



CAVAN TOWN
Assets and Projects Overview
January 2021

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TABLE OF CONTENTS

- 01 Introduction
- 02 Vision
- 03 Study Area
- 04 Character Areas
- 05 Development Strategy
- 06 Significant Opportunity Sites
- 07 Appendices

00



INTRODUCTION



The Town of Cavan, 1591

The purpose of this study is to identify strategic opportunities and a vision for Cavan town. This is done through a review of all current and past studies of Cavan town, supporting regional and national frameworks, policies and the Cavan county development plan. Our aim is to build upon these studies and objectives with Cavan town specific proposals, that would continue to support and unlock the potential of Cavan, as a thriving county town.

This Cavan town study concentrated on a defined area, as set out in Cavan County development plan 2014-2020, to ensure our strategic document is aligned with county objectives, zonings, development, economic growth and other activities.

This study would consider the following key strategic criteria;

- Vision
- Study area
- Character areas
- Development strategy
- Significant opportunity sites

Cavan is the most southerly county of Ulster, and forms a nexus between 3 provinces, it is bordered by 6 counties, Monaghan, Longford, Westmeath, Meath, Fermanagh and Leitrim.

The predominant drumlin landscape, gentle hills and abundance of waterways, makes Cavan one of the great Lakelands districts of Ireland. The river Erne rises centrally within the county which in-turn forms Lough Oughter, and meanders through to Fermanagh and beyond to form lough Erne.

Cavan, the county town, historically a Gaelic settlement, by the O'Reilly lordship, is centrally located in one of the most fertile parts of the county.

01



CAVAN TOWN

THIS MAP of Cavan Town from the 1850's gives us a look into the town's past before any of the present day modern housing emerged. The main reason for including this map with the booklet is because it outlines every road, street, lane and house, and by consulting Sir Richard Griffith's Valuation Returns one can discover who occupied every house in the town!

A word of warning: the numbers on this map do not necessarily correspond with those listed in the Census returns of 1901 and 1911, but any old town native can put you right as far as these returns are concerned. Many thanks to

VISION

VISION

‘Can we now look to a future where a re-imagined Cavan can be an exemplar to all its sister towns in Ireland? – Why not?’

Quote Sean O’ Laoire FRIAI-from the Atlas of Cavan

- Cavan town as a Gateway to Irelands North Western region.
- Tourism town destination
- Promote Cavan town under the ‘10 minute town’-Initiative.
- Support economic growth of a strong food/agricultural sector.
- Provide support to local business and new business incentives, in the town.
- Provide and protect residential amenity areas.
- Town Centre first principle.
- Provide, protect and promote the educational hubs of Cavan Town.
- Support the development of Cavan town as a South Ulster sports quarter.
- Develop a network of Greenways, locally and to the national network
- Promote Cavan town as a social/cultural hub.
- Promote the Historic origins and built Heritage of Cavan town.
- Enhance the quality of streets and the public realm.
- Gateway to Cavan’s Lakeland district and Angling potential.
- Unlock the potential of Cavan town through strategic opportunity sites.
- Build and support the brand of ‘Cavan town’ as a festival destination, local/national and international (Fleadh Cheoil, Taste of Cavan, Cavan Arts festival...etc)

02

KILMORE CATHEDRAL . CAVAN .
FOR THE MOST REV . PATRICK LYONS . D.D. S.T.L. LORD BISHOP OF KILMORE .



STUDY AREA

STUDY AREA

‘The historic buildings of Cavan are bound to enrich the lives of everyone who encounters them’

-NIAH an introduction to the architectural heritage of cavan

Our aim was to analyse the assets of Cavan town, contained within a defined study area, aligned with the Cavan County Development Plan, under key strategic criteria.

3.1 Land Use

3.2 Key Landmarks

3.3 Sport/Entreprise

3.4 Heights/Density

3.5 Biodiversity/Open Space

3.6 Movement

- Roads

- Cyclists

- Linkages

3.7 Hills & Valleys

03



STUDY AREA - Land Use

-  Study Boundary
-  Town Core





KEY

- Study Boundary
- Town Core
- Residential Zone
- Employment/Retail
- Education Facilities
- Major Employers
- Sports & Recreational

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 predominantly low rise-low density developments, of mixed use, 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 from Dublin road is a local employment centre containing predominately retail uses.

Land Use information extracted from Map 4, Appendix 1 Walking & Cycling Strategy

3.1 Land Use

Cavan town has a well-defined town centre, and an established network of low density developments surrounding the central core, that define its land uses. Cavan town is well served with established amenities and infrastructure, that include; a regional hospital, sports facilities, employment/retail zones, neighbourhood centres, educational hubs, recreational areas.







MAIN ST. CAVAN. B185.W.L.



KEY

- Study Boundary
- 1 Cathedral of St Patrick & St Felim
- 2 Abbeylands
- 3 Lough Swellan
- 4 Breffni Park
- 5 Farnham Estate
- 6 Farnham Street/
- 7 Johnston Library
- 8 Main Street
- 9 Bridge Street
- 10 Urney, Church of Ireland
- 11 Cavan Institute
- 12 Con Smith Park
- 13 Town Hall
- 14 Bus Station
- 15 Equestrian Events Centre
- 16 Green Lough
- 17 Railway Site
- 18 Cavan River
- 19 The Greenway

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 central 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 also has access to some of the country’s finest food, sports, built heritage and Lakelands.



16



3



4



19

3.2 Key Landmarks

Cavan town has a number of significant landmarks, of local and national importance, that are all easily accessible within a 10 minute walk/Cycle of the towns core, that include some of the country’s finest food, sports, built heritage and Lakelands.





KEY

- 1 Cathedral of St Patrick & St Felim
- 2 Abbeylands
- 3 Lough Swellan
- 4 Breffni Park
- 5 Farnham Estate
- 6 Farnham Street/
- 7 Johnston Library
- 8 Main Street
- 9 Bridge Street
- 10 Urney, Church of Ireland
- 11 Cavan Institute
- 12 Con Smith Park
- 13 Town Hall
- 14 Bus Station
- 15 Equestrian Events Centre
- 16 Green Lough
- 17 Railway Site
- 18 Cavan River
- 19 The Greenway



3.2 Key Landmarks- Town Core

A number key landmarks are centrally located in the town core, that include cathedrals, historic civic streets and buildings, a market square, public art installations, a county library, retail hubs and civic spaces.



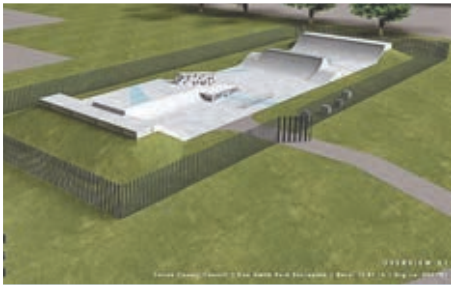


KEY

- Study Boundary
- Town Core
- GAA
- Rugby/Cricket
- Swimming
- Golf
- Equestrian/
Taste of Cavan Venue
- Tennis
- Soccer/Astro Turf
- Bowling
- Skate Park
- Hockey

Cavan town has historically been at the centre of sport and enterprise for the county, which hosts GAA county match's at Breffni park; has 2 international golf courses; a national grade equestrian centre; a community based rugby club; a tennis club; a soccer club and many more

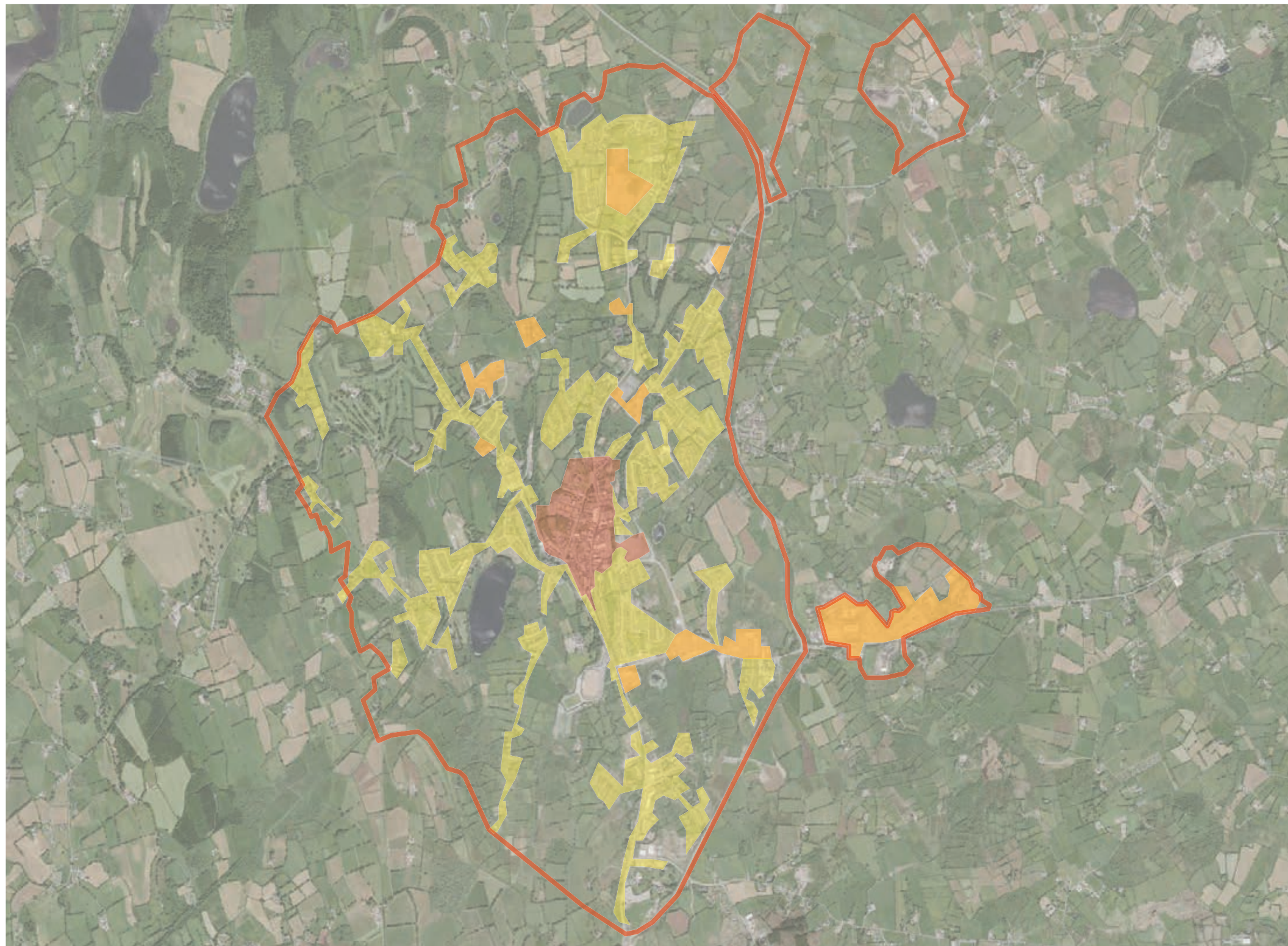
Cavan town has also a tradition for local and national enterprise including a schedule of local / national festivals, a strong local employment network: agricultural business: Cavan food festival ; Cavan Arts festival; Farnham estate and golf resort; Cavan Chamber and Cavan crystal.



3.3 Sport/Enterprise

Cavan town has historically been at the centre of sport and enterprise for the county, it supports a diverse range of sporting/enterprise activities that include, Art, food and cultural festivals, GAA, soccer, tennis, rugby, golf, water sports





KEY

- Study Boundary
- Town Core
- 1-2 Storey Low Height/Density
- 2-4 Storey Medium Height/ Density
- 4-6 Storey High Density

The central core of Cavan town is of medium-high density of mainly 2-4 story in nature, it contains some landmark buildings of a higher nature, such as historic abbey at abbeylands, the Cathedral of St Patrick & St Felim, and the Church of Ireland, both located off Farnham street

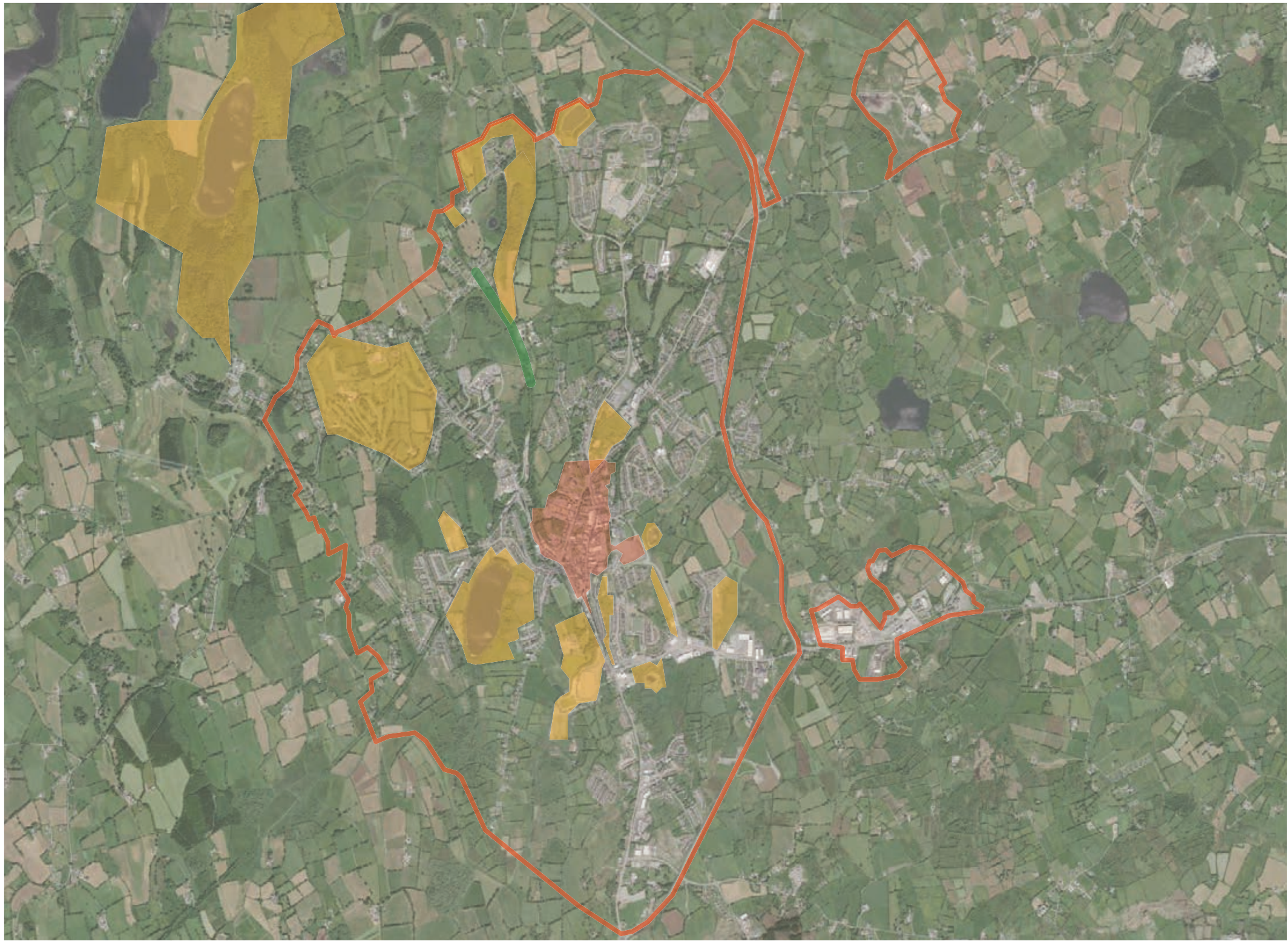
Surrounding Cavan central town core, the surrounding uses are generally low rise and low density, with some local zones of enterprise/retail of a medium density with building heights ranging from 2-3 storeys.



3.4 Heights/Density

Cavan town is predominantly a low-medium rise town, of mainly 2-4 storeys in height. It has a well-defined town core of medium density, number of low rise developments surrounding this core and defined retail zone on the Dublin road.





KEY

- Study Boundary
- Town Core
- Existing Greenway
- Outdoor Recreation

Cavan town has immediate access to range of bio-diverse sites, such as Swellan lough, Green Lough, Killymooney Lough, Con Smith park, local parklands, Farnham estate, and a section of greenway along the old railway lines adjacent the hospital lands, these are all accessible by foot/bike/Car from the central core of Cavan town

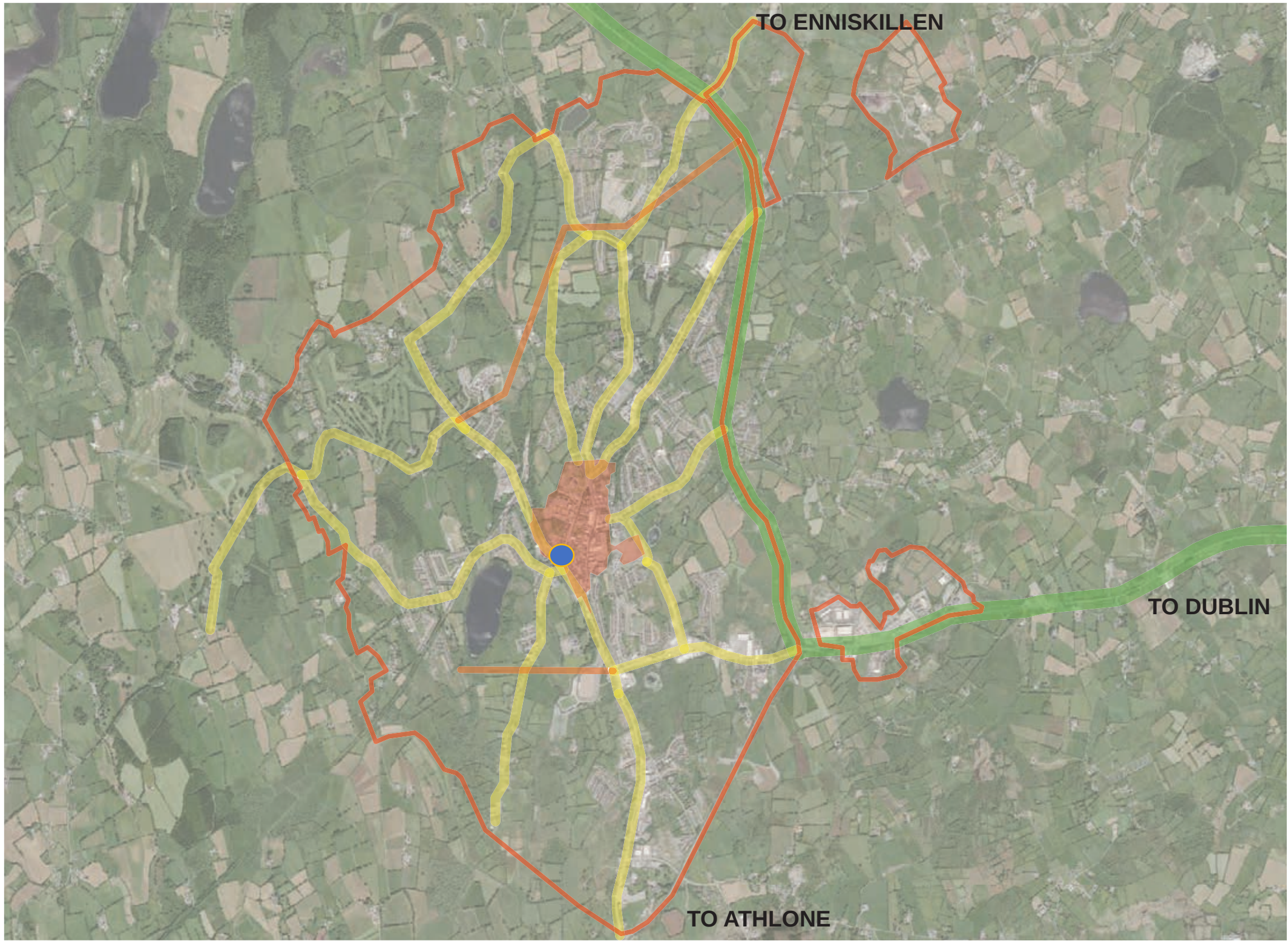
The central town core area of Cavan Town has no defined green park.



3.5 Biodiversity/Open Space

Cavan town has immediate access to range of bio-diverse sites, that include a number of loughs, the drumlin landscape, Cavan river, public parks, recreation areas, the historic grounds of Farnham estate and a greenway.





KEY

- Study Boundary
- Town Core
- National Route (N3)
- Main Access Routes
- Potential Links
- Bus Station



3.6 Movement - Roads

Cavan town is centrally located within the county and is located on local/national transport nodes, it is well served by an established network of roads and routes.





KEY

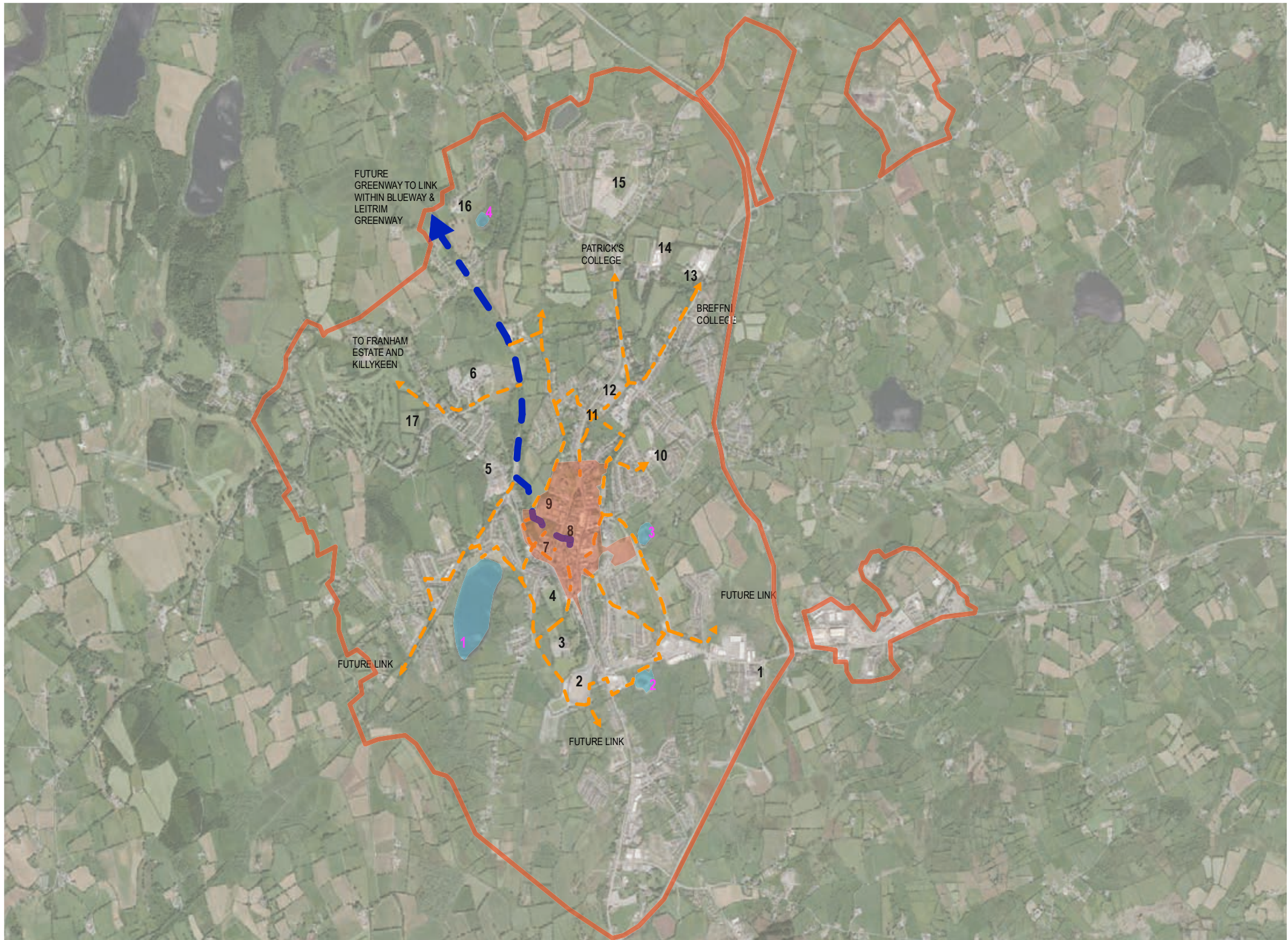
- Study Boundary
- Town Core
- Existing Greenway
- Potential Greenway Extension Network
- Existing cycle lanes shared road way



3.6 Movement - Cyclists

Cavan town has a number of established cycle lanes, these are predominantly shared with roads, linear routes and not connected across town, these routes lack dedicated cycle friendly lanes and parking zones.





KEY	
	Study Boundary
	Town Core
	Greenway - Primary
	Cycle Paths - Secondary
1	Hotel
2	Sports Campus
3	Royal School
4	GAA Club
5	Railway Station
6	Cavan General Hospital
7	Bus Station
8	Schools
9	Tennis Court
10	Swimming Pool & Drumalee GAA
11	Con Smith Park
12	Cavan Institute
13	Breffni College
14	Patrick's College
15	Equestrian Centre
16	Loretto College
17	Golf
1	Swellan Lough
2	Green Lough
3	Killymooney Lough
4	Drumgola Lough

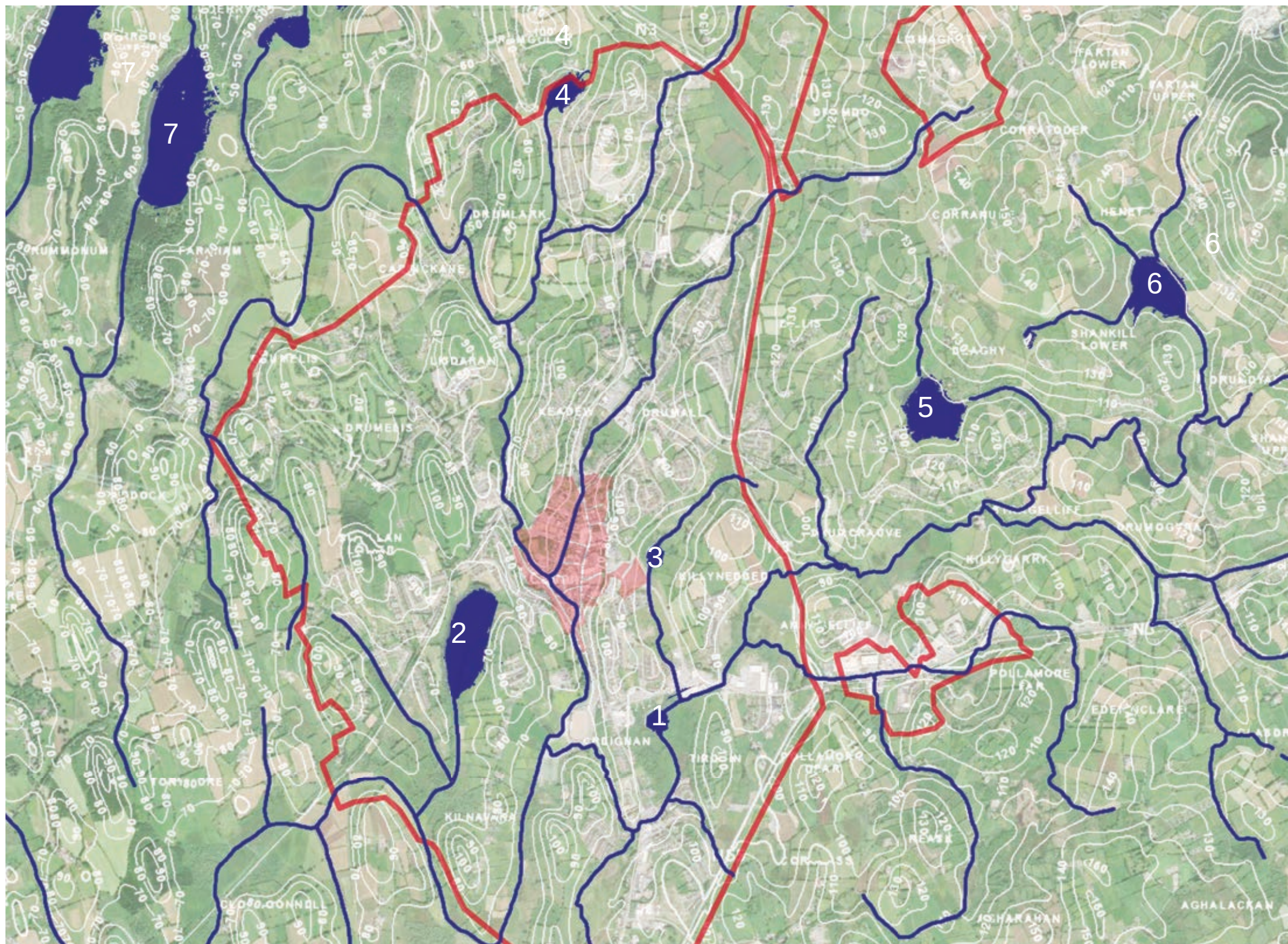
Cavan town is centrally located within the county and is located on local/national transport nodes. The national roadway of the M3 passes within 500m of the town core, this also forms a natural gateway to the North western region of the country, that connects to the wild Atlantic way. Cavan town is within two hours' drive of two international airports, of Dublin and Belfast.

The central core of Cavan town is well served by a network of roads and is currently car centric, it has links to the old railway line approximately 500m from its town core, currently being developed as a potential greenway, that could link to local routes and the national network of Green infrastructure. Generally the town core is served by narrow public footpaths and has no dedicated cycle lanes. Surrounding the town core there are a number of shared cycleways with road traffic and an established network of paved pedestrian routes.

3.6 Movement - Linkages

Cavan town has a well-defined network of natural desire lines and linkages, that predominantly follow the natural topography of the drumlin landscape of hills and valleys.





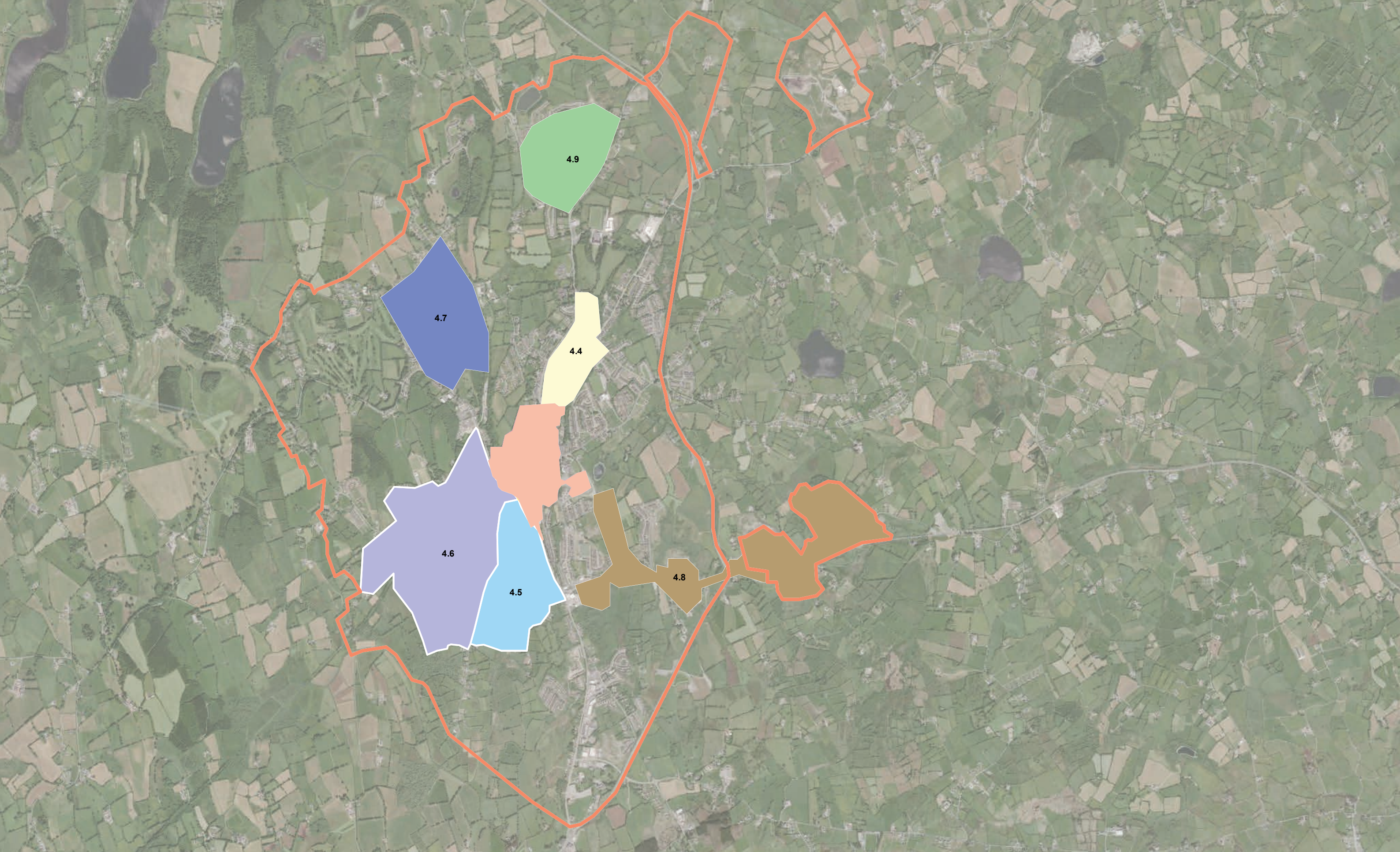
KEY

- Study Boundary
- Town Core
- Waterways
- Contours
- 1 Green Lough
- 2 Swellan Lough
- 3 Killymooney Lough
- 4 Drumgola Lough
- 5 Beaghy Lough
- 6 Shantemon Lough
- 7 Farnham Lough



3.7 Hills & Valleys

Cavan town is set among a backdrop of the drumlin landscape of hills, valleys, waterways and natural plateaus, this has historically guided the development of the town, while safeguarding some of its key natural amenity zones and viewpoints.



- Study Boundary 2021
- 4.1 Town core area 1
- 4.2 Town core area 2
- 4.3 Town core area 3
- 4.4 Con smith park
- 4.5 Sports
- 4.6 Swellan Lough
- 4.7 Hospital
- 4.8 Dublin road
- 4.9 Equestrian/ Exhibition / Events

KEY CHARACTER AREAS

KEY CHARACTER AREAS

“It is imperative that each town, city or community decide for itself what values it should assign to become more ‘just’”

Quote from Toni L. Griffin

Our aim was to identify and analyse a number of key zones contained within our defined study area, to define their key characteristics and identity, and to explore key objectives to guide future development.

- 4.1 The Town Central Core Area 1
- 4.2 The Town Central Core Area 2
- 4.3 The Town Central Core Area 3
- 4.4 Con Smith Park
- 4.5 Sports
- 4.6 Swellan Lough
- 4.7 The Hospital
- 4.8 Dublin Road
- 4.9 Equestrian Exhibition & Events

04



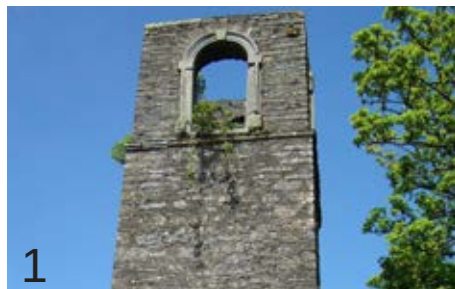


KEY CHARACTERISTICS

- Mixed use of residential and commercial, predominately retail
- Historic town core
- Landmark buildings
- Building heights ranging from 2-4 storeys in height
- Area between Farnham street and main street
- Car dominated streets with narrow footpaths

KEY OBJECTIVES

- Public realm improvements, creating pedestrian/ cycle friendly activities and footpaths
- Unlock the potential of the historic Abbeylands site, to provide a new civic amenity
- Promote active street frontages
- Consolidate appropriate town core uses within the central core, through high density developments and contemporary design of exceptionally high architectural design quality
- Create intervals of green space along the public street
- Identify a potential site for a central town core park
- Enhancements the connections / permeability of streets between Farnham street and Main street



- 1 Abbeylands
- 2 Bridge Street
- 3 Town Hall Street
- 4 Farnham Street

4.1 The Town Central Core: Area 1

Area between Farnham street and Main street; Historic town core, Mixed use of residential and commercial, predominately retail.





KEY CHARACTERISTICS

- Mixed use of residential and commercial
- Area east of main street
- Steeply sloping hill from main street heading west
- Large retail centres of Tesco and cinema
- Large car parking centres

KEY OBJECTIVES

- Public realm improvements, creating pedestrian/ cycle friendly activities and footpaths
- Consolidate appropriate retail uses
- Unlock the potential of Tesco car park
- Promote amenity Killymooney lough and high point, and enhance the visitor experience, taking advantage of its high point with views over Cavan town
- Identify a potential link from the existing greenway to connect with Killymooney Lough
- Opportunity to create a modern interpretation of O'Reilly castle



- 1 Annesley Terrace
- 2 Killymooney Lough
- 3 The Presbytery St. Clares in 1864
- 4 The Prestybery St. Clares today

4.2 The Town Central Core: Area 2

Area east of Main street, sloping up to Killymooney Lough; Mixed use of residential and commercial/ retail, with modern large retail hubs and car parking lots.





KEY CHARACTERISTICS

- Mixed use of residential and commercial, predominately retail
- Area West of Farnham street
- Contains central bus station
- Developed cycleways/pedestrian friendly footpaths
- The hub of cathedrals, church's, libraries and a street of civic importance
- Busy car dominated street, with medium width pedestrian footpaths and a number of pedestrian crossings/traffic calming measures
- Civic important buildings and some civic spaces

KEY OBJECTIVES

- Public realm improvements, creating pedestrian/ cycle friendly activities and footpaths
- Unlock the potential of the historic/Green sites to the rear of the library
- Promote active street frontage



- 1 Cathedral of Saint Patrick and Saint Felims
- 2 Library Event Space, Johnston Library
- 3 Methodist church, now Abbey Printers
- 4 Cavan Lawn Tennis Club

4.3 The Town Central Core: Area 3

Area west of Farnham street to old railway line/Railway road; Mixed use of civic, residential and commercial/retail uses.



CHARACTER AREAS - Con Smith Park



KEY CHARACTERISTICS

- Mixed use of semi/detached residential and commercial centres
- Area North main street
- Located between Cathedral road and Cootehill road
- Developed cycleways/pedestrian friendly footpaths
- Cathedral street forms a pleasant gateway to the central core, with tree-lined / planted roadways
- Established large public park Con smith park, including a skateboard area, playgrounds

KEY OBJECTIVES

- Create better visual linkages / signage from the town core to Con Smith amenity
- Support and provide amenity opportunities
- Unlock the full potential of underdeveloped site to the east of con smith park, to provide civic/community uses
- Promote car parking to zones / areas not visible from the public realm
- Provide links to Breffni college and Ballyhaise road to St. Patrick's college through the park, and not around its edges
- Create a link from Con Smith Park to Farnham street by way of a parkway / boulevard
- Create a parkway shared surface axial tree lined link, from Con Smith park on the axis of Farnham street



- 1 Con Smith Park
- 2 Residential
- 3 Primary Care Centre
- 4 Cavan Institute

4.4 Con Smith Park

Area North of Main/Farnham street: Mixed use of semi/detached residential, commercial centre, education hub and established public park.





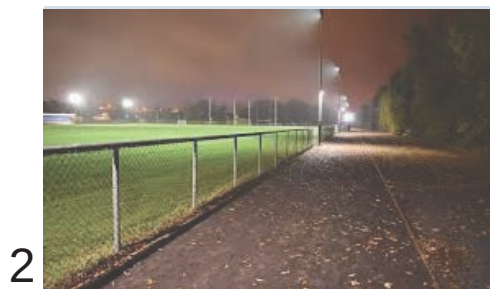
KEY CHARACTERISTICS

- Area located between Dublin road and Kilnavarragh Lane terminating at the edge of the central town core to the North and Breffni park to the south
- Predominately agricultural lands, with an established sports use
- Mixed use residential/retail along Dublin road
- Contains the royal school
- Contains Cavan Gaels GAA ground and supporting infrastructure located/accessed from Kilnavarragh Lane
- Contains the county ground Breffni park
- Predominantly flat area, with site sloping down from Dublin road
- Mainly low density housing located along Kilnavarragh lane
- Contains Cavan River, crossing at Dublin road and along Breffni park heading South

KEY OBJECTIVES

- Create permeability / linkages to the central town core and Dublin road, through strategic movement corridors
- Carry out detailed study to identify appropriate development opportunities
- Create a sports focused campus to consolidate the established sports uses, with additional pitches and supporting infrastructure
- Create visual /physical linkages to Swellan lough
- Support and provide residential amenity opportunities

- 1 Breffni Park
- 2 Cavan Gaels, Terry Coyle Park
- 3 Royal School
- 4 Dublin Road / Ballinagh Road Junction



4.5 Sports

Area located between Dublin road and Kilnavarragh Lane terminating at the edge of the central town core to the North and Breffni park to the south; predominately agricultural lands, with an established sports/educational use, with retail/residential along its edges.



CHARACTER AREAS- Swellan Lough



KEY CHARACTERISTICS

- Area located between Swellan residential/neighbourhood centre and Kilnavarragh Lane, terminating at Railway street to the North and Station lane residential development to the South
- Contains Swellan lough and large basin, approximately the size of the central town core.
- Predominately agricultural lands East and South of Swellan lough, with an established sports use
- Mainly residential to the North/South/West of Swellan Lough
- Has a well-defined Neighbourhood centre, Swellan lower road with vies to the Lough
- Cavan rugby club is located North of the neighbourhood centre accessed from Lower Swellan road.

KEY OBJECTIVES

- Create permeability / linkages to the central town core and Railway street, creating pedestrian and cycle friendly dedicated routes
- Carry out detailed study to identify appropriate development opportunities
- Create an amenity site and promote walking/cycling routes around the lough
- Provide and protect bio-diversity / wildlife, with local and national initiatives / education opportunities
- Create a modern visitor attraction at Swellan lough
- Create linkages to old railway line/greenway and Dublin road

- 1 Neighbourhood Centre
- 2 Residential
- 3 Rugby Club
- 4 Swellan Lough



4.6 Swellan Lough

Area located between Swellan residential/neighbourhood centre and Kilnavarragh Lane, terminating at Railway road to the North and Station lane residential development to the South; predominately agricultural lands East and South of Swellan lough, with an established sports use Mainly residential to the North/South/West of Swellan Lough with a defined neighbourhood centre.



CHARACTER AREAS- The Hospital

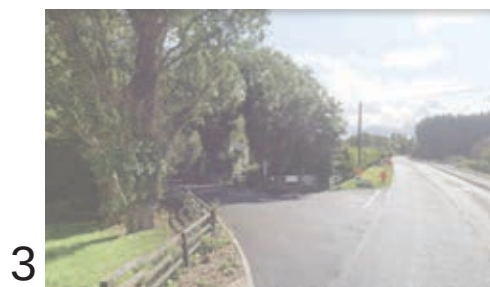


KEY CHARACTERISTICS

- Area located between Farnham road/golf links road and the old railway line / Greenway, approximately 1km North-West of the town,
- Contains Cavan / Monaghan hospital, a large regional hospital, a large building 2-3 storeys in nature with large car parking zones
- Mainly agricultural lands, with low density residential dwellings located along golf links road

KEY OBJECTIVES

- Create permeability / linkages to the central town and old railway line/greenway.
- Protect and reinforce uses associated with Cavan Monaghan hospital.



- 1 Hospital
- 2 Greenway
- 3 Residential neighbourhood/Access to Greenway and Water Treatment Plant
- 4 Residential crossroads

4.7 The Hospital

Area located between Farnham road/golf links road and the old railway line / Greenway, approximately 1km North-West of the town; Mainly agricultural lands, with low density residential dwellings located along golf links road.





KEY CHARACTERISTICS

- Area defined along Dublin road / N3 national roadway, approximately 1-2km South-East of the town core, running East-West
- Contains mainly retail, hotel, industrial, office and enterprise uses, low density 2-4 storeys in nature
- Busy/high speed car dominated environment, with provision of shared cycle ways
- Contains an established network of pedestrian footpaths, although not continuous
- Links to the town core via eastern access road and Dublin road
- Connects with N3 heading North to Enniskillen and N55 Heading South west to

KEY OBJECTIVES

- Create appropriate gateway to Cavan Town at Dublin road retail area, through a detailed study or ideas competition
- Protect and reinforce uses associated with retail and employment
- Provide dedicated cycle / pedestrian routes independent of road, to promote a more family friendly activities
- Create dedicated amenity spaces, along and about the roadway
- Promote initiatives to create attractive and active retail frontages at retail centres, through guidance document and workshops



- 1 Approach to Cavan Town
- 2 Industrial Area
- 3 Retail
- 4 Roads and Greenzone
- 5 Green Lough

4.8 Dublin Road

Area defined along Dublin road / N3 national roadway, approximately 1-2km South-East of the town core, running East-West; defined retail centre, containing mainly retail, hotel, industrial, office and enterprise uses.



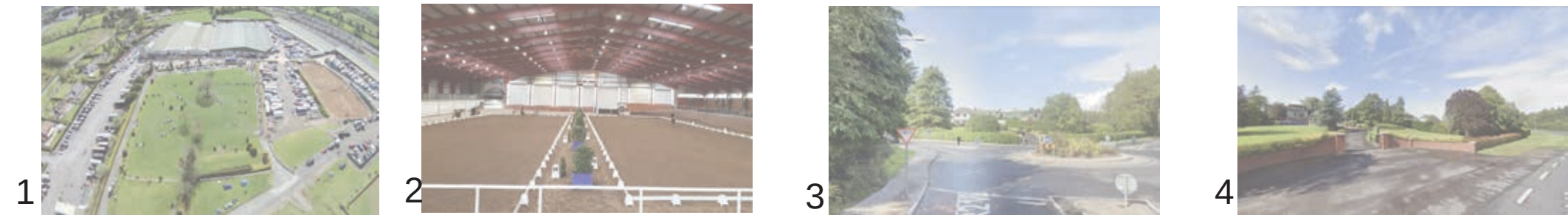


KEY CHARACTERISTICS

- Area located between West of the N3, approximately 3km North of the Central core
- Contains large equestrian / event / exhibition centre, with large hard surfaced area for parking and deliveries
- Mainly agricultural lands and residential development adjacent the site to the west
- Rural in nature with neighbourhood centre

KEY OBJECTIVES

- Promote and support area as a events centre
- Create permeability , linkages and signage to/from the central town and old railway line/greenway
- Create/Promote accessibility of area from surrounding road/cycle/pedestrian network



- 1 Aerial View of the overall Equestrian Centre
- 2 Equestrian Centre - Internal
- 3 Residential
- 4 Residential

4.9 Equestrian

Area located between West of the N3, approximately 3km North of the Central core; Contains large equestrian / event / exhibition centre, with large hard surfaced area for parking and deliveries, Mainly agricultural lands and residential development adjacent the site to the west.



What is a Tourism Destination Town?

DEVELOPMENT STRATEGY

‘Ireland’s environment and its diverse landscapes form part of our ‘green’ persona and we have much to be proud of’

Quote from Ireland 2040

‘The “10 Minute Town” concept is about creating connected communities – understanding how our neighbourhoods work’

Quote from the 10 Minute Town

Our aim was to define key overarching themes that would identify a hierarchy of strategic design guidelines, to guide development in key character areas and significant opportunity sites.

5.1 Social

5.2 Cultural

5.3 Economy

5.4 Sustainability / Climate Change

5.5 Urban/Suburban Spatial Planning

5.6 Public Realm Improvements

5.7 Heritage

5.8 Transport

05





Cavan town has an a strong urban core, and surrounding the urban core there are a number of suburban areas, neighbourhood centres, retail / enterprise centres and sporting uses

Key strategies

- Support, reinforce and identify key opportunities to create a distinctive urban skyline
- Create high quality pedestrian / cycle friendly environment in the central core that links to suburban neighbourhoods
- Investigate , Provide and create new linkages that provide cross routes between suburban neighbourhoods
- Link public spaces with high quality pedestrian / cycle routes
- Reinforce a sense of place and identity by promoting developments of distinctive character
- Identify opportunity sites and carry out masterplan studies, to ensure strategic development sites
- Ensure all public amenity spaces are accessible and attractive to people of all ages/mobility levels
- Ensure that new buildings respect their surroundings, particularly on existing heritage, landmarks, historic streets/settings and important views
- Create, promote and develop high quality well-coordinated paving/street furniture, planting and furniture, with opportunities to provide public art installations

5.1 Social

Identify and promote social regeneration objectives, to create a strong sense of community making Cavan town a good place to live, work and play for everyone.



Cavan Arts Festival

INSPIREME.IE



Key strategies

- Improve/provide new opportunities for the arts
- Promote Cavan towns existing network of cultural destinations
- Naming of new development to consider the local heritage
- Deliver a model for public art investment that engages with the public
- Define / designate outdoor performance areas
- Promote Cavan as a festival centre
- Facilitate and enhance existing performance centres
- Promote accessibility for the local community to access public venues
- Promote the provision of facilities such as café/restaurant/markets
- Expand the existing civic/cultural quarter along Farnham street to main street and beyond
- Promote Cavan towns existing network of cultural destinations

5.2 Cultural

To build upon the brand and vision of Cavan town, as a centre of Arts and Culture for the county. The presence of a strong arts community in Cavan and Cavan town contributes to its unique character.





Cavan town has a well-defined network of local businesses and employment. It has direct access to national road network and two international transport hubs, it has a track record of hosting national events, a consolidated sports culture and a strong arts network.

Key strategies

- Make Cavan town a great place to invest and locate business, live and visit
- Improve/provide new opportunities for local business, through grants and incentives
- Promote Cavan's greenway network and support businesses start-ups
- Identify strategic opportunities for funding streams to enhance Cavan town built heritage/arts and infrastructure.
- Strengthen and enhance the retail / agricultural economy of Cavan town
- Promote Cavan's Lakeland/fishing district by establishing Cavan town as a gateway/hub.
- Enhance and unlock Cavan towns potential as a tourist destination, by enhancements to the public realm, heritage trails, sports campus, fishing, iconic buildings, festivals, historic tours
- Promote Cavan towns strategic location and proximity to Ireland's large cities / hubs; 2 hours from Dublin and Belfast
- Identify and develop key opportunity sites, to stimulate and support the local economy
- Support Cavan's network of art/cultural events

5.3 Economy

Support the growth of business and economy in Cavan Town, with enterprise, sports and economic initiatives, and to identify new strategic opportunities to unlock the towns potential as an economic hub.





Key strategies

- Support Ireland's national plan 'Ireland 2040' initiatives and strategic ambitions including; sustainable mobility ; Sustainable management of water, waste and other environmental resources ; transition to a low carbon and climate resilient society
- Encourage activities to ensure Cavan town is at the heart of long term planning to create a more sustainable future for its residents
- Promote and facilitate the use of micro-renewables including solar panels, wind turbines an all development proposals
- Maximise the use of grey water and rain water harvesting
- Encourage a greater use of locally sourced, sustainable materials, produce
- Encourage sustainable growth and initiatives for local business / employment centres
- Upgrade and enhance bio-diverse amenity areas and parks
- Utilise sustainable urban drainage systems (SUDS)
- Encourage flexible building designs to facilitate adaption in the future to changing needs of end-users and maximise the lifespan of buildings
- Promote higher density urban designs to minimise the dependency on high carbon modes of transport
- Provide a network of linkages joining the new and improved green spaces, with tree planting and landscaping features

5.4 Sustainability / Climate Change

Promote and support sustainable climate change initiatives, Cavan town like all of us has a part to play in addressing the long and short term causes of climate change, through reducing our greenhouse gas emissions.





Key strategies

- Support, reinforce and identify key opportunities to create a distinctive urban skyline
- Create high quality pedestrian / cycle friendly environment in the central core that links to suburban neighbourhoods
- Investigate , Provide and create new linkages that provide cross routes between suburban neighbourhoods
- Link public spaces with high quality pedestrian / cycle routes
- Reinforce a sense of place and identity by promoting developments of distinctive character
- Identify opportunity sites and carry out masterplan studies, to ensure strategic development sites
- Ensure all public amenity spaces are accessible and attractive to people of all ages/mobility levels
- Ensure that new buildings respect their surroundings, particularly on existing heritage, landmarks, historic streets/settings and important views
- Create, promote and develop high quality well-coordinated paving/street furniture, planting and furniture, with opportunities to provide public art installations

5.5 Urban/Suburban Spatial Planning

Support, re-enforce and create an urban/suburban design strategy for Cavan town, to ensure sustainable planning, for future development of its established urban core and suburban areas.





Key strategies:

- To prepare and produce a Cavan Town specific, coordinated public realm design code, that will identify separate detailed studies for individual key sites
- Widen existing footpaths and provide footpaths of stone or other high quality materials
- Enhance the pedestrian realm and provide easy crossing points at key junctions. Crossing points are to be oversized and of clearly distinguishable material, such as stone surfaces, that contrast with the road surface
- Promote, provide and encourage initiatives, to provide semi mature trees along key opportunity sites, emerging routes, civic open spaces
- Provide a consistent and comprehensive lighting strategy for the entire town
- Provide accentuating lighting strategy for key landmark
- Integrate public art and provide opportunities for new installations of public art at key opportunity sites
- Create dedicated cycle routes, and encourage commuting and cycle activities
- Identify and promote pocket recreational areas
- Create a Cavan town overall coordinated public street furniture and signage guidance/code document
- Create integrated soft/hard landscaped areas between on-street parking zones

5.6 Public Realm Improvements

Promote and provide, public realm enhancements for Cavan town, through careful detailed studies, to protect existing areas and support new opportunities.





Key strategies:

- Promote an awareness of the importance of Cavan towns built heritage as a unique resource
- Improve recognition of the layers within buildings where façades/plots may have been altered , particularly along Main street
- Encourage local pride for Cavan towns heritage, through a series of festivals/events
- Integrate historic building stock, by identifying suitable development opportunity sites to contribute to the built heritage of Cavan town.
- To develop modern, high quality developments for future generations, while respecting their settings
- Create a coordinated Cavan town specific design guideline for new developments
- Identify historic green spaces, streetscapes, parks, that maybe lost, and promote opportunities to re-instate these where appropriate
- Unlock the potential of Cavan river, and the benefits this can contribute to the town

5.7 Heritage

Promote awareness, encourage local pride and integrate initiatives to outline the uniqueness and importance of the heritage of Cavan Town,



RAILWAY ROAD, CAVAN
DEVELOPMENT STRATEGY

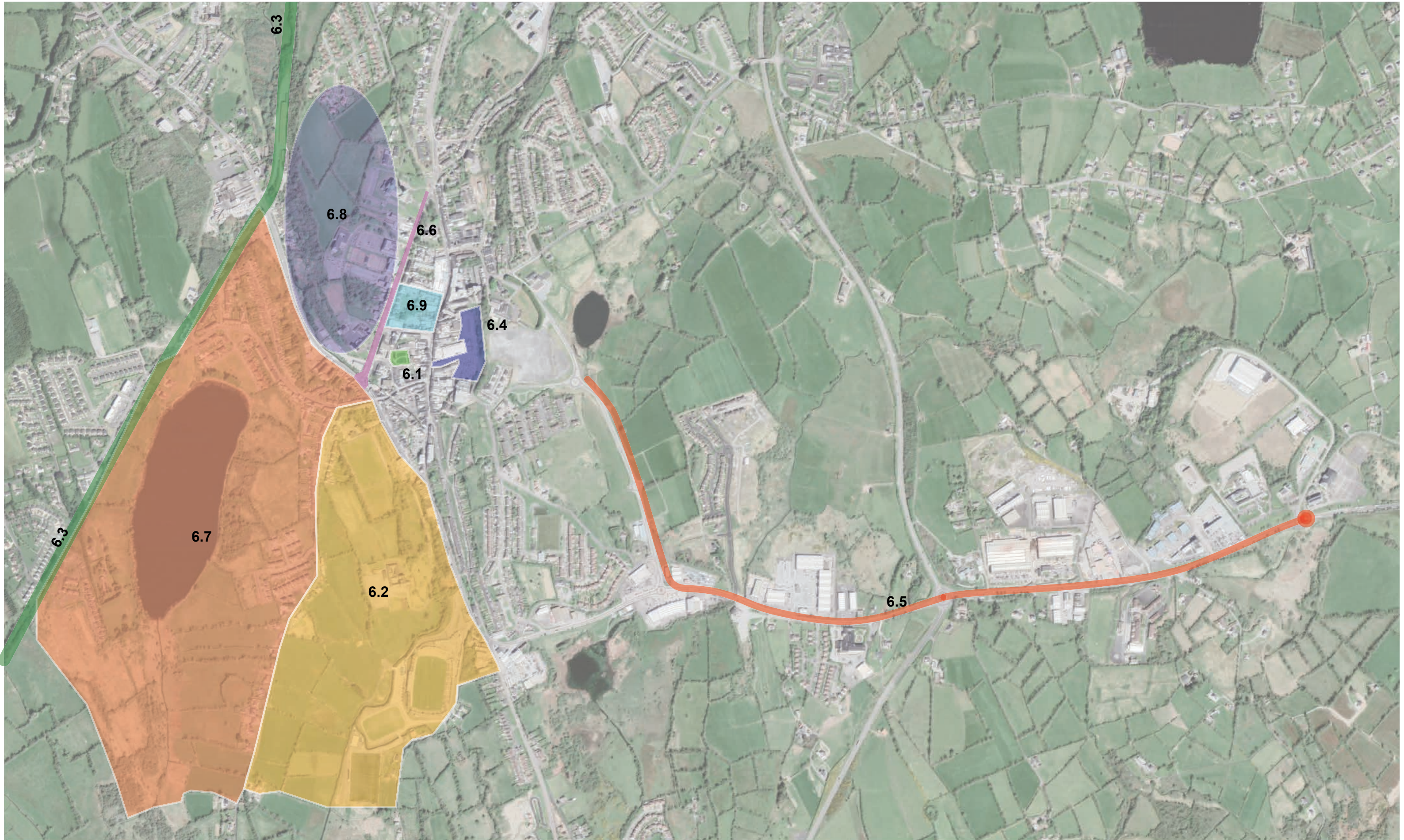


Key strategies:

- Opportunity to create new modern public transport hub in the town core
- Create a network of rapid public transport and corridors in the town and suburbs, linking to surrounding towns
- Create new routes for cyclist and pedestrians, to contribute to ease of movement and connect existing spaces, public transport and circulation patterns, that connects to key opportunity sites and the old railway line/greenway
- Maintain the traditional street as the primary circulation network, with provision for traffic calming and 'staying' spaces
- Create new Greenway along the old railway line, and investigate the potential to connect into the national network, and provide direct local / town core connections
- Ensure new/existing routes have direct connections/movement patterns to public transport nodes
- Investigate the potential to provide park and ride option for inter town/county travel, along public transport corridors

5.8 Transport

Support and create a defined network of routes, which establishes local links and provide connections and integration with the wider urban / suburban areas, including providing people with a choice of routes and modes of transport.



SIGNIFICANT OPPORTUNITY SITES

- 6.1 Abbeylands
- 6.2 Sports campus
- 6.3 Greenway
- 6.4 Urban Square
- 6.5 Dublin road / gateway
- 6.6 Franham street
- 6.7 Swellan Lough
- 6.8 Farnham street-Railway road
- 6.9 Farnham-Thomas Ashe-main-Townhall street

- Create a new town centre Civic square
- Create a new sports campus
- Extend greenway, Local and National
- new Municipal events space
- Create new gateway / approach
- Public realm enhancements
- Create new Public Ame
- Develop lands to suppo
- Consolidate town core /



SIGNIFICANT OPPORTUNITY SITES

Our aim was to identify a number of opportunities, contained within our defined study area, that could be explored and developed to support the strategic and sustainable growth of Cavan town.

‘Our goals can only be reached through a vehicle of a plan, in which we must fervently believe, and upon which we must vigorously act. There is no other route to success’

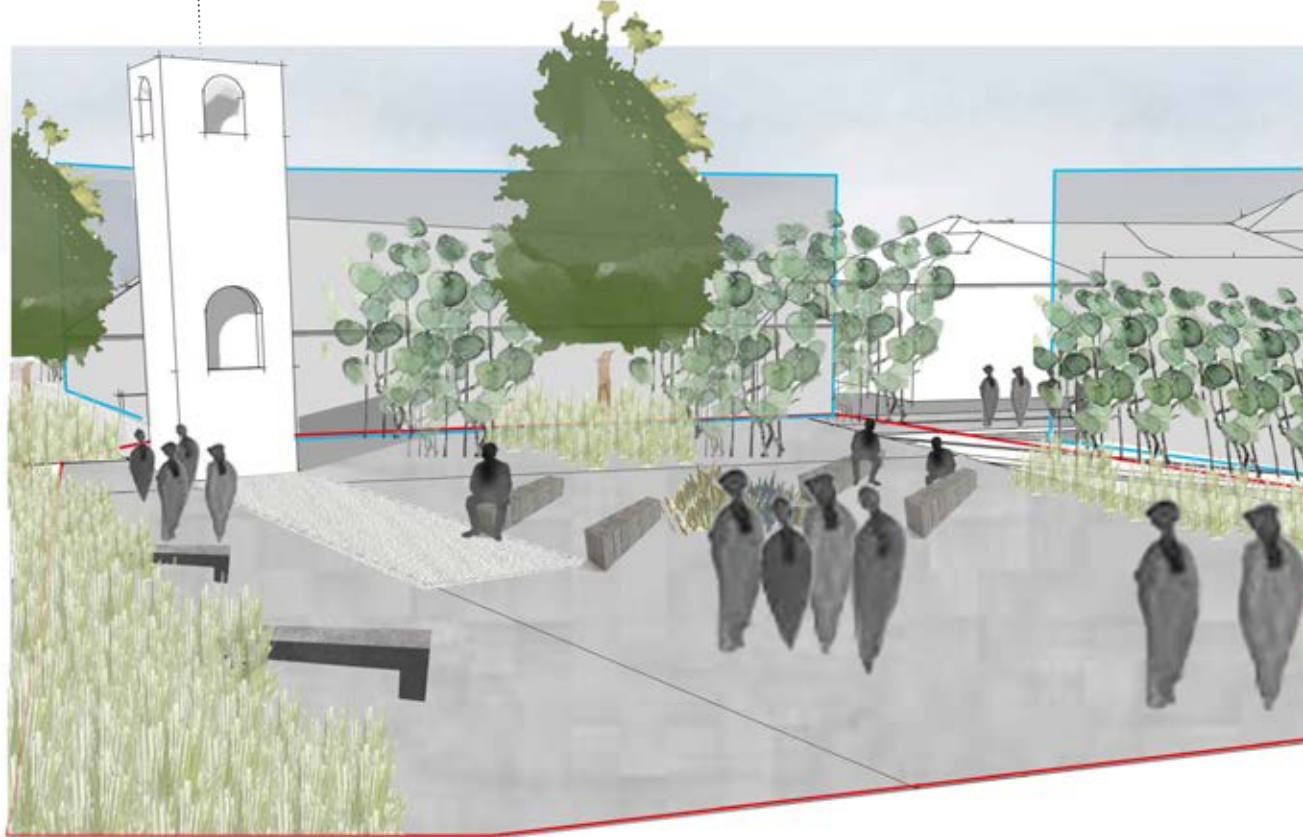
Pablo Picasso

- 6.1 Abbeylands
- 6.2 Sports Campus
- 6.3 Greenway
- 6.4 Urban Carpark
- 6.5 Dublin Road/Gateway
- 6.6 Farnham Street
- 6.7 Swellan Lough
- 6.8 Farnham St-Railway Road/Line
- 6.9 Farnham St-Main-St-Townhall St

06



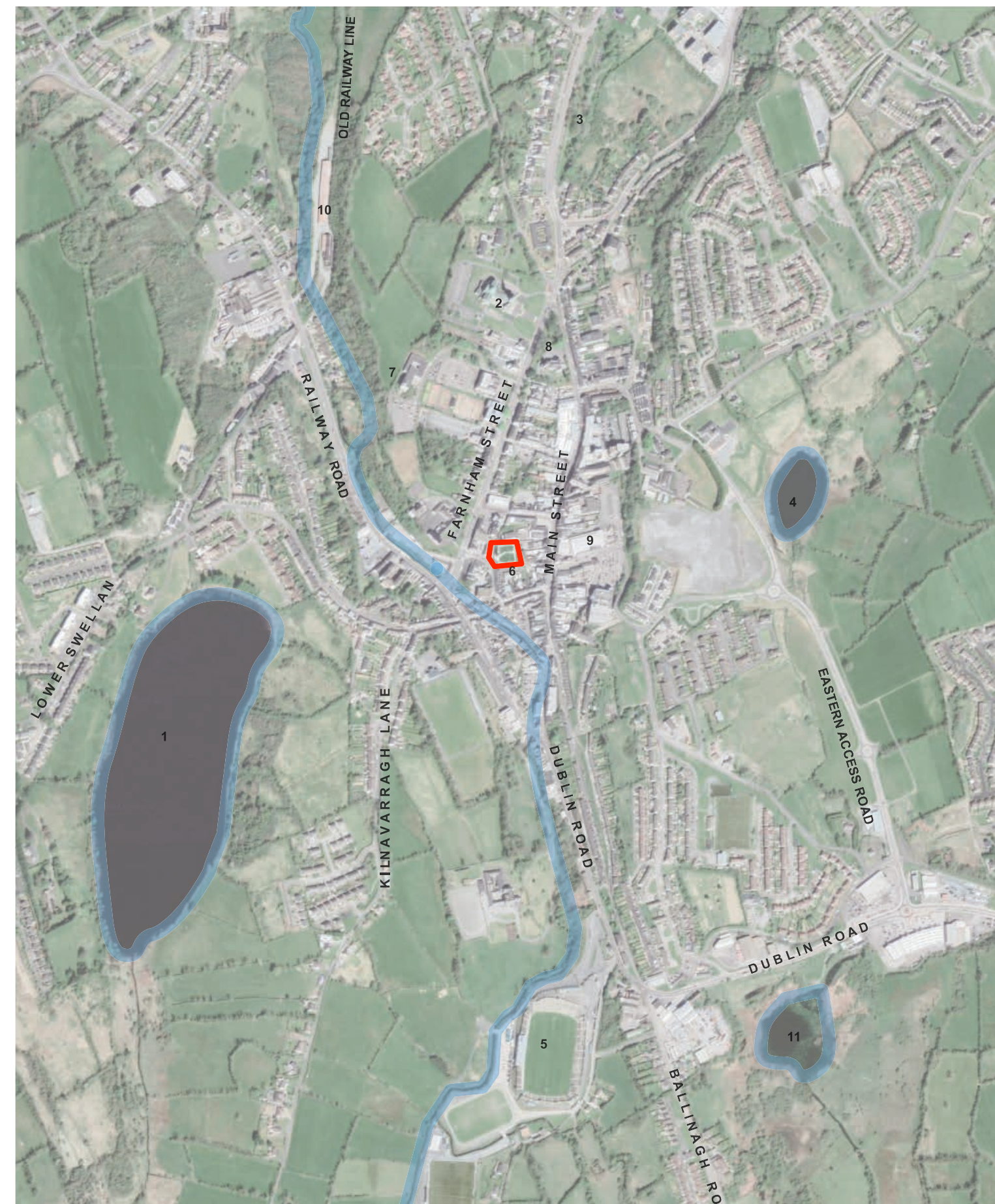
Historic Abbey :



Artist Impression



Image References



Location Map

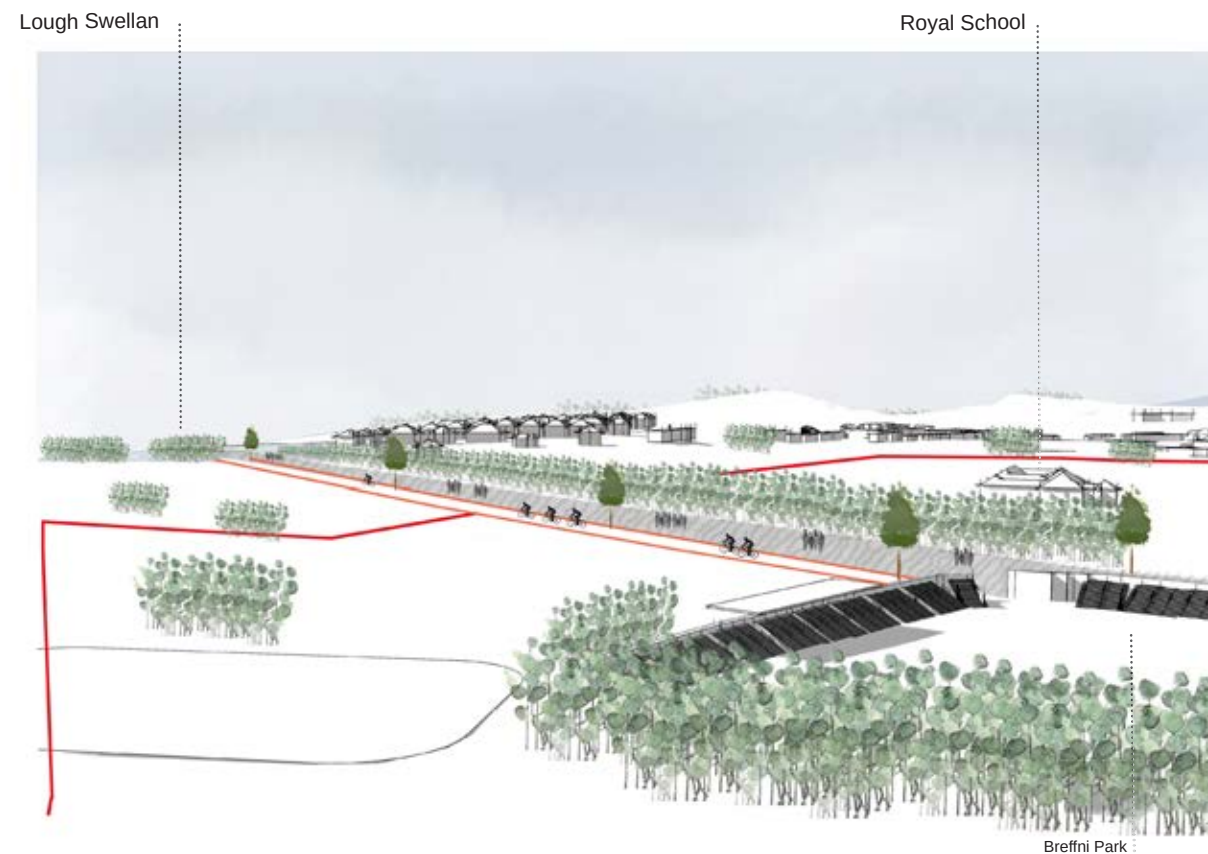
- 1 Swellan Lough
- 2 St Patrick/St. Phelim Cathedral
- 3 Con Smith Park
- 4 Killymooney Lough
- 5 Breffni park
- 6 Abbeylands
- 7 Department of Agriculture
- 8 Church of Ireland
- 9 Tesco
- 10 Old railway station
- 11 Green Lough
- 12 Kilmore centre (Retail hub)

CAVAN RIVER / LOUGHS

6.1 Abbeylands

An opportunity to create a new town centre civic space, in the heart of Cavan town, in an underutilised historic site.





Artist Impression

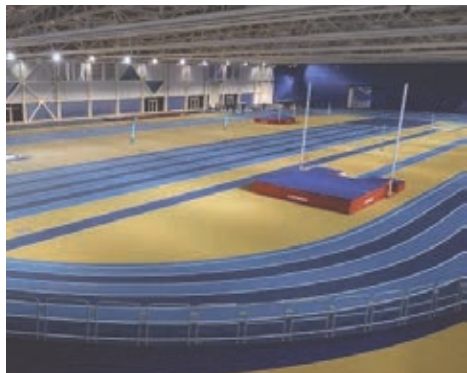
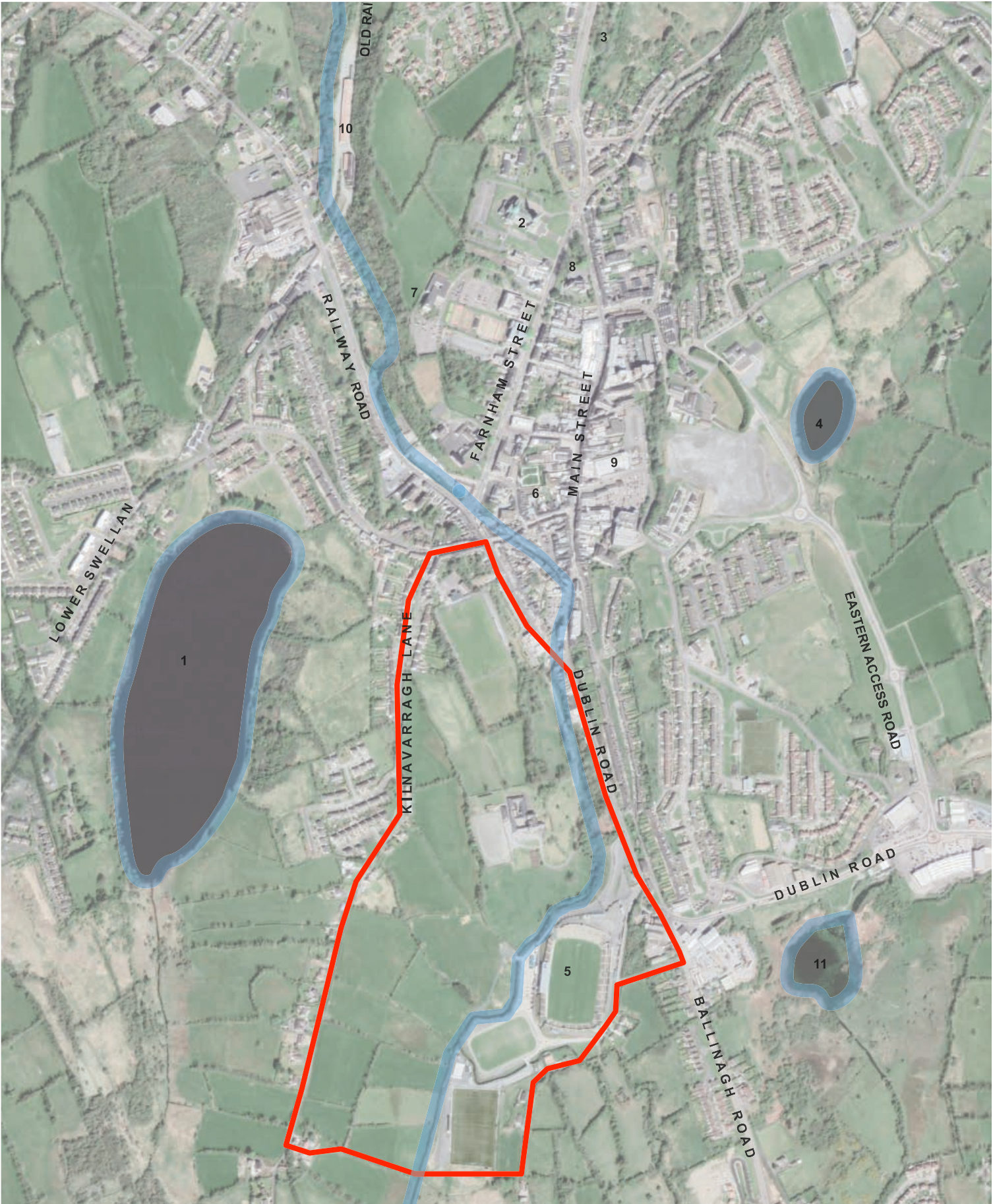


Image References



Location Map

6.2 Sports Campus

An opportunity to re-enforce the established sporting culture of Cavan town, to create a new sports campus for county Cavan and South Ulster, linked to the town core and surrounding areas.

- 1 Swellan Lough
- 2 St Patrick/St. Phelim Cathedral
- 3 Con Smith Park
- 4 Killymooney Lough
- 5 Breffni park
- 6 Abbeylands
- 7 Department of Agriculture
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- 11 Green Lough
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CAVAN RIVER / LOUGHS





Urban Greenway



Rural Greenway

Artist Impression



Image References



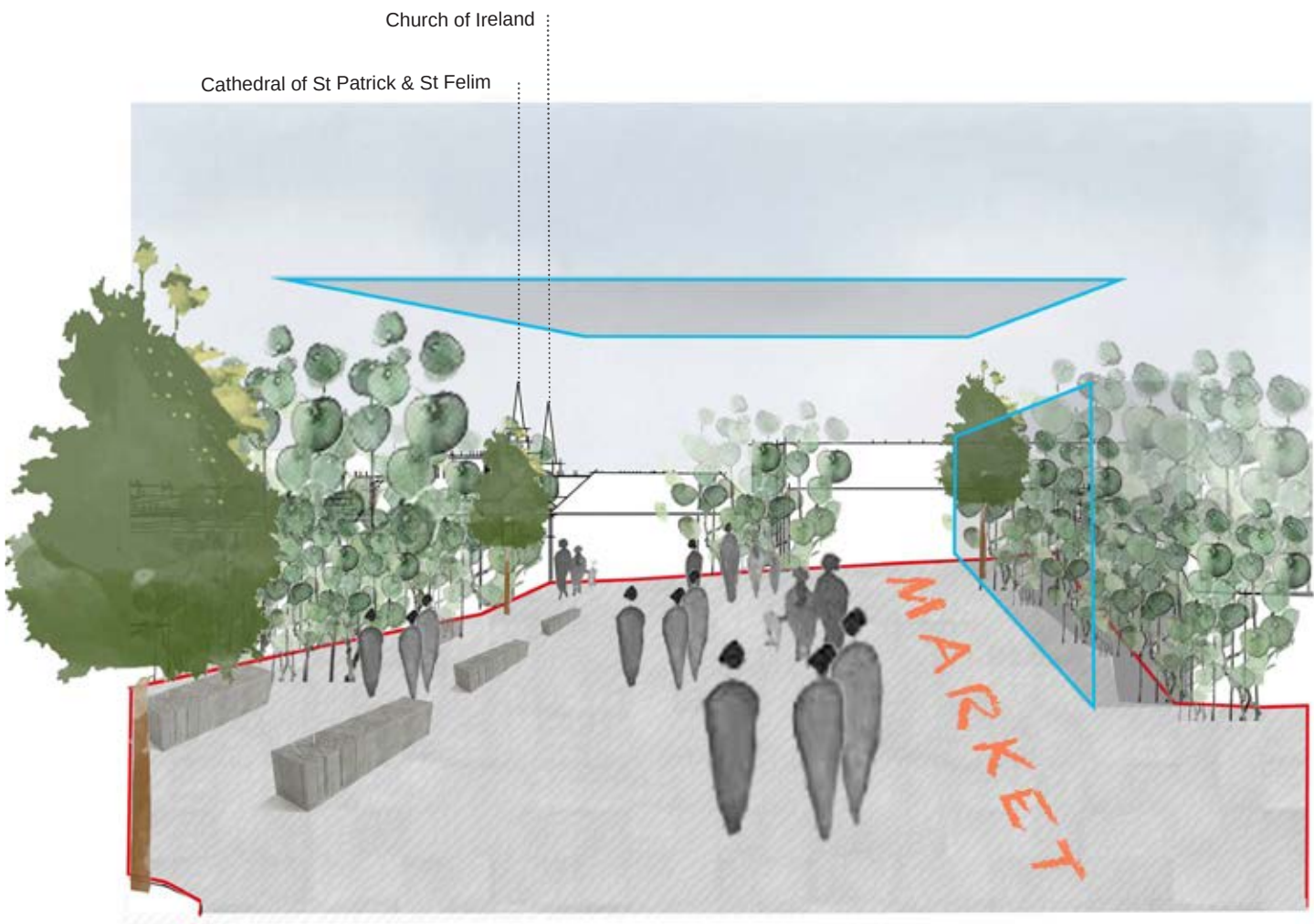
Location Map

6.3 Greenway

An opportunity to extend the existing cycle network and greenway and develop a local, regional and national greenway infrastructure corridor.

- 1 Swellan Lough
- 2 St Patrick/St. Phelim Cathedral
- 3 Con Smith Park
- 4 Killymooney Lough
- 5 Breffni park
- 6 Abbeylands
- 7 Department of Agriculture
- 8 Church of Ireland
- 9 Tesco
- 10 Old railway station
- 11 Green Lough
- 12 Kilmore centre (Retail hub)





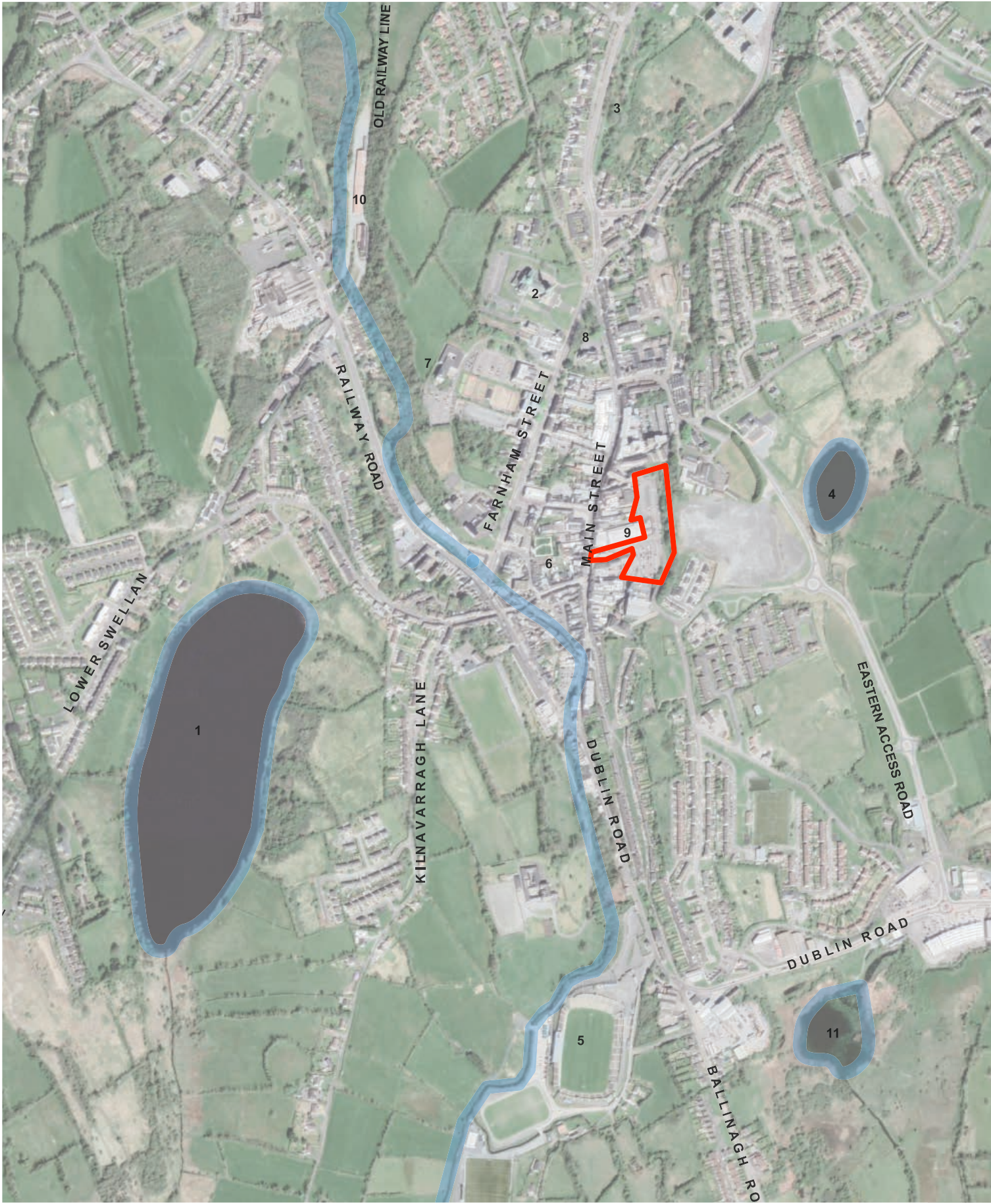
Artist Impression



Image References

6.4 Urban Carpark

An opportunity to create a defined multi-purpose municipal urban square, linked to the Main street, to support local crafts/produce, businesses, festivals and events.



Location Map

- 1 Swellan Lough
 - 2 St Patrick/St. Phelim Cathedral
 - 3 Con Smith Park
 - 4 Killymooney Lough
 - 5 Breffni park
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- CAVAN RIVER / LOUGHS



Rural Roadway



Town Roadway



Suburban Roadway

Artist Impression

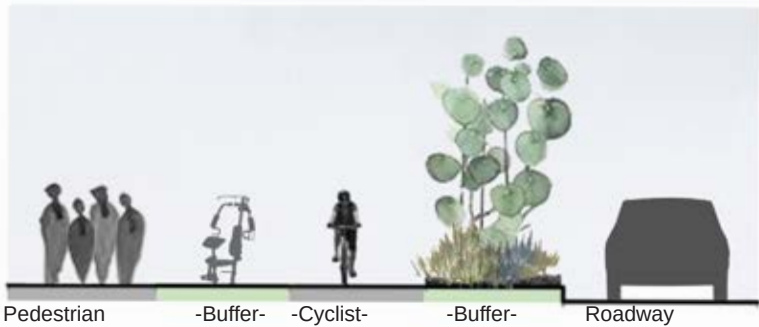


Image References



Location Map

6.5 Dublin Road/Gateway

An opportunity to reinvigorate and create a new defined gateway, to support the brand and vision of Cavan town, and to support dedicated family friendly cycle/pedestrian routes to/from the central core.

- 1 Swellan Lough
- 2 St Patrick/St. Phelim Cathedral
- 3 Con Smith Park
- 4 Killymooney Lough
- 5 Breffni park
- 6 Abbeylands
- 7 Department of Agriculture
- 8 Church of Ireland
- 9 Tesco
- 10 Old railway station
- 11 Green Lough
- 12 Kilmore centre (Retail hub)

CAVAN RIVER / LOUGHS







Artist Impression



Image References



Location Map

6.6 Farnham Street

An opportunity to re-enforce Farnham street as the prominent civic street within the central town core, with public realm enhancements, greening initiatives, dedicated cycle/pedestrian zones and civic activities on the streets.

- 1 Swellan Lough
 - 2 St Patrick/St. Phelim Cathedral
 - 3 Con Smith Park
 - 4 Killymooney Lough
 - 5 Breffni park
 - 6 Abbeylands
 - 7 Department of Agriculture
 - 8 Church of Ireland
 - 9 Tesco
 - 10 Old railway station
 - 11 Green Lough
 - 12 Kilmore centre (Retail hub)
- CAVAN RIVER / LOUGHS





Cathedral of St Patrick & St Felim Church of Ireland Kilnavara Heights



Artist Impression



Image References



Location Map

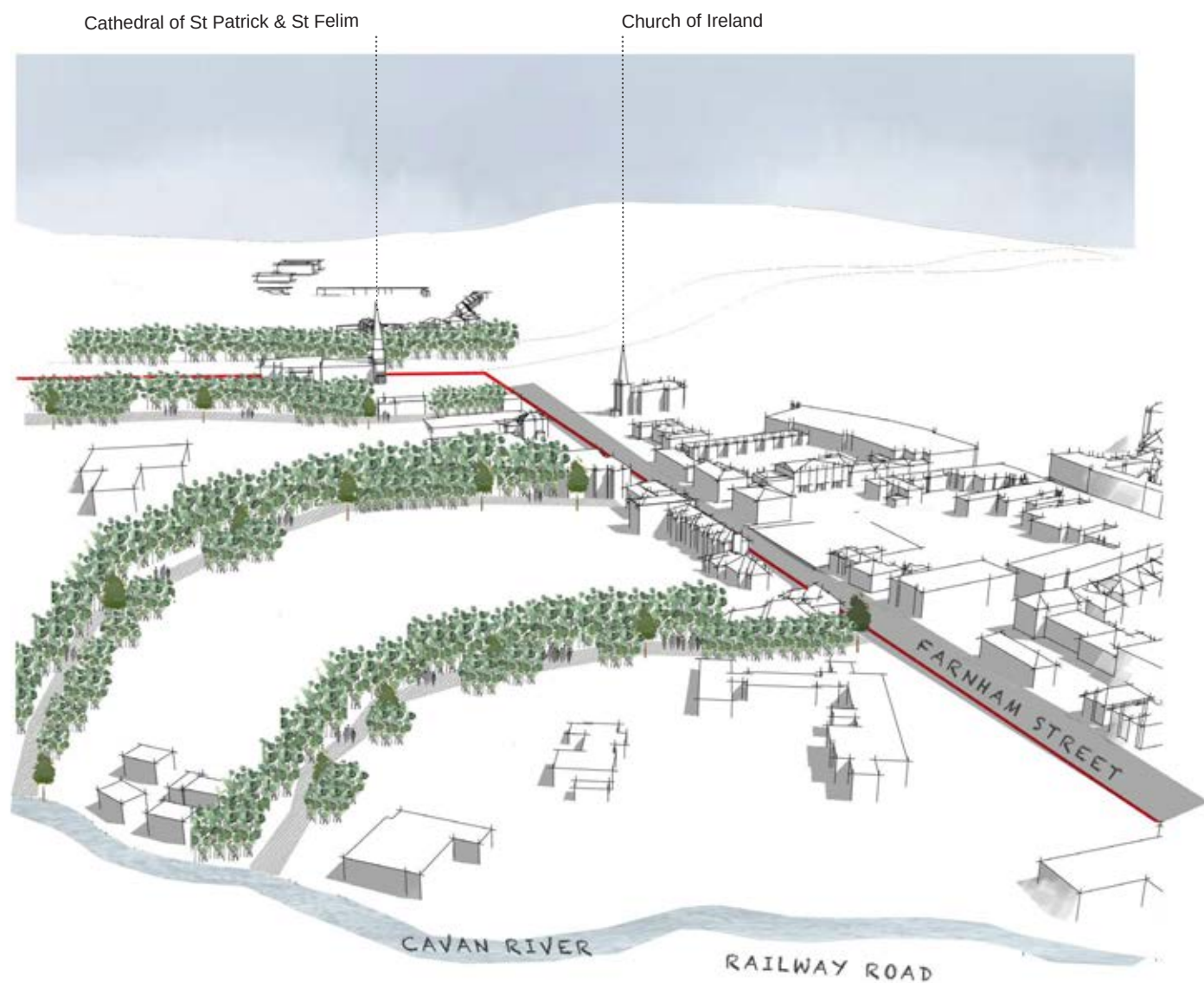
6.7 Swellan Lough

An opportunity to create a public amenity zone for the town, establishing key linkages and permeability to the town core, that would unlock the potential of this important large lake.

- 1 Swellan Lough
- 2 St Patrick/St. Phelim Cathedral
- 3 Con Smith Park
- 4 Killymooney Lough
- 5 Breffni park
- 6 Abbeylands
- 7 Department of Agriculture
- 8 Church of Ireland
- 9 Tesco
- 10 Old railway station
- 11 Green Lough
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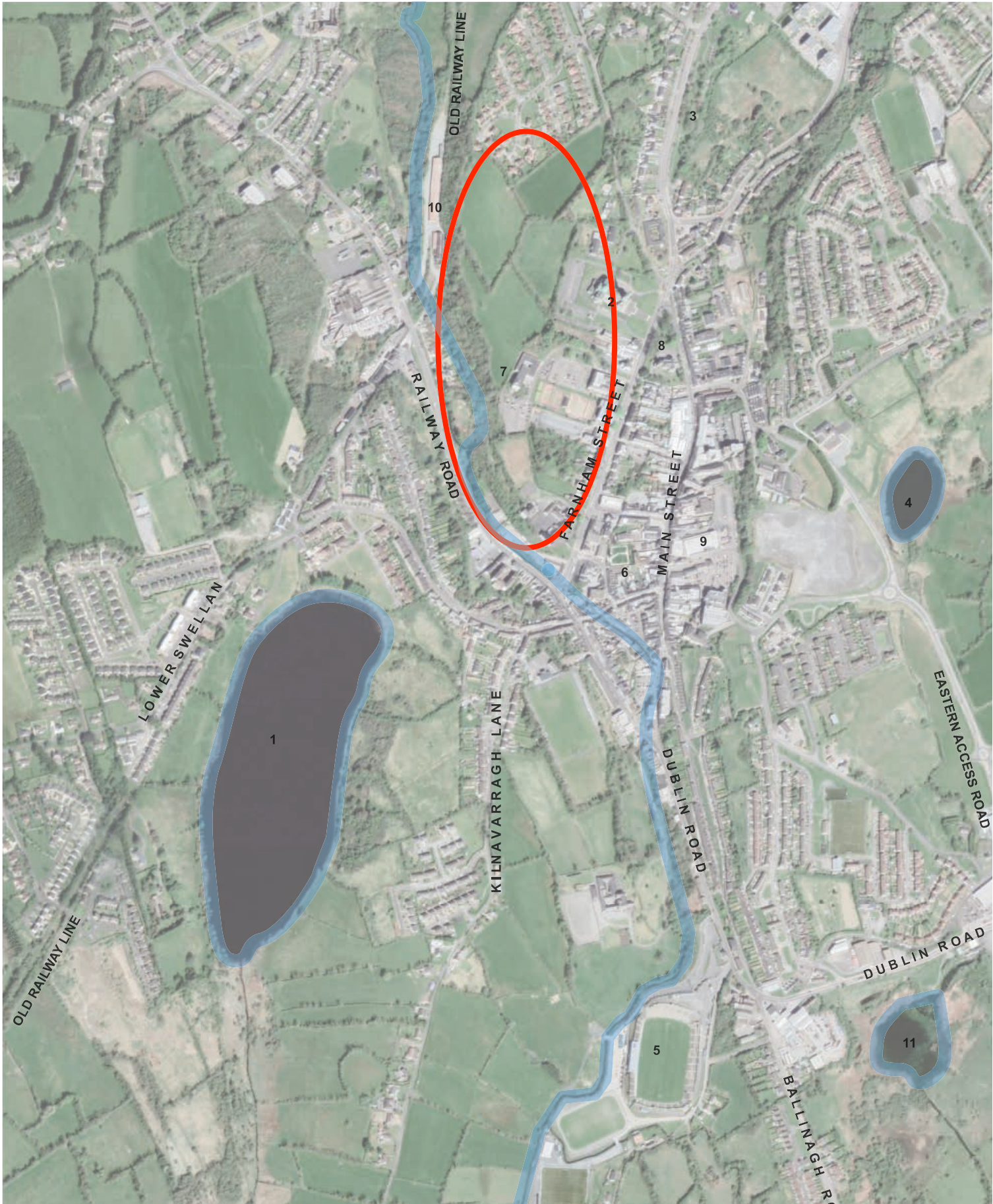




Artist Impression



Image References



Location Map

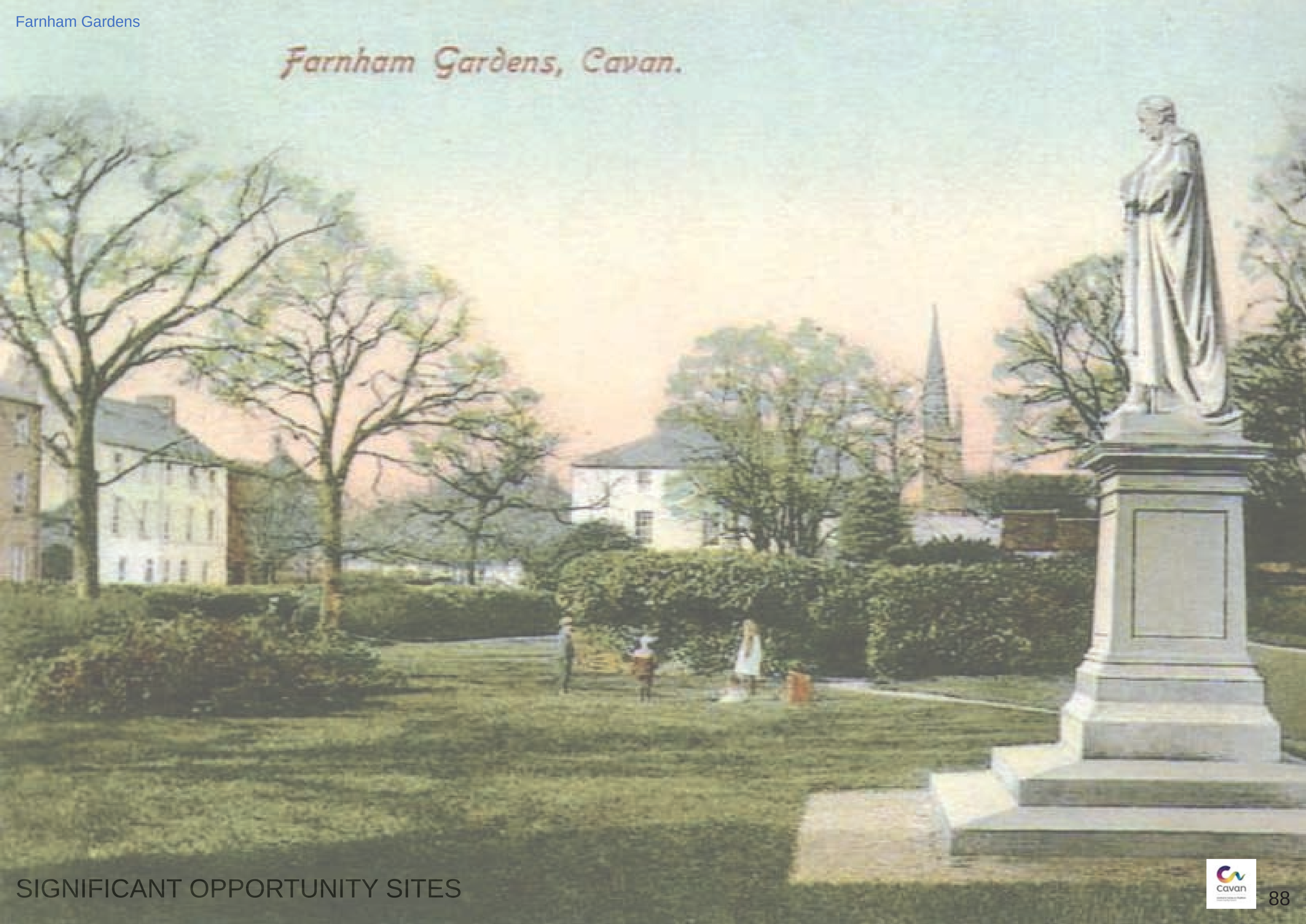
6.8 Farnham St-Railway Road/Line

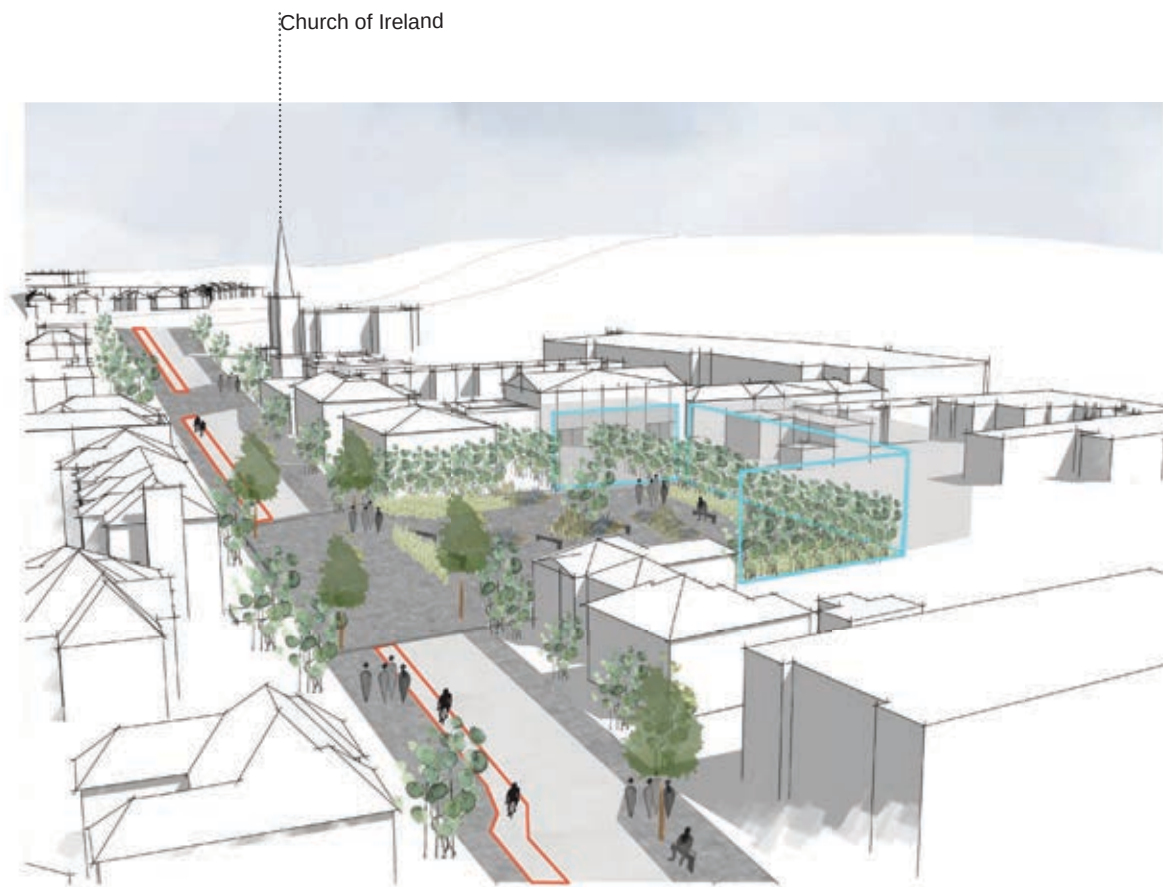
An opportunity to develop these lands to support the growth of the central core of Cavan town, to connect Farnham street with the old railway line and railway road.

- 1 Swellan Lough
- 2 St Patrick/St. Phelim Cathedral
- 3 Con Smith Park
- 4 Killymooney Lough
- 5 Breffni park
- 6 Abbeylands
- 7 Department of Agriculture
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CAVAN RIVER / LOUGHS

Farnham Gardens, Cavan.





Artist Impression



Image References



Location Map

6.9 Farnham St-Main-St-Townhall St

An opportunity to develop these lands to consolidate appropriate uses within the historic core, and to investigate the re-instatement of Farnham gardens as a new modern urban park.

- 1 Swellan Lough
 - 2 St Patrick/St. Phelim Cathedral
 - 3 Con Smith Park
 - 4 Killymooney Lough
 - 5 Breffni park
 - 6 Abbeylands
 - 7 Department of Agriculture
 - 8 Church of Ireland
 - 9 Tesco
 - 10 Old railway station
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 - 12 Kilmore centre (Retail hub)
- CAVAN RIVER / LOUGHS

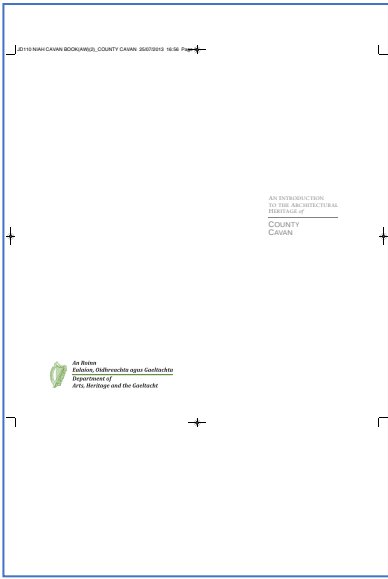
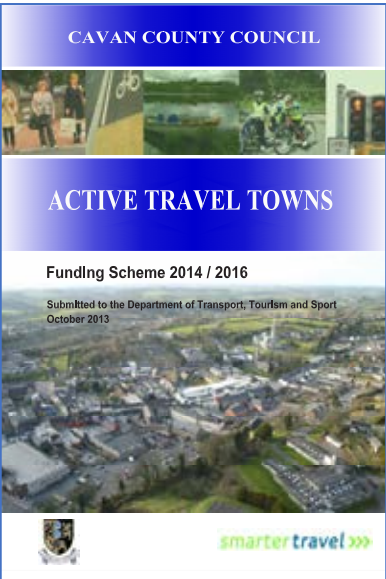
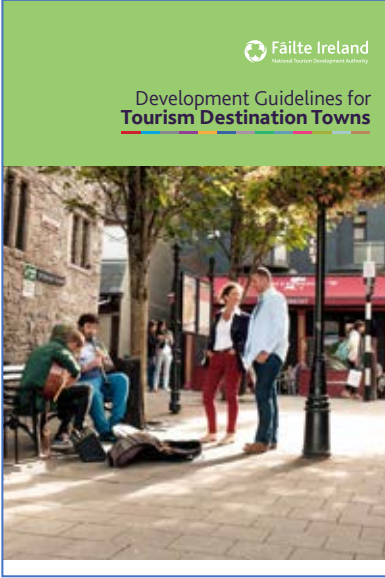
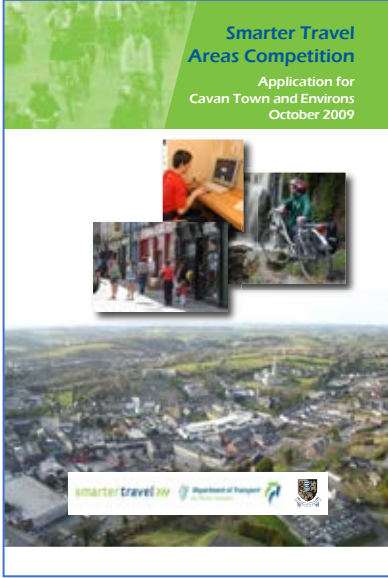
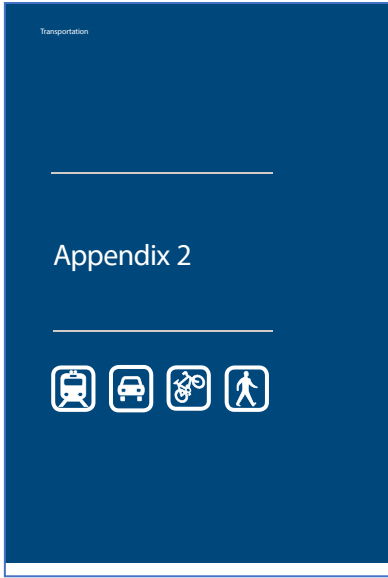
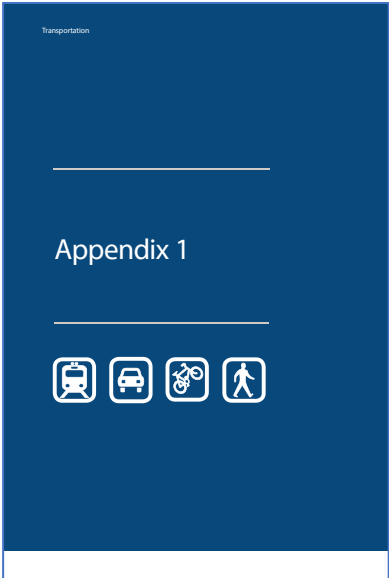
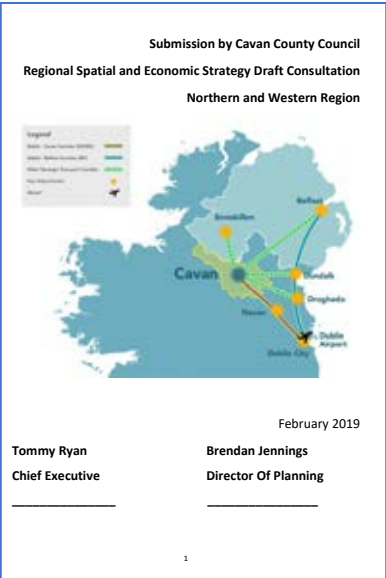
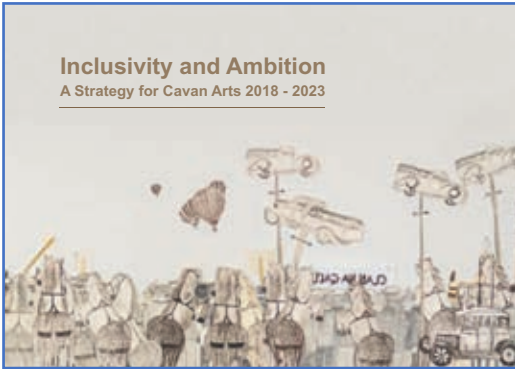
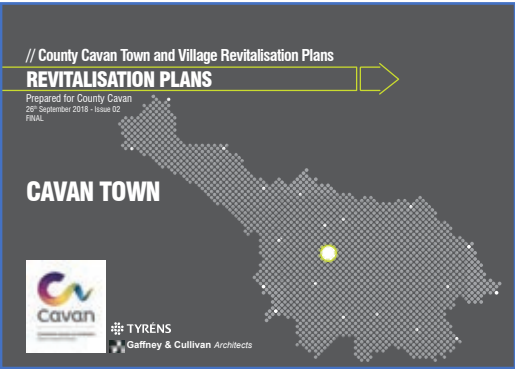


APPENDICES

8.1 Document References

8.2 Image References

07



7.1 Document References

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7.2 Image References