

Schedule of Amendments to Cavan Town and Environs Development Plan 2008-2014.

Amendment No. 1

1.7.2 National and Regional Strategic Planning Guidelines and Legislation

Central Government over the last number of years has indicated that there is a need to apply the concept of sustainability to all matters relating to the preparation of Development Plans, sustainability is now the foremost concept in achieving proper planning. In the context of a planning policy this concept has been understood as indicating a need to direct development to established urban areas where there is access to existing services, amenities and places of work. There has been an emphasis therefore to develop a landuse strategy to promote housing development, in established urban areas and to apply higher densities without prejudicing good design and amenity. At National Level the Development Plan will take cognisance of The National Development Plan 2007- 2013, Sustainable Development : A Strategy for Ireland, 1997; The National Spatial Strategy (2002 – 2020) and various other planning guidelines. These various reports along with specific planning guidelines in relation to Retailing, Telecommunications, Renewable Energy, Built Heritage, Childcare, Sustainable Rural Housing, Quarries etc. have informed the policies and objectives contained in this Plan.

~~The Border Regional Guidelines were adopted in 2004~~ **The Border Regional Guidelines were adopted in 2010** with key parameters

for the Region as building on the NSS, the gateways of Dundalk, Sligo and Letterkenny, the hubs of Cavan and Monaghan, building distinct sub regional identities, promoting strategic links with Northern Ireland, sustaining rural areas and rural communities, transport and communication links and high quality built and physical environment, with essential infrastructure.

Cavan borders the counties of Fermanagh, Monaghan, Meath, Westmeath, Leitrim and Longford and as such cognisance has been taken of their Development Plans and other relevant documents along with certain Northern Irish Publications such as; 'Shaping our Future; The Regional Development Strategy for Northern Ireland'.

AAA

Text to be added

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Text to be deleted

Amendment No. 2

Chapter Two: Settlement Strategy

2.1 Introduction

Since the adoption of the 2003–2009 Development Plan, Cavan Town and Environs has experienced a number of changes these include population increases and significant residential, retail and other types of development.

Cavan Town, the largest town in and the administrative centre of the County of Cavan, lies in a strategic position with easy access to much of the country.

The town is also the main service, retail and employment provider. It is an aim of this plan to enhance and support this role and also to enable Cavan Town to reach its potential in a regional, national and international context.

Under the National Spatial Strategy (NSS), Cavan is in the Border Region along with the counties of Donegal, Sligo, Leitrim, Monaghan and Louth. Cavan Town has a strategic role within the Border Region having been identified as a hub town under the (NSS) and (BRPG). The NSS has identified a target population for Cavan Town of 16,000 by 2020 and Cavan County Council is committed to providing services and infrastructure which would support such a population target.

2.2 Regional Context

The National Spatial Strategy (NSS) is a vision for the spatial development of Ireland up to 2020. Its foremost aim is the achievement of balanced regional growth and as Government policy it will inform future investment in order to achieve this balance. The NSS established Cavan and Monaghan as Hub Towns within the Border Region and identified important strategic considerations which the Development Plan must comply with. The NSS required the eight regional authorities to prepare and adopt Regional Planning Guidelines. The Regional Planning Guidelines for the Border Region were adopted in 2004. Cavan was identified as a Hub Town. Hub Towns are defined as:

“Strategic urban centres, that support, and are supported by the Gateway, and reach out to wider rural areas of the Region which the RPG’s are targeting for significant levels of growth.”¹

¹ Border Regional Authority (2004) Regional Planning Guidelines for the Border Region, p. 48

Hub towns have a role to play in achieving the main aim of the NSS which is balanced regional growth which will support the overall continued growth of the Country. One of the roles of Hub towns is to support Gateways, energise their own immediate areas and establish links between larger urban areas and more rural areas.² According to the Border Regional Authority;

“Cavan will capitalise on its strategic position and will act as a catalyst, developing potential future development in the enterprise and community sector....Cavan offers an attractive location given its strategic geographical position and the wide array of education, health and social amenities available, guaranteed to provide an excellent quality of life.”³

The town of Cavan is identified in the NSS as being on a strategic linking corridor providing access into and within the Border Region.

“The North West International Access providing access internationally to Gateways and Hubs. This is, in effect, the East West link from Sligo to Dundalk, the Route being Dundalk, Garrickmacross, Shercock, Cootehill, Cavan, Enniskillen and Sligo.”⁴

It is essential that Cavan's role as a Hub town is supported both at local and central government level in order to enhance its regional importance. Cavan, as a Hub town, is well placed to accommodate regionally significant developments.

2.3 Population

Cavan Town and Environs has experienced a significant population growth since the last census in 2002, a four year period. Continued strong residential development in the town indicates that this population increase will continue. It must be noted that Cavan Town and Environs identified in the Cavan Town and Environs Maps as the zoned area is larger than the boundary to which the 2006 census of population refers. A house count was conducted on Cavan Town and Environs zoned lands in 2006^[1], based on this house count it is estimated that the population within the zoned lands is circa 10,000 persons.

²Regional Planning Guidelines for the Border Region, p. 114

³Regional Planning Guidelines for the Border Region, p. 58

⁴Regional Planning Guidelines for the Border Region, p.79

[1] Conducted as part of the Housing Land Availability Returns 2006

Table 2.1

Town	Electoral Division (*=Part of ED)	Population 2002	Population 2006	% Population Change 2002-2006
Cavan	Cavan Urban	3,538	3,934	11.2%
Environs of Cavan	Total	2,560	3,949	54.3%
	Cavan Rural*	2,387	3,693	54.7%
	Moynohall*	173	256	48%
Cavan Town & Environs	Cavan Urban	6,098	7,883	29.3%

Source: Census of Population 2006

The Border Regional Guidelines established a target population for Cavan Towns and Environs of 16,000 to be achieved by 2020. Continued residential growth in the town and environs indicate that the town is on target for achieving its target population.

2.3.1 — Population Growth in Context

Cavan Town has experienced the highest level of growth of the identified hubs and gateways in the Border Region, the growth of 29% is significantly greater than the population increase of the other hub in the region which is Monaghan.

Table 2.2

RPG Settlement	2002	2006	% Change 2002-2006
Dundalk Gateway and Environs	32,505	35,085	7.9%
Letterkenny Gateway and Environs	45,231	47,586	15.5%
Sligo Gateway and Environs	19,735	19,402	-1.7%
Cavan Hub and Environs	6,098	7,883	29.3%
Monaghan* Hub and Environs	5,936	6,710	13%

— Source: Census of Population 2006

2.3.2 — Population Projections

The following population projections are based on projections made by the Border Regional Authority in 2007 and are based on the premise that Cavan Town and Environs is on target for achieving the target population of 16,000 by 2020.

Table 2.3

RPG Settlement	2006	2011	2016	2020 NSS	2020 NSS and Regional Growth Projections
Cavan Hub and Environs	7,883	13,876	15,402	16,000	16,894

Source: National and Regional Population Projections 2006 – 2020⁵

2.4 Strategic Planning Policies

It is an aim of Cavan County Council and Cavan Town Council to develop Cavan as a Hub Town in a sustainable and well-planned fashion. The aim is to create a self-sustaining town, with residential growth balanced by employment and service growth, protecting amenity and heritage, as well as, attracting investment and the increased integration of land use and transportation.

2.4.1 Cavan Town & Environs 2020 Integrated Framework Plan

The purpose of the Cavan Town & Environs 2020 Integrated Framework Plan is to establish an integrated framework plan for the future development of the town. The integration between land use and transportation is key to the development of the town to ensure that, in the future, travel to and within Cavan is carried out using the most convenient and appropriate modes of travel. This can only be achieved by planning for the future provision of homes, jobs, education and social activities, hand in hand with transport planning. Integrated planning of this nature ensures that people are offered the opportunity to travel to and from these land uses by the most appropriate and sustainable modes of transport, whether by foot, bicycle, bus, car or train. Planning of this kind fundamentally addresses the future quality of life and social inclusion of the people of Cavan as it builds upon the opportunities in the town to make it an attractive place to live, work and play.

Insert new Chapter 2 -Core Strategy Document and Phasing Map as per attached.

⁵Border Regional Authority (2007) Border Regional Authority Review and Update 2007, p.8

Amendment No. 3

4.2.2 Transport and Traffic Management Objectives

1. The rerouting of the N.3 Enniskillen/Dublin cross border link has been completed from Belturbet to Aghalane (border crossing) and from Cavan to Butlersbridge. The intermediate link between Butlersbridge and Belturbet is at ~~an advanced design stage and it is the objective of the appropriate Planning Authority to implement this section as soon as possible.~~ **construction stage and due for completion and opening in 2013.** It will provide effective by-passing of the towns for long distance traffic - particularly heavy commercial vehicles.

The Cavan By-Pass connector between the N.3 Dublin-Enniskillen to the N.55 has been completed.

The completion of the by-passing section will:-

- i) Improve accessibility to all parts of the town including the central area.
- ii) Improve the environmental quality for all using and residing in the central areas and alongside the existing N.55.
- iii) Promote the vitality and viability of the central area.

Amendment No. 4

4.2.3 Roads Infrastructure Requirements – (Indicative Routes as per Transportation Study)

Future Distributor Route Corridor (including junctions and junction upgrades)

1. (Green Lough) Link passing to the south of Tractamotors site from the Ballinagh Road (R-935/ N-55) to the junction on the Dublin Road (R-212-4/ N-3) west of McIntyres Furniture Store.
2. (Town and Killymooney/Killynebber) Link from junction on the Dublin Road (R-212-4/ N3) at Advance Tyres to St. Clare's National School (Tullymongan Lower). **At Construction Stage**
3. (Town and Killymooney/Killynebber) Link from the Dublin Road (R-212-4/ N3) east of Brady's Garage to Swellan Lower and including a spur northeast to Killynebber.

Amendment No. 5

5.5 Key Conclusions from Housing Demand and Supply Analysis

- Based on the 2006 census of population and population projections of the Border Regional Authority in 2007, household size and household formation projections were made for the County up until 2015. It was projected that there will be 3,737 new households formed by 2016 requiring circa 207 hectares of land zoned for residential use, using an average density of 18 per hectare.
- The Core Strategy document is broadly compliant with the existing Housing Strategy which forms part of the Cavan Town and Environs Development Plan 2008-2014. This Housing Strategy will be reviewed in parallel with the full Development Plan review which is due to commence in October 2012.
- A 20% reservation of land zoned for residential purposes or for a mix of residential and other purposes will be required for the provision of social and affordable housing units in County Cavan.

Amendment No. 6

9.5.2 Residential Areas

~~There is currently enough zoned land to deliver the target population of 16,000 (target to 2020). This will be provided by increased densities (in appropriate locations), the preparation of Masterplans to facilitate co-ordinated development, changes to zoning approach and phasing of future development land release.~~

~~Strategic Residential Locations have been identified to accommodate future development based on location, sustainability principles and scale of infrastructural requirements.~~

~~Strategic Residential Locations can be broken down into four different categories:~~

- ~~1. Town Core: Mixed use developments will be encouraged within the town core. Significant tracts of zoned lands are available in close proximity to the town centre. Development in these locations will require higher densities subject to high quality architectural treatments and design commensurate with the Hub status of Cavan Town.~~
- ~~2. Urban Consolidation Areas: These areas are those which are and are continuing to be developed such as established residential areas with infill opportunities. Thus these existing zoned lands not requiring Masterplans will be developed sequentially. Development within existing serviced land will ensure the principles of sustainability~~

~~and efficient use of infrastructure are being attained. Appropriate higher densities will be encouraged in these locations especially in areas close to town core area subject to demonstration of the quality of design and protection of existing residential amenities.~~

- ~~3. Masterplan Areas: Large or key sites require significant planning input to ensure development quality for the community. Future and existing zoned land which will require Masterplan preparation have been identified. Masterplans establish strategic planning principles for these areas including urban structure, phasing, infrastructure provision, community facilities, density, layout, open spaces, landscaping and general development design. Masterplans to be approved by the planning authority, will be framed within the development plan policy, shall be prepared prior to the submission of planning applications, and be undertaken in conjunction with relevant stakeholders as designated by the planning authority. The cost of preparation will be borne by the landowners/developers. The Planning Authority may undertake Masterplans in certain areas and in this case a Special Contribution shall be levied to all planning permissions within the Masterplan area. The Masterplan will require the provision of physical, community and social infrastructure to meet the needs of the growing population. The provision of these infrastructures will be funded by the developers of the proposed development. Open space provision in Masterplan areas will be provided in excess of the normal standards and will be required in selected areas to maintain the character of such lands.~~
- ~~4. Future Development Areas The Zoning Map indicates lands suitable for future development. These lands will be the subject of future Town and County Development Plans and will be phased in tandem with infrastructural provision accordingly. These areas will be subject to Masterplans pending the delivery of services.~~

There is currently enough land zoned in Town Core and Phase 1 to deliver the Target Population growth of 1066 persons by the end of the development plan period 2014. These figures reflect detailed analysis and survey of existing population, housing supply and zoning figures carried out by Cavan County Council. The Core Strategy addresses the significant overprovision of zoned residential lands in the existing plan. The Core Strategy proposes to regulate the development of residential lands so that they are developed on a sequential basis in line with proposed infrastructure improvements. The development of this Residential land and Town Core area shall be carried out in accordance with the Core Strategy and Phasing Map.

Amendment No. 7

See Variation No. 1, Phasing Map –Amended by the placing of existing Residential Lands into Phase 1, 2 3 or 4. Refer also to existing Cavan Town and Environs Development Plan Map.

Amendment No. 8

Amendment of Zoning Map by placing existing Mixed Use zoned lands into Mixed Use Strategic Reserve

Amendment No. 9

See Variation No.1, Phasing Map -Change of Use

Change of Use	Location
Residential to Mixed Use	Latt
Mixed Use to Amenity Recreation	Kinnypottle Cullies
Mixed Use to Public Community	Drumalee Latt Drumnavanagh and Lisdarn
Mixed Use to Industry/Enterprise/Employment	Killygarry
Residential to Amenity Recreation	Swellan Lower Kilnavara

Amendment No. 10

Insert in Chapter 9 of the Cavan Town and Environs Development Plan 2008-2014 the following new zoning descriptions

9.8.12 Residential Strategic Reserve –Phase 2, 3 and 4 lands as per Phasing Map.

Objective

To identify lands that are not suitable for Residential development within the current development plan period.

Permitted in Principle

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. None listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Guest house/hotel/hostel, convenience shop, medical and related consultant, nursing home, cultural uses/library, car parks, workshops, playing fields, places of worship, park/playground, halting site, utility structures, crèche/playschool, community facility, Educational facilities, home based economic activity, recycling facilities, sheltered housing, open space, public services

Not Permitted

Residential, comparison shop, retail warehouse, garages/car repairs, petrol station, motor sales, heavy commercial vehicle parks, cinema dancehall/disco, warehouse

(wholesale), repository store depot, industry, cattle shed/slatted shed, broiler house, stable yard, amusement arcade, hot food take away.

Open for Consideration

Restaurant, public house, health centre, community hall & sports centre, recreational buildings/marina, offices, industry (light), tourist camping site, tourist caravan park, funeral homes, single detached house⁶

With regard to the suitability of retail developments, applications will be assessed having due regard to the current County Retail Strategy and the Retail Planning Guidelines for Planning Authorities.

9.8.13 Mixed Use Strategic Reserve

Objective: To facilitate opportunities for the development of commercial and office uses in a high quality environment.

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Permitted in Principle: Advertisements/Advertising Structures⁷, ATM, Telecommunications Structures, Car park/Multi-storey/Commercial surface, Childcare Facility, Education, Enterprise/Training Centre, Health Care Facilities, Offices, less than 100 sq.m., Offices 100 sq.m-1,000 sq.m., Offices over 1,000 sq.m, Office-Based Industry, Open Space, Public Services, Utility Installations, Science and Technology Based Enterprise, Tele-Services, Uses such as convenience food stores and supermarkets are open for consideration provided they are supported by a detailed Impact Assessment and a detailed sequential test.

Not Permitted: Abattoir, Aerodrome/Airfield, Agri–Tourism, Betting Office, Boarding Kennels, Concrete /Asphalt etc. Plant in or adjacent to Quarry, Night Club, Funeral Home, Golf Course, Heavy Vehicle Park, Holiday Home, Home Based Economic Activities, Household Fuel Depot, Extractive Industry, Major Waste to Energy Uses (major indicates an annual input of greater than 10,000 tonnes from external sources), Refuse Landfill, Refuse Transfer Station, Scrap Yard, Shops-Major Sales Outlet, Residential.

9.8.14 Mixed Use (adjacent to town core) Strategic Reserve

Objective

To facilitate opportunities for the development of mixed-use development of commercial and office uses enterprises in a high quality environment.

Vision

⁶ Single detached house subject to policies contained in the Core Strategy- Chapter 2

⁷ Subject to the preservation of visual amenities of the area and traffic safety implications.

* The uses listed under the 'permitted in principle' paragraphs above are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area

It is an objective of this zoning to promote the development of business areas as the primary locations for the development of commercial uses that are appropriate to proximity to town centres and require higher environmental standards higher than those in industrial areas, office based industry and business parks. Commercial areas generally contain one or more of a wide variety of uses that includes business uses, offices, hotel/conference centres and restaurants/cafes/public houses. All proposed development will be associated with a context sensitive integrated urban design approach with the co-ordinated provision of high quality amenity and landscaped areas. This will be achieved through the preparation where appropriate of Masterplans. Design Briefs will be prepared for strategic locations in association with key stakeholders. In as far as is possible the mobility needs of businesses will be matched with the accessibility of different locations and developments characterised by high levels of employment will be encouraged in areas where there is convenient access to residential areas. Pedestrian and cycling routes will be actively pursued.

Use Classes Related To Zoning Objective

Permitted In Principle:

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Advertisements/Advertising Structures⁸, ATM, Telecommunications Structures, Car park/Multi-storey/Commercial surface, Childcare Facility, Education, Enterprise/Training Centre, Health Care Facilities, Offices, less than 100 sq.m., Offices 100 sq.m-1,000 sq.m., Offices over 1,000 sq.m, Office-Based Industry, Open Space, Public Services, Utility Installations, Science and Technology Based Enterprise, Tele-Services.

Not Permitted:

Abattoir, Aerodrome/Airfield, Agri–Tourism, Betting Office, Boarding Kennels, Concrete /Asphalt etc. Plant in or adjacent to Quarry, Night Club, Funeral Home, Golf Course, Heavy Vehicle Park, Holiday Home, Home Based Economic Activities, Household Fuel Depot, Extractive Industry, Major Waste to Energy Uses (major indicates an annual input of greater than 10,000 tonnes from external sources), Refuse Landfill, Refuse Transfer Station, Scrap Yard, Shops-Major Sales Outlet, Special Industry, Residential.

9.8.15 Mixed use (peripheral) Strategic Reserve

Objective

To facilitate opportunities for the development of mixed-use development of commercial and office uses enterprises in a high quality environment.

Vision

It is an objective of this zoning to promote the development of business areas as the primary locations for the development of uses that are inappropriate to town centres and require environmental standards higher than those in industrial areas, such as wholesale activities commercial recreational facilities, office based industry and business parks. Commercial areas generally contain one or more of a wide variety of uses that includes business uses,

⁸ Subject to the preservation of visual amenities of the area and traffic safety implications.

offices, hotel/conference centres and restaurants/cafes/public houses. Uses that are particularly appropriate to these areas include wholesale, business service uses, the sale of motor vehicles. Limited forms of retailing and residential development shall be permitted in locations identified by objectives. Where residential use is permitted life work units will be encouraged. All proposed development will be associated with a context sensitive integrated urban design approach with the co-ordinated provision of high quality amenity and landscaped areas. This will be achieved through the preparation of Masterplans. Design Briefs will be prepared for strategic locations in association with key stakeholders. In as far as is possible the mobility needs of businesses will be matched with the accessibility of different locations and developments characterised by high levels of employment will be encouraged in areas where there is convenient access to residential areas. Pedestrian and cycling routes will be actively pursued. The development of inappropriate uses, such as heavy industry will not be encouraged

Use Classes Related To Zoning Objective

Permitted In Principle:

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Advertisements/Advertising Structures⁹, ATM, Telecommunications Structures, Car park/Multi-storey/Commercial surface, Park'n'Ride, Cash & Carry/Wholesale Outlet, Childcare Facility, Education, Motor Sales Outlet, Enterprise/Training Centre, Health Care Facilities Logistics, Offices, less than 100 sq.m., Offices 100 sq.m-1,000 sq.m., Offices over 1,000 sq.m, Office-Based Industry, Open Space, Petrol Station, Public Services, Utility Installations, Science and Technology Based Enterprise, Tele-Services, Warehousing, Industry.

Not Permitted:

Abattoir, Aerodrome/Airfield, Agri-Tourism, Betting Office, Boarding Kennels, Concrete /Asphalt etc. Plant in or adjacent to Quarry, Night Club, Funeral Home, Golf Course, Heavy Vehicle Park, Holiday Home, Home Based Economic Activities, Household Fuel Depot, Extractive Industry, Major Waste to Energy Uses (major indicates an annual input of greater than 10,000 tonnes from external sources), Refuse Landfill, Refuse Transfer Station, Scrap Yard, Shops-Major Sales Outlet, Residential.

Amendment No. 11

Section 9.9.2

Delete the following Specific Objectives from the text in Cavan Town and Environs Deleopment Plan 2008-2014

- ~~17. Masterplan to be prepared in conjunction with relevant stakeholders for town centre extension (including retail) and high density residential development subject to the provision of:~~

⁹ Subject to the preservation of visual amenities of the area and traffic safety implications.

- (a) development of appropriate roads infrastructure
- (b) Killymooney Lough public park
- (c) the extension of educational facilities

~~High residential densities will be permitted subject to provision of adequate amenity space (private and public), car parking and high quality architectural treatment in respect to urban structure, and built form.~~

~~49. To provide for residential development subject to the provision of adequate infrastructure for servicing.~~

Amendment No 12

Delete Section 9.11 of the Cavan Town and Environs Development Plan 2008-2014

9.11 Phasing and Implementation

~~The successful implementation of this plan depends on certain elements being delivered at key stages. The reasons for this are various; the primary reason being to ensure the area develops in a logical and co-ordinated manner in the interests of the proper planning and sustainable development of the area. Others relate to the provision of a living environment; the limitations of existing infrastructure (foul water drainage, water supply, storm water control and roads) to support new development and, in the case of roads, to enable the construction of the development itself. In addition, the need to ensure that commercial, community and recreational/amenity facilities and services are available at an early stage is an important consideration.~~

~~For these reasons, development will be contingent upon the provision of an adequate level of infrastructure, (physical and community) facilities and services to enable construction and sustain the new population.~~

~~Landowners / developers with interests in developing in areas designated as future residential or for Masterplan shall enter appropriate legal / financial agreement(s) with the Council to secure delivery of the infrastructure, including roads, drainage, services, water supply, recreation and civic / community, required to ensure the successful implementation of the Plan. In this regard a body corporate or other legal entity shall be established, capable of both entering into a legal / financial agreement with the Council and delivering on the contents of the agreement to the satisfaction of the Council.~~

Amendment No 13

Delete Section 9.13 of Cavan Town and Environs Development Plan 2008-2014

9.13 — Phasing Objective

~~There will be a presumption in favour of granting planning permissions in the Plan area when the Council is satisfied the necessary physical, social, community, recreational and civic/commercial infrastructure is in place, or will be provided within specified time periods as set out in the Masterplans.~~

~~In this regard, all planning applications shall be accompanied by a statement setting out the time periods for delivery of infrastructure in accordance with the Implementation. This statement will also indicate the 'Taking in Charge' methodology and agreements to the satisfaction of the Council. The Council may use agreements under Section 47 of the~~

Planning and Development Act 2000, as amended to secure the provision of necessary infrastructure in tandem with the development of the area.

Amendment No. 14

Section 2.2.1 in the SEA Screening Report to be altered as follows

2.2.1 The probability, duration, frequency and reversibility of the effects,

The development of land is not a reversible change. Development on zoned residential land is sustainable when properly located close to services like schools, parks, shops, libraries etc. This results in the creation of communities who live and work in an area and have an excellent quality of life. The preparation of the County Development Plan was subject to an SEA. The proposed variation by its nature will have a positive effect on the environment. The Core Strategy through its implementation will ensure that the population targets set for Cavan Town will be closely aligned with the land available for residential purposes in the Town and Environs. This will result in a reduction of residential zoned land available for development in this development plan period.

The Core Strategy addresses the significant overprovision of zoned residential lands in the existing plan. The Core Strategy proposes to regulate the development of residential lands so that they are developed on a sequential basis in line with proposed infrastructure improvements. This will result in the proper planning and sustainable use of land in town and village cores.

Amendment No 15

Insert in Section 4.1.2 in Cavan Town and Environs Development Plan the following

- To have regard to draft Spatial Planning and National Roads Guidelines for Planning Authorities, DoEHLG, June 2010 or any subsequent adopted issue.

Amendment No. 16

Insert in Section 6.0 of the Core Strategy document

6.0 Monitoring and Implementation

A justification test in terms of the market demand for new residential development will also generally be required in the case of all new applications for residential schemes (two or more dwellings) Normally the requirements of a justification test will be in the form of a "Property Development Surveyors Report".

Amendment No 17.

Insert into the Main text of the Cavan Town and Environs Development Plan: Chapter 9, Section 9.26 – Development Management Standards – Specific objectives for Unfinished Estates in the county.

Appropriate and timely action where deemed necessary on significant issues of Public Health and Safety.

Prioritising site resolution of occupied/unfinished estates.

Providing direction to, and securing the co-operation of, developers and other relevant stakeholders in an effort to secure compliance with planning permission..

Taking enforcement action and the „calling-in? of bonds and cash deposits in order to complete the developments, where appropriate.

Accommodating (under the development management process) appropriate revisions to the design, layout and/or use of the permitted development in order to secure their completion/occupation.

Restricting (under the planning process) certain additional development types in areas where there is a surplus.

Increased efforts towards facilitating and promoting opportunities for enterprise and employment.

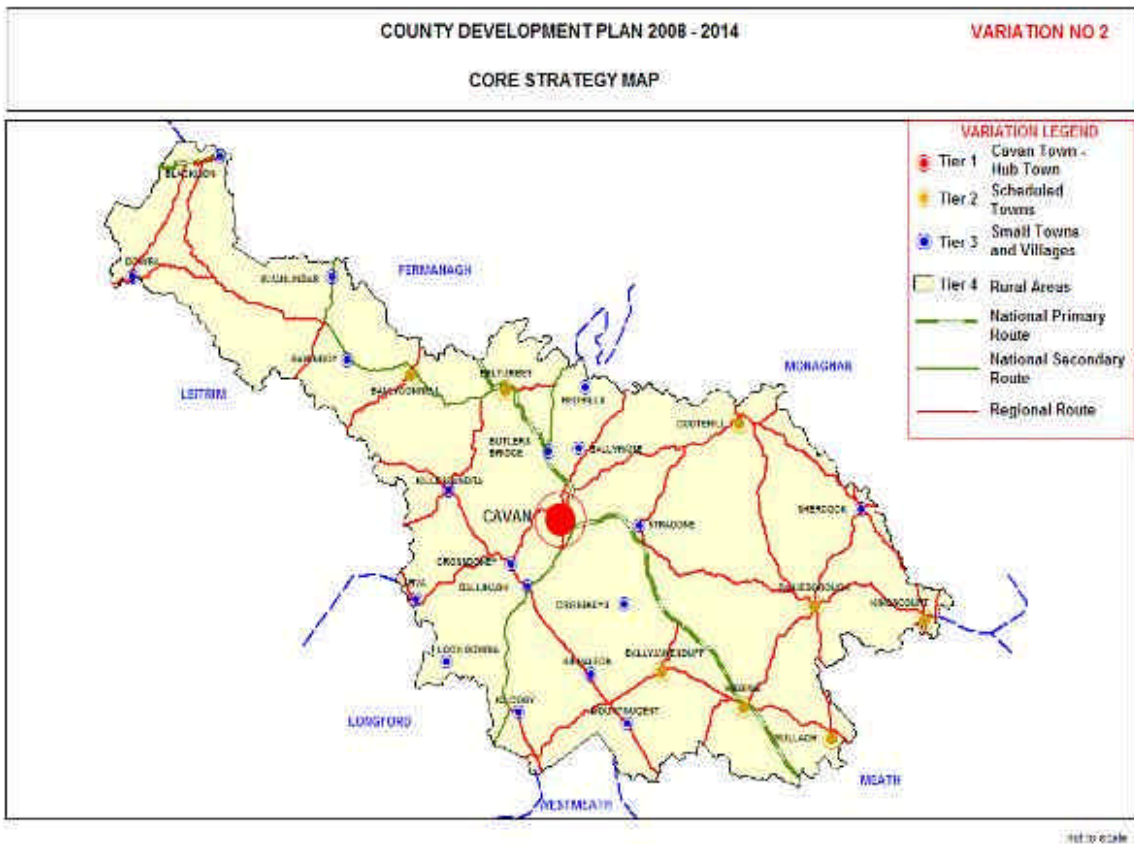
Insert into the Main Text of the Development Plan: Chapter 2: Core Strategy – Section, a policy on Unfinished Housing Estates.

Policy : It is the policy of the Council to operate a pro-active approach, and to work with other relevant parties, towards achieving a sustainable resolution to the difficulties associated with unfinished/unoccupied estates within the County.

Amendment No. 18.

Insert in draft Core Strategy in Section 2.0 Baseline Information the following text and Map

Figure 1 below, indicates the Core Strategy Map which depicts the location of Tier1, 2 & 3 settlements throughout the County. Cavan Town is the Tier 1 town and has been designated Hub status.



Amendment No. 19

Insert in Core Strategy document alteration to Policy CSP1 in Section 3.5 Brownfield/Infill Sites

Policy CSP1:

To encourage and promote residential development of existing Brownfield and infill sites located in Town Core and Phase 1 zoned lands of the Phasing Map.

Amendment No. 20

Section 2.2 of Core Strategy to be amended to read as follows

From the selection of options above, this Core Strategy has selected Prioritising/phasing of development and Alternative Options in this proposed Core Strategy. ~~as the legislation does not include Discontinuing the Objective for Variation of a Development Plan.~~ **The option of de-zoning** will be thoroughly examined in the review of the Development Plan.

Amendment No 21

Include the following is added to Section 4.10 of the draft Variation of the Cavan Town and Environs Development Plan 2008-2014.

Notwithstanding the outcome of the screening for AA and the SEA screening carried out, the protection of the natural environment and the flora, fauna and habitats associated with same are of utmost importance in the Cavan Town and Environs area.

BIODIVERSITY

Policy CSP10 Encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature areas where the nature conservation and landscape interest of the land will be protected and enhanced.