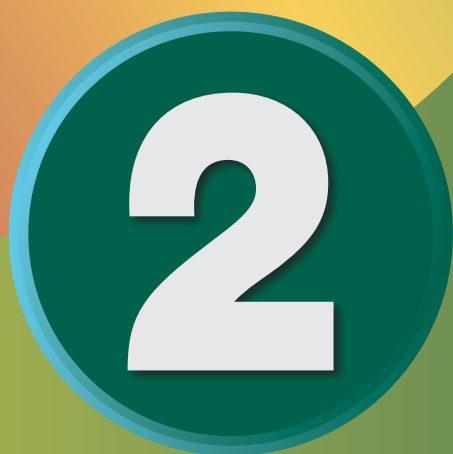




Settlement Strategy



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: unserved 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 Franciscans 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 uncodable 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

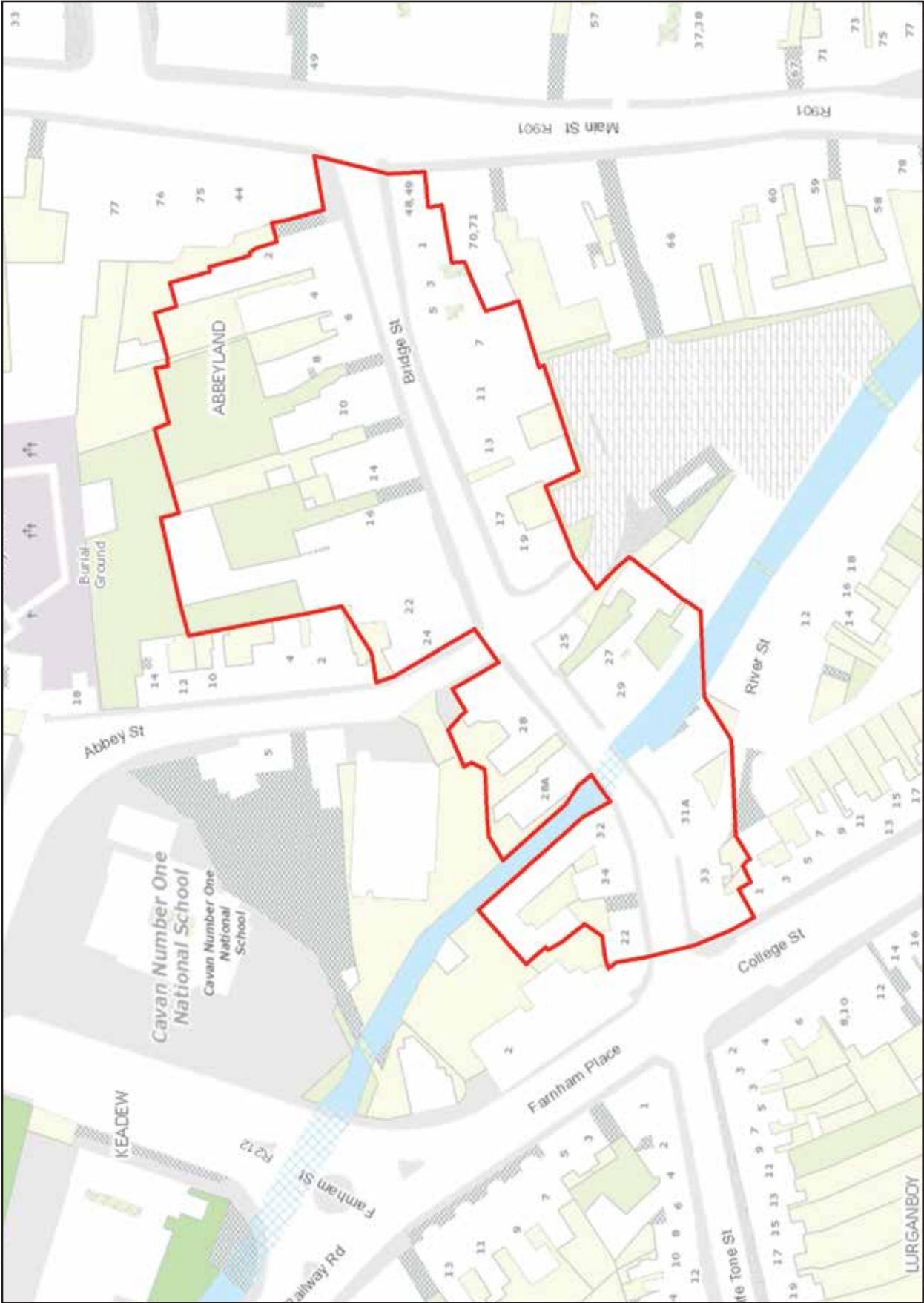




Figure 2.4 Farnham Street ACA





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 through 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 providing 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 recognises 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**

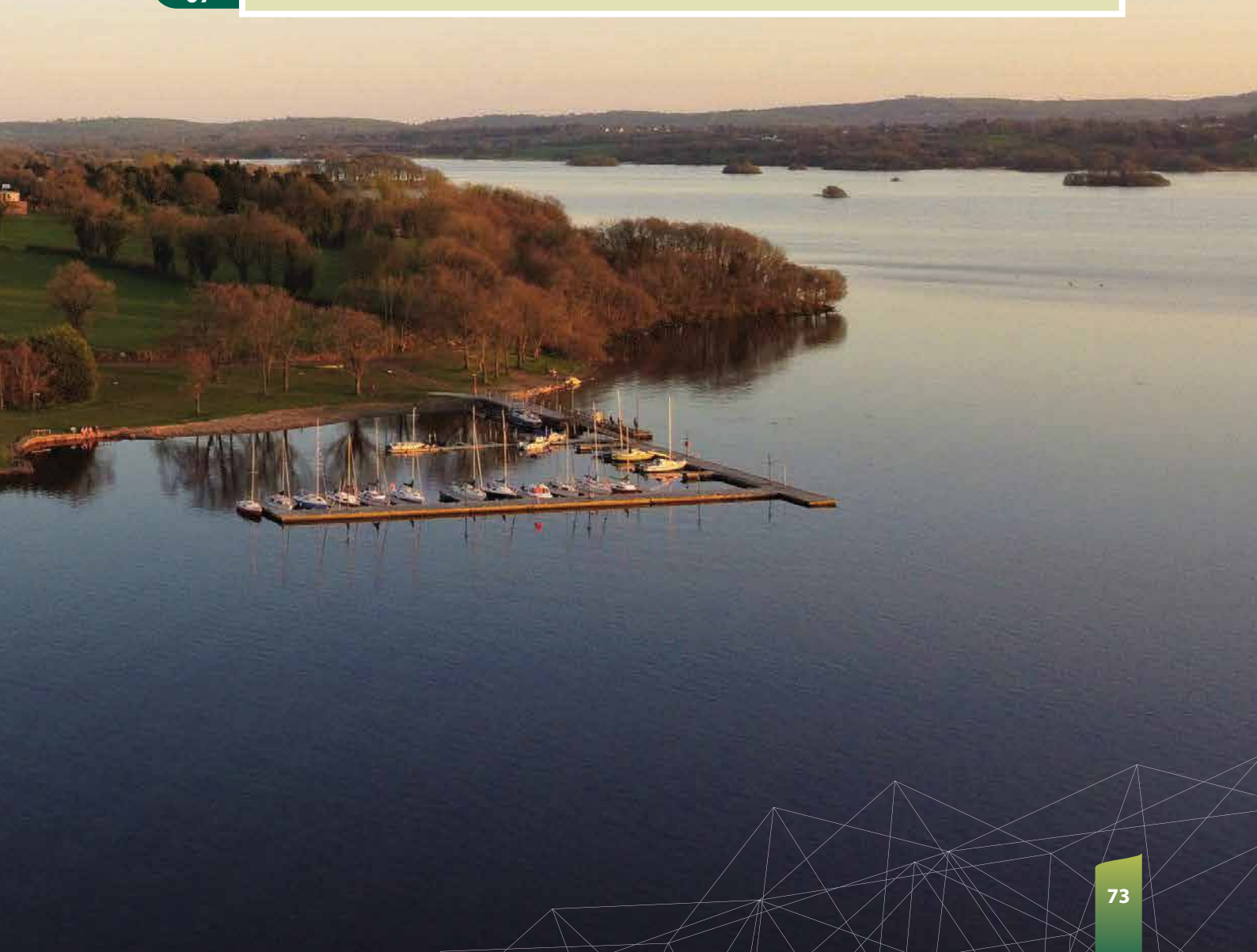
Encourage and support the delivery of tourist services in the Town.

**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.



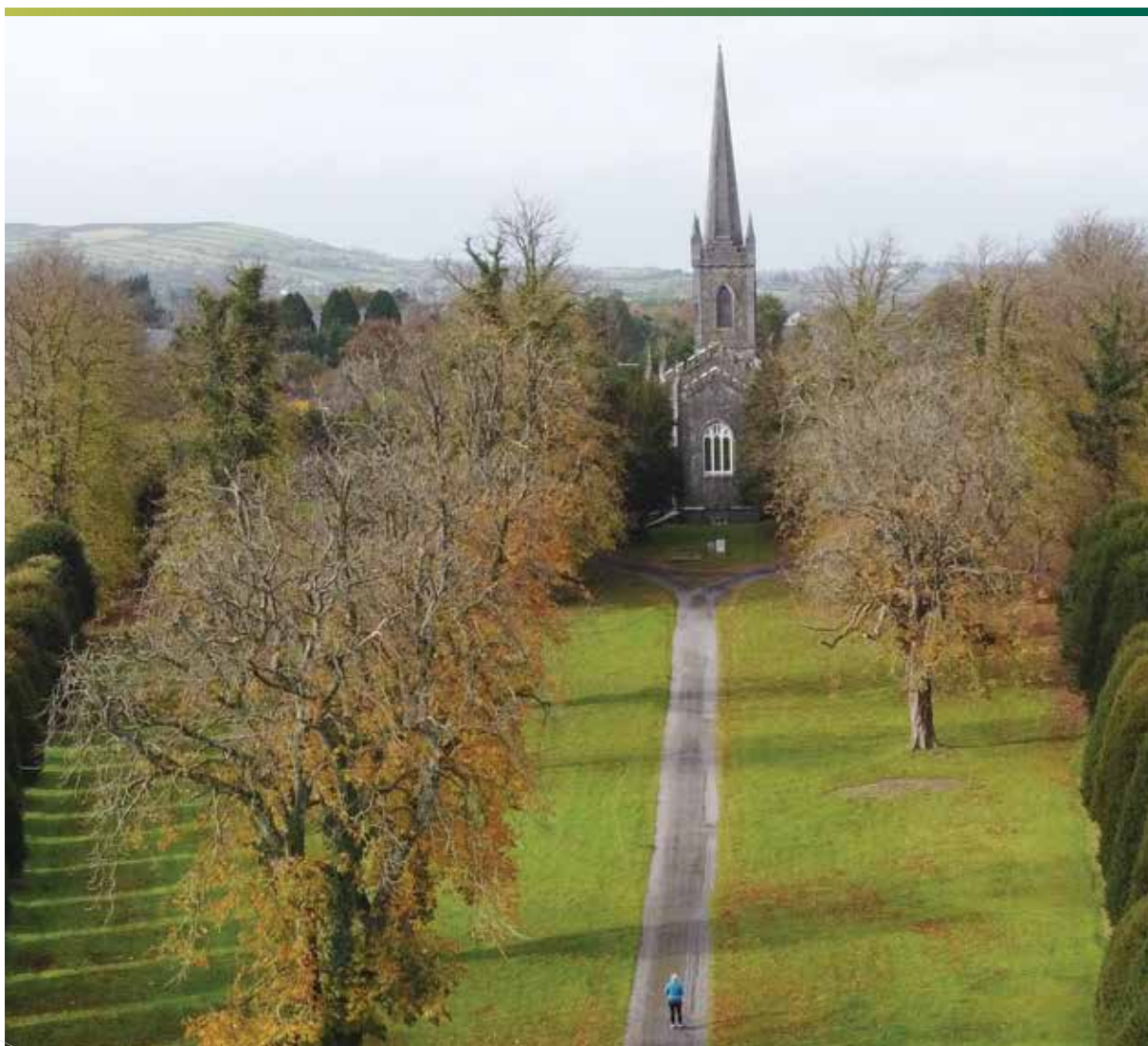
2.3.7 Sustainable Communities

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

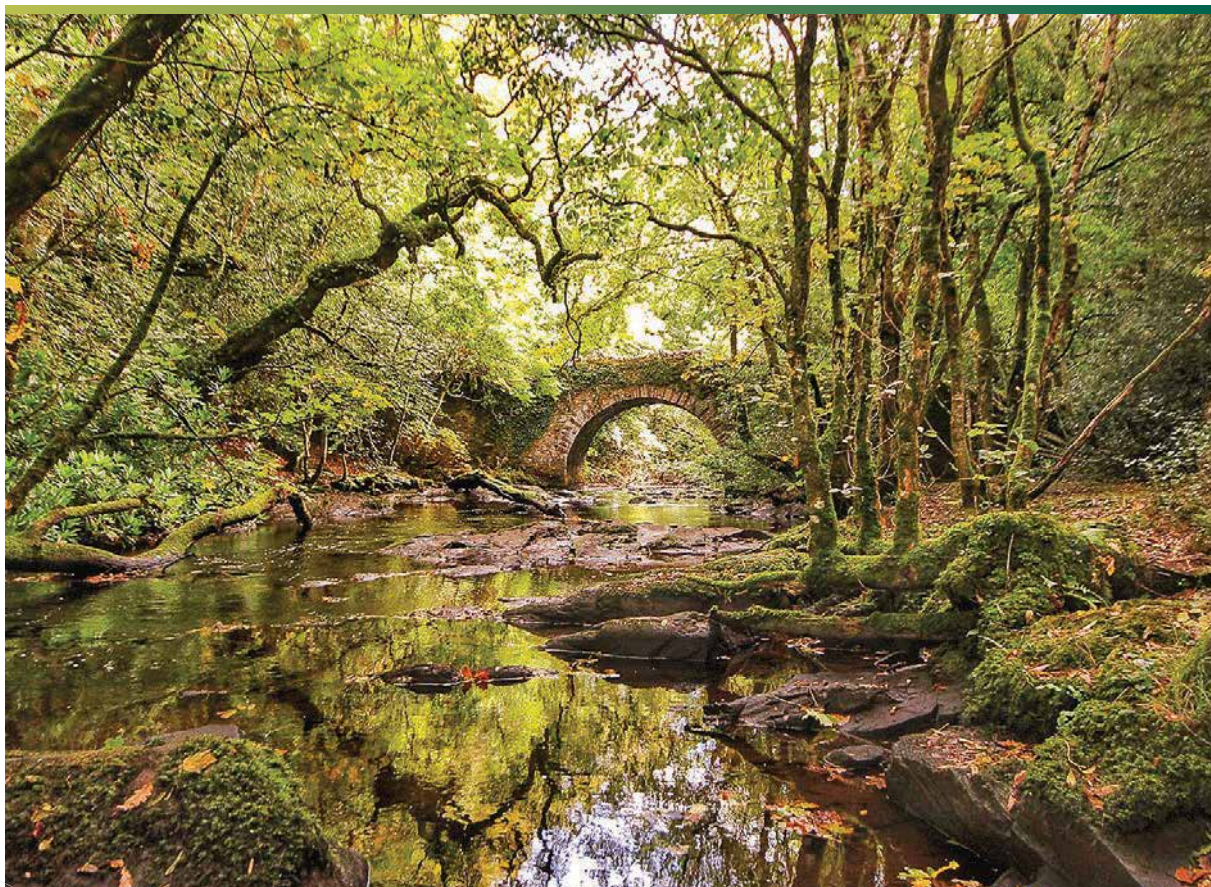
A number of key sites exist within the settlement which present the potential for physical and social regeneration with the support of private and public-sector expertise and investment. In particular, the Rural Regeneration and Development Fund operated by the Department of Rural and Community Development 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



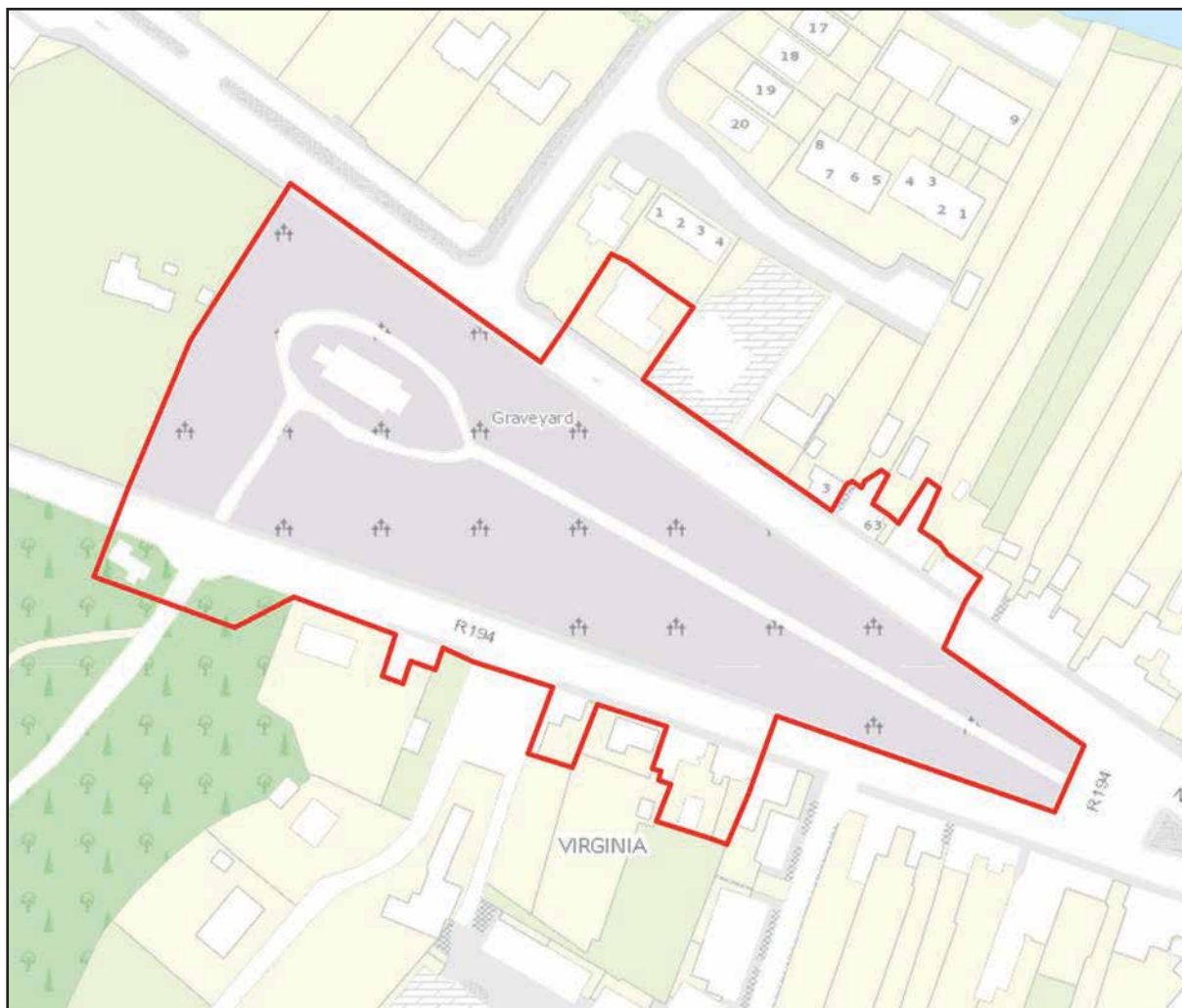


Figure 2.3.1 Lurgan ACA Virginia

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 General 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 Physical 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 Economic 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 Commercial 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 Regeneration 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 Development 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 Objectives

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 Mounthugent River and the Nadreegal Lough Stream to contribute to the creation of linear parks and wildlife corridors along these Rivers banks. These areas would be kept free from development and would consist of 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 provision 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.

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

2.5.9 Regeneration and Placemaking

A number of key sites exist within the settlement which present the potential for physical and social



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 Grebe, 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.

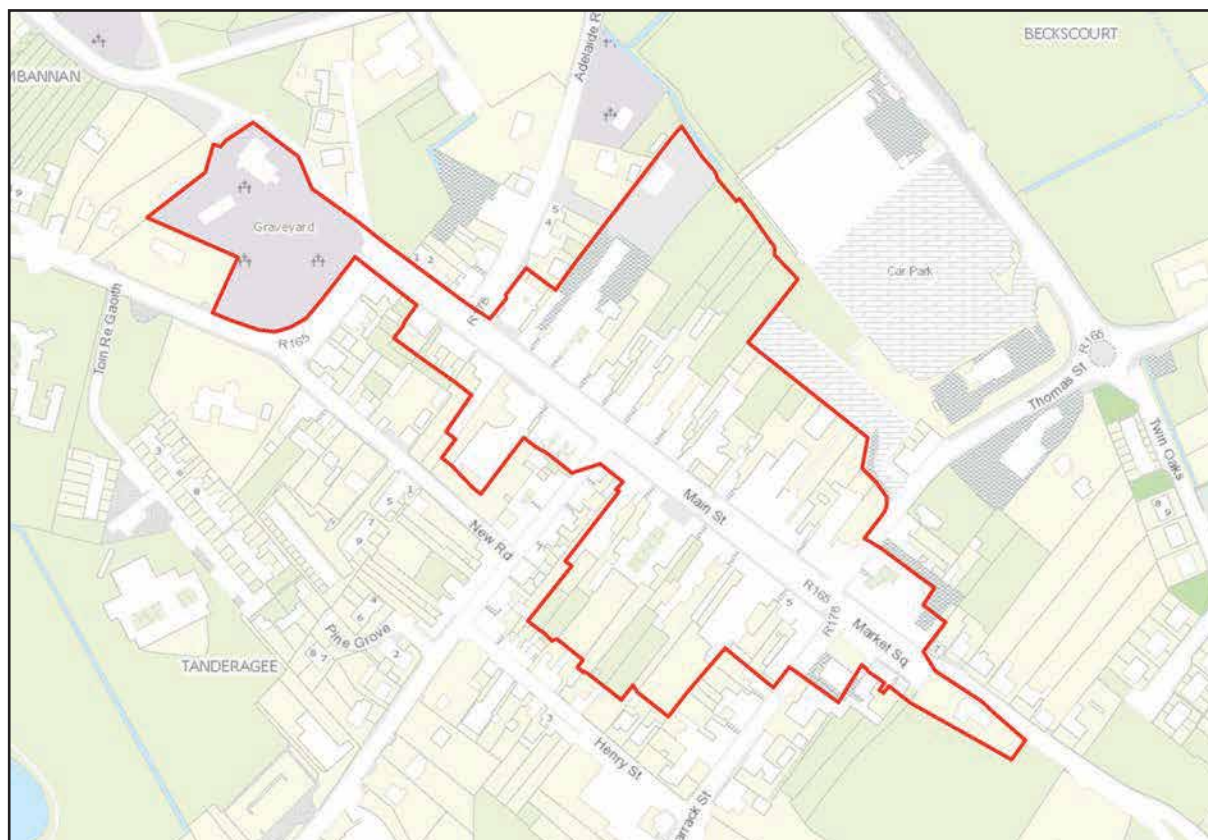


Figure 2.5.1 Bailieborough ACA



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 and /or features.

**BH
14**

Protect previously unknown archaeological sites and features, including underwater sites where they are discovered during development works.

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 proprietries 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
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.



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.

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 2.6.1 Cootehill 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 Objectives

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

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.

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.

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.



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.

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.

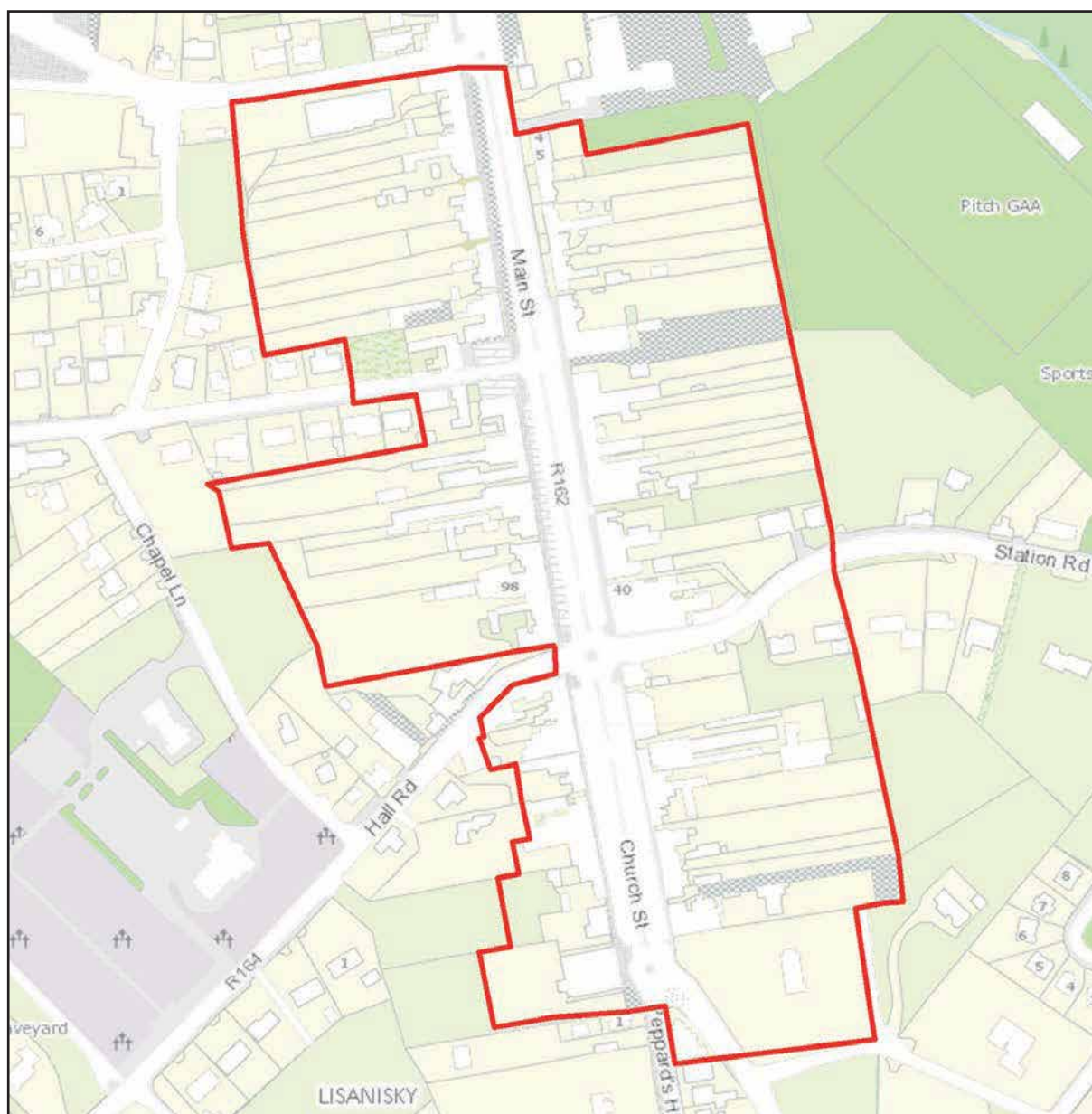


Figure 2.7.1 Kingscourt ACA

2.7.12 Map Based Specific Objectives

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 Rí 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.

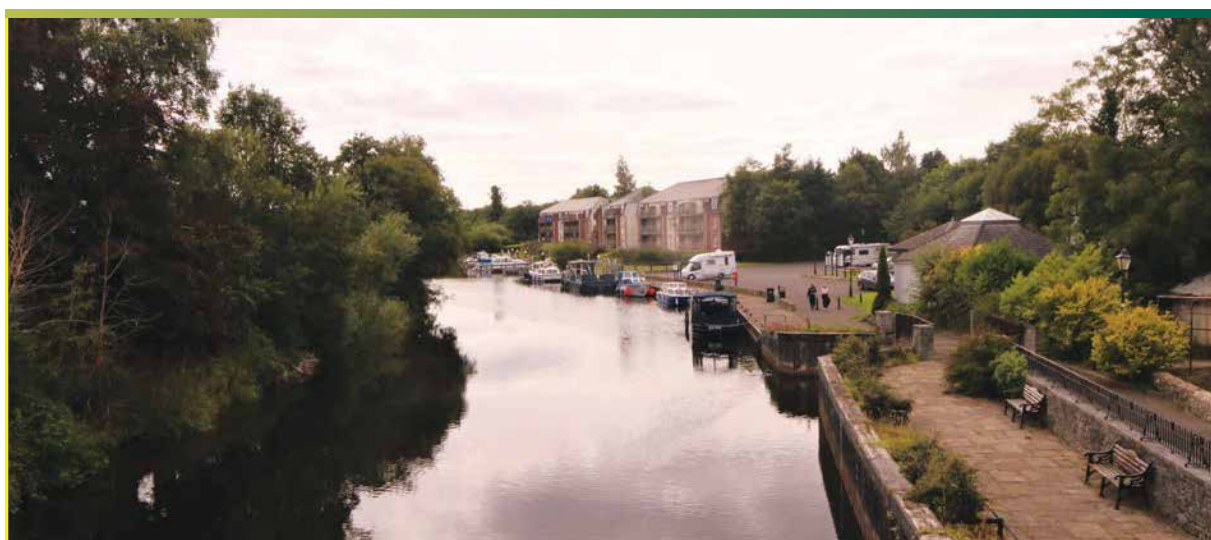
Table 2.8.1 Fact Table

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 Bellahealy.

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.



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

**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 Objectives

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, Cavalry 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 (151 pupils) 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:

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'.

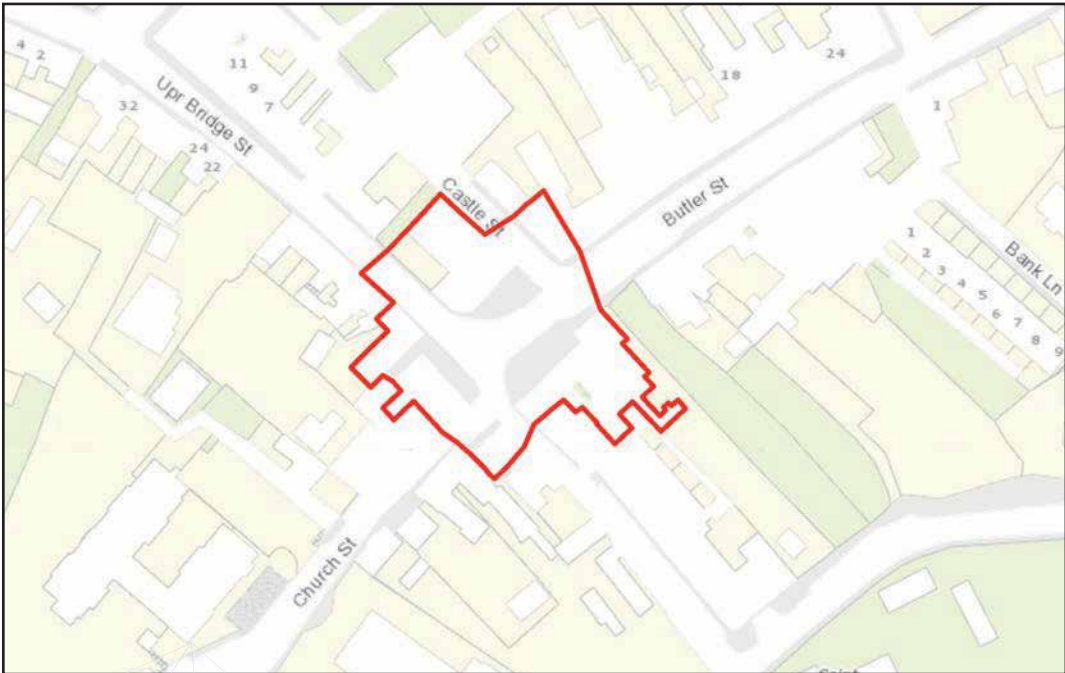
There is also a very informative town trail which starts in the centre of the town (the Diamond). You can explore the town with maps, information panels and plaques providing further information on key sites.

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 Architectural 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 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.



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.

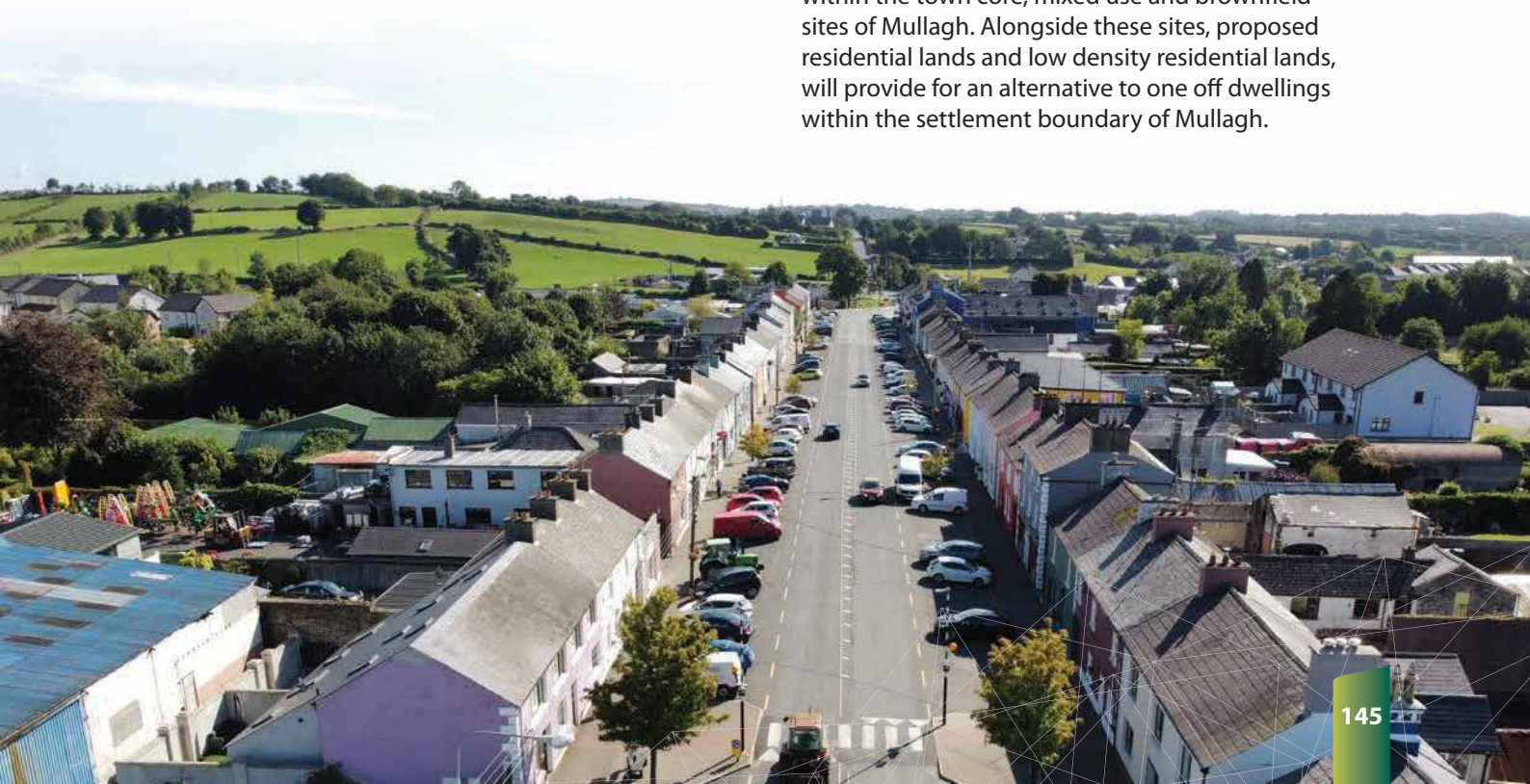
Table 2.10.1 Fact Table

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 Fáilte 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 Objectives

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 settlements 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 Built 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 Objectives



Arva Specific Objectives 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 Objectives 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 Objectives **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 village's 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 McNea 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 Objectives

- 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 a 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.