

# Settlement Capacity Report

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



Comhairle Contae an Chabháin  
Cavan County Council



## **Introduction**

### **Variation 1 of the Cavan County Development Plan**

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

### **Purpose of Report**

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

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

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

### **2025 NPF Implementation Guidelines**

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

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

## Uisce Eireann Capacity Register

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

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

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

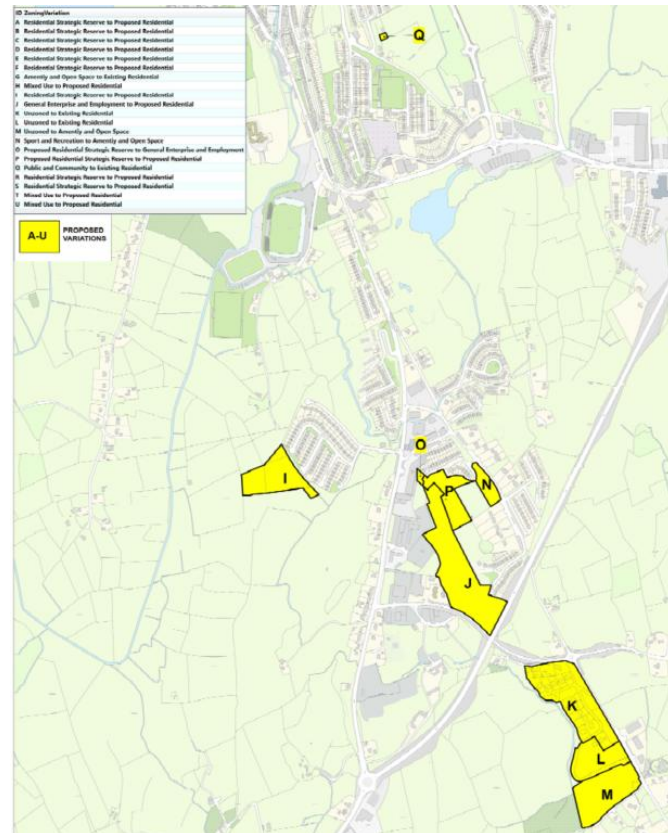
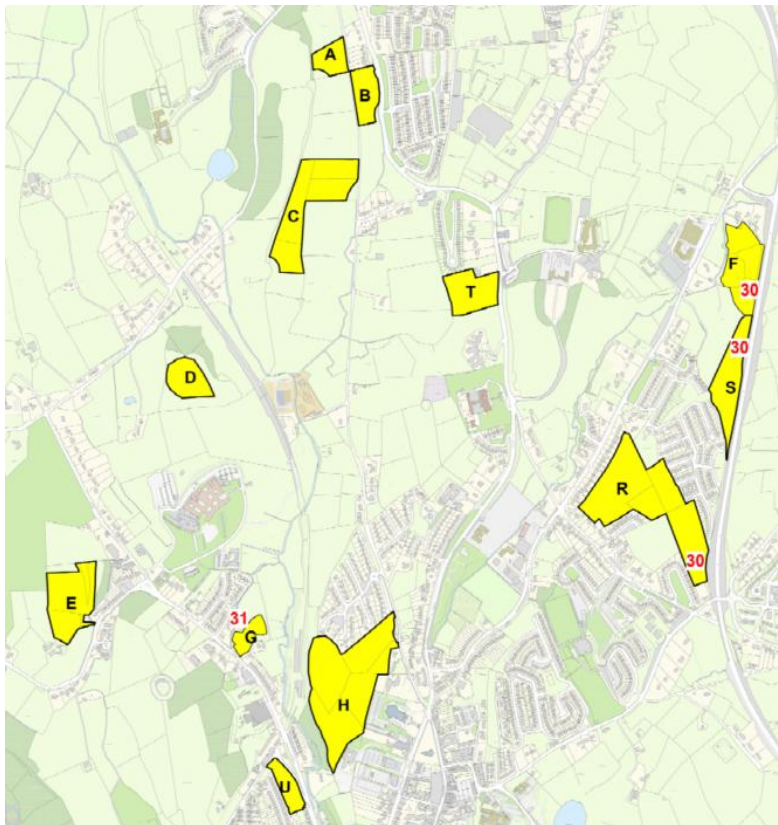
✓ Available

X Not Available

☒ Provided as part of development proposed

## Cavan Town

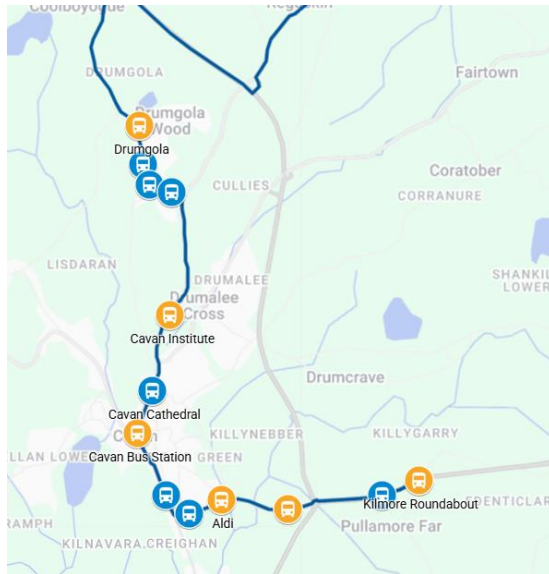
The sites marked below A to U are subject to the proposed variation. These provide for additional choice for residential use and acknowledge extensions to existing developments. There 5 primary schools in the environs area and 4 post primary schools.



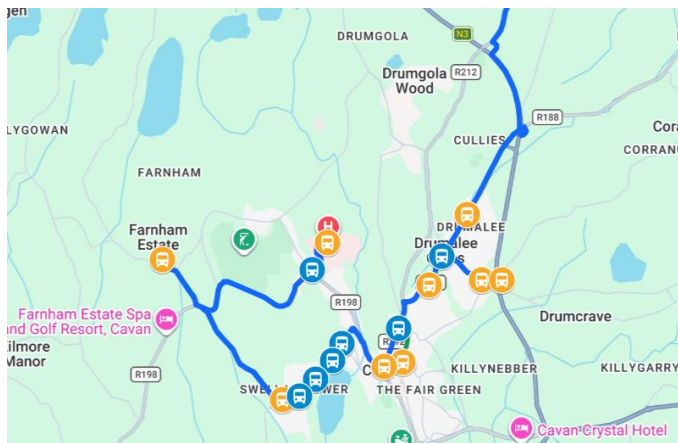
## Cavan Town

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

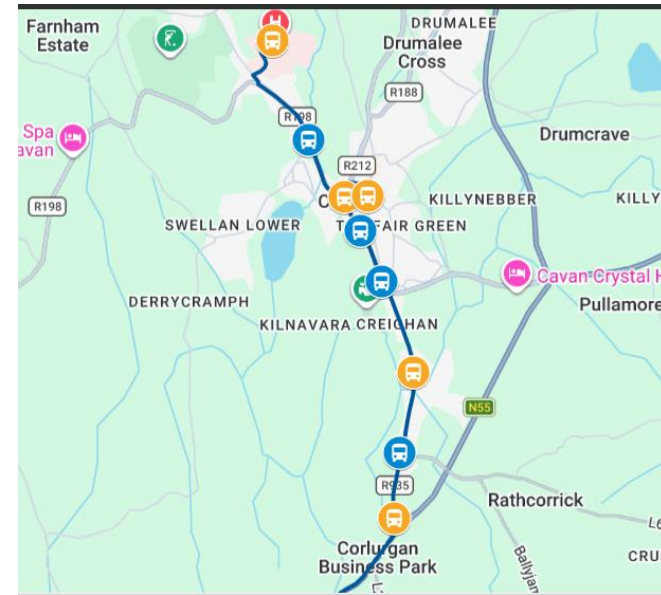
## Cavan Town Local Link Routes.



### Route C1



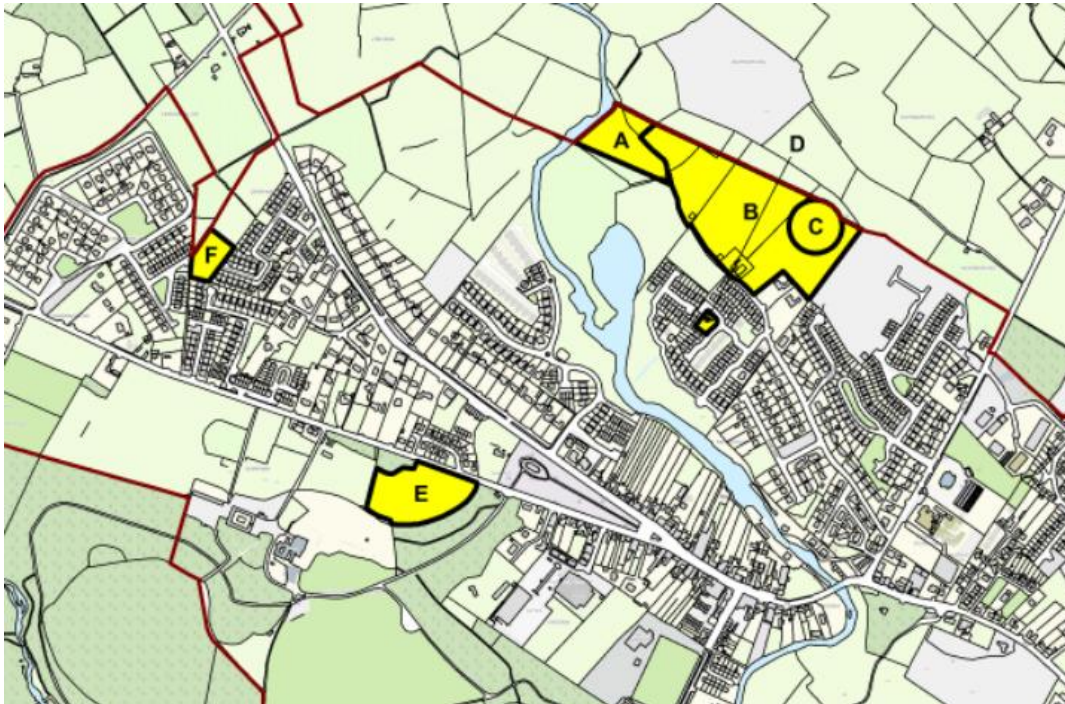
### Route C3



### Route C2

## Virginia

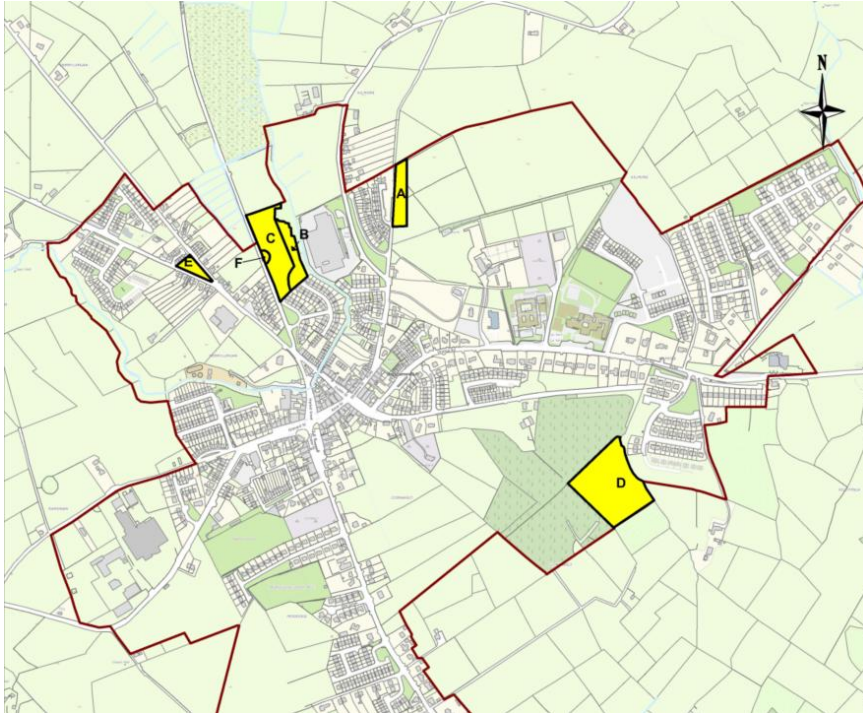
The site marked below A to F are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.



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

## Ballyjamesduff

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

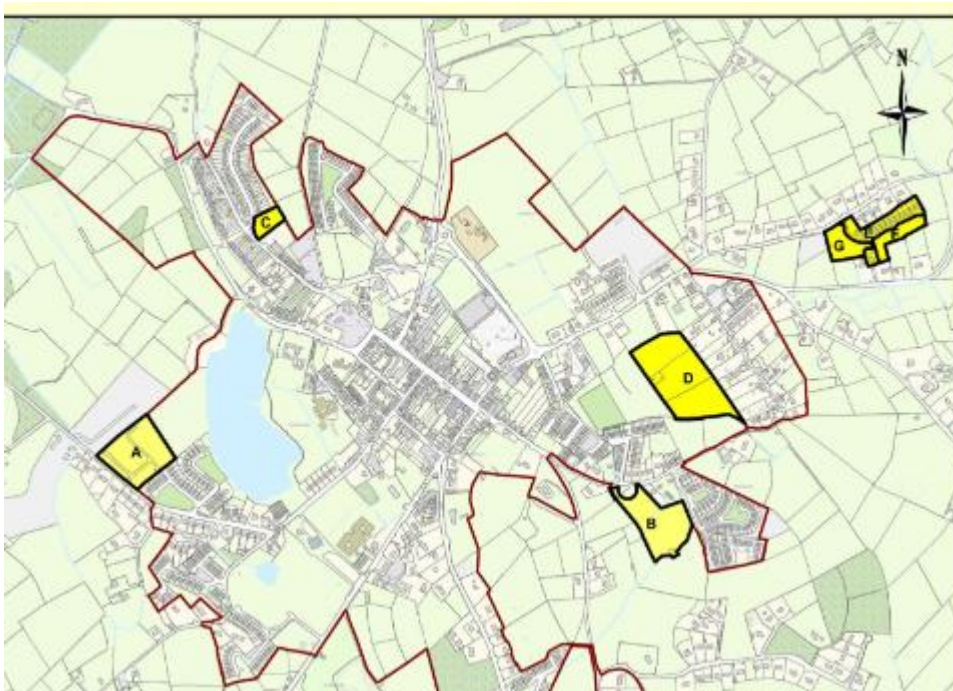


|                |  |
|----------------|--|
| Ballyjamesduff |  |
|----------------|--|

[illegible]

## Bailieborough

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

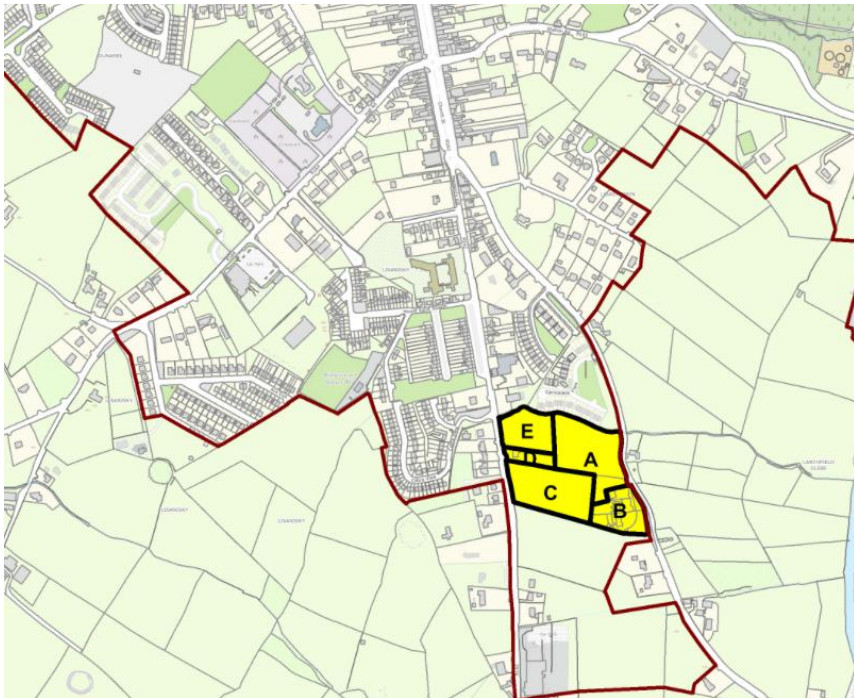


| Bailieborough |                                |                 |                 |                                                     |                                                       |                      |           |               |                     |
|---------------|--------------------------------|-----------------|-----------------|--------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

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

## Kingscourt

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

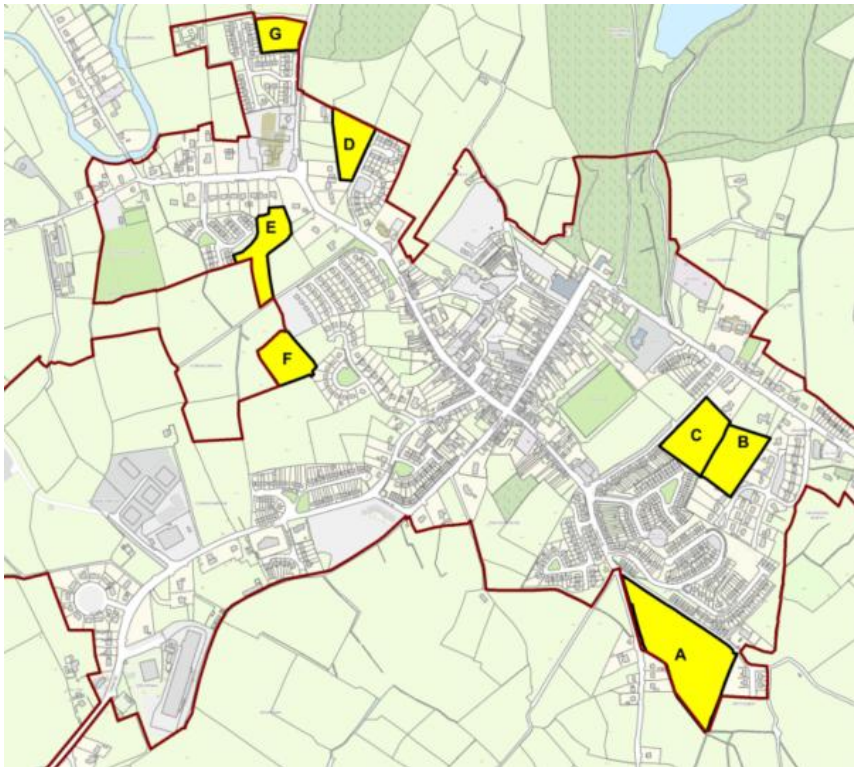


| Kingscourt |                                |                 |                 |                                                     |                                           |                      |           |               |                     |
|------------|--------------------------------|-----------------|-----------------|--------------------------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

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

## Cootehill

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

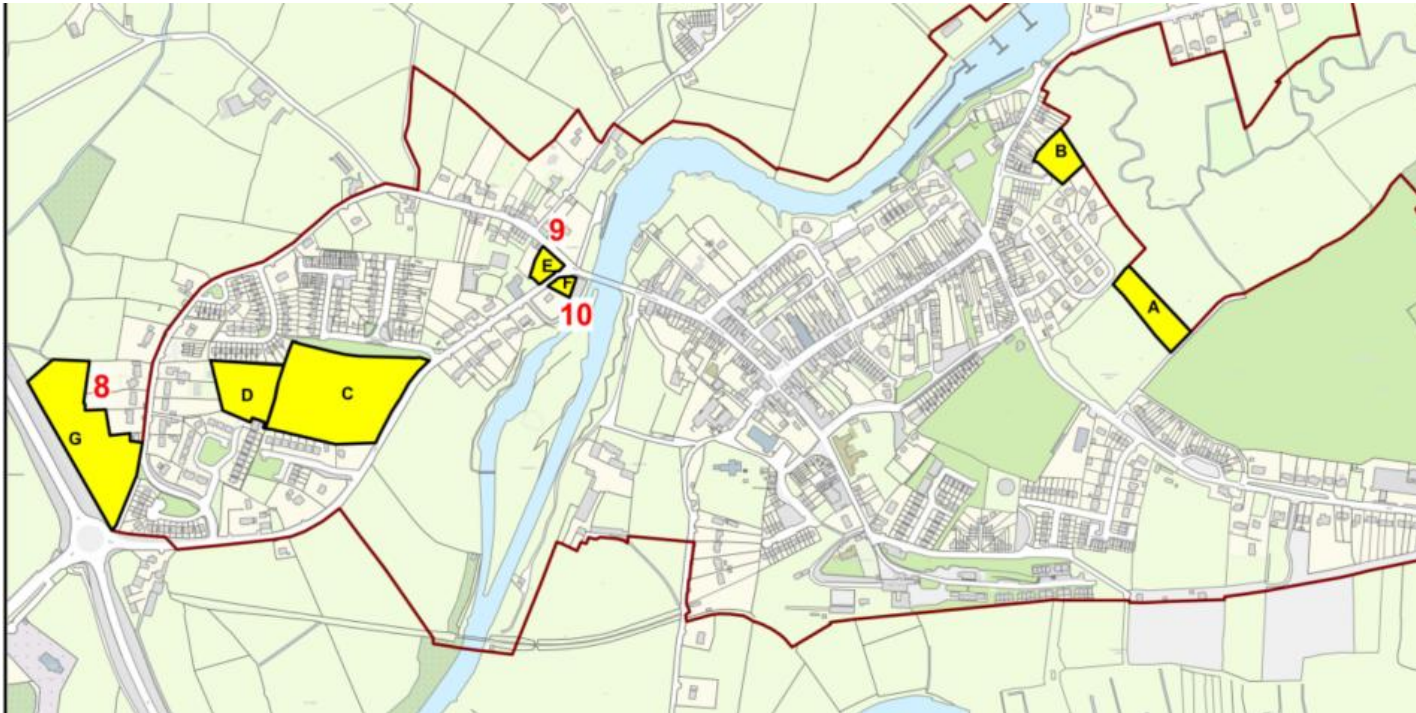


## Cootehill

[illegible]

## Belturbet

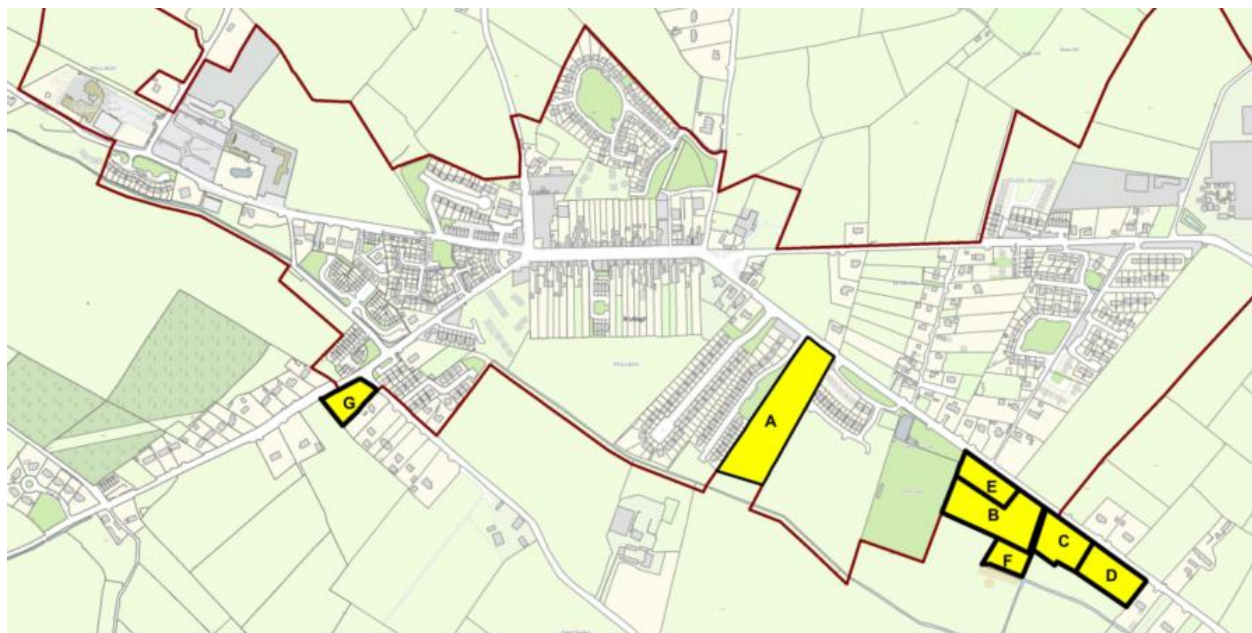
The site marked below A to G are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.



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

## Mullagh

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

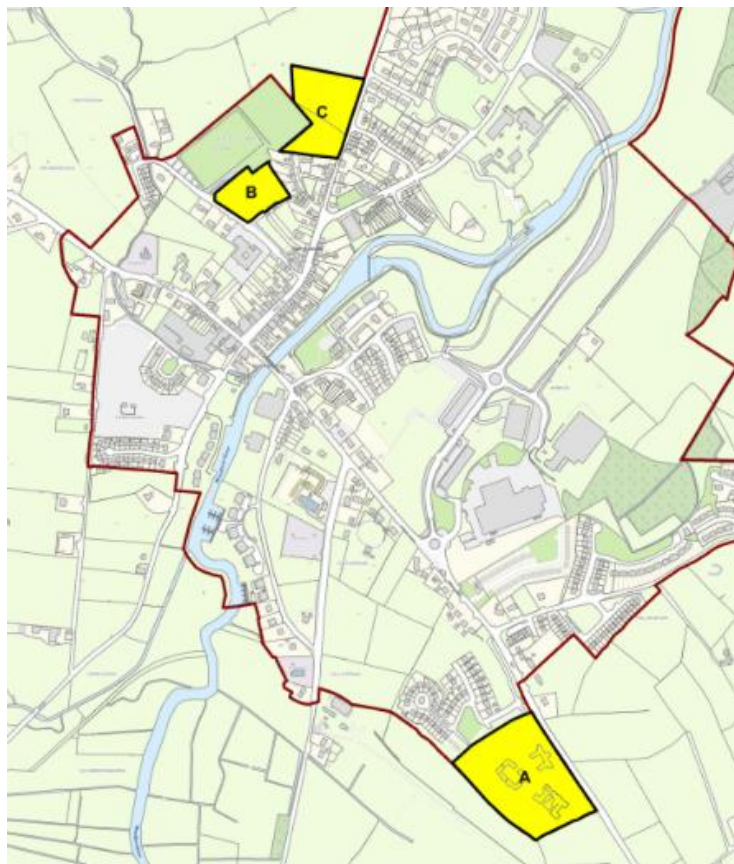


| Mullagh   |                                |                                                          |                 |                                                                      |                                                       |                      |           |               |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

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

## Ballyconnell

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



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

## Appendix 1 -Uisce Eireann commentary regarding proposed Variation

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

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