financial Service
Betting Office
Caravan Park/Glamping/Camping or similar
Cemetery
Cinema/Theatre
Commercial Car Park
Community Hall
Conference Facility
Creche/Nursery
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
Doctor
Education
Exhibition/Arts space
Factory Outlet
Funeral Home
Golf Course/Pitch and Putt
Guest House
Health Centre
Hospital
Hotel
Multi-Storey car park
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Park and Ride
Petrol Filling Station
Place of Worship
Playground
Public House
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Sports Facility
Take-Away/Fast Food
Taxi Office
Tourism-Recreational Complex
Wholesale Outlet

14.18 General Enterprise and Employment Strategic Reserve

14.18.1 Objective:

Provide for and protect the future economic requirements of the town.

14.18.2 Vision:

Protect lands for future economic development. Consideration will be given to suitable uses on these lands only where it has been demonstrated that the use facilitates sustainable development and would not prejudice the principle use of these lands for economic expansion in the future.

14.18.3 Not Permitted:

Abattoir
Agri-Tourism
Allotments
Amusement Arcade
Bank/Financial Service
Betting Office
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Caravan Park/Glamping/Camping or similar
Cemetery
Cinema/Theatre
Commercial Car Park
Community Hall
Conference Facility
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
Doctor
Education
End of Life Vehicles
Enterprise Centre
Exhibition/Arts space
Factory Outlet
Fuel Depot/Distributor
Funeral Home
General Industry
Golf Course/Pitch and Putt
Guest House
Halting Site/Traveller Community Accommodation
Health Centre
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hospital
Hotel
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Place of Worship
Playground
Public House
Research and Development
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Sports Facility
Take-Away/Fast Food
Taxi Office
Tourism-Recreational Complex
Training Centre
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Waste Transfer Site
Wholesale Outlet