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Appendix 1:

Housing Strategy



Cavan

Comhairle Contae an Chabháin
Cavan County Council



Cavan County Council

Cavan Housing Strategy 2022-2028

KPMG FA
March 2021

Cavan HNDA 2022-2028

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Appendix A - Cavan Housing Strategy and HNDA 2022- 2028 1

1 Introduction

1.1 Overview

This Housing Strategy has been prepared by KPMG Future Analytics on the behalf of Cavan County Council to meet the statutory requirements set out under Section 94 of Planning and Development Act, 2000 (as amended). Under Part V of the Act, each planning authority must prepare a Housing Strategy which will cover the period of its Development Plan. In this instance, the Cavan County Development Plan spans 2022-2028. Each strategy must have regard to the proper planning and sustainable development of the area and must address the overall supply of housing within the administrative boundary of the Local Authority. The Housing Strategy also addresses relevant provisions contained within the Housing (Miscellaneous Provision) Act, 2009 and the Urban Regeneration and Housing Act 2015.

The purpose of the Housing Strategy is to ensure that the proper planning and sustainable development of the county provides for the housing of the existing and future population of the area in the manner set out in the Strategy.

The key objectives of the Housing Strategy are:

- To identify the existing need and likely future demand for housing in the area of the County Cavan Development Plan.
- To ensure Cavan County Council provides for the development of sufficient housing to meet projected future demand over the lifetime of the County Development Plan.
- To ensure that sufficient zoned lands are provided to meet the needs of different households of all types and tenures.

The Housing Strategy is a critical component of the County Development Plan and plays a key role in translating national housing policies and housing supply responses to the local level. The Housing Strategy informs the policies and objectives of the Development Plan and provides details in relation to housing provision and its location and requirements for different house types, sizes and tenures and the requirements for residential zoned land. In order to ensure that the plan-making system is supported by a robust methodology to inform policies and funding initiatives around housing and associated land requirements, the NPF has introduced a new requirement for each Local Authority to develop a Housing Need Demand Assessment (HNDA) which must underpin and support the preparation of housing strategies and all related housing policy outputs.

The HNDA for County Cavan, as elaborated in Section 1.2 and 1.3, provides a robust evidence base to inform decision-making around the current and future housing supply and investment in housing related infrastructure and services, the location and requirements for different house types, sizes and tenures and the requirements for residential zoned land.

1.2 Housing Strategy / HNDA – Guiding Principles

An evidence-based and future-proofed methodological approach has been adopted to ensure that the County Cavan Housing Strategy meets the housing needs of the county and its residents while remaining consistent with local, regional and national guidelines. Chapter 3 of this Development Plan identifies and reviews the key legislative and policy instruments relevant to the delivery of County Cavan’s Housing Strategy 2022-2028. The Strategy is underpinned by a HNDA which provides a robust baseline to inform and guide policies and objectives under the Cavan County Development Plan 2022-2028.

Ireland’s economic recovery over the past decade has led to ongoing challenges around fluctuations in the supply, demand and price of housing nationally. It has also led to opportunities, with a greater mix of house types and tenures diversifying Ireland’s housing market. Aside from the traditional home-ownership model, rental accommodation will play a greater role in the provision of housing nationally and indeed across Cavan.

The HNDA incorporates a range of socio-economic and demographic data to analyse current levels of demand and supply within Cavan’s housing sector, and projects for future need over the lifetime of the Development Plan. It incorporates demand across different tenures, including owner-occupied, the rental sector and social housing and provides estimates of future housing needs based on employment growth, income levels and affordability in the housing market.

1.3 Methodology

This Section provides an overview of the key components involved in the development and application of the HNDA model. There are three components to the modelling that have been undertaken by KPMG Future Analytics on behalf of Cavan County Council as shown in Figure 1.1. This is further supported by the baseline analysis of the existing situation that is presented in Section 2.

Figure 1-1: Overview of the HNDA Modelling



The first component of the modelling explores projected population scenarios for County Cavan to the end of the plan period. The NPF sets out projected population targets to 2040 as well as in key intermediary years 2026 and 2031.

The second component in conjunction to population projections is the determination of Housing Supply Targets as required by the Section 28 Guidelines. This is established through the calculation of the Housing Supply Target for the plan period for County Cavan in accordance with the ‘Housing Supply Target Methodology for Development Planning’ DHLGH guidelines (December 2020), as described in Sections 1.5 and 3.1.3.

This provides plan period targets and annualised figures for housing demand that have been analysed in the HNDA.

The third component relates to an assessment of housing and rental affordability. This assessment supports the identification of social (and affordable) housing needs for the local authority during the plan period with the relevant information presented in Sections 3.2 and 3.3

Following this, analysis has been undertaken in relation to specific requirements of the housing demand as set out in the Section 28 Guidelines in relation to the existing market forces, composition, tenure, dwelling type as well as single rural dwellings and specialist provision. This information is presented in Section 3.4.

Section 4 provides an overview of how Cavan County Council meets housing requirements across the county whilst Section 5 provides a summary of the key Strategy outputs.

1.4 Housing Need Demand Assessment (HNDA)

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

This must account for:

- the existing need and the likely future need for housing;
- the need to ensure that housing is available for persons who have different levels of income;
- the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the planning authority, and including the special requirements of elderly persons and persons with disabilities, and;
- the need to counteract undue segregation in housing between persons of different social backgrounds.

In order to ensure that the plan-making system is supported by a robust methodology to inform policies and funding initiatives around housing and associated land requirements, the NPF has introduced a new requirement for each Local Authority to develop a Housing Need Demand Assessment (HNDA). The HNDA will support the preparation of housing strategies and all related housing policy outputs, e.g. city and county development plans, local area plans, traveller accommodation plans etc.

The NPF indicates that the purpose of the HNDA tool is to:

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

The NPF notes that HNDAs are designed to give broad, long run estimates of what future housing need might be, rather than precision estimates. The Framework must be logical, sequential and allow for updating, monitoring and evaluation. The HNDA undertaken as part of this Development Plan spans two key stages – current and future outlook; and assesses three core areas: Population, Housing and Economy. These are set out in figure 1.2 below. The sequential steps involved in the development and application of this HNDA model is then presented in Section 3.1.2.

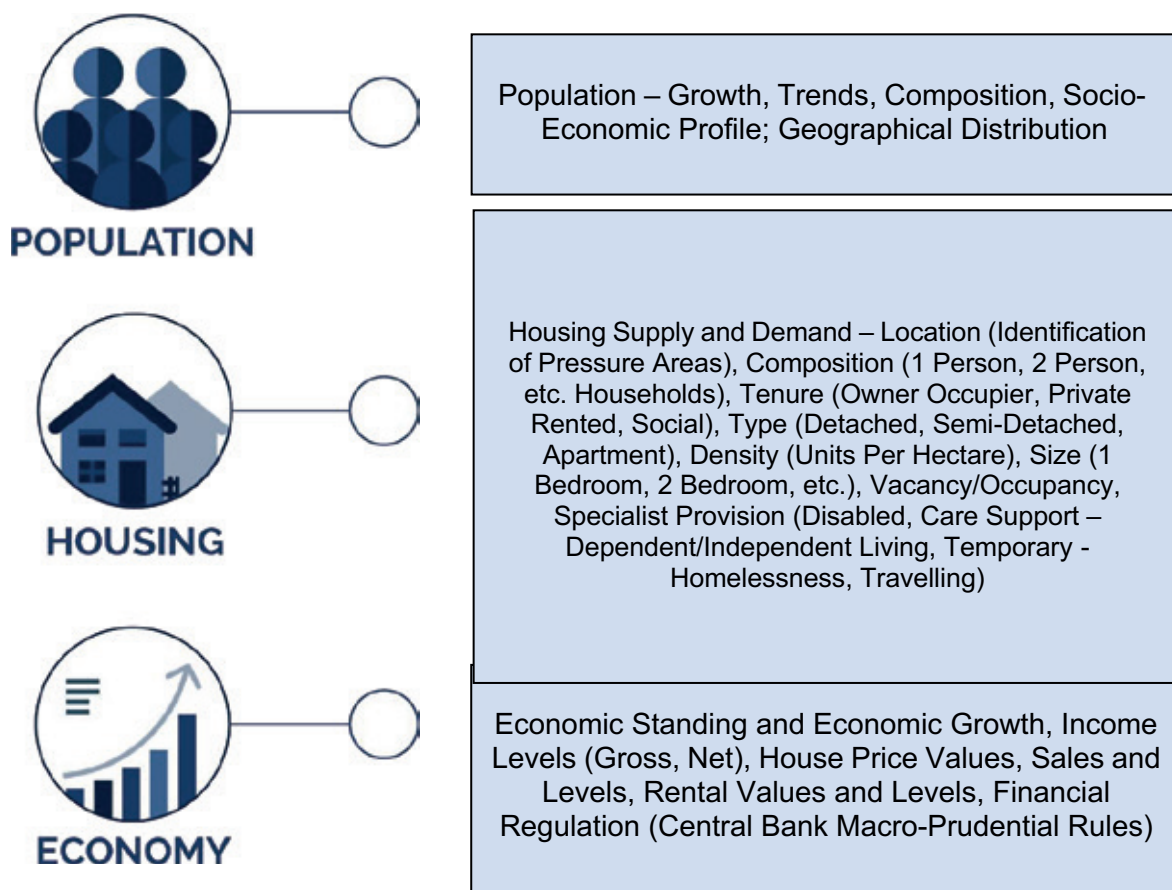


Figure 1-2: HNDA Assessment Areas. Source: KPMG Future Analytics

The methodological approach to the HNDA undertaken as part of the Cavan Housing Strategy 2022-2028 is summarised in figure 1.3 below. The process will enhance how acute and unmet demand for housing is identified before it arises. It provides a robust assessment of regional and localised influences, such as population and migration, in quantifying needs and demands. The key evidence inputs which drive the model are:

1. Demographic trends, affordability trends and wider economic trends.

The use of economic forecasting or econometric work underpins this section. Data requirements include household composition/projections, house prices, rents, number of first-time buyers (FTBs) and loan to value (LTV) mortgage rates, economic activity and employment rates, etc.

2. Housing Stock Profile Pressures (and existing need) and management issues.

This involves undertaking a detailed profile of local housing stock and stock pressures, including local authority housing, to identify the main pressures relating to supply and demand, ineffective stock and overall condition as well as priorities for future stock management. Information is required on dwelling size, dwelling type, dwelling condition and stock pressures (occupancy/under occupancy stock turnover, etc.).

3. Estimating Future Housing Need and Demand. This is broken down into: owner occupation, private sector, below market rent and social rent.

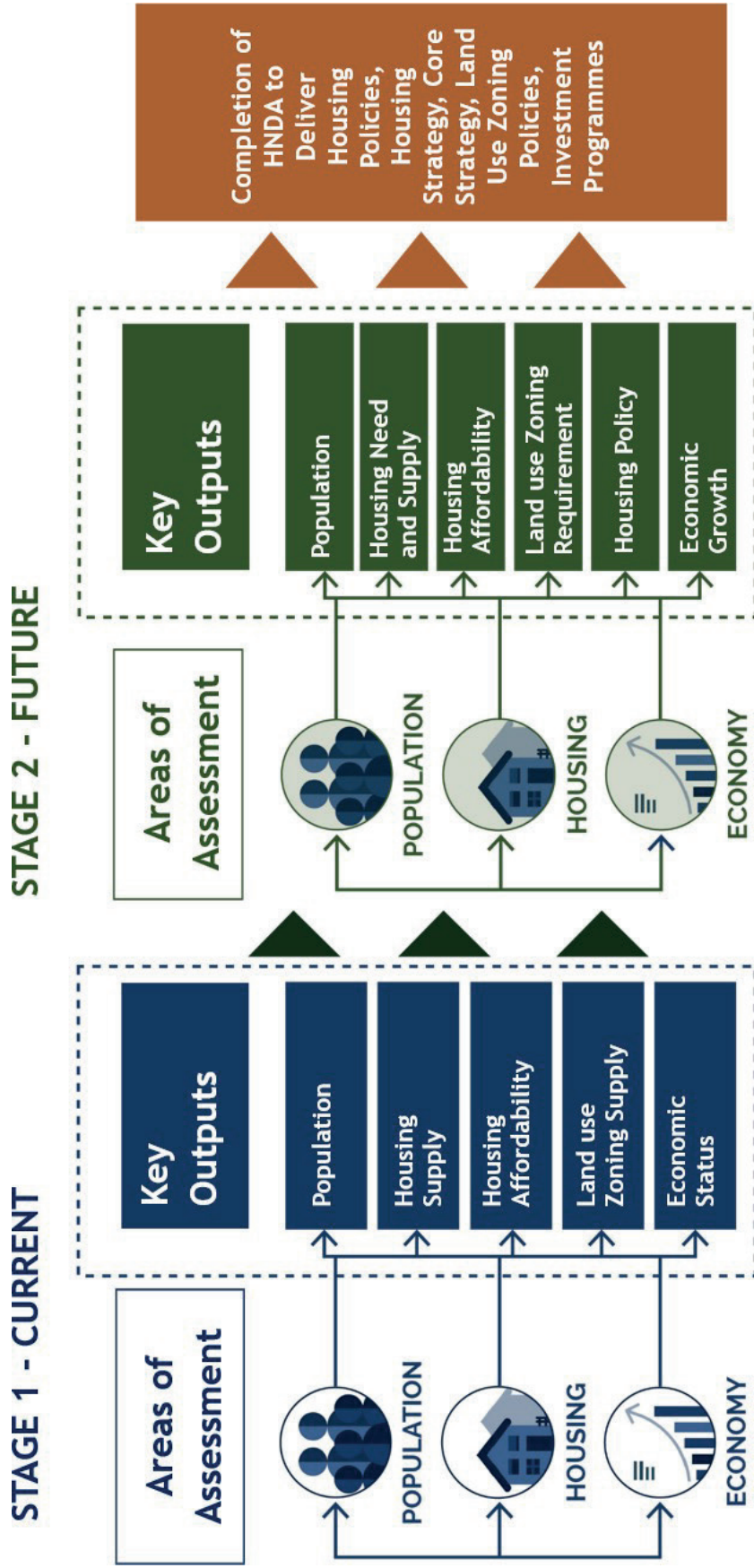


Figure 1.3: HNDA Methodological Approach

1.5 Housing Supply Target Methodology for Development Planning

As outline in Chapter 2, the NPF is based on demographic and econometric projections undertaken by the Economic and Social Research Institute (ESRI) in 2017. Following publication of the NPF in 2018, the NPF 'Roadmap' circular was issued to all planning authorities, setting out projected county population ranges for 2026 and 2031. As part of the development plan process, planning authorities must demonstrate the manner in which their core strategy and other elements of the plan are consistent with the established NPF Roadmap population projections for their local authority area.

In order to strengthen the relationship between national and regional population projections and their integration into the development planning process at local authority level, the Department commissioned the ESRI to further develop work previously undertaken for the NPF. The findings of the ESRI work were published as a research paper on Structural Housing Demand at County Level in December 2020. Following publication of this, the 'Housing Supply Target Methodology for Development Planning: Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended)' was published.

This ESRI research applies the projection model to four different development scenarios:

- Baseline – projecting a 'business as usual' scenario which is based on current trends and medium-term projections for the Irish economy;
- NPF 50:50 City – consistent with the NPF strategy;
- High Migration – incorporating assumptions around high international migration flows into Ireland based on higher economic growth than the baseline; and
- Low Migration – incorporating assumptions around lower international migration flows into Ireland based on lower economic growth than the baseline.

The ESRI research model is intended to enable structural household demand levels for each local authority area to be set out under the four different scenarios for each year to 2040. The Section 28 Guidelines state that "The NPF 50:50 City scenario is broadly consistent with the National Planning Framework strategy and consequently, the 2018 NPF 'Roadmap' document". As such, the Section 28 Guidelines further indicate that this is the recommended housing demand scenario to be used by planning authorities in their planning functions in order to plan for the provision of housing to meet projected levels of demand in their administrative area, in accordance with the NPF strategy.

Thus, planning authorities must now demonstrate the manner in which their core strategy and other elements of the plan are consistent with the established NPF Roadmap population projections for their local authority area and accordingly, with the related NPF 50:50 City housing demand projection scenario identified by the ESRI. Deviation from this scenario, the Guidelines state, must be evidence-based and consistent with these guidelines.

The Guidelines set a methodology for the application of population and housing projections into Local Authority plan processes. The calculation of the housing supply targets for County Cavan is detailed in Section 3.1.3.

2 Current Context: Review and Analysis of Existing Supply and Needs

This section presents a concise overview of the existing population and housing context in County Cavan. This includes the current demographic, housing, and socio-economic baseline across the county.

2.1 Population

Census 2016 results show that Ireland's population stood at 4,761,865 in April 2016, an increase of 173,613 (3.8%) since April 2011. County Cavan is located within the Northern and Western Regional Assembly (NWRA) area, a region with approximately 18% of Ireland's total population. As the RSES notes, this can be considered a relatively low proportion of the overall population considering the geographical size of the region. However, the past two decades (between 1996 and 2016) has seen the region grow by an additional 179, 960 persons. In particular, the period between 2002 to 2006 saw a growth rate of 7.8% in the region, while the following period between 2006 and 2011 saw a growth of 7.9%.

County Cavan saw a population increase of 4% (+2993 persons) between 2011 and 2016, as the population increased to 76,176 from 73,183. However, there are significant variances in population trends across the county. Population change across the various settlements is set out in Table 2.1.

Table 2-1: Population Growth 2011-2016

Settlement	2011	2016	2011-2016 Growth Rate %
Cavan Town	10,205	10,914	6.9%
Ballyjamesduff	2,568	2661	3.6%
Bailieborough	2,530	2683	6.0%
Kingscourt	2,326	2499	7.4%
Virginia	2,282	2648	16.0%
Cootehill	2,123	1853	-12%
Belturbet	1407	1369	-2.7%
Mullagh	1,137	1348	18.0%
Ballyconnell	1061	1105	4.1%
Ballinagh	766	936	22.1%
Killeshandra	364	388	6.5%
Arva	380	411	8.1%

Kilnaleck	384	393	2.3%
Shercock	384	588	53.1%
Ballyhaise	620	711	14.6%
Lough Gowna	161	149	-7.4%
Blacklion	229	194	-15%
Butlersbridge	282	276	-2%
Swanlibar	211	207	-1.8%
Rest of the County	43,763	44,843	2.5%
Total for County Cavan	73,183	76,176	4.0%

The NWRA region, as a whole, remains a rural region. Each county has a majority in rural areas, with Leitrim the highest on 89%. Sligo is the most urban county, with 39% of its population living in such areas, however, this is significantly lower than the state average of 62%. According to the CSO's parameters, a total of 23,258 people (30.5%) were living in urban settlements in Cavan in 2016. 52,918 (69.5%) were living in smaller towns and villages, as well as in the rural remainder of the county. In 2011, census results showed a distribution between the urban and rural population as 30% and 70% respectively. Thus, the urban/ rural split has remained relatively stable over this period, with a marginal increase in the urban population.

The Census 2016 results show that Ireland's population has been getting steadily older since the 1980s. In 2016, 37.2% of the Irish population were aged 45 and over, compared with 34.4% in 2011 and 27.6% in 1986. As is the case in the rest of Ireland, the NWRA has an ageing population, with the average age of the population standing at 37.9 in 2016. The average age of Cavan's inhabitants is 36.7 years old, lower than the national average age of 37.4. 13.7% of the county population were over 65 years old in 2016, in contrast to state figure of 13.4%. 23.1% of Cavan's population is aged under 14. In total, the number of children of pre-school age (0-4) is 5,725 (7.5%). 9,678 (12.7%) are of primary school going age (5-12) and a further 6,596 (8.6%) are of secondary school going age (13-18). An extended age profile of the county is presented in figure 5 below.

The total age dependency ratio for County Cavan in 2016 was 58.4%¹, as demonstrated in Table 2.2. Nationally, this figure stood at 52.7%.

¹ Dependents are defined for statistical purposes as people outside the normal working age of 15-64. Dependency ratios are used to give a useful indication of the age structure of a population with young (0-14) and old (65+) shown as a percentage of the population of working age (15-64).

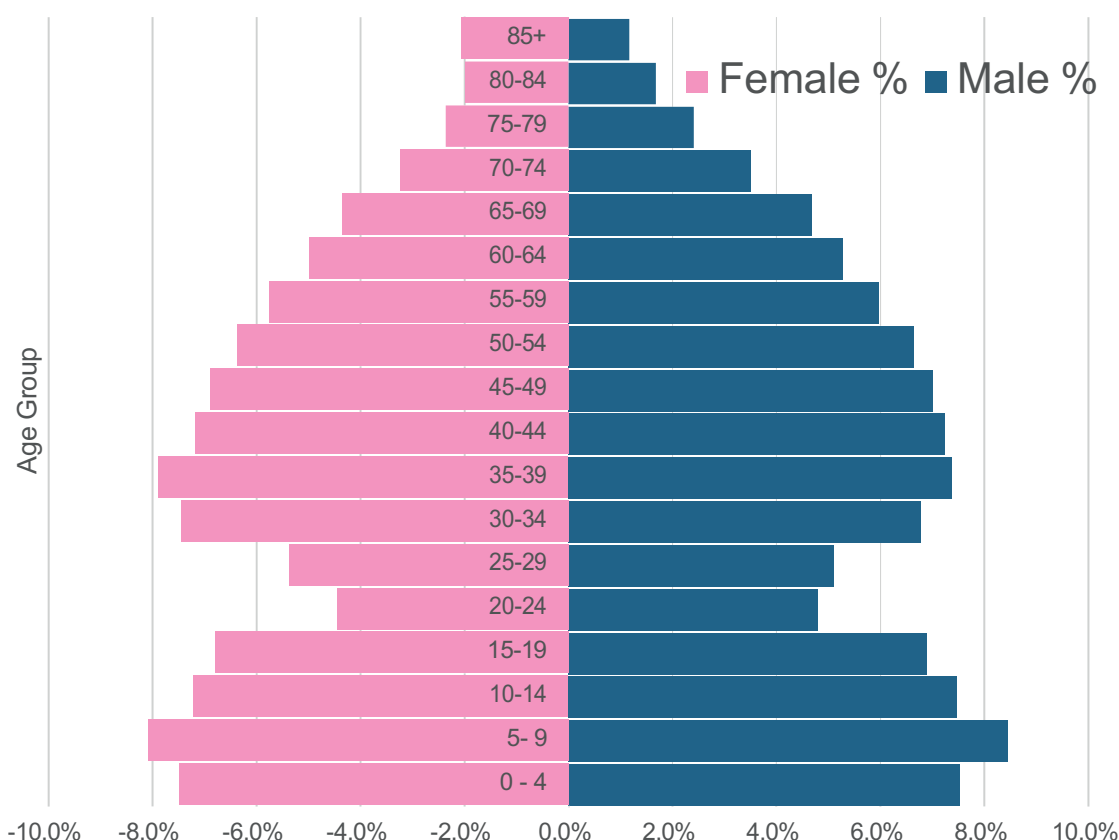


Table 2-2: Dependency Ratios

	0-14 years	15-64 years	Over 65 years	Young Age Ratio (%)	Old Age Ratio (%)	Total Dependency Ratio (%)
Cavan	17,622	48,090	10,464	36.6%	21.7%	58.4%

2.2 Existing Housing Stock and Supply

2.2.1 Housing Stock and Composition

Census 2016 results record a total housing stock of 33,585 units in County Cavan, which represents a marginal decrease of 126 units on 2011 levels. The number of vacant units in 2016 stood at 4,829 (excluding holiday homes and those dwellings deemed to be temporarily absent). The 2011 Census data does not distinguish between categories of vacancy and indicates that there were 7,867 unoccupied dwellings in 2011. In contrast, the 2016 data illustrates the number of temporarily absent dwellings, unoccupied holiday homes and other vacant dwellings. For comparison purposes, the total number of vacant dwellings across these three categories in 2016 is 6,660. As such, there is an overall decline in the number of vacant dwellings of 1,207 between 2011-2016. This indicates

the existing vacant stock absorbing much of the growing need for housing in the county. A summary of the information on the existing housing stock is provided in Table 2.3.

Table 2-3: Occupancy Status

County	Housing stock	Unoccupied Holiday homes	Temporarily Absent	Vacancy	% Vacancy ²
County Cavan	33,585	1046	785	4829	14.3%

Household size cohort represents the number of people per households. More than half (51.7%) of households in Cavan in 2016 had just one or two persons living in that household as illustrated Table 2.4, however this generally compares to the national figures on household size cohorts.

Table 2-4: Household Size Cohort

No. Household	People per Household	Households	Persons	Households %	Persons %
1-person household		6683	6683	24.8	8.9
2-person household		7227	14,454	26.9	19.2
3-person household		4327	12,981	16.1	17.2
4-person household		4358	17,432	16.2	23.2
5+ person household		4304	23,735	16.0	31.5
Total		26,899	75,285	100	100

Compositionally, there were 26,899 households and an average household size of 2.80, which is marginally higher than the national rate of 2.75. 94.2% of households comprised of a house or bungalow while 4.1% resided in apartments in 2016. At a national level, 12% of all occupied households in Ireland were apartments.

2.2.2 Housing Tenure

Home ownership remains the dominant tenure in Cavan with 71.5% of households within this category in 2016 (compared to a State average of 67.6%). 31.7% of households pay a mortgage. 15.6% of households were in the private rental market; an increase of 7% or 278 households since 2011. 8.6% (2302) of households in the county resided in social housing.

² The percentage vacancy rate provided is based on 'Other Vacancy' category as a percentage of total housing stock and excludes vacant holiday homes and those temporarily absent.

Table 2-5: Tenure

	Households	Persons	Households %	Persons %
Social Housing	2302	5822	8.6%	7.7%
Rented (Privately)	4171	11625	15.6%	15.5%
Owner Occupied (All)	19164	55162	71.5%	73.4%

Household Occupancy type is a dataset compiled by the CSO that showcases the composition of an area's housing stock. It can be broadly separated into five distinct categories: Owner Occupied with no mortgage; owner occupied and paying a mortgage; private rental; rented from either a local authority or a voluntary body, which can be referred to as social housing; and occupied free of rent. The total number of households recorded in the NWRA region was 308,151. In Cavan, this stood at 26,806.

Table 2-6: Occupancy Type

County Cavan	Owner occupied with mortgage	Owner occupied no mortgage	Rented from private landlord	Rented from Local Authority	Rented from voluntary body	Occupied free of rent	Not stated	Total
(No. households)	8507	10,657	4171	2169	133	511	658	26,806

Of this total, 71.5% of households are either "owner occupied with mortgage" or "owner occupied with no mortgage". This is by far the largest type within the NWRA region, with a comparable percentage total of 71.3% of all households. Compared to the State average of 67.6%, the region has more homeowners proportionately.

2.2.3 Housing Permissions

Section 3.4.4 describes in detail the number of granted planning applications in County Cavan between 2006 and 2019 by units. 41.7% of these relate to houses and apartments via development scheme applications while 58.3% relate to one-off dwellings. Over recent years (2016 - 2019), on average, 58.5% of granted applications were for one off dwellings, while approximately 41.5% were for houses and apartments via development scheme applications.

2.2.4 Social Housing Stock

In accordance with Section 9 of the Housing Act 1988, housing authorities are required to undertake an assessment of housing need in their administrative area. The social housing stock of Cavan County Council as of March 2021 is as follows:

Social Housing Stock, Cavan	No. of Units
Directly owned	2107
RAS	410
HAP	441
AHB	88
Leasing (AHB owned or leased)	110
LA Direct Leased	15

Approved Housing Bodies – AHB’s

AHB’s provide social housing and are formed for the purpose of relieving housing need and the provision and management of housing. They are established by a voluntary management board to benefit the community in which they are based and are approved and funded by the Department of Housing, Planning and Local Government. Housing cooperatives can provide both social rented housing and housing to purchase. Housing cooperatives are self-help and jointly owned member/user housing associations or societies. Projects undertaken may be in response to the needs of the elderly, people with disabilities, homeless persons or families and single people on low incomes. Some housing associations may be formed to specialise in meeting a particular housing need, others develop with broader aims. The specific housing services offered will depend on the aims or concerns of the members, the needs of tenants as well as the financial and other resources available for both capital costs and ongoing management running costs.

In December 2019, DHPLG issued a Circular (Housing Circular 40/2019) directing all local authorities to commence the establishment of a **Local Authority and Approved Housing Body Housing Delivery Forum** to represent their local authority area. This Circular followed a series of consultations events with local authorities and AHBs as well as detailed engagement with the CCMA Housing and Building Committee and the Irish Council for Social Housing. The overall objective is for each local authority to establish a local AHB forum to involve the key AHBs that are active in its area. The key concerns to be considered by the AHB forum are as follows:

- Agree and implement a Protocol for local authority/AHB engagement on the Delivery of Housing
- Review delivery targets under Rebuilding Ireland to monitor delivery and identify opportunities
- Agree and implement a Protocol to co-ordinate the provision of the additional support services available from those AHBs that work with households experiencing acute issues (homelessness, disability etc)
- To monitor and improve operational issues including the allocation process, agreeing rents etc
- Bring to the attention of the Department/CCMA/national AHB Forum, strategic or national issues that require agreement or solutions at the Departmental/CCMA level

A list of AHB’s active in Co. Cavan is set out below:

- Cluid Housing
- Respond Housing
- Tuath Housing
- Oaklee Trust Housing
- North and East Housing Association
- iCare Housing
- Home for Life Limited Partnership
- Co-operative Housing Ireland
- Clanmil Housing Association Ireland

3 Housing Needs in Cavan

3.1 Introduction

3.1.1 Overview

This chapter sets out the relevant demographic, economic and social inputs along with estimates for the projected population, households and associated needs relating to housing during the plan period as set out in Section 1.3. Specifically, this chapter demonstrates how the Section 28 Guidelines along with the various demographic and market factors have been considered as part of the assessment of future housing needs and demands.

3.1.2 Approach

An overview of the process for the HNDA modelling and relevant sections within this chapter is provided in Table 3-1.

Table 3-1: Approach to the HNDA Modelling and Affordability Assessment

Step	Objective	Method	Relevant subsection
1	Determination of Annual Population Projections	Determination of annual population during the strategy period based on established projection targets (the latter in this instance).	Section 3.2.1
2	Determination of Housing Supply Targets and Household Demand	Determination of pre-plan total households based on latest CSO completions data and estimation of housing completions prior to plan period.	Sections 3.1.3 and 3.2.2
		Determination of plan period housing supply targets (HST) and annual housing targets based on Section 28 Guidelines	
4	Calculation of Estimated Distribution of Household Disposable Incomes	Calculation of estimated distribution of household disposable incomes for the established deciles (by the CSO) based on the weekly and annualised disposable incomes at national level and adjusted for the local authorities based on application of an “inflator” or “deflator” rate.	Section 3.2.4
5	Calculation of Average Annual Household Disposable Income Distribution	Calculation of estimated distribution of annual disposable household incomes per decile during the strategy period based on the preceding step and application of a forecast GDP growth rate.	
6	Calculation of Average Monthly Household Disposable Income Distribution	Calculation of estimated distribution of monthly disposable household incomes per decile during the strategy period based on the preceding step and application of a forecast GDP growth rate.	

Step	Objective	Method	Relevant subsection
7	Determination of Distribution of Total Anticipated Households	Calculation of the estimated distribution of household units for each decile throughout the strategy period as well as the distribution of housing units in the State from the Household Budget Survey (by the CSO).	Section 3.2.4
8	Determination of Distribution of Additional Anticipated Households	Calculation of the estimated distribution of additional anticipated households annually during the strategy period as well as the distribution of housing units in the State from the Household Budget Survey (by the CSO).	
9	Calculation of Projected House Price Bands	Calculation of projected house price bands based on the percentage split of the established (by the DHPLG) eight price bands and a projected annual price increase or decrease.	Section 3.2.6
10	Calculation of Mortgage Capacity of Households	Calculation of the approximate affordable house price per decile per year based on the application of the "Annuity Formula". This is based on the determination of an "Affordability Threshold", a "Loan to Value Ratio", an "Annual Percentage Rate (APR) - Interest Rate", a "Monthly Percentage Rate (MPR) - Interest Rate", and the determination of a "Loan Term (Years/Months)".	Section 3.3.1
11	Calculation of Projected Needs for Ownership	Based on the application of the "Annuity Formula", calculate the housing affordability for each of the 10 household deciles.	
12	Calculation of Projected Needs for Private Rental	Calculation of the households that will not meet the affordability criteria to privately rent a home during the plan period with respect to the number of households that cannot qualify for a mortgage.	Section 3.3.2
13	Calculation of Projected Social (and Affordable) Housing Need	Based on the determination of additional households required, the projected house price bands and the housing affordability, calculate the number of households not meeting the "Affordability Criteria". This informs the necessary provision of social (and affordable) housing units within both local authorities.	Section 3.3.3
14	Historic Data Analysis and Approximate Projection of Tenure, Size Cohort, and Dwelling Type.	Calculation of historic intercensal change for private household tenure, cohort sizes and dwelling type to determine annualised change. This informs the basis of an annual rate of change for which additional anticipated households can be roughly	Sections 3.4.1, 3.4.2 and 3.4.3

Step	Objective	Method	Relevant subsection
		forecasted for household tenure, cohort sizes and dwelling type.	
15	Analysis of Single Rural Dwellings	Analysis CSO Granted Permissions data to determine distribution of rural one-off dwellings.	Section 3.4.4
16	Analysis of Specialist Provision	Analysis of specialist provision County Cavan using current and historic waiting lists by 'basis of need' to highlight the change in trends within the categories of financial need, disability, homeless or other need.	Section 3.4.5

3.1.3 Section 28 Guidelines on Household Demand

As set out in Section 1.5, this chapter has considered the Section 28 Guidelines provided by the Department. Specifically, the household demand during the plan period has been considered during the implementation period of the plan. As such, where 2022 and 2028 are referred to herein this relates to the second half of 2022 and the first half of 2028 only (rather than the full calendar years and this has been indicated by an Asterisk (*) throughout this chapter).

The Section 28 Guidelines explore the Housing Supply Target in order to establish a Household Demand during the plan period. This has been modified to reflect the plan period specifically as presented in Table 3-2 and Table 3-3 respectively.

Table 3-2: Projected Housing Demand in County Cavan for the plan period (Source: Department, Modified)

2022* – 2028*		Description	Total Households	Reasoning
Part 1	A	ESRI NPF 50:50 Scenario household demand 2017-2028 H1	4,597	NPF scenario projection for household demand from the baseline year 2017 to the end of the plan period (2018 H1)
	B	Actual housing supply 2017-2022H1	941	Housing supply from the baseline year to 2020 as well as forecasted supply to the start of the plan period (2022 H1)
	C	Homeless households and unmet demand	46	Number of overcrowded, concealed households and homelessness. Overcrowding is based on people living in the house compared to the number of rooms.
	D	Plan housing demand	3,702	Plan housing demand for the plan period 2022H1-2028H1 as determined by A-B+C.

Qualification for E		Cavan County Council qualifies for adjustment to converge with the baseline because the NPF 50:50 Scenario demand is lower than the Baseline and the plan period goes beyond the year of convergence.			
Part 2	E	Adjustment to facilitate NPF 50:50 and ESRI convergence by 2026 end			
	E1	ESRI household demand 2017-2026	Baseline demand	4,554	ESRI Baseline demand until NPF Convergence year
	E2	ESRI Scenario demand 2027-2028 H1	NPF 50:50 household H1	630	NPF 50:50 Scenario demand from convergence year to plan period end
	E3	Mid-point of ESRI 50:50 and ESRI Baseline 2017-2026	NPF	4,361	Mid-point of scenarios at convergence year 2026 as determined by $((A-E2) + E1)/2$
	E4	Adjusted total demand 2017-2028H1		3,996	Adjusted plan housing demand for the plan period 2022H1-2028H1 as determined by $(E2+E3-B)+C$.
Qualification for F		Cavan County Council does not qualify for an additional 25% on the basis that actual supply (B) is near or exceeds unadjusted demand (D) captured in Part 1.			

Item E4 in Table 3-2 and Item E in Table 3-4 (text in bold in both tables) sets out the housing demand that has been determined through baseline convergence in County Cavan and as such, the total housing demand over the plan period is determined to be 3,996 households or 666 households per annum.

Table 3-3: Summary of Housing Demand in County Cavan during the plan period (Source: Department, Modified)

Demand	Total Households	Annual Households
NPF 50:50 City Scenario plan period demand	3,702	617
Adjusted demand under Part 2 (E) – Baseline Convergence	3,996	666
Adjusted demand under Part 3 (F) – Baseline Convergence +25%	Cavan County Council does not qualify for an additional 25% on the basis that actual supply is near or exceeds unadjusted demand captured in Part 1.	

3.2 Key Inputs: HNDA and Affordability Assessment

3.2.1 Future Population

The future population has been determined from the targets as set out in the NPF Implementation Roadmap. The population over the plan period has been interpolated between the baseline (2016) target years (2026 and 2031).

The projected population for County Cavan throughout the plan period is outlined in Table 3-4 (with further details in relation to how this is applied across the tiers of settlement hierarchy outlined in Section 3.8.1 of the Core Strategy). The population of County Cavan is projected to increase by 4,730 people during the plan period to a total of 85,900 by 2028.

Table 3-4: Overview of projected population throughout the plan period

	2022	2023	2024	2025	2026	2027	2028
Projected Population	81,170	82,003	82,835	83,668	84,500	85,200	85,900
Growth (absolute)	832	832	832	832	832	832	832
Growth (relative)	1.04%	1.03%	1.02%	1.0%	0.99%	0.83%	0.82%

3.2.2 Future Households

The estimation of the projected number of households was undertaken with respect to the housing demand during the plan period as set out in the Section 28 Guidelines (i.e. Table 1 therein by the Department). Specifically, the total housing demand during the plan period was determined to be 3,996 households and this equates to 666 additional households per annum during the plan period (with 333 additional households specifically for 2022 and 2028 as they relate to half years only).

Table 3.5 illustrates the projected housing demand throughout the plan period along with the annual housing demand for County Cavan.

Table 3-5: Overview of Total and Annual Housing Demand throughout the Plan Period

	2022*	2023	2024	2025	2026	2027	2028*
Projected Households	28,173	28,839	29,505	30,171	30,837	31,503	31,836
Growth (absolute)	333	666	666	666	666	666	333
Growth (relative)	1.2%	2.3%	2.3%	2.2%	2.2%	2.1%	1.0%

3.2.3 Economic Outlook

The local and regional economy is a critical facet of the housing market needs and incomes which can impact on demand and supply. In order to understand the longer-term economic outlook, particularly in relation to how household incomes may change over time, forecasted growth rates in relation to Gross Domestic Product (GDP) have been considered. It should be noted that the bespoke analysis on economic outlook, income (Refer to Section 3.2.4) and consideration of the macroprudential rules (refer to Section 3.2.5) was undertaken in October – December 2020 and is based on the approach as described herein. As such, this is separate to the analysis undertaken by

the ESRI and Department that has supported the development of the Section 28 Guidelines³.

The following documents have been reviewed as part of this work to understand GDP growth:

- Economic Research paper published by Davys in May 2020⁴; and
- Summer 2020 Economic Forecast published by the European Union in July 2020⁵;
- Q3 2020 Economic Outlook published by IBEC in October 2020⁶;
- Economic Quarterly published by the ESRI in October 2020⁷;
- Q4 2020 Quarterly Bulletin published by the Central Bank of Ireland in October 2020⁸;
- Budget 2021 published by the Government of Ireland in October 2020⁹; and
- IMF Outlook in October 2020¹⁰.

Further, it should be noted that this Strategy has been prepared during the COVID-19 pandemic which is ongoing at the time of writing and publication. As such, prioritisation in relation to future forecasted GDP growth has been given to those data sources that are reflective of this and the latest economic insight in that regard. The following GDP growth rates have therefore been applied herein for those reasons as set out in Appendix 4:

- **2020:** -3.7% GDP growth (i.e. contraction of the economy) which is the average of the economic forecasts that have been determined from the average of those forecasts from Davys, the ESRI, Central Bank, Department of Finance and European Union that reflect the ongoing COVID-19 pandemic.
- **2021:** 3.4% GDP growth which aligns with the latest Davys, Department of Finance and European Union forecasts (i.e. the only datasets for next year that reflects the ongoing COVID-19 pandemic).
- **2022:** 4.5% GDP growth which aligns with the Department of Finance forecast¹¹
- **2023:** 3.5% GDP growth which aligns with the Department of Finance forecast

³ The economic analysis undertaken by the ESRI and the Department was not made available during the preparation of this Housing Strategy.

⁴ <https://static.rasset.ie/documents/news/2020/05/new-econ-forecast-may-27th.pdf>

⁵ https://ec.europa.eu/info/business-economy-euro/economic-performance-and-forecasts/economic-forecasts/summer-2020-economic-forecast-deeper-recession-wider-divergences_en

⁶ <https://www.ibec.ie/influencing-for-business/economy-and-tax/quarterly-economic-outlook-q3-2020>

⁷ https://www.esri.ie/system/files/publications/QEC2020AUT_0.pdf

⁸ https://www.centralbank.ie/publication/quarterly-bulletins/quarterly-bulletin-q4-2020?utm_medium=website&utm_source=CBI-homepage&utm_campaign=qb4&utm_content=44110

⁹ <https://www.gov.ie/en/speech/063d4-budget-speech-by-the-minister-of-finance-paschal-donohoe/#macroeconomic-outlook>

¹⁰ <https://www.imf.org/en/Countries/IRL#countrydata>

¹¹ This forecast was issued by the Department of Finance in advance of the COVID-19 pandemic; however, it is considered reflective of their anticipated return to pre-pandemic levels of output as set out in the April 2020 document from the Department of Finance.

- **2024:** 2.8% GDP growth which aligns with the Department of Finance forecast¹².
- **2025 onwards:** 2.5% GDP growth which aligns with the Department of Finance forecast.

3.2.4 Income Analysis

Disposable income is the amount of income, after tax is deducted, that is available for spending and saving. It functions as an important measure of the ability of a household to purchase their own home (i.e. housing affordability). The weekly and annual disposable incomes at national level from the CSO's Household Budget Survey (from 2015-2016) have been adjusted to local authority level based on application of "inflater/deflator" rate. The same methodology was applied separately to the average annual disposable incomes of households to determine mortgage capacity given Central Bank Rules (refer to Section 3.2.5).

The Average Annual Disposable Income for County Cavan from the CSO's County Incomes and Regional GDP was €17,802, therefore a county deflator of 0.828 has been applied (on the basis of a national average annual disposable income of €21,495)¹³. The Average Annual Gross Income for County Cavan from the CSO's County Incomes and Regional GDP was €23,925, therefore a county deflator of 0.818 has been applied (on the basis of a national average annual disposable income of €29,239)¹⁴.

As noted above, disaggregation into ten income segments or 'deciles' has been undertaken to represent the proportion of households in County Cavan within each decile at the time of the survey. Table 3.6 indicates that in 2017 after taxes, about one third of the households in County Cavan (i.e. the first three deciles) have an average annual disposable income of up to €20,384 or the equivalent of €1,669 per month.

¹² The LTV limit requires one to have a minimum deposit before you can get a mortgage. First-time buyers are allowed up to 90% LTV, meaning they are required to provide a minimum deposit of 10% upfront for any property.

¹³ The measure of price inflation/deflation in an area (i.e. County Cavan in this instance), relative to the national measure at that time

¹⁴ Section 93 of the Planning and Development Act 2000, defines 'affordability' as "a person who is in need of accommodation and whose income would not be adequate to meet the payments of a mortgage for the purchase of a house to meet his or her accommodation needs because the payments calculated over the course of a year would exceed 35% of that person's annual income net of income tax and pay related social insurance..."

Table 3-6: Calculation and distribution of weekly and annual household disposable incomes in County Cavan (Source: CSO, Modified)

Income Range	Average Weekly Disposable Income (State) (€) (2009-2010)	Average Weekly Disposable Income (State) (€) (2015-2016)	Percentage Change from 2009-2010 to 2015-2016	Assumed Annual Percentage Increase from 2010 to 2016	Adjusted Average Weekly Disposable Income (State) (€) (2017)	Percentage of Households in Each Category (State)	Average Annual Disposable Income (State) (€) (2017)	Cavan County Deflator	Cavan Average Annual Disposable Income (€) (2017)
1st Decile	188.91	197.40	4.5%	0.90%	199.17	9.83%	10,357.06	0.828	8,577.55
2nd Decile	300.98	324.40	7.8%	1.56%	329.45	10.57%	17,131.32	0.828	14,187.88
3rd Decile	431.28	465.86	8.0%	1.60%	473.33	10.47%	24,613.19	0.828	20,384.23
4th Decile	549.20	593.56	8.1%	1.62%	603.15	10.44%	31,363.73	0.828	25,974.92
5th Decile	669.46	725.85	8.4%	1.68%	738.08	10.25%	38,380.05	0.828	31,785.73
6th Decile	802.56	865.88	7.9%	1.58%	879.54	9.94%	45,736.24	0.828	37,878.00
7th Decile	972.03	1,026.46	5.6%	1.12%	1,037.96	9.62%	53,973.69	0.828	44,700.12
8th Decile	1,183.82	1,215.55	2.7%	0.54%	1,222.07	9.65%	63,547.44	0.828	52,628.94
9th Decile	1,472.66	1,473.25	0.0%	0.01%	1,473.37	9.61%	76,615.14	0.828	63,451.39
10th Decile	2,289.38	2,229.05	-2.6%	-0.53%	2,217.30	9.62%	115,299.70	0.828	95,489.31
Total			5.0%	1.0%		100.00%			

To inform the forward projection of affordability in County Cavan during the plan period, the baseline income has been inflated annually using forecasted growth rates in relation to Gross Domestic Product (GDP). The forecasted GDP rates have considered the household disposable incomes for 2016 from the CSO's Household Budget Survey along with historic and the latest forecasted GDP growth rates during the plan period (Refer to Section 3.2.3 for further detail).

Based on the current economic outlook and as described in detail in Appendix 4, GDP growth of 8.2% and 5.5% was considered during 2018 and 2019 respectively whilst 3.7% decline is expected during 2020, 3.4% growth in 2021 and 4.5% GDP growth in 2022. The key outputs of this (i.e. the forecasted annual average disposable household income during the plan period) are shown in Table 3.7. A notable difference in average annual disposable incomes across each of the 10 deciles is evident for each year during the plan period.

Table 3-7: Average annual household disposable incomes per decile in County Cavan (Source: CSO, Modified)

Year	2022	2023	2024	2025	2026	2027	2028
% Growth	4.50%	3.50%	2.80%	2.60%	2.60%	2.60%	2.60%
1st Decile	€10,188	€10,545	€10,840	€11,122	€11,411	€11,708	€12,012
2nd Decile	€16,852	€17,442	€17,931	€18,397	€18,875	€19,366	€19,869
3rd Decile	€24,212	€25,060	€25,761	€26,431	€27,118	€27,824	€28,547
4th Decile	€30,853	€31,933	€32,827	€33,680	€34,556	€35,455	€36,376
5th Decile	€37,755	€39,076	€40,171	€41,215	€42,287	€43,386	€44,514
6th Decile	€44,991	€46,566	€47,870	€49,115	€50,392	€51,702	€53,046
7th Decile	€53,095	€54,953	€56,492	€57,961	€59,468	€61,014	€62,600
8th Decile	€62,513	€64,701	€66,512	€68,241	€70,016	€71,836	€73,704
9th Decile	€75,367	€78,005	€80,189	€82,274	€84,414	€86,608	€88,860
10th Decile	€105,634	€109,331	€112,392	€115,315	€118,313	€121,389	€124,545

Given the context provided and information as outlined above (i.e. Calculation of Average Annual Household Disposable Income Distribution), the incomes have been scaled to provide the monthly (rather than annual) estimates of disposable income per household in each decile during the plan period as described in Table 3.8.

Table 3-8: Average monthly household disposable incomes per decile in County Cavan (Source: CSO, Modified)

Year	2022	2023	2024	2025	2026	2027	2028
1st Decile	€849	€879	€903	€927	€951	€976	€1,001
2nd Decile	€1,404	€1,454	€1,494	€1,533	€1,573	€1,614	€1,656
3rd Decile	€2,018	€2,088	€2,147	€2,203	€2,260	€2,319	€2,379
4th Decile	€2,571	€2,661	€2,736	€2,807	€2,880	€2,955	€3,031
5th Decile	€3,146	€3,256	€3,348	€3,435	€3,524	€3,616	€3,710
6th Decile	€3,749	€3,881	€3,989	€4,093	€4,199	€4,308	€4,421
7th Decile	€4,425	€4,579	€4,708	€4,830	€4,956	€5,084	€5,217
8th Decile	€5,209	€5,392	€5,543	€5,687	€5,835	€5,986	€6,142
9th Decile	€6,281	€6,500	€6,682	€6,856	€7,034	€7,217	€7,405
10th Decile	€8,803	€9,111	€9,366	€9,610	€9,859	€10,116	€10,379

3.2.5 Central Bank Rules and Mortgage Capacity

The Central Bank have put measures in place that restrict the maximum quantum of funds that consumers can borrow to purchase a home. These measures have been set through the implementation of loan-to-value (LTV)¹⁵ and loan-to-income (LTI)¹⁶ limits. It has therefore been analysed whether households could qualify for a mortgage under these rules that would enable them to purchase a house in the lowest price band.

The key variables used to determine whether households in a decile can qualify for a mortgage are therefore:

- LTV ratio of 0.90;
- a maximum LTI ratio of 3.5; and
- the upper value of the first house price band for that year.

As such if a household does not have sufficient income to meet the Central Bank rules (i.e. 3.5 times their gross income is less than 90% of the value of purchase a house in the lowest projected price band for that year), they do not qualify for a mortgage that would enable them to purchase a home. Mortgage capacity (i.e. maximum LTI based on gross household income) is illustrated per decile per year during the plan period in Table 3-9.

Table 3-9: Mortgage capacity of households per decile (€) in County Cavan based on Central Bank Rules where red highlights insufficient income to meet these rules (Source: CSO, Central Bank of Ireland, Modified)

Year	2022	2023	2024	2025	2026	2027	2028
1st Decile	€ 35,335	€ 36,572	€ 37,596	€ 38,573	€ 39,576	€ 40,605	€ 41,661
2nd Decile	€ 59,113	€ 61,182	€ 62,895	€ 64,530	€ 66,208	€ 67,929	€ 69,696
3rd Decile	€ 85,751	€ 88,753	€ 91,238	€ 93,610	€ 96,044	€ 98,541	€101,103
4th Decile	€112,213	€116,140	€119,392	€122,496	€125,681	€128,949	€132,301
5th Decile	€142,630	€147,622	€151,755	€155,701	€159,749	€163,903	€168,164
6th Decile	€176,342	€182,514	€187,625	€192,503	€197,508	€202,643	€207,912
7th Decile	€215,422	€222,962	€229,205	€235,164	€241,278	€247,552	€253,988
8th Decile	€262,693	€271,887	€279,500	€286,767	€294,223	€301,872	€309,721
9th Decile	€335,045	€346,771	€356,481	€365,749	€375,259	€385,016	€395,026
10th Decile	€549,005	€568,220	€584,130	€599,317	€614,900	€630,887	€647,290

¹⁵ The LTV limit requires you to have a minimum deposit before you can get a mortgage. First-time buyers are allowed up to 90% LTV, meaning they're required to provide a minimum deposit of 10% upfront for any property.

¹⁶ The LTI limit restricts the amount of money you can borrow to a maximum of 3.5 times your gross income.

Table 3.9 illustrates that during the plan period 2022-2028, the first decile does not have sufficient gross household income to meet the requirements of the Central Bank rules, and from 2024 the second decile does not have sufficient gross household income to meet the requirements of the Central Bank rules.

This means that 3.5 times the gross annual household income is less than 90% of the value of purchase for the lowest projected price band in the given year. Therefore, they do not qualify for a mortgage and progress into the private rental bracket. Those households that can qualify for a mortgage progress to the needs assessment for home ownership.

3.2.6 Analysis of Historic Ownership Market

This section sets out background information on house price trends in the current market in County Cavan. As with the preceding sections, this is bespoke analysis for this Housing Strategy which is separate to the analysis undertaken by the ESRI and Department that has supported the development of the Section 28 Guidelines¹⁷. 2019 has been selected as the baseline year and property transactions as recorded on the Residential Property Price Register (RPPR) during that year have been considered representative to understand house prices and the distribution of housing units per price band. Table 3.10 sets out the eight housing price bands for County Cavan along with the volume of sales and distribution within each band for 2019.

Table 3-10: House Sales¹⁸ in County Cavan in 2019 (Source: Property Price Register)

Price Band (€)	Number of Transactions	Percent of Transactions
0 – 50,000	60	7.4%
50,001 – 75,000	85	10.5%
75,001 – 100,000	136	16.8%
100,001 – 150,000	199	24.6%
150,001 – 200,000	171	21.2%
200,001 – 250,000	83	10.3%
250,001 – 300,000	45	5.6%
300,000+	29	3.6%
Total Transactions	808	100%

It is important to consider how house prices may change over time, particularly fluctuations during the plan period. Specifically, the distribution of the price of units in the housing market during 2010 – 2019 have been reviewed for County Cavan. Following review of information from the RPPR, Table 3.8 sets out the historic information on house price trends in the housing market in County Cavan from 2011 to 2020 (Note this relates to just the first half of 2020 and hence this does not reflect the full year for 2020).

¹⁷ The economic analysis undertaken by the ESRI and the Department was not made available during the preparation of this Housing Strategy.

¹⁸ It should be noted that this relates to House Sales that are inclusive of VAT

Table 3-11: Historic House Price Metrics in County Cavan (Source: Property Price Register)

Year	PPR
2011	2.6%
2012	-17.8%
2013	-20.9%
2014	-4.7%
2015	15.1%
2016	13.3%
2017	18.8%
2018	8.3%
2019	5.2%
2020 (H1)	-2.4%

Given the context of the recent recession and subsequent periods of growth, the average house price change over the past five years has been used as a basis for future changes in average house price from 2021 onwards (i.e. future baseline). Overall, the estimations of the dynamics of the future housing market are considered reflective of the anticipated economic conditions in County Cavan.

This information has supported the estimation of projected house price bands based on the percentage split off as outlined in Table 3.11. The following is reflective of the market changes to the end of the plan period including:

- 2020 sees a decline of 2.4%.
- 2021 sees a return to growth that reflects the average historic growth over the last three years (at 12.2%)
- Thereafter growth is gradually tapered towards a 2.0% annual growth rate by the end of the plan period.

Table 3-12: Actual (2015-2020) and Anticipated Change (2021-2028) in Average Prices in the Housing Market (Source: PPR, ESRI, Modified)

2015	2016	2017	2018	2019	2020 ¹⁹	2021
15.1%	13.3%	18.8%	8.3%	5.2%	-2.4%	12.2%
2022	2023	2024	2025	2026	2027	2028
10.0%	9.0%	8.0%	7.0%	6.0%	5.0%	3.0%

Based on the information in Table 3.12 the actual and projected house prices up to and including the plan period (2022-2028) are set out in Table 3.13.

¹⁹ Relates to data for half the year

Table 3-13: Calculation of projected house price bands, in Euro (€), during the plan period (Source: PPR baseline)

Year	Average Price Change	1st Band		2nd Band		3rd Band		4th Band		5th Band		6th Band		7th Band		8th Band	
		50,000	75,000	75,000	100,000	100,000	100,000	100,000	150,000	150,000	150,000	200,000	200,000	250,000	250,000	300,000	300,001
2019	-	50,000	75,000	75,001	100,000	100,001	100,000	150,000	150,000	150,001	200,000	200,001	250,000	250,001	300,000	300,001	300,001
2020	-2.44%	48,779	73,169	73,170	97,558	97,559	146,338	146,339	146,338	195,117	195,118	243,896	243,897	243,897	292,675	292,676	292,676
2021	12.2%	54,713	82,070	82,071	109,426	109,427	164,139	164,140	164,139	218,852	218,854	273,566	273,567	273,567	328,279	328,280	328,280
2022	11.0%	60,732	91,097	91,099	121,463	121,464	182,195	182,196	182,195	242,926	242,927	303,658	303,659	303,659	364,389	364,390	364,390
2023	10.0%	66,805	100,207	100,208	133,609	133,611	200,414	200,415	200,414	267,219	267,220	334,024	334,025	334,025	400,828	400,830	400,830
2024	9.0%	72,817	109,226	109,227	145,634	145,636	218,451	218,453	218,451	291,268	291,270	364,086	364,087	364,087	436,903	436,904	436,904
2025	8.0%	78,642	117,964	117,965	157,285	157,287	235,927	235,929	235,927	314,570	314,572	393,212	393,214	393,214	471,855	471,857	471,857
2026	7.0%	84,147	126,221	126,223	168,295	168,297	252,442	252,444	252,442	336,590	336,592	420,737	420,739	420,739	504,885	504,886	504,886
2027	6.0%	89,196	133,794	133,796	178,393	178,394	267,589	267,591	267,589	356,785	356,787	445,982	445,983	445,983	535,178	535,180	535,180
2028	5.0%	93,656	140,484	140,486	187,312	187,314	280,968	280,970	280,968	374,625	374,626	468,281	468,283	468,283	561,937	561,939	561,939

3.2.7 Analysis of Historic Private Rental Market

In this section the background information on rental price and current rental demand by unit type, based on the current market, is set out. As with the preceding sections, this is bespoke analysis which is separate to the analysis undertaken by the ESRI and Department that has supported the development of the Section 28 Guidelines²⁰. In order to ensure the most up to date market context 2019 has been selected at the baseline year, and rental information recorded by the Residential Tenancies Board (RTB) during that year has been considered representative. Information on rental by unit type, as well as overall average rental price, has been extracted from the RTB data database for County Cavan for 2015 to the second quarter of 2020. This information can be seen in Table 3.14 along with the year-on-year (YOY) change in average rental cost in County Cavan.

Table 3-14: Private Rental Market Prices in County Cavan 2015- Q2 2020 (Source: RTB)

Year	One bed	Two bed	Three bed	Four plus bed	All bedrooms	YOY change (All)
2020	€ 491	€ 595	€ 650	€ 727	€ 634	3.9%
2019	€ 472	€ 570	€ 627	€ 697	€ 610	7.0%
2018	€ 446	€ 531	€ 588	€ 642	€ 570	5.3%
2017	€ 413	€ 495	€ 553	€ 618	€ 541	6.8%
2016	€ 378	€ 466	€ 512	€ 591	€ 507	9.2%
2015	€ 350	€ 431	€ 469	€ 536	€ 464	4.8%

It is noted that settlement level data is available from the RTB however it is not as complete and robust as the county level information (as there are often specific unit types missing for example). However, the comparable rental prices for the second quarter of 2020 and different historic rates of growth are provided in Table 3-15 for context albeit they have not been applied as the HNDA modelling has been undertaken for the entire county.

Table 3-15: Private Rental Market Prices in County Cavan (Settlement Level) 2015- Q2 2020 (Source: RTB)

Year	Cavan Town	Bailieborough	Ballyconnell	Ballyjamesduff	Belturbet	Coot hill	Kingscourt	Virginia
2020 H1 Rent	€661	€576	€567	€637	€565	€548	€679	€764
2018-19 Change	6.3%	4.5%	9.8%	4.1%	5.3%	5.0%	7.0%	12.0%
2017-18 Change	5.1%	-0.1%	9.5%	5.7%	4.9%	4.8%	-3.0%	6.3%
2016-17 Change	7.2%	6.4%	7.5%	9.2%	6.7%	6.5%	10.7%	4.1%
2015-16 Change	8.8%	11.2%	4.4%	5.0%	14.3%	7.4%	13.5%	11.4%

²⁰ The economic analysis undertaken by the ESRI and the Department was not made available during the preparation of this Housing Strategy.

In addition to the rental information in Table 3-14 data on rental demand in the current market was also available from the RTB. This information was analysed to understand the current demand, per unit type, within the private rental market. Table 3-16 sets out the demand for individual unit types in County Cavan. The distribution identified in Table 3-16 is considered reflective of the unit type demand for County Cavan and therefore has been held fixed, throughout the plan period, to understand the future demand per unit type in the private rental market.

Table 3-16: Current Demand by Unit Type in the Private Rental Market (Source: RTB)

No. Beds	Percent of Units
1 Bed	11.7%
2 Bed	29.5%
3 Bed	36.7%
4+ Bed	22.1%
Total	100.0%

Similar to the assessment and projections of property sale prices, historic information has been considered to forecast future changes in market rents by unit type going forward. Specifically, analysis of the change in average rental price for all bedroom units over the past five full years (i.e. 2015 – 2019) has been used as a baseline and in the absence of any rental market specific analysis.

Table 3.17 sets out the annual changes in rental prices for County Cavan that have been used during the modelling process for the plan period, while the following information has been used in the lead up to the plan period:

- 3.9% increase in 2020
- 6.6% increase in 2021 (a return to the previous five-year average (2015-2019))

Table 3-17: Projected Rental Prices by Unit Type in County Cavan (Source: RTB, Modified)

Year	Annual Change	One bed	Two bed	Three bed	Four plus bed
2022	6.0%	€555	€673	€735	€822
2023	5.5%	€585	€710	€775	€867
2024	5.0%	€615	€745	€814	€910
2025	4.5%	€642	€779	€850	€951
2026	4.0%	€668	€810	€884	€989
2027	3.5%	€692	€838	€915	€1,024
2028	3.0%	€712	€863	€943	€1,055

3.3 Assessment of Needs

3.3.1 Ownership

Housing Affordability is associated with disposable income available to a household which has been determined at the county level as described in detail in Section 3.2.4. Specifically, Section 93 of the Planning and Development Act 2000, defines affordability by setting the parameters for an 'eligible person' as:

"a person who is in need of accommodation and whose income would not be adequate to meet the payments of a mortgage for the purchase of a house to meet his or her accommodation needs because the payments calculated over the course of a year would exceed 35% of that person's annual income net of income tax and pay related social insurance..."

It therefore is generally accepted that if housing costs exceed 35 per cent of a household's disposable income, the cost of housing is unsustainable as housing costs consume a disproportionately high amount of household income. Based on this information, we have calculated the number of households not meeting the 'Affordability Criteria'.

The projected household income during the plan period are applied to the DoECLG Model Housing Strategy annuity formula. This formula determines the maximum affordable house price for each of the ten income deciles based on a number of evidence-based variables that have been established through analysis of historic mortgage data from the Central Bank of Ireland. The key variables used in the annuity formula include an affordability threshold of a maximum of 35% expenditure of household disposable income on mortgage costs, a loan to value ratio of 0.90, an annual interest rate (APR) of 3%, and a loan term of 29 years.

Utilising the projected/modelled results for:

- annual household demand (Table 3-5)
- projected house price bands (Table 3.10)
- households that can qualify for a mortgage (Appendix 2)
- and the calculation of housing affordability (Table 3.14)

the annual housing surplus/deficit, per price band, was determined and has been set out for each year of the plan period in Table 3.18.

Table 3-18: Approximate Affordable House Price, in Euro (€), per decile in County Cavan for 2022-2028 (Source: CSO, Modified)

Year	2022	2023	2024	2025	2026	2027	2028
1st Decile	€76,680	€79,364	€81,586	€83,707	€85,884	€88,117	€90,408
2nd Decile	€126,834	€131,273	€134,949	€138,458	€142,058	€145,751	€149,541
3rd Decile	€182,227	€188,605	€193,886	€198,927	€204,099	€209,406	€214,851
4th Decile	€232,206	€240,333	€247,063	€253,486	€260,077	€266,839	€273,777
5th Decile	€284,152	€294,098	€302,332	€310,193	€318,258	€326,533	€335,023
6th Decile	€338,615	€350,467	€360,280	€369,647	€379,258	€389,118	€399,235
7th Decile	€399,602	€413,588	€425,169	€436,223	€447,565	€459,202	€471,141
8th Decile	€470,483	€486,950	€500,584	€513,599	€526,953	€540,654	€554,711
9th Decile	€567,231	€587,085	€603,523	€619,215	€635,314	€651,832	€668,780
10th Decile	€795,023	€822,849	€845,889	€867,882	€890,447	€913,598	€937,352

A surplus within a price band has been identified when the number of housing units anticipated is greater than the number of households that qualify for a mortgage and have the ability to purchase a home at the upper value of that house price band. A deficit, by contrast, is identified within a price band when there are fewer additional anticipated households compared to the number of households that qualify for a mortgage and have the ability to purchase a home at the upper value of that house price band.

Table 3-19: Determination of Mortgage Qualification for Households in County Cavan for the plan period (Source: CSO, Modified)

Year	Range	No. of Additional Anticipated Households That Qualify for a Mortgage	Running Total	Affordability Threshold	Household Price Band(s)	Upper Value of Price Band	No. of Households That Qualify for a Mortgage Able to Purchase at Upper Value	% of Housing Units Anticipated per Price Band	No. Housing Units Anticipated per Price Band	Housing Surplus (+) or Deficit (-) per Price Band
2022*	1st Decile	0	0	76,680	1st Band, 2nd Band	91,097	25	17.9%	54	29
	2nd Decile	35	35	126,834	3rd Band, 4th Band	182,195	45	41.5%	124	80
	3rd Decile	35	70	182,227	5th Band	242,926	49	21.2%	64	15
	4th Decile	35	105	232,206						
	5th Decile	34	139	284,152	6th Band	303,658	36	10.3%	31	-5
	6th Decile	33	172	338,615	7th Band	364,389	32	5.6%	17	-15
	7th Decile	32	204	399,602	8th Band	None	None	None	11	-
	8th Decile	32	236	470,483						
	9th Decile	32	268	567,231						
	10th Decile	32	300	795,023						
		300						100.00%	300	103.37
2023	1st Decile	0	0	79,364	1st Band, 2nd Band	100,207	54	17.9%	108	54
	2nd Decile	70	70	131,273	3rd Band	133,609	46	16.8%	101	56
	3rd Decile	70	140	188,605	4th Band	200,414	76	24.6%	148	72
	4th Decile	70	210	240,333	5th Band	267,219	78	21.2%	127	49
	5th Decile	68	278	294,098	6th Band	334,024	75	10.3%	62	-14
	6th Decile	66	344	350,467	7th Band	400,828	68	5.6%	33	-34
	7th Decile	64	408	413,588	8th Band	None	None	None	22	-
	8th Decile	64	473	486,950						

	9th Decile	64	536	587,085														
	10th Decile	64	601	822,849														
		601																
	1st Decile	0	0	81,586	1st Band, 2nd Band	109,226	0											183
	2nd Decile	0	0	134,949	3rd Band	145,634	52											95
	3rd Decile	70	70	193,886	4th Band	218,451	71											37
	4th Decile	70	139	247,063	5th Band	291,268	77											60
	5th Decile	68	208	302,332	6th Band	364,086	89											35
	6th Decile	66	274	360,280														-35
	7th Decile	64	338	425,169	7th Band	436,903	62											-32
	8th Decile	64	402	500,584	8th Band	None	None											-
	9th Decile	64	466	603,523														-
	10th Decile	64	530	845,889														-
		530																160.18
	1st Decile	0	0	83,707	1st Band, 2nd Band	117,964	0											95
	2nd Decile	0	0	138,458	3rd Band	157,285	55											34
	3rd Decile	70	70	198,927	4th Band	235,927	74											56
	4th Decile	70	139	253,486	5th Band	314,570	103											9
	5th Decile	68	208	310,193														-17
	6th Decile	66	274	369,647	6th Band	393,212	72											-35
	7th Decile	64	338	436,223	7th Band	471,855	65											-35
	8th Decile	64	402	513,599	8th Band	None	None											-
	9th Decile	64	466	619,215														-
	10th Decile	64	530	867,882														-
		530																-
	1st Decile	0	0	85,884	1st Band, 2nd Band	126,221	0											142
	2nd Decile	0	0	142,058	3rd Band	168,295	57											95
																		32



	8th Decile	32	201	554,711	8th Band	None	None			
	9th Decile	32	233	668,780		None	None	3.6%	10	-
	10th Decile	32	265	937,352						
		265						100.00%	265	59.75

3.3.2 Private Rental

Analysis of affordability in relation to private rental has been undertaken in order to ensure a comprehensive understanding of the housing market and to ensure alignment with the NPF. The key variables used to determine whether households in a decile can qualify for a private rental for a specific unit are:

- Disposable income per decile throughout the plan period as described in Section 3.2.4.
- Projected market rents per unit type as set out in Section 3.2.7.
- Additionally, the demand for a particular unit type (as set out in Section 3.2.7) has been factored to estimate what type of unit the additional anticipated households are more likely to prefer to rent.

As such if a household does not have sufficient income to meet the private rental rates for a unit in a given year (i.e. 35% of their disposable income is less than average market rent), they cannot afford the rent by themselves. Any households that do not qualify for a mortgage and also cannot afford private rent will therefore require social housing support from Cavan County Council. A detailed breakdown of those that do not qualify for a mortgage and cannot afford private rental is provided in Table 3.20, with further information per decile per unit provided in Appendix 3. It is not expected that any of additional households who do not qualify for a mortgage will be able to afford private rental.

Table 3-20: Number of additional anticipated households that do not qualify for a mortgage and cannot afford private rental (based on RTB Demand allocation by Unit Type) (Source: RTB, CSO, Modified)

Year	2022*	2023	2024	2025	2026	2027	2028*
Total	33	65	136	136	136	136	68

Table 3-21: Details of Anticipated Households Not Able to Afford Private Rental (based on RTB Demand allocation by Unit Type)²¹

Year	2022*	2023	2024	2025	2026	2027	2028*
1 Bed	4	8	16	16	16	16	8
2 Bed	10	19	40	40	40	40	20
3 Bed	12	24	50	50	50	50	25
4+ Bed	7	14	30	30	30	30	15
Total	33	65	136	136	136	136	68

It is recognised that many households renting and with relatively low incomes can also receive financial support, therefore the Housing Assistance Payment (HAP) has also been considered. HAP is a form of social housing support for people who have a long-term housing need and which is available to those who are eligible for social housing

²¹ Totals may not sum due to rounding

support that is administered by local authorities. Under HAP, a local authority can make a monthly payment to a landlord, subject to terms and conditions including rent limits, on a tenant's behalf.

In order to be eligible for HAP a person needs to be on the social housing list, therefore they need to fall within the social housing provision income brackets. County Cavan is classified as "Band 3", which means the income limits are €25,000 for an individual and up to €30,000 for a family of three adults and four children.

Based on the decile income analysis, it has been identified that the first and second deciles could avail of social housing support for the entire plan period when assessed by the €25,000 income limit, with the third decile within the social housing provision for 2022. When assessed at the upper income limit of €30,000 (highlighted in blue), the third decile is also within the threshold for support from 2023-2028, as illustrated in Table 3.22.

Table 3-22: Deciles within income threshold for Social Housing Provision (SHP) 2022-2028

Social Housing Provision	2022	2023	2024	2025	2026	2027	2028
1st Decile	SHP	SHP	SHP	SHP	SHP	SHP	SHP
2nd Decile	SHP	SHP	SHP	SHP	SHP	SHP	SHP
3rd Decile	SHP	SHP	SHP	SHP	SHP	SHP	SHP
4th Decile	-	-	-	-	-	-	-
5th Decile	-	-	-	-	-	-	-
6th Decile	-	-	-	-	-	-	-
7th Decile	-	-	-	-	-	-	-
8th Decile	-	-	-	-	-	-	-
9th Decile	-	-	-	-	-	-	-
10th Decile	-	-	-	-	-	-	-

For the purpose of this analysis, family units have been allocated against particular unit types that are likely to serve their needs in order to understand whether they would be able to afford private rental for that unit if they received a HAP contribution. As such, the current HAP contributions have therefore been assumed as set out in Table 3.23.

Table 3-23: Assumptions in relation to HAP Contributions²²

	Unit Type	HAP Contribution
One adult	1-bedroom unit	€380
Couple (no children or dependents)	1-bedroom unit	€420
Couple or Adult with 1 child	2-bedroom unit	€450
Couple or Adult with 2 children	3-bedroom unit	€470
Couple or Adult with 3 or more children	4-bedroom unit	€490
Shared accommodation (single person or couple)	Not applicable or analysed as this is not considered to represent a demand for an	

²² <http://www.irishstatutebook.ie/eli/2017/si/56/made/en/print>

	individual household in the private rental market
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Our analysis of future market rents and HAP contributions, as set out in Table 3.23, has highlighted the following:

- All deciles can affordably rent 1-bedroom units throughout the plan period once in the receipt of a HAP contribution.
- The second and third deciles can affordably rent 2-bedroom units throughout the plan period once in the receipt of a HAP contribution, while the first decile can affordably rent for the period of 2022-2024, thereafter the combination of 35% of household disposable income plus the assumed HAP contribution would not meet the affordability threshold.
- For 3-bedroom units, those assessed based on the upper limit of income (i.e. €30,000) can affordably rent throughout the plan period if in receipt of the HAP contribution, along with those in the second and third deciles, while the first decile can affordably rent for the period of 2022-2023, thereafter the combination of 35% of household disposable income plus the assumed HAP contribution would not meet the affordability threshold.
- Households in the second and third deciles are projected to be able to meet rental costs for 4+ bedroom units during the plan period if in receipt of a HAP contribution. However, the first decile fail to meet the affordability threshold for the entirety of the plan period.

3.3.3 Summary of Projected Needs during the Plan Period

This section summarises the overall housing requirements for County Cavan having regard to the analysis that has been undertaken (as described in detail in Sections 3.2 and 3.3). Between 2022 and 2028, a population increase of 4,730 people is projected for County Cavan. This indicates that the total population in County Cavan will be 85,900 people by 2028 as set out in Section 3.2.1.

The housing demand will be 3,996 during the plan period for County Cavan which is the equivalent of an average housing demand of 666 units per annum or 571 units per annum during the plan period specifically (ie. covering half of 2022 and half of 2028).

The anticipated social housing need for Cavan County Council, as set out in the preceding steps, reflects the assessments for mortgage qualification and the affordability for ownership and private rental. Throughout the plan period the estimated social (and affordable) housing requirement increases from 9.8%, in 2022, to 20.4%, by 2028, of the housing demand in County Cavan to an overall average of 17.8% (i.e. those that do not qualify for a mortgage and cannot afford private rental).

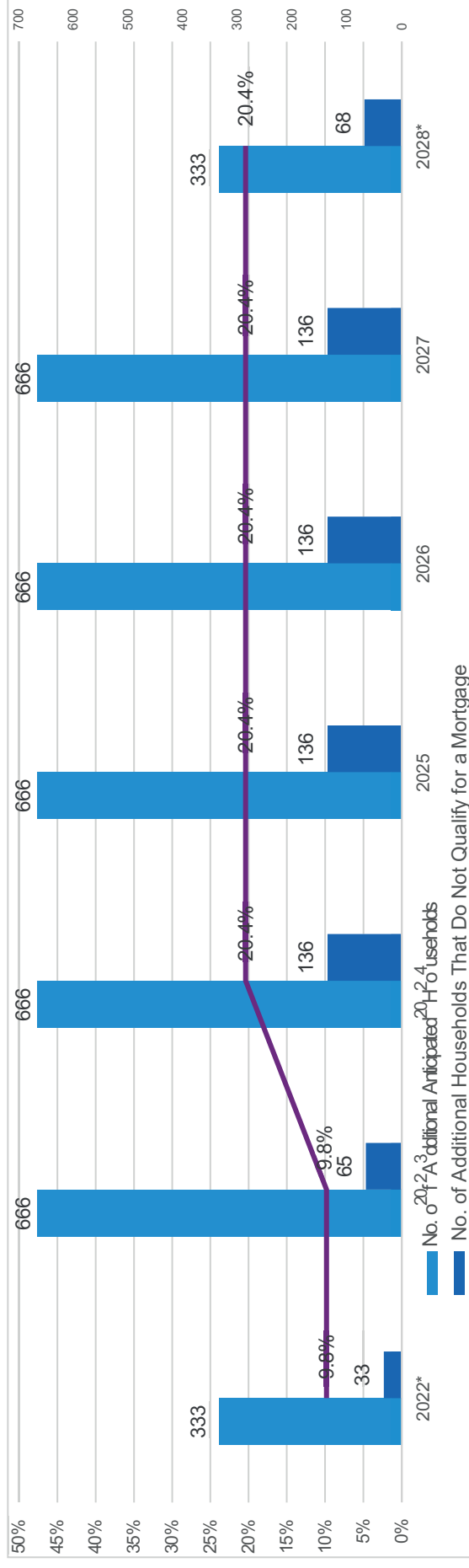
The identified social (and affordable) housing requirement for the plan period has been summarised in Table 3.24 and Figure 3.1.



Table 3-24: Summary of Anticipated Additional Households and Requirements for the plan period

	2022*	2023	2024	2025	2026	2027	2028*	Plan period
Housing Demand	333	666	666	666	666	666	333	3,996
Households (of the Housing Demand) That Do Not Qualify for a Mortgage	33	65	136	136	136	136	68	709
Households (of the Housing Demand) That Do Not Qualify for a Mortgage and Cannot Afford Private Rental	33	65	136	136	136	136	68	709
Housing Shortfall (%)	9.8%	9.8%	20.4%	20.4%	20.4%	20.4%	20.4%	17.8%

Figure 3.1: Summary of County Cavan Social (and Affordable) Housing Needs throughout the plan period



3.4 HNDAs Components

3.4.1 Household Composition

As set out in Section 6.6 of the NPF, information on household composition and projections in relation to household size are informative evidence inputs that can assist with understanding stock profile pressures. Analysis of the historic household sizes (i.e. household size cohort per household from the historic Censuses) has therefore been undertaken to help discern and forecast how the composition of households may change during the plan period.

An analysis of historic census information (i.e. during the 2002, 2006, 2011 and 2016 Census) in relation to the composition of households in County Cavan has been undertaken to understand these dynamics and estimate how they may change over time and throughout the plan period. Specifically, the intercensal average has been used to determine a trended annual average change in household composition and this indicates the following changes can be anticipated during the plan period:

- 1 person households will increase by an average of 0.06% annually
- 2 person households will increase by an average of 0.19% annually
- 3 person households will decrease by an average of 0.01% annually
- 4 person households will increase by an average of 0.05% annually
- 5+ person households will decrease by an average of 0.30% annually

Figure 3.2 and Table 3.25 indicates the estimated proportion and number of households by size during the plan period.

Figure 3.2: Forecasted Household Size Cohort in County Cavan during the plan period (Source: CSO, projected)

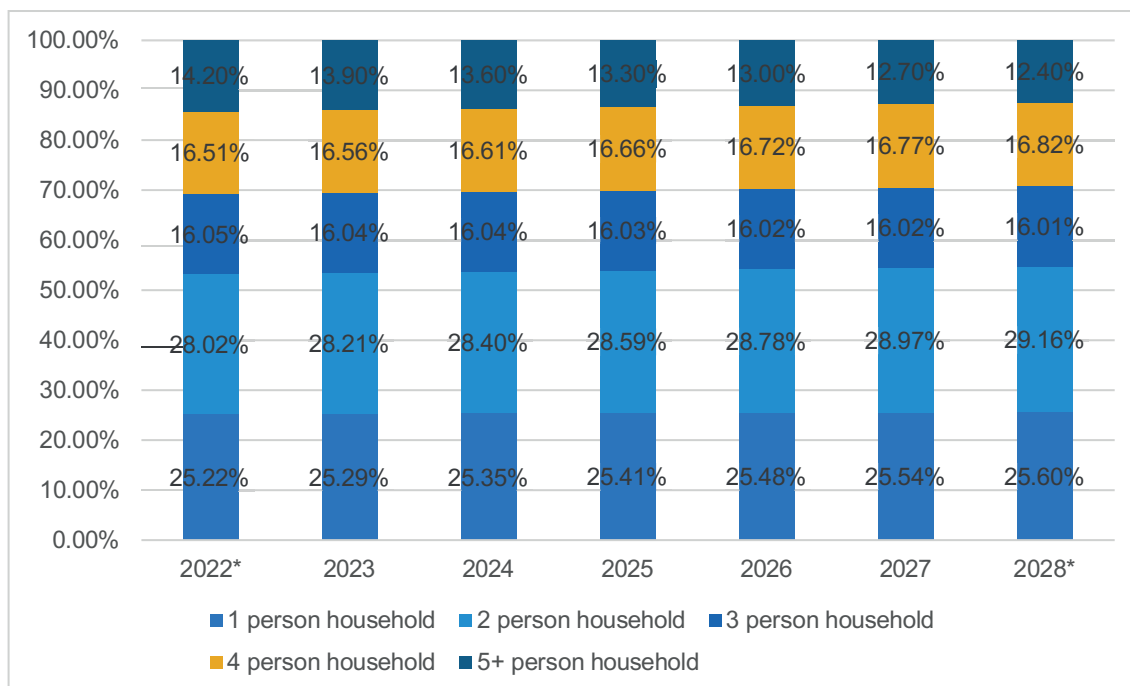


Table 3-25: Household Size Cohort Forecasts for Additional Anticipated Households in County Cavan during the plan period (Source: CSO, projected)

Total Additional Anticipated Households	2022*	2023	2024	2025	2026	2027	2028*
1 person household	84	168	169	169	170	170	85
2 person household	93	188	189	190	192	193	97
3 person household	53	107	107	107	107	107	53
4 person household	55	110	111	111	111	112	56
5+ person household	47	93	91	89	87	85	41
Total	333	666	666	666	666	666	333

3.4.2 Household Tenure

Tenure is another important consideration for the delivery of housing and Section 6.6 of the NPF identifies the need to estimate the demand for different tenure types. Analysis of the historic tenure split has therefore been undertaken to help discern and forecast how the household tenure may change during the plan period.

An analysis of historic information (i.e. during the 2002, 2006, 2011 and 2016 Census) in relation to the household tenure in County Cavan has been undertaken to understand these dynamics and estimate how they may change over time and throughout the plan period. Specifically, the intercensal average has been used to determine a trended annual average change in household tenure.

Historic data indicates the intercensal observed change between 2002-2016 and an annual average change applied forward for the plan period as a continuation of trends was applied. The following changes can be anticipated during the plan period:

- Annual average decrease of 0.82% in owner occupied households
- Annual average increase of 0.58% in privately rented households
- Annual average increase of 0.24% in other rented households

The applied changes for the additional anticipated households are indicated in Figure 3.3 and Table 3.26.

Figure 3.3: Household Tenure Forecasts for Households in County Cavan during plan period (Source: CSO, projected)

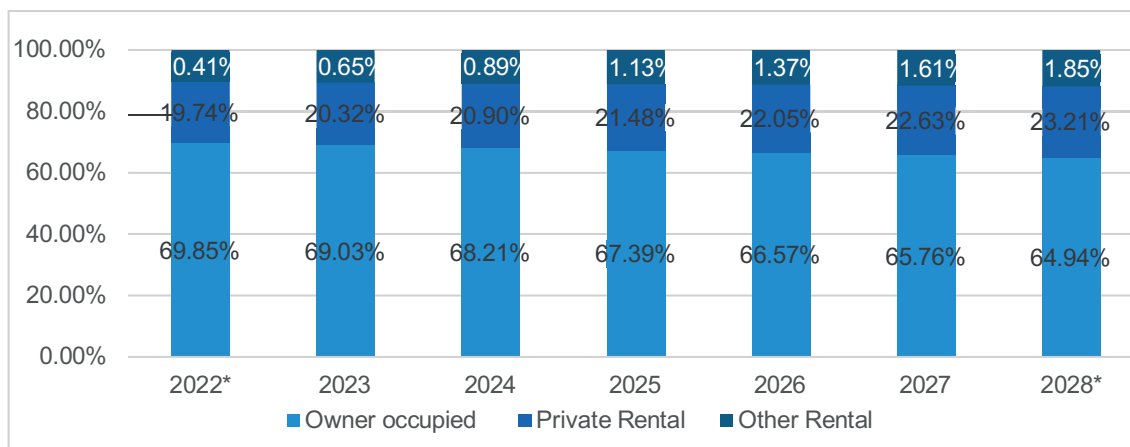


Table 3-26: Household Tenure Forecasts for Additional Anticipated Households in County Cavan during plan period (Source: CSO, projected)

No. of Additional Anticipated Households	2022*	2023	2024	2025	2026	2027	2028*
Owner occupied	233	460	454	449	443	438	216
Private Rental	66	135	139	143	147	151	77
Other Rental	35	71	73	74	76	77	39
Total	333	666	666	666	666	666	333

3.4.3 Dwelling Type

Analysis of historic information (i.e. during the 2002, 2006, 2011 and 2016 Census) in relation to the dwelling type in County Cavan has been undertaken to understand the dynamics and estimate how they may change over time and throughout the plan period. Specifically, the intercensal average has been used to determine a trended annual average change in dwelling types.

Historic data indicates the intercensal observed change between 2002-2016 and an annual average change applied forward for the plan period as a continuation of trends was applied. The following changes can be anticipated during the plan period:

- Annual average increase of 0.01% in house type dwellings
- Annual average increase of 0.03% in apartment type dwellings
- Annual average decrease of 0.04% in caravan/bed-sit type dwellings

These changes are smaller in magnitude than those of other intercensal themes given that change in dwelling type is directly linked to development taking place in the county. With the long running housing shortage that is present across the country, and indeed in Cavan, this metric will continue to see slower change. The applied changes for the additional anticipated households are indicated in Figure 3.4 and Table 3-27.

Figure 3.4: Dwelling Type Forecasts for County Cavan during plan period (Source: CSO, projected)²³

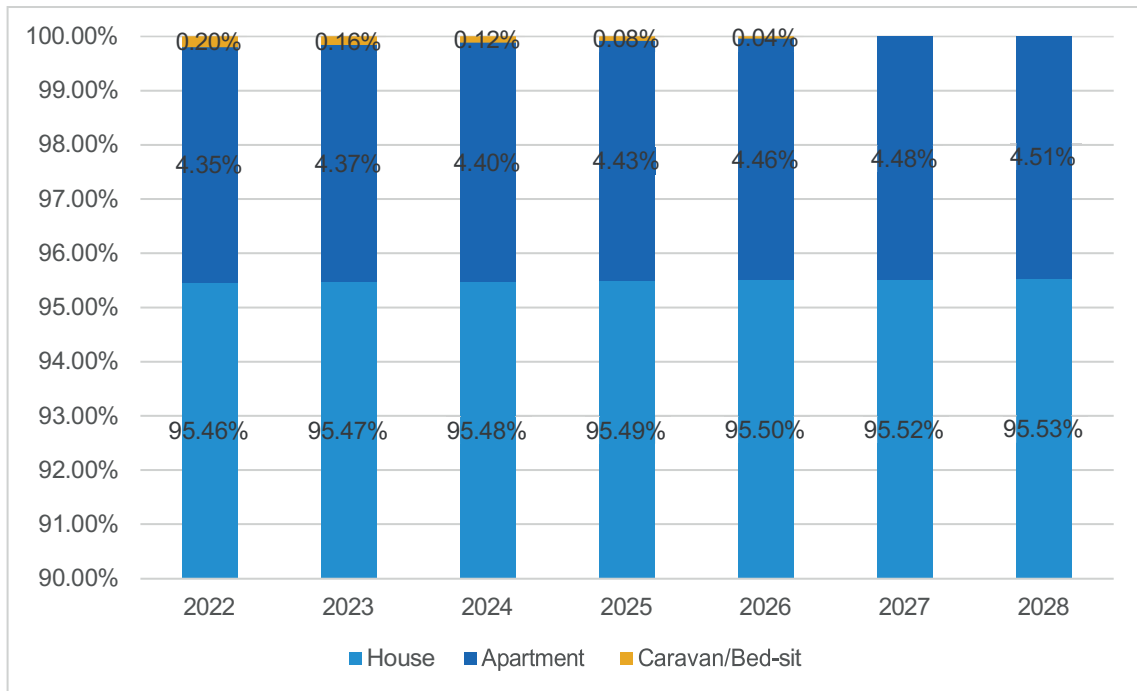


Table 3-27: Dwelling Type Forecasts for Additional Anticipated Households in County Cavan during plan period (Source: CSO, projected)

No. of Additional Anticipated Households	2022	2023	2024	2025	2026	2027	2028
House	318	636	636	636	636	636	318
Apartment	14	29	29	29	30	30	15
Caravan/Bed-sit	1	1	1	1	0	0	0
Total	333	666	666	666	666	666	333

²³ Chart begins display at 90% due to the difference in overall distribution

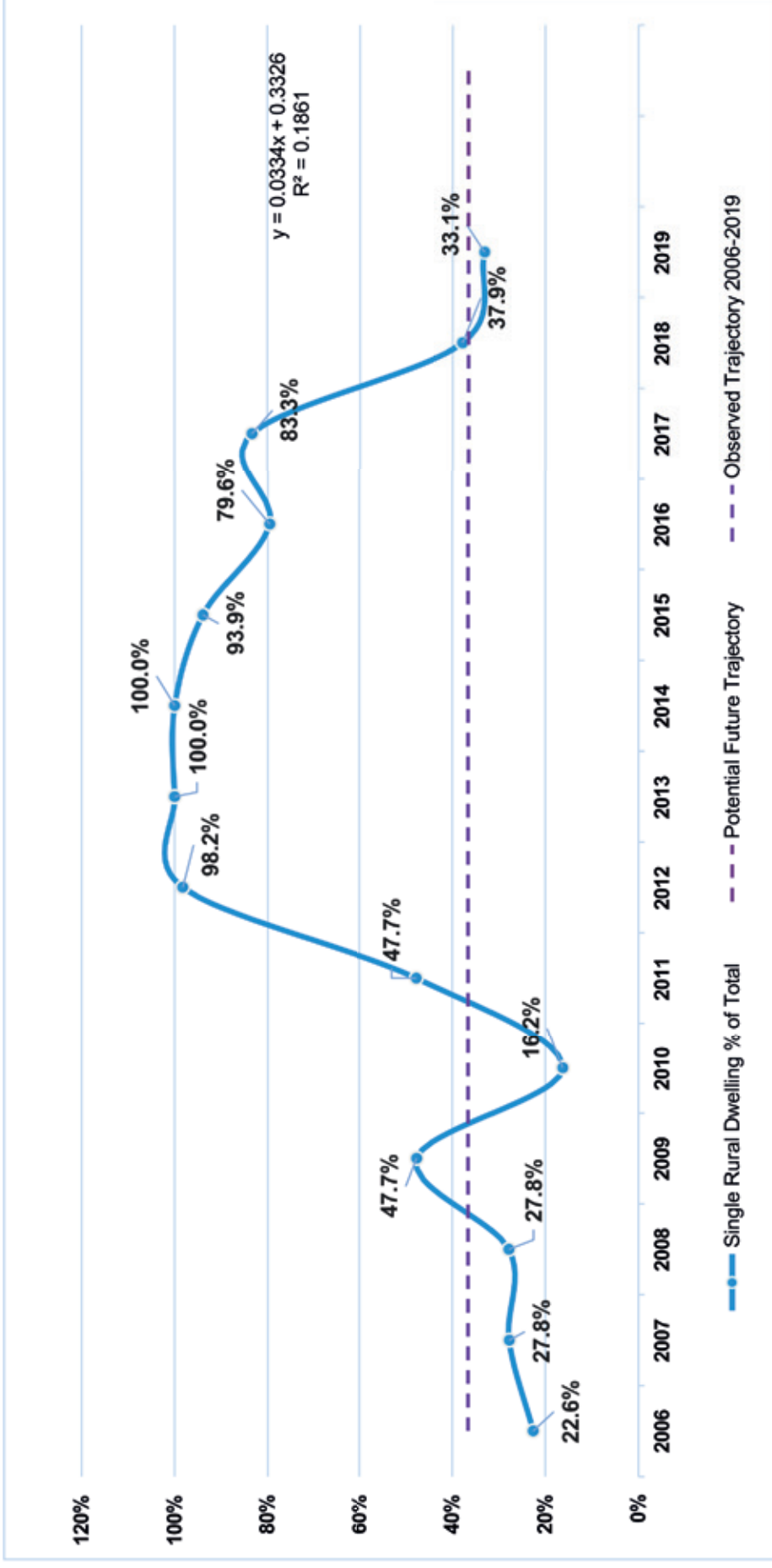
3.4.4 Single Rural Dwellings

Analysis of historic information on granted planning applications (by number of units), available from the CSO, has been undertaken for County Cavan for the period of 2006-2019. This helps understand the proportion of housing units that are single rural dwellings that have been approved during that period and provides an indication of the dynamics between the urban and rural housing market within the county.

As outlined in Table 3-28, approximately 30.9% of granted units during that period were for single rural dwellings. This equates to an average of 58.3% per year, owing to the large fluctuations were evident throughout the years as illustrated in Figure 3.5. It should be noted that whilst these are granted planning applications (by unit), this does not equate to a housing unit which has been built.

These fluctuations may be associated with the wider economic context, associated demands for particular dwelling type or locational preferences within the housing market as well as variables such as land availability, resource availability and/or macroeconomic constraints and associated influence on demand in any given year. Generally, it is recognised that a single rural dwelling is sized according to what the applicants can afford to build along with their actual requirements. However, this analysis has determined that the average floor size for single rural dwellings in County Cavan for this period is 273.04 m², with the year-on-year data illustrated in Table 3-29.

Figure 3.5: Analysis of Historic Granted Planning Applications (in Units) for Single Rural Dwellings in County Cavan(Source: CSO²⁴)



²⁴ CSO (2020) Tables BHQ02 and Table BHQ12 – Planning Permissions Granted for New Houses and Apartments by Type of Dwelling, Region and County, Quarter and Statistic. Available from: https://statbank.cso.ie/px/pxeirestat/Database/eirestat/Planning/Planning%20Permissions/Planning%20Permissions_statbank.asp?sp=Planning%20Permissions&Language=0&ProductID=DB_BH

Table 3-28: Analysis of Historic Granted Planning Applications (in Units) for Single Rural Dwellings in County Cavan (Source: CSO²⁴)

Granted Planning Applications	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total	Average
Houses and Apartments #	2,386	1,723	1,414	362	377	58	1	0	0	7	20	22	164	208	6,742	-
Single Rural Dwelling #	696	663	545	330	73	53	56	46	52	108	78	110	100	103	3,013	-
Houses and Apartments %	77.4%	72.2%	72.2%	52.3%	83.8%	52.3%	1.8%	0.0%	0.0%	6.1%	20.4%	16.7%	62.1%	66.9%	69.1%	41.7%
Single Rural Dwelling %	22.6%	27.8%	27.8%	47.7%	16.2%	47.7%	98.2%	100%	100%	93.9%	79.6%	83.3%	37.9%	33.1%	30.9%	58.3%
Total #	3,082	2,386	1,959	692	450	111	57	46	52	115	98	132	264	311	9,755	

Table 3-29: Analysis of Floor Size of Granted Planning Applications for Single Rural Dwellings in County Cavan (Source: CSO²⁴)

Granted Planning Applications	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Average
Average floor size (m ²)	253.60	274.20	287.68	291.50	283.43	299.13	273.00	291.78	240.88	266.83	264.20	274.33	260.60	261.38	273.04

3.4.5 Specialist Provision

It is a key priority of the Council to ensure that groups with special housing needs, such as the elderly, people with disabilities, the homeless, those in need of emergency accommodation and Travellers are accommodated in a way suitable to their specific needs.

There are currently 1,071 households on the Cavan Social Housing List (December 2020). The net need relates to 531 households (when transfer data is excluded). With respect to unit type, there is a greater demand for 1 and 2 bed units across the county which account for 63% of the requirement. However, demand overall is concentrated in Cavan Town (35%).

Table 3-30: Proportion of Need by unit size (bedrooms), 2020

Type	1 bed	2 bed	3 bed	4 bed
Need	30%	33%	32%	6%

Of the gross need (1071), the following specialist needs can be ascertained:

Table 3-31: Specialist Need, 2020

Specialist Provision	Need (no. of households)
General	926
Homeless	6
Enduring physical, sensory, mental health or intellectual issue	134
Aged 65 or over	5

Cavan County Council have published its Traveller Accommodation Programme (TAP) for the period 2019-2024. The total long-term social housing need for 74 households has been identified for inclusion in the Programme and based on household profiles a target of 50 standard social units are required to be provided.

It should also be noted that the Cavan Disability Strategy will shortly be renewed. This will identify both short/medium term to long term need in each of the disability categories.

4 Meeting Housing Requirements in Cavan

4.1 Overview

This section succinctly summarises the overall housing requirements for the county having regard to the supply and demand analysis outputs discussed in previous sections.

Between 2022 and 2028, this Strategy forecasts a population increase of 4,730 in County Cavan. This in turn indicates a total projected population of 85,900 in 2028 and a total estimated housing requirement for Cavan of 3,996 units over the plan period 2022-2028, the equivalent of 666 units per annum.

It has been determined that 709 of the 3,996 additional anticipated households will not qualify for a mortgage during the plan period. It should be noted that all of the households that do not qualify for a mortgage also can't afford private rental. Thus, the social (and affordable) housing requirement within County Cavan throughout the plan period is equivalent to those that do not qualify for a mortgage and those that cannot afford private rental. This equates to 17.8% of the total of additional anticipated households in County Cavan during 2022 - 2028.

Section 93 of the Planning and Development Act 2000, defines 'affordability' as "a person who is in need of accommodation and whose income would not be adequate to meet the payments of a mortgage for the purchase of a house to meet his or her accommodation needs because the payments calculated over the course of a year would exceed 35% of that person's annual income net of income tax and pay related social insurance..." This has been applied within this analysis and informs the determination of the social requirement for the plan period. The following sections set out specific analysis around social housing supply and demand in County Cavan.

4.2 Social Housing Supply and Demand

4.2.1 Existing Social Housing Needs

As per Section 3.4.5, there are currently 1,071 households on the Cavan Social Housing List (December 2020). The net need relates to 531 households (when transfer data is excluded). With respect to unit type, there is a greater demand for 1 and 2 bed units across the county which account for 63% of the requirement.

Social Housing support in Cavan is administered by the Housing Department of Cavan County Council in the following ways:

- 1. A social rented tenancy in property owned and managed by the local authority and a tenancy in a property the local authority is managing or has leased from a private property owner. These can include:**
 - Cavan County Council Construction Projects.
 - Portfolio Acquisitions: Suitable portfolios of vacant properties can be acquired from financial institutions and investors.
 - Acquisitions: This is the purchase by Cavan County Council of a second-hand house on the open market.
 - Buy and Renew: Under this scheme Cavan County Council can buy sub-standard properties, which have been vacant for over a year, refurbish them and bring them back into use through the Council's housing stock. The purchase cost plus the

cost of refurbishment can't exceed what a comparable property would attain on the private market. This initiative, which complements the Repair & Leasing Scheme, is designed to assist local authorities and AHBs (Approved Housing Bodies) to harness the accommodation potential that exists in certain vacant properties for social housing use.

- Turnkeys: Cavan County Council buy a new house/houses from a developer, ready for a tenant to move into.

- 2. A social rented tenancy in property owned and managed by an approved housing body (AHB).** AHB's provide social housing and are formed for the purpose of relieving housing need and the provision and management of housing. They are established by a voluntary management board to benefit the community in which they are based and are approved and funded by the Department of Housing, Planning and Local Government. Housing cooperatives can provide both social rented housing and housing to purchase. Housing cooperatives are self-help and jointly owned member/user housing associations or societies. Projects undertaken may be in response to the needs of the elderly, people with disabilities, homeless persons or families and single people on low incomes. Some housing associations may be formed to specialise in meeting a particular housing need, others develop with broader aims. The specific housing services offered will depend on the aims or concerns of the members, the needs of tenants as well as the financial and other resources available for both capital costs and ongoing management running costs. As of March 2021, AHB's in Cavan provide 88 properties.

3. Part V' Housing Requirements

Under Part V of the Planning and Development Act 2000 (as amended), developers of residential or mixed-use schemes greater than 4 units are required to transfer 20% of the site to the local authority (or an AHB acting on their behalf) for social and affordable housing use, at a price based on delivery costs and limited profit.

The Affordable Housing Act 2021 defined new forms of affordable housing, comprising affordable purchase dwellings and Cost Rental housing. It also amends the legislative underpinnings and requirements of Local Authority Housing Strategies (under Part V of the Planning and Development Act 2000) in several ways, including:

Introducing a requirement that a Housing Strategy makes an estimate of need for affordable purchase and cost rental housing (including through an assessment of rental affordability); and

Raising/restoring Part V housing requirements to 20% of land granted residential planning permission, at least half of which (i.e. at least 10%) must be reserved for social housing and up to half of which may comprise affordable housing.

This Housing Strategy and HNDA is required to make an assessment of need for these affordable housing tenures (in addition to social housing), and to determine the breakdown of Part V housing requirements between social and affordable over the period of the development plan.

As this Housing Strategy and HNDA was originally drafted before the passing of the Affordable Housing Act 2021, an additional and supplemental analysis of need for these new affordable tenures in County Cavan has been undertaken and summarised in Annex A. This analysis demonstrates that there is an estimated need for affordable housing of approximately 2.9% over the plan period (with the need for affordable housing as a proportion of total housing need rising steadily over the

period, from 0% in 2022 to 7.1% in 2028. This demonstrates that the envisaged equal breakdown of Part V requirements of 10% social and 10% affordable housing would be appropriate for County Cavan over the plan period 2022-2028. However, this requirement is subject to several factors when applied to individual planning applications:

- A lower Part V requirement of 10% (for use as social housing only) will apply to land purchased between 1st September 2015 and 31st July 2021 and granted permission for residential or mixed-use development between 3rd September 2021 and 31st July 2026. This is intended to prevent the new requirements impacting on development viability.
- The delivery of affordable purchase or Cost Rental dwellings on individual sites will be subject to national guidance and local factors. Cavan County Council will consider factors such as local demand, finance, viability, and operational factors in determining the suitability of Part V affordable housing delivery for individual planning applications. Alternative means of capturing Part V planning gain will be pursued where affordable housing is not appropriate, in line with national guidance.

Therefore, the Cavan County Development Plan 2022-2028's requirement under Part V of the Planning and Development Act 2000 for lands granted permission for housing development will comprise 20% of lands in respect of which permission for the development of houses is granted, be reserved for social and affordable housing in accordance with the Planning and Development Act 2000 (as amended) and national guidance and regulations. The Council reserves the right to determine the appropriateness of 'Part V' affordable housing delivery for individual sites on a case-by-case basis.

4. Cavan County Council also provides accommodation specifically for Travellers and for people with specific housing needs such as people with disabilities and the homeless. Delivery programmes responding to specific needs include the Traveller Accommodation Programme 2019-2024 and a forthcoming updated Disability Strategy for the County.

5. A tenancy where the local authority arranges short or long-term leases with private landlords for particular properties. (People in receipt of rent supplement for 18 months or longer are eligible to apply for this type of accommodation). This includes:

- The HAP Scheme: The Housing Assistance Payment (HAP) is a scheme under the Housing Miscellaneous Provisions Act 2014 for people who have a long-term housing need and who qualify for social housing support. It is administered by housing authorities and will eventually replace long-term rent supplement. The HAP scheme aims to allow all social housing supports to be accessed through the local authorities and to enable people to take up full-time employment and keep their housing support. Under the scheme the housing applicant finds appropriate private rented accommodation (within specific caps). The Local Authority then pays the landlord directly and the tenant pays a rent to the local authority based on the differential rent scheme.
- RAS (Rental Accommodation Scheme): The RAS is an initiative to cater for the accommodation needs of certain persons in receipt of rent supplement, normally for

more than 18 months and who are assessed as having a long-term housing need. Cavan County Council pays rent directly to the accommodation providers on behalf of the tenant (which is a maximum of 92% of the market rent). The County Council makes use of the private and voluntary sector and engage in a contractual arrangement to secure medium-long term rented accommodation.

- **Repair and Lease:** The Rebuilding Ireland Action Plan for Housing and Homelessness introduced a new scheme, the Vacant Housing Repair and Leasing Initiative. This scheme specifically targets the delivery of social housing and seeks to ensure that existing housing stock is used to the maximum degree possible. The basis of the scheme is that repair and improvement works to suitable vacant properties are funded to bring them up to the standard for rented accommodation and the cost of the works is then deducted from lease payments over an agreed lease term.

4.2.2 Delivery Methods and Targets

It is anticipated that Cavan County Council will continue to meet their identified social housing provision via a combination of these existing delivery schemes (as set out above) and through the introduction or greater emphasis of other either existing or recently established schemes and mechanisms. This section assesses different Social Housing delivery channels available in County Cavan and their progress to date in achieving the targets set out in the Rebuilding Ireland: Action Plan for Housing and Homelessness which was published in July 2016.

The Action Plan recognises issues around supply and affordability in Ireland's housing sector and provides a multi-stranded approach to achieve key housing objectives up to 2021. The Action Plan sets a commitment to deliver 138,000 additional social housing units nationally over the period 2016-2021. This will include 83,760 HAP homes, 3,800 RAS homes and over 50,000 new homes, broken down as follows: Build: 33,617; Acquisition: 6,830; Leasing:10,036.

Under Rebuilding Ireland, Cavan is targeted to deliver 335 social housing units within the 'building, acquisition and leasing' category specifically between 2018-2021. Progress on the delivery of social housing units is documented as part of quarterly updates by the Department of Housing, Planning and Local Government. Cavan County Council achieved 113% of the Rebuilding Ireland Target in 2019. In 2018 Cavan County Council also exceeded its targets, delivering 118% of its requirements.

As of Q3 2020, a further 205 units have been delivered through these mechanisms (between 2018-Q3 2020). Thus, over the course of Q42020-2021 approximately 130 additional units are to be delivered.

5 Conclusion

The Housing Strategy has been prepared in accordance with the requirements of Part V of the Planning and Development Act 2000 (as amended) as a basis to address the following key issues:

- The identification of housing need within County Cavan;
- The identification of social housing needs within County Cavan;
- The identification of supply side requirements to satisfy identified needs;
- The consideration of specific policy responses to the above

The preparation of this strategy has included the assessment of all relevant and up-to-date publications and data resources, which have been analysed in detail to provide a robust basis for future policy development and implementation. In addition to meeting the statutory requirement for its production, this strategy ensures that through proper planning and sustainable development the housing needs of existing and future populations in County Cavan are accommodated in an appropriate manner.

Policies and objectives to deliver the Housing Strategy are set out in Chapter 3 of the Development Plan

Cavan County Council

Appendix A - Cavan Housing Strategy and HNDA 2022- 2028

Supplemental Assessment - Affordable Housing

A.1 Introduction and Purpose

This Annex has been prepared by KPMG Future Analytics to support key updates to the Cavan Housing Strategy and Cavan County Development Plan 2022-2028. The Cavan Housing Strategy and associated Housing Need and Demand Assessment (HNDA) ('the Housing Strategy') was prepared during the first half of 2021, prior to the passing of the Affordable Housing Act 2021. This new law defines two new forms of affordable housing (Affordable Dwelling Purchase and Cost Rental). It also amends the legislative underpinnings and requirements of the Local Authority Housing Strategies (under Part V of the Planning and Development Act 2000) in several ways, including:

- Introducing a requirement that a Housing Strategy makes an estimate of need for affordable purchase and cost rental housing (including through an assessment of rental affordability); and
- Raising/restoring Part V housing requirements to 20% of land granted residential planning permission, at least half of which (i.e. at least 10%) must be reserved for social housing and up to half of which may comprise affordable housing.

The Cavan Housing Strategy and HNDA 2022-2028 therefore is now required to make an assessment of need for these affordable housing tenures (in addition to social housing), and must use this estimate to determine the breakdown of Part V housing requirements between social and affordable over the period of the development plan.

The purpose of this appendix is to provide this assessment, as an additional annex to the existing Housing Strategy. This approach meets the new statutory requirements of the Housing Strategy while minimising changes required for the draft Strategy. This assessment has been undertaken using the Department of Housing, Local Government and Heritage's (DHLGH) HNDA Tool and Guidance²⁵ (published April 2021), as this provides an additional functionality not available at the time the Housing Strategy was drafted. This assessment does not contradict the Housing Strategy and its HNDA but is instead a supplemental and focused analysis of affordable housing need which fulfils new statutory requirements. As a result, this appendix focuses solely on need for affordable housing.

A.2 Methodology

The HNDA Tool is an Excel-based model which assesses key housing market drivers to forecast demographic housing demand in a Local Authority over the period 2020-2040, broken down by tenure. The Tool may be set up and (where justified) customised through setting key inputs in several stages, as outlined below.

A.2.1 Demographic Forecasts

ESRI forecasts of population and household growth to 2040 at local authority level are built into the Toolkit. The model includes five scenarios (based on different international

²⁵ <https://www.gov.ie/en/publication/eea99-housing-need-and-demand-assessment-hnda/>

migration scenarios and other assumptions), four of which comprise ESRI forecasts from December 2020 (see Section 2.1.8 of the Housing Strategy). The fifth scenario is the ‘**Convergence**’ scenario, which comprises the ESRI 50:50 City scenario adjusted for new housing supply since 2017, to facilitate convergence to the National Planning Framework per the Section 28 Planning Guidelines ‘Housing Supply Target Methodology for Development Planning’. This has been applied in this instance.

However, it should be noted that the Convergence Scenario (and the HNDA Tool itself) runs on a different timescale to the Housing Supply Target for the Cavan County Development Plan (with the adjustment calculated over 2020-2031, as opposed to 2022-2028 for the Housing Supply Target). As a result, it does not match the Housing Supply Target for County Cavan, as it effectively spreads housing need over a longer period. For this reason, this appendix focuses on the *proportion* of affordable need calculated by the Tool for each year considered, rather the number of households, to avoid confusion between different measurements of housing demand.

A.2.2 Existing Housing Need

The Toolkit includes built-in data on existing unmet housing need. This is a combination of estimated overcrowded households and homeless households. This comprises 35 households for County Cavan. All other default settings relevant to this measure have been applied.

A.2.3 Income Growth Forecasts

The HNDA Toolkit is prepopulated with CSO data on household incomes sourced from Census 2016, the Revenue Commissioners and Department of Social Protection data, forecasted to 2019. Three pre-set scenarios may be used to forecast household income growth, which apply the same growth rate for every projected year, or custom scenarios may be developed and used where justified. KPMG Future Analytics have applied the custom income growth scenario set out in the Housing Strategy. This is to align this exercise with the Housing Strategy and its assumptions and evidence base and reflects historic market trends and up-to-date economic information, as set out in Section 3.2.3 and 3.2.4 of the Housing Strategy.

A.2.4 House Price Forecasts

The Tool is pre-programmed with house price data from the CSO’s Property Price Register (PPR) index, and with five default house price scenarios for how house prices are forecast to change. Custom scenarios may also be developed and used. KPMG Future Analytics have applied the custom income growth scenario set out in the Housing Strategy. This is to align this exercise with the Housing Strategy and its assumptions. This price growth scenario reflects the most up to date house price data at the time of drafting of the Housing Strategy, as set out in Section 3.2.5 and 3.2.6 of the Housing Strategy. Default Tool settings have been applied with respect to affordability criteria.

A.2.5 Rental Price Forecasts

Within the HNDA Tool, several assumptions on the rental market may be made. The Tool is pre-programmed with rental price data sourced from the Residential Tenancies Board (RTB), and five rental price scenarios. As with incomes and prices, KPMG Future Analytics have applied the custom scenarios used in the Housing Strategy, as set out in Section 3.2.7 of the Housing Strategy. Default Tool settings have been applied in terms of the proportion of those who buy and in terms of rental affordability thresholds.

A.2.6 Other modifications and changes

KPMG Future Analytics have made use of the most recently available version of the Toolkit, obtained in September 2021. Technical changes were made to the Toolkit to fix formula issues in the model to allow calculation of custom scenarios, as the unamended version would not otherwise read custom scenarios correctly. Changes were also made to ensure consistency in how the model applies custom projections for income, rents, and sales prices for each year, which were calculated on an inconsistent basis in the original model. Some minor issues in aligning years to the plan period correctly for output data summaries were also addressed.

A.3 Outputs – affordable housing need

Based on the application of additional anticipated households and the scenarios for existing need, incomes, affordability, house prices, and rental prices as described in the previous section, the HNDA Tool calculates housing need annually and how many forecast households can afford to purchase homes in the private market or rent privately. Of those who cannot, it calculates how many require social housing, and how many are 'affordability constrained' and require a form of affordable housing tenures (such as Cost Rental or affordable purchase). It is these households that are the focus of this appendix and of the determination of Part V requirements in the Housing Strategy.

Households are deemed eligible for social housing if their net household income is below a cut-off threshold (€25,000 for County Cavan). The Tool does not take account of higher maximum income thresholds for additional adults and children in a household,²⁶ as it is not currently designed to assess different household sizes. Those who cannot afford private housing but are deemed not eligible for social housing using this threshold are classed as "affordability constraint" (i.e. requiring affordable tenure types like Cost Rental/affordable purchase).

The following tables summarise this estimate of housing need across all tenures. Over the plan period of 2022-2028,²⁷ a total of 2.9% of households are classed as having an 'affordability constraint' and in need of affordable housing.

²⁶ Under the Social Housing Assessment (Amendment) Regulations 2021, a household applying for social housing may get a 5% increase to the maximum income threshold for each additional adult household member, subject to a maximum increase of 10%, and separately, a 2.5% increase for every child living in the household.

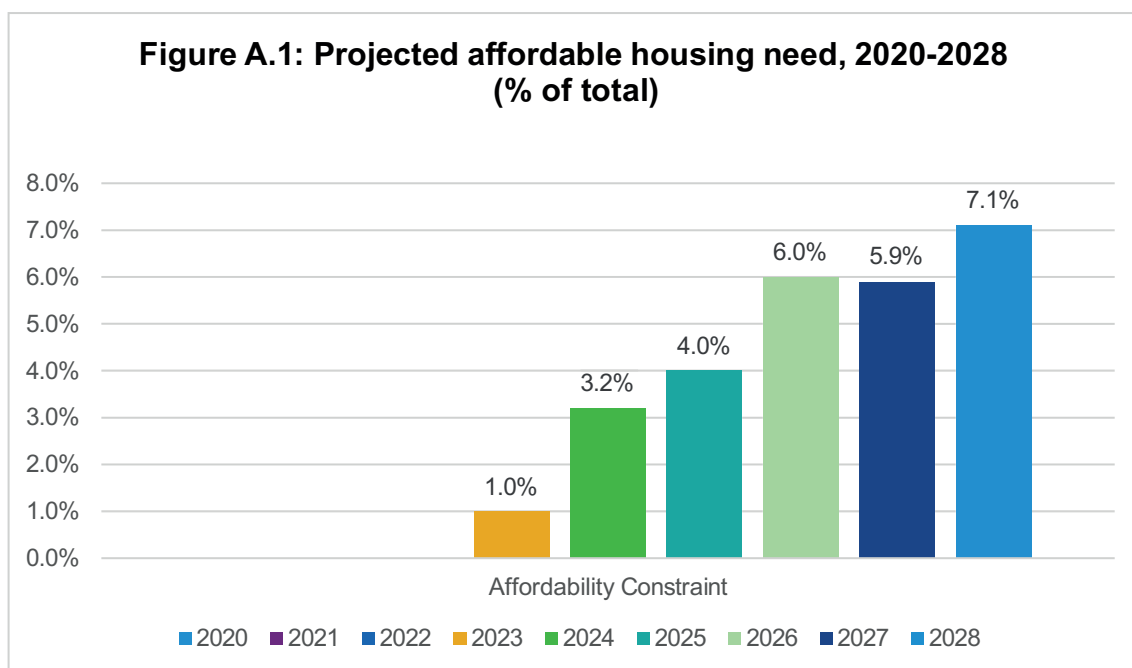
²⁷ As the HNDA Tool assesses full years, the period 2022-2028 in comprises seven years. The Cavan County Development Plan will be in force for six years comprising Q3 2022 – Q2 2028 inclusive. The full years have been considered in this appendix to ensure full impacts are captured.

Table A.1: Estimated affordable housing need, 2020-2028 (% of total)

Year	Affordability Constraint
2020	0%
2021	0%
2022	0%
2023	1%
2024	3.2%
2025	4%
2026	6%
2027	5.9%
2028	7.1%
2022-2028	2.9%

Figure A.1 below illustrates affordable housing need as a proportion of total housing demand (via the Convergence projections) over the period. This shows that the need for affordable housing as a proportion of total housing need rises steadily over period considered, rising from 0% in 2020 to 7.1% in 2028. This suggests a growing cohort above the eligibility threshold for social housing who cannot afford housing in the private market.

This assessment is based on current trends and national guidelines. Cavan County Council will update the assessment as trends and national guidelines require.



However, the proportion of buyers and private renters is projected as staying relatively steady over the period, suggesting that most of the increase in need for affordable housing may be considered a result of households in lower income deciles moving from social housing to affordable categories of need, as incomes grow generally and more households in lower incomes move above the €25,000 income cut-off point for social housing eligibility. This illustrates that the outputs of this exercise reflect the assumptions built into the HNDA Tool and broader national housing policy.

The Housing for All plan²⁸ from August 2021 states that the DHLGH will review and reform income limits for eligibility for social housing in local authorities, and in particular the efficiency of the current model of three income bands to categorise local authorities (with County Cavan in Band 3). If this review changes the income limit for social housing eligibility, it would in turn change the proportion of households eligible for either social or affordable housing in Cavan.

In addition, under the Social Housing Assessment (Amendment) Regulations 2021, the €25,000 net income limit only applies to a single-person household, with rises in this threshold available for additional adults and children. A broader consideration of social housing income limits and household sizes in the Tool would also change the proportion of households eligible for or affordable housing and could potentially reduce identified affordable housing need.

²⁸ Published Online, Aug. 2021: <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>; Action 5.4, 'Review income eligibility for social housing.'

Appendix 2:

CAVAN COUNTY RETAIL STRATEGY



Comhairle Contae an Chabháin
Cavan County Council

CAVAN COUNTY RETAIL STRATEGY

2021-2028



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Executive Summary

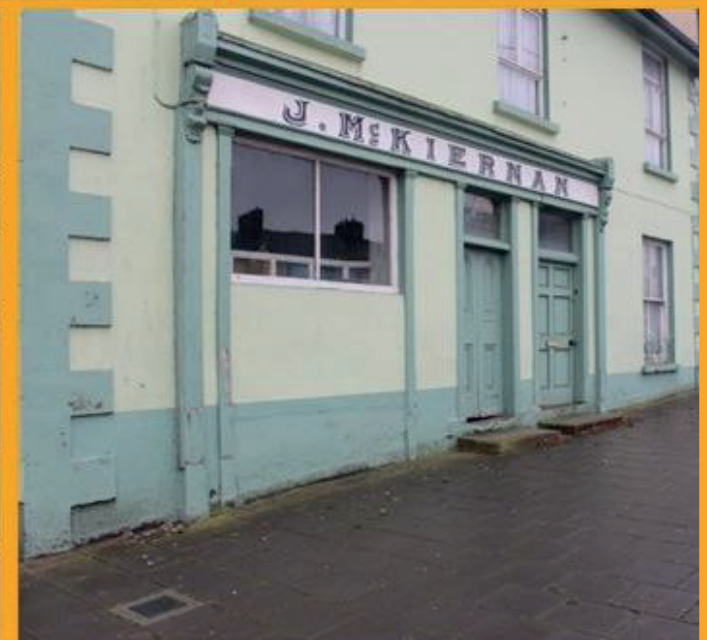
Cavan County Retail Strategy

The Retail Planning Guidelines for Planning Authorities (2012), issued by the Department of the Environment, Community and Local Government (DoECLG), require Local Authorities to prepare retail strategies and retail policies for their areas and to incorporate these where appropriate into their development plans. McCutcheon & Halley Planning was commissioned by Cavan County Council for the preparation and implementation of the Cavan County Retail Strategy (the Strategy) 2021-2028. The timeframe of the Strategy has been adopted to align with the Cavan County Development Plan 2014-2020 and that of the next Development Plan which will cover the period 2022-2028.

In compiling this Strategy, due regard has been had to the most up-to-date information regarding demographics, economics, retailing and the impact of Brexit, COVID-19 crisis and online retail shopping trends. This has been used to provide a firm basis on which to inform future policy direction with the aim of enhancing and developing the retail offering of Cavan Town and Cavan County. Whilst this Strategy is primarily focused on the formulation of policy to control the geographic characteristics of retail operations, the Strategy must consider this in light of altering shopping habits and modern shopping demands.

The overarching aim of the Strategy for County Cavan is to ensure that future retail development in the County is accommodated in a manner that is efficient, equitable and sustainable. This Strategy takes a fresh view of retail development within and impacting County Cavan providing advice regarding the broad projected quantum, scale and type of retail development required in the County.





CHAPTER 1

Introduction

Cavan County Retail Strategy

1.0 Introduction

McCutcheon Halley Chartered Planning Consultants were commissioned by Cavan County Council to prepare the Cavan County Retail Strategy 2021-2028, fulfilling an objective of the Cavan County and Cavan Town & Environs Development Plans 2014-2020. It is envisaged that the new Strategy will provide a framework for guiding the development of a vibrant and competitive retail sector within the County. Besides, the review and update of the Strategy is particularly relevant in the context of the forthcoming review of the current Cavan County Development Plan 2014-2020. It is envisaged that the Retail Strategy will form an integral part of the Council's overall vision for the development of Cavan County over the period of the next development plan (2022-2028).

This Strategy has been updated in accordance with provisions set out in the Retail Planning Guidelines for Planning Authorities (2012), issued by the Department of the Environment, Community and Local Government (DoECLG).

Cavan County Council recognizes that the retail sector will play a key role in relation to economic and social activity, employment and the continued vitality of the towns and villages throughout the County. The review and update of this Strategy which recognises the short and medium-term challenges and opportunities facing the County, such as Brexit and the COVID-19 crisis, and sets out a framework to revitalise retailing, is essential to provide much needed guidance to the future of the retail sector in the County.

1.1 Baseline

The Strategy represents a review of the County's previous Retail Strategy 2008-2014 to ensure a healthy, competitive, and vibrant sector within over the period of the current and forthcoming County development plans, through retail policies recommendations which form the basis for determining the quantum, scale, and location of new retail development within the County. It is particularly relevant in the context of the forthcoming review of the current Cavan County Development Plan 2014-2020.

Shifts in the political, economic and social landscape are constant with border areas even more sensitive to such shifts. The retail centres of Cavan will always be particularly susceptible to changing circumstances and planning policy needs to be prepared mindful of this backdrop. The ability of retail centres to respond and evolve accordingly and remain relevant to local users and businesses is influenced by a wide array of issues, including retail planning policy at national and local level.

The recession that hit Ireland during the late 2000s and early 2010s impacted every town and village and every business. But economies cycle between growth and recession and without recession we would not have a recovery. The recovery in Cavan County following the recession period has a distinctive pattern with our research indicating an unequal recovery, dictated by access and remoteness and clearly a microcosm of the national scenario.

Since the previous Retail Strategy 2008-2014, it is generally perceived that economic and demographic recovery was dictated by access to the Dublin market, given the 'Dublin centric' recovery in the Irish economy and wider housing issues. Retailing expansion within the County will have largely stagnated, with minimal demand for increased space and continued consolidation of retailing and related services within the county. A number of large-scale retail floorspace projects envisaged for the County have not been realized, with permissions extended for developers to consider the ongoing viability of their proposals.

Access to the Dublin market is a double-edged sword, with improvements in accessibility and reduced journey times, residents of Cavan will have improved access to jobs, industry and trade. The downside of this improved accessibility is the impact it can have on the competitiveness of local businesses, particularly providers of comparison goods. The County is particularly susceptible to fluctuations in currency values given its positioning on the border with Northern Ireland and the economic threats that may derivates from the practical implementation of Brexit from January 2021.

The COVID-19 crisis is significantly affecting the Irish economy, and the retail sector is no exception. Whilst the overall impact on the retailers and unemployment has been negative, the Irish government has also unveiled an unprecedented Budget 2021 including credit and income supports and rates waiver and tax measures for businesses to meet the challenges of both Brexit and COVID-19 in Ireland in 2021. Despite this, the Republic of Ireland started the effective rollout of COVID-19 vaccination among its population from January 2021, and the economy is forecasted to grow on a national level in 2021. It is therefore vital that planning policy is formulated to deal with any anticipated resurgence in retail, particularly after the COVID-19 crisis is over.

It is also vital that town centre environs are attractive for businesses to operate from as well as to increase consumers' confidence about visiting physical stores again. Whilst this Retail Strategy is primarily focused on the formulation of policy to control the geographic characteristics of retail operations, the Strategy must consider these factors too in light of altering shopping habits and modern shopping demands.

The population of County Cavan reached 76,176 persons in 2016 as stated in the Census 2016 (CSO), having increased by 44.3% (23,380) since 1991, by 19% (12,173) since 2006, and by 4.1% (2,993) since 2011. The NPF's Implementation Roadmap¹ contains population targets for the County at 83,000-84,500 in 2026 and 86,000-88,000 in 2031. However, the growth rates reported by the CSO consistently exceed the average national rate of change for the same periods, which may suggest that the County's population will meet or even exceed the NPF's high-scale growth targets.

¹ National Planning Framework - Implementation Roadmap. Accessible via: <https://npf.ie/wp-content/uploads/NPF-Implementation-Roadmap.pdf>

The identification of the emerging retail hierarchy for County Cavan needs to be mindful of the catchment identified for each retail centre and the extent of floor-space, vacancy levels, retail mix, accessibility, and wider geographical patterns. Positioning on the County Retail Hierarchy should reflect the level of potential for additional retail floor areas and services and the potential absorb same. Recent research suggests a much greater proportion of retail floor-space within rural parts of Ireland than accepted in planning and economic circles. While the level of interest in expanding retailing in rural areas is still low, failure to fully comprehend the extent of rural retailing is a disservice to the operators and users of such services.

1.2 Methodology

The Strategy involves both desktop and fieldwork surveys including a review of existing published documents, studies, plans, retail legislation, government policy, local studies, analysis of current retail trends, both internationally and locally, and a review of best practice in the sector, as applicable in both a national and local context. Two types of surveys were undertaken in 2016 to inform this Strategy. Field surveys comprising the availability and quality of retail floorspace and environments and the extent of shopping catchment areas were also undertaken. Shopper surveys were also carried out to investigate the characteristics of retail customers within the tier 1 and tier 2 towns of Cavan. Householder surveys were also undertaken to aid in providing an understanding of the dynamics of shopping habits of Cavan residents.

This Strategy examines in detail Cavan Town and the Core Strategy Tier 2 towns of Ballyjamesduff, Virginia, Bailieborough, Cootehill and Kingscourt, Tier 3 towns of Belturbet and Ballyconnell, and lower-tier villages with expansive commercial bases (i.e., Killeshandra). Smaller towns, villages, and rural areas are also examined to provide an understanding of the role and function of such areas and to provide a comprehensive view of retailing within the County.

Besides, this Strategy considers the most current retailing trends and changing economic context in the national and regional retail market, including the evolution of online shopping and its impact on retail spaces, emerging technology means which continue to change and shape buying behaviours patterns and the impact from the COVID-19 pandemic and the practical ramifications and potential risks arising from the Brexit Withdrawal Agreement. The Strategy also considers the effects of development and retail policy in neighbouring counties, some of which offer a competing product, while others may be seen as complementing Cavan's retail offer.

CHAPTER 2

Key Policy Framework

Cavan County Retail Strategy

2.0 Introduction

The policy framework for the Retail Strategy for County Cavan is provided at national, regional, and local level. An overview of the key policy framework upon which this Strategy has been produced is set out below.

Under the Planning and Development Act 2000 (as amended), City and County Development Plans, and consequently their retail strategies, are required to be consistent, as far as practicable, with the national planning policies and relevant regional strategies. Since the 2008-2014 Strategy was prepared, several key planning and development documents have been adopted and new population data published by authoritative sources. These all have been considered in the preparation of this Strategy in the following order:

- Project Ireland 2040: National Planning Framework (2018) and National Development Plan (2018-2027)
- Guidelines for Planning Authorities Retail Planning & Retail Design Manual (2012)
- Regional and Spatial Economic Strategy for the Northern and Western Region (2020-2032)
- Cavan County Development Plan 2014-2020
- Cavan Town and Environs Development Plan 2014-2020
- Various other local area plans

Figure. 2.1. Policy Framework - Guidance



2.1 National Level

2.1.1 Project Ireland 2040

The National Planning Framework (NPF) and the National Development Plan 2018-2027 (NDP) are the two pillars of Project Ireland 2040 which replaced the National Spatial Strategy 2002-2020 (NSS) and the National Development Plan 2007-2013 (NDP 2007). The NPF, supported by the NDP, is the Government’s high-level strategic plan for shaping the future growth and development of Ireland. The NPF sets out 10 National Strategic Outcomes (NSOs) and 75 National Policy Objectives. The NSOs are the tools that the NPF will use to deliver their goals. Figure 2.2 outlines the ten NSOs as contained in the NPF.

The primary purpose of the NPF is to enable both urban and rural Ireland to accommodate growth while facilitating a shift towards Ireland’s regions and cities other than Dublin. The NPF targets a level of growth in the Northern and Western and Southern regions combined, to at least equal that of the Eastern and Midlands region. The pattern of growth is further expanded in the NPF’s Implementation Roadmap². The breakdown of population projection in Appendix 2 of the NPF’s Roadmap for the County sets out high and low population range targets of 86,000-88,000 for the period up to 2031.

The NPF’s policies and objectives are implemented at a regional level through the Northern and Western Regional Spatial Economic Strategy 2020-2032 and at a county level through the Cavan County Development Plan 2022-2028. It is also implemented through other plans and programs at the national and regional level such as the National Climate Change Strategy or the NDP. The NDP sets out the investment priorities that will underpin the implementation of the NPF, through a total investment of approximately €116 billion. Here, it is important to outline that the NSS identified urban centres which comprised Gateways, Hubs, County Towns, Large Towns, and District Towns. It identified Cavan as a Hub-Town. Contrary, the NPF divides the country into three regions. County Cavan is part of the Northern and Western Region.

Figure 2.2. National Strategic Outcomes & Priorities (NPF, 2018)



² National Planning Framework - Implementation Roadmap. Accessible via: <https://npf.ie/wp-content/uploads/NPF-Implementation-Roadmap.pdf>

2.1.2 Guidelines for Planning Authorities Retail Planning 2012

The Retail Planning Guidelines (RPGs) were published in 2012 building on the previous retail guidelines from 2005 now superseded. It is the purpose of the RPG's promoting sustainable retail planning by assisting Planning Authorities in addressing retail development, preparing Development Plans, and in assessing applications for retail developments. They also guide developers in formulating development proposals.

The RPGs emphasize that to ensure proper planning and sustainable development, retail development and activity must follow the settlement hierarchy of the State, including the various Gateway and Hub town locations identified in the NSS 2002-2020³, the Regional Planning Guidelines⁴ and the Core Strategies of Development Plans. It is important to note that the NSS 2002-2020 and the Regional Planning Guidelines for the Border Region 2010 were both superseded following the publication of Project Ireland 2040 (NPF and NDP) and the new regional planning guidelines (RSES). Retail development must therefore be consistent with the NPF and the Regional Spatial and Economic Strategy for the Northern and Western Region and to demonstrate regard for the RPGs.

The RPGs have five key policy objectives, as shown in the figure 2.3 below.

Figure 2.3. Key Policy Objectives (Guidelines for Planning Authorities Retail Planning 2012)

1. Ensuring that retail development is plan-led
2. Promoting city/town centre vitality through a sequential approach to development
3. Securing competitiveness in retail sector by actively enabling good-quality development proposals to come forward in suitable locations
4. Facilitating a shift towards increased access to retailing by public transport, cycling and walking in accordance with the Smarter Travel Strategy
5. Delivering quality urban design outcomes

The RPGs also provide specific guidance for the content and role of Development Plans. It is stated, inter alia, that:

'Specifically, in relation to retailing, the development plan must be:

- *Evidence-based through supporting analysis and data to guide decision making;*
- *Consistent with the approach of these guidelines; and*
- *Clear and concise with regard to specific objectives and requirements.*

At a minimum, City and County Development Plans must therefore:

- *State the elements of their settlement hierarchy in line with the relevant regional planning guidelines and their core strategy;*
- *Outline the level and form of retailing activity appropriate to the various components of the settlement hierarchy in that core strategy; see district centres below;*
- *Define, by way of a map, the boundaries of the core shopping areas of city and town centres and also location of any district centres (See Section 3.4);*
- *Include a broad assessment (square metres) of the requirement for additional retail floorspace only for those plans in the areas covered by a joint or multi-authority retail strategy (See Section 3.7 for areas not covered by such strategies);*
- *Set out strategic guidance on the location and scale of retail development to support the settlement hierarchy, including where appropriate identifying opportunity sites which are suitable and available, and which match the future retailing needs of the area;*

³ The National Spatial Strategy 2002-2020 was officially replaced by Project Ireland 2040: National Planning Framework and National Development Plan 2018-2027

⁴ The Regional Planning Guidelines for the Border Region 2010 has been replaced by the Northern and Western Regional Spatial and Economic Strategy 2020-2032 adopted in 2020.

- Identify sites which can accommodate the needs of modern retail formats in a way that maintains the essential character of the shopping area;
- Include objectives to support action initiatives in city and town centres; such as:
 - o Mobility management measures that both improve accessibility of retail areas while aiming to develop a pedestrian and cyclist friendly urban environment and vibrant street life; and
 - o Public realm interventions aimed at improving the retailing experience through high quality civic design, provision of attractive street furnishing, lighting and effective street cleaning/business improvement district type initiatives; and
- Identify relevant development management criteria for the assessment of retail developments in accordance with these guidelines.'

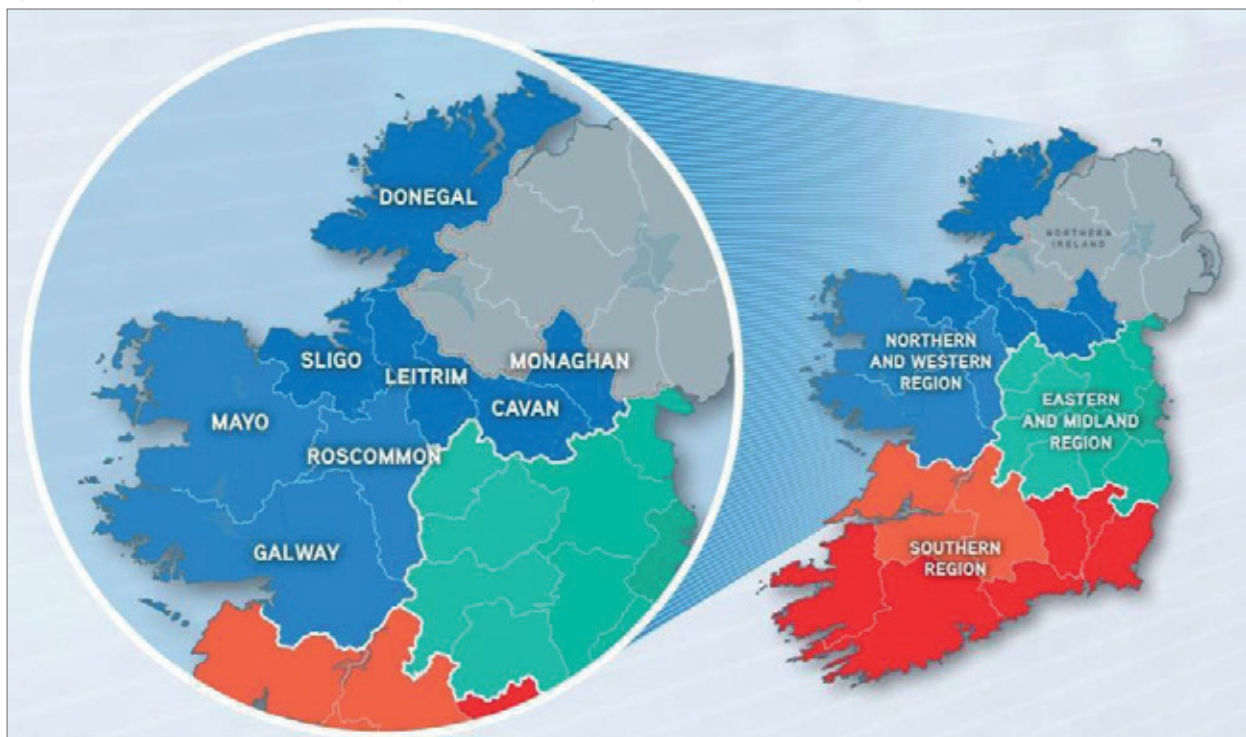
The RPGs are accompanied by a non-statutory Retail Design Manual which sets out the design principles to be used in the formulation of development plan policies and objectives. These are acknowledged and have been given due regard in the preparation of the Strategy.

2.2 Regional Level

2.2.1 Regional Spatial and Economic Strategy 2020-2032

Regional policies and strategies provide the policy link between national policies and guidance documents and local authority planning policies and decisions. The principal guiding document at a regional level is the Regional Spatial and Economic Strategy (RSES) 2020-2032 for the Northern and Western Region (see Figure 2.4). The Strategy replaces the Regional Planning Guidelines for the Border Region 2010.

Figure 2.4. Map of the Northern and Western Region Assembly Area (Regional Spatial & Economic Strategy 2020-2032).



The RSES provides a high-level development framework that supports the implementation of Project Ireland 2040 (NPF and NDP) and the relevant economic policies and objectives within it. The RSES identifies regional assets, opportunities, and pressures and provides appropriate policy responses as Regional Policy Objectives which are necessary to achieve the vision of the Assembly.

The **vision** of the RSES is:

‘To play a leading role in the transformation of this region into a vibrant, connected, natural, inclusive and smart place to work and live.’

The RSES’ aim is about delivering effective regional development for the Northern and Western Region area (NWRA), encompassing Connacht and the Ulster Counties of Cavan, Donegal, and Monaghan (see figure 2.4). The RSES highlights that the region comprises many areas that would be considered predominantly rural within Ireland. Further to this, the counties of Donegal, Leitrim, Monaghan and Cavan all share the only international border within the island, something that possesses its specific challenges.

Due to the scale and diversity of the NWRA the RSES sets out a vision for future growth, priorities and actions that apply at both Sub-Region level and a regional level. The Northern and Western region comprises six different sub-regions. It is outlined within the RSES that Cavan/Monaghan is one of the six sub-regions (see figure 2.5). The RSES settlement strategy identifies Galway Metropolitan Area and three other regional growth centres (Athlone, Letterkenny, and Sligo), eight Key Towns⁵ including Cavan, and other settlements that are smaller than Key Towns.

Figure 2.5. Map of the Sub-Regions (Regional Spatial & Economic Strategy 2020-2032).



⁵ Key Towns: Ballina, Castlebar, Cavan, Ballinasloe, Carrick-on-Shannon, Monaghan, Roscommon and Tuam (RSES, p.40).

In terms of population profile, the RSES notes that the NWRA amounts to approximately 18% of Ireland's total (179,960 persons as of 2016) indicating a population growth of 7.8% between 2002 to 2006 and 7.9% from 2006 to 2011 (RSES, p.14). Figure 8 'Population of the Region 1996-2016' from the RSES shows that County Cavan is the fourth most populated area within the NWRA. It accounted for 13% of the total population growth within the region over the last two decades. In relation to County Cavan, the RSES emphasises it plays a key role between the remainder of the NWRA and the Greater Dublin Area.

Within the Region, the RSES targets at least 40% population growth in the Regional Growth Centres with a further 30% population growth target (minimum) targeted for the Key Towns, such as Cavan Town. The RSES notes that Cavan is well positioned to deliver the principal strategic function within the Cavan/Monaghan sub-region.

Retail Offer

Regarding town centre vitality and retail provision, the RSES states that small towns and villages away from the Greater Dublin Area has continued to experience high vacancy rate, impacted also by the rise of online retailing. It is also noted within the RSES the following **specific policies in respect to the retail sector**:

- **RPO 4.45** To support retail in town and village centres through the sequential approach, as provided within the Retail Guidelines, and to encourage appropriate development formats within the town and village centres
- **RPO 4.46** To encourage new (and expanding) retail developments to locate close to public transport corridors, to enable sustainable travel to and from our Town and Village Centres, where applicable.
- **RPO 4.47** To adopt a presumption in favour of the reuse, and restoration of town centre buildings for use as retail space, subject to satisfying other planning criteria and standards.
- **RPO 4.48** The roll-out of a peer learning programme shall be developed by the NWRA in collaboration with relevant stakeholders. It shall be designed to benefit and be of assistance in supporting the vibrancy, and vitality of the core retail areas of town centres.

2.3 County & Local Level

2.3.1 Cavan County Development Plan 2014-2020

The Cavan County Development Plan 2014-2020 (Development Plan 2014-2020) states the policies and objectives to guide the proper planning and sustainable development of the County for the 6-year period. The Development Plan 2014-2020 establishes the following vision for the County:

"That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy."

The Development Plan 2014-2020 highlights that the adopted Settlement Hierarchy was devised on the basis of an analysis of population change along with a field study of the retail and service provision available in the towns and villages of the County. The latter underlines the importance of retail provision in the county and related strategy development, which will be intrinsic to the delivery of overall plan objectives across Cavan.

Core Strategy

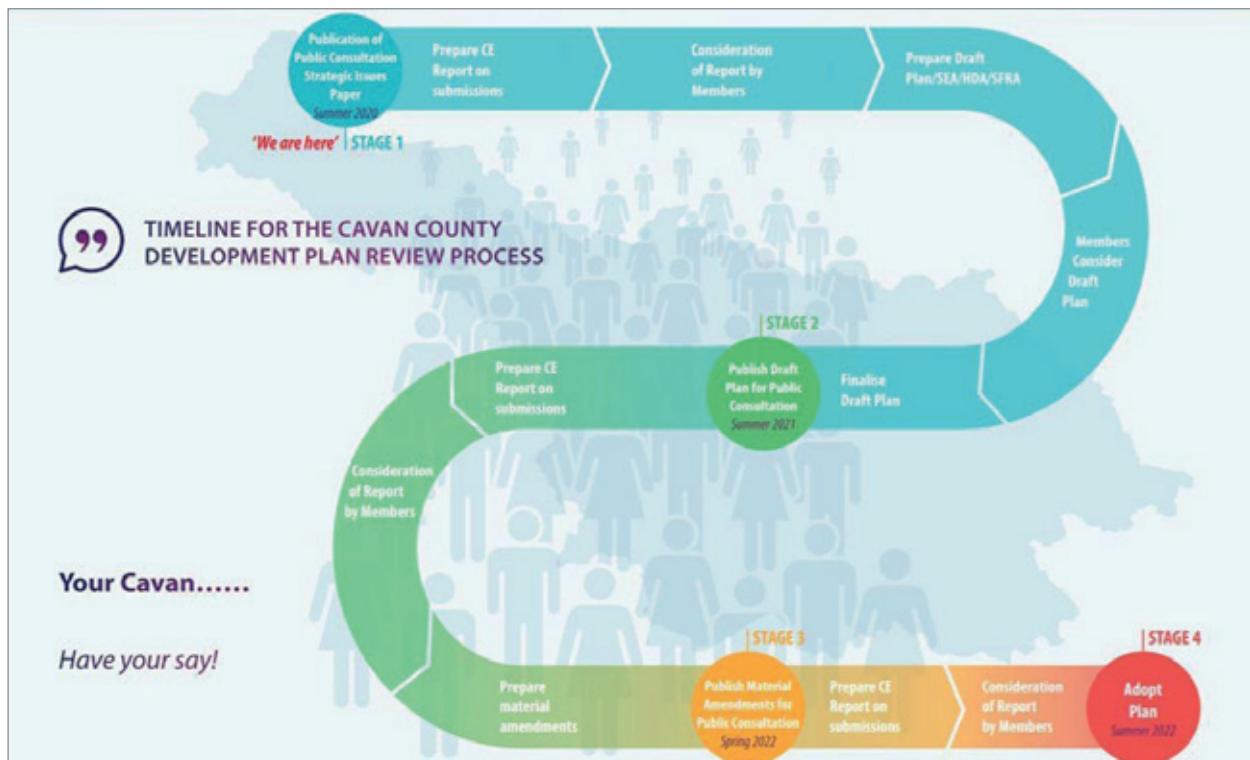
The Development Plan 2014-2020 Core Strategy sets out a clear spatial framework for the delivery of planned growth across the county based on a **six-tiered hierarchy of settlements**. It disaggregates population growth across the different areas translating this into zoned land and housing target requirements. The different tiers are outlined below, as extracted from the Development Plan 2014-2020.

- **Tier One (Principal Town).** Cavan Town, principal town of strategic regional importance.
- **Tier Two (Large Towns).** This tier includes the larger towns in the County acting as drivers of growth: Bailieborough, Ballyjamesduff, Cootehill, Kingscourt and Virginia.
- **Tier Three (Medium Towns).** These are towns serving as essential providers of services: Mullagh, Belturbet and Vallyconnel.
- **Tier Four to Six.** These tiers include Small Towns, Villages and Small Villages.
 - **Tier Four:** Killeshandra, Arvagh, Kilnaleck, Shercock, Ballyhaise and Ballinagh.
 - **Tier Five:** Loch Gowna, Swanlinbar, Blacklion and Butlersbridge.
 - **Tier Six:** Bawnboy, Dowra, Kilcogy, Stradone, Redhills, Mountnugent, Crossdoney and Crosskeys.

The Core Strategy also sets out targeted policies to inform and link together the differing sections of the plan. These policies will be implemented through a combination of objectives within the specific sections of the Development Plan 2014-2020, along with subsequent strategies published by the Planning Department within the lifetime of the development plan. Importantly, measures for the latter include the preparation and implementation of a 'Retail Strategy' for the County, which forms the basis for this report.

Within this, any strategy must have due regard to other mitigating Core Strategy policies including the need to prioritise development within Cavan Town, which has been identified as Key Town in the RSES for the Northern and Western Region, and guide development of towns in a sequential manner, outwards from the core area to maximise the use of existing and future infrastructure provision, promote sustainable development and make better use of underutilised land.

Figure 2.6. Timeline for the Cavan County Development Plan Review Process (Strategic Issues Paper, 2020).



In June 2020, Cavan County Council commenced Stage 1 (Strategic Issues Paper) of the review of the existing Development Plan 2014-2020 by preparing the new Cavan County Development Plan 2022-2028, which will incorporate a Local Area Plan for Cavan Town and Environs. Further stages of the Development Plan review process are outlined in Figure 2.6. The review process will ensure consistency with the national and regional policy objectives of the recently adopted NPF and the RSES for the NRWA, which is expected to result in changes in the Core Strategy and associated tables as well as other amendments to policy and objectives throughout the written statement.

Retail Policy & Objectives

Section 3.10 of the Development Plan 2014-2020 recognises that the retail sector is an important employer and driver of economic growth in the County and contributes to the vitality of towns, especially Cavan Town. The impacts of the recent economic downturn on the sector are highlighted alongside a concentrated need for actions to sustain and improve the retail profile and competitiveness of County Cavan, through the consolidation and enhancement of town centres and settlements and by improving the quality and choice of retail developments on offer. Again, the importance of Cavan Town as the principal retail centre within the county is emphasised, alongside the wider need to tailor retail policy to the unique urban profile of the County in the development of a robust retail strategy.

The Development Plan 2014-2020 includes provision for **4 distinct retail polices** to underpin the envisaged plan-led approach:

- **EDP16** - *To support the continued sustainable development of Cavan Town as the primary retail and service centre in the County and in recognition of its hub status within the Border Region. To promote, strengthen and protect the retail function of all the towns and villages of the county especially the large and medium sized towns.*
- **EDP17** - *Aim to ensure that the retail needs of the County's residents are met within the county.*
- **EDP18** - *To encourage and facilitate the re-use and regeneration of derelict buildings, within town and village cores, for retail uses.*
- **EDP19** - *To ensure that a 'Retail Strategy' is prepared for the County and for Cavan Town & Environs, as a priority.*

In addition to the above-mentioned retail policies, the Development Plan 2014-2020 identifies **7 no. retail objectives**, which includes the aim of achieving high standards and innovation in retail design, general compliance with the RPGs (2012), and the establishment of minimum and maximum retail floorspace requirements for retail warehousing and service stations.

The objectives also include a requirement to consider the sustainable development of tourism-related retail developments in towns or villages and, in exceptional cases, at existing established tourist attractions. Significant weight is attached to the overriding principle of ensuring that retail development be confined to town and village cores within Tier Four and Five towns and that it is strictly controlled in Tier Two and Three towns whereby the presumption will be that new retail development will generally only be permitted within town centres.

2.3.2 Cavan Town & Environs Development Plan 2014-2020

The Cavan Town & Environs Development Plan covers the functional area of Cavan Town and was prepared in parallel with the County Development Plan, recognising the importance of the town's role as the primary centre in the County. The principal aims of the plan include the need to facilitate the economic and social development of the town and to consider a transformational and landuse structure that will provide for its orderly development. The adopted development strategy is centred on a need to support the role of Cavan Town as a regionally important employment, retail and service centre, improving the urban environment, encouraging brownfield and infill development, and strengthening physical and social infrastructure.

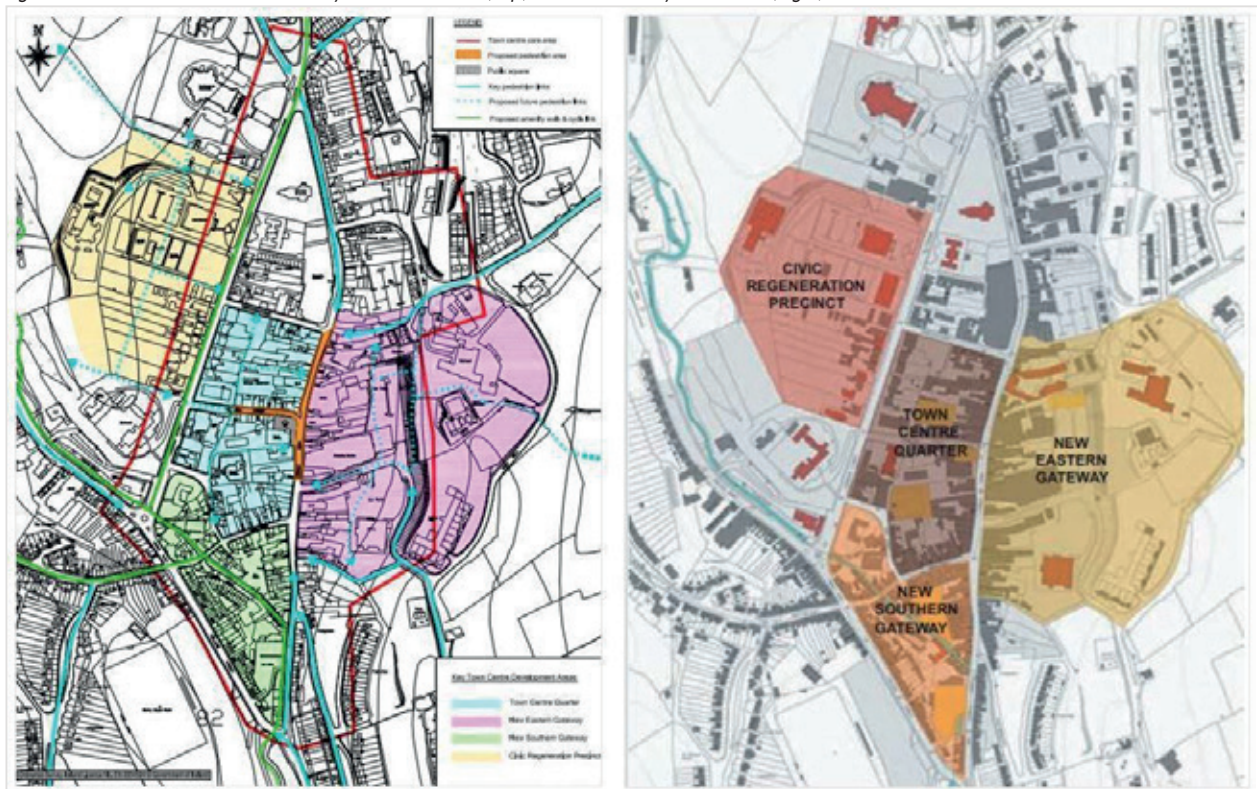
Sustainable economic development is recognised as the lifeblood of the community. The Plan notes that retail is a principal employer, but there has been a general reduction in retail traders since 2009. The Plan identifies opportunities arising from permitted retail development to the west of the town core, which will allow for improved and sustainable transport links, including capacity to accommodate attractive mixed uses, civic spaces, commercial and other uses, as well as a pedestrian priority area. These aspirations are reflected in the different Town Centre Policies which have a strong retail emphasis:

- **TC-P1** To facilitate new town centre development to include a mix of shopping, commercial, community and residential uses in appropriate density development around pedestrian friendly streets and squares with high quality urban design.
- **TC-P2** Forge a link between planning and design to produce better living environments for people.
- **TC-P3** Seek to maintain a good mixture of retail units within the town core areas in order to ensure the vitality and viability of the town centre.

The future development of Cavan Town itself will be guided by a number of planning mechanisms including the Cavan Town Urban Design Framework, a phased approach to the release of zoned lands and the preparation of masterplans for key sites to contribute to the vitality and viability of key centre areas. The development of the town core will be focused on four key areas (see Figure 2.7), namely, the Civic Regeneration Precinct, Town Centre Quarter, new Southern gateway and new Eastern Gateway.

As mentioned previously, Cavan County Development Plan 2014-2020 will be replaced by the next County Development Plan which will cover the period 2022-2028. As there is no longer a Town Council for Cavan Town, there will be no separate Cavan Town Development Plan. It is intended that a local area plan will be required which will replace the Cavan Town & Environs Development Plan 2014-2020. Cavan County Council will manage the process of merging the Cavan Town Local Area Plan into the preparation process of the new Cavan County Development Plan 2022-2028.

Figure 2.7. Town Centre Core Areas - Key Pedestrian Links (Left). Cavan Town Key Four Areas (Right).



2.3.3 Cavan Town & Environs Integrated Framework Plan 2020

The 2008 Cavan Town and Environs Development Plans adopted by the Council also included an Integrated Framework Plan 2020 comprising a transportation study and the aforementioned urban design framework (see Figure 2.7). The transportation study sets out both strategic and area-specific recommendations to co-ordinate land use plans with a tailored transport network. The study establishes plans for a number of pedestrian links, public squares, amenity walks and cycle routes which includes the creation of a pedestrian priority zone on Main Street, Town Hall Street and Bullock Lane, alongside direct access for car traffic to designated car parks located to the east and south of the town centre and the creation of enhanced facilities for town centre deliveries. The priority pedestrian zone has been designed to strengthen links to public transport facilities, and in particular, the bus station on Farnham Street. Implementation of the recommendations would provide for c.1,700 car parking spaces (on and off-street) contributing towards the realisation of envisaged growth targets locally. A Vehicle Control Zone was proposed to be established in pedestrianised areas to accommodate business deliveries between the hours of 7 pm and 11 am.

The Plan also priorities a number of new road links and junction improvements to the town centre core and new development lands. This has contributed to the completion of the €6 million Town Centre Eastern Access project to improve accessibility to the centre and the adjacent multi-storey car park. It involved the construction of three new links road and a new roundabout in Killynebbber, Tullymongan Lower and Townparks.

These projects will contribute significantly to the improvement of the town centre shopping environment in Cavan Town and related access. Any future strategy for retail development should have full regard to these proposals or any subsequent revisions of these proposals.

2.3.4 Cavan Local Economic & Community Plan 2016-2021

Cavan's Local Economic and Community Plan (LECP) sets out key strategic goals and related actions needed to support economic and community development over the next 6 years. An action focused document, it cultivates a strong role for Local Government in the achievement of established objectives. The developed economic plan for the county includes a specific goal to "*stimulate town renewal and help revive the retail sector*". This includes two distinct objectives as follows: -

"Objective 8.1: Town/Village Renewal Initiative

- a. *Develop and implement a Town Team Pro-gramme for a number of towns throughout the county. Key stakeholders identified to work collaboratively to develop a shared vision for the economic spatial and social/community development of the towns identified;*
- b. *Develop a project under the Rural Economic Development Zone [REDZ] initiative".*

Under this objective, designated town teams will take responsibility for the preparation and implementation of town rejuvenation plans. In rural areas, opportunities to access REDZ funding from The Commission for the Economic Development of Rural Areas will be explored.

"Objective 8.2: Revival of Retailing

- a. *Examine potential to incentivise the reopening of vacant business premises;*
- b. *Collaborate in facilitating and hosting a regional retail symposium to examine ways to revive and reinvigorate retailing at county and regional level;*
- c. *Investigate potential of a countywide "Shop Local" campaign to support independent retailers;*
- d. *Support Retailers to exploit opportunities presented by online trading;*
- e. *Seasonal initiatives such as Christmas markets (local crafts and food products)".*

A number of targeted measures will be developed under this objective via strong partnership working between Cavan County Council, the Chamber of Commerce, Local Enterprise Office and formulated Town Teams.

2.3.5 Other Reference Documents

The following list includes a host of other guidelines and plans from various statutory bodies which have pertinence for this study and shape the recommendations of the Strategy.

- Cavan Heritage Plan 2006-2011;
- Cavan Town Smarter Travel Scheme;
- Investing for Growth and jobs: Infrastructure Investment Priorities 2010-2016;
- Local Government and Regional Government Reform;
- Smarter Travel – A sustainable Transport Future: A new Transport Policy for Ireland 2009-2020;
- Design Manual for Urban Roads and Streets (2013);
- Urban Regeneration & Housing Act 2015;
- Retail Ireland Town Centre Policy 2012;
- Retail Excellence: A Strategy for Rural Retail 2015: Shaping the Future: Case Studies in Adaptation and Reuse in Historic Urban Environments.

2.4 Policy Summary

A consistent theme across the policy documents discussed in Chapter 2 is the critical role the retail sector plays in achieving economic growth and its contribution to the creation of sustainable town centres. This message is already presented into a set of positive policy objectives in the current Cavan County and Cavan Town Development Plans.

Since the preparation of the previous Retail Strategy 2008-2014 a number of key policy documents have been published. As detailed in Chapter 2, the new RPGs were adopted in 2012, Project Ireland 2040 (NPF and NDP) in 2018 and the RSES for the Northern and Western Region in 2020 replacing the previous Regional Planning Guidelines for the Border Region (2010).

It is intended that the new Cavan County Retail Strategy 2021-2028 will form an integral part of the forthcoming Cavan County Development Plan 2022-2028, which review process commenced in June 2020 (Stage 1 – Strategic Issues Paper), to ensure consistency in approach at a national, regional, and local level. The need for an updated County Retail Strategy is also required to reflect the changing environment for retail development emerging from Brexit or the COVID-19 crisis and an increase in online retailing, and be set within the context of current national, regional and development guidelines and plans. The need for an updated County Retail Strategy is also required to reflect the most-up to date population and retail floorspace information.

CHAPTER 3

Retail Planning Context

Cavan County Retail Strategy

3.0 Introduction

The development of any retail strategy must be rooted in a firm appreciation of the market, with economic outlook and performance, industry operational practices, consumer confidence, geography, and the socio-economic profile of any consumer base key factors in the strategic development of policy in any area. This section establishes an important context in this regard, which should be given weight in any targeted strategy to meet the future retail requirements in the County.

3.1 Market Characteristics

Retail entered 2020 with some positive momentum as 300,000 people were employed in the retail sector making it the single biggest private employer in Ireland (Retail Ireland–Submission to the Minister for Finance, IBEC 2020). The Irish economy and the retail sector had continued to strengthen since 2008, and employment figures increased as a result of COVID-19 restrictions including the decision by the Irish Government to move to Level 5 of the 'Living with COVID-19'⁶ plan.

COVID-19 crisis has dramatically disrupted the retail sector during 2020, with the shock differing massively between brick-and-mortar versus online shops, essential versus non-essential stores, and small versus large retailers. Since early March 2020, many retailers have been asked to close their doors for a prolonged period or allowed only to function intermittently on public health grounds resulting in the loss of turnover. By the end of 2020, the national economy faced enormous challenges by COVID-19 crisis including the introduction of new retail lockdowns in January 2021.

The impact of COVID-19 restrictions in the retail sector has heightened the potential of online shopping and has resulted in an ever-increasing feature of the Irish retail market. 'Click and Collect' and home delivery practices have become very popular across many retail categories, as the only viable option to continue trading during the COVID-19 crisis.

Footfall in Irish retail has fallen more than in other European countries, according to a research published in November 2020 by Retail Ireland, the IBEC group that represents the retail sector⁷. The decline in the number of shoppers on city and town streets can be linked to shoppers' adjusted behaviour, the introduction of social distancing measures and the government's set of restrictions to halt the spread of COVID-19 including the closure of 'non-essential' retailers during the introduction of Level 5 restrictions.

⁶ Living with COVID-19 Plan – Level 5 provides for 'non-essential' retailers to close.

⁷ Footfall in Irish Retail falls more than anywhere in Europe (Ibec, 2020). Accessible via: <https://www.ibec.ie/connect-and-learn/media/2020/11/17/footfall-in-retail-in-ireland-falls-more-than-anywhere-in-europe>

On the positive hand, Retail Ireland's November 2020 Monitor Report⁸ notes the amount of retail sales grew by 1.1% in the months of September to August 2020 relative to the same period in 2019. In addition, an increased spending activity was also reported in the last weeks of September 2020. Retail revenue and spending growth from August to September 2020 are highly relevant from the point of coinciding in terms of time with the relaxing of COVID-19 restrictions.

On another note, Irish consumer confidence rebounded to 65.5 in November 2020 from 52.6 points in October 2020 according to the KBC Bank consumer sentiment index⁹. The positive figures from November may be a result, among other reasons, of the decline in reported COVID-19 cases over the survey period, according to KBC Bank's own survey study. Although the magnitude and intensity of the COVID-19 crisis is unparalleled, the degree of recovery and resilience displayed by the general economy including the retail sector, especially as restrictions ease, is promising. The positive signs of economic recovery reported during the periods of time which the COVID-19 restrictions were relaxed can fairly be interpreted as the form of recovery to be expected for the retail sector, particularly since the rollout of the COVID-19 vaccine among the population started in January 2021.

Unfortunately, some of the challenges the retail sector has faced along 2020 as a result of the COVID-19 pandemic may be expected to continue in parts of the Irish retail sector well beyond this crisis. While some physical shop-based retailers will return to growth, the challenge now for more conventional retailing will be to compete with other retailers who have already embraced online shopping as a mode to operate and to satisfy consumers which personal preference is to purchase goods in one click and be offered a range of home-delivery options.

It seems clear that traditional ways of buying are changing rapidly and the trend towards online shopping will continue once COVID-19 crisis passes. However, a recent research¹⁰ from Banking & Payment Federation Ireland (BPF) which looks at consumer's current online shopping habits, provides other relevant findings. While consumers are more likely to continue shopping online for goods such as clothes and toys, the survey reveals that Irish adults shopping for groceries, hardware and DIY products as well as newspapers and magazines are less likely to do so online once the current Level 5 restrictions are eased.

As discussed above, it goes without saying that the COVID-19 crisis has had a considerable impact on parts of the Irish retail sector; however, it is expected that the outcome of the vaccination among the population will provide an important basis for the recovery of the sector after the pandemic ends. The retail industry is increasingly dynamic and susceptible to changes. Traditional ways of purchasing are changing and the retail market in Ireland seem to adapt and reflect on these. The following represents a summary of some of the key trends which are expected to define the retail sector characteristics as the sector and society start to rebuild from the altered-environment due to COVID-19 crisis in which Ireland is currently at:

- Traditional high streets and urban centres are no longer just about retail. There is increasing recognition in the sector of the need to better foster and create a leisure experience around retailing to increase 'dwell' times in retail locations and couple shopping with dining, cinema visits etc. as part of a collective visitor experience;
- Impressive shopping environments attract the attention of local, national and international investment, with a greater emphasis now being placed on urban design and quality of public realm;
- The independent retail sector has become increasingly sophisticated in Ireland over the last ten years with a consumer preference to shop local in food categories in particular, balanced with improved trader engagement and the bespoke addressing of customer needs;

⁸ Retail Ireland Monitor, November 2020 (Retail Ireland, Ibec). Accessible via: [https://www.retailireland.ie/IBEC/Press/PressPublicationsdoclib3.nsf/wvRINewsByTitle/footfall-in-irish-retail-fallen-more-than-anywhere-in-europe-17-11-2020/\\$file/Retail%20Ireland%20Monitor%20-%20November%202020.pdf](https://www.retailireland.ie/IBEC/Press/PressPublicationsdoclib3.nsf/wvRINewsByTitle/footfall-in-irish-retail-fallen-more-than-anywhere-in-europe-17-11-2020/$file/Retail%20Ireland%20Monitor%20-%20November%202020.pdf)

⁹ Irish Consumer Sentiment (KBC Ireland). Accessible via: <https://www.kbc.ie/blog/consumer-sentiment-surveys/surprise-bounce-in-consumer-confidence-hints-at-st>

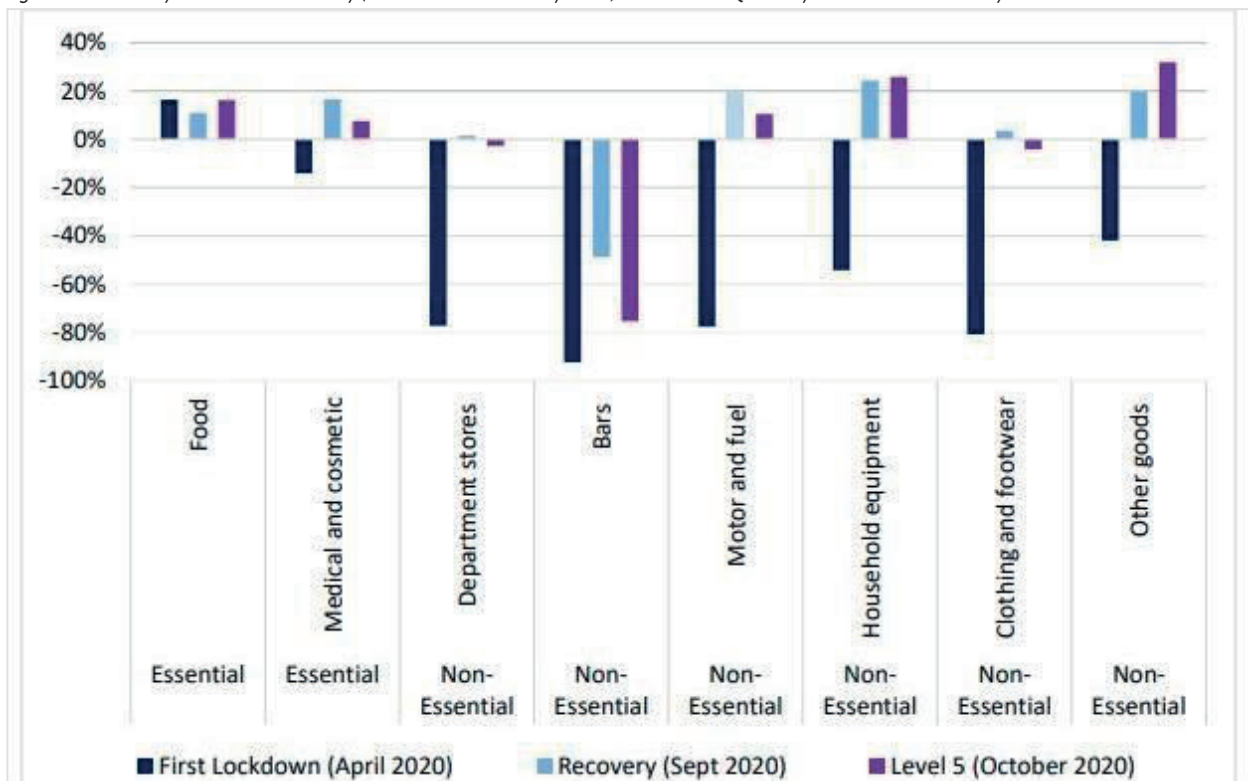
¹⁰ Banking & payments Federation Ireland (May,2020). Accessible via: <https://bpfi.ie/consumers-likely-continue-shopping-online-clothes-electronic-goods-books-covid-restrictions-lifted/>

- Contactless was a popular payment method even before COVID-19 crisis. Figures from the BRFI¹⁰ illustrate that more than 62m payments valued at almost €990m were made in August 2020, accelerating the shift from cash to electronic payments. This uplift in trends is also influenced by banks making more expensive to transact in cash, i.e., with the introduction of ATM transaction charge; and,
- Issues surrounding local business rates and retail rents are key considerations in relation to viability and the reduction of retail vacancy rates across centres. Margins will continue to come under pressure as markets start to rebuild from COVID-19 and retailers adjust to some of the impacts arising from post-Brexit implications and its practical implementation.

3.2 Economic Performance & Outlook

As implementation of Brexit begins in January 2021, coupled with significant uncertainty caused by the COVID-19 crisis, both many constraints and opportunities present themselves for Cavan’s economic sustainability. Despite the impact and threats of the COVID-19 crisis and Brexit, the Economic and Social Research Institute¹¹ (ESRI) has forecasted that the Irish economy would increase by 3.4% by the end of 2020 and growing by 4.9% along 2021. Among its growth forecast for 2021, the ESRI envisaged the possibility of a six-week Level 5 lockdown in the first half of 2021, a post-Brexit deal and the rollout of a COVID-19 vaccine among the general population during the second half of the year. The ESRI also has forecasted that unemployment will 14.5% in 2021, decreasing from 20.4%¹² by the end of 2020. Further to this, CSO figures¹³ from the Quarterly National Accounts (Q3 2020) showed a rebound of 11% in GDP following the easing of COVID-19 restrictions during the summer period.

Figure 3.1. Recovery in Retail Sales Activity (Fall relative to February 2020). Source: ESRI Quarterly Economic Commentary 2020



¹¹ ESRI – Quarterly Economic Commentary Winter 2020. Accessible via: https://www.esri.ie/system/files/publications/QEC2020WIN_0.pdf

¹² CSO December 2020. Accessible via: <https://www.cso.ie/en/statistics/labourmarket/monthlyunemployment/>

¹³ <https://www.cso.ie/en/releasesandpublications/er/na/quarterlynationalaccountsquarter32020/>

Figure 3.2. Year-on-Year Changes in retail Sales (seasonally adjusted) by Month. Source: ESRI Quarterly Economic Commentary 2020

	March	April	May	June	July	August	Sept	October
Motor trades	-30%	-81%	-50%	4%	15%	14%	18%	6%
Department stores	-28%	-78%	-54%	-15%	-15%	-4%	6%	-3%
Retail sale of automotive fuel	-15%	-50%	-37%	-17%	-11%	-6%	-10%	-21%
Bars	-58%	-92%	-92%	-82%	-48%	-40%	-50%	-75%
All retail businesses	-11%	-44%	-25%	4%	9%	9%	11%	8%
Retail sale of food	18%	17%	17%	16%	10%	10%	11%	16%
Household equipment	12%	-50%	-20%	20%	23%	26%	30%	31%
Textiles, clothing and footwear	-47%	-82%	-79%	-17%	2%	-2%	3%	-7%
Books, stationery and other goods	-5%	-44%	-3%	19%	16%	14%	16%	32%
Medical and cosmetic articles	14%	-15%	-11%	3%	2%	8%	17%	7%

In terms of the impact of COVID-19 in the retail sector, ESRI notes that *'the rapid and severe decline in expenditure in the first and second quarter of 2020, real time indicators of expenditure such as retail sales data demonstrate the sustained and strong recovery as the economy was reopened'*. Figure 3.1 identifies retail activity trends in relation to the times when restrictions were introduced and eased. The trough is in April 2020, the peak is in September 2020 and October is when the Level 5 lockdown was re-introduced. It is evident that the recovery in retail sales was broad across the different sales activities since the start of the pandemic's restrictions, as shown in Figures 3.1 and 3.2, which gives cause for hope that the recovery continues in 2021.

As noted above, different reports identify the resilience of the Irish economy and a transition towards recovery in the retail sales. Discounting current consensus general growth forecasts leave Ireland with robust GDP growth rates in the short-to-medium term. Cavan's geographic location relative to retail shopping destinations in Northern Ireland means it is particularly susceptible to uncertainties brought about by the implementation of Brexit. It is therefore critical that the developed strategy incorporates sufficient flexibility to positively respond to any unforeseen issues as they arise.

Brexit Implementation – Withdrawal Agreement

Cavan's geographic location relative to retail shopping destinations in Northern Ireland means it is particularly susceptible to uncertainties brought about by 'Brexit'. The practical implications on the wider economy of Brexit are still unclear. Right from the beginning, it was suggested that likely negatives will include a swing in trade balance between Ireland and the UK owing to slower UK growth. A review of national trends and indicators in respect of Ireland and the UK's relationship from the CSO¹⁴ confirms a national fluctuation of exports to other countries within the last two years.

County Cavan's geographic position adjacent to the border within the EU may translate onto economic opportunities in the form of employment due to the relocation of businesses. In this regard, it will be critical that the County positions itself as a strategic gateway hub by the northern border. the County has a relatively even distribution of its workforce across industry sectors and may also benefit from this.

In summary, it is expected that a period of restructuring will be followed by an eventual stabilisation which may bring opportunities to the County in the form of employment due to relocation of businesses, or growth as an economic or transport hub. It is therefore critical that the developed strategy incorporates sufficient flexibility to positively respond to any unforeseen issues as they arise as the post-Brexit agreement starts to be implemented.

¹¹ CSO. Accessible via: <https://www.cso.ie/en/interactivezone/visualisationtools/brexitindicators/#>

COVID-19 Crisis

COVID-19 represents the largest economic challenge faced nationally and has had a considerable impact for Cavan's local economy. In the face of an unprecedented crisis, many businesses, including those in retail, have been asked to close their doors. According to the CSO's Business Impact of COVID-19 Survey¹⁵ 2.5% of businesses stated they had ceased trading temporarily, with 33% trading at partial capacity and a further 1.2% have ceased permanently. In line with this, the seasonally adjusted national unemployment rate had reached 7.5% in November 2020.

As January 2021, the government has created a COVID-19 Vaccine Taskforce and the priority groups, which include people aged 65 years and older and frontline healthcare workers, have commenced to get the COVID-19 vaccine. With the roll out of the vaccine across the State and the EU from early January 2021, there may be a return to a somewhat pre-COVID-19 influenced economic environment which is expected to reduce unemployment and to contribute to the recovery in retail sales in the near future.

3.3 Demographic & Socio-Economic Profile

Retail facilities and services are used by people and an appreciation of the current demographic profile and character of the study area is required to understand local usage and appropriately plan for future retail provision.

The Cavan County Development Plan Core Strategy provides statistical information on the composition and characteristics of different settlements in the area. It is not the purpose of this report to replicate this, rather, an effort has been made to review and update relevant retail-related datasets for the study area that may frame and shape strategy considerations. This has also extended to an examination of spatial relationships between defined retail centres and surrounding areas.

3.3.1 Regional Context

Following on from the enactment of the Local Government Reform Act 2014 a number of changes have been made to the regional structures in Ireland, where the eight regional authorities were dissolved. Three new Regional Assemblies (RA) came into effect on 1st January 2015, namely the Southern RA, the Eastern & Midland RA and the Northern & Western RA. County Cavan is a member of the NWRA among with 7 other counties (See. Table 3.1)

AREA	Population			Population Change %		
	2006	2011	2016	2006-11	2011-16	2006-16
<i>Cavan</i>	64,003	73,183	76,176	14.3	4.1	19.0
Monaghan	55,997	60,483	61,386	8.0	1.5	9.6
Leitrim	28,950	31,798	32,044	9.8	0.8	10.7
Mayo	123,839	130,638	130,507	5.5	-0.1	5.4
Galway	231,670	250,653	258,058	8.2	3.0	11.4
Sligo	60,894	65,393	65,535	7.4	0.2	7.6
Donegal	147,264	161,137	159,192	9.4	-1.2	8.1
Roscommon	58,768	64,065	64,544	9.0	0.7	9.8
Northern & Western Region	771,385	837,350	847,442	8.6	1.2	9.9
State	4,239,848	4,588,252	4,761,865	8.2	3.8	12.3

¹⁵ CSO website: <https://www.cso.ie/en/releasesandpublications/er/bic19/businessimpactofcovid-19survey27julito23aug2020/>

The population within the NWRA amounts to approximately 18% of Ireland's total. From 1996 to 2016. The Region has seen steady growth in population. This growth was nearly 10% over the inter-census period between 2006 to 2016. Over the same period, County Cavan also grew but at a higher level. From table 3.1 below, it becomes clear that County Cavan has exhibited positive population growth over the last two intercensal periods relative to its neighbours, as well as that experienced in the Region and the State as a whole. The population increased by 19% over the period between 2006-2016, comparable to an average 9.9% growth across the NWRA and 12.3% increase nationally. The County had an additional 23,232 persons recorded as living within it, compared to 1996, and extra 12,173 compared to 2016.

The RSES seeks to foster, structure and focus development potential to build a competitive and attractive region. The RSES recognises the proximity to Northern Ireland and the interconnectivity of services, industry and communities between two national economies. It is evident that in the specific case of Cavan, the presence of strategic road linkages such as the N3, N55, N54, N87, A3 and A509 have been a key proponent in population growth. This is evidenced in figure 3.4 which illustrates more pronounced patterns in the 10%, 20% and +20% deciles in Cavan proximate to key nodes comparable to adjacent counties Monaghan and Leitrim.

The strength of Cavan Town itself as a Key Town in the Region is underlined by its own exponential growth between 2006 and 2016, whereby the population increased by 38.4% during this time (See Table 3.2). This has included consistent growth rates of 29.5% between 2006 and 2011 and 6.9% growth between 2011 and 2016. These trends compare very favourably with that exhibited at both regional and state levels during this time.

Table 3.2. Actual Population and Change (%) 2006-2016

AREA	Population			Population Change %		
	2006	2011	2016	2006-11	2011-16	2006-16
County Cavan	64,003	73,183	76,176	14.3	4.1	19.0
Cavan Town	7,883	10,205	10,914	29.5	6.9	38.4
Northern & Western Region	771,385	837,350	847,442	8.6	1.2	9.9
State	4,239,848	4,588,252	4,761,865	8.2	3.8	12.3

3.3.2 County Profile

Geographic location and scale of population plays a considerable part in the retail role and function of different settlements in County Cavan. The retail hierarchy for the County, as outlined in Chapter 2 of this report, confirms Cavan Town's role as the primary centre, a position which has been reinforced by recorded population growth over the last two inter-censal periods. Census figures indicate Cavan Town had a population of 7,883 in 2006 compared to 10,914, a 38.4% increase (see Table 3.2).

The Census of population 2016 Electoral District (ED) findings also present some interesting trends with respect to the distribution of population across Cavan. Nominal levels of population growth were recorded in Tier Two (large) towns; for example, Ballyjamesduf (3.6%), Bailieborough (6.0%) or Kingscourt (7.4%), with a more marked uplift of 16% experienced in Virginia.

Noticeably, a higher population growth rate was registered in the designated Tier Three (medium) settlement of Mullagh (18.6%), Ballyconnell with a rate of 4.1%, and the Electoral Division (ED) encompassing Belturbet experiencing 9.14%. Furthermore, growth in relation to the latter two settlements was also supplemented by increases in the adjacent EDs of Ardue (17.98%), Kilconny (13.99%) and Grilly (20.35%). Clearly, proximity to the border, Cavan Town and the A509 and A34 routes which serve Enniskillen are key influencing factors with respect to increased levels of performance here.

Figure 3.3. % Population Change 2011-2016 (Eds). (AIRO – Census 2016 Results)

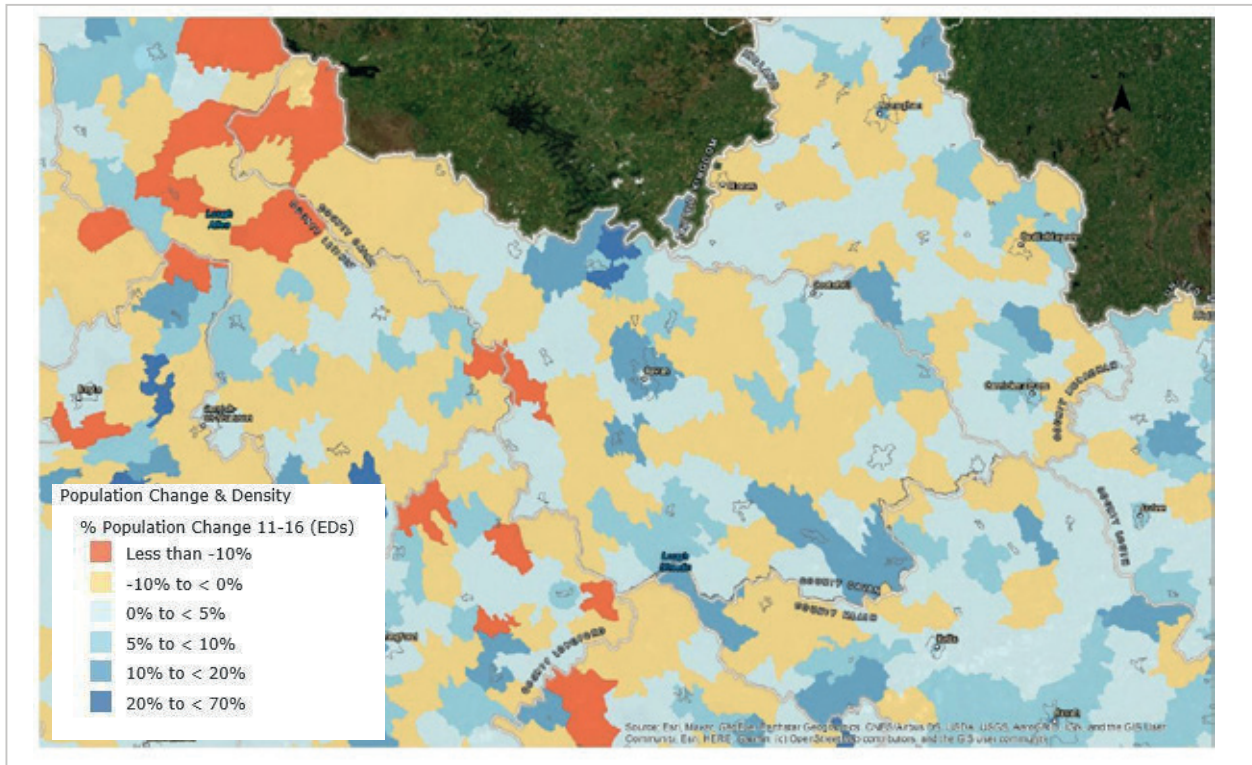
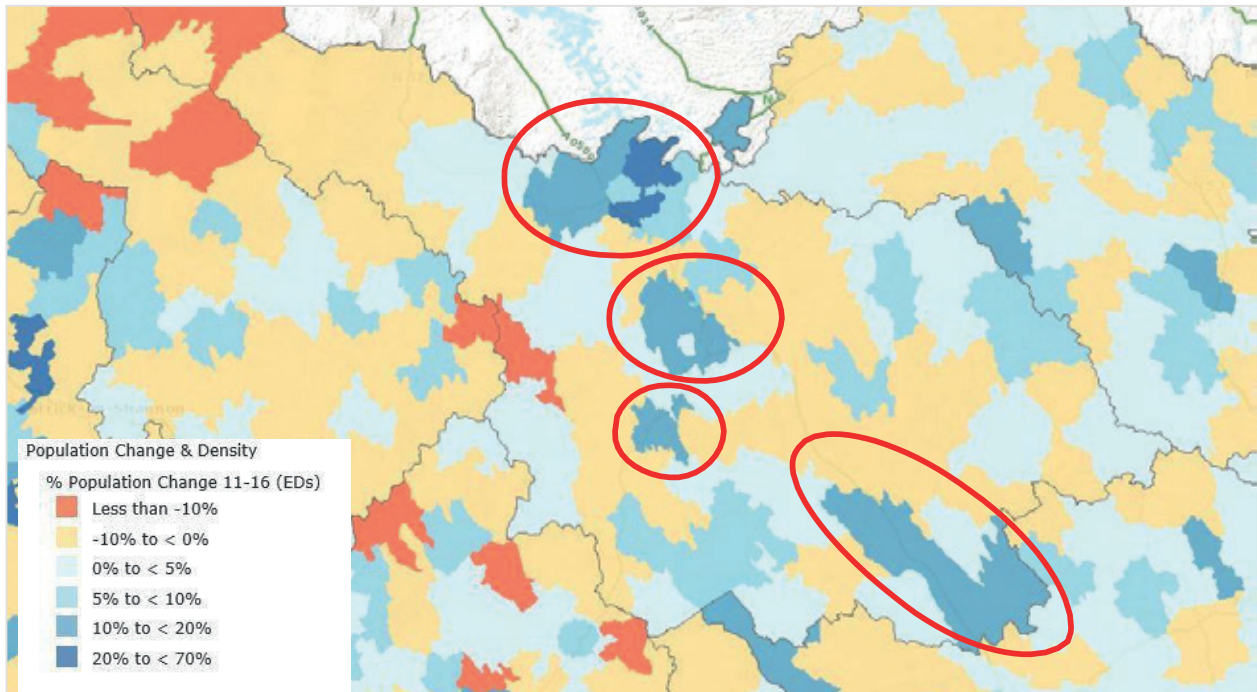


Figure 3.4. Key areas. Key population growth areas Co. Cavan 2011-16 (AIRO – Census 2016 Results).

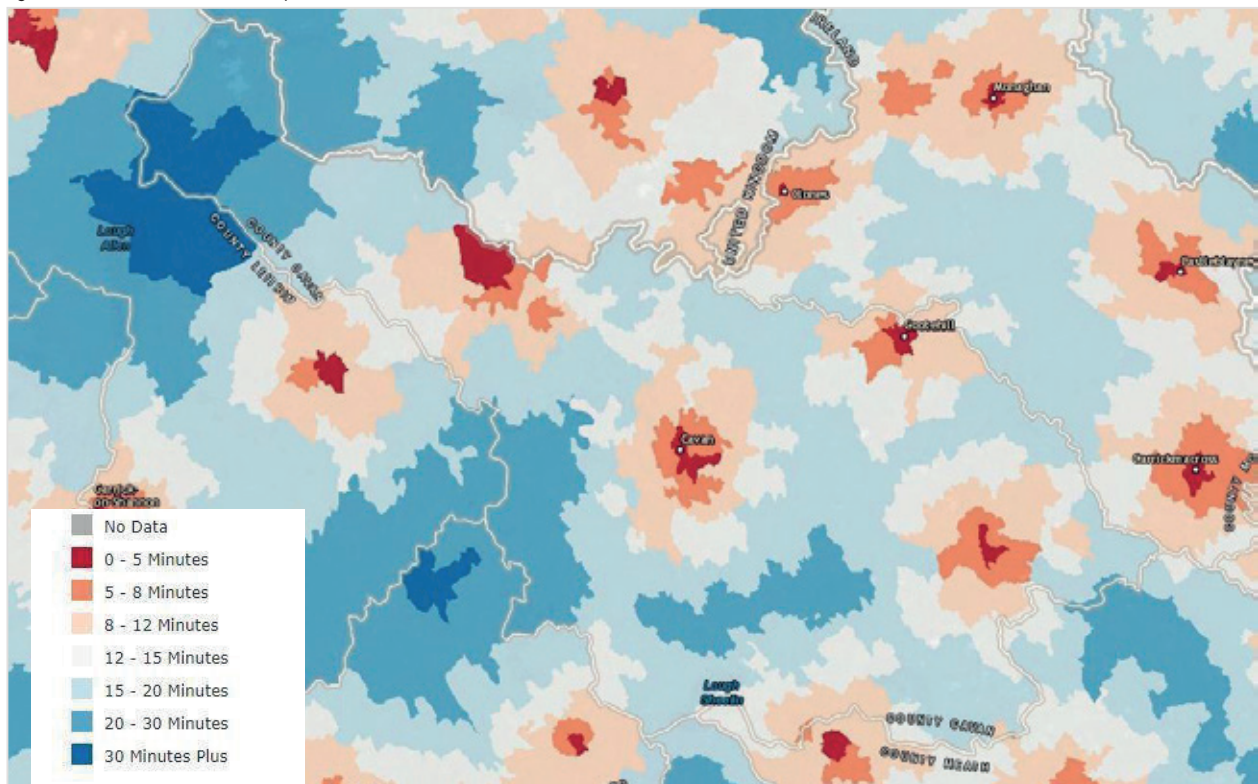


Cavan is predominantly a rural county, and this is particularly reflected in the number of settlements of under 300 persons, which include small villages such as (Tier Five) Lough Gowna (-7.5%), Swanlinbar (-1.9%), Blacklion (-15.3%) and Butlersbridge (-2.1%). These areas experienced the highest concentrations of population decline in the county since 2011, which can be attributed in part to the more remote location and/or uplands character of these settlements.

Alongside the distribution of population in the County, the accessibility of retail services from different settlements is of particular interest to this Strategy. A review of 2012 'drive-time' accessibility data¹⁶ for vertically affiliated¹⁷ and discounted retail stores (collectively grocery stores) confirms, as expected, that the highest concentration of such stores in the county are in Cavan Town (see Figure 3.5). With the exception of other settlements such as Ballyconnell, Cootehill and Baileborough, which on average have stores within a 0–8-minute travel time of their populations, 12 to +20 minute distances are more commonplace in the County.

Overall, the demographic distribution of population provides an indication of where Cavan is experiencing development pressures. Retail policy will need to be aligned to best serve expanding areas, whilst attempts should be made to curtail a loss of services in areas of population decline.

Figure 3.5. 'Drive Time' accessibility to retail stores in Co. Cavan (AIRO).



¹⁶ Produced by AIRO – All-Island Research Observatory

¹⁷ Vertically-integrated retailers own and operate multiple retail outlets, while affiliated retailers typically own and operate one retail outlet under a retail brand or fascia. Accessible via: <https://airo.maynoothuniversity.ie/mapping-resources/airo-census-mapping/national-viewers/drive-time-accessibility-mapping>

3.3.3 Socio-Economic Status

Socio-economic trends are key indicators of retail performance in an area providing insights on consumer population catchment, related lifestyle practices, income and available spending data, as well as potential retail market opportunities.

In 2016, County Cavan had a slightly below average percentage of persons 'at work' based on state figures, with approximately 1.3% more of its population unemployed. This was offset in part by marginally higher percentages in the 'looking after the family home'. The 9.2% unemployment figure was largely reflective of the economic climate at the time of the census. As discussed in Section 3.2, unemployment rate has increased since the start of the COVID-19 crisis, however, this is expected to decrease according to most recent forecasts.

According to the CSO data from 2016, the two largest employment sectors in County Cavan are 'Professional services' and 'Commerce and trade', providing employment for 6,419 and 5,993 workers respectively. Respectively, these sectors equate to 20% and 21% of those at work in 2016. However, the relative size of these two industries is smaller in County Cavan when compared to the national rate and the rate in neighbouring and 'border' counties, at 24% and 23% respectively. Reflective of the county's rural nature and historic economic trends, 'agriculture, forestry and fishing' industry is particularly strong, employing over 11% of the working population in County Cavan, compared to a national average of 4%.

Table 3.3. Population Employment (over 15 years) Status in County Cavan 2016

AREA	County Cavan		State	
	No.	%	No.	%
At Work	30,398	51.9	2,001,953	53.3
Unemployed	5,413	9.2	297,396	7.9
Student	6,014	10.3	427,128	11.4
Looking After Family Home	5,545	9.5	305,556	8.1
Retired	8,464	14.5	545,407	14.5
Other	2,720	4.6	177,873	4.7

Age profile is an important factor because personal expenditures change as individuals grow older and progress is made through family life cycles. CSO 2016 census figures regarding age groups provide (see table 3.4 and 3.5) a useful cross-section of Cavan's population profile, disaggregated at county and principal town level. The distribution of the county-wide population across the different age cohorts is broadly in line with national and regional trends, however, significant variations exist in Cavan Town with increased representation in the 0-4 years and 25-34 years cohorts. It is very evident that a higher proportion of the urban population is within the typical family formation years which can give rise to increased levels of convenience spending on food and other household necessities.

A younger population profile is also often used as a barometer in relation to demand for online shopping and home delivery services which are becoming more prevalent in urban areas. Conversely, market research suggests that consumer spending in pharmacies and on medical products are generally higher in areas with larger elderly populations. As outlined in the Cavan County Development Plan 2014-2020, Cavan has a higher percentage of its population within the age dependency groups than in the region and the state.

All ages	Cavan Town	10914	%
0 - 4 years	Cavan Town	1045	9.6
5 - 12 years	Cavan Town	1428	13.1
13 - 18 years	Cavan Town	789	7.2
19 - 24 years	Cavan Town	621	5.7
25 - 34 years	Cavan Town	1864	17.1
35 - 44 years	Cavan Town	1890	17.3
45 - 54 years	Cavan Town	1115	10.2
55 - 64 years	Cavan Town	858	7.9
65 - 74 years	Cavan Town	665	6.1
75 years and over	Cavan Town	639	5.9

All ages	Cavan	76176	%
0 - 4 years	Cavan	5725	7.5
5 - 9 years	Cavan	6301	8.3
10 - 14 years	Cavan	5596	7.3
15 - 19 years	Cavan	5215	6.8
20 - 24 years	Cavan	3525	4.6
25 - 29 years	Cavan	3989	5.2
30 - 34 years	Cavan	5420	7.1
35 - 39 years	Cavan	5813	7.6
40 - 44 years	Cavan	5493	7.2
45 - 49 years	Cavan	5291	6.9
50 - 54 years	Cavan	4963	6.5
55 - 59 years	Cavan	4468	5.9
60 - 64 years	Cavan	3913	5.1
65 - 69 years	Cavan	3445	4.5
70 - 74 years	Cavan	2571	3.4
75 - 79 years	Cavan	1818	2.4
80 - 84 years	Cavan	1399	1.8
85 years and over	Cavan	1231	1.6

Advanced educational attainment is often associated with perceptions of increased income levels among retailers, but this should be qualified in relation to retail type i.e. boutique fashion retailer or discount retail outlet. In 2016¹⁸, 24.4% of Cavan's adult population had a third level degree qualification or higher comparable to a 33.4% state average. This attainment rate aligns closely with some of the county's neighbours: Donegal (26%) and Monaghan (24.9%). However, it is outperformed by other counties, such as Leitrim (28.8%) and Westmeath (29.9%).

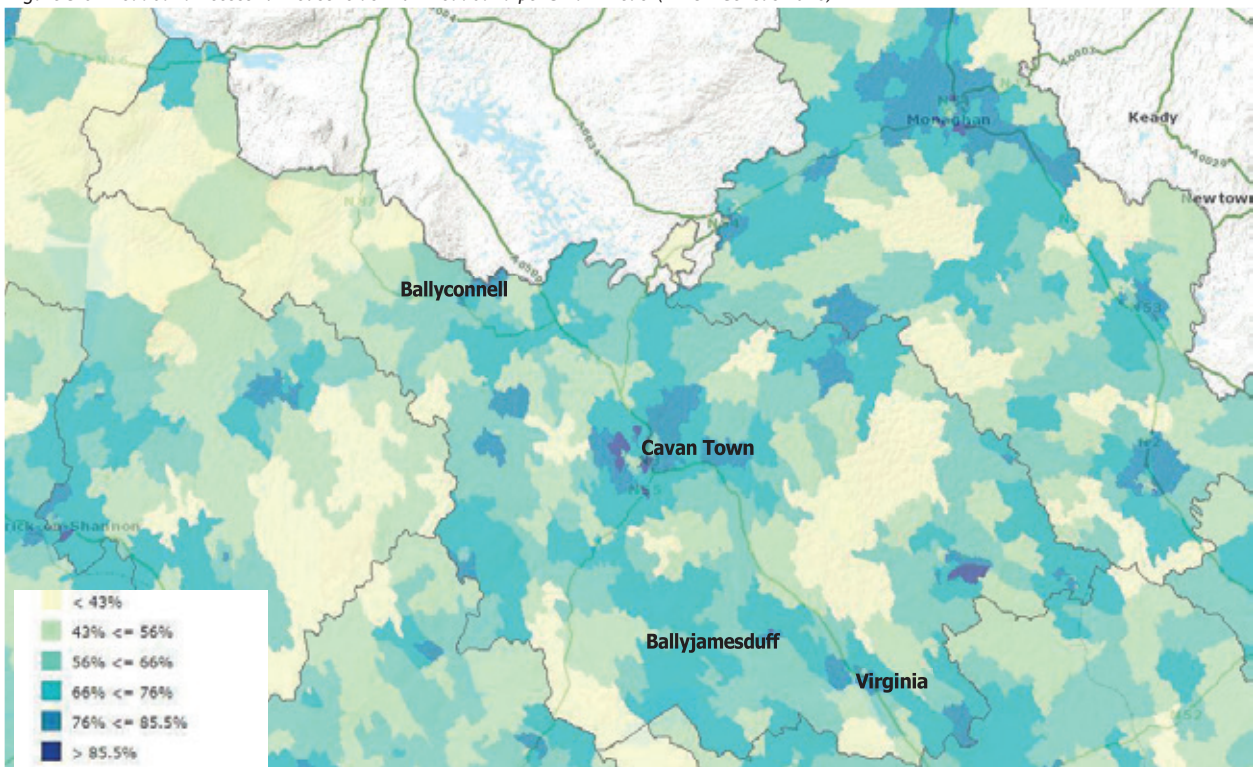
As discussed earlier, online shopping has become increasingly widespread across convenience, comparison and bulky goods retail categories, with trader investment in online operations increasing exponentially each year. A key determinant in the success or otherwise of online sales in an area is the level of broadband penetration and the logistical servicing of such areas. County Cavan benefits from a strong location relative to strategic road networks which assists greatly in terms of distribution for the latter. Figure 3.6 below illustrates trends in broadband access across the county

¹⁸ Education Attainment (CSO Census 2016). Accessible via: <http://airomaps.nuim.ie/id/Census2016/>

based on 2016 census data. It depicts concentrated levels of usage centred upon the main urban, as well as suburban settlements surrounding Cavan, Ballyjamesduff, Virginia, and Kingscourt, as well as along the N3 strategic road corridor. The availability of broadband technology is not evenly distributed in the county, with reduced levels of uptake in the west and northwest of the county.

In theory, a real higher disposable income rate gives consumers greater retail purchasing power. Figures from the CSO statistical data on County Incomes and Regional GDP¹⁹ confirms that the average disposable income in the NWRA region was €17,898 in 2016, up from from a figure of €17,304 in 2016. Total household income for Cavan was at 18.102€ per person in 2016 which is higher than the regional average. Regionally, counties like Donegal, Monaghan and Roscommon have lower estimated disposable income rates than Cavan.

Figure 3.6. Broadband Access - % Households with Broadband per Small Areas. (AIRO - Census 2016).



3.4 Consideration of Retail Context & Trends

Analysis of recent changes and forecasts for the retail sector, such as those discussed in Section 3.2 points towards a gradual improvement in the markets over the lifetime of the Strategy and coupled with population and income growth this suggests a more positive outlook for the retail sector in the County. However, this growth must be considered in the context of a changing 'shopping environment' and other challenges to the sector (i.e. COVID-19 vaccine rollout). Retail policy will need to be aligned to best serve expanding areas, whilst attempts should be made to curtail a loss of services in areas of population decline.

¹⁹ <https://www.cso.ie/en/releasesandpublications/er/cirgdp/countyincomesandregionalgdp2016/>

CHAPTER 4

SHOPPING PATTERNS

Cavan County Retail Strategy

4.0 Introduction

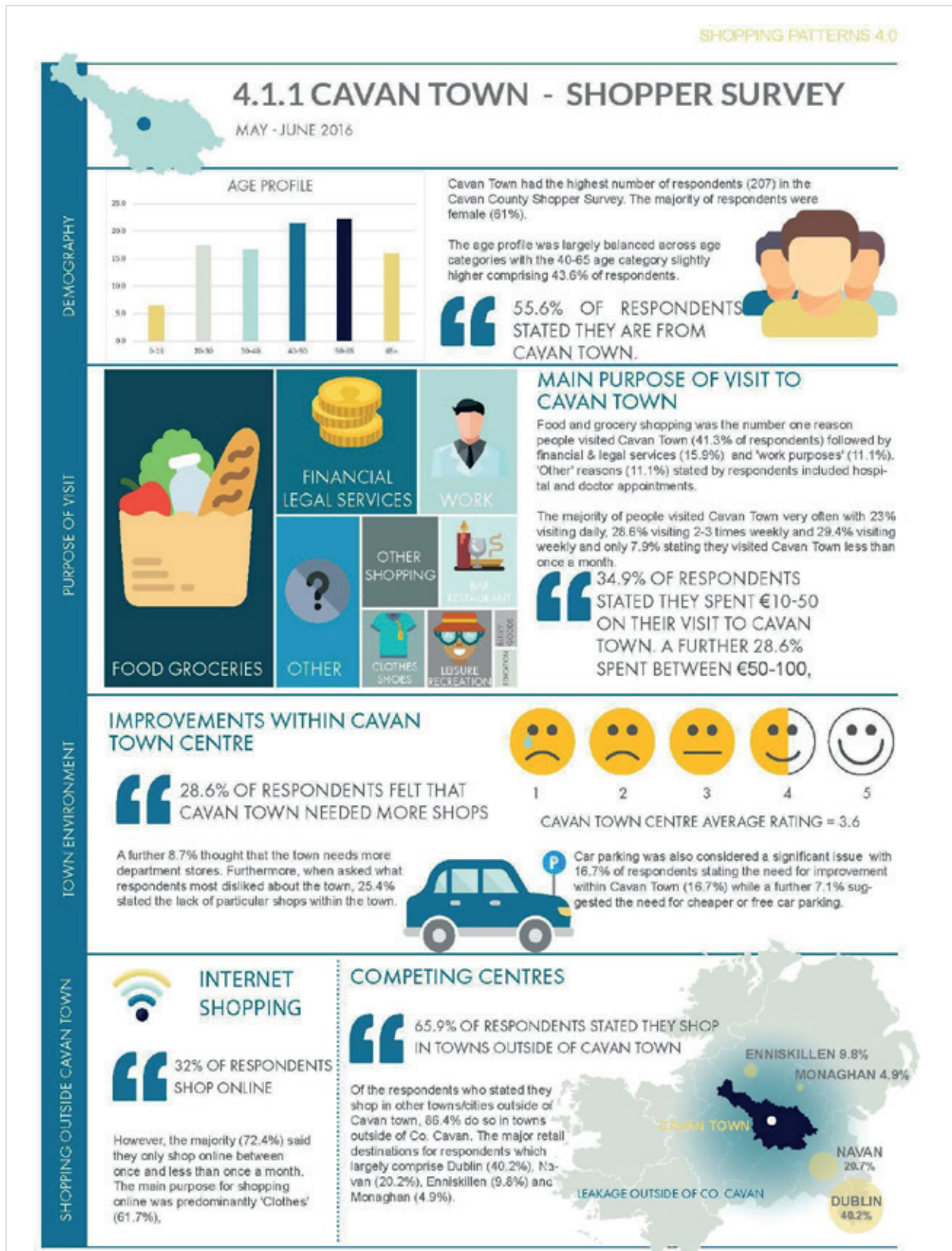
Two surveys were undertaken in 2016 to inform this Retail Strategy. A survey of 382 shoppers in the town centres of Cavan town, Bailieborough, Virginia, Ballyjamesduff, Kingscourt and Cootehill. An online survey of almost 300 households in the County. For succinctness, the more salient responses emerging from the surveys are detailed in the sections below.

In many Retail Strategy Studies the Survey or Study Area often does not follow the boundaries of the County in question. For Cavan, it was estimated that the area of influence of Cavan Town and the Tier 2 towns for convenience and comparison shopping would not extend well beyond the boundaries. The results of the Shoppers Survey confirmed the appropriateness of this area.

4.1 Shopper Survey

The Shopper Survey was carried out in June 2016 within the Tier 1 and Tier 2 towns, Shoppers were queried in relation to a host of topics, but primarily on aspects of the details of their shopping trip that day. The following provides an individual fact sheet which establishes the shopping patterns within the survey towns, as listed below, and the key issues raised by respondents.

- *Cavan Town.*
- *Ballyjamesduff.*
- *Virginia.*
- *Bailieborough.*
- *Kingscourt.*
- *Cootehill.*



4.0 SHOPPING PATTERNS

4.1.2 BALLYJAMESDUFF - SHOPPER SURVEY

MAY - JUNE 2016

DEMOGRAPHY
PURPOSE OF VISIT
TOWN ENVIRONMENT
SHOPPING OUTSIDE CAVAN TOWN



The age profile of respondents within the Ballyjamesduff Shopper Survey demonstrated a high percentage (66%) of respondents in the 50+ age categories while only 6.7% were within the 0-30 years age category. 60% of those who participated in the survey were male.

53.3% OF RESPONDENTS STATED THEY WERE FROM BALLYJAMESDUFF.



Food and grocery was the number one reason people visited Ballyjamesduff (33.3%) followed by work purposes (20%). Also significant, was 'leisure and recreation' (13.3%) and 'Other Shopping' (13.3%).

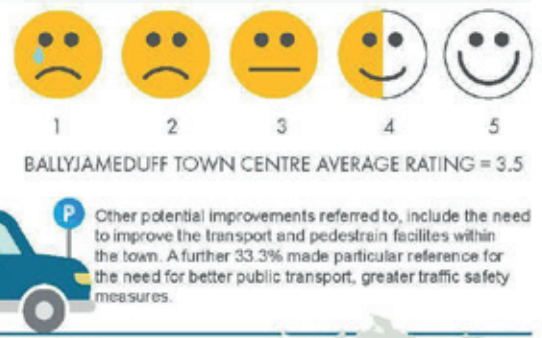
The majority of people visited Ballyjamesduff very often with 40% visiting daily, 33.3% visiting 2-3 times weekly and 13.3% visiting weekly. 13.3% stated they visited Ballyjamesduff less than once a month.

40% OF RESPONDENTS SPENT €1-10 ON THEIR VISIT TO BALLYJAMESDUFF. A FURTHER 28.6% SPENT BETWEEN €50-100

IMPROVEMENTS WITHIN BALLYJAMESDUFF TOWN CENTRE

33% OF RESPONDENTS FELT THAT BALLYJAMESDUFF TOWN NEEDED MORE SHOPS

When asked what they disliked most about Ballyjamesduff, respondents also highlighted the lack of particular shops and a lack of shop diversity (33.3%).



INTERNET SHOPPING

27.7% OF RESPONDENTS SHOP ONLINE

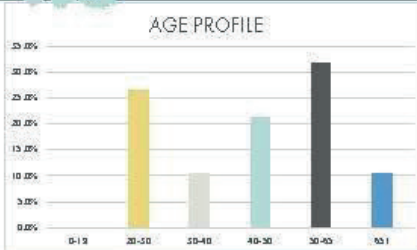
However, all respondents (100%) stated they shop online less than once a month. The main items purchased online by respondents was 'Clothes' (75%).



4.1.3 VIRGINIA - SHOPPER SURVEY

MAY - JUNE 2016

DEMOGRAPHY



The age profile of respondents within the Virginia Shopper Survey demonstrated a high percentage (52.7%) of respondents within the 40-65 age category. A further 26.3% of respondents were within the 20-30 age category. 52.6% of respondents were female.



52.6% OF RESPONDENTS STATED THEY WERE FROM VIRGINIA.



PURPOSE OF VISIT



MAIN PURPOSE OF VISIT TO VIRGINIA

'Food and grocery' was the number one reason people visited Virginia (41.1%) followed by 'leisure and recreation' and 'work', both 15.8%. Respondents also visited for 'other' purposes (15.8%), 'other shopping' (5.3%) and 'bar & restaurants' (5.3%).

A large proportion (42.1%) of people visit Virginia daily, 31.6% visited 2-3 times weekly while 21.1% visited weekly. Only 5.3% stated they visited the town less than once a month.



47.4% OF RESPONDENTS SPENT €10-50 ON THEIR VISITS TO VIRGINIA. A FURTHER 36.8% SPENT BETWEEN €1-10 DURING THEIR VISIT.

TOWN ENVIRONMENT

IMPROVEMENTS WITHIN VIRGINIA TOWN CENTRE

26.3% OF RESPONDENTS FELT THAT VIRGINIA TOWN CENTRE NEEDED MORE SHOPS.

When asked what respondents most disliked about the town centre, 31.6% stated the lack of particular shops and a further 15.8% stated the lack of shop diversity.

Traffic, transport and parkings were significant issues highlighted by respondents within the Virginia shopper survey.



VIRGINIA TOWN CENTRE AVERAGE RATING = 3.6

42.2% of respondents stated parking and access by car needed improvement within the town centre. Respondents specifically referred to the need to improve pedestrian crossings at traffic lights.

SHOPPING OUTSIDE CAVAN TOWN

INTERNET SHOPPING

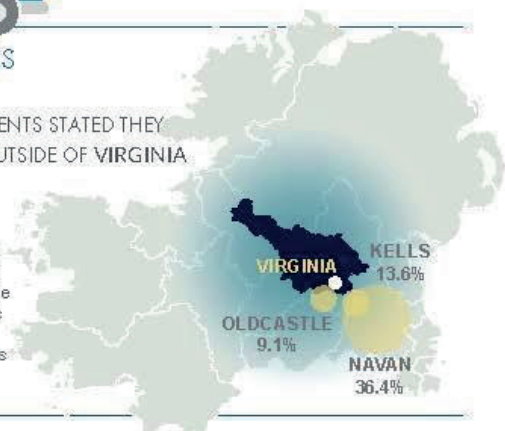
31.6% OF RESPONDENTS SHOP ONLINE

66.7% of respondents stated they shop online on a monthly basis, while 33.3% stated they shop online weekly. The main reason for shopping online was due to 'no travel' involved. 83.3% stated they purchased clothes online.

COMPETING CENTRES

65.9% OF RESPONDENTS STATED THEY SHOP IN TOWNS OUTSIDE OF VIRGINIA

Of the respondents who stated they shop in other towns/cities outside of Virginia, 59.1% do so in towns outside of Co. Cavan. The retail destinations of choice for the respondents in Virginia include Navan (36.4%), Kells (13.6%) and Oldcastle (9.1%).



4.0 SHOPPING PATTERNS

4.1.4 BAILIEBOROUGH - SHOPPER SURVEY

MAY - JUNE 2016

DEMOGRAPHY
PURPOSE OF VISIT
TOWN ENVIRONMENT
SHOPPING OUTSIDE CAVAN TOWN



The age profile of respondents within the Bailieborough Shopper Survey demonstrated that the highest percentage of respondents (57.9%) were within the 40-65 age category. Unlike the other survey towns, the 0-19 age category was well represented at 15.8%. 75% of respondents were female.

42.9% OF RESPONDENTS STATED THEY WERE FROM BAILIEBOROUGH



MAIN PURPOSE OF VISIT TO BAILIEBOROUGH

'Food and grocery' was the number one reason people visited Bailieborough (28.6%) followed by 'other shopping' (23.8%). Also significant was visits for 'bar & restaurants' and 'work', both comprising 14.3% of respondents.

The majority of people visited Bailieborough very often with 66.6% visiting daily or 2-3 times a week and 19% visiting weekly. 14.3% stated they visited less than once a month.

47.6% SPENT BETWEEN €10-50 ON THEIR VISIT TO BAILIEBOROUGH. A FURTHER 19% SPENT BETWEEN €1-10. 14.3% STATED THEY SPENT MORE THAN €100 ON THEIR VISIT .

IMPROVEMENTS WITHIN BAILIEBOROUGH TOWN CENTRE

MORE SHOPS (19%) AND LESS VACANCY (19%) WAS STATED AS THE MAIN IMPROVEMENTS NEEDED IN THE TOWN CENTRE.

14.3% stated 'other' reasons which included the need for initiatives to help local shops and stated the need for a cleaner town centre. When asked what they most disliked about the town centre 38.1% stated the lack of particular shops and shop diversity.



INTERNET SHOPPING

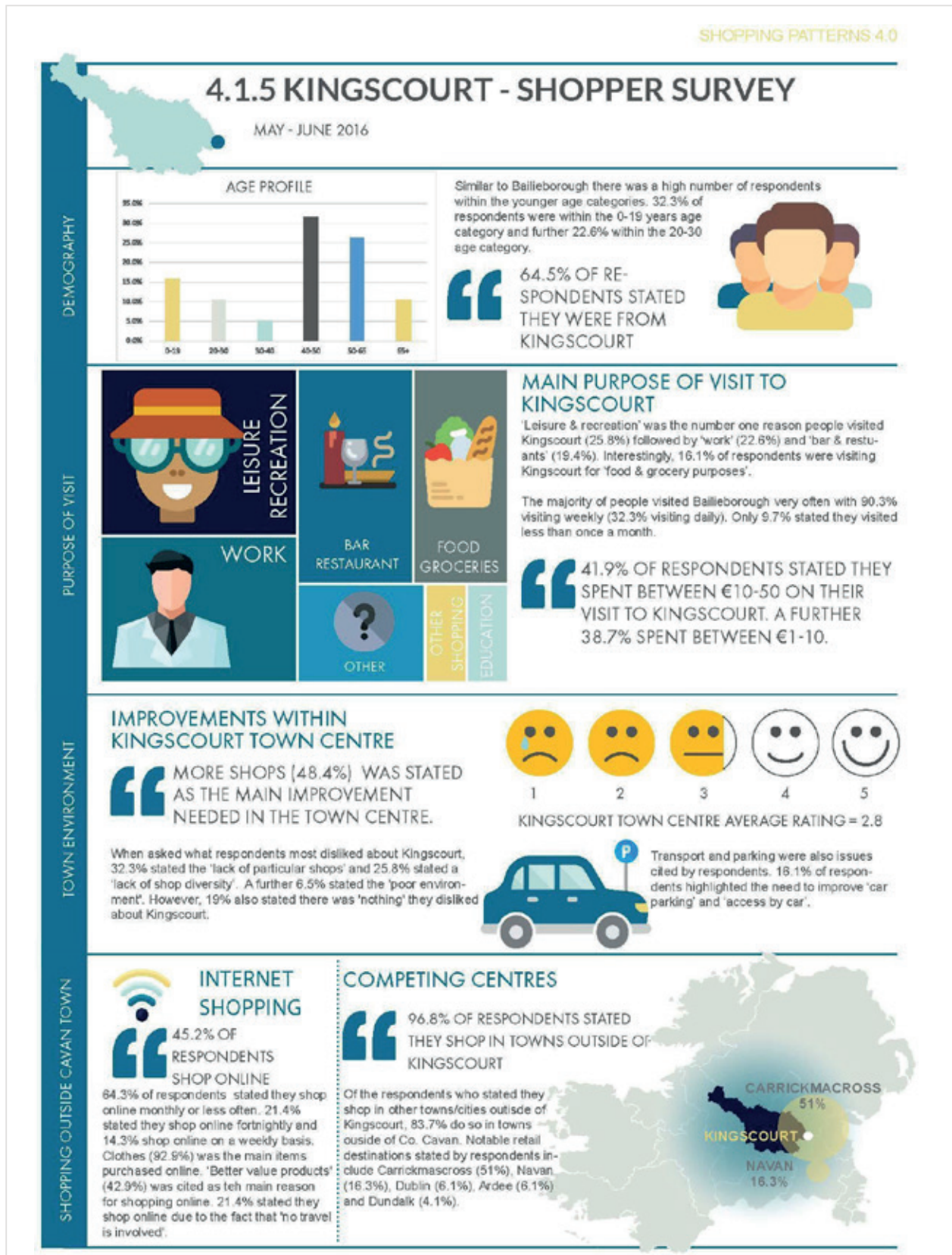
42.9% OF RESPONDENTS SHOP ONLINE

66.6% of respondents stated they shop online monthly or less often, while 33.3% stated they shop online weekly. Clothes (55.6%) was the main item purchased online. The main reason for shopping online stated was due to 'better value' of products (33%).

COMPETING CENTRES

81% OF RESPONDENTS STATED THEY SHOP IN TOWNS OUTSIDE OF BAILIEBOROUGH

Of the respondents who stated they shop in other towns/cities outside of Bailieborough, 30.2% do so in towns outside of Co. Cavan. The retail destinations outside Co. Cavan which were identified by respondents include Navan (18.6%), Kells (11.6%) and Carrickmacross (7%).

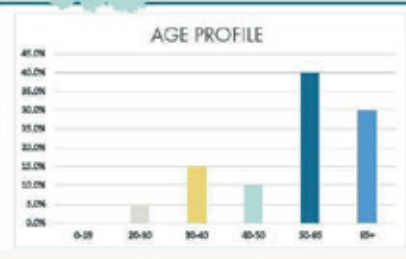


4.0 SHOPPING PATTERNS

4.1.6 COOTEHILL - SHOPPER SURVEY

MAY - JUNE 2016

DEMOGRAPHY
PURPOSE OF VISIT
TOWN ENVIRONMENT
SHOPPING OUTSIDE CAVAN TOWN



The age profile of respondents within the Cootehill Shopper Survey demonstrated a high percentage (70%) of respondents were within the 50+ years age category. A further 15% surveyed were within the 40-50 age category while only 5% were within the 20-30 age category. No respondents were within the 0-19 age category.

55% OF RESPONDENTS STATED THEY WERE FROM COOTEHILL



FOOD GROCERIES
BAR RESTAURANT
WORK
OTHER
OTHER SHOPPING

MAIN PURPOSE OF VISIT TO COOTEHILL

'Food and grocery' was the number one reason people visited Cootehill (45%), followed by 'bars & restaurants' (20%). Also significant were visits for 'leisure & recreation' (15%) and 'other' purposes (15%).

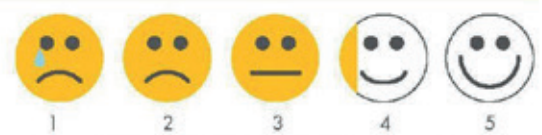
A high percentage of people visited Cootehill very often, with 50% visiting daily or 2-3 times a week and 20% visiting weekly. 15% stated they visited less than once a month.

35% OF RESPONDENTS STATED THEY SPENT BETWEEN €50-100 ON THEIR VISIT TO COOTEHILL. A FURTHER 50% SPENT BETWEEN €1-50. 5% STATED THEY SPENT MORE THAN €100.

IMPROVEMENTS WITHIN COOTEHILL TOWN CENTRE

60% OF RESPONDENTS STATED THE NEED FOR MORE SHOPS WITHIN COOTEHILL

Further to this, respondents largely placed emphasis on the choice and quality of retail within the town. When asked what respondents most disliked about Cootehill, 40% stated the 'lack of shop diversity'. A further 20% of respondents stated 'other' reasons as a reason why they disliked Cootehill and made particular reference that shopping in Cootehill is too expensive.



COOTEHILL TOWN CENTRE AVERAGE RATING = 3.2

In terms of further improvements, 10% stated the town needs 'less vacancy' and stated they disliked that the town had a lack of diversity of shops (10%).

When asked what they most disliked 20% of respondents stated 'other' and made particular reference to need to improve anti-social behaviour in the town.

INTERNET SHOPPING

20% OF RESPONDENTS SHOP ONLINE

Respondents who shop online do so on a monthly basis (50%) and fortnightly (50%). Clothes (75%) was the main item purchased online. The main reason for shopping online was stated as being down to 'cheaper' products (50%).

COMPETING CENTRES

90% OF RESPONDENTS STATED THEY SHOP IN TOWNS OUTSIDE OF COOTEHILL

Of the respondents who stated they shop in other towns/cities outside of Cootehill, only 12.5% do so in towns outside of Co. Cavan. The retail destinations outside Co. Cavan stated by respondents include Monaghan (9.4%) and Carrickmacross (5.1%).

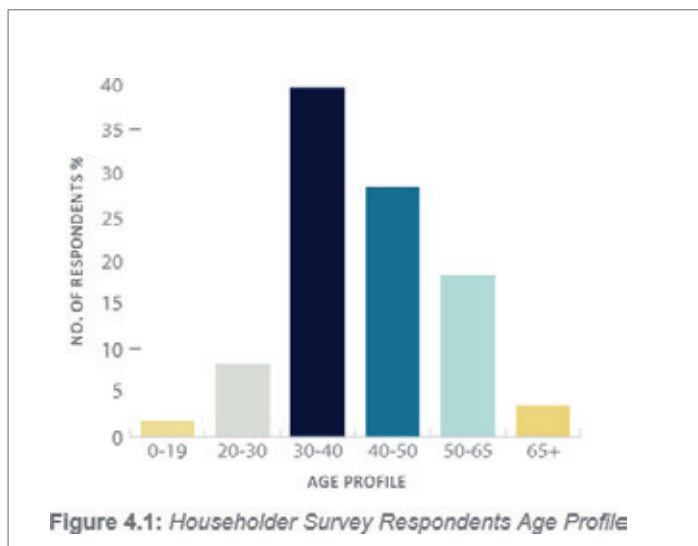


4.2 Householder Survey

The Household Survey was carried out in July and August 2016, with a sample drawn from the County Study Area with the aim to provide an overview of the County. The central aim was to establish resident's shopping patterns for different types of retailing. The survey was conducted online together with quota controls, yielding 291 useable responses. The results were disaggregated into the Belburet, Ballyjamesduff and Bailieborough Electoral Areas (EA's), and responses from non-residents were not accepted.

Age Profile

As part of the Householder Survey respondents were asked which age category they fit into. Figure 4.1 below demonstrates that respondents were largely comprised of people within the 30-65 age category (86.5%). The 0-30 age category only comprised 10% of the respondents while 65+ comprised only 3.5%. The dominant age category for the survey is significant in that it encompasses the age category with the highest retail spend.



4.2.1 CAVAN TOWN EA - HOUSEHOLD SURVEY

TOTAL NO. OF RESPONDENTS: 118



RETAIL CENTRES IN COUNTY CAVAN AND BEYOND

The figure to the left demonstrates where people from Cavan Town EA shop and the distribution of that shopping by general retail type. These results show that people are not prepared to travel far for supermarket shopping and in the majority of cases people travel to the nearest town to carry out their main grocery shopping. 85.6% of respondents stated Cavan Town as their main grocery shopping destination, while Virginia, Ballyconnell and Enniskillen were also stated as convenience shopping locations. The survey of Cavan Town EA also demonstrates that there is a limited amount of leakage in terms of supermarket shopping outside the county with only 1% of respondents shopping in supermarkets outside the county. 80.5% of respondents use the car as their mode of transport for food and grocery shopping while only 7.6% walk. 11.9% did not respond on this.

Respondents in Cavan Town EA were asked where they would normally go for comparison shopping (e.g. clothes, shoes, books). Although Cavan Town had the highest percentage of respondents (39.8%), the Dublin region closely followed with 34.7% of respondents stating Dublin as their main comparison shopping location. This represents considerable leakage outside Cavan. A further 10.2% of respondents stated 'other towns in the Republic of Ireland' and 5.1% stated 'other town/city in Northern Ireland'.

Respondents were asked where they undertake their main bulky goods shopping. The majority of respondents stated Cavan Town (61.9%) as their main bulky goods shopping location. However, there is considerable leakage outside of the county with 13.6% stating Dublin, 10.2% stating other town/cities in Republic of Ireland and 3.4% stating other town/cities in Northern Ireland. This represents significant leakage with 27.1% of respondents undertaking their main 'bulky goods' shopping outside of Co. Cavan



CONVENIENCE SHOPPING

As highlighted above, the majority of people in Cavan Town EA undertake their grocery shopping in Cavan Town, and other towns within close vicinity. The main reasons by respondents as to why they chose these destinations included 'close to home' (52.5%) and 'good value for money' (18.6%). 71.2% of respondents stated they undertake their regular food and grocery shopping four or more times per month. Only 2.5% of respondents carry out their grocery shopping once a month.



COMPARISON SHOPPING

Comparison shopping locations are more varied and include considerable leakage outside the county. The main reasons respondents choose their comparison shopping locations includes the 'wide choice of goods' (22%), 'range of shops available' (21.2%) and 'close to home' (22.9%). 34.7% of respondents stated they carried out their comparison shopping once a month and further 44.9% stated they undertake their comparison shopping less than once a month.



BULKY GOODS SHOPPING

In terms of bulky goods, the majority of respondents shop in Cavan Town. Respondents main reason for shopping at these bulky good locations include 'close to home' (39%) and 'support local business' (14.4%). Other respondents stated the 'wide choice of goods' (12.7%) and 'good value for money' (10.2%) as reasons for their chosen location.

TOP-UP SHOPPING

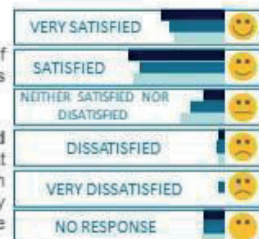
Respondents were also asked in relation to top-up shopping. When asked where respondents carry out their main 'top-up shopping', 45.8% stated within a 'multiple retailer within your locality (e.g. Lidl, SuperValu)' while 43.2% stated 'independent retailer within your locality (e.g. local shop owner)'. 70.3% of respondents carry out their 'top-up shopping' between one and three times a week while 8.5% undertake 'top-up shopping' on a daily basis, 75.4% of respondents conduct their 'top-up shopping' by car, while a further 14.4% walk.

HOW SATISFIED ARE YOU WITH THE SHOPPING FACILITIES WITHIN YOUR CHOSEN RETAIL DESTINATION?

■ Comparison Shopping ■ Convenience Shopping ■ Bulky Goods

Residents were asked how satisfied they were of their chosen retail destination, predominantly been that of Cavan Town, in terms of its convenience, comparison and bulky goods offerings. The table demonstrates that across all three retail types residents responded similarly.

76.3% of residents stated that they were either 'very satisfied' or 'satisfied' of the 'main food and grocery shopping' facilities. Only 3.4% of respondents stated dissatisfied. 66.1% of residents stated that were either 'very satisfied' or 'satisfied' of the 'comparison shopping' within their chosen retail destination while 16.1%. Only 3.4% stated they were 'very dissatisfied'. 66.9% of residents stated that were either 'very satisfied' or 'satisfied' of the 'bulky goods' within their chosen retail destination. Only 0.8% stated they were very dissatisfied



4.2.2 BELTURBET EA - HOUSEHOLD SURVEY

TOTAL NO. OF RESPONDENTS: 100

RETAIL CENTRES IN CO. CAVAN AND BEYOND



RETAIL CENTRES IN COUNTY CAVAN AND BEYOND

Similar to Cavan Town Electoral Area, the Belturbet Electoral Area demonstrates that the majority of people do not travel far for their main food and grocery shopping. 61.7% of respondents stated Cavan Town as their main grocery shopping destination, while 17% stated Ballyconnell and Ballinagh as their main convenience shopping locations. The survey of Belturbet EA also demonstrates that there is a limited amount of leakage in terms of supermarket shopping outside the county with 6.4% of respondents shopping outside the county specifically Derrylin, Co. Fermanagh and Ballinamore, Co. Leitrim, 78.7% of respondents use a car as their mode of transport for food and grocery shopping, while only 4.3% walk and a further 2.1% use bus services.

Respondents were asked where they would normally undertake their comparison shopping (e.g. clothes, shoes, books). Cavan Town was stated as the most frequented with the highest percentage of respondents at 41.3%. There is significant leakage outside of Cavan towns particularly towards the Dublin Region with 17.4% of respondents carrying out their comparison within the GDA, representing significant leakage outside of the county. A further 8.7% of respondents stated they undertook their comparison shopping in other towns/city's in the Republic of Ireland and a particularly high percentage of respondents stated 'other town/city in Northern Ireland' (19.6%).

Respondents were asked where they undertake their main bulky goods shopping. The majority of respondents stated Cavan Town (56.5%) and 6.5% stated 'other towns in Co. Cavan', as their main bulky goods shopping destination. However, there is considerable leakage outside of the county with 6.5% stating Dublin, 4.3% stating other town/city in Republic of Ireland and 13% stating other town/city in Northern Ireland.

RETAIL ANALYSIS



CONVENIENCE SHOPPING

The majority of respondents from the Belturbet EA, undertake their grocery shopping in Cavan Town, and other towns within close vicinity of the area. The main reasons given for the choice of these destinations included 'good value for money' (31.9%), 'close to home' (21.3%) and the 'wide choice of goods' available. 61.7% of respondents stated they undertake their regular food and grocery shopping four or more times per month. Only 6.4% of respondents carry out their grocery shopping once a month.



COMPARISON SHOPPING

Cavan Town is the most popular location respondents undertake comparison shopping, although there is also considerable leakage outside the county. The main reasons respondents choose their comparison shopping locations included 'close to home' (27.7%) (most likely relating to Cavan Town) and the 'wide choice of goods' (19.1%). 70.2% of respondents stated they undertake their comparison shopping once or less than once a month.



BULKY GOODS SHOPPING

In terms of bulky goods, the majority of respondents from Belturbet EA shop in Cavan Town. Respondents main reason for shopping at these bulky good locations include been 'close to home' (31.9%) and 'good value for money' (21.3%). Other respondents stated the need to 'support local business' (14.9%) and 'quality of goods available' (10.6%) as reasons for their chosen location.

TOP-UP SHOPPING Respondents were also asked in relation to top-up shopping. When asked where respondents carry out their main 'top-up shopping', the majority (53.2%) undertake their 'top-up shopping' at an 'independent retailer' within their locality, while a further 27.7% undertake their 'top-up shopping' within 'multiple retailer' within their locality. 44.7% of respondents carry out their 'top-up shopping' between one and two times a week while 4.3% shop up to six times a week. The most popular method of travel for 'top-up shopping' is by car (72.3%), followed by walking (12.8%).

HOW SATISFIED ARE YOU WITH THE SHOPPING FACILITIES WITHIN YOUR CHOSEN RETAIL DESTINATION?

■ Comparison Shopping ■ Convenience Shopping ■ Bulky Goods

Residents were asked how satisfied they were of their chosen retail destination, predominantly been that of Cavan Town, in terms of its convenience, comparison and bulky goods offerings. The table demonstrates that across all three retail types residents responded similarly.

70.2% of residents stated that that they were either 'very satisfied' or 'satisfied' of the 'main food and grocery shopping' facilities. Only 2% of respondents stated very dissatisfied. 68.1% of residents stated that were either 'very satisfied' or 'satisfied' of the 'comparison shopping' within their chosen retail destination while 10.6% stated they were 'dissatisfied'. 65.9% of residents stated that were either 'very satisfied' or 'satisfied' of the 'bulky goods' within their chosen retail destination. Only 2.1% stated they were 'dissatisfied'



RETAIL SATISFACTION

4.2.3 BALLYJAMESDUFF EA - HOUSEHOLD SURVEY

TOTAL NO. OF RESPONDENTS: 74

RETAIL CENTRES IN CO. CAVAN AND BEYOND



RETAIL CENTRES IN COUNTY CAVAN AND BEYOND

The majority of respondents within the Ballyjamesduff EA undertake their main food and grocery shopping within Cavan Town (51.4%) although this is below the levels within Belturbet EA and Cavan Town EA. This is followed by Bailieborough (12.2%) and Virginia (9.5%). However, there is significant levels of residents undertaking convenience shopping outside of the county, with 13.5% of respondents stating they carried out their main food and grocery shopping in Oldcastle (4.1%) and Kells (8.1%). This may be a geographic factor with the relative ease of access to these locations from the Ballyjamesduff EA along the N3. 83.8% of respondents use a car as their main mode of transport for food and grocery shopping while only 2.7% walk.

Respondents were asked where they would normally undertake their comparison shopping (e.g. clothes, shoes, books). Although Cavan Town had a high percentage of respondents undertaking their main comparison shopping (27%), the Dublin Region dominates as the main location respondents carry out their comparison shopping (40.5%). A further 17.6% of respondents undertake their comparison shopping in 'other towns/city' in the Republic of Ireland or Northern Ireland. Hence there is significant leakage outside of the County with 57.1% of respondents undertaking their main comparison shopping outside Co. Cavan. This may be due to the areas geographic location in the south of the county and access to Blanchardstown Shopping Centre within an hours drive along the N3/M3 national road and motorway.

Respondents were asked where they undertake their main bulky goods shopping. 29.7% of respondents stated they undertake their main 'bulky goods shopping' in Cavan Town. However this is parallel with the percentage of respondents stating they undertake their main 'bulky goods shopping' in the Dublin Region with 29.7%. A further 18.9% stated 'other town/city in Republic of Ireland' (16.2%) and 'other town in Northern Ireland' (2.7%). Only 8.1% of respondents stated 'other town in County Cavan'. This also represents a very high leakage outside of Cavan County for 'bulky goods shopping' with 48.6% shopping outside of the County.



CONVENIENCE SHOPPING

The majority of respondents from the Ballyjamesduff EA, undertake their grocery shopping in Cavan Town, and other towns within close vicinity of the area. The main reasons respondents gave as to why they chose these retail destinations included 'good value for money' (37.8%), 'close to home' (20.3%) and the 'wide choice of goods' available (13.5%). 67.6% of respondents stated they undertake their regular food and grocery shopping four or more times per month. Only 2.7% of respondents carry out their grocery shopping once a month.



COMPARISON SHOPPING

Dublin is identified as the main location respondents undertake their comparison shopping, although Cavan Town is also significant. The main reasons respondents choose their comparison shopping locations include, the 'wide choice of goods' (33.8%), 'range of shops available' (21.6%) and 'close to home' (16.2%). 76.6% of Respondents stated they undertake their comparison shopping once or less than once a month, while only 5.4% respondents undertake this four or more times a month.



BULKY GOODS SHOPPING

In terms of bulky goods, respondents from Ballyjamesduff EA main shopping location is largely split between Cavan Town and the Dublin Region. Respondents main reason for shopping at these bulky good locations included the 'wide choice of goods' (28.4%), 'good value for money' (21.6%) and 'close to home'.

TOP-UP SHOPPING When asked where respondents carry out their main 'top-up shopping', the percentage of people shopping in 'independent retailers' and 'multiple retailers' is split, each with 43.2% of respondents. 25.7% of respondents carry out their 'top-up shopping' once a week, a further 24.3% undertake this three times a week and 5.4% undertake this daily. The most popular method of travel for 'top-up shopping' is by car (73%) followed by walking (14.9%).

HOW SATISFIED ARE YOU WITH THE SHOPPING FACILITIES WITHIN YOUR CHOSEN RETAIL DESTINATION?

■ Comparison Shopping ■ Convenience Shopping ■ Bulky Goods

Residents were asked how satisfied they were with their chosen retail destination, which largely includes Cavan Town and the Dublin Region, in terms of its convenience, comparison and bulky goods offerings. The table demonstrates that across all three retail types residents responded similarly.

66.2% of residents stated that that they were either 'very satisfied' or 'satisfied' of the 'main food and grocery shopping' facilities. Only 4.1% of respondents stated 'dissatisfied' or 'very dissatisfied'. 68.9% of respondents stated that were either 'very satisfied' or 'satisfied' with the 'comparison shopping' within their chosen retail destination while only 4.1% stated they were 'dissatisfied'. 63.5% of residents stated that were either 'very satisfied' or 'satisfied' with the 'bulky goods' within their chosen retail destination. Only 4.1% stated they were 'dissatisfied'.



RETAILSATISFACTION

4.2.4 BAILIEBOROUGH EA - HOUSEHOLD SURVEY

TOTAL NO. OF RESPONDENTS: 45

RETAIL CENTRES IN CO. CAVAN AND BEYOND



RETAIL CENTRES IN COUNTY CAVAN AND BEYOND

The majority of respondents within the Bailieborough EA, undertake their main food and grocery shopping within Bailieborough (27.7%), Cavan Town (17.8%) and Cootehill (15.6%), with a further 6.6% in other towns in Co. Cavan, including Shercock and Kingscourt. However, there is significant levels of convenience shopping outside of the county, with 22.2% of respondents stating they undertake their main food and grocery shopping in towns which include Carrickmacross (15.6%), Dundalk (4.4%) and Kells (2.2%). Again, geographic factors may influence residents of Bailieborough EA shopping outside the county, with Carrickmacross highly accessible from the eastern side of the county. The main mode of transport within Bailieborough EA used by respondents for shopping is by car 82.2% followed by walking (6.7%). No respondents stated that they undertake their convenience shopping by public transport.

Respondents were asked where they would they normally undertake their comparison shopping (e.g. clothes, shoes, books). 17.8% of respondents undertake their comparison shopping in Cavan Town and a further 8.9% do so in other towns in Co. Cavan. However, the Dublin Region is the most attractive location for comparison shopping, with 22.2% shopping there. More significantly, 37.8% of respondents undertake their comparison shopping within 'other town/city' in Republic of Ireland and 2.2% within Northern Ireland, representing a high level of leakage outside of the county.

Respondents were asked where they undertake their main bulky goods shopping. Although a significant percentage of respondents undertake their 'bulky goods' shopping in Cavan Town (22.2%) and further 6.7% in other towns in Co. Cavan, the majority of respondents (59.9%) stated towns or cities outside of county Cavan. This includes 22.2% of respondents shopping within Dublin, 33.3% in 'other town/city' in Republic of Ireland and 4.4% in 'other town/city' in Northern Ireland. This represents a significant leakage for bulky goods shopping outside of the county.



CONVENIENCE SHOPPING

Respondents from Bailieborough EA, undertake their grocery shopping in the retail centres outlined above. The main reasons by respondents as to why they chose these destinations includes 'close to home' (33.3%) and the 'good value for money' (22.2%). 64.4% of respondents stated they undertake their regular food and grocery shopping four or more times per month. Only 2.2% of respondents carry out their grocery shopping once a month.



COMPARISON SHOPPING

Although Cavan Town is a sizeable comparison retail centre, Dublin and other towns outside of Co. Cavan have the largest draw for residents of Bailieborough EA. The main reasons respondents choose their comparison shopping locations include, the range of shops available' (31.1%), the 'wide choice of goods' available and due to being 'close to home'. 75.5% of respondents stated they undertake their comparison shopping once or less than once a month while only 44% respondents undertake this three times a month.



BULKY GOODS SHOPPING

In terms of bulky goods, respondents from Bailieborough EA undertake this shopping in Cavan Town, the Dublin Region and other towns outside of Co. Cavan. Respondents main reason for shopping at in these retail centres include the 'wide choice of goods' (24.4%) and 'good value for money' (20%) and 'close to home'.

TOP-UP SHOPPING When asked where respondents carry out their main 'top-up shopping', 44.4% of respondents undertake their top-up shopping in multiple retailers within their locality and further 40% within independent retailers within their locality. 37.8% of respondents carry out their 'top-up shopping' 3-4 times a week, while 8.9% do so everyday. 40% undertake top-up shopping everyday. The most popular method of travel for 'top-up shopping' is by car (68.9%) followed by walking (20%).

HOW SATISFIED ARE YOU WITH THE SHOPPING FACILITIES WITHIN YOUR CHOSEN RETAIL DESTINATION?

■ Comparison Shopping ■ Convenience Shopping ■ Bulky Goods

Residents were asked how satisfied they were with their chosen retail destination, which largely includes Bailieborough, Cavan Town and the Dublin Region, in terms of its convenience, comparison and bulky goods offerings. The table demonstrates that across all three retail types residents responded similarly.

71.1% of residents stated that they were either 'very satisfied' or 'satisfied' of the 'main food and grocery shopping' facilities. Only 2.2% of respondents stated 'dissatisfied'. 64.4% of residents stated that they were either 'very satisfied' or 'satisfied' of the 'comparison shopping' within their chosen retail destination while only 4.4% stated they were 'dissatisfied' or 'very dissatisfied'. 62.3% of residents stated that they were either 'very satisfied' or 'satisfied' of the 'bulky goods' within their chosen retail destination. No respondents stated they were 'dissatisfied' or 'very dissatisfied'.



RETAILSATISFACTION

4.3 County Cavan Summary

The Cavan County Shopper Survey and Householder Survey are a good indication of the level of retail leakage the county is experiencing. The Shopper Survey indicates significant leakage outside of County Cavan, primarily towards retail centres located along the periphery of the county which includes, Carrickmacross, Enniskillen, Navan, Monaghan Town and the Dublin Region. Respondents stated they undertake both grocery and clothes shopping within these retail centres.

The Householder Survey provides a more detailed analysis of retail leakage outside of Co. Cavan including the types of retail shopping respondents undertake in these locations. In terms of convenience shopping (food and grocery), people do not generally travel far for groceries. 16.8% of respondents from Co. Cavan undertake their main food and grocery shopping outside of Co. Cavan. The main convenience retail centres outside Co. Cavan and visited by respondents for convenience shopping include, Enniskillen, Ballyconnell, Derrylin and Ballinamore. These are primarily frequented by residents from Cavan Town EA and Belturbet EA. Convenience retail locations serving residents of Ballyjamesduff EA and Bailieborough EA include Oldcastle, Kells, Carrickmacross and Dundalk.

The level of retail leakage outside of Cavan County for comparison shopping is significant. 53.2% of residents surveyed undertake their main comparison shopping outside of the county. The levels of comparison shopping occurring outside of Co. Cavan varies across the county. The south of the county including Ballyjamesduff EA and Bailieborough EA have high rates of residents undertaking their comparison shopping in the Dublin Region and many of these respondents may work in this area. This is likely due to the areas geography or adjacent position to transport corridors along the N3 national road and M3 motorway. Residents from northern areas of the county are less inclined to travel to outside the county comparison retail centres as Cavan Town is their most popular destination. Nonetheless, there is still considerable leakage outside of the county from these areas.

Similar to the pattern of comparison shopping, there is significant leakage of bulky goods shopping outside of Co. Cavan. 37.3% of respondents within the survey undertake their bulky goods shopping outside of Co. Cavan. Most residents within the Cavan Town EA and Belturbet EA undertake their bulky goods shopping within Cavan Town. However, residents in southern areas of the county are more inclined to venture outside of the Co. Cavan to other towns or cities (e.g. Navan) and the Dublin Region.



4.3.1 Internet Shopping

The respondents were asked in both the shopper survey and the household survey if they had purchased goods over the internet. The shopper survey largely demonstrated reasonably low levels of online shopping with 36.5% of respondents stating 'yes'. The majority of respondents within the shopper survey stated that they undertake online shopping 'once' or 'less than once a month'. The most common items purchased online by respondents is clothes, due to the better value of products available.

Unlike the shopper survey, the householder survey demonstrated a high percentage of respondents who are undertaking online shopping (74.4%). The graph adjacent highlights that respondents largely carry out comparison shopping when shopping online. This is followed by bulky goods with 14.4% of respondents, and convenience goods with 13.9% of respondents. 15.6% of respondents stated that they did not shop online. Despite the high percentage of respondents who shop online, the graph adjacent demonstrates the number of respondents who shop online, do so, only once or twice a year (49%). 21.6% stated they shop online 'once a week 'or 'once every fortnight'.

4.3.2 Impact of Brexit in Shopping Patterns

Respondents within each EA were asked would 'Brexit' impact their shopping patterns (July 2016). Overall, residents stated 'yes' when asked if Brexit would alter their shopping habits, including a large portion of residents willing to consider shopping over the border. Reasons included; difference in currency and good value for money. However, respondents also highlighted their concerns relating to local businesses and potential difficulties in the ease of travel subject to Brexit. Further concerns cited include the possibility of a rise in price of goods imported from Britain.

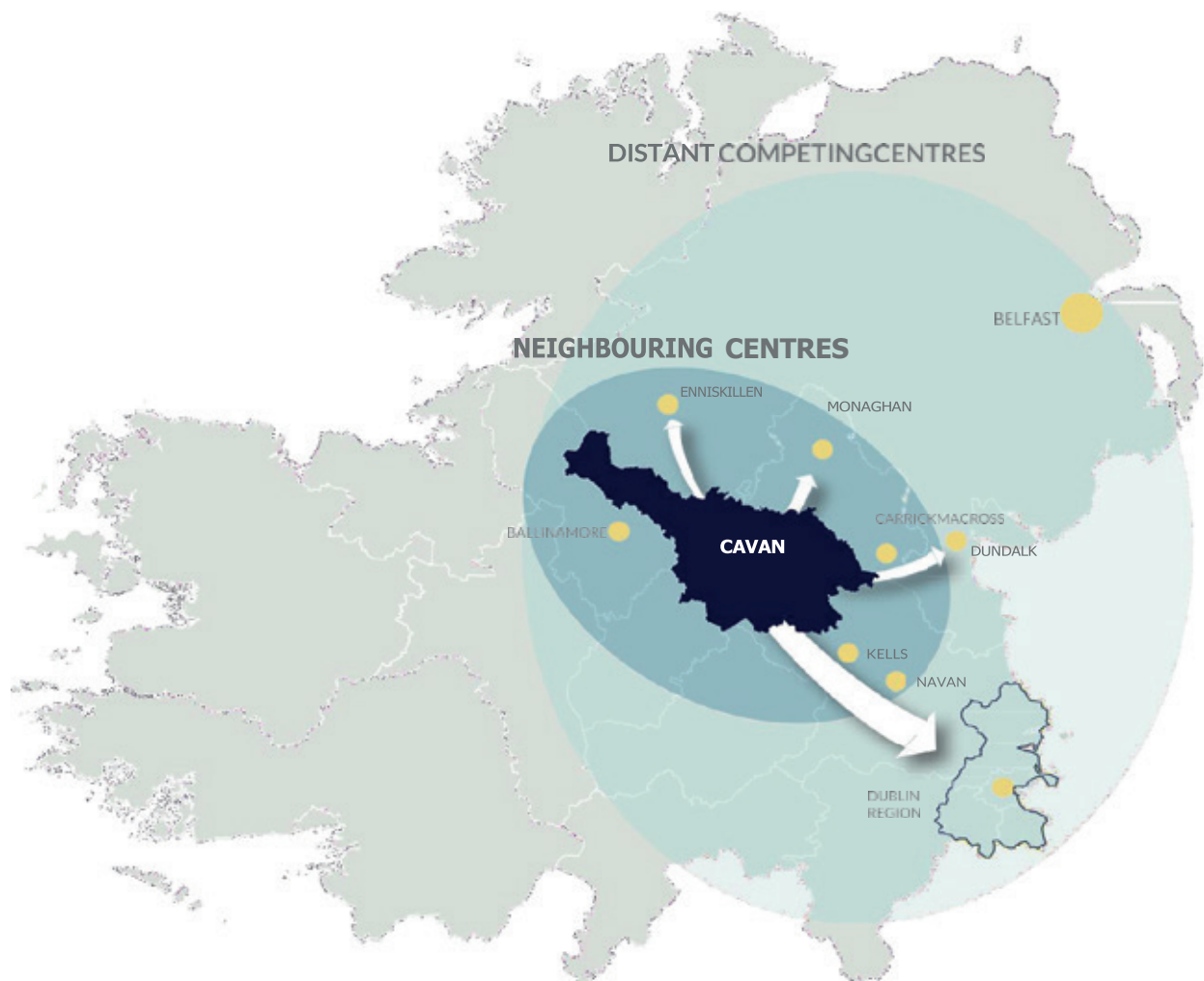
CHAPTER 5

Competing Centres

Cavan County Retail Strategy

5.0. Introduction

The retail industry is highly competitive and Cavan's location relative to national and regional transport linkages including the N3, N55, N54, N87, A3 and A509 makes adjoining and wider urban centres attractive and accessible. Centres such as Carrickmacross, Enniskillen and Monaghan Town are located within relatively close proximity to county boundaries, while in a more regional sense, Dundalk and Blanchardstown are less than a 2-hour drive east of the county. Based on this there is significant scope for retail leakage to competing centres in relation to convenience, comparison and bulky goods. The susceptibility for same is largely borne out of geography - the closeness of these centres to different settlement populations, and the quality and extent of the available retail offer across the different retail categories. Below we assess the appeal of competing centres outside the County and their potential implications for Cavan County. The centres chosen are based on discussions on the ground during compilation of the floorspace survey and the feedback received as part of the household and shopper surveys.



5.1 Neighbouring Centres

5.1.1 Carrickmacross

Carrickmacross is a busy market town situated less than 9km from the boundary with County Cavan and approximately a 55-minute drive from Cavan Town. It has a population of 5,032 according to census data for 2016²⁰, significantly more than that of any of Cavan's tier 2 towns. The town has a reasonable retail base that draws in trade from a catchment that includes area within County Cavan as outlined within the Monaghan Retail Strategy 2016-2022²¹. The main focus of convenience shopping in the town centre is O'Gorman's SuperValu on Main Street. On the outskirts of the town there is a Lidl and an Aldi. Overall, there is a very good selection of convenience retail available in Carrickmacross, which appears to be the main trade draw from Cavan County. Carrickmacross attracts shoppers from the east and north east of the county, particularly Kingscourt which is only 12km to the west.

5.1.2 Monaghan Town

Monaghan Town is the county town of Monaghan and its most populous settlement with 7,678 residents as of the 2016 census²⁰. It is located at the intersection of the N2, N12 and N54 national routes, making it highly accessible by private motor vehicle. Monaghan town is located approximately 23km from the north-eastern boundary of Cavan County, a 50-minute drive from Cavan Town via the N54 national road or the R188 regional road through Cootehill. It has a similar retail base to Cavan town but approximately half the retail floorspace.

Within the town centre there is a Dunnes Stores, a SuperValu, a Tesco and a Lidl. There are a number of retail parks in the vicinity of the town offering a range of comparison and bulky goods. Given the fact that most of the main retailers operating in Monaghan town also have stores in Cavan town or there are similar alternatives, it is expected that for the most part geography will be the main draw for Cavan residents visiting Monaghan town regularly for shopping. As a consequence, the residents of the Cootehill area are likeliest to visit Monaghan town for shopping.

5.1.3 Kells

Kells is in northeast County Meath and is therefore located close to the boundary with County Cavan. In 2016 the census²⁰ of population revealed that Kells had a population of 6,135 persons making it a larger settlement than any of the Tier 2 towns in Cavan. Positioning on the M3/N3 bypass results in the town being accessible from Dublin and within 20-minute drive of Virginia and 30-minute drive of Ballyjamesduff.

Kells is an important tourist destination given its location proximate to various ancient monuments and historical sites. Convenience retailing in Kells is primarily provided from SuperValu and Aldi and in terms of comparison retailing the town primarily comprises local independent retailers. Based on the responses from the Householder and Shopper Surveys, Kells picks up a reasonable amount of customers from the south Cavan area, some of which is likely to arise from passing commuter traffic.

5.1.4 Ballinamore

Ballinamore is a medium-size town in west Leitrim, located approximately 8km from the boundary with County Cavan and 40km from Cavan town. According to the CSO its population in 2016 was 914 persons, but it does have a service function to cater for a sizeable rural catchment.

²⁰Census 2011 combined data from the former legal and environs of Carrickmacross, Monaghan town, and Kells, Census towns which previously combined legal towns and their environs, such as the above-mentioned ones, have been newly defined using the standard census town criteria (with the 100 metres proximity rule) for the purpose of Census 2016.

²¹ Monaghan County Council (2016) Monaghan County Retail Strategy 2016-2022. Accessible at <http://www.monaghan.ie/en/media/monaghanie/content/files/pdf/planning/developmentplan2013-2019/MCCDraftRetailStrategy.pdf>

The bulk of the convenience retail is provided by the SuperValu and the Tesco store and there are several small independent convenience retailers. Ballinamore is likely to attract convenience shoppers from villages and rural areas in the northwest of county Cavan, primarily by virtue of the Tesco store which is located in the town. The nearest other Tesco stores are in Cavan Town and Carrick-on-Shannon.

5.1.5 Navan

Navan is the county town of Meath and had a recorded population of 30,173 in the 2016 census²². It is located 34km from the boundary with County Cavan, 66km from Cavan Town. The car journey between Cavan Town and Navan can be completed in under an hour via the N3 and M3. This is well within the distance consumers are willing to travel for comparison and bulky goods shopping, making Navan a potentially large draw from Cavan County. There are several large convenience retailers in Navan including Tesco, SuperValu, Dunnes Stores, Lidl, Aldi and Marks & Spencer. Navan is occupied by a number of the comparison multiples which operate from shopping centres such as Navan Town Centre and Johnstown Shopping Centre. There are a number of retail parks on the outskirts and in the town environs containing many bulky goods retailers, as well as some comparison shops. Overall, Navan has a very strong retail offering and this combined with its proximity to the south of Cavan makes it a major competing centre. Respondents to the shopper survey in four of the tier 2 towns confirmed this, with higher incidence relative to proximity to Navan.

5.1.6 Enniskillen

Enniskillen is the retail and administrative centre for County Fermanagh and has a substantial number of convenience and comparison retail shops, including multiples, high-street stores and small independent traders. Located in Northern Ireland, Enniskillen is approximately 45-minute drive of Cavan Town via the N3 and A509 roads. Enniskillen hosts the Erneside Shopping Centre anchored by Marks & Spencer and Next. The town has an extensive convenience and comparison retail base including numerous 'high-street' brands, the Buttermarket (Arts and Crafts market) and major supermarkets, such as Asda, Lidl, Iceland and Tesco. Enniskillen is easily accessible from all parts of Cavan via the N3, N16 and N55 national routes, but is a short drive for all areas in north County Cavan.

Attraction of retail spend to Enniskillen from Cavan and other parts of the Republic of Ireland fluctuates based primarily on changes in sterling-euro currency exchange rates and the fact that some of the large multiples are located here. The recent drops in the value of the Sterling currency observed since Brexit' vote is likely to have increased retail leakage north of the border, although there have been little media reports on this issue to date. Over the lifetime of this Retail Strategy, it will be important to plan appropriately for such currency fluctuations.

5.2. Distance Competing Centres

5.2.1 Dundalk

Dundalk is the county town of Louth, located 34 km from Cavan County and 75km from Cavan Town. As such it is within a reasonable drive of all eastern parts of the County. Dundalk is accessible from Cavan via the 162 and 166 bus routes. The population of Dundalk is 39,004 according to the 2016 census²² and there are several large convenience stores in the town centre and on the outskirts. However, the biggest draw to Dundalk from Cavan shoppers would be with respect to the wide variety of comparison shopping available in the town centre, particularly within shopping centres, such as the Marshes Shopping Centre. There are also plenty of bulky goods shops around the periphery of the town. Dundalk provides an alternative comparison-shopping destination to residents of the east of County Cavan. The presence of

²² Census 2011 combined data from the former legal and environs of Navan and Dundalk, Census towns which previously combined legal towns and their environs, such as the above-mentioned ones, have been newly defined using the standard census town criteria (with the 100 metres proximity rule) for the purpose of Census 2016.

several international clothes retailers such as New Look and River Island, makes Dundalk's an alternative shopping destination for shoppers from Cavan.

5.2.2 Greater Dublin Area

Dublin City is approximately 76km from Cavan County and 113km from Cavan Town. The N3 national road and M3 motorway make the capital highly accessible from Cavan town, particularly the necklace of shopping centres along the M50. Dublin is approximately a 1 hour 40-minute drive from Cavan Town, but eastern parts of the county are approximately an hour's drive of retail destinations such as Blanchardstown and Liffey Valley Shopping Centres. These retail centres are a major retail destination offering shoppers the opportunity to visit the stores of major multiples, both national and international, under one roof. Within the environs of these shopping centres there is also an expansive array of bulky goods retailers. The retail services offering in these shopping centres is also a major draw with large cinemas and a variety of restaurants, cafes and other attractions to entertain visitors. The Greater Dublin Area also contains a number of other major retail destinations such as Dublin City Centre itself, Dundrum Town Centre, Swords Pavilions and the Square in Tallaght. It is likely that Dublin will always be a common destination for commuters to the capital and for shoppers looking for comparison goods retailers that do not have presence in Cavan or closer centres.

5.2.3 Belfast

Belfast is located 159km from Cavan Town and is approximately a two-hour drive via the N54, A4 and M1 motorway. Bus Éireann route 65 connects Cavan with Belfast. Belfast City Centre is the largest shopping location in Northern Ireland and one of the largest shopping destinations on the island of Ireland. The City Centre's shopping is spread across an expansive area, comprising a mix of traditional high-streets and modern shopping centres. Castlecourt and Victoria Square are the largest shopping centres in the city with the Castlecourt anchored by Debenhams, and Victoria Square anchored by House of Fraser. The traditional high streets also comprise a wide range of independently owned and multiple comparison retailers. There is a number of large retail parks with bulky goods stores located conveniently to motorway intersections. The major attraction of Belfast for shoppers from Cavan County, would be for comparison shopping and as with Enniskillen, the degree to which Belfast acts as a draw from County Cavan depends heavily on exchange rates.

CHAPTER 6

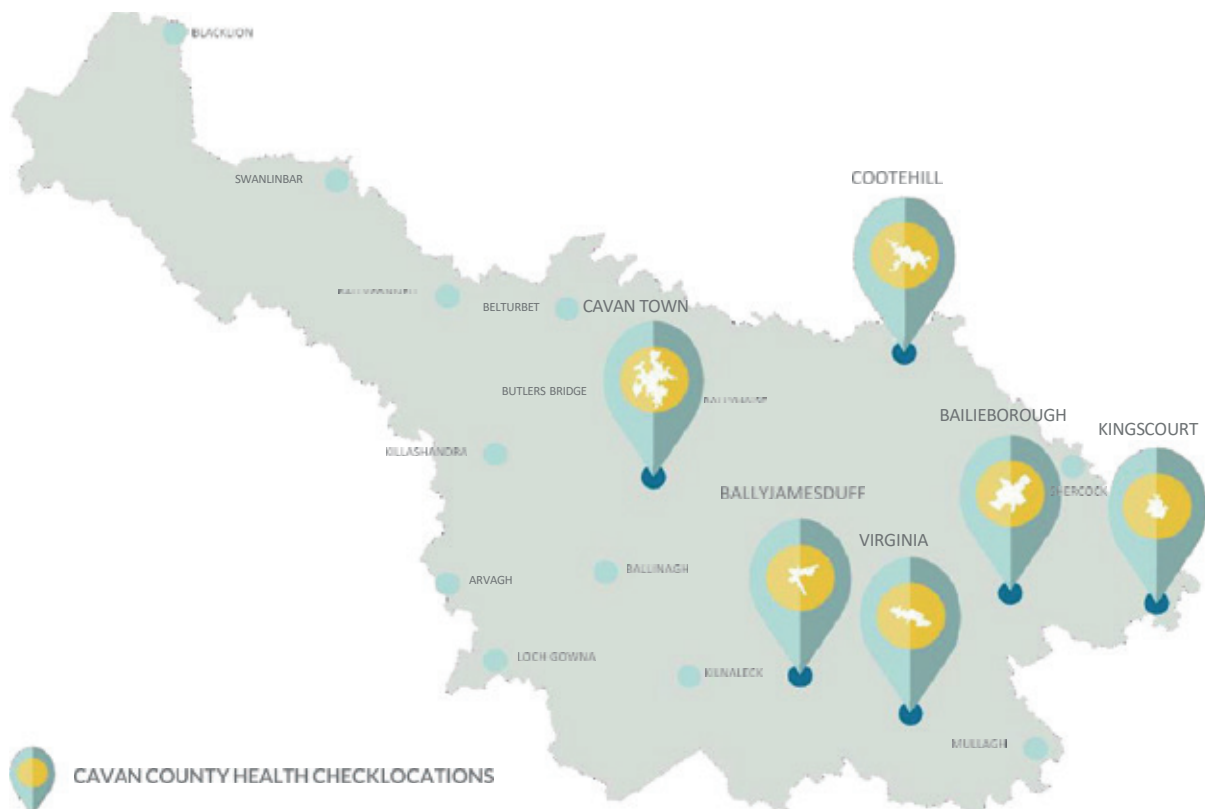
Health Checks

Cavan County Retail Strategy

6.0 Introduction

Retailing and the provision of retail services is one of the primary functions of any urban settlement. The Retail Planning Guidelines emphasise the importance of setting retailing activities within an established settlement hierarchy. Each of the larger settlements and an expansive number of smaller settlements within County Cavan have been assigned a position within the settlement hierarchy.

The County Retail Hierarchy does not strictly need to align with the settlement hierarchy, and it would not appear pertinent to refer in detail to each settlement where they only serve a very limited retail function. Section 8.1.1. of this Strategy provides the rationale behind the Retail Hierarchy proposed for the County, based on extensive evidence collated as part of the preparation of the Retail Strategy.



It is essential to also identify the opportunities and constraints for retailing within the recognised centres. A key message of the Retail Planning Guidelines is the enhancement of the vitality and viability of town centres in all their functions through sequential development. To apply this to Cavan, the Retail Planning Guidelines outline that this should involve an examination of the existing centres against criteria, which contribute to the vitality and vibrancy of a centre: -

1. **Attractions** – these underpin a town and comprise the range and diversity of shopping and other activities, which draw in customers and visitors.
2. **Accessibility** – Successful centres need to be both accessible to the surrounding catchment area via a good road network and public transport facilities, and to encompass good local linkages between car parks, public transport stops and the various attractions within the centre.
3. **Amenity** – A healthy town centre should be a pleasant place to be in. It should be attractive in terms of environmental quality and urban design, and it should be safe with distinctive identity and image.
4. **Action** – To function effectively as a viable commercial centre, things need to happen. Development and improvement projects should be implemented efficiently; there should be regular and effective cleaning and maintenance and there should be coordinated town centre management initiatives to promote the continued improvement of the centre.

The following appraisals have been undertaken to evaluate the retail functions of the main urban settlements of County Cavan, assessing the attraction, accessibility, and amenity of each centre with the aim of making evidence-based recommendations regarding future actions for their improvement. These actions will be formulated to reinforce the existing retail offering within each of the towns, and where possible expand it in a sustainable manner, through the suggestion of issues to be addressed or measures to be continued or extended. Health checks also draw on feedback received during the Shopper Surveys.

Detailed assessment of floor area, retail mix and occupancy levels (Floorspace Survey) has been undertaken for the entire County, providing a comprehensive overview of the current status of retailing in the County. While the previous 2008 Retail Strategy included floorspace data, comparative assessment of 2016 data with 2008 data was not feasible, as the methods of survey did not align. The methodology used in this floorspace survey generally involved a calculation of the net floorspace for over 1,400 retail or retail service premises within the County.

6.1. Cavan Town

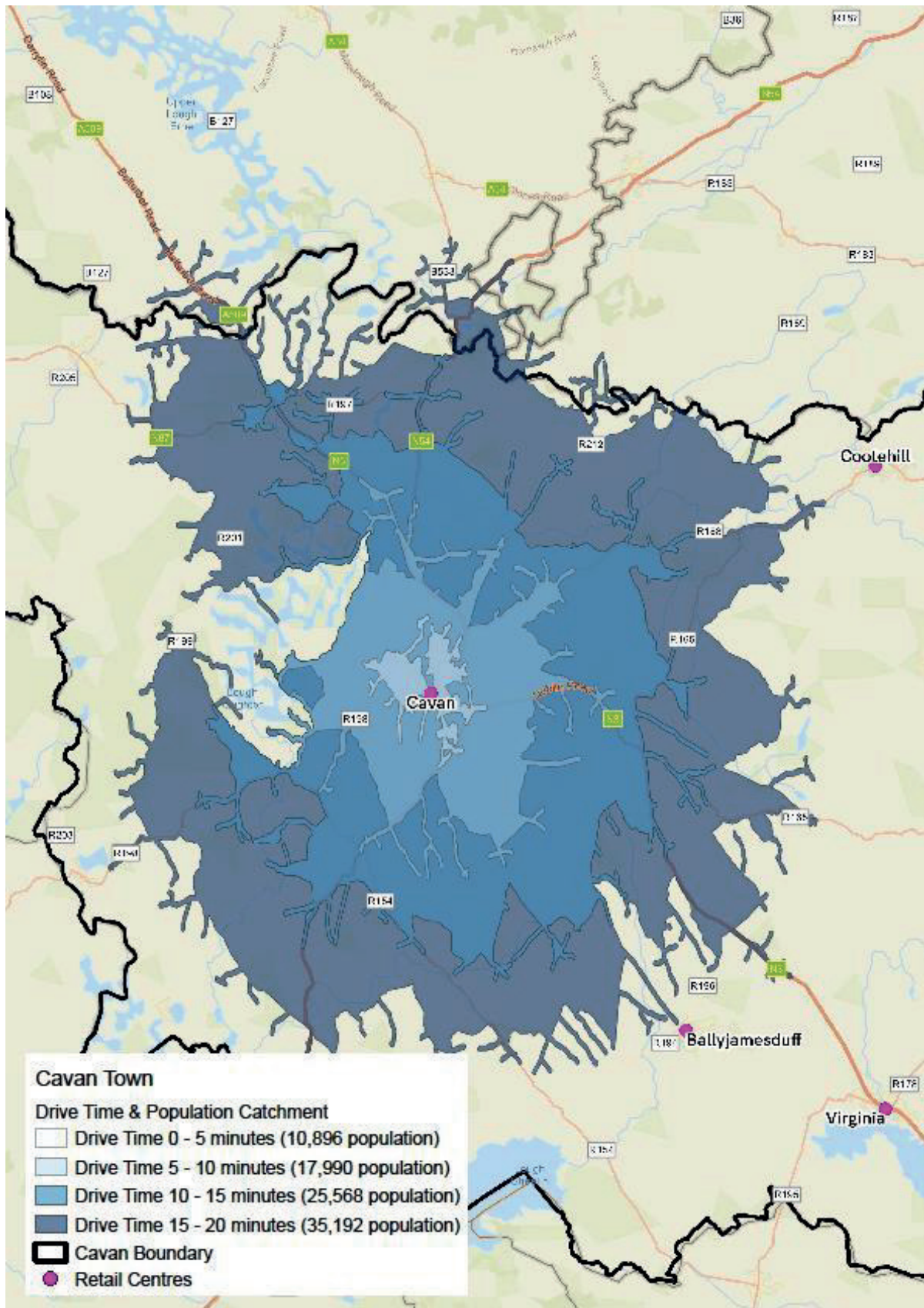
In 2016, Cavan Town had a population of 10,914 people according to 2016 census data from 10,205 people in previous 2011 census²³. It is important to note that Cavan Town settlement's boundary changed between censuses 2011 and 2016, therefore population growth comparison is not advisable. Despite changes in the standard census town criteria Cavan Town remains as the largest town in the County and the only Tier 1 town in the County Settlement Strategy.

Its size and function are also recognised in the RSES for the Northern and Western Region in which is categorised as a Key Town. The town is centrally positioned in the County, making it an ideal location to serve as the administrative centre for the County.

Based on the Census of Ireland 2016 Small Areas data, it is estimated that there are approximately 17,990 persons within a 10-minute drive of Cavan Town centre. By reviewing the Electoral Divisions encompassing Cavan Town and its immediate environs, 2016 Census data shows that the population has increased over the 2011-2016 period. These levels seem to be slightly above the anticipated levels set in the NPF.

²³ Census 2011 combined data from the former legal and environs of Cavan. 80 legal towns including were abolished under the Local Government Reform Act 2014. For the purpose of Census 2016, Census towns which previously combined legal towns and their environs have been newly defined using the standard census town criteria (with the 100 metres proximity rule).

Figure 6.1. Cavan Town Drive Times & Population Catchment.



Research²⁴ was undertaken in 2012 by Retail Excellence Ireland to rank 100 towns and cities in Ireland based on visitor and stakeholder perceptions of a variety of issues including retail mix, streetscape, parking, safety and security, attractions, events and image. Cavan Town was placed in the second highest quartile based on opinion collated, highlighting that the town is in a strong position to develop and grow as a retail destination. While undertaking the Shopper Survey in Cavan Town shoppers were generally quite satisfied with the town centre as a shopping destination and this would tend to align with the results of the Retail Excellence Ireland survey.

According to a 2015 local media report, Cavan town and the wider county area does not perform as well as other parts of Ireland in attracting overseas visitors to the area with the local economy heavily reliant on visitors from elsewhere in Ireland²⁵.

Recent studies by GeoDirectory²⁶ relating to the occupancy of retail units in town centres, indicate that Cavan town has an average level of commercial and retail vacancy compared to other towns in the Ulster region. GeoDirectory's Geoview Commercial Property reports provide a geographical overview of commercial building stock and corresponding vacancy rates in Ireland since 2013. The latest Geoview report²⁷ contains data collected in December 2019 and is thus pre-COVID-19. By the end of 2019, prior COVID-19 hit Ireland and several restrictions limiting the retail activity were put on place, the County's commercial vacancy²⁷ was at 12.7%, which represented a decline -0.03% from previous year survey.

Results of the Shopper Survey revealed that shoppers to Cavan Town did not consider the issue of vacancy to be a major problem in the town. Analysis of the results suggests that their greatest desire for the town would be for an increase in shopping diversity.

6.1.1 Attractions

Cavan Town performs an important retail function for the County, with a limited retail base located outside the County town and very few of the national or international multiple's located in other centres within the County. The historic core of the town continues to be occupied by the vast majority of retailers in the town, although there is a comparatively high representation of large-scale out-of-town retail parks and large stores on the fringes of the town which attraction forces and erosive competition continue to put pressure on the town centre retailers' viability. Areas within the town do not readily lend themselves towards large-scale retail development primarily due to topography, with most of the multiple retailers preferring to operate from large, single-level floor plates. There has been minimal expansion in retailing within recent years with a number of large projects on hold, despite having received planning permission.

The primary retail street is Main Street which runs in a north-south direction through the town, while the main administrative and commercial core is centred along Farnham Street running parallel with Main Street. While retail services are distributed throughout the town centre, there is a notable concentration of restaurants and public houses in the Bridge Street and adjoining Main Street area. Paved streets and safety bollards along Bridge Street serve well in restricting illegal parking and creating a pleasant streetscape.

Convenience Shopping

Each of the main convenience operators have presence within Cavan town, although only Dunnes Stores and Tesco operate from the town centre area. Although Tesco was granted planning permission to build a new store on the eastern edge of the town centre (Cock Hill), however this has not been materialised yet²⁸. Within the peripheral parts of the town other large convenience operations include two Supervalu stores, Aldi on Dublin Road and a Lidl at Creighan on the

²⁴ Sunday Independent Supplement (October 2012) The 100 Best Towns and Cities in Ireland. Accessible at http://www.retailexcellence.ie/images/uploads/downloads/Sunday_Independent_Supplement_-_Best100_Towns_Cities.pdf

²⁵ Anglo-Celt (2015) 'Recovery in local tourism supported by tourism VAT rate'. Accessible at <http://www.anglocelt.ie/news/roundup/articles/2015/07/24/4039108-recovery-in-local-tourism-supported-by-9tourism-vat-rate>

²⁶ GeoDirectory's reports, published on a bi-annual basis, relies solely on the GeoDirectory database of commercial points of information.

²⁷ GeoDirectory. Q2 2020 Geoview Commercial Property Report. Accessible via: [https://www.geodirectory.ie/getattachment/Knowledge-Centre/Reports-Blogs/Commercial-Vacancy-Rate-Rises-to-13-5/GeoDirectory_GeoView_Commercial_Issue_19-\(1\).pdf?lang=en-IE](https://www.geodirectory.ie/getattachment/Knowledge-Centre/Reports-Blogs/Commercial-Vacancy-Rate-Rises-to-13-5/GeoDirectory_GeoView_Commercial_Issue_19-(1).pdf?lang=en-IE)

²⁸ Cavan County Council Planning Ref 17473. Extension of Duration of Planning Reg No. 11991992 granted. Expiry date 13/01/2023. Accessible via:

<http://www.eplanning.ie/CavanCC/AppFileRefDetails/17473/0>

Athlone Road. There is also a reasonable selection of speciality and smaller convenience shops spread through the town, some of which form part of service stations. Given this concentration of retailers, many of which are absent from neighbouring towns, Cavan town is likely to draw retail trade from a sizeable catchment and the feedback received in the Household and Shopper Survey confirms this. Table 6.1 provides a detailed summation of retail floorspace and unit types within the town in 2016.

Comparison Shopping

There is a reasonable selection of comparison retailers operating from Cavan town, reflective of the monomodal nature of the County in this regard. Within the town centre there are jewellers, bookshops, florists, electrical and hardware shops, pharmacies, charity shops and multiple clothing and shoe shops. Most of these shops are independently owned, with a comparatively low representation from the large multiples for a town of this size and catchment. The retail parks on the outskirts appear to have attracted a greater proportion of the multiple retailers. Levels of vacancy on the town centre primary streets is quite low, with a greater level of vacancy noted in the outer fringes and on secondary town centre streets where footfall is limited.

Reflective of the retailing primacy of Cavan town within the County, the town is provided with 4.3 sq.m. of occupied retail and related floorspace per person in the town, which is well above the average for other census towns in Cavan County (2.1 sq.m. per person). This is indicative of the important service function the town provides to its hinterland and is reflective the representation of the main convenience retailers in the town, more so than the comparison retailing base based on the Survey results.

Comparison & Convenience Shopping - Conclusions

Reflective of the retailing primacy of Cavan town within the County, the town is provided with 4.3 sq.m. of occupied retail and related floorspace per person in the town, which is well above the average for other census towns in Cavan County (2.1 sq.m. per person). This is indicative of the important service function the town provides to its hinterland and is reflective the representation of the main convenience retailers in the town, more so than the comparison retailing base based on the Survey results.

Table 6.1. Cavan Town Retail Floorspace 2016 (sq.m net)			
	Cavan Town 2016		
	Sq.M.	Number	No. as %
Convenience	11,758	32	9.4
A Comparison	27,788	142	41.6
<i>Mainstream Comparison</i>	13,686	114	33.4
<i>Bulky Comparison</i>	14,102	28	8.2
Retail Services	6,294	116	34.0
Total Occupied	45,840	291	85.3
Total Vacant	6,211	50	14.7
Total Retail Floorspace	52,051		

Bulky Goods and Retail/Business Parks

The bulk of retail parks are located on the southern side of the town leading towards Ballinagh and Dublin. These are of varying scale, uses mixes and have varying levels of occupancy, but each have extensive free car parking. These retail parks specialise mainly in comparison and bulky goods, although a number of these include retail services (restaurants), while others serve as business parks, primarily for employment purposes.

- **Corlurgan Business Park.** Corlurgan Business Park is situated on the N55 leading south towards Ballaugh. It contains three bulky goods retailers, Erne Tiles, Cavan Net Computers and a Home and DIY Centre. It also includes some non-retail uses, such as a vet clinic and a children's activity centre.
- **Pullamore Retail Park.** Pullamore Retail Park is located in the townland of Pullamore on the N3, southeast of Cavan Town. Its retail offering comprises mostly of bulky goods provided by Luxor Lighting and Breffni Electric. It also has a service station shop which provides convenience goods and a drive-thru McDonald's restaurant.
- **Kilmore Business Park.** Kilmore Business Park is located on the N3 Dublin Road. It specialises entirely in bulky goods and is not intended to accommodate comparison and convenience retail uses.
- **Cavan Retail Park.** Cavan Retail Park is situated on the Dublin Road south-east of Cavan Town centre. The retail offering is split between comparison and bulky goods.
- **Lakeland Retail Park.** Lakeland Retail Park is located on the southeast town environs and would also appear to serve a neighbourhood centre function given the fact that it is anchored by Tarpey's SuperValu. Woodie's DIY and Halfords generally sell bulky goods from this Retail Park, while Lifestyle Sports, Toymaster and Heaton's sell comparison goods and some bulky goods elements. KFC provides a retail service function within the retail park.
- **Breffni Retail Park.** Breffni Retail Park is located on the Dublin Road, near the town centre, containing three retail units. The largest of these is McIntyre's Furniture and Carpet World. The other two units are occupied by Maguire Tiles and Bathrooms and Paco clothing outlet.
- **Moynehall Retail Park.** Moynehall Retail Park is located on the Ballinagh Road, south of the town centre. Woodford Motor Factors and Erika's Fashions, primarily comparison retailers operate from this Park, while Clarke's of Cavan, Budget Tiles and HomePro sell bulky goods.
- **Newcourt Shopping Centre.** The Newcourt Shopping Centre is located off Church Street and specialises in comparison retailing. An auctioneer's office and computer repair shop provide a retail services element. Retailers within Newcourt are generally small independent businesses.

Leisure & Recreation

The Odeon Cinema just off Main Street offers movie entertainment on a daily and nightly basis. Kingspan Breffni Park, the home of Cavan GAA is located just off the Dublin Road. It has an overall capacity for 32,000 with a 6,000 seated capacity and regularly draws large attendances. There are many bars and restaurants within the town centre and the town is reasonably well served by hotels and B&Bs within the town and its immediate environs.

6.1.2 Accessibility

Cavan town is the administrative capital of County Cavan and is strategically located on the N3 corridor with reasonably good transport linkages to Dublin and Belfast and with other counties along the border. The N3 national route runs within one- kilometre of the town centre and ensures that the bulk of passing traffic bypasses the town centre. Cavan town is 32km from Bailieborough, 30km from Virginia and 23km from Cootehill providing ease of access for a sizeable population catchment.

Despite having a rich history of rail services, Cavan does not presently have any operating commuter railways. The N3 national route connects with the M3 motorway at Virginia allowing for 1 hour 30-minute drivetime to the country's capital 114km to the southeast. Bus Éireann operate a bus station from Farnham Street, which provides regular services to all of the key support towns (routes 65, 109, 109A, 111, 162, 166, 175 and 465) and a reasonable level of accessibility for public transport users. Pay and display parking is managed in the town centre area with one-way traffic controls on a number of the town centre streets.

In addition, there is a multi-storey car park on Cock Hill and an underground car park below Dunnes Stores on Church Street. Surface-level off-street car parking is also available between Main Street and Cock Hill, off Bridge Street, off Farnham Street and to the rear of College Street. All the retail parks outside of the town centre offer free parking to customers. Recent infrastructural developments include the Cavan Town Eastern Access Route including cycleways, which was completed in May 2013 facilitating an alternative route through the town centre, while potentially opening up new areas of the town for development.

6.1.3 Amenity

Cavan town is positioned close to a host of natural resources and serene landscapes, which makes it an ideal base for various outdoor activities. Nearby Killykeen Forest Park provides scenic country walks and Lough Oughter is a popular fishing and water sport destination. There are two 18-hole golf courses to the northwest of the town, County Cavan Golf Club and Farnham Estate. As the N3 national route bypasses the town centre, this ensures the vast bulk of passing traffic can be diverted from the town centre.

6.1.4 Actions

Central Spine

Cavan County Development Plan supports the development of Cavan Town as a 'Hub' for the region and includes Cavan Town as the on Tier 1 town in the Plan's settlement strategy, focussing on developing the Hub as the principal town in the county. Cavan Town is a reasonable scale shopping destination within the County and its wider area and any actions to address retailing in the town needs to be particularly mindful of the strategic role the town performs and the current retailing environment and context.

The town comprises a comparatively high number of retail parks relative to its scale, and these are disjointed and largely disconnected from the town core, representing a real threat to the vitality of more central areas within the town centre. This ultimately diverts trade from the town centre and does not add to the overall shopping experience within the town centre, particularly where units are used for the sale of convenience and comparison goods. Furthermore, these retail parks ultimately increase traffic flows in the wider town road network given the increased level of car trips needed to visit them. Future retail development needs to be rechannelled into the town centre.

While it is recognised that there are topographical restrictions to achieving this, the channel of level land broadly running along Farnham Street and Main Street needs to form the backbone to the retail centre and these lands need to be used in an efficient manner. Site accumulation may be necessary to identify suitable sites within this channel that could cater for future demand in a sequential manner. In planning for growth in the town centre, the Council should allocate sufficient sites and expansion areas to meet identified need; and where necessary use compulsory purchase powers to bring forward important sites.

This continuing development of Cavan as a retail destination will require flexibility in bringing forward key sites within the town core area. It will also necessitate encouragement of the provision of high-quality retail units to provide for the needs of modern retailers and to facilitate the provision of a good mix of offer to the local and surrounding population. The 'Masterplan' lands identified in the Development Plan within the central block surrounded by Bridge Street, Farnham Street, Thomas Ashe Street and Main Street offer the most appropriate opportunity site for expansion of retailing within the town centre in this regard.

Integrated Land Use and Transport Strategy

The opening of the Cavan Town Eastern Access Route significantly increases the opportunity to divert traffic away from the southern end of Church Street and off the main shopping streets. It is noted that there have been several significant changes in the town centre traffic management system and urban framework, some of which appear to have been proposed within the Cavan Town & Environs Integrated Framework Plan 2020, while others were not included in the Plan.

These changes and the opening of the eastern bypass access road, and the construction of a new Tesco Ireland Ltd²⁹ store in the foreseeable future, will have a major bearing on the ability and rationale to follow through the measures set out within the 2008 Integrated Area Plan.



A revised Integrated Area Plan including Urban Design Framework is encouraged to address the present situation, including extant planning permissions, the guidelines within the Design Manual for Urban Roads and Streets, improved synergies with the bus terminal and new Tesco site (including way-finding) and other matters raised below.

Car Parks

Many of the surface level off-street car parks are located on steeply sloping ground with minimal landscaping to break up these spaces and with poor surface treatments. All of this makes it difficult to safely move through these spaces and as a consequence ensures other more accessible locations within the town, including on-street areas, are more attractive for parking purposes. Given the likely catchment and alternative transport, these car parks are vital in enabling the town to develop into a better performing retail destination and some level of upgrade to these facilities is warranted, particularly public facilities and those with potential to accommodate additional car parking based on more efficient layouts.

Pedestrian Priority

The previous 'Integrated Plan' for Cavan Town and environs, introduced proposals to pedestrianise an area within the town centre. Such proposals can often prove costly and extremely difficult to implement and achieve for a variety of reasons. It is recognised that the streets in and around Cavan town centre are generally quite narrow, a reflection of the fact that they were not laid out to accommodate contemporary traffic flows.

Footfall in and around the main town centre streets is moderate, which may in itself be as a result of the positioning of car parks. However, for a retail centre of this scale, layout and context, it may be difficult to justify complete pedestrianised street sections. The Shopper Survey feedback did not highlight pedestrianisation as an improvement in the town centre.

A more rationale and readily achievable approach to improving the shopping environment would be to increase pedestrian priority, but this does not have to impinge on the ability for vehicles to move through this space. Current use of double-yellow lines to restrict parking can only invariably work if these areas are constantly monitored. Studies show that where residual space for car parking exists it will invariably be used, particularly to satisfy a temporary need. Better use of these spaces is required to improve their appearance and overall aesthetic.

²⁹ Cavan County Council Planning Ref 17473. Extension of Duration of Planning Reg No. 11991992 granted. Expiry date 13/01/2023. Accessible via: <http://www.eplanning.ie/CavanCC/AppFileRefDetails/17473/0>

A more coherent approach to use of these urban spaces is necessary and this should rule out the ability for illegal on-street parking (on double-yellow) lines, while still catering for landscaping, including trees, loading bays, tax ranks but ultimately making pedestrian movement a priority and safer. This will have a major benefit in improving the overall functioning and appearance of the main shopping streets.

An urban environmental improvement scheme is needed to identify where this can be implemented while maintaining the one-way traffic system. Wider traffic control measures would also need to be implemented to restrict certain vehicles from entering these pedestrian-priority spaces.

While understanding the need to prioritise funding for public realm improvement works, should pedestrian priority measures be proceeded with over the lifetime of this Strategy, the area marked for pedestrianisation in the 'Integrated Plan' from 2008 should take priority (i.e. Town Hall Street and Main Street).

Monitoring Vacancy

While the level of vacancy within the town is very much the norm for a town of this size, continued monitoring of the situation is advisable to ensure planning policy can better understand and address any emerging situation, particularly the risks relating to the vitality of the town centre and retailing within it. The level of vacancy in the outer retail parks should be less of a concern from a planning perspective while focusing on the viability and vitality of the town centre retail's core. These lands and buildings are more readily adapted for alternative purposes and consolidation of retailing into a fewer retail parks would also open up the possibility of an increased level of retail activity within Cavan town centre.

Managing service station retailing

Existing fuel service stations on the main routes serving the town have potential to impact on the vitality and viability of neighbouring retail centres. A number of these stations are well outside the town boundaries and include café areas with associated seating and even an element of comparison goods floorspace. Future development of service stations outside the town centre or any defined neighbourhood centres, including their extension for retailing purposes should only occur in strict compliance with the requirements of the Retail Planning Guidelines 2012, including the '100sq.m. limitation'.

Shopping Initiatives

Town-centre management is key to ensuring these urban spaces continue to evolve and adapt to changing shopping patterns and demands. While the Chamber of Commerce is quite active in the town and wider area, an initiative such as the Business Improvement District (BID) scheme could be pursued to develop and implement a series of new and additional initiatives designed to further promote and improve the trading environment within the town boundary.

Convenience Space

Each of the main convenience supermarket operators have at least one presence in the town, indicative of the expanding role of the town serving the convenience shopping demands of the town catchment. Considering the existing permission for a new Tesco store at Townspark on the eastern access road, there will be limited additional capacity for convenience large-scale retail space.

Proposals for convenience retailing in Cavan Town must be considered in the context of the existing retail provision within the neighbouring towns, particularly those subject of health checks below. There would appear a greater necessity to distribute convenience floorspace growth beyond Cavan town into the other main retail centres, based on the feedback from surveys.

6.2 Larger Towns

Outside Cavan Town (Tier 1), the five tier 2 support towns of Ballyjamesduff, Virginia, Bailieborough, Kingscourt and Cootehill are of significance in terms of retail, due to their size, location or acknowledged importance in the Development Plan. These towns have similar populations but perform slightly differing roles in retail terms. Not all of these tier 2 towns have a substantial convenience retail base to serve the weekly shopping needs of their hinterland. It is apparent that there is some overlap in the associated catchments of these towns.

6.2.1 Ballyjamesduff

Ballyjamesduff is recorded as having a population of 2,661 in 2016, making it the second largest of the Tier 2 towns in Cavan. The town experienced a population increase of 3.6% over the 2011 to 2016. Despite the town has experienced a rapid population growth from early 2000s, with increases of 94%, 52% and 3.6% during the intercensal periods of 2002-2006, 2006-2011 and 2011-2016 respectively, the town's commercial and retail base has not increased proportionally.

Attractions

Convenience retailing in the town centre is mostly provided by small stores, with Rodney's Centra and O'Reilly's Gala being the largest of these. There is also a large convenience store located outside the town centre; MACE at Skelly's garage. There is a small number of comparison shops in the town centre forming a narrow base for this type of shopping in the town and this corresponds with the shopper survey results, which reveals the town primarily serves a convenience and services function. There are numerous public houses, takeaways and restaurants, as well as barber shops and hairdressers located in the town. The Ulster Bank and Credit Union provide financial services in the town. The overall provision of retailing within Ballyjamesduff is quite narrow, but generally reflective of its role as a support service town. The town hosts a regular agricultural mart which draws in trade to the town from a wide catchment.

The Percy French statue fronting the Courthouse Square is an attractive feature within the streetscape and a subtle reminder to visitors and residents of the association of this songsmith and poet with the town. Ballyjamesduff is quite close to Lough Sheelin, which is a popular trout fishing destination and Cavan County Museum is located on the Virginia Road immediately south of the town. This museum holds regular exhibitions and is dedicated to portraying the history of the county.

Accessibility

Ballyjamesduff is primarily accessed by car via the R194 and R196 regional routes. Both of these roads lead towards the N3 national route. In turn the N3 national route allows easy access to Virginia and Cavan Town and also joins with the M3 motorway leading towards Dublin. The 187 bus service serves the town with 4 times daily connections to Kells and Oldcastle. On-street parking in the town centre is free, with extensive parking along Chapel Street. Land levels in the town centre rise steadily moving away from the Inny river. Access by foot is reasonably attainable, but haphazard parking can often making crossing roads difficult and this issue also emerged during the Shopper Survey. Ballyjamesduff has an extensive rural hinterland with limited access for pedestrians and cyclists, which results in residents and visitors having to rely heavily on private vehicles to access the retail centre.

Amenity

Street corners and traffic islands are well-decorated with flowerpots bringing life to these spaces and making a traffic barrier. The courthouse and statue of Percy French at the corner of Chapel Street and Granard Street provide a central focus for the town, however, it would benefit from landscaping intervention with some element of softening. The street layout generally comprises very wide street spaces, which allow for extensive on-street parking and plenty of space for vehicular traffic, but this can often be to the disadvantage of pedestrians.

Assessment

While paving in the areas fronting the market house space is in a good state, footpaths are in very poor condition in various locations throughout the town centre and there is numerous derelict properties, detracting from the overall shopping experience and visual appearance of the town. Many of the businesses operating in Ballyjamesduff use an abbreviation of the town name, 'BJD', which instils a sense of local identity and branding.

Based on the Census of Ireland 2016 Small Areas data, it is estimated that there are approximately 9,550 persons living within a 10-minute drive of Ballyjamesduff (see figure 6.2). Ballyjamesduff has one of the lowest levels of vacancy of all the urban centres surveyed for this Strategy. However the town contains only 0.88sq.m. of occupied retail floorspace per resident (compared with 4.20sq.m. for Cavan Town) suggesting the town has limited draw from the neighbouring hinterland.

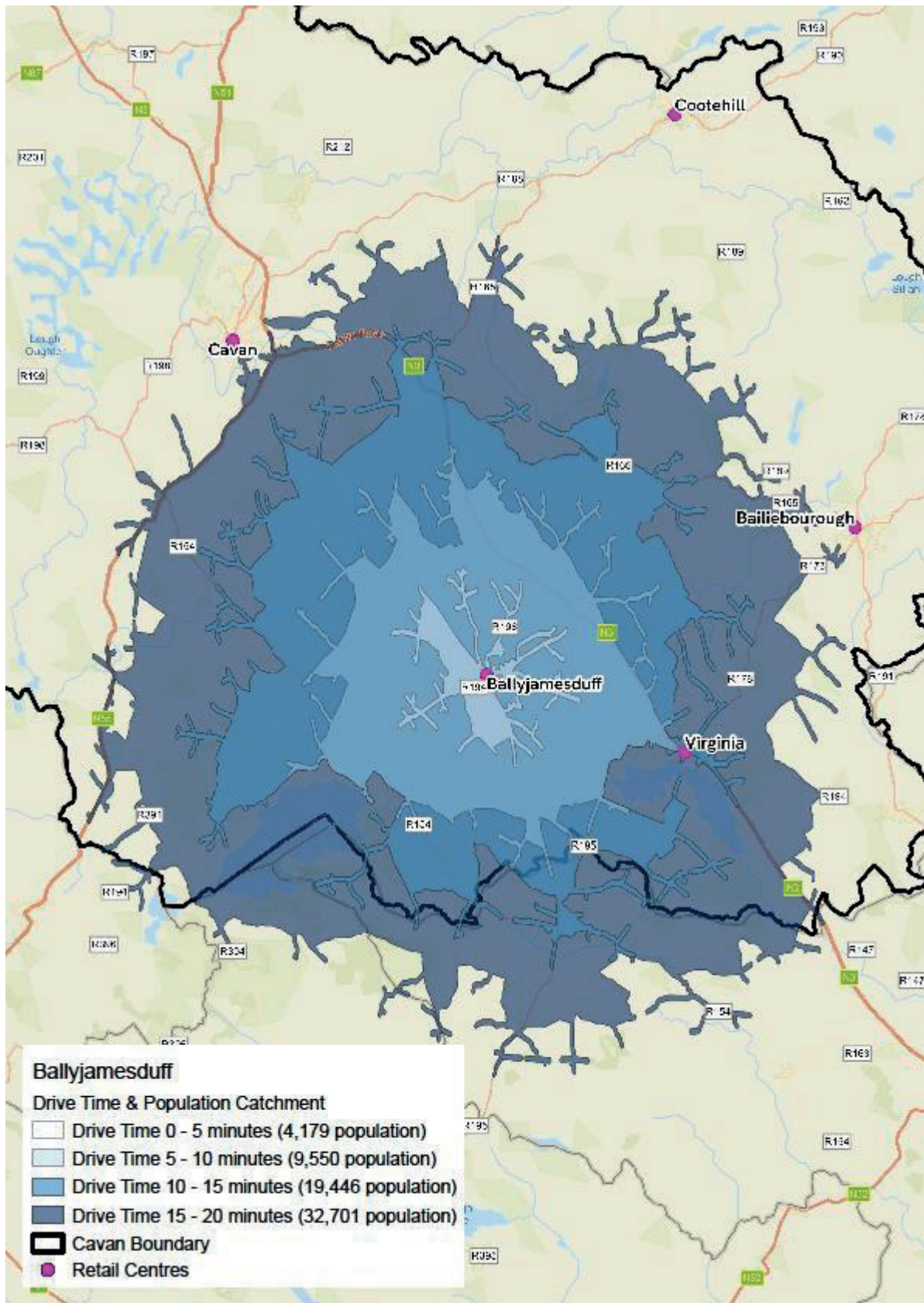
The 2008 Retail Strategy identified a need to develop the retail function of Ballyjamesduff, in order to provide for the needs of a rapidly growing population. In the interim the town has continued to experience rapid population growth, but the retail base has not expanded proportionally. In recent years permissions for major retail development on the northern side of Ballyjamesduff, were refused by An Bord Pleanála.

Surveys undertaken as part of this Strategy suggest extensive retail leakage to Cavan town and Virginia in particular. There appears scope for additional convenience retailing in the town centre to minimise the degree of leakage to other centres and eliminate the need to travel to other towns for weekly shopping. Such future retailing floorspace in Ballyjamesduff would be best located in the town core, particularly drawing from the conclusions of recent planning decisions. See Table 6.2 below for breakdown of all retail floorspace in Ballyjamesduff.

Table 6.2. Ballyjamesduff Retail Floorspace 2016 (sq.m net)

	Ballyjamesduff 2016		
	Sq.M.	Number	No. as %
Convenience	516	12	15.2
A Comparison	806	22	27.8
Retail Services	1,043	35	44.3
Vacant	473	10	12.7
Total Retail Floor Space	2,838	79	100.0

Figure 6.2. Ballyjamesduff Drive Times & Population Catchment.



Actions

Parking is quite haphazard in the town and this often restricts pedestrian movement and creates a traffic hazard. Some cars park in parallel positions, while others park in a perpendicular alignment. Road markings and improved road surfacing and lipped pavements with bollards would address this and improve safety. There appears to be extensive on-street car parking, wide footpaths and whilst there is some tree planting, additional soft landscaping would be welcomed into the streetscape.

The Shopper Survey highlighted concerns regarding traffic in the town. While it is recognised that heavy goods vehicles need to pass through the town centre as there is no bypass route or a wider diversion strategy, this and the width of the road makes it difficult for pedestrians to cross. The lack of road markings makes it difficult to understand who actually has priority crossing some of the wide town centre streets. There is no footpath along the southside of Granard Street between BJD Electrical and Brady Solicitors creating a precarious situation for pedestrians and road users.

A number of the shops in Ballyjamesduff are noted to have signage out of character with their associated building façade and this has potential to undermine the character of the area.

Promote the development of key opportunity sites in the town centre and in particular the existing prominent derelict sites.

There would appear to be some scope for additional convenience retail within the town, particularly aimed at providing additional opportunities for undertaking weekly shopping. The previous 2008 Retail Strategy also noted this and in turn this may act as a catalyst for further development in the town. An additional convenience retail facility would best be sited in a location that could provide footfall along the main shopping streets and based on robust sequential testing. An opportunity site would appear to be located towards the rear of Anne Street and Chapel Street, close to the town core. Access to this area for cars and pedestrians needs to facilitate cross-visitation with other services in the town centre and the development would need to be sensitive to the historic urban fabric.



6.2.2 Virginia

Virginia had a population of 2,648 in 2016 according to the CSO, a change of 366 persons or 16.0% compared to 2011 census data. This is the highest rate of increase in population experienced by the Tier 2 towns of Cavan. The town is set just north of Lough Ramor, 30km southeast of Cavan Town and in the southeast of the County. Records indicate that Virginia was founded in 1612 by John Ridgeway as part of the Ulster Plantation and was named for Queen Elizabeth I. Glanbia and Fleetwood paints both have factories in Virginia and along with agriculture these are the primary economic drivers for the town. Good accessibility from Virginia to Dublin results in extensive numbers of residents commuting to the capital for their employment and education needs and this is noticeable in daily traffic flows.

Attractions

McEvoy's SuperValu and Lidl Ireland Ltd³⁰, which opened in December 2016, on the Ballyjamesduff Road are the primary location for convenience shopping. In addition, there are several smaller independently-owned convenience shops in the town centre such as Skelly's, E. O'Reilly & Son and Michael McEnaney Butchers. Based on surveys undertaken for this Strategy and in comparison, with other Tier 2 towns, less people in Virginia travel to other towns for grocery shopping. Considering the scale of the town, there is a reasonable range of comparison shopping, with much of this is located in the Virginia Shopping Centre. There are multiple pharmacies, clothing, charity and book shops as well as a pet shop, a hardware store and a gift shop. There is a wide selection of retail services on offer, including hairdressers, beauticians, takeaways, bars and a Credit Union. Virginia boasts the only professional performance space in Cavan County, The Ramor Theatre. The town hosts several annual festivals that draw in visitors such as the Virginia Street Fair and the Virginia Pumpkin Festival.

Accessibility

Virginia is well-positioned on the N3 national route, a strategic transport corridor to Dublin from county Cavan. Moreover, Cavan County Council is progressing the development of N3 Virginia bypass scheme³¹ which will improve the existing N3 section from Denver (Co. Meath) to the existing N3 north of Virginia town.

Its location on a transport corridor and only 77km from Dublin, makes the capital readily accessible and the town benefits from passing trade because of this. However it also creates a traffic congestion problem in the town centre, which detracts from the overall shopping experience. Traffic congestion was flagged as a primary issue raised by shoppers to Virginia as part of the Shopper Survey. Passing articulated trucks rumble through the town continuously, disturbing the shopping environment and road surface. This also makes it an unnerving experience to crossroads, although raised crossing points are available in areas as these serve dual purpose in restricting traffic speeds and providing greater priority for pedestrians. Higher traffic speeds through the town are noticeable during off-peak periods.

The location of Virginia also makes it more readily accessible for locals to shop in Kells and Navan, located 19km and 34km respectively to the southeast. The 109 and 187 bus services stop in Virginia providing frequent daily connections to neighbouring towns. Free car parking is available on-street, in rear car parks off the main street and at the Virginia Shopping Centre. In the shopper survey In the shopper survey, respondents in Virginia were more likely to identify the 'lack of parking' as an issue when compared with the respondents from any other town surveyed. This is similar to the results of the survey taken in Virginia as part of the 2008 Retail Strategy. Virginia's compact linear layout and fairly level topography allows all parts of the town to be easily accessible on foot.

³⁰ Amendment to the scheme under planning reg. ref. 16156 a reduced net retail sales area of 1,421 sqm (previously approved 1,469 sqm under planning permission 15175).

³¹ In January 2021, Cavan Council Council in association with Transport Infrastructure Ireland commenced an online Public Consultation in respect of the N3 Virginia Bypass scheme. Accessible via: <http://www.cavancoco.ie/n3-virginia-bypass.htm>

Amenity

Virginia has a pleasant shopping environment with most of the shopfronts being very well maintained, including a number of exemplary traditional shopfronts. There is an attractive green area fronting and leading to the Church of Ireland at the top of the Main Street. The town contains an impressive assembly of historic buildings which are generally in good condition and add to the character of the town. Unfortunately, the town turns its back on the river Blackwater and any redevelopment of the Masterplan area outlined in the Development Plan could potentially consider a road running parallel and adjacent to the river to address this.

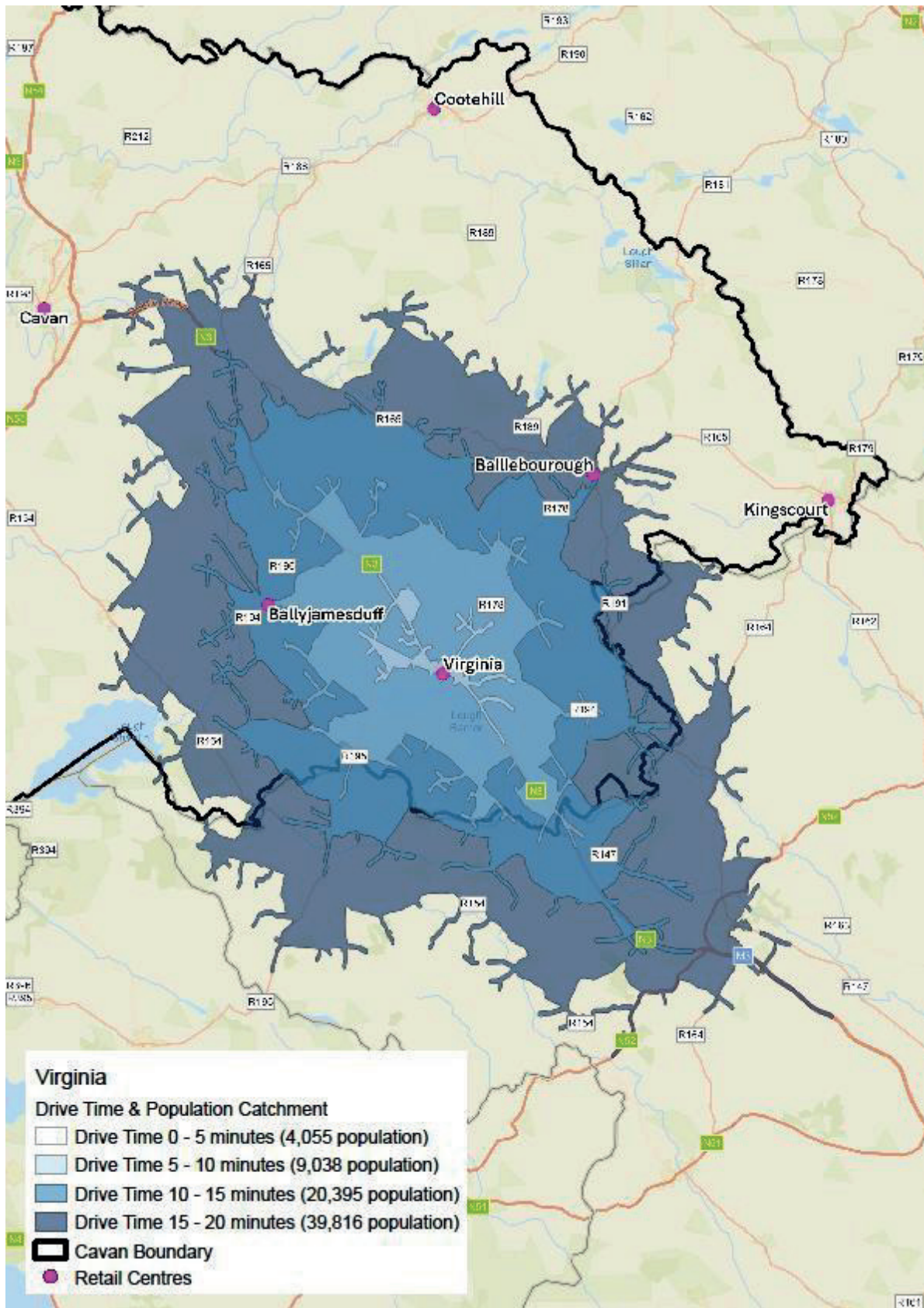
Virginia has a low level of vacancy compared with similar-sized towns in Cavan. The town contains 1.8sq.m. of occupied retail floorspace for each resident based on 2016 census data. Virginia has the highest convenience floorspace provision outside of Cavan Town, with the bulk of this being provided by McEvoy's SuperValu and Lidl. A large proportion of the floorspace in Virginia is devoted to traditional retail services including a variety of eateries and public houses located centrally onto Main Street.

The previous 2008 Retail Strategy noted that "there is strong market interest in the town with a large retail development on the Ballyjamesduff Road", as reflected by the opening of the new Lidl store on the Ballyjamesduff in December 2016. See table 6.3 below for a breakdown of retail floorspace in Virginia. Based on the Census of Ireland 2016 Small Areas data, it is estimated that there are approximately 9,038 persons within a 10-minute drive of Virginia (see figure 6.3). The town benefits significantly from passing trade.

	Virginia 2016		
	Sq.M.	Number	No. as %
Convenience	2884 ³²	9 ³²	10.2
A Comparison	951	27	30.7
Retail Services	1,157	41	46.6
Vacant	233	11	12.5
Total Retail Floorspace	5,225	88	100.0

³² Figure includes Lidl Ireland Ltd in the Ballyjamesduff Road opened in December 2016.

Figure 6.3. Virginia Drive Times & Population Catchment.



Actions

Narrow arched laneways in the town are often used to access rear parking areas, but these traverse pathways and can create a hazard. While parking is the second most important issue for residents and visitors to the town based on the Shopper Survey (second to traffic congestion), there is a need to control the number of access points to rear parking areas. Provision of additional parking to the rear of units can often lead to severe reductions in footfall on the main streets. Careful consideration of large-scale proposals for parking to the rear is needed; a balance needs to be struck in meeting parking demand and retaining the primacy of the front street parade.

A number of pavements within the town centre are uneven and pavements need replacing and refitting in various locations along the main streets. High traffic volumes have resulted in road markings fading throughout the town and these will need continued replenishing based on current traffic volumes.

High levels of passing traffic and a significant catchment have resulted in the town growing as a retail centre. Any potential for additional retailing needs to be strategically located to create footfall on the main shopping streets and encourage cross-visitation.

The traditional shop environment is suffering as a result of the traffic volumes, including passing heavy goods vehicles. The projected bypass of the N3 national route from the town centre, which is currently at consultation stage, should provide significant opportunity to improve the overall shopping environment and experience along Main Street. It is also worth considering the level of passing trade which the bypass will likely take with it once constructed and the fact that this may be a double-edged sword for retailing. However, on balance and given the continued growth of the town and catchment population based on preliminary census data, the bypass is considered an essential infrastructure required to allow the town to develop in a sustainable manner.

The possibility of creating a civic focal point with seating and landscaping should also be investigated as at present there is no space performing this function along the main streets. With the construction of the bypass, this should provide for additional free-up space which would allow for further civic uses while contributing to the revitalisation of the town centre.

6.2.3 Bailieborough

Bailieborough is the most populous tier 2 town in the county with 2,683 residents in 2016, representing an increase of 153 persons or 6.0% since 2011. The surrounding area is known for its forests and lakes, the closest of which is Bailieborough Lough to the west of the town. The town was founded during the Ulster plantation with a street fabric to reflect this. Bailieborough is situated in a central location within the County, reasonably close to all of the other major towns in Cavan and linked with them by a network of regional roads. Lakeland Dairies, Bailieborough Foods, Tesco, bathroom supplier Flair International and cream liqueur manufacturer Terra Limited are the largest employers in the area. The latest Geoview survey³³ shows an increase in retail/commercial property vacancy to 21.5% compared to 19.0% in the previous period of the survey.

Attractions

The Tesco store on the northeast side of the town is the main convenience shopping destination with extensive surface-level parking. It would be expected that this retail store attracts customers from an extensive catchment. Tesco's largest competitor in the town is Harris' SuperValu in the town centre. Bailie Stores, Hall's Newsagent and the Daybreak at Barrack Street Service Station also provide convenience retail. Bailieborough boasts a fairly wide range of comparison retail for a town of its size.

³³ GeoDirectory. Q2 2020 Geoview Commercial Property Report. Accessible via: [https://www.geodirectory.ie/getattachment/Knowledge-Centre/Reports-Blogs/Commercial-Vacancy-Rate-Rises-to-13-5/GeoDirectory_GeoView_Commercial_Issue_19-\(1\).pdf?lang=en-IE](https://www.geodirectory.ie/getattachment/Knowledge-Centre/Reports-Blogs/Commercial-Vacancy-Rate-Rises-to-13-5/GeoDirectory_GeoView_Commercial_Issue_19-(1).pdf?lang=en-IE)

There are multiple pharmacies, florists, motor factors, clothes, charity and hardware shops, along with a jeweller's, pet shop, gift shop and bicycle shop. Bailieborough has an abundance of hairdressers and beauticians, takeaways, pubs, restaurants and bookmakers. Overall, there is a relatively solid retail services presence.

Accessibility

Bailieborough is situated at the confluence of three regional roads, the R165, R178 and R191, making it an important retail centre for the surrounding area. The town is 32km from Cavan, 13km from Virginia and 12km from Kingscourt. The 108-bus service serves the town, providing three times daily connections to Kells. The 166-bus service connects Bailieborough with Cavan town on Tuesdays and Thursdays. Parking in the town centre is primarily via paid on-street parking, with a rear car park off Thomas Street and, as mentioned previously, extensive car parking serving Tesco.

Pathways within the town centre were generally in good condition and the roads markings and surfacing appeared to have been subject of recent replenishing. The change in level between the Tesco area and the town centre serves as a deterrent for cross-visitation. With paid on-street parking in the town centre, it would appear more of an incentive to utilise free parking where available. This impacts on the viability of the town centre and the Shopper Survey highlighted that the lack of parking is the greatest dislike for shoppers to the town.

Amenity

There are numerous flowerpots and hanging baskets in the Market Square area fronting the Market House, which add to the appearance of this area and make it an attractive public space. Bailieborough Regeneration Group has installed a fine mural within the town centre, and there are numerous examples of traditional shopfronts, including Crossan's and The Medical Hall.

There are several lakes located in the vicinity which are used for sports and recreation, including angling. There is a large leisure centre on Chapel Road with a swimming pool, gym and associated facilities. The town is also served by various walks through neighbouring forests and lakesides.

Assessment

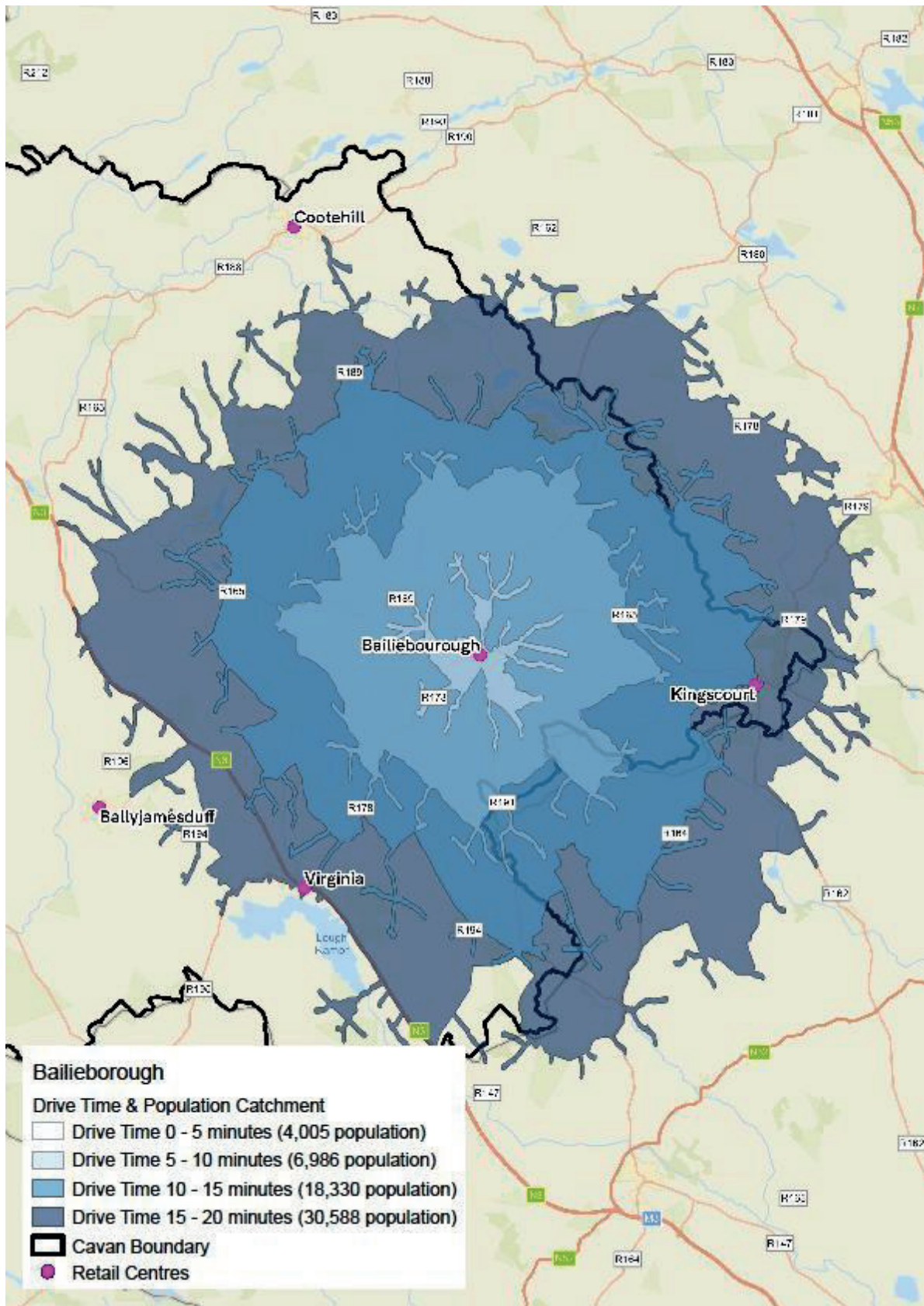
At 23.6%, Bailieborough has the highest rate of vacancy of all of the tier 2 towns in Cavan and this issue is picked up in the Shopper Survey, as shoppers highlight this as the primary item for improvement in the town. The town contains 1.17 sq.m. of occupied retail floorspace per person. Bailieborough has a relatively large amount of convenience floorspace provided by a relatively small number of retailers and the town has a large number of independent retailers selling comparison goods. See Table 6.4 below for breakdown of all retail floorspace in Bailieborough. According to the results of the shopper survey, the extent of retail leakage in Bailieborough is less than that of Cootehill, Kingscourt and Ballyjamesduff. The Tesco store that opened in December 2008 is likely to be a significant contributing factor to this.

Based on the Census of Ireland 2016 Small Areas data, it is estimated that there are approximately 6,986 persons within a 10-minute drive of Bailieborough (see figure 6.4).

Table 6.4. Bailieborough Retail Floorspace 2016 (sq.m net)

	Bailieborough 2016		
	Sq.M.	Number	No. as %
Convenience	1,349	9	8.2
A Comparison	910	30	27.3
Retail Services	893	45	40.9
Vacant	861	26	23.6
Total Retail Floorspace	4,013	110	100.0

Figure 6.4. Bailieborough Drive Times & Population Catchment.



Actions

Proposals for additional commercial space should be mindful of the growing levels of vacancy in the town and the fact that Bailieborough had the highest retail vacancy floorspace in the county in 2016 of the Tier 1 to Tier 2 towns. This continues to be the trend in 2019, according to the Geoview's figures. Considering the results of the floorspace study, new retail offering would be best facilitated in the town centre where vacancy is highest.

Road markings were re-laid on the main streets in 2016, although some motorists appear to continue ignore the markings. Measures may need to be employed to address this and ensure that markings are understood and used by motorists.

Heavy goods vehicles continue to rattle through the town, impacting negatively on the shopping experience. Traffic management measures may need to be ramped up to address this issue, in particular restricting access onto Main Street.

Promote greater synergy between the town centre and Tesco development, which represents the key retail attraction to the town.

Parking would appear to be a concern for some shoppers in the town centre area. As parking is free in other parts of the town and 'pay and display' within the town centre, this does not provide an even field for retail competition.

6.2.4 Kingscourt

According to the CSO, Kingscourt had a population of 2,499 persons in 2016 compared to 2,326 in 2011, a change of 7.4%. This is the second highest rate of increase in population experienced by the Tier 2 towns of Cavan. Located in the vicinity is Cabra Castle which was built in the 19th century and is now used as a luxury hotel. Kingscourt dates back to the time of the Ulster Plantations. Located in the southeast corner of County Cavan, Kingscourt is located only 1km from the boundary with County Meath and is also close to the boundary with County Monaghan and County Louth.

Kingscourt is not directly served by a national road, but it is situated at the meeting point of three regional routes the R162, R164 and R165. The location of the town on the south-eastern edge of the county and only 82 km from Dublin, dictates that many residents commute to the capital on a daily basis. The 107 and 166 bus routes provide public transport links to neighbouring towns, with the 107 servicing Kingscourt 4 times daily on weekdays and connecting with Navan. Sillan Tours and Royal Breffni Tours also operate private bus services to and from Kingscourt. The wide main streets allows for extensive on-street parking, which is free to use. There is also free car parking to the rear of the SuperValu store.

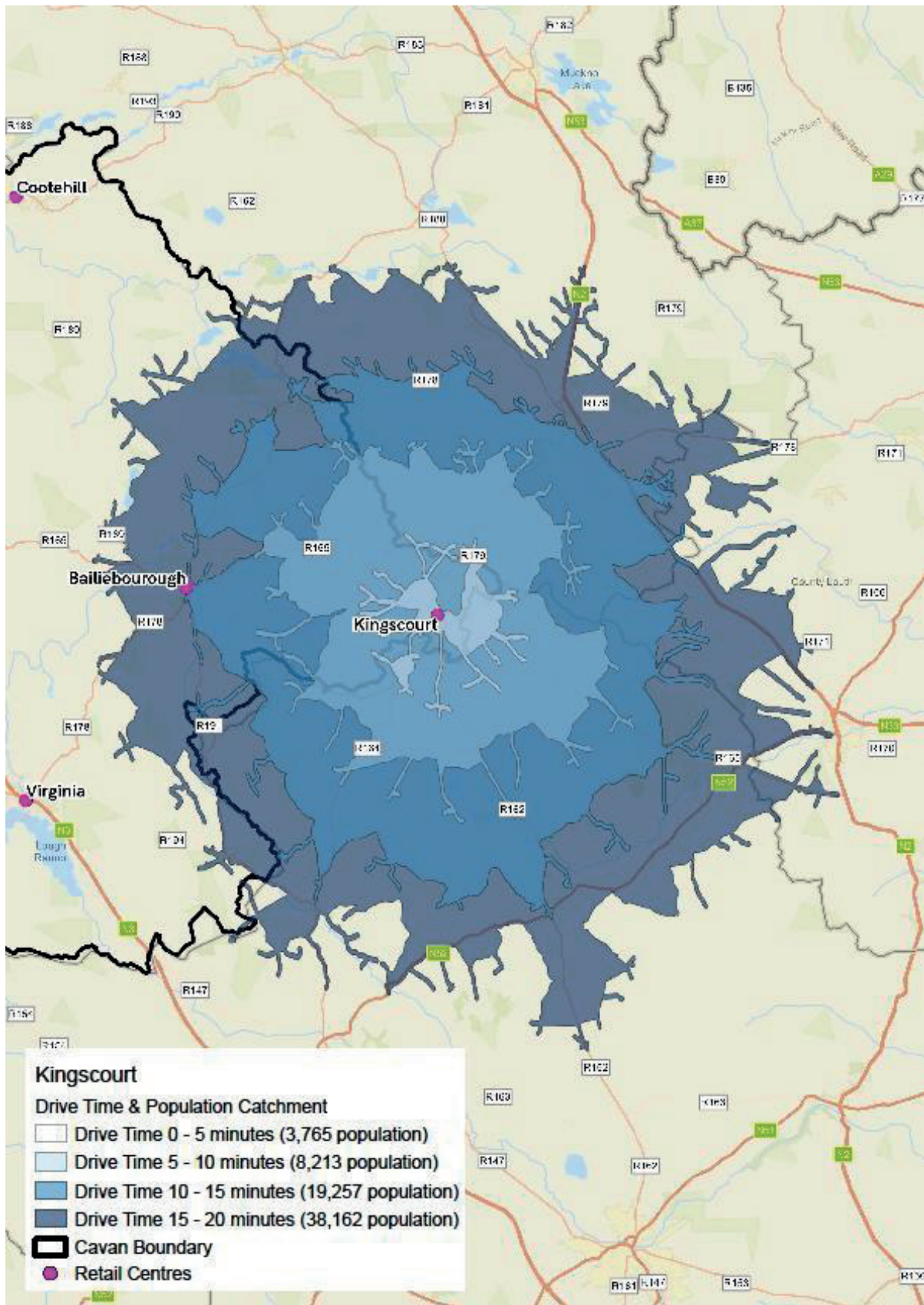
For the most part, respondents to the shopper survey felt that the overall availability of parking was adequate. Land levels in the town centre slope gradually downwards from south to north making it quite accessible for pedestrians, although the roundabout junction at the centre of the town can be difficult to traverse.

Attractions

The majority of convenience shopping in Kingscourt is provided by SuperValu, which is also the largest retailer within walking distance from Kingscourt's Main street. There are also local independent retailers and market stalls which are set out on Thursdays. In 2016, SuperValu moved from its location on Church Street to a new store on the Kells Road³⁴. Kingscourt contains a reasonable range of comparison shops operated by local independent retailers. The town also contains a reasonable provision of retail services offering, including public houses, takeaways and hairdressers in particular.

³⁴ Cavan Co Co planning reg. ref. 14107, permission for a SuperValu including 929 sqm in net retail sales area.

Figure 6.5. Kingscourt Drive Times & Population Catchment.



Amenity

The flower beds and trees lining the intermediary strip along the Main Street give Kingscourt a unique and scenic aesthetic. As the trees within this strip mature, this will create an improved setting for the town centre and this treatment could potentially be considered for other similar-size main streets within the County. The expansive streets provide a pleasant open shopping environment with good accessibility. Roughly a mile north of the town is Dún na Rí Forest Park with its impressive scenery and picturesque walks. A new secondary school recently opened in the town.

Based on the Census of Ireland 2016 Small Areas data, it is estimated that there are approximately 8,213 persons within a 10-minute drive of Kingscourt (see figure 6.5).

Assessment

The main provider of convenience goods in Kingscourt is the SuperValu which store was relocated at the Kells Road in 2016. Kingscourt has a notable lack of convenience floorspace for a town of its size, however the new supermarket currently under construction will help to address this. Despite this, a sizeable proportion of shoppers to the town travel to other towns for their convenience shopping according to the Shopper Survey. Kingscourt has a low proportion of mainstream comparison, but a high proportion of bulky comparison retailing relative to similar-size towns in Cavan.

The town has a moderate level of vacancy when compared with the other Tier 2 towns surveyed. There is 1.6 sq.m. of retail floorspace for each person living in the town based on 2016 population data. Given the low levels of convenience and comparison shopping in the town, the proximity to other competing centres and the commutable distance to Dublin, it is likely that there is a reasonably high level of retail leakage from the town at present. This is consistent with the findings of the 2008 Retail Strategy and confirmed in the Shopper Survey undertaken as part of this Strategy with high numbers shopping in other towns for convenience shopping purposes. See table 6.5 below for breakdown of all retail floorspace in Kingscourt.

Actions

Kingscourt includes an impressive market square space located centrally within the town, however, this space is currently dominated by car parking, despite the fact that there is extensive available parking throughout the town along the main thoroughfares. A more impressive functional urban space could be made of this area by removing the parking and creating a landscaped plaza, serving as a focal point for the town. A similar approach to that taken in Ballyconnell could be considered.

Considering the current dynamics of the economic recovery, the location of Kingscourt within commuting distance of Dublin, is likely to increase the potential for the town to grow. An increase in population will have a commensurate increase in demand for retail and related services and it is vital that this demand is met in a sequential manner and in the context of extant permissions.

Paths in the area fronting Gartlan's Bar are in poor state and are in need of upgrading. There are also a number of dilapidated structures along the main streets and these portray a poor image for the town and detract from the visual appearance.

The Council should promote linkages between the retail development on the Kells Road at an edge of centre location.

Heavy goods vehicles and high volumes of traffic converge in the centre of the town. Crossing in this area for pedestrians and others is difficult and some form of traffic management measures should be implemented, including improved pedestrian crossing points and incorporating measures supported in the Design for Urban Roads and Streets.

The intermediary strip along the Main Street should be maintained and advertisement signage should be removed and resisted from this space on traffic safety and visual amenity grounds.

Table 6.5. Kingscourt Retail Floorspace 2016 (sq.m net)

	Kingscourt 2016		
	Sq.M.	Number	No. as %
Convenience	1,364 ³⁵	15	17.2
A Comparison	1,236	22	25.3
Retail Services	1,033	37	42.5
Vacant	496	13	14.9
Total	4,129	87	100

6.2.5 Cootehill

Cootehill is located 22km east of Cavan Town 3km west of the boundary with County Monaghan and south of Bellamont Forest and Dromore Lough. The town of Cootehill had a population of 1,853 persons in 2016 according to the CSO, making it the smallest of Cavan's Tier 2 towns. Cootehill settlement boundary changed between Census 2011 and 2016. Census towns which previously combined legal towns and their environs such as Cootehill have been newly defined using the standard census town criteria (with the 100 metres proximity rule). The former legal town and environs of Cootehill had a population of 2,123 in 2011. As Cootehill boundaries changed between 2011 and 2016 censuses, direct comparison in respect of population changes is limited. According to the latest Geoview survey the vacancy rate for the town is well above the regional average, at 20.7%

Attractions

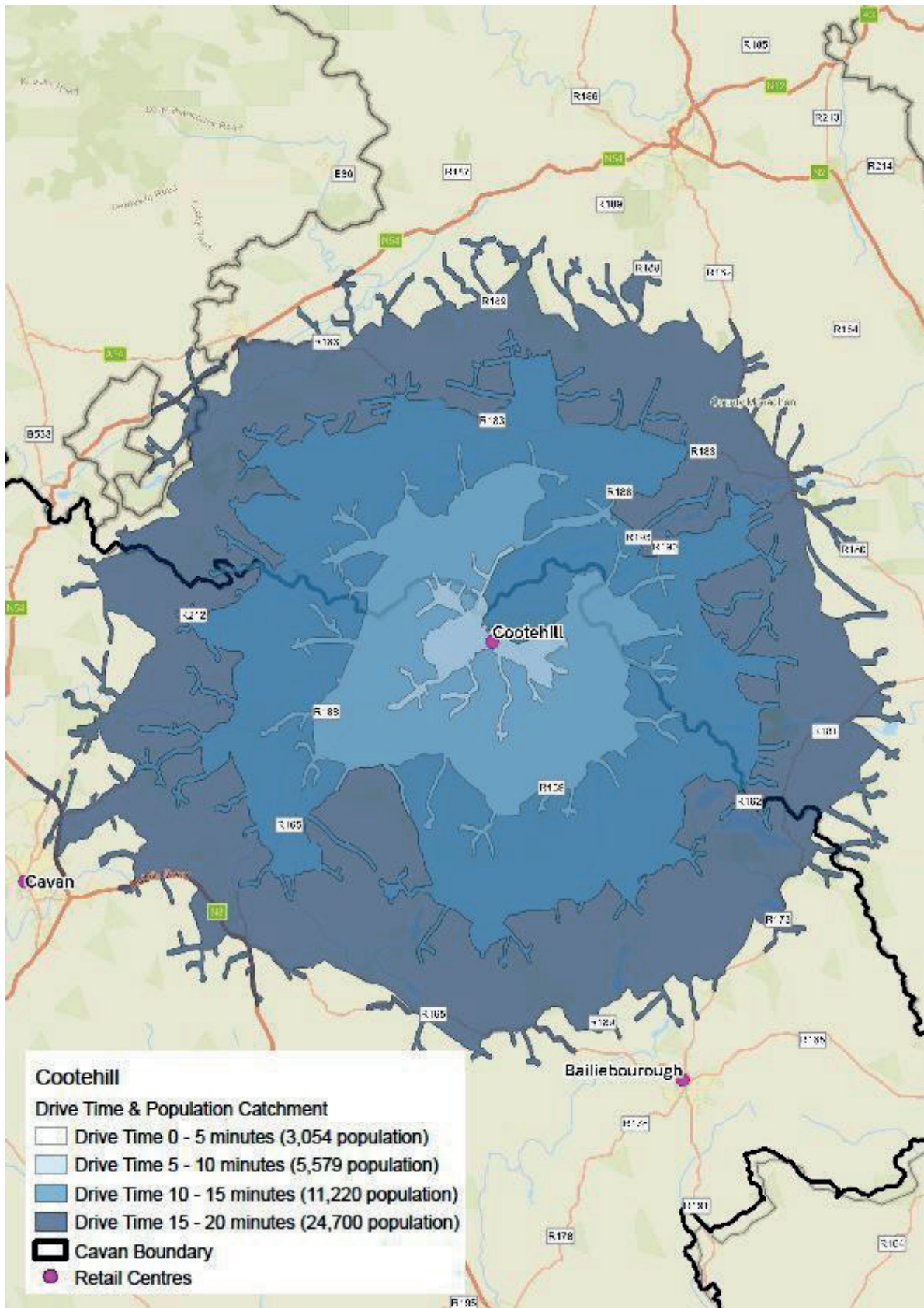
Convenience shopping is provided by several small independent retailers in the town, with Foy's SuperValu on Market Street the largest convenience store. The town centre comprises a reasonable range of comparison shops operated by independent operators. Similar to Bailieborough, Cootehill has a comparatively high number of retail services, such as hairdressers and beauticians; the importance such services in attracting custom into the town centre should not be underestimated. There is also a wide selection of public houses and restaurants/cafes offering retail services within the town.

Accessibility

Cootehill is not serviced by a national route and is primarily accessible via two regional roads, the R188 and the R190. The distance from the nearest national route reduces accessibility to the town compared with the other tier 2 towns in Cavan. Bus Éireann route 166 and 177 provide regular daily connections with Cavan town and Monaghan. The town is set out on relatively level ground with the main streets quite wide, resulting in an environment that is reasonably accessible for pedestrians and others. On-street parking is available along the main thoroughfares and there are car parks on Chapel Lane and to the rear of Market Street. Cootehill is almost equidistance from Cavan town and Monaghan town and these retail centres are expected to draw extensive custom from the Cootehill catchment for comparison and convenience shopping. This is confirmed in the responses received for the Shopper Survey.

³⁵ Figure includes additional Sq.m from new SuperValu including 929 sq.m (previous SuperValu included 300 sq.m).

Figure 6.6. Cootehill Drive Times & Population Catchment.



Amenity

The area along the main street including White's Hotel and a collection of historic buildings form an impressive urban space, with the Church of Ireland enclosing the vista along the Main Street. This is reflected in the inclusion of the Lower Market Street as an Architectural Conservation Area in the County Development Plan.

Shopfronts in the town are generally in good condition with a mix of ages, a fairly consistent approach and some fine traditional examples.

Similar to Virginia, the arched narrow laneways leading to the rear of shops and properties along Main Street are an interesting architectural feature, but care should be taken not to overly intensify use of these access points for vehicular purposes, given the conflict with pedestrian movements.

Footpaths along the main shopping streets are quite wide, however, footpaths in some parts of the town, including Bridge Street, are in need of repair.

Heavy goods vehicles pass through the main streets of the town, and as they pass in lower gears and over the pedestrian crossing, the noise from these vehicles is amplified further.

Based on the Census of Ireland 2016 Small Areas data, it is estimated that there are approximately 5,579 persons within a 10-minute drive of Cootehill, which suggests Cootehill has the lowest population catchment of the Tier 2 towns within 10-minute drive of the town centre (see figure 6.6).

Assessment

Cootehill is the only Tier 2 town in Cavan County with a significantly higher proportion of mainstream comparison shopping over convenience shopping. This comparison floorspace is generally contained within a large number of small independent retailers. Compared with the other Tier 2 towns, Cootehill contains a moderate to low level of retail vacancy and 1.8sq.m. of occupied retail floorspace per resident based on 2016 census figures. When compared with the other Tier 2 towns, this suggests Cootehill is more reliant on its immediate hinterland for custom or that its retail floorspace does not perform as well as the other Tier 2 towns. See table 6.6 below for breakdown of all retail floorspace in Cootehill.

The Shopper Survey highlighted that many shoppers consider that the town centre needs a greater variety of shops, with a high portion of respondents in Cootehill indicating that they regularly visit Cavan Town for convenience shopping. Cootehill's location at the eastern edge of Cavan also makes leakage into Monaghan very likely.

Actions

Parking dominates the front street area in the main shopping core. Additional soft landscaping possibly involving street trees, breaking up these spaces will improve the attractiveness of this area and help absorb vehicular noise. Traffic management measures could redirect some traffic, including heavy goods vehicles away from the town centre, possibly along New Line allowing for a more pleasant shopping environment along the main street.

The floorspace survey suggests that there is only one main convenience operator in the town, supplemented by a host of smaller convenience stores and butchers. It will be important to monitor this balance, particularly considerate of any legacy issues and the need to ensure that the shopping requirements of the catchment are being met.

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

Table 6.6. Cootehill Retail Floorspace 2016 (sq.m net)

	Cootehill 2016		
	Sq.M.	Number	No. as %
Convenience	663	11	11.1
A I Comparison	1,417	30	30.3
Retail Services	1,410	44	44.4
Vacant	473	14	14.1
Total	3,963	99	100.0

6.3 Medium-size Centres

Below we review the health of two other centres which were found to perform substantial retail service functions broadly on par with the Tier Two towns. Considering their catchment population and retail offer it is important to review these centres in order to provide a more comprehensive and evidence-led Strategy. Furthermore, this review is undertaken in recognition of the pivotal role that smaller centres play in sustaining local communities and in reducing the need to travel extended distances, particularly for convenience shopping. While Mullagh is a Tier 3 centre, it is excluded from the detailed assessment directly below, as its retail function is akin to a lower tier centre.

6.3.1 Belturbet

Belturbet is positioned along the River Erne, just off the intersection of the N3 and N87 national roads. The Tier 3 town is only 4km from the border with Northern Ireland and 36km from Enniskillen. Positioning closer to the border is likely to increase the potential for retail trade with Northern Ireland, and the recent decline in the value of Sterling is more likely to increase leakage rather than draw. As a consequence, it is likely that town's such as Belturbet are even more susceptible to fluctuations in currency. Belturbet's population decreased marginally over the 2011 to 2016 period to 1,369 from 1,407. Tourism is an important industry in the area, with boating and fishing on the River Erne being an important attraction.

Attractions

Convenience food retailing in Belturbet is primarily provided by Donohue's Centra, MACE, Gala and McGurran's Butchers. These are relatively small convenience stores and anecdotal evidence suggests locals regularly travel out of town for weekly shopping. There is a limited selection of comparison retailing within the town and bulky goods stores in the Belturbet Business Park to the northeast of the town. Belturbet Farmers' Market takes place on Fridays during the months of May to October at the village hall carpark, while a car boot sale takes place at the Railway Station on the last Sunday of every month.

Accessibility

Belturbet is approximately 14km north of Cavan town along the N3 national route. Enniskillen to the north is approximately a 30-minute drive along the N3 and A509 roads. Extensive on-street car parking is available throughout the town centre. Bus Éireann route 30 operates regularly from the town connecting with Cavan town and various other towns in Cavan. A steep incline moving away from the river Erne along Bridge Street makes it difficult for pedestrians to move through this part of the town.

Accessibility

The town and immediate environs host numerous recreational and sporting activities both on land and on water. The main railway station building in the town has been converted to a museum in recent years, with meeting spaces including a conference hall. The market house and post office are very well presented in the town square, including flower beds, sculptures and seating adding to the attractiveness of this urban space. Finger post signage in the town is in good order.

Assessment

Belturbet has a large amount of convenience floorspace for a tier 3 town, with the majority of this being provided by Donohue's Centra in the Erne Hill Shopping Centre. Having the largest convenience retailer located outside the town centre can reduce footfall thereby not facilitating cross-visitation with other town centre retailers and encouraging additional car journeys.

Belturbet has a sizeable amount of vacant retail floorspace with over 36.2% of units unoccupied. Vacant units are concentrated along the secondary streets and steeper sloping streets where footfall is limited. Our survey suggests that Belturbet has 1.61 sq.m. of occupied retail floorspace per resident which may suggest that the town is more reliant on its rural catchment for retail custom. See table 6.7 below for breakdown of all retail floorspace in Belturbet.

The Belturbet bypass route was completed in 2014 well after the previous Retail Strategy was prepared. This may also have impacted retailing in the town with a reduction in passing trade. The new bypass and roads infrastructure will also make it much easier to access other neighbouring centres for retail purposes. Steep topography in some parts of the town centre and the location of large shops outside the town centre may undermine the viability and vitality of the town centre.

Table 6.7. Belturbet Retail Floorspace 2016 (sq.m net)

	Belturbet 2016		
	Sq.M.	Number	No. as %
Convenience	1,104	3	3.7
A Comparison	1,103	14	17.5
Retail Services	1,116	34	42.5
Vacant	1,239	29	36.2
Total	4,562	80	100.0

Actions

Movement along Main Street is restricted for pedestrians by virtue of narrow footpaths with some trip hazards noted, while movement for cars is restricted due to the two-way traffic system. A one-way looped traffic management system may allow for more car parking along Main Street, while also providing scope for wider footpaths, landscaping and overall a more pleasant shopping environment. This would also allow for greater pedestrian priority in the market square space, which is currently dominated by carriageway. Despite being an attractive part of the town and well-maintained, this area would benefit from a reduced level of traffic and reduced road coverage.

The loss of the railway station in 1959 and the gradual decline in services prior to that would have impacted on the town significantly in economic terms. However, the town did find a way to survive following this. With the recent loss of passing trade with the advent of the bypass it is important that the town now reconsiders the direction it must go in including what functions it aims to meet and how best to achieve this. The retail core is spread out over numerous streets and over 600 metres distance from the bottom of Bridge Street to the east end of Holborn Hill.

External factors have likely led to the contraction of the retail base in Belturbet, with high concentrations of vacancy in the town centre and new stores emerging and extending on the periphery of the town. Consideration should be given to the need for greater consolidation of the town centre, which will make urban environmental improvements more feasible to achieve over a reduced space. Extensive areas on the eastern side of the town are currently zoned 'town core' but would more appropriately fall under an 'existing residential' zoning, as they largely comprise residential properties.

Given the recent bypassing of the town, preliminary census results and previous census data revealing a population decline, it is unlikely that there will be significant demand for additional retail space in the town. Should this trend reverse, site accumulation of town centre properties would provide a more sustainable location for retailers than more peripheral edge of town locations.

6.3.2 Ballyconnell

Ballyconnell is situated at the intersection of the N87 national route and the R205 regional road, at the foot of Slieve Rushen and approximately 2km from the border with Northern Ireland. The Woodford River a canalised waterbody forming part of the Shannon-Erne waterway, runs through the town. Historically, Ballyconnell is noted to have originally developed as a crossing point over the Woodford River.

The commercial function of the canal is no longer primarily for moving goods, as it serves as a tourism attraction to the town, with many cabin cruisers stopping here. Ballyconnell is also home to a cement factory, a plastics factory and an animal feeds plant. These businesses along with services and tourism provide the vast majority of employment in the town. As the larger towns are concentrated in the east and centre of the county, Ballyconnell is an important service provider for those living in northwest Cavan. The population of Ballyconnell in 2016 census was 1,105 according to the census data, which represented an increase of 44 persons or 4.1% since 2011.

Attractions

The vast majority of convenience shopping in the town is provided by Donohue's Supervalu and Kennedy's supermarket with some smaller stores including Crowe's Butchers. Kennedy's Hardware accounts for a sizeable proportion of the comparison floorspace in Ballyconnell. There are numerous craft, gift and fish tackle shops in the town, largely aimed at the tourist trade and reflective of this element of the town's function. The Woodford river channel incorporates pleasant walks, but unfortunately the town largely turns its back on this water body.

Outdoor activities feature prominently in the array of attractions to the town, including walks, angling, biking and watersports. The Ballyconnell Loop is a walking route that runs adjacent to both woodlands and lakesides. There are several notable archaeological sites in the vicinity, including a fort at Ballyhugh. Ballyhugh also includes an arts and culture centre, which hosts regular workshops on traditional Irish music, dancing and crafts.

Accessibility

Ballyconnell is serviced by Bus Éireann route 465 on Tuesdays, while private bus services provide other connecting services towards Cavan Town and Dublin. The N87 national road connects with the N3 national road 7km to the southeast of Ballyconnell, providing convenient access to Cavan town and other local centres. On-street car parking is available in the town centre and the larger stores have their own off-street car parks. The town is quite accessible on foot with footpaths generally in good order. Pedestrian movement over the river is well served by the pedestrian bridge.

Amenity

Shopfronts within the town are generally in good shape with some impressive traditional and modern examples. The redeveloped urban space fronting the market house is well-maintained and a good focal point for the town and the removal of car parking from this space has made a significantly improvement to this space.

Assessment

Ballyconnell has reasonable quantum of convenience shopping floorspace for a town of its size. The bulk of this is provided by Donohoe's Supervalu and Kennedy's supermarket. The retail vacancy rate in the town overall is relatively high at 25%. As would be expected for a town of this size, the quantum of mainstream comparison and bulky goods floorspace is quite low with many of these businesses concentrating in alternative larger retail centres, such as Cavan town. Based on the floorspace survey and the 2016 census data, the town of Ballyconnell comprises approximately 2.96 sq.m. of occupied retail floorspace for each resident. Residents from the Ballyconnell area would invariably also use Cavan town and Enniskillen for shopping and to a lesser extent Derrylin and Ballinamore. See table 6.8 below for breakdown of all retail floorspace in Ballyconnell.

Table 6.8. Ballyconnell Retail Floorspace 2016 (sq.m net)

	Ballyconnell 2016		
	Sq.M.	Number	No. as %
Convenience	1,132	7	9.7
A Comparison	1,096	18	25
Retail Services	1,051	27	37.5
Vacant	468	18	25
Total	3,747	70	100.0

Actions

Finger post signage in the town may need reviewing and monitoring, particularly at the junction of N87 with the R205 at Main Street. Furthermore, high-level wiring at the main junction of the town dominating the skyline detracting from the appearance of this space.

The Council should encourage additional café, restaurant and gift / tourist shops in the town centre in order to attract tourists to the town centre and provide a link with the retail provision in the town.

The space fronting the markethouse is well landscaped but could do with some softening possibly in the form of planters. There are some prominent buildings within the town falling into a poor state and measures need to be implemented to ensure that they do not detract further from the visual appearance of the town.

A bypass of the town from the Ballyconnell Business Park end to Annagh Industrial Estate allows traffic to divert away from the town centre including the Woodford river crossing and Main Street. However, traffic volumes continue to be quite high at the intersection of the R205 with the N87, particularly with heavy goods vehicles. This junction presents a difficult crossing point for pedestrians and some improvement works are needed to better manage traffic flows and improve pedestrian movement. Traffic speeds within the town centre and moving towards this junction were quite high suggesting some additional traffic calming measures are needed to manage this.

Vacant units were noted along the bypass and it would be in the interests of the viability and vitality of the town that these are not used in the future for retailing purposes (other than bulky goods).

6.4 Villages & Rural Areas

Small villages and rural shops play an important role in the local economy and their cumulative retail floorspace should not be underestimated, and this floorspace should be considered as part of any retail strategy to accurately portray the retail landscape of the County. This Retail Strategy incorporates a review of all villages and rural areas within the County.

A number of the villages perform important retail functions despite their comparatively low census-defined population. Their retail function is indicative of the population catchment they draw from rather than their immediate 'urban' population.

A visual survey of these areas suggests that very little has changed since the previous Strategy was prepared in 2008, while some businesses have been replaced, including pubs and mainstream comparison traders with a proliferation of retail services including take-aways and hair salons/beauticians into smaller centres and some comparison shopping including charity shops and pharmacies. It is also apparent that bulky goods traders do operate from these areas, primarily in the form of hardware shops, builders' merchants and agricultural providers. As such they perform a vital service for their immediate largely rural customer base.

Attractions

The retail offer within the tier 4, tier 5 and tier 6 settlements varies considerably, and the extent of retail provision does not often match the size of the immediate urban population. For example, Arvagh, Dowra, Lough Gowna and Blacklion have fairly substantial levels of retail and retail service floorspace relative to their urban population. There is also great disparity between the retail categories within these settlements, with some villages serving purely a convenience and service function, while others such as Ballinagh and Arvagh containing a strong mix of retail floorspace, including comparison floorspace. Clearly each of these centres serve a different purpose, have differing functions and this is largely dictated by their location relative to other centres and their historical and physical context. There are no large supermarkets (over 400sq.m. net floorspace) within rural villages and the countryside, consequently, weekly shopping for most households is likely to be undertaken in larger centres.

Convenience and comparison retail floorspace outside the medium and large towns provides an important social and economic function to their respective catchments. These facilities reduce the necessity for rural dwellers and village residents to travel long distances to shop and access essential products and services.

Accessibility

Many of the smaller centres in the County are not served by frequent bus services, with the exception of those located along national primary route corridors. TFI Local Link Cavan Monaghan operate a rural transport project in the county with minibuses traveling along specified routes serving persons with travel passes. Most of the weekly TFI Local Links bus services connect with Cavan town, although, there is an expansive service offering to most towns in the County and beyond. The primary access to villages and rural areas is via private motor vehicle, cycling and walking.

Most villages are of a scale and orientation that allows for ease of access for pedestrians to retail and related services. Car parking is rarely an issue, other than during large community events, and is usually freely available adjacent to retailers.

In smaller villages and at rural crossroads, many premises will often include a number of business arms sharing occupancy under one roof, including convenience stores, pubs, restaurants and B&Bs.

Amenity

Many of the villages in Cavan County are characterised by attractive and well-maintained traditional shopfronts and coupled with the backdrop of the drumlin belt, this can present an attractive setting for these villages. While their rurality alone is often a draw to these locations, each of the villages and rural areas have their own natural amenities and resources.

Table 6.9. Cavan Villages & Rural Areas Retail Floorspace 2016 (sq.m net)³⁶

	Cavan Retail & Rural Areas 2016		
	Sq.M.	Number	No. as %
Convenience	1,809	38	14.6
A Comparison	3,563	45	17.3
Retail Services	4,676	113	43.5
Vacant	2,588	65	25.0
Total	12,636	260	100.0

Table 6.10. Arvagh Retail Floorspace 2016 (sq.m net)

	Arvagh 2016		
	Sq.M.	Number	No. as %
Convenience	454	7	15.6
A Comparison	1,094	9	20.0
Retail Services	684	22	48.9
Vacant	141	7	15.6
Total	2,373	45	100.0

Table 6.11. Ballinagh Retail Floorspace 2016 (sq.m net)

	Ballinagh 2016		
	Sq.M.	Number	No. as %
Convenience	687	3	8.1
A Comparison	556	10	27.0
Retail Services	574	19	51.4
Vacant	185	5	13.5
Total	2,002	37	100.0

Table 6.12. Killeshandra Retail Floorspace 2016 (sq.m net)

	Killeshandra 2016		
	Sq.M.	Number	No. as %
Convenience	252	5	11.1
A Comparison	350	5	11.1
Retail Services	536	14	31.1
Vacant	509	21	46.7
Total	1,647	45	100.0

³⁶ Excludes retail floorspace in Cavan Town, the Tier 2 towns and the villages of Belturbet, Ballyconnel, Arvagh, Ballinagh and Killershandra.

Assessment

Convenience retailers throughout villages and rural areas, vary in size and catchment population. Comparison retailers in the more peripheral parts of the County primarily include a mix of pharmacies, gift shops and agricultural supplies or hardware, although there are some independent clothes and shoe shops in the larger villages. A significant quantum of floorspace in rural areas and rural villages, arises from agricultural suppliers and merchants, primarily serving the local farming clientele. It is important to recognise the extent of retail services provision in villages and rural areas. While much of the provision comprises of post offices and public houses, as mentioned above they perform important social and economic functions for local residents.

Vacancy rates vary considerably between villages. Ballinagh (13.5%) and Arvagh (15.6%) have relatively low vacancy rates, on a par with the large towns in the County. In contrast, Killeshandra has a vacancy rate of 46.7% which is extremely high. Arvagh and Ballinagh saw their populations rise by 8.2% and 22.2% respectively and this likely to be a major contributory factor in differences in vacancy levels.

The floorspace survey revealed very little use of the upper floors for retail or other purposes and the overall unit vacancy rate in the smaller villages and rural area stood at 25% in 2016.

6.5 County Unit & Floorspace Provision

While the primacy of Cavan Town dominates the retail offering in the County, it is clear from the surveys undertaken as part of this Strategy that there is a reasonable distribution of retail and related businesses within local services centres. Reflective of the sizeable portion of the County population residing in rural areas, there is also a considerable portion of retail businesses and services operating in villages and rural areas. While market dynamics may heavily influence the geography of retail, retail planning policy needs to be prepared mindful of the fact that rural areas have suffered greater loss of retail than urban areas. Review of the number of businesses and the floorspace associated with same will provide the backbone for the County retail hierarchy, which does not necessarily have to strictly align with the County settlement hierarchy and can inform future settlement hierarchies.

Bailieborough (110 retail units) serves as the second largest centre for Cavan County in terms of the number of retail and related businesses, followed by the other key support towns of Virginia, Ballyjamesduff, Kingscourt and Cootehill. Notably, the north Cavan Tier 3 town of Ballyconnell (70 retail units) contains a similar retail offering to the Tier 2 towns, while the Tier 4 village of Arvagh contains a spread and quantum of businesses only slightly below the Tier 2 towns. Review of convenience retailers suggests a reasonable spread of convenience shopping distributed throughout the County.

As presented in Table 6.14, just over a quarter of the occupied and vacant retail and retail services units in the County are located in Cavan town. The retail survey suggests that 20.1% of the properties surveyed in the County are unoccupied. Furthermore, it is observed a greater level of vacancy within the smaller villages and rural areas than larger urban centres.

A total of 11.3% of the properties surveyed fall into the convenience shopping category, while mainstream comparison units accounted for 27.9% of the units surveyed. Cavan County has a reasonably high proportion of small independent comparison traders operating in villages and rural areas. 3.4% of the total number of comparison retail shops operating in Cavan County are located in villages and rural areas, often including pharmacies, craft and gift shops and hardware stores.

While review of the number of units in the County revealed that only 2.4% (see Table 6.14) of retail convenience units in the County is in Cavan town, a review of the floorspace attributed to these units (see Table 6.16) reveals a greater proportion of the overall floorspace is concentrated in Cavan town (11.9%). There is a much greater concentration of convenience floorspace in Cavan town when compared with the number of units based here, indicative of the fact that each of the primary retail operators have a presence in the town. The survey suggests larger shop unit floor areas in Cavan town compared with other parts of the County. Bulky goods units (28) amounted to the smallest category in terms of the number of units (See Table 6.1), but the floorspace associated with these units (14,102 sq.m) occupied the second largest category in terms of overall floorspace quantum.

Table 6.13. Total (no. of units) Retail & Retail Services in Cavan County, 2016

Settlement (County Tier Hierarchy)	Convenience	Comparison	Retail Services	Vacant	Total
Cavan Town (T1)	32	142	116	50	340
Ballyjamesduff (T2)	12	22	35	10	79
Virginia (T2)	9 ³⁷	27	41	11	88
Bailieborough (T2)	9	30	45	26	110
Kingscourt (T2)	15	22	37	13	87
Cootehill (T2)	11	30	44	14	99
Arvagh (T4)	7	9	22	7	45
Belturbet (T3)	3	14	34	29	80
Ballyconnell (T3)	7	18	27	18	70
Ballinagh (T4)	3	10	19	5	37
Killeshandra (T4)	5	5	14	21	45
Villages & Rural	38	45	113	65	261
Total	151	374	547	269	1341

Table 6.14. % Split of Total (no. of units) Retail & Retail Services in Cavan County, 2016

Settlement (County Tier Hierarchy)	Convenience	Comparison	Retail Services	Vacant	Total
Cavan Town (T1)	2.4	10.6	8.7	3.7	25.4
Ballyjamesduff (T2)	0.9	1.6	2.6	0.7	5.9
Virginia (T2)	0.7	2.0	3.1	0.8	6.6
Bailieborough (T2)	0.7	2.2	3.4	1.9	8.2
Kingscourt (T2)	1.1	1.6	2.8	1.0	6.5
Cootehill (T2)	0.8	2.2	3.3	1.0	7.4
Arvagh (T4)	0.5	0.7	1.6	0.5	3.4
Belturbet (T3)	0.2	1.0	2.5	2.2	6.0
Ballyconnell (T3)	0.5	1.3	2.0	1.3	5.2
Ballinagh (T4)	0.2	0.7	1.4	0.4	2.8
Killeshandra (T4)	0.4	0.4	1.0	1.6	3.4
Villages & Rural	2.8	3.4	8.4	4.8	19.5
Total	11.3	27.9	40.8	20.1	100.0

³⁷ Figure includes Lidl Ireland Ltd in the Ballyjamesduff Road opened in December 2016.

Table 6.15. Total Retail Floorspace in Cavan County, 2016 (sq.m net)

Settlement (County Tier Hierarchy)	Convenience	Comparison	Retail Services	Vacant	Total
Cavan Town (T1)	11,758	27,788	6,294	6,211	52,051
Ballyjamesduff (T2)	516	806	1,043	473	2,838
Virginia (T2)	2,884 ³⁸	951	1,157	233	5,225
Bailieborough (T2)	1,349	910	893	861	4,013
Kingscourt (T2)	1,364 ³⁹	1,236	1,033	496	4,129
Cootehill (T2)	663	1,417	1,410	473	3,963
Arvagh (T4)	454	1,094	684	141	2,373
Belturbet (T3)	1,104	1,103	1,116	1,239	4,562
Ballyconnell (T3)	1,132	1,096	1,051	468	3,747
Ballinagh (T4)	687	556	574	185	2,002
Killeshandra (T4)	252	350	536	509	1,647
Villages & Rural	1,809	3,563	4,676	2,588	12,636
Total	21,922	40,870	20,467	13,877	99,186

Table 6.16. % Total Retail Floorspace in Cavan County, 2016

Settlement (County Tier Hierarchy)	Convenience	Comparison	Retail Services	Vacant	Total
Cavan Town (T1)	11.9	28.0	6.3	6.3	52.5
Ballyjamesduff (T2)	0.5	0.8	1.1	0.5	2.9
Virginia (T2)	2.9	1.0	1.2	0.2	5.3
Bailieborough (T2)	1.4	0.9	0.9	0.9	4.0
Kingscourt (T2)	1.4	1.2	1.0	0.5	4.2
Cootehill (T2)	0.7	1.4	1.4	0.5	4.0
Arvagh (T4)	0.5	1.1	0.7	0.1	2.4
Belturbet (T3)	1.1	1.1	1.1	1.2	4.6
Ballyconnell (T3)	1.1	1.1	1.1	0.5	3.8
Ballinagh (T4)	0.7	0.6	0.6	0.2	2.0
Killeshandra (T4)	0.3	0.4	0.5	0.5	1.7
Villages & Rural	1.8	3.6	4.7	2.6	12.7
Total	24.2	41.2	20.6	14.0	100.0

³⁸ Figure includes Lidl Ireland Ltd in the Ballyjamesduff Road opened in December 2016.

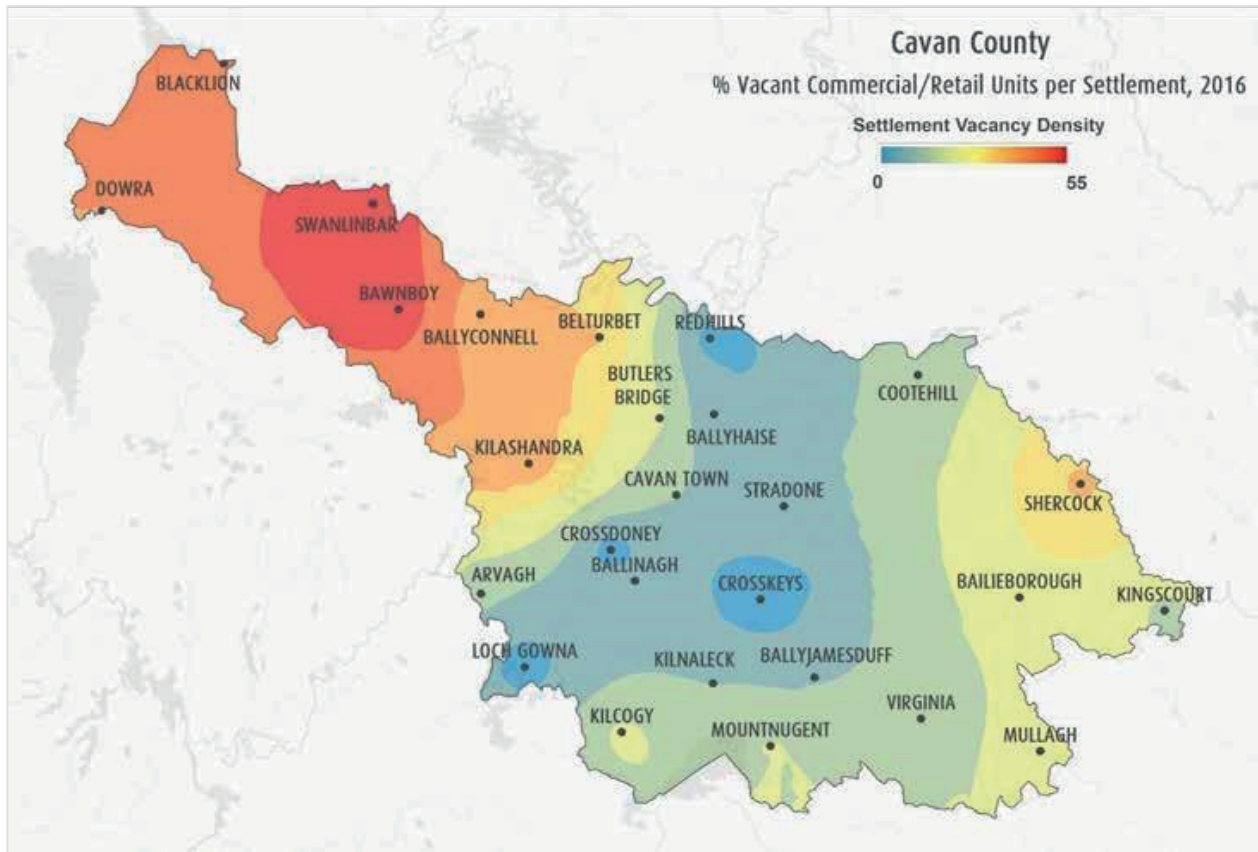
³⁹ Figure includes additional Sq.m from new SuperValu including 929 sq.m (previous SuperValu included 300 sq.m).

The distribution of occupied floorspace within the County generally followed findings in relation to the number of units, but Belburbet (2.5) and Ballyconnell (2.0) perform a more important retail and service function than their present settlement strategy position (see Table 6.14).

The survey shows that 20.1% (see Table 6.14) of the units within the County are considered vacant but only 14.3% (see Table 6.16) of the overall floorspace in the County was considered vacant following the survey. While containing 14.3% of the overall population in 2016, Cavan town contains over half the retail floorspace (52.5%) of the County (see Table 6.16). This is indicative of the monomodal nature of retail floorspace in the County. Ballyconnell and Arvagh accommodate a disproportionate amount of floorspace relative to their population, but this is skewed by the fact that they accommodate proportionately high quantum of vacant retail space (see Table 6.16).

While 20.1% of the units within the County are considered vacant, only 14% of the overall floorspace in the County was considered vacant following the survey.

A heat map of commercial and retail vacancy has been produced in order to illustrate the areas within the County that are performing well and the areas that are underperforming. The map provides a clear indication that the northern part of the county is suffering more in loss of retail trade, while those areas on the southside of Cavan town are performing best, possibly because of reduced tendency for retail spending leakage to Dublin and other centres.



6.6 Summary

Many urban centres have suffered from contraction of their retail offering in recent years as a result of wider economic conditions and consequent to changes in shopping habits. However, this contraction in retail offering has not been matched with a contraction in town centre 'retail' space. A visit to many of the more rural areas and villages in Cavan as part of the survey process reveals a high level of vacancy spread throughout these centres. This situation has worsened by the COVID-19 pandemic in 2020. The vacancy is a reminder of the fact these towns and villages were once bustling market towns serving active rural hinterlands. Their function has amended with the advent of new ways of shopping and differing lifestyles, including daily commuting patterns. Planning policy needs to include recommendations that address contraction in retailing and consolidation of retailing where this can lead to unsustainable forms of development.

It would be best that future reviews of retailing within the County follow the same methodology employed in the floorspace survey undertaken, as this will allow for a better understanding of changes in retailing and also allow for planning policy to be prepared in light of such changes.

CHAPTER 7

Projected Requirements

Cavan County Retail Strategy

7.0 Projected Requirements

This section provides the floorspace capacity assessment for the County taking into account, as best as possible, changes to the economy, population and future economic and population forecasts. It should be noted that a quantitative retail appraisal of this nature is the best means of identifying the likely floorspace quantum that needs to be achieved in the County and is consistent with the approach sought under the Retail Planning Guidelines 2012. It involves making forecasts for the future population, expenditure, turnover and other factors using the best available data at the time. In order to reach the desired output, a number of inputs have to be estimated and have been chosen in order to be consistent and align with the core strategy and settlement strategy for the Cavan County Development Plan 2014-2020 and the forthcoming Cavan County Development Plan.

As the study is based on a number of assumptions, it can only provide a broad indication of anticipated capacity. Nonetheless, the quantitative study can give a useful overview of the position of the County from a retailing perspective. Furthermore, it should be noted that the figures set out in this section are not intended to be prescriptive thresholds nor should they be treated as upper limits⁴⁰, particularly bearing in mind future changes in economic conditions.

The base year 2021 aligns with the start date of this Strategy. Further to this, compared to 2020, 2021 may be a more appropriate base year due to the impact of the COVID-19 pandemic had on expenditure in 2020 (annual per capita spend was depressed); it is therefore assumed that using 2020 as the base year it would not provide a clear representation of the likely increase of expenditure per capita from the period of the Strategy.

The Design Year 2028 will allow for the study to have relevance beyond the lifetime of the current County Development Plan and will allow the strategy to align with the period of the forthcoming Cavan County Development Plan 2022-2028.

This chapter estimates retail expenditure growth and future floorspace requirements in the Study Area from 2021 to 2028. Findings from the Householder and Shopper surveys will influence the estimates. The approach taken is a step-by-step capacity assessment including the following steps: -

1. Estimate of total available expenditure in the base year and design year for occupied households of the catchment areas;
2. Estimate of expenditure per capita on convenience, comparison and bulky household goods at the base year and design year;
3. Estimate the catchment population at base and design years for convenience and comparison;
4. Estimate the likely increase in expenditure available for provision of additional floorspace, and changes to the proportion of expenditure on other forms of retailing such as remote shopping;
5. Estimate the likely average turnover of new floorspace in convenience, comparison and bulky household goods (net sales density);
6. Estimate the capacity for additional floorspace throughout the County.

⁴⁰ Section 3.6 of the RPGs states "Estimates of future retail requirements are only intended to provide broad guidance as to the additional quantum of convenience and comparison floorspace provision; they should not be treated in an overly prescriptive manner, nor should they serve to inhibit competition"

7.1 Population Estimates

The population of County Cavan increased from 64,003 persons in 2006 to 73,173 persons in 2011, which represents a 14.3% increase. Results from the latest Census of Population that took in April of 2016 reveal an increase in population of Cavan County to 76,176 representing a 4.1% increase. The Census due to take place in April 2021⁴¹ is postponed for one year. Population projections for 2026 and 2031 need to be consistent with the population targets for County Cavan set in the NPF, RSES and County Development Plan.

Taking Cavan County as the catchment, the baseline population for the base year is 79,169, as per population growth between 2011 and 2016 census figures and for the design year, 84,500 persons by following the population trends set in the NPF's Roadmap⁴² document.

2006	2011	2016	2021 (Base Year)	2028 (Design Year)
64,003	73,183 (+14.3%)	76,176 (+4.1%)	79,169 (+4.1%)	85,900 (higher end)
CSO 2006	CSO 2011	CSO 2016	Estimated based on growth trend 2011-2016	Estimated based on higher tier of NPF's RoadMap. 2026: 83000-84500 2031: 86,000-88,000

7.2 Retail Expenditure

The Central Statistics Office provides data for the total estimated breakdown in household expenditure on convenience, comparison and other expenditure categories for the most recent period, 2015-2016 period⁴³. An adjustment for the County retail expenditure using a 0.937 weighting based on State averages in 2017 is incorporated into the estimated spend⁴⁴. This is to account for the fact that disposable incomes will vary across the State with a greater prevalence for higher levels of disposable income in counties proximate or comprising the largest urban centres.

Household income expenditure is known to vary between rural and urban households and weighting was also included for this based on the number of occupied urban and rural households in 2016 (using CSO Census stats). Average and total weekly expenditure per household in 2016 and *per capita* can then be estimated.

Indicators of growth and decline in disposable income are then used to estimate the potential change in average expenditure per capita at the base year, 2016. The reasonable means of identifying change in disposable income is *via* review of the Retail Sales Index (RSI)⁴⁵, as improved retail sales performance is generally an indication of increased levels of disposable income. It is possible to also review variations in the retail sales index for convenience and comparison goods, thereby excluding motor sales from the estimations. Our review indicates that the retail sales index for the sale of all retail goods, excluding motor sales, increased from an index measure of 101.2 in July 2016 to 109.7 in 2019 before it dropped to 105 in 2020 because of the COVID-19 pandemic.

⁴¹ Press Statement – CSO 2021. Accessible via:

<https://www.cso.ie/en/csolatestnews/pressreleases/2020pressreleases/pressstatementpostponementofcensus2021/>

⁴² The NPF's Implementation Roadmap contains population targets for the County at 83,000-84,500 in 2026 and 86,000-88,000 for 2031. The growth rates reported by the CSO consistently exceed the average national rate of change for the same periods. Therefore, the upper limit has been selected as for the purpose of estimating population in 2028 (design year).

⁴³ CSO Household Budget Survey 2015-2016. It is important to note that household expenditure is only referred to and this does not include retail expenditure by businesses, on items like food, drink or stationery nor does this include retail expenditure by communal households, such as nursing homes, hospitals or boarding schools. Accessible via: <https://www.cso.ie/en/releasesandpublications/ep/p-hbs/hbs20152016/hexp/>

⁴⁴ This weighting is based on Table 8 of the Central Statistics Office publication (2017), County Incomes and Regional GDP 2017, which refers to 'indices of disposable income per person by County. Accessible via: <https://www.cso.ie/en/releasesandpublications/er/cirgdp/countyincomesandregionalgdp2017/>

⁴⁵ The Retail Sales Index collated by the CSO measures the trend in the level of average weekly sales for each month. It provides an accurate and objective measure of retail trading and supplies a valuable guide to consumer behaviour in the Irish retail market. At the time of the study the latest RSI was available for November 2020. For the purposes of this exercise, all adjusted retail sales indices for the months of July 2016-2020 are used.

When broken down into weekly spend and multiplied per resident of Cavan for 2016, the estimated annual spend per capita is calculated as €2,950 on convenience goods and €1,541 on comparison goods in the base year, 2021.

	Convenience	Comparison
Total Weekly Household Spend	€3,869,528	€2,020,679
Weekly Spend per Capita	€48.48	€25.32
Annual Spend per Capita, 2016	€2,521	€1316
Annual Spend per Capita, 2021	€2,950	€1,541

7.3 Future Floorspace Requirements

The demand for additional commercial facilities will be dependent on population increase and an increase in per capita expenditure. However, this needs to consider the existing and future dynamics of retailing in the catchment and the existing provision of retail floorspace.

Future Estimates (2021-2028)

For the purposes of estimating the future floor area requirements, it is essential that future changes in retail sales are estimated. A host of economic measures can be utilised to forecast future variations in retail expenditure. Trading Economics⁴⁶ use econometric models to estimate changes in disposable income and consumer spending. Forecasts are projected using an autoregressive integrated moving average (ARIMA) model calibrated by economic analysts. Similar to approaches by academics and research bodies, analysts build a model based on the past behaviour using vast amounts of historical data and adjust the coefficients of the econometric model by taking into account analytical assessments and future expectations. This will provide a current estimate and an estimate of consumer spending per capita in County Cavan in the design year, 2028.

The total annual spend for the County catchment is estimated in Table 7.4 based on census results and population growth from 2011 to 2016 and targets set within the NPF's roadmap between 2026-2031. Further reasoned assumptions on both market share and trade draw inform this aspect of the retail expenditure estimates.

In considering the above expenditure levels, it is important to note that significantly different levels of turnover will apply to town-centre comparison goods, such as clothing and footwear and smaller household durables than would apply to 'bulky-household goods' sold in retail warehouses. Retail warehouses have a distinct function and are generally located outside of town centres. It is necessary to establish the expenditure potentially available to town centre comparison floorspace.

In this regard, it is considered important to split between expenditure available for bulky household goods and comparison goods within the study area. Having regard to those items that clearly fall into the definition of bulky goods in the CSO Household Budget Survey (average of 16.1% cost of weekly expenditure), experience elsewhere in this respect (10%-20%) and the proportion of floor area identified for bulky goods in Cavan County (20.2%), it is estimated that approximately 18.2% of comparison expenditure will be accounted for by bulky household goods in retail warehouse type premises. The split in estimated spend on comparison, convenience and 'bulky-goods' is detailed below.

⁴⁶ Trading economics uses official sources, such as CSO historical data to identify economic patterns. Accessible at <http://www.tradingeconomics.com/about-te.aspx>

Table 7.4 Estimated Spend on Comparison & Convenience Goods for County Cavan, 2021-2028

	Convenience	Comparison	Total
Annual Spend per Capita, 2021	€2,950	€1,541	€4,491
Annual Spend per Capita, 2028	€3,206	€1,674	€4,880
Total Annual Catchment Spend, 2021	€233,574,037	€121,971,443	€355,545,480
Total Annual Catchment Spend, 2028	€275,375,661	€143,800,087	€419,175,749

Table 7.5 Total Estimated Spend on Comparison, Convenience & Bulky Goods, 2021-2028

	Convenience	Comparison	Bulky Goods	Total
Total Annual Spend, 2021	€233,574,037	€99,816,610	€22,154,833	€355,545,480
Total Annual Spend, 2028	€275,375,661	€143,800,087	€26,119,777	€419,175,749

Expenditure Adjustments (2021-2028)

Allowances have to be made for special forms of trading (SFT) which covers expenditure through the internet, market stalls, mail order and other non-store locations. Following analyses of various sources⁴⁷, practise in Ireland and the UK and the results of the Householder Survey⁴⁸, a reduction in comparison expenditure of 5% is assumed in 2021 rising to 8.5% in 2028, reflecting the increasing use of internet trading and the fact that many items purchased online are not hard goods (e.g., streaming). This also absorbs the market share attributed to expenditure draws towards other non-store locations.

Online grocery shopping is becoming increasingly widespread with each of the main convenience retailers having some current presence or intention to tap into this market. In Ireland, online grocery retail is currently held back by a relatively low broadband penetration and logistical issues. However, each of the key market players are keen to expand their online operations in Ireland over the next 5 years, particularly taking into account COVID-19's impact on many retailers to facilitate online shopping. Information on levels of market draw from online grocery shopping are not commercially available, but the Household and Shopper surveys undertaken as part of this Strategy show very low levels of uptake in convenience shopping online. Figures relating to the UK market suggest in the region of 2% to 5% of market share comes from online grocery shopping⁴⁹. Trends also suggest a greater concentration of online grocery sales in more urban locations. While online grocery shopping is expanding, a restrained approach to estimating the market share is taken in term of adjusting the market share and also taking into consideration that in many situations revenue from online shopping generally reverts back to the local shop. A 1% reduction is applied for the base year, 2021, increasing to 3% at the design year, 2028, to account for assumed increased uptake in this type of shopping.

Adjustments for inflows and outflows

Some adjustments to the capacity figures outlined in table 7.5 are required to take into account the levels of trade draw and leakage of expenditure from the county. Assumptions on both market share and trade draw are informed by the household and shopper surveys undertaken during the summer of 2016, the results of which are summarised in Chapter 4 of the Retail Strategy.

⁴⁷ For examples, see Retail Ireland (2013) Retail Focussed on €4.1 billion online shopping market; Euromonitor International (2015) Internet retailing in Ireland; Virgin Media (2016) Digital Insights Report 2016.

⁴⁸ While the Householder Survey revealed a high level of respondents shopped online for comparison goods, the frequency of use suggests that the expenditure allocated for online purchases would be quite low.

⁴⁹ See 'E-Commerce in Europe and Ireland' (August 2015). Accessible at <http://exsite.ie/e-commerce-in-europe-and-ireland/>.

The household survey undertaken identified the following trends in the county:

- Convenience: 8.5% of respondents survey undertook their convenience shopping outside County Cavan;
- Comparison: 53% of the total respondents surveyed undertook their main comparison shopping outside County Cavan⁵⁰;
- Bulky Goods: 37% of respondents undertook their main bulky goods shopping outside County Cavan.

In terms of trade draw, the shopper surveys identified an inflow of expenditure of 11% from residents outside of the county. Based on the splits gathered within the Shopper Survey a total 9% of these respondents were in Cavan County for convenience shopping and 2% for comparison (0% for bulky goods shopping). Having regard to the trends identified within the household and shopper surveys, adjustments were made to the total expenditure within the catchment.

After applying these adjustments based on the above assumptions, household expenditure in Cavan County is estimated to be €370 million in 2028. It is estimated that there will be almost a €49 million increase in retail spend in the County over the 2021 – 2028 period based on population targets, catchment and forecasted economic trends.

The floorspace survey of existing occupied floorspace within County Cavan clarifies the extent of convenience, comparison or bulky goods.

Table 7.6 Total Adjusted Estimated Spend on Comparison, Convenience & Bulky Goods, 2016 - 2022

	Convenience	Comparison	Bulky Goods	Total
Total Annual Spend, 2021	€232,394,488	€75,860,624	€13,259,667	€321,514,779
Total Annual Spend, 2028	€268,449,964	€87,083,429	€15,221,300	€370,754,693

Table 7.7 Existing Floorspace within County Cavan, 2021⁵¹

	Convenience	Comparison	Bulky Goods	Total
Floorspace (m²)	23,972	20,805	20,065	64,842

Turnover Capacity of Existing Floorspace (2021)

The turnover figures for 2021 set out in Table 7.6 are an estimate of the amount of expenditure that is currently being sustained in the County. For example, at the start of 2021 Cavan County had 23,972 sq.m. convenience floorspace, which is estimated to be generating a turnover of €232 million; 20,805 sq.m. of comparison floorspace, which is estimated to be generating €75 million; and 20,065 sq.m. of bulky household floorspace, which is estimated to be generating €15 million. Looking at indicative turnover ratios (turnover divided by floorspace), trading conditions in the convenience sector would be considered to be trading at a reasonably healthy level (€9,694 per sq.m) with a good mix of stores, albeit concentrated within Cavan Town.

⁵⁰ The percentage spend on comparison shopping by residents of Cavan outside the County is not anticipated to be this high, particularly when considering the fact that 43% of shoppers only undertake their main comparison shopping 'less than one time per month' and given the growth of non-food products in supermarkets (approximately 20-30% floorspace). This suggests that the extent of comparison expenditure outside the County is probably closer aligned to the bulky goods figure in this regard (37%).

⁵¹ Based on the Floorspace Survey carried out in 2016. Additional floorspace built until 2021 is also taken into consideration, as detailed in Chapter 4.

Dividing the volume of net comparison floorspace with estimated adjusted expenditure, gives an average sales density of €3,646 per sq.m, for comparison shopping, lower than the general average for neighbouring Counties (see Table 7.8).

Review of the largest retail centres in the country by Sherry FitzGerald in 2013, highlighted that Cavan County has only one purpose-built Shopping Centre and this was less than 5,000sq.m.⁵², while neighbouring counties to the south and east include a large volume of shopping centres of varying scale. Bulky-goods floorspace is trading poorly at €661 per sq.m., which is reflected in the extent of vacancy in this type of shop floorspace, particularly within the Cavan town environs. For comparison, Table 7.8 identifies net sales density figures detailed recently within other neighbouring Retail Strategies.

Turnover Capacity of Floorspace (2028)

Assuming a similar trend in retail spending to that exercised within tables 7.5 and 7.6, we can calculate the estimated turnover per floorspace in County Cavan in 2028. By dividing the estimated change in retail expenditure 2021-2028 (see Table 7.6) with the estimated turnover per floor area for 2028 in Cavan, the additional floorspace envisaged to be required in Cavan County over the 2021-2028 period can be estimated (see Table 7.10).

Approximately 3,000 sq.m. of convenience and 2,600 sq.m of comparison floorspace are estimated to be required over the lifetime of the Strategy. This additional potential requirement does not account for the existing vacant floorspace in the County, which it was estimated at 13,877 sq,m (Table 6.15), and the volume of floorspace in the retail development pipeline. Further to this, it is important to highlight that this is just an estimated figure rather than an exact threshold. As stressed above, the study is based on a set of assumptions (i.e., emerging trends in the retail market, general estimates of future demand population and economic growth forecasts, etc). Therefore, the figure outlines the likely requirement for additional retail space based on current projections which may change at any time during the lifetime of this Strategy. This is in accordance with the recommendations set out in the RPGs⁵³.

	Convenience	Comparison	Bulky Goods
Cavan 2021	€9,694	€3,646	€661
Monaghan 2015	€8,715	€4,850	€1,939
Sligo 2016	€11,918	€4,005	€862
Leitrim 2014	€10,064	€5,035	€596
Louth 2014	€11,186	€4,224	€1,861
Longford 2014	€8,347	€8,787	€606
Roscommon 2014	€9,000	€4,050	€2,160

Year	Convenience	Comparison	Bulky Goods
2021	€9,694	€3,646	€661
2028	€12,327	€4,636	€840

Year	Convenience	Comparison	Bulky Goods	Total
2028	2,925	2,598	2,506	8,028

⁵² DTZ Sherry FitzGerald (2013) Irish Shopping Centres and Retail Parks: A Stock Analysis. Accessible at <http://www.sherryfitz.ie/media/irish-shopping-centres-and-retail-parks1.pdf>

⁵³ Section 3.6 of the RPGs states "Estimates of future retail requirements are only intended to provide broad guidance as to the additional quantum of convenience and comparison floorspace provision; they should not be treated in an overly prescriptive manner, nor should they serve to inhibit competition"

Proposed increase in convenience shopping floorspace is most likely to be arise in Cavan Town but based on this Strategy, it is considered that Ballyjamesduff and Cootehill also appear to have capacity and this may allow for more sustainable development and reduced retail leakage. This situation should be monitored over the lifetime of the Strategy to ensure a sustainable geographical distribution of the anticipated floorspace throughout the County.

Any proposed increase comparison shopping is most likely to occur in Cavan town. While there may be scope for comparison shopping in the large and medium-size towns, a lack of footfall is likely to direct these developments towards Cavan town. It is vital that this floorspace is directed into the town in a sequential manner from the centre outwards.

It is considered that there is significant available comparison floorspace at present, but that will need to be reviewed over the lifetime of the Strategy. It would appear far more sustainable to encourage reoccupation or replacement of existing vacant floorspace within the main urban centres rather than seek new build additional floorspace outside of these centres. Considering the extent of comparison expenditure leakage from Cavan County overall, it would appear more sustainable to look to facilitate a greater presence of comparison retailing in Cavan town centre.

Taking into account the existing stock of vacant retail space in the County, it would be advisable to look at these units as the preferred option to absorb part of the extent of additional bulky goods retail floorspace estimated over the lifetime of the Strategy. However, it is important to note that constraints in terms of size and ownership may arise which would make some of the proposals unviable. These are some of the considerations that the Council should have regard for when assessing new bulky goods retail applications which are not proposed within the existing stock of vacant retail space.

7.4 Summary

Sections 7.1 to 7.3 above provided a summary of the results of the assessment undertaken, which was backed by a detailed statistical model. Future floorspace requirements are only used here for indicative purposes and as an evidence-based guide to inform future planning policy.

As provided for in the Retail Planning Guidelines, the figures above “should not be treated in an overly prescriptive manner, nor should they serve to inhibit competition” (p.23). It is also important to consider other factors like the decrease in retail floorspace as a result of changes of use.

It is clear from the Shopper Survey undertaken as part of the Retail Strategy that shoppers would like to see greater diversity in shops and less of a reliance on having to travel further to visit shops. Responses received indicate a significantly high quantum of leakage outside the County for comparison shopping. Consequently, it is imperative that applications for retail development over the lifetime of this Strategy should not be solely assessed on quantitative grounds, but also from a qualitative perspective.

Considering the current scenario and estimates of change over the 2021-2028 period, robust Retail Impact Assessments will be required as part of future planning applications for retail development, in order to best guide the development of retail planning in Cavan, in particular based on sound rationale, evidence and with reference to the findings of this Retail Strategy.

In considering proposals for future retail provision, the Council will have regard to the need to avoid unnecessary leakage of retail expenditure to competing centres within and outside of the County, where this is not considered a sustainable form of development.

CHAPTER 8

Recommendations

Cavan County Retail Strategy

8.0 Recommendations

The Retail Planning Guidelines (2012) emphasise that enhancing the vitality and viability of town centres in all their functions through sequential development is an overarching objective in retail planning. The Guidelines include a presumption against large out-of-town retail centres, in particular those adjacent to or close to existing, new or planned national roads / motorways. More than ever the Guidelines aim at enhancing the retail performance of town and city centres.

The Retail Planning Guidelines also provide specific guidance for the content and role of Development Plans including the requirement to have clear evidence-based policies and objectives in relation to retailing in a discrete section of the Plan. Throughout this Retail Strategy proposals actions and measures to guide the future of retailing in the County from a planning perspective are suggested.

This Strategy sets out the retail hierarchy for the County and confirms the level and form of retailing activity appropriate to each of the main settlements in Cavan. The Strategy also appraises the primary retail centres in the County with insight backed by the results of Shopper and Householder Surveys. Identification of the extent of the retail catchment areas has been undertaken as part of the Strategy in order to identify the estimated populations for respective catchments. Following analysis and surveys a detailed assessment of the additional quantitative retail floorspace requirements (capacity and need) for the County is outlined. Finally, recommendations on key policy approaches for assessing retail proposals are provided in the conclusion to the Strategy. Various recommendations are set out with regards to actions that may assist in improving retailing within the County.

There are two aspects to the policy recommendations, including a broad description of the overall strategy over the period of the Strategy, 2021 to 2028. The second set of recommendations relate to policy requirements for the range of locations in the County retail hierarchy with appropriate policy advice and guidance.

8.1 Policies & Objectives

A consist theme across policy documents is the critical role of the retail sector to achieving economic growth and the creation of sustainable town centres, a message which has strong resonance in Cavan, and which has been transposed into a set of positive policy objectives in the adopted Cavan County and Cavan Town and Environs Development Plans. Reflective of the strategic role performed by Cavan town in the County and wider area, the policy context section of this Strategy sets out the primacy of the town in meeting retail planning objectives. However, this need not be to the detriment of other retail centres within the County. A realisable and practical balance needs to be struck. The surveys undertaken reveal the mono-nodal pattern to retailing within the County, particularly for convenience shopping.

The successful implementation of this Retail Strategy will be dependent upon cross-boundary co-operation between Councils and the implementation of the regional policies and objectives set out in the Regional Spatial and Economic Strategies. Dichotomous economic recovery influenced by wider regional and national parameters, emphasises a need for a regional retail strategy, similar to the approach undertaken for the Greater Dublin Area (Greater Dublin Area Retail Strategy 2008-2016). This would provide a more measured framework for retail development across the counties in the region.

8.1.1 Retail Hierarchy

The retail hierarchy does not align directly with the Settlement Hierarchy⁵⁴ adopted within the County Development Plan 2014-2020, but this is very much resultant from the findings arising during preparation of this Retail Strategy. Detailed analysis of the floorspace quantum including the range of services within the County and various surveys undertaken as part of the preparation of the Retail Strategy has informed the retail hierarchy with some differences to the County Settlement Hierarchy, which was adopted in 2014⁵⁴.

Tiers 1 and 2 of the retail hierarchy match tiers 1 and 2 of the county settlement strategy. Tier 3 differs in that this tier is divided into 2 subcategories of settlements, to reflect the difference in scale of activity noted during the undertaking of Retail Strategy surveys. Tier 3a includes Ballyconnell and Belturbet which are within Tier 3 of the county settlement hierarchy, while Mullagh which is also within Tier 3 of the county settlement strategy is placed on Tier 3b of the Retail Hierarchy. Mullagh would not appear to perform as high a service role as Ballyconnell or Belturbet and this may be related to its positioning relative to the Tier 2 towns and other larger centres to the south. Arvagh and Ballinagh are considered to perform a similar retail function to Ballyconnell or Belturbet, both of which have sizeable rural hinterlands. Alongside Mullagh on Tier 3b of the Retail Hierarchy is Killashandra, Kilnaleck, Blacklion, Dowra, Ballyhaise and Shercock. These centres were considered to perform a similar level of retail function and have similar capacity for additional retail. It is noted that Tier 3b includes centres from Tiers 3, 4, 5 and 6 of the county settlement strategy.

We note that Tiers 4, 5 and 6 of the current County Settlement Hierarchy⁵⁴ includes a host of towns and villages, some of which serve very similar retail roles to each other and some of which have quite divergent retail roles. For example, Dowra is placed on Tier 6 of the settlement hierarchy, but its role as a retail and services centre is much greater than that of Redhills for example, simply based on the extent of services. In fact, it is considered that Dowra performs a higher role than that assigned to it under the county settlement hierarchy. Tier 4 of the retail hierarchy comprises Kilcogy, Lough Gowna, Mountnugent, Swanlinbar, Bawnboy, Butlersbridge, Crossdoney, Redhills, Stradone and Crosskeys; villages that currently function in a broadly similar role for retail purposes. While villages such as Swanlinbar may have served a much greater retail function previously, the retail hierarchy presents a realistic positioning on the tiered system based on current performance, wider strategic retail planning objectives and future outlook. Similar to Tier 7 of the county settlement hierarchy, Tier 5 of the retail hierarchy comprises rural and local stores, which would not have been specifically referred to in the higher tiers. It is considered that based on the evidence collated, the retail hierarchy presented provides a balanced and rational approach in assigning appropriate categories for Cavan's urban centres on the tiered system. In arriving at this hierarchy, the following principles were considered:

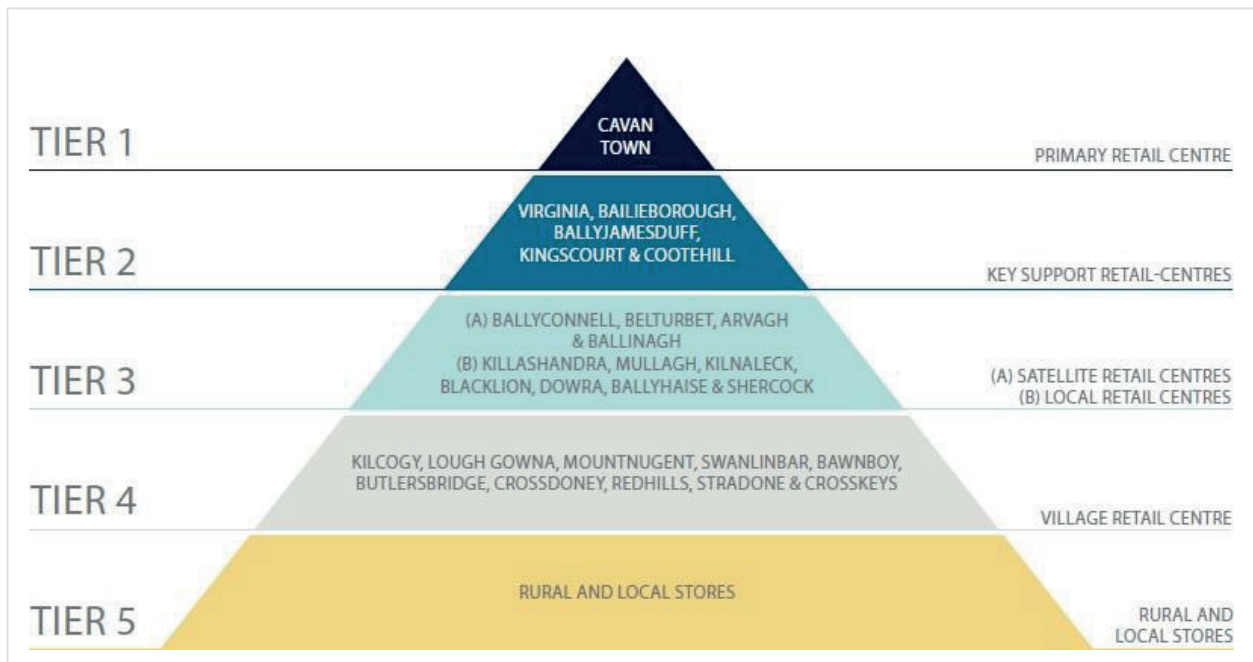
- Strategic guidance at national and regional level;
- The need to protect and enhance the function and role of Cavan Town as the primary economic driver for the County and to protect and maintain the function of 'large towns', Ballyjamesduff, Virginia, Bailieborough, Cootehill and Kingscourt;
- The distribution of future retail floorspace relates to the identified existing and future retail hierarchy in the County and should be appropriate to the scale and character of the centre.
- The distribution of future retail floorspace should be linked to the future distribution of population growth;
- The principles of sustainability should be adhered to and future retailing should be concentrated as far as practicable in centres that are served by public transport;
- The need to foster sustainable competition in the retail environment.

⁵⁴ In June 2020, Cavan County Council commenced Stage 1 (Strategic Issues Paper) of the review of the existing Development Plan 2014-2020 by preparing the new Cavan County Development Plan 2022-2028, which may incorporate some changes to the Settlement Hierarchy.

A balanced development model is supported, promoting the treatment of urban and rural settlements, together with the surrounding countryside, as functional, spatially integrated entities. The Retail Hierarchy identified above has been prepared mindful of this model. It should be noted that there are no District Centres, as defined in the Retail Planning Guidelines in County Cavan. Detailed discussion regarding the function of each tier is provided below relative to the location and scale and development.

The position on the retail hierarchy reflects the size and role within and outside the County and outlines the functions which are assigned to it. This follows on from national and regional policy and may in future inform the strategic direction the Council follow in planning matters.

Cavan County Retail Hierarchy



8.1.2 Retail Boundaries

As part of this Strategy, zoning maps for each of the towns and villages have been reviewed and following surveys the retail boundaries for Cavan Town and Tier 2 towns on the Retail Hierarchy are identified (see p. 95 & 96). The 'town core' areas identified for each of the settlements in the zoning maps accompanying the Development Plan, generally conform to the retail boundaries for the settlements. However, retail boundaries at variance to 'town cores' are set out, for example, where recent retail permissions have been granted adjacent to town cores and where core consolidation is advisable.

8.1.3 Future Floorspace Requirements

The potential requirement for planned retail development to 2028 is demonstrated in Chapter 7 of this Strategy. This additional potential floorspace requirement⁵⁵ does not account for the existing vacant floorspace and the volume of floorspace in the retail development pipeline, each of which would be additional.

⁵⁵ Section 3.6 of the RPGs states "Estimates of future retail requirements are only intended to provide broad guidance as to the additional quantum of convenience and comparison floorspace provision; they should not be treated in an overly prescriptive manner, nor should they serve to inhibit competition."

Future floorspace requirements are only used here for indicative purposes and as an evidence-based guide to inform future planning policy. As set out in Section 4.9 of the RPGs⁵⁶ the quantum only becomes a critical consideration where a new floorspace is proposed outside of the town centre and the issue of likely impact on the town centre as a whole arises, or the proposal absorbs on one site the bulk of the projected floorspace (i.e., Retail Impact Assessment may be required).

Convenience Retail Development

The floorspace survey highlights the distribution of convenience retail space throughout the County, with over half of the total convenience retail floorspace in Cavan Town (Tier 1) (Table 6.15), approximately above one-quarter in the key support towns (Tier 2) and the remaining floorspace in medium-size towns, rural villages, and local stores (Tier 3 to Tier 5). In 2016, Cavan Town contained 28% of comparison retail floorspace within the County and 14.2% of the 'bulky goods' retail floorspace in the County. The number of vacant retail units in the County stood at 20.1%.

Analysis demonstrates scope for additional convenience floorspace in Cavan County. Over the period of the Development Plan, the additional floorspace requirements may be considered modest as a reflection of the anticipated population increase but will primarily allow for improved retail mix within the County and also allow for reduced drivetimes for shoppers.

This additional floorspace may entail expansion of an existing retail operator(s) or new build units, such as a supermarket. It is important to consider any losses in retail floorspace during the life of the Strategy. It should be an objective of the Council to keep the Retail Strategy under review in order to react to any significant shift in economic circumstances and population growth.

It should also be noted that some convenience operators now operate stores with a significant comparison element. Detailed consideration of the extent and scale of any such proposals will be given in the context of their potential impact on existing town centres. Proposals for retailing should clearly set out on floor plans those areas to be used for convenience, comparison and bulky goods, in order to best understand the likely impact on established retail centres.

Comparison Retail Development

In quantitative terms, between 2021 and 2028 there is scope for further mainstream comparison retail development. However, the projected retail floorspace quantum should not be considered a strict limitation as this may restrict proposals primarily aimed at enhancing the role of Cavan Town as a retail destination.

Bulky Goods Retail Development

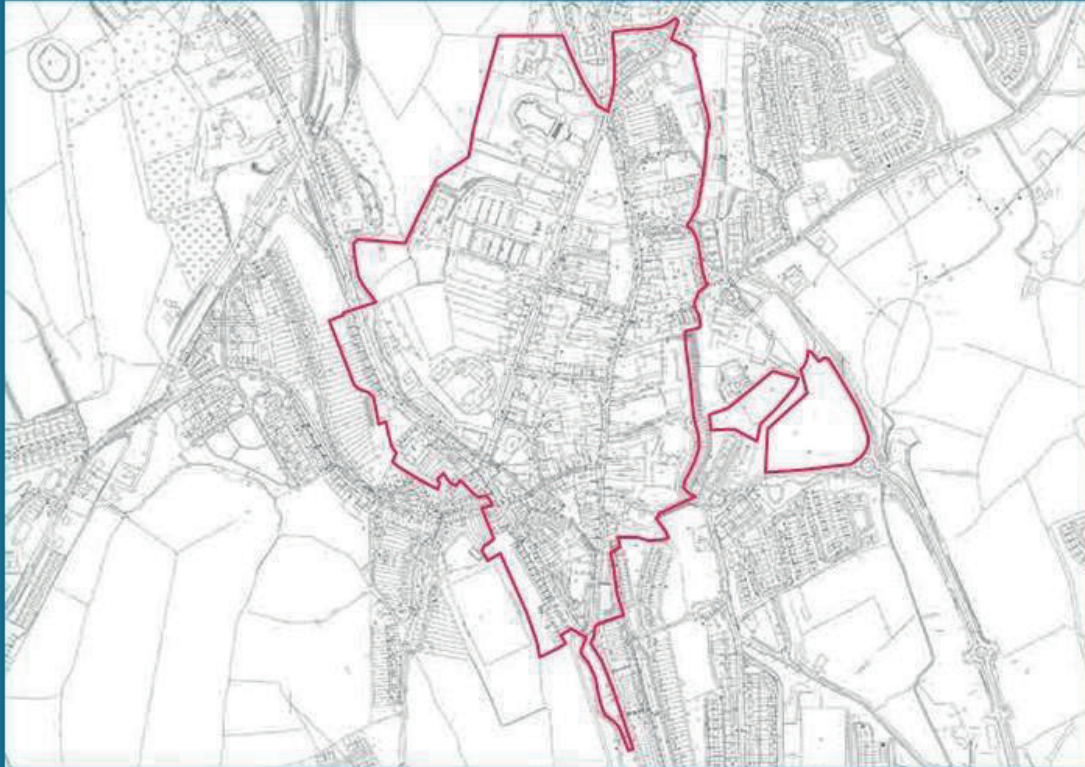
While analysis identifies a requirement for additional bulky retail floorspace in the County (approximately 2,506sq.m.), this is already provided for in existing vacant units principally within the southern environs of Cavan Town. There currently is a significant oversupply in retail warehousing and there is a need to constrain this type of development, where it has potential to undermine the viability and vitality of neighbouring retail centres.

Furthermore, applications to extend the range of goods sold from retail parks must be considered in the context of the Retail Planning Guidelines 2012 which detail that sales at these locations should be limited to bulky goods where DIY goods or goods such as flatpack furniture are of such size that they would normally be taken away by car and not be portable by customers travelling by foot, cycle or bus, or that large floorspace would be required to display them. Conditions should be imposed regarding any application relating to an existing or proposed retail warehouse development clearly restricting the sale of goods to bulky items as defined in the Retail Planning Guidelines.

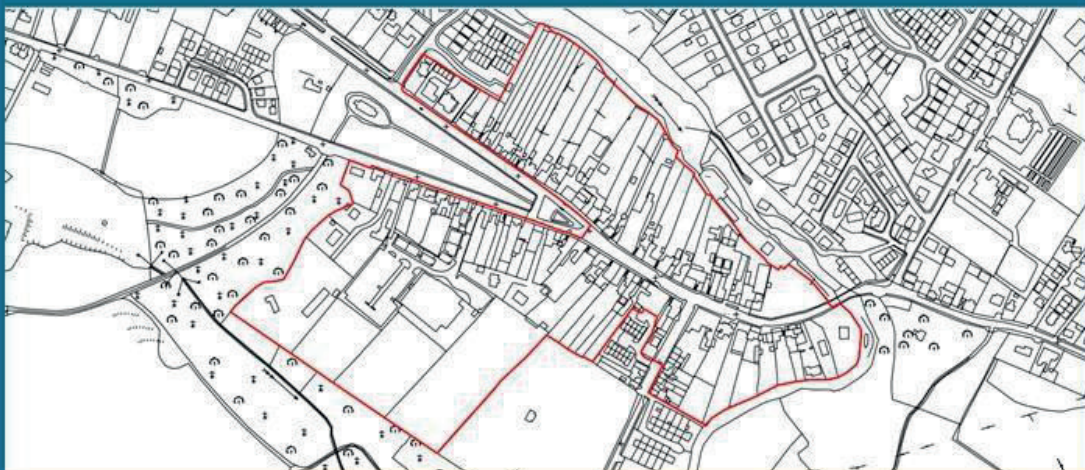
⁵⁶ Retail Planning Guidelines. Accessible via: <https://www.gov.ie/en/publication/aa2d8-retail-planning-guidelines-april-2012-418-mb/>

CAVANCOUNTY CORE RETAIL AREAS

CAVAN TOWN

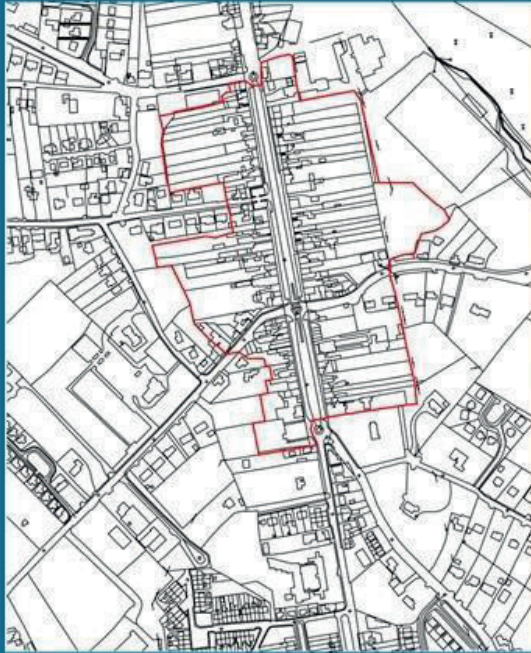


VIRGINIA

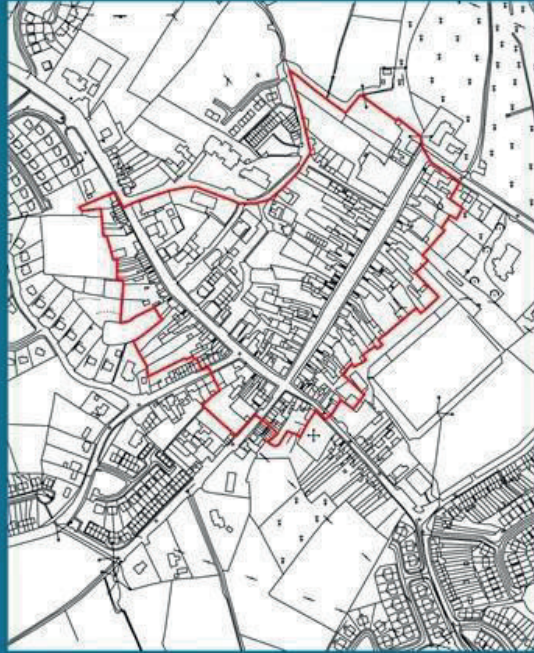


CAVANCOUNTY CORE RETAIL AREAS

KINGSCOURT



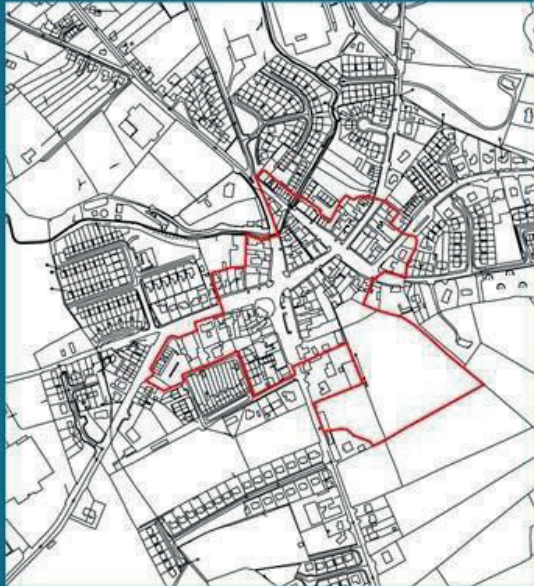
COOTEHILL



BAILIEBOROUGH



BALLYJAMESDUFF



8.1.4 Location & Scale of Retail Development

The preferred location for retail development is within the existing town centres. Development proposals not according with the fundamental objective to support the vitality and viability of town centre sites must demonstrate compliance with the sequential approach. Cavan County Council will require that a full assessment of all suitable, viable and available sites is undertaken.

Considering the outcomes of this Strategy, the extent of vacant floorspace and anticipated additional floorspace required over the lifetime of the Plan, all application proposals for significant additional retail floorspace will be required to be accompanied by a Retail Impact Statement, assessing the impact of the proposal relative to the Council Retail Strategy and the viability and vitality of respective retail centres.

Convenience Retail Development

In terms of convenience provision, it would appear that certain centres, most notably Ballyjamesduff and Cootehill are underprovided for in terms of convenience offer. Convenience development will in particular be promoted in these urban centres in order to improve competition choice and diversity in the retail market. Cavan Town is well serviced with convenience retailing.

Tier 1 - Primary Retail Centre (Cavan Town)

Each of the main convenience supermarket operators have at least one presence in the town, indicative of the expanding role of the town serving the convenience shopping demands of an expansive catchment. The Retail Planning Guidelines set a 3,000sqm retail floorspace cap on food store development and it is important to note that this cap applies to new stores, as well as to extensions of existing retail premises.

It would appear to be limited additional capacity for new convenience large-scale retail space in Cavan Town; however, greater diversity and increasing competition, and proposals which would enhance the role of Cavan Town as a retail destination may be welcomed.

Proposals for convenience retailing in Cavan Town must also be considered in the context of the existing retail provision within the neighbouring towns, particularly the Tier 2 towns. There would appear a greater necessity to distribute convenience floorspace growth beyond Cavan town into the other main retail centres, based on the results of the surveys.

Tier 2 - Key Support Retail Centres (Virginia, Bailieborough, Ballyjamesduff, Cootehill and Kingscourt)

The Retail Planning Guidelines 2012 require consideration of the mix of units, in order to ensure more sustainable patterns of retail distribution. These towns appear to be well-served by existing and permitted convenience retail floorspace. The town of Cootehill is served by 1 supermarket, while Ballyjamesduff is served by a number of small convenience stores. Considering the results of the analysis undertaken as part of this Strategy both Cootehill and Ballyjamesduff have scope to accommodate an additional supermarket-scale facility.

Ballyjamesduff is not currently served by a large convenience retailer and there is a number of convenience retailers in the town. Planning permission to construct a supermarket on the northern edge of the town did not receive permission and given the extent of the retail catchment, comparative analysis with other similar-size towns and the extent of leakage to competing centres, there is significant rationale to suggest the town is capable of absorbing a larger convenience retailer. This may also encourage occupation of existing vacant units in the town by complementary users while diverting the need for journeys to other neighbouring centres.

Additional convenience retail floorspace may potentially involve extension of an existing facility in the town centre or a new build facility, however it will be important to ensure linkages with the town centre and car parking to meet anticipated demand. An opportunity site has been identified for the town in Section 6.2.1.

Ultimately, the Tier 2 towns draw on similar-size catchments and custom, and historically have served similar retail functions. Permissions for development need to be mindful of the overlap in catchments and custom displacement, and as a result it will be important to control the size of new convenience retail operations.

Considering the support role these towns serve within the County, it would be advisable that proposals for new or extended convenience operations within the Tier 2 towns do not exceed 1,000sq.m. net retail floorspace, as otherwise they may undermine the primacy of Cavan Town. Only in circumstances where a robust and detailed Retail Impact Assessments/Retail Impact is prepared and demonstration of compliance with the sequential approach, it may be possible for the Council to consider applications which exceed the above-mentioned retail floorspace.

Tier 3(a) - Satellite Retail Centres - (Ballyconnell, Belturbet, Arvagh & Ballinagh)

These retail centres primarily function as secondary support centres serving reasonable scale catchments and operating as satellites of Cavan Town. These centres are on the same tier as the 'Local Retail Centres' as they serve similar size population catchments, but they are placed a rung higher on the hierarchy (Tier 3a) as their retail base and function is greater than that of the Local Retail Centres (Tier 3b). Such centres usually accommodate a medium-sized convenience shopping outlet and a number of smaller convenience and non-retail businesses. Based on the assessment of their existing performance, Arvagh and Ballinagh appear to be functioning quite well with low vacancy rates and there may be further demand for additional retail and related services in these centres. Ballyconnell and Belturbet serve as important centres for the northwest of the County. Without a commensurate increase in population within their catchment, it is unlikely that there will be significant rationale for increased retail floorspace in these centres. Proposals for convenience retailing in the Tier 3(a) centres needs to be considerate of their wider role, generally serving as satellites to Cavan Town which is well served with convenience retailing. Only in circumstances where a robust and detailed Retail Impact Assessments/Retail Impact is prepared and demonstration of compliance with the sequential approach, it may be possible for the Council to consider applications which exceed the above-mentioned retail floorspace.

Tier 3(b) - Local Retail Centres - (Killeshandra, Mullagh, Kilnaleck, Blacklion, Dowra, Ballyhaise & Shercock)

The Local Retail Centres forming Tier 3(b) of the hierarchy is characterised by basic convenience shopping functions, some limited incidences of comparison shopping such as pharmacies and charity shops, and local retail services including hairdressers, beauticians, takeaways, post offices, pubs and cafes. The local retail centres comprise retail services significantly greater than that of the other villages in the County and are therefore recognised as performing a higher retail function. Considering these centres function as secondary rural service centres to the higher retail centres (Tier 1 and 2), it would be advisable that proposals for an individual unit in the Local Retail Centres do not exceed 500 sq.m. Only in circumstances where a robust and detailed Retail Impact Assessments/Retail Impact is prepared and demonstration of compliance with the sequential approach, it may be possible for the Council to consider applications which exceed the above-mentioned retail floorspace.

Tier 4 - Village Retail Centres - (Kilcogy, Lough Gowna, Mountnugent, Swanlinbar, Bawnboy, Butlersbridge, Crossdoney, Redhills, Stradone & Crosskeys)

The Village Retail Centres forming Tier 4 of the hierarchy is characterised by basic convenience shopping functions and local retail services including post offices and pubs. These centres have a narrow retail base and proposals for additional services in these centres is likely to be limited over of the lifetime of the Strategy (2021-2028).

Tier 5 - Rural & Local Stores

Rural and local stores play a vital role in catering for the daily or casual needs of neighbouring residents or of those passing by. Primarily convenience outlets, they provide a readily accessible service for basic goods, especially for the less mobile members of the local communities. The floorspace survey undertaken as part of this Strategy reveals the extent of retailing in rural villages and the countryside within County Cavan. There has been a tendency in Irish Retail Strategies to significantly underestimate the extent of retailing within rural villages and the countryside. Where appropriate, rural

villages and local shops should be recognised in the relevant parts of the Development Plans, with policy primarily aimed at supporting and maintaining such services.

Comparison Retail Development

Expansion of the comparison retail function of Cavan Town over other competing centres, should be a clear priority for the County. The results of the surveys undertaken as part of this strategic review suggest that the thrust of forthcoming Plans for the County and Cavan Town should be to allow for expansion of comparison retailing within Cavan Town Centre and more measured expansion of convenience retailing in the key support towns (Tier 2). Cavan Town as the key economic driver for the County will enhance its role, but the level of enhancement needs to be complementary to the role of other urban centres.

The ability to attract higher-order retailers into Cavan Town will be largely dependent upon improving the experience for shoppers given the anticipated modest increases in disposable income and population. In simple terms, shoppers will need to be given a reason to not have to travel longer distances outside the county for their comparison shopping demands. Enhancement of the main shopping streets and car parks in the town will be vital to realising this, as will the development of town centre sites, including the Masterplan (opportunity site) lands identified in the Development Plan.

Retail Warehouse (Bulky Goods) Development

The quantitative case for further allocations of retail warehousing over and above existing allocations is not supported by the capacity analysis. While the floorspace study suggests that additional floorspace of this type is necessary, the existing high level of vacancy of retail warehousing in Cavan Town will reasonably account for the anticipated demand. The existing restrictions to the sale of bulky goods only, or goods generally sold in bulk should stay in place and a requirement to meet the 20% rule should be sought and enforced where feasible. The above restrictions should not undermine the potential for bulky goods suppliers such as agricultural supplies, builder's merchants and similar providers to expand where planning policy can be met, as these can often serve a specific local need, while not impacting on neighbouring retail centres. It is suggested the Council should seek to encourage the conversion of vacant retail warehouse units to alternative appropriate uses or to consider alternative uses for such land subject to appropriate servicing arrangements and planning context.

8.1.5 Retail Policies

There is no silver bullet when it comes to reinvigorating retail centres. A whole suite of measures will need to be employed to address the underperformance of some towns from local level planning objectives to more strategic level direction. Arising from this Strategy the following policy directions are proposed for the Planning Authority: -

- To promote and encourage the major enhancement of retail floorspace, primarily in comparison goods, and town centre functions in Cavan Town in order to sustain and develop its competitiveness as an important Hub and economic driver in the Northern and Western Region.
- To reinforce the economic roles of the County's main urban centres by facilitating retail development on the basis of the Retail Hierarchy which designates the following: Tier 1 Cavan Town – Primary Retail Centre and Tier 2 - Virginia, Bailieborough, Ballyjamesduff, Cootehill and Kingscourt – Key Support Retail Centres.
- To support the development of core retail areas as identified within the County Retail Strategy and reinforce the role and function of these core retail areas.
- To adhere to the provisions of the sequential approach in the consideration of retail applications located outside of core retail areas.
- To support the preparation of a regional retail strategy for the Border Region following completion of the Regional Spatial and Economic Strategies.

8.1.6 Specific Retail Objectives

Chapter 6 of this Strategy details specific actions to be pursued specifically in relation to each Tier 1 and Tier 2 centre in the County. Actions are also suggested in relation to a number of Tier 3 centres, including Ballyconnell, Belturbet and Killeshandra, and some of these actions are inter-transferable with other centres in the County.

In addition to the specific local actions identified in Chapter 6, the following objectives should be implemented in order to ensure the continued vitality and viability of town centres.

- *Facilitate the creation of key town centre management teams;*

Town centre management teams with representation from the respective local business community have an essential role to play in the reinvigoration of retail centres. This is particularly pertinent in Cavan Town in light of the abolition of the Urban District Council and in Belturbet and Cootehill with the abolition of Town Councils in 2014. Cavan Community and Economic Plan highlighted the intention to develop and implement a Town Team Programme for a number of towns throughout the county, where key stakeholders identified to work collaboratively to develop a shared vision for the economic spatial and social/community development of the towns identified. Those towns with greatest urgency in this regard are those towns with highest levels of vacancy.

- *Facilitate the identification, promotion and development of key town centre opportunity sites in Cavan Town (comparison), Cootehill and Ballyjamesduff (convenience);*

Proactive work with landowners and other agencies to seek the development of appropriate town centre and edge of centre sites is encouraged in this Strategy to accommodate additional retail development and overcome site constraints, particularly sites in towns which have potential to attract national and international multiples.

- *Facilitate the reuse of existing vacant retail units in towns and villages;*

Specific local objectives are suggested within this Strategy to address the amenities and infrastructures of towns and villages in Cavan, as this can influence the location of businesses. The current exemption from development contributions for permissions for a change of use from one commercial use to another, as provided for under the County Development Scheme is to be encouraged. Measures such as this are beneficial in terms of trying to facilitate reoccupation of vacant units, including some of the prominent buildings.

- *Encourage infill development and the redevelopment of derelict and obsolete sites;*

Dereliction, vacant shopfronts and pubfronts, and disused railway lines provide glimpses into the economic and social past of towns and villages Cavan. Towns need to evolve, and it is clear from the surveys undertaken as part of this Strategy is that the function and roles performed by some towns and villages may need to be reviewed.

- *Prevent overdevelopment of particular retail uses such as supermarkets outside of town core retail areas;*

Existing fuel service stations often provide an important function as the local shop or small supermarket, but if their retailing and services element is not controlled they can have a major impact on neighbouring retail centres. The Council should discourage fuel-filling station forecourt retailing in excess of 100 sq. metres (net), as per the Retail Planning Guidelines where these stations are outside the town core. Where permission is sought for floorspace in excess of 100 sq. metres in retail units associated with fuel-filling stations, the 'sequential approach' to retail development shall apply. Proposals will need to specifically identify the use of floorspace within the station, including dining, seating, retail, staff, and back-of-shop areas. Where intensification of use is envisaged as a result of forecourt upgrades, cognisance should be had of likely road safety issues.

- *Facilitate improvements in traffic management that can lead to improvements in the shopping environment and safer and better access for pedestrians;*

Many of the towns would benefit from improved traffic flows and traffic management along the main shopping streets, with greater priority given to pedestrians. Reflective of surrounding commerce and trade, there is a high volume of heavy

goods vehicles passing through the main shopping streets of Cavan towns. Urban environmental improvement schemes should incorporate many of the measures supported in the Design Manual for Urban Roads and Streets which would improve the shopping environment and enhance the overall visual appearance and streetscape of town centres. Such schemes to improve the public realm and enhance the appearance should be prioritised for Cavan Town and the Key Support Towns (Virginia, Bailieborough, Ballyjamesduff, Cootehill and Kingscourt).

The potential of a comprehensive upgrade to the public realm of Thomas Ashe Street and Main Street in Cavan Town should be investigated, to include the provision of public spaces, high quality landscaping and street furniture, and other measures which would attract shoppers and visitors, while creating a pedestrian priority zone. Improvements to the public realm in the town centre should assist where possible in the promotion of Cavan Town as a major retail destination.

- *Promotion of activities including festivals, events and street markets in each town;*

Casual trading, including farmers' markets and street markets, can make a valuable contribution to the local economy and contribute to the vitality and viability of a retail centre. Such activities should be properly regulated, and consideration should be given to the quality of offer of such casual trading. Markets and events are best served in central locations, adhering to sequential testing and meeting specialist and tourist markets.

- *Promoting of measures to retail and improve the character of important streetscapes within the County;*

Measures to improve the retail environment on the main shopping streets have the potential to be undermined by associated ancillary developments. The Council should consider additional controls to ensure that developments on the main shopping streets are subject of detailed design proposals sympathetic to the architectural heritage of the streetscape. Extension of Architectural Conservation Areas or implementation of Special Planning Control Schemes could be considered.

- *To develop a consistent urban design framework for the market houses and market squares of Cavan;*

The market houses of Cavan represent an important asset to their respective towns, including the spaces fronting these buildings. There is a marked differentiation in the treatment of these spaces, some of which form urban plazas and meeting spaces, while others are used for car parking and ancillary storage space. Some of the historical market houses have been demolished (Cootehill and Killeshandra), but the remainder are generally occupied for a wide variety of purposes, including libraries (Bailieborough and Arvagh), tourist information office (Blacklion), shops (Shercock and Ballinagh), restaurant (Ballyjamesduff) and a courthouse (Virginia). These buildings should be the centre of each town and a focal point attracting footfall. A framework for developing a consistent approach to developing and maintaining these spaces would further enrich these spaces and their associated structures and foster a stronger identity for Cavan towns.

- *To develop a strategic parking management plan for the towns of Cavan;*

Parking would appear to be a concern for some shoppers in the town centre area. As parking is free in other parts of the town and 'pay and display' within the town centre, this does not provide an even field for retail competition. A consistent approach is needed with respect to positioning on the retail hierarchy.

- *To facilitate small-scale retail development and support the retention of retail/service units serving rural areas;*

Local villages and shops in rural areas play an important role in the lives of the communities that they serve and provide valuable day-to-day retail facilities and services to their communities. Development in such villages and small towns should be focussed on the core village/town centre area and should complement existing retail provision. Market dynamics generally curtail the extent of retail provision in these areas, although there is a clear need to ensure that provision should be cognisant of the retail role and function of such centres within the retail hierarchy (Tiers 4 and 5).

8.2 Development Management Standards

Retail development decisions will be informed by the Cavan County Retail Strategy 2021-2028 until the new, and the Retail Planning Guidelines for Planning Authorities 2012 including the accompanying Retail Design Manual.

8.2.1 Criteria for Assessment

A set of criteria for assessing retail developments need to be incorporated into forthcoming Plans for the County, in order to best provide for consolidation of the respective role of the town centres throughout the County. The Retail Planning Guidelines 2012 provide the main principles for assessing new retail proposals and this Strategy suggests that these should be referred to and reflected in forthcoming Plans, as they have been in the existing Development Plans. The Guidelines state that the main planning considerations for retail development include;

1. *Location (site selection);*
2. *Suitability of use (land use zoning and specific objectives)*
3. *Size and Scale (impact, form and design);*
4. *Accessibility (access and servicing arrangements).*

Criteria for assessment of the scale and location of convenience, mainstream comparison and bulky goods retailing have largely been addressed above. In assessing retail development proposals the Council will need to utilise the following: -

- *The Sequential Test - All applications for retail developments at edge-of-centre or out-of-centre locations will be subject to the sequential test as set out under the Retail Planning Guidelines*
- *Retail Impact Assessments - Retail Impact Assessments will be required for significant retail development where due to its scale and/or location, it may impact on the vitality and viability of centres. These assessments will be prepared in accordance with the current Retail Planning Guidelines.*
- *Traffic and Transport Assessments - A Traffic and Transport Assessment (TTA) may be required for retail developments over a particular threshold, as set out in the Traffic & Transport Assessment Guidelines 2014.*

8.3 Conclusion

The overarching aim of the Retail Strategy for County Cavan 2021-2028 is to ensure that future retail development in the County is accommodated in a manner that is efficient, equitable and sustainable. This Strategy takes a fresh view of retail development within and impacting County Cavan providing advice regarding the broad quantum, scale and type of retail development required in the County. Shifts in the political, economic and social landscape are constant with border areas even more sensitive to such shifts.

The retail centres of Cavan will always be particularly susceptible to such shifts and planning policy needs to be prepared mindful of this context. The ability of retail centres to respond and evolve accordingly and remain relevant to local users and businesses is influenced by a wide array of issues, including retail planning policy at national and local level. Since the previous Cavan County Retail Strategy was completed in 2008, it is generally perceived that economic and demographic recovery will be primarily dictated by access to the Dublin market.

In conclusion, the distribution of future floorspace must have regard to the identified retail hierarchy and needs to occur in a co-ordinated manner. The development or redevelopment of key sites within Cavan Town for retail development in order for the Town to compete as a high-level retail destination is of paramount importance. Cavan Town should be the

target and the focus for higher-order comparison retailing. Enhanced retail provision, particularly convenience provision will also be targeted to Ballyjamesduff, Bailieborough, Virginia, Kingscourt and Cootehill.

The Retail Planning Guidelines for Planning Authorities (2012), issued by the Department of the Environment, Community and Local Government (DoECLG), require Local Authorities to prepare retail strategies and retail policies for their areas and to incorporate these where appropriate into their respective statutory plans.

Arising from the Core Strategy of the Cavan County Development Plan 2014-2020 (Policy CSP10), Cavan County Council commissioned the preparation and implementation of this 'Retail Strategy' for the County. In compiling this Retail Strategy, due regard has been had to the most up-to-date information regarding demographics, economics and retailing. This has been used to provide a firm basis on which to inform future policy direction with the aim of enhancing and developing the retail offering of Cavan Town and Cavan County.



CAVAN COUNTY RETAIL STRATEGY 2021 - 2028



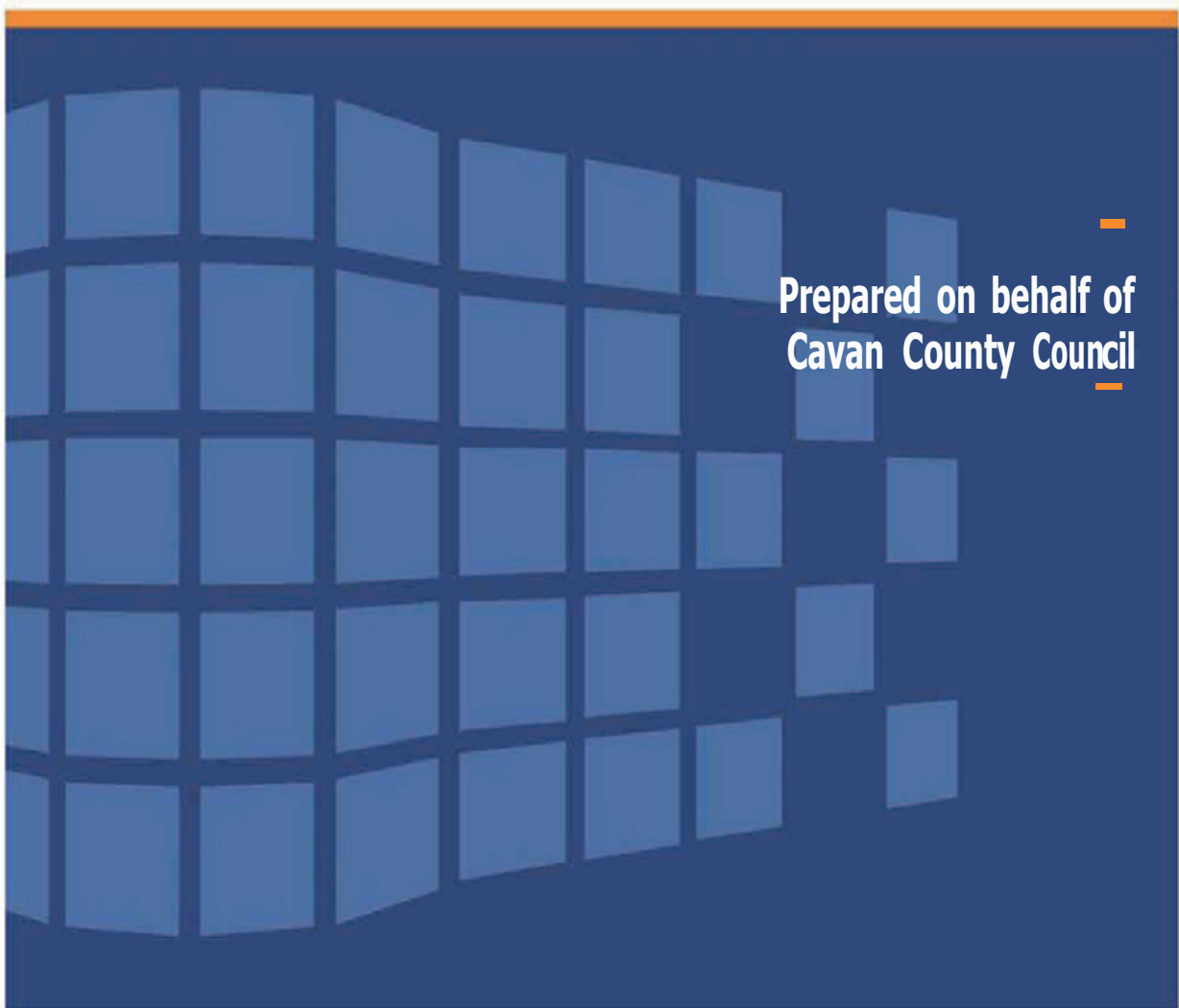
Appendix - Cavan County Retail Strategy

Health Checks

Prepared on behalf of Cavan County Council



December 2016



Prepared on behalf of
Cavan County Council

Cavan Retail Strategy

Health Checks

Mullagh

Mullagh, a tier 3(B) 'Local retail centre' in the Cavan County Retail Strategy, which has a population of 1137, as of the Census 2011. The town of Mullagh has experienced significant growth since 2006, of around 40%, as the population of the town in the Census 2006 was 679. Mullagh is a village with a traditional setting, with the Moynalty River running through the village along with the main street in the village being rather wide. The environs of Mullagh consist largely of green fields and pastures.

Attractions

Shopping Facilities in Mullagh village are primarily made up of retail services such as A Post Office, A café, a discount store, a family butchers, a barber shop, a couple of fashion boutiques along with a number of public houses. The primary location for convenience shopping in the village is the large Centra store at the petrol station, which is located at the edge of the village on the R191.

The main attractions in Mullagh are Mullagh Lough and Hill Walk. Mullagh Lough is situated just under two kilometres from the village of Mullagh. Hill Walk is on the Virginia Road, approximately 2 kilometres from Mullagh village.



Accessability

Mullagh is serviced by Bus Éireann, route 108, which provides three journeys a day, Monday-Saturday, and one journey on a Sunday, to Kells via Moynalty and additionally provides three journeys a day, Monday-Saturday, and one on Sundays to Bailieborough.

Amenity

Many of the shopfronts in Mullagh have well maintained traditional shopfronts and the pedestrian footways are in very good condition along the Main Street, which creates a pleasant and inviting shopping environment. The public realm in the village is very clean and well maintained with tree planting and hanging baskets throughout the village.



Assessment

In Mullagh, there are approx. 24% of the retail units vacant at present. The village has approx. 0.9 sq.m of occupied floor space per person, based on the population figures for the village in the Census of 2011. A large proportion of the retail floor space in Mullagh is devoted to traditional retail services, such as a Butchers, a barber's, beauticians, etc., which are located on the Main street or on adjoining streets.

Actions

Mullagh			
	Sq. M	Number	No. as %
Convenience	320	2	6.25
All Comparrison	254	9	28.125
Mainstream Comparrison	54	8	25.0
Bulky Comparrison	200	1	3.1
Retail Services	482	12	37.5
Vacant	222	9	28.125
Subtotal	1,478	32	100.0

Killeshandra

Killeshandra is classified as a tier 4 "Village retail centre" in the hierarchy of the Cavan Retail Strategy. The area of Killeshandra has a population

of 364, as of the Census figures of 2011. The population of Killeshandra was 411 in the Census 2006, thus the area has experienced a decline in population in the previous Census of 2006, as there has been a decrease of approx. 11%.

Attractions

Killeshandra has a linear retail layout with almost all the retail units located along the Main Street. The main street is perched on the top of a hill, from which a vista of the hinterland can be viewed from either end of the Main St. Kilykeen Forrest Park and Lough Oughter are located directly to the east of Killeshandra.



Shopping facilities in the village are like that of any village in Ireland, with a trio of convenience stores, a sizeable number of public houses, a couple of eateries and financial institutions and a core mixture of retail services making up a large proportion of the retail offering.

Accessibility

Killeshandra is located at the point of intersection between two Regional roads, the R199 and the R201. Portaliffe Beg also provides an access road for the village. The village is serviced by Bus Éireann route 465, on Tuesdays only. The route transports residents from Killeshandra to Cavan, via Arvagh and Ballinagh.

Amenity

The public realm in the village is typical for a Main St. as the pedestrian footways are of good standard and any crossing points have dished kerbs and tactile paving installed. For a Main St. in a village, the nature of the road layout could be more sympathetic to its surroundings and additional crossing points could be an alternative to provide a more inviting atmosphere to residents

who are making use of the retail services in Killeshandra.



Assessment

In Killeshandra, regarding occupied floor space, there is approx. 2.7sq. m per resident, based on the population figures from the Census 2011. Vacancy rates in Killeshandra are relatively high now, with approx. 31% of available floor space for retail laying vacant.

Actions

Killeshandra			
	Sq. M	Number	No. as %
Convenience	252	5	13.2
All Comparrision	205	5	13.2
Mainstream Comparrision	60	4	13.2
Bulky Comparrision	145	1	0.0
Retail Services	536	7	18.4
Vacant	509	21	65.6
Subtotal	1,647	38	100.0

Arvagh

The town of Arvagh has a sizeable retail cluster, which is located around the main St. in a H-shaped formation. The town has a population of 925 as of the population figures in the Census 2011. There

has been marginal growth in the town with a population increase of approx. 3% since the previous Census in 2006.

Attractions

Shopping Facilities in Arvagh are well catered for in all regards. There are many small to medium locally owned convenience stores along with some which look after the needs of shoppers regarding

range from bulky comparison stores such as hardware stores and farm supply stores to pharmacies and charity shops. There is a comprehensive array of retail services available in the town with numerous eateries, beauticians and hair salons, a medical centre, a bakery, two banks and a credit union,

Garty Lough is located directly off the R203 to the north of the road. The medium sized lough is a popular spot for pike fishing. Bruse Mountain overlooks the town to the east.



Accessibility

The regional road that is the R198 runs directly through the town and joins with the L2505 at the eastern end of the town. The R198 joins with the R203 at the north-western end of the town. The town is serviced by Whartons Travel who are the operator on behalf of the NTA, bus route 975 stops in the town six times daily, Monday-Saturday, and travels to Longford, Drumlish and Cavan.

Amenity

The public realm in Arvagh is of a good standard. The pedestrian footways are in good condition. The layout of the streets mean that planting of trees is not currently a feature however it could potentially be considered as an addition to enhance the retail environment. This could have the added effect of creating additional crossing points by breaking the car parking spaces and creating more links between either side of the street.

The public square in the center of the town adds greatly to the retail environment as it provides a meeting place for residents. The planting in the square adds colour and tranquility to the square. As time goes on, there may be the potential to add to this planting provision along with adding more

picnic tables, so residents may use the space for more than a meeting place and the square can evolve.



Assessment

At present, just under 19% of retail units are vacant. Arvagh currently has 1.9 sq.m of occupied retail floor space per resident.

Actions

Arvagh			
	Sq. M	Number	No. as %
Convenience	454	7	18.95
All Comparrison	634	9	24.3
Mainstream Comparrison	174	6	16.2
Bulky Comparrison	460	3	8.1
Retail Services	684	14	37.8
Vacant	141	7	18.95
Subtotal	2,373	37	100.0

Kilnaleck

Kilnaleck is a tier 4 'village retail centre' and has a population of 1,057 as of the Census of 2011. The population of Kilnaleck has grown a small amount since the previous Census in 2006, with growth of approx. 9.5%. Retail in the village of Kilnaleck is clustered on the Main St. and adjoining side streets.

Attractions

The freshwater lake of Lough Sheelin is located approx. 6.5 km south of Kilnaleck. The shopping facilities in Kilnaleck comprise mainly of convenience stores and retail services. Convenience shopping in the village is made up of a couple of local stores and a butcher shop. Due to

benches to the square or seasonal provision of

its proximity to Ballyjamesduff, there are very few comparison shops. The comparison stores which are present are; a clothes shop, a pharmacy, a charity shop and a couple of bulky comparison stores.



Accessibility

The regional road, the R154 runs directly through Kilnaleck. The R154 joins with Church Road in the centre of the village. Kilnaleck is serviced by many of the Cavan Area Rural Transport routes.

Amenity

Kilnaleck has a nice and inviting environment for shoppers to use with tree planting and flower baskets placed at many of the breaks in the on-street parking bays. Kilnaleck also has a playground for kids installed on the Upper end of the Main Street. The pedestrian footways are of a good standard and widen at various points along the Main Street and Church Street which shortens crossing distances and creates greater permeability for shoppers to roam from shops on one side of the street across to shops on the other side of the street.



The addition of a couple of dedicated pedestrian crossings could be considered as an addition to enhance the shopping experience further.

Assessment

There is 0.8 sq.m of occupied retail floor space per resident in Kilnaleck at present. There are 19% vacant units in Kilnaleck.

Actions

Kilnaleck			
	Sq. M	Number	No. as %
Convenience	46	3	14.3
All Comparison	419	6	28.6
Mainstream Comparison	174	4	23.8
Bulky Comparison	245	2	4.8
Retail Services	390	8	38.1
Vacant	312	4	19.0
Subtotal	1,167	21	100.0

Shercock

Shercock is a tier 4 'village retail centre' in the North-East of the county. Shercock has a population of 1,169 as of the Census 2011. The population has grown 12% since the previous Census in 2006.

Attractions

The village is located beside three lakes, Lough Sillan, muddy Lake and Steepletons Lough. Lough Sillan is located to the North-West of the village, approx. 750m from the center of the village. Muddy lake is located directly to the west of the village, approx. 250m from the village center. Steepletons Lough is located to the south of the town.



Shopping Facilities in Shercock are typical of a village of this size. There are several convenience stores which service shoppers' top-up shopping needs. Comparison shopping needs are catered for by a Clothes shop, a picture framing shop, a pharmacy, a hardware store and a home interiors store. A more comprehensive array of comparison shopping facilities are available in the nearby towns of Bailieborough and Kingscourt.

Accessibility

Shercock is accessed mainly by two regional roads, the R162 and the R178. Shercock can also be accessed by the Corkerstown road. The village is serviced by two bus companies, Sillan Tours and Bus Éireann. Sillan Tours provides a daily service travelling to Kingscourt, Navan and Dublin. Bus Éireann provides route 166, on Mondays, Wednesday and Fridays only, which travels Cavan, Carrickmacross and Dundalk.



Amenity

The Main street in the village is quite a wide street with a lot of this space given over to the vehicular carriageway and to the on-street parking bays. A possible addition to the street could be the installation of more flower planting arrangements and tree planting could be incorporated into the street by creating breaks in the on-street parking bays by in-filling half a parking space with pavement and planting street trees in such locations. Additionally, by breaking up the parking bays and extending the width of the footways in places, the distance from one side to the next is decreased for shoppers. What's more, pedestrian crossing points could be installed on the Main street to enhance permeability for shoppers and create a more relaxed and pleasant shopping environment.

Assessment

Shercock currently has a very high vacancy rate of approx. 44% of the total units. There is 0.5 sq.m of occupied retail floor space per resident in Shercock, using the population figures from the 2011 Census.

Actions

Shercock			
	Sq. M	Number	No. as %
Convenience	168	5	14.7
All Comparison	136	5	14.7
Mainstream Comparison	136	5	14.7
Bulky Comparison	0	0	
Retail Services	312	9	26.5
Vacant	416	15	44.1
Subtotal	1032	34	100.0

Ballyhaise

Ballyhaise is a tier 4 'village retail centre' located in the North of the county, just to the north of Cavan town. The village has a population of 975 as of the Census of 2011. The population has decreased marginally from a population of 982 in the previous Census, in 2006. Ballyhaise is located approx. 11km from the border with Northern Ireland.

Attractions

Shopping facilities in Ballyhaise are somewhat spread out in comparison to a typical clustering of retail on a Main Street. The main convenience store in the village is a Lee's GALA convenience store which is located on the R212, 400m from the center of Ballyhaise village.



Accessibility

The regional road, the R212 cuts straight through Ballyhaise. The CART services Ballyhaise with

route 201 on the 1st and 3rd Tuesdays in the month and travels to Cavan. The route 491 brings residents of Ballyhaise to Stradone via Castletara, on the 1st Thursday of the month and the route 493 brings Ballyhaise residents to Clifflerna via Castletara and Stradone, on the 4th Thursday of each month. The route 503 travels from Ballyhaise to Cavan every Friday on a weekly basis.

Amenity

Along the direct route through Ballyhaise, on the R212, the footway is not continuous and the road carriageway is very wide. A future addition may be to install a pedestrian footway which spans the entire length of the village to make it easier for shoppers and residents to travel safely from one end of the village to the opposite end of the village in a relaxed manner. The green space directly outside the community centre creates a focal point for the village and acts as a meeting point for people, as it sits in the center of Ballyhaise. If the pedestrian links to this space are developed, there is the potential to develop this space further, to create a strong central space in the village.

Assessment

Ballyhaise has currently got a vacancy rate of 9%, which is very healthy for a village of its size considering its proximity to the major retail centre, Cavan Town. The village has approx. 0.7 sq.m of occupied retail floor space per resident, when using the population figures from Census 2011.

Actions

Ballyhaise is very much a residential village with top up retail stores and retail services. It is closely located to Cavan Town. Therefore, it is logical to believe that the multitude of the residents and shoppers in Ballyhaise make use of public transport services which are provided on a weekly basis and travel to Cavan town to do the multitude of their comparison shopping and make use of the wide array of retail services available in Cavan Town. Additionally, variety of small and large scale convenience stores are available in Cavan town.

The pedestrian footways connecting to the public square and central green space in Ballyhaise are not in great condition and are continuous connections by the footpath are not available for shoppers. Creating such continuous connections must be considered to create safe connections for

Ballyhaise			
	Sq. M	Number	No. as %
Convenience	134	3	27.3
All Comparission	236	3	27.3
Mainstream Comparission	236	3	27.3
Bulky Comparission	0	0	0
Retail Services	272	4	36.4
Vacant	245	1	9.0
Subtotal	887	11	100.0

Ballinagh

Ballinagh is classified as a tier 4 “*village retail centre*” in the Cavan Retail Strategy, which has a population of 1,358 as of the Census 2011. The town has grown by approx. 8.5% since the previous Census in 2006.

Attractions

Shopping facilities in Ballinagh are good in all departments. Convenience shopping is well catered for with Cooper’s Centra, a SPAR store, Market Fresh Fruit & Veg store, Pat Gaynor Craft Butchers and a Checkout Store. Comparison shopping is also well catered for, regarding the size of the settlement and its catchment. Shoppers are provided with and array of comparison shopping options ranging from a florist to a charity shop and clothing and footwear outlets, a pharmacy and a service station. Retail services in Ballinagh are made up of several Beauticians and Eateries along with a couple of Financial Institutions and offices and a Post Office.



Ballinagh Market House is a two-story, five bay building.

shoppers to make use of.

Accessibility

Ballinagh is serviced by the Bus Éireann route 111 which transports residents to the county town of Cavan Town and travels on to Granard, Castlepollard and Athboy. The route travels four times, in each direction, from Monday to Friday. There are three journeys in either direction on Saturday and one journey in either direction on Sunday.

Ballinagh is located only 8.5 km south of the county town of Cavan Town. Ballyjamesduff is approx. 22km to the east of Ballinagh. Both large retail centres are only 10-20 mins' drive time from Ballinagh.

Amenity

The streets in the centre of Ballinagh are very well maintained and provide a very attractive environment for shoppers. There are hanging baskets with flower arrangements in each one, located on both sides of the street. The provision of pedestrian crossing points is good along the N55, with vertical and horizontal deflections like tactile paving, risen tables and street markings outlining to drivers that the pedestrian is the priority at such points.



Assessment

Overall, Ballinagh has approx. 0.7 sq.m of occupied retail floor space per head of population, when using the population figures from Census 2011. Occupancy levels in Ballinagh are good with 12.5 % of units currently unoccupied. The balanced allocation of the various sub-divisions of retail in the village mean that residents retail needs are well provided for. What's more, residents can travel to the larger retail centres of Cavan Town and Ballyjamesduff, which are only 10-20 mins from

Ballinagh by car, to facilitate a wider spectrum of retail needs.

The amenity in the village is of a very good standard and the village is very well serviced by public transport.

Actions

Ballinagh			
	Sq. M	Number	No. as %
Convenience	687	6	17.1%
All Comparrison	556	10	28.6%
Mainstream Comparrison	157	8	22.9%
Bulky Comparrison	399	2	5.7%
Retail Services	574	14	40.0%
Vacant	185	5	14.3%
Subtotal	2,002	35	100.0

Loch Gowna

The village of Loch Gowna (formerly known as Scrabby) has a population of 605, as of the Census 2011 figures. The village has experienced small levels of growth since the previous Census in 2006 of approx. 6%. The village is classified as a tier 5 retail centre made up of "Rural and Local stores", in the Cavan Retail Strategy.

Attractions

Lough Gowna is a large lake, which can be found to the village of Loch Gowna all the way around from the North-West to the South-West of the village. Additionally, Lough Gamhna is located to the South of the village of Loch Gowna and to the east of the village, there is Swan Lough.



Shopping Facilities in the village are of a small scale however the basic retail needs of residents

are still adequately provided for. Convenience shopping is provided for by; White's Quick Pick Store and O'Reilly's food store. For the size of the village. Comparison Shopping facilities are scarce in the village, the only comparison store is a florist. Retail services in the village consist of a beautician, a post office and a couple of eateries.

Accessibility

The village of Loch Gowna is located at the point of convergence of the Loch Eala road and the Swan Lake Road.

There is currently no bus servicing the village of Loch Gowna.

Amenity

The surrounding lakes offer significant amenity for residents in Loch Gowna. All three of the lakes are popular spots for pike and fodder fishing. Lough Gowna is the most popular, as it is the largest, and the lake has very good levels of pike all year round.

Assessment

The village of Loch Gowna is a small village which is in the South-West area of County Cavan. It is mainly residential and has a very small retail offering. The village is not serviced by a bus service. Considering the retail offering in Loch Gowna, and the fact that Cavan Town and Ballyjamesduff are at least 20 minutes' drive time from the village, it would seem necessary that a bus service or some form of local transport service be implemented soon, so that residents can satisfy retailing needs in these larger retail centres.

Actions

Loch Gowna			
	Sq. M	Number	No. as %
Convenience	130	2	33.3%
All Comparrison	12	1	16.7%
Mainstream Comparrison	12	1	16.7%
Bulky Comparrison	0	0	0.00%
Retail Services	289	3	50.0%
Vacant	0	0	0.00%
Subtotal	431	6	100.0

Swanlinbar

Swanlinbar is in the far North West of the county, very close to the border between the Republic of Ireland and Northern Ireland. Swanlinbar has a population of 399 residents, as of Census 2011, a figure which has shrunk by 10.5% since the previous Census in 2006.

Attractions

Convenience shopping facilities in Swanlinbar are catered for by a local store; O'Reilly's Stop & Shop Food Store, along with a couple of Butcher Shops. Comparison shopping in the village is relatively basic and lacking variety. There is two comparison stores, a garden store and a drapery. Retail services on offer in the village consist of an Ulster Bank, a Post Office and a couple of beauty salons.



Accessibility

Swanlinbar is serviced by three bus routes operated by three different operators. The route 930 is operated by Leydon's Coaches and transfers residents from Swanlinbar to Bawnboy, Ballyconnell, Belturbet, Cavan Town and Enniskillen. The Ulsterbus route 192 provides a commuter service to Enniskillen for residents from Monday to Saturday, with one journey either way in the morning and evening. The Bus Éireann route 464 links Swanlinbar to Enniskillen, Ballinamore and Carrigallen on Thursdays, on a weekly basis.

Swanlinbar is located on the N87 national road. Additionally, it can be accessed from Mill Street which joins the N87 in the village of Swanlinbar.

Amenity

There is tree planting and hanging basket with flower arrangements along the Main Street in Swanlinbar, such features add colour to the

shopping environment in the village. There is a strong connection with the GAA club in the town as there are a several county and club colored flags on the buildings around the town. The local GAA club grounds, St. Mary's CLG, are located just off the Main Street.



Assessment

Swanlinbar has a small amount of retail on offer for residents however it is enough for daily top-up shopping because the large retail centre of Ballyconnell is located approx. 15 minutes by car from Swanlinbar. Residents can also travel to Ballyconnell by bus on the route 930, which takes roughly 20-25 minutes and travels daily.

Action

Swanlinbar			
	Sq. M	Number	No. as %
Convenience	79	2	10.5%
All Comparrison	83	2	10.5%
Mainstream Comparrison	83	2	10.5%
Bulky Comparrison	0	0	0.00%
Retail Services	206	6	31.6%
Vacant	0	9	47.4%
Subtotal	368	19	100.0

Blacklion

Blacklion is a tier 5 settlement in the Cavan Retail Strategy, which is in the North-West of the county and is located on the border with Northern Ireland. The population in Blacklion is 388, as of the Census 2011. The population has grown by 11%

since the Census of 2006. The Belcoo river runs through the village of Blacklion.

Attractions

Blacklion sits at the base of the foothills under Cuilcagh Mountain. Blacklion is also surrounded by two medium sized lakes to the East and West. Lough MacNeen Upper sits to the West of the village while Lough MacNeen Lower sits to the East of the village.

MacNeen House and Restaurant is owned and run by the famous Irish chef, Neven Maguire. The restaurant is well known nationwide and is particularly hard to get a reservation.



Accessibility

The village of Blacklion sits on the N16 national road, which becomes the A4 when it enters Northern Ireland. The An Bonnan Bui Way also joins the N16 in the centre of the village.

The Bus Éireann route 458 stops in Blacklion, while travelling from Ballina-Enniskillen via Sligo and Manorhamilton. The bus travels in both direction several times daily, Monday- Sunday.



Amenity

Blacklion may be a small village however the surroundings of the village are green and lush, creating great views which can be seen from certain parts of the village. Pedestrian footways in Blacklion are of a very good standard and there is sporadic plating on the fringe of the village, on the N16, when heading towards Belcoo and the border with Northern Ireland.

Assessment

The village of Blacklion is sparsely serviced by retail. The main retail attraction is most certainly Neven Maguire's restaurant and cookery school.

The town is located just three hundred metres from the border with the Northern Ireland and the United Kingdom.

The environs and surroundings of the town are very scenic and picturesque.

Blacklion			
	Sq. M	Number	No. as %
Convenience	31	2	11.1%
All Comparrison	79	2	11.1%
Mainstream Comparrison	79	2	11.1%
Bulky Comparrison	0	0	0.00%
Retail Services	362	5	27.8%
Vacant	802	9	50.0%
Subtotal	1,274	18	100.0

Butlersbridge

Butlersbridge is classified as a tier 5 retail centre, in the Cavan Retail Strategy, which is made up of "Rural and Local stores". Butlersbridge has a population of 478, as of the Census of 2011 and has grown by 22% since the Census in 2006.

Attractions

Butlersbridge is a very scenic place, with the River Annalee running through under the bridge on Main Street.

Shopping Facilities in the village are relatively basic. The convenience shopping is provided by a local store and a butcher shop. There is no comparrison stores and the retail services on offer consist of a couple of beauty salons and an office.

Accessibility

The N54 national road, which is also known as the Clones Road, cuts straight across the Main Street in the village. The N3 located just 280m from the centre of the village.

The village is serviced by two bus routes. Bus Éireann provides a stop on the Expressway route 30 which travels from Donegal to Dublin Airport, via Enniskillen and Cavan Town, which is operated in conjunction with McGeehan Coaches. Leydon's Coaches route 930 also services Butlersbridge. The route travels from Enniskillen to Cavan Town via Swanlinbar, Ballyconnell and Belturbet.



Amenity

Butlersbridge is very scenic and is surrounded by several small hills and drumlins. The river which runs through the village and the number of mature trees around the fringe of the town provide a very green, relaxed landscape for the residents and shoppers in the village to take in when travelling in and around the village. Inishmuck Lough is located to the west of the village and Lough Oughter is located to the South-West along with Killykeen Forest Park.



Assessment

Butlersbridge is a small village in the centre of the county, only 15 km from the county town, Cavan Town. The town is surrounded by an abundance of natural amenities with Kilkeen Forrest Park located to the South-West of the village along with several lakes.

Retail in the village is somewhat lacking as there is no comparrison stores at all and very few retail services however it is recognized that most residents are most likely to satisfy retail needs by travelling the short journey by car to Cavan Town and do any shopping they need to in the wide variety of retail stores on offer.

Butlersbridge			
	Sq. M	Number	No. as %
Convenience	36	2	28.6%
All Comparrison	0	0	0.0%
Mainstream Comparrison	0	0	0.0%
Bulky Comparrison	0	0	0.0%
Retail Services	239	3	42.8%
Vacant	191	2	28.6%
Subtotal	466	7	100.0

Bawnboy

Bawnboy is a very small, primarily residential village with a couple of stores. Bawnboy is designated as a tier 6 retail centre in the Cavan Retail Strategy. The village has a population of 580, as of the Census in 2011. The village has experienced a small growth in population since the previous Census in 2006, of roughly 6%.

Attractions

Bawnboy is a village located at the foot of Slieve Rushen.

Retail services in the village are very minimal with a local convenience store and a car dealership.

Accessibility

Bawnboy is located just 6.5 km from the large retail centre of Ballyconnell. The village is located on the N87 which runs straight through the village. The Bawn Villas road also links with the centre of the village.

Leydon's Coaches route 930 services the village with a bus service and transport residents from

Bawnboy to Ballyconnell, Belturbet, Cavan Town, Swanlinbar and Enniskillen. This bus service runs a couples of times, in either direction, daily.

Amenity

There is a large playground located just off the N87, in the grounds of St. Aidan's GAA Templefort, which provides the kids and youths of the town with a safe and enjoyable place to play, very close to the heart of the village.

Assessment

The town of Bawnboy has a very basic retail offering at present however due to the proximity of Ballyconnell, it is logical to think that the residents of the Bawnboy would travel the short distance to the much larger retail centre of Ballyconnell and do whatever shopping and retailing that they need to there.

Bawnboy			
	Sq. M	Number	No. as %
Convenience	20	1	14.3%
All Comparrison	58	1	14.3%
Mainstream Comparrison	58	1	14.3%
Bulky Comparrison	0	0	0.0%
Retail Services	0	0	0.0%
Vacant	85	5	71.4%
Subtotal	215	7	100.0

Dowra

Dowra is a tier 5 settlement in the Cavan Retail Strategy and is classified as having a retailing core of "Rural and Local Stores". Dowra has a population of 161 residents as of the Census 2011. The town has grown by approx. 25% since the previous Census in 2006. Dowra is in the far North West of the county, on the Cavan-Leitrim border.



Attractions

Dowra is situated in the valley of Lough Allen and is the first town along the River Shannon. As mentioned previously, Dowra is located on the Border with Leitrim. A bridge on the edge of the town, on the R200, which runs over the River Shannon is the dividing point between the two counties, at this point.

The Leitrim hiker's way starts in the village and the Miners Way runs nearby.

Shopping Facilities in the village are very good for a village of this size. Convenience shopping is catered for by a large SPAR store which is in the centre of the village. Comparison shopping options in the village are supplied by a hardware store and a fuels store. The retail services in the village are made up of a beauty salon, a post office and a financial institution.



Accessibility

The R200 runs through the centre of the village and joins the R207, from County Leitrim and on towards Lough MacNea Upper and Lower, in the North of county Cavan.

Bus services in the village are provided by Bus Éireann route 462. This route travels from Dromkeerin, Dromahair and Sligo and has a stop in Dowra. The route runs in both directions several times daily from Monday-Saturday inclusive.

Amenity

The village is small but very scenic, the River Shannon can be seen from the village along with the surrounding hills and mountains providing a very tranquil atmosphere for residents and shoppers alike.

There is a nice walkway through a small green area, with sporadic tree and scrub planting, on the bank of the River Shannon which are located just beyond the Main Street in Dowra.



Assessment

The village is a small village with a relatively small population however the large SPAR on the Main Street is a positive attraction for residents of the village and shoppers from the surrounding villages because of the variety of convenience goods that store offers. There is approx. 4.2 sq.m of occupied floor space per resident in the Dowra. Vacancy levels are currently at around 42% if the total units in Dowra.

The village is located along the River Shannon which possibly creates an opportunity to market the natural beauty of the village further.

Dowra			
	Sq. M	Number	No. as %
Convenience	214	1	8.3%
All Comparison	145	4	33.3%
Mainstream Comparison	56	3	25.0%
Bulky Comparison	89	1	8.3%
Retail Services	314	2	16.7%
Vacant	208	5	41.7%
Subtotal	881	12	100.0

Kilcogy

Kilcogy is a small town which is classed as a tier 6 retail centre in the Cavan Retail Strategy. The village has a population of 434 as of the Census 2011 figures. The village has experienced significant growth since the previous Census in 2006, of approx. 16%.

Attractions

Kilcogy is located just ten minutes' drive from the popular fishing destination, Lough Sheelin.

Kilcogy is a relatively small village with few retail facilities. Convenience shopping is catered for by O'Reilly's Food store and Farm Sales.



Accessibility

Kilcogy is accessed by the regional road, the R394, which runs directly through the village. There is no bus servicing the village. Kilcogy is located approx. fifteen minutes' drive time from large retail centre Ballyjamesduff.

Amenity

There is small green space located in the centre of the village with recent tree and scrub planting. There is also a bench to sit on and survey the village and its surroundings.

Assessment

Kilcogy is a very small village with a small number of retail units. At present, there is one third of the units that are vacant however this figure is misleading, as there is only three units in the village. There is 0.6 sq.m of occupied floor space per resident in the village.

Kilcogy			
	Sq. M	Number	No. as %
Convenience	48	1	33.33%
All Comparrison	210	1	33.33%
Mainstream Comparrison	0	0	0.0%
Bulky Comparrison	210	1	100.0%
Retail Services	0	0	0.0%
Vacant	23	1	33.33%
Subtotal	281	3	100.0

Stradone

Stradone has a population of 777 as of the Census 2011 figures. Stradone is classified as a tier 6 retail centre in the Cavan Retail Strategy. The village is in the centre of the county, just ten kilometers from Cavan Town, which takes approx. ten to fifteen minutes by car.

Attractions

Aine's Handmade chocolate is located on the R165 in Stradone. The shop and factory is world famous for crafting handmade Irish chocolate bars, truffles and Irish cream liquors and has won numerous 'Great Taste' gold medal awards.



Shopping facilities in the village consist of a couple of local convenience stores, a specialty store and an office. The small number of retail is understandable because of the village's proximity to Cavan Town.

Accessibility

The village is accessed by the regional road, the R165, which runs straight through the village.

The village is serviced by the Bus Éireann route 166, which travels from Dundalk to Cavan twice in either direction, on a Tuesday and Thursday.

Amenity

The village centre is plush with green space and tree planting, which creates a relaxed and tranquil environment in this rural village.

There is widespread flower planting and a few picnic tables and park benches which creates a place for residents to meet and gather, in the centre of the village.

Assessment

Stradone is quite and relaxed village which has a small offering of retail. There is approx. 0.35 sq.m of occupied floor space per resident in Stradone. However, the population of the village is relatively high for the amount of occupied floor space per resident, thus it is logical to believe that the residents do most, if not all, of their retail shopping in the main retail centre for the county, Cavan Town, which is located close to the village.

Stradone			
	Sq. M	Number	No. as %
Convenience	73	2	33.3%
All Comparrision	0	0	0.0%
Mainstream Comparrision	0	0	0.0%
Bulky Comparrision	0	0	0.0%
Retail Services	166	3	50.0%
Vacant	30	1	16.7%
Subtotal	269	6	100.0

Redhills

Redhills is classified as a level 6 retail centre in the Cavan Retail Strategy. The village of Redhills has a population of 439, as of the Census of 2011. The population of the village has grown marginally, by 4% since the previous Census in 2006. The village is located just two kilometers from the border with County Monaghan and is located just under three kilometers from the border with Northern Ireland and the United Kingdom.

Attractions

The village of Redhills is home to the Oscar nominated writer Shane Connaughton.

Killybandrick Lough is located just five minutes' drive from Redhills. The lough is popular for medium sized pike fishing.



Shopping facilities in Redhills are very basic, a local store is the only retail offering in the village. However, the much larger retail centre of Belturbet is located just under ten kilometers from the village, or fifteen minutes' drive by car.

Accessibility

The local road, the L1503, runs directly through the village of Redhills.



Amenity

The village has a large green space in the centre of the village. The green space is lined by tree planting, flower arrangements in planters and park benches. All of which create a perfect place of relaxation or simply a meeting place for residents. The centre piece of the green space is an old water pump.

Assessment

The village of Redhills is a small rural village in the north of the county, which is located close to the Cavan-Monaghan border and close to the border with Northern Ireland.

Whilst the retail provision in the village is very small, it is highly likely that the residents of the village travel to the nearby tier 3 retail centre of Belturbet to do most of their shopping and only use the local convenience store in the village for top-up shopping.

Redhills			
	Sq. M	Number	No. as %
Convenience	30	1	100.0%
All Comparrision	0	0	0.0%
Mainstream Comparrision	0	0	0.0%
Bulky Comparrision	0	0	0.0%
Retail Services	0	0	0.0%
Vacant	0		0.0%
Subtotal	30	1	100.0

Mountnugent

Mountnugent is a small village which is located in the south of the county. Mountnugent is located approx. 3.5 km from the Cavan-Meath border. Mountnugent has a very small population of 27, as of the Census 2011 figures.

Attractions

Lough Sheelin is located just over five minutes' drive from the village. The Inney River runs through the village of Mountnugent.

Shopping facilities in the village are good for a retail centre of this importance level. Convenience shopping is provided by a local store, comparison options in the village are a clothes shop and a car garage. Retail services consist of a post office, a financial institution and a hair salon.

Accessibility

The regional road, the R154, runs directly through the village of Mountnugent. Ballyjamesduff is located just 8 kilometers from the village, or ten minutes' drive by car.

Bus Éireann route 187 serves the village from Monday- Saturday. The route provides transport transports for residents to travel to Kells via Oldcastle, Ballyjamesduff and Virginia. Each weekday, the route has two journeys from the

village and three journeys to the village.



Amenity

Some of the buildings have hanging baskets and platers outside them, which adds colour to the Main Street.

Assessment



Mountnugent			
	Sq. M	Number	No. as %
Convenience	40	1	12.5%
All Comparison	62	2	25.0%
Mainstream Comparison	62	2	100.0%
Bulky Comparison	0	0	0.0%
Retail Services	86	3	37.5%
Vacant	54	2	25.0%
Subtotal	242	8	100.0

Crossdoney

The village of Crossdoney has been classified as a tier 6 retail centre in the Cavan Retail Strategy.

Crossdoney has a population of 584, as of the Census 2011 figures. The village has grown by approx. 7% since the previous Census in 2006. The village is located in the south-west of the county. Crossdoney is located approx. 9km from the county town, Cavan Town, which takes just over ten minutes' drive.



Attractions

Shopping Facilities in Crossdoney are minimal. There is a Local Convenience store which serves the village however this is the only retail store in the town.

Accessibility

Crossdoney is located at the intersection of two regional roads, the R154 and the R198.

Crossdoney is serviced by Wharton's Travel route 975 on behalf of the NTA. This route runs four times daily in either direction. The route transfers residents of Crossdoney to Cavan, Arvagh, Drumlish and Longford.

Assessment

The village of Mountnugent is a small village which has good a good retail offering. At present, the vacancy rate in Mountnugent is approx. 22%. The town appears to have a very small population.

The village itself is well maintained, the footways are of good standard and the village has a large amount of vegetation around the village and its hinterland which creates and nice leafy, relaxed environment for shoppers and residents.

Crossdoney			
	Sq. M	Number	No. as %
Convenience	32	1	92.3%
All Comparrison	0	0	0.0%
Mainstream Comparrison	0	0	0.0%
Bulky Comparrison	0	0	0.0%
Retail Services	357	1	7.7%
Vacant	0	0	0.0%
Subtotal	392	2	100.0

Crosskeys

Crosskeys is a village which is classed as tier 6 retail centre, in the Cavan Retail Strategy. The village has a population of 708, going by the Census 2011 figures. There have been decent levels of growth in the area, of approx. 9%. Crosskeys is located in the south-Central area of the county. The village is situated halfway between Cavan Town and Ballyjamesduff. Cavan Town is approx. 11.5km, just over ten minutes' drive from Crosskeys. Ballyjamesduff is approx. 7.5 km, or 7 minutes' drive, from the village of Crosskeys. Retail

in the village is minimal, the retail offering consists of a local store and a restaurant.

Accessibility

The village is served by the Cavan Area Rural Transport bus service route R391 and 392 service thee village on the third Wednesday of every month. The R402 travels every Thursday from Killyconnell to Cavan via Crosskeys. The R507 travels from Crosserlough to Cavan via Crosskeys on a Friday every week.

Amenity

There is a green space in the centre of Crosskeys, which is lined with flower and scrub planting.



Assessment

The village of Crosskeys is a small rural village has a very small retail offering however it is logical to think that residents of Crosskeys would make the short journey to either Cavan Town or Ballyjamesduff to do their weekly retail shopping. Additionally, the local store in the village can facilitate the top-up shopping of the residents.

The green space in the village provides a perfect centre piece for the village, this feature could possibly be further cultivated and the design

enhanced, to further enhance the sense of place in the village.

Crosskeys			
	Sq. M	Number	No. as %
Convenience	30	1	12.7%
All Comparrison	0	0	0.0%
Mainstream Comparrison	0	0	0.0%
Bulky Comparrison	0	0	0.0%
Retail Services	207	3	87.3%
Vacant	0	0	0.0%
Subtotal	237	4	100.0

Appendix 3:

Cavan Economic Study Strategic Economic Framework



Cavan

Comhairle Contae an Chabháin
Cavan County Council



CAVAN

ECONOMIC

STUDY

Strategic Economic Framework



Supported by:



FEBRUARY 2021

CAVAN STRATEGIC ECONOMIC FRAMEWORK



TABLE

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“ This Cavan
Strategic Economic
Framework provides
a platform for
County Cavan to
facilitate sustainable
economic growth
through a series
of dedicated and
strategic actions.”

1. INTRODUCTION

Supporting and promoting business development and the creation of new employment opportunities are core to creating and maintaining economic prosperity in County Cavan and maintaining a high quality of life for those living and working in the county into the future. The Cavan Strategic Economic Framework has been prepared to support and inform the development of County Cavan through the identification of investment opportunities, areas of economic expansion and new growth employment opportunities.

This Cavan Strategic Economic Framework provides a platform for County Cavan to facilitate sustainable economic growth through a series of dedicated and strategic actions. The actions proposed have been carefully considered and are in line with, and complementary to, national and regional frameworks and policy documents, including the objectives and goals outlined in the Cavan Local Economic and Community Plan (LECP) 2016-2021. They have been informed by the Cavan Strategic Economic Framework which Cavan County Council (CCC) commissioned in early 2017.

“This Cavan Strategic Economic Framework provides a platform for County Cavan to facilitate sustainable economic growth through a series of dedicated and strategic actions.”

The study was undertaken to identify the existing economic context of the county and its relationship with its surrounding regions. A comprehensive socio-economic assessment of the county and its nine principal towns was undertaken to ascertain the characteristics of the county. The study comprised a population and demographic assessment including educational attainment; a review of industries of employment, commuting patterns, projected labour force analysis and commercial vacancy rates.

Examining the commuting patterns of the county’s population allowed for greater insights into the functional relationship of the resident and working populations and between County Cavan, its neighbouring counties and the wider region.

For the county to develop to its optimum, it is essential that appropriate infrastructure including transportation, water services, energy and telecommunications, and key services including, healthcare services, housing, educational facilities, childcare services and waste management are provided and maintained to ensure the facilitation of future economic development activity within the county.





2. SETTING THE CONTEXT:

County Cavan in Profile

County Cavan, one of five 'border' counties, has been identified as having a strategic, accessible location. The county benefits from a strategic position in which it has key corridors that connect domestically with Dublin City and Dublin Airport (via Navan) and Sligo and Galway (via Athlone). Dublin and Cavan are connected by the N3/M3 road, and except for Virginia, this route bypasses or does not pass through any towns or villages. The road continues north, extending into County Fermanagh (A509) to Enniskillen and beyond to Derry. Cavan's strategic location and connectivity is displayed in Figure 2 1.

Cavan is bound by County Fermanagh to the north and its proximity provides important economic trade corridors with Enniskillen, Belfast and Derry. County Cavan is strategically located within proximity to the trade corridors of Dublin and Belfast, while Drogheda, Dundalk and Navan are also accessible. These are all important centres of enterprise and employment, while Dublin and Belfast provide airport and port access, Drogheda also provides port access.

There are no universities or institutes of technology in County Cavan. However, the County does benefit from the Cavan Institute, which provides a range of Level 5 (Certificate) and Level 6 (Advanced/Higher Certificate) courses in fields such as: accountancy, architectural design and technology, digital marketing, software development and animal care.

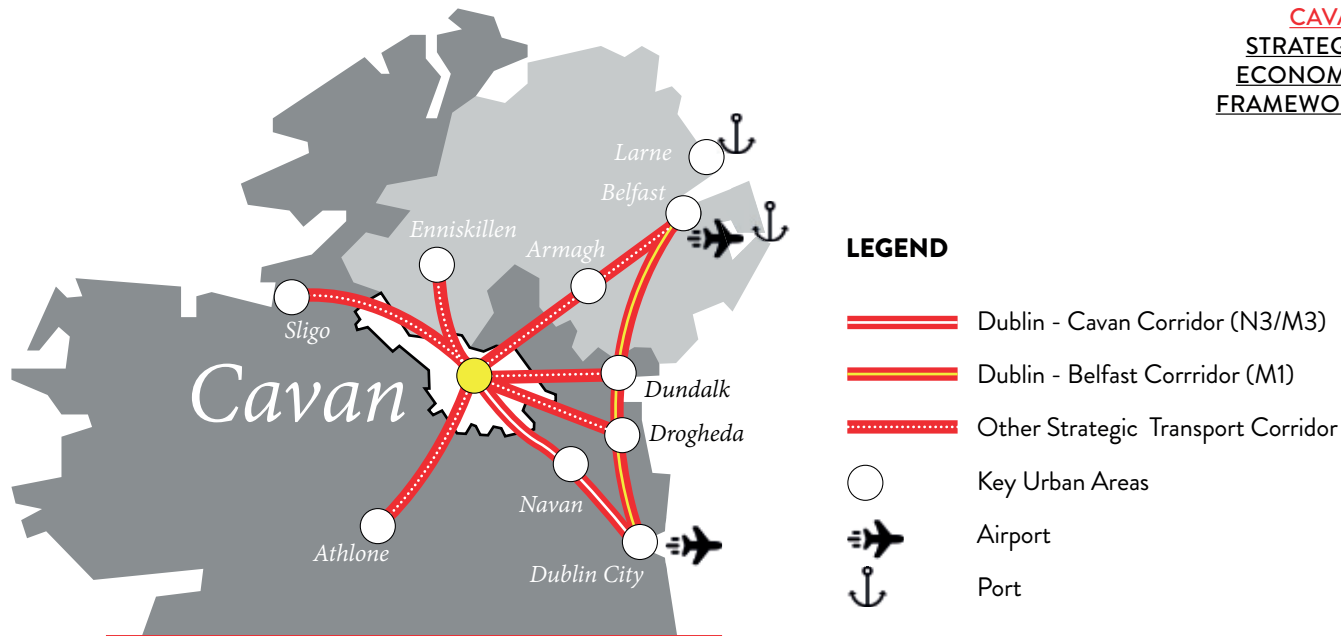


Figure 2.1 Strategic location and connectivity of County Cavan.

As part of the Economic Study, nine principal settlements within County Cavan were assessed in detail: Cavan Town, Bailieborough, Ballyconnell, Ballyjamesduff, Belturbet, Cootehill, Kingscourt, Mullagh, and Virginia.

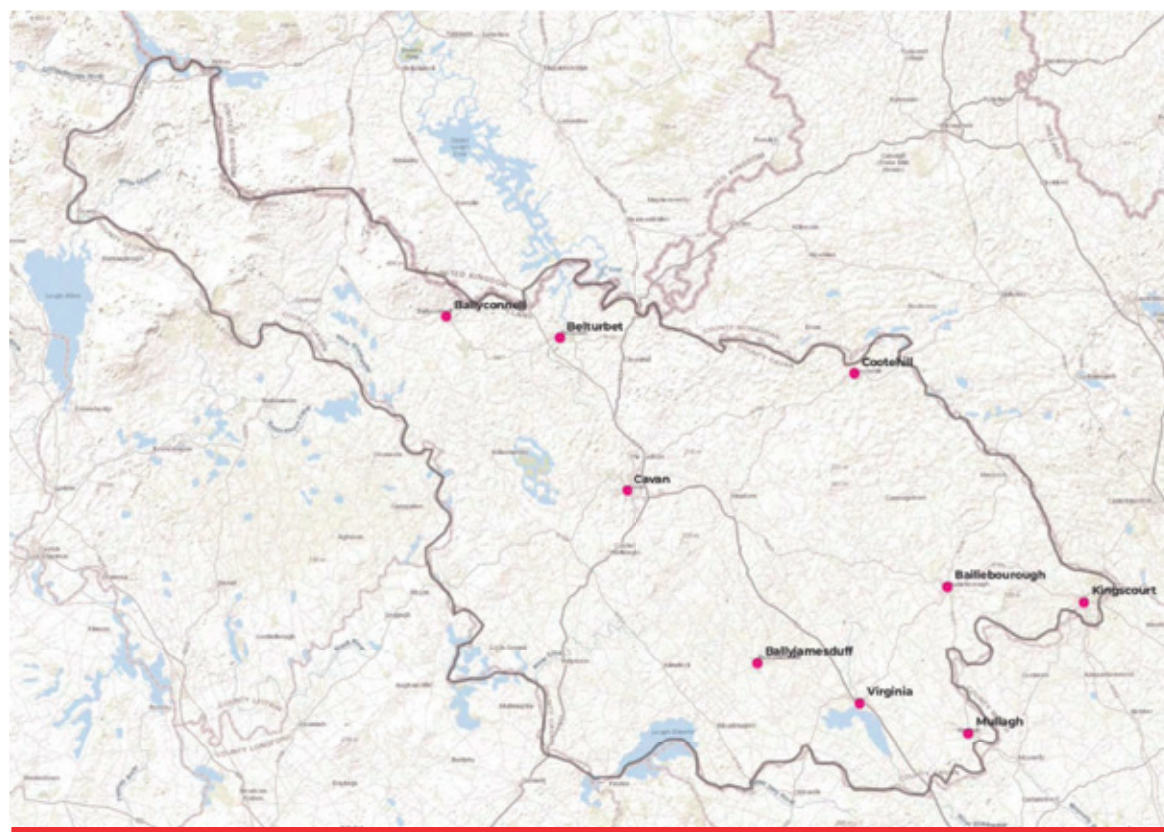


Figure 2.2 Cavan Economic Study - 9 Major Towns





2.1 ECONOMIC TRENDS

As implementation of Brexit begins in January 2021, coupled with significant uncertainty caused by COVID-19, both many constraints and opportunities present themselves for Cavan's economic sustainability.

BREXIT

While an impending hard exit for the UK is likely imminent, there may be economic opportunities which County Cavan can harness as a location adjacent to the border within the EU. Opportunities may manifest themselves in the form of employment due to relocation of businesses, or growth as an economic or transport hub.

While the initial outlook is uncertain, after a period of restructuring there will be eventual stabilisation. It is critical for Cavan that it positions itself well throughout the adjustment period as a strategic hub by the northern border. Cavan's geographic position may enable it to serve as a hub between countries with transport distribution to other aforementioned major cities. Cavan may become a strategic gateway hub.

National trends exhibited by the Central Statistics Office¹ containing indicators of Ireland and the United Kingdom's relationship indicate a National trend across the board of diversification of exports of both goods and services to other Countries within the last two years. These statistics as they relate to trade of goods, services and migration are summarised as follows:

IMPORTS AND EXPORTS

- Imports 29.9% as of October 2020 come from the UK accounting for €2,192,445,000
- Exports 10.0% as of October 2020 go to the UK accounting for €1,214,158,000

MIGRANTS

- 17.7% of Emigrants go to the UK accounting for 10,000 people (2020)
- 17.9% of Immigrants come from the UK accounting for 15,300 people (2020)
- 2.6% of all employed foreign nationals are from the UK accounting for 60,400 people (2019)

TRADE IN SERVICES

- 6.9% of imported services come from the UK accounting for €20,552,000
- 15.8% of exported services go to the UK accounting for €34,897,000

Given diversification of exports as a national trend, Cavan should seek to redirect its exports to align until a certain future for tariffs and duties are known. It is expected that there will be significant uncertainty for the labour force and exchange of service between Cavan and its neighbouring Counties in Northern Ireland. Naturally the import and exports of goods and services are industry dependent. Cavan has a relatively even distribution of its workforce across industry sectors and may benefit from this.

¹<https://www.cso.ie/en/interactivezone/visualisationtools/brexitindicators/#>

COVID-19 represents the largest economic challenge faced nationally and has been and will be significantly impactful for Cavan’s local economy and the National economy. Analysis of national Local Electoral Areas identifies Cavan-Belturbet LEA as one of the worst effected border areas (with the exception of Donegal LEA’s bordering Londonderry) by incidence rate per hundred thousand people² as of December 2020. With the mandate for office workers to work remotely, Cavan may benefit by drawing on those relocating due to such changes.

The CSO’s Business Impact of COVID-19 Survey³ (August 2020) indicates that only 63.3% of responding enterprises were trading at normal capacity, with 33% trading at partial capacity. This has caused significant reduction of the active labour force whether through reduced hours or full unemployment in which wages must be subsidised leading to increased economic downturn in the long run. 2.5% of businesses stated they had ceased trading temporarily and a further 1.2% have ceased trading permanently. Whilst the number of trading businesses do not linearly equate to the labour force; this marks a significant decline in active enterprise and likely employment. The seasonally adjusted national

unemployment rate has reached 7.5% as of November 2020 with 186,900 persons categorised as unemployed in the Republic of Ireland.

Notably for Cavan’s labour force, which primarily has employment in Professional Services (21.0%), Manufacturing (19.6%) and Commerce and Trade (16.7%), has taken significant sectoral hits according to the CSO Labour Market Insights Bulletin⁴. However, while Industry and Construction sectors saw significant decline in Q1/Q2 there has been significant growth through Q3. Where there is positive outlook for the growth of construction and industry there is contrast with Financial, insurance and real estate and Professional, scientific and technical activities which are all seeing a steep decline in Q3. These align somewhat with Commerce and Trade.

As of December 2020, the government has created a COVID-19 Vaccine Taskforce⁵ working with the HSE and Department of Health to roll out vaccines to higher order risk groups in 2021. With implementation of a vaccine, depending on provision, there may be a return to a somewhat pre-COVID influenced economic environment which is expected to reduce unemployment in the near future.

Table 2 1 Change in Employment per Sector Q1-Q3 2020

Economic Sector		Q1 - Q2 %	Q2 - Q3 %	Q1 - Q3 %
B-E	Industry	-3.0	5.5	2.4
F	Construction	-6.6	9.7	2.4
G	Wholesale and retail trade; repair of motor vehicles and motorcycles	-11.2	6.0	-5.9
H	Transportation and storage	-8.9	3.8	-5.5
I	Accommodation and food services	-61.1	102.0	-21.3
J	Information and communication	-4.1	3.1	-1.1
K-L	Financial, insurance and real estate	-6.8	-2.5	-9.1
M	Professional, scientific and technical activities	-8.7	3.5	-5.5
N	Administrative and support services	-17.1	3.6	-14.1
O	Public administration and defence	-5.7	-0.1	-5.9
P	Education	-6.0	-2.9	-8.6
Q	Human health and social work	-4.0	4.3	0.1
R-S	Arts, entertainment, recreation and other service activities	-39.2	47.7	-10.2
All Sectors		-13.5	8.4	-6.2

² <https://covid-19.geohive.ie/>
³ <https://www.cso.ie/en/releasesandpublications/er/bic19/businessimpactof-covid-19survey27julto-23aug2020/>
⁴ <https://www.cso.ie/en/releasesandpublications/br/b-ls/labourmarketinsight-bulletinseries4q32020/>
⁵ <https://www.gov.ie/en/campaigns/199e6-covid-19-vaccine/> - documenting the national COVID-19 Vaccination Allocation Strategy, approved by Government on December 8th 2020.

2.2 AGE PROFILE

The population of County Cavan reached 76,176 in 2016, having increased by 44.3% (23,380) since 1991, by 19% (12,173) since 2006, and by 4.1% (2,993) since 2011. These growth rates consistently exceed the average national rate of change for the same periods.

Generally, the age profile of the county reflects those of its neighbouring and 'border' counties, ranking approximately in the middle amongst these. Analysis indicates that there is a tentative connection between spatial location and composition of the population. The towns in the south east of the county (closer to Dublin) have greater proportions of their populations in the 0-14, 15-24 and 24-44 years of age brackets and smaller proportions of their populations in the older categories of 46-64 and 65 years of age and

older than the towns to the north west (further from Dublin).

It is estimated that the population of County Cavan will reach 86,288 by 2026, a 13.3% increase on 2016⁶. The rate of increase is in line with that of the State average and indicates projected strong growth within the county, particularly amongst the younger age cohort. Looking further forward, the population of County Cavan will increase by approximately 6.4% (to 91,778) by 2031 (based on 2026 figures), thus anticipating a 20.5% (15,602) growth on 2016 population figures. The key issue for the future will, therefore, be to retain the population and provide sufficient and appropriate employment opportunities, allowing the upcoming generation to live and work in the county.

Table 2.2 County Cavan Population Trends

2016 Population Comparison ^a			
County Cavan	v1991	v2006	v2011
Population	23,380	12,173	2,993
% Change	44.3%	19.0%	4.1%
% versus National Average	9.3%	6.8%	0.4%

County Cavan Population (1991 - 2031)

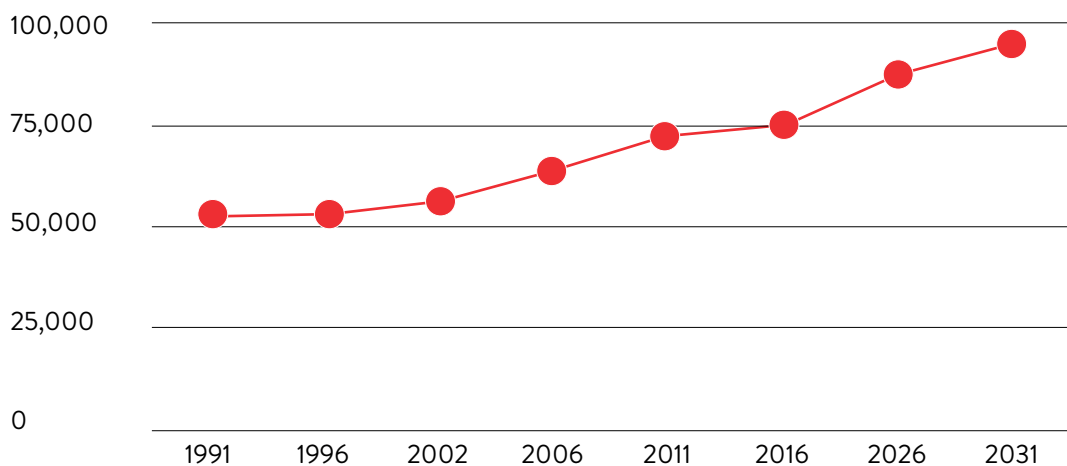


Figure 2.3 County Cavan Population (1991 - 2031) (Source CSO 1991-2016, KPMG FA 2020)

⁶Based on a scenario named M1aCF1aDO19 run by KPMG FA. This model incorporates births (including fertility rates), deaths and migration aspects to estimate the future population of given spatial areas. This scenario has been adjusted for COVID-19 impacts (current and stable).

2.3 LABOUR FORCE PROFILE

2.3.1 EDUCATION AND SKILLS

Analysis indicates that 31.6% (15,572) of the county's population have attained a third level education, compared to the national average of 39% of the population. This attainment rate aligns closely with some of the county's neighbours: Donegal (31%) and Monaghan (31%). However, it is outperformed by other counties, such as Leitrim (35.4%), Westmeath (36.3%) and Meath (38.9%). The extent of higher-level educational attainment throughout the county varies. For example, in Cavan Town and Virginia, more than 33% of those who have ceased education have attained a third level qualification. By contrast, the figure is 22% in Ballyjamesduff, 26% in Bailieborough and 26% in Cootehill. Evaluating the fields of study for the county; 10% have a third level qualification in each of 'social sciences, business and law' and 'engineering, manufacturing and construction', while 5% of graduates have a background in 'agriculture and veterinary'.

During the 2017/18 academic year, there were 2,404 higher education students that originated in County

Cavan⁷ enrolled in higher educational institutions (HEIs) aided by the Department of Education and Skills. The students represent 1.5% of all Republic of Ireland students studying in the country. However, the county's population represent 1.6% of the state total.

Dublin is the main county in which these students' study (57% or 1,365), compared with a general trend of 46% of the national total studying there (e.g. Trinity College, University College Dublin, Dublin Institute of Technology. 9% study in Louth (Dundalk Institute of Technology), compared with 2% of all students nationally studying there. Similarly, a greater proportion of students originating in Cavan study in Sligo (Sligo Institute of Technology and St. Angela's College) (9% versus 2.6% of the national figure). The remaining 25% of students (610) study in other higher-education counties of Westmeath, Carlow, Cork, Donegal, Galway/Mayo, Kerry, Kildare, Limerick and Waterford.

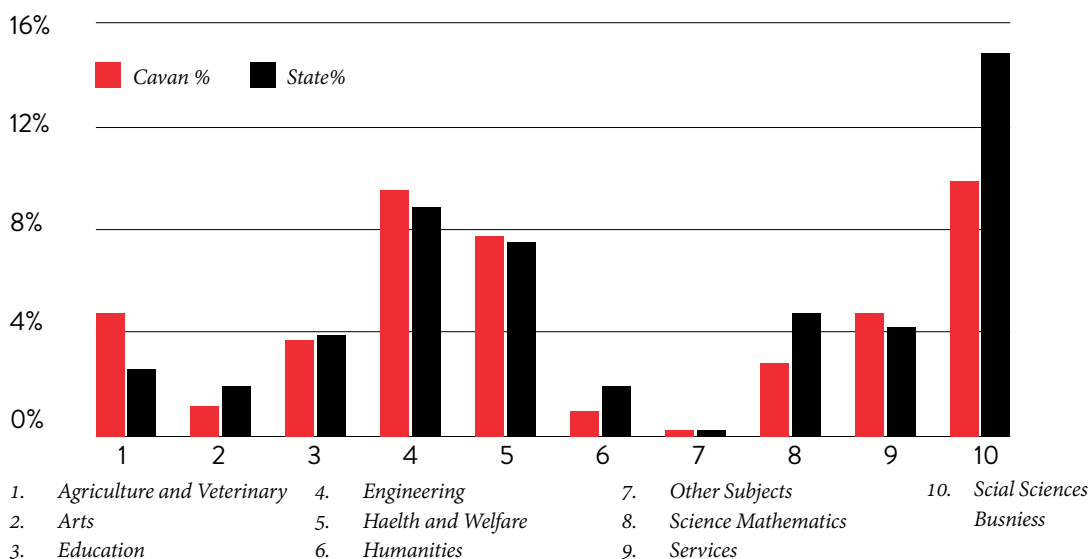


Figure 2.4 County Cavan Population (1991 - 2031) (Source CSO 1991-2016, FAC 2020)

⁷ Last place of residence before enrolling. A very strong indicator of the transition from secondary level student residing in the originating county to third level student studying in the same of a different county.

2.3.2 EMPLOYMENT

The two largest employment sectors in County Cavan are 'Professional services' and 'Commerce and trade', providing employment for 6,419 and 5,993 workers respectively. Respectively, these sectors equate to 20% and 21% of those at work in 2016. However, the relative size of these two industries is smaller in County Cavan when compared to the national rate and the rate in neighbouring and 'border' counties, at 24% and 23% respectively.

Reflective of the county's rural nature and historic economic trends, 'agriculture, forestry and fishing' industry is particularly strong, employing over 11% of the working population in County Cavan, compared to a national average of 4%. 'Manufacturing' employment is also higher in County Cavan at 17%, compared to 11% nationally. Even by comparison with County Cavan's neighbouring counties, these sectors are proportionally larger employers. 'Agriculture, forestry and fishing' accounts for just under 3% in Louth and 4% in Meath.

These employment trends are illustrative of the county's dependence on more traditional economic industries. While agriculture and manufacturing are among its strengths and should continue to be supported, the promotion and facilitation of commercial, professional and technical enterprises must be prioritised. These enterprise sectors are the key growth sectors of the economy they are founded on knowledge and human capital. This knowledge and capital must be retained by enticing graduates back after they complete their studies and by attracting new workforces with further education, high quality standards of living and prospects for the future.

“
**IMPORTANCE
OF THIRD LEVEL
EDUCATION
OFFERING IN
THE COUNTY
ITSELF AS WELL
AS RETAINING
GRADUATES**
“

2.4 EMPLOYMENT CATCHMENT

As part of the baseline study undertaken, an assessment of the wider economic and employment catchment area (beyond County Cavan's administrative border) was undertaken. The purpose was to ascertain some key population, education and employment characteristics of the working populace (population aged 15-65) in proximity of County Cavan. The findings confirmed a significant potential workforce population within a 60-minute commute (drive) that can be exploited by new and expanding enterprises. Consequently, there are also larger markets that be targeted.

Two different catchments were evaluated to identify the total population and workforce within proximity of Cavan. 'Catchment scenario 1' used a combined '60-minute drive-time' from the nine-principal urban settlements⁸ of the county. The second catchment 'Catchment scenario 2' is defined by a '30-minute drive-time' from the nine-principal urban settlements of the county. The spatial extent of the drivetimes is detailed in Figure 2.5. Of importance is that Dublin (region and city) can be reached within the assigned 60-minute drive time.

Drive Time Overview

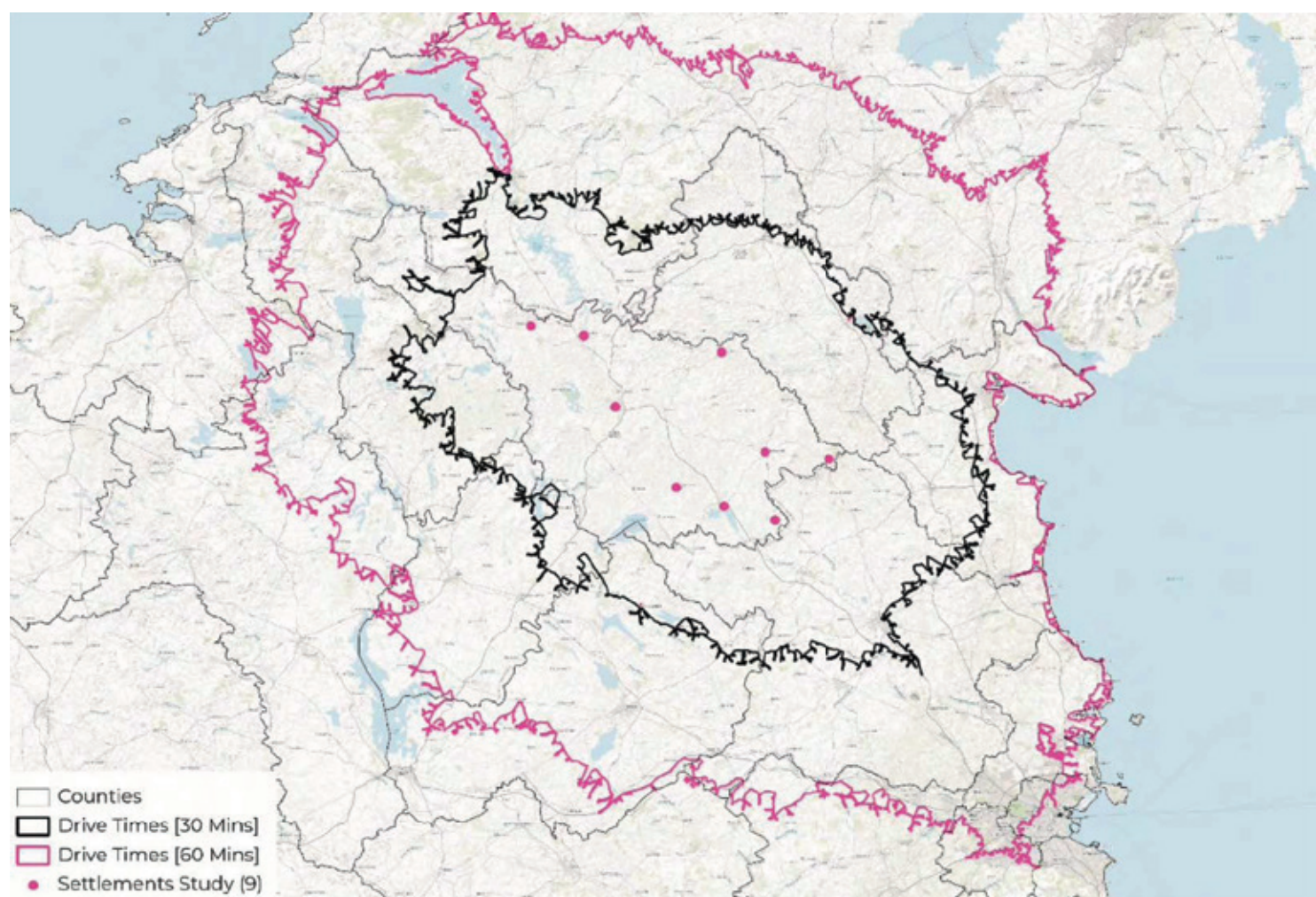


Figure 2-5 30-minute and 60-minute drivetimes from County Cavan's nine main towns (KPMG FA, 2020).

⁸ Cavan Town, Bailieborough, Ballyconnell, Ballyjamesduff, Belturbet, Cootehill, Kingscourt, Mullagh, and Virginia.

2.4.1 CATCHMENT SCENARIO 1

Within a 60-minute drive of the nine major towns of County Cavan, a total population of approximately 1.65 million was identified comprising both the Republic of Ireland and Northern Ireland. This resulted in a potential labour force catchment of 1,087,000 (ca. 919,000 in the Republic of Ireland and ca.

168,000 in Northern Ireland). Upon assessment of the level of educational attainment it is determined that 26% of the catchment population attained a third level qualification, of which 235,224 were based in the Republic of Ireland and 43,716 were based in Northern Ireland.

Table 2.3 Catchment Scenario 1 - Population (Source CSO 2016, NISRA 2011)

Population	Population	Percent
ROI	1,389,856	84%
NI	256,939	16%
TOTAL	1,646,795	100%

Table 2.4 Catchment Scenario 1 - Labour Force (Source CSO 2016, NISRA 2011)

Labour Force	Population	Percent
ROI	919,000	85%
NI	168,000	15%
TOTAL	1,087,000	100%

Table 2.5 Catchment Scenario 1 - Education Attainment (Source CSO 2016, NISRA 2011)

Third level +	26%	
ROI	235,224	84%
NI	43,716	16%
TOTAL	278,940	100%

The active workforce exceeds 700,000, including workers in both the Republic of Ireland and Northern Ireland. 84% of the workforce were found to be in the former and 16% in the latter. Therefore, based on the population and labour force data above, there is a greater level of labour activity in the part of the catchment that is within the Republic of Ireland.

As displayed in Figure 2 6, the proportion for the active workforce employed in ‘commerce and trade’ and ‘transport and communications’ across the catchment is greater than in Cavan alone. Figure 2 6 also demonstrates that the industries of ‘agriculture, forestry and fishing’ and ‘manufacturing’ employ proportionally more people in Cavan than in the catchment. This further reflects the importance of these two industries to the county.

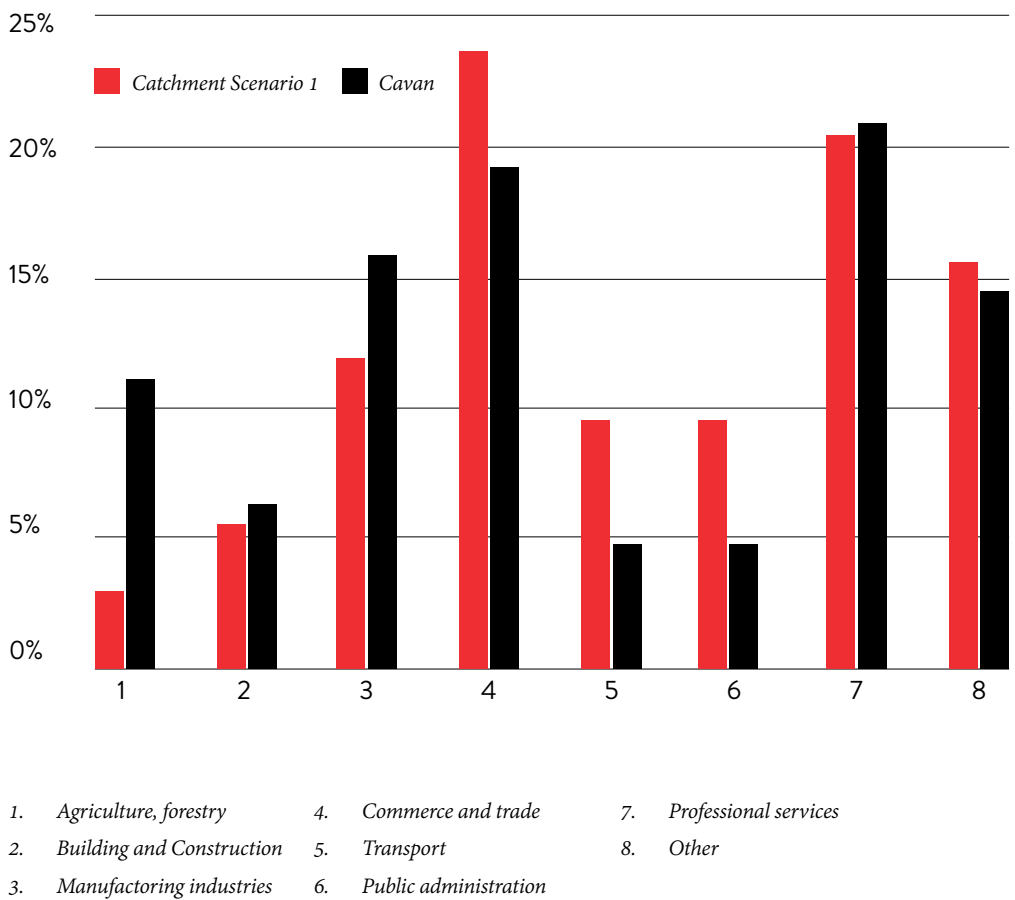


Figure 2-6 Proportional employment by industry, Cavan and the catchment within 60 minutes of the Cavan’s nine major towns (CSO 2016, NISRA 2011).

2.4.2 CATCHMENT SCENARIO 2

Within a 30-minute drive of the nine major towns of County Cavan, there is a total population identified population of 260,849 – 91% (237,665) in the Republic of Ireland and 9% (23,184) in Northern Ireland. The labour

force is approximately 166,000 within the catchment, and this is also split by 91% (150,557) and 9% (15,254) for the Republic of Ireland and Northern Ireland respectively.

Table 2.6 Catchment Scenario 2 - Population (Source CSO 2016, NISRA 2011)

Population	Population	Percent
ROI	237,665	91%
NI	23,184	9%
TOTAL	260,849	100%

Table 2.7 Catchment Scenario 2 - Labour Force (Source CSO 2016, NISRA 2011)

Labour Force	Population	Percent
ROI	150,557	91%
NI	15,254	9%
TOTAL	165,811	100%

Table 2.8 Catchment Scenario 2 - Education Attainment (Source CSO 2016, NISRA 2011)

Third level +	26%	
ROI	31,414	90%
NI	3,487	10%
TOTAL	34,901	100%

An assessment of the educational attainment of the population reveals that 20% of the population in the catchment area have secured a third level qualification, of which 31,414 are based in the Republic of Ireland and 3,487 are based in Northern Ireland. By comparison with Catchment Scenario 1, the localised rate of higher-level educational attainment is slightly lower.

Mostly, the industries of employment of the workforce in Catchment Scenario 2 are

proportionally similar to those in the first scenario. However, there is a slightly higher proportion of people working in ‘public administration’ in Cavan than there are in the whole of Catchment Scenario 2. The differences in the industries of employment between the scenarios also illustrates the local importance of sectors such as ‘agriculture, forestry and fishing’ and ‘manufacturing industries’. With higher rates of employment in these areas in the more localised Scenario 2.

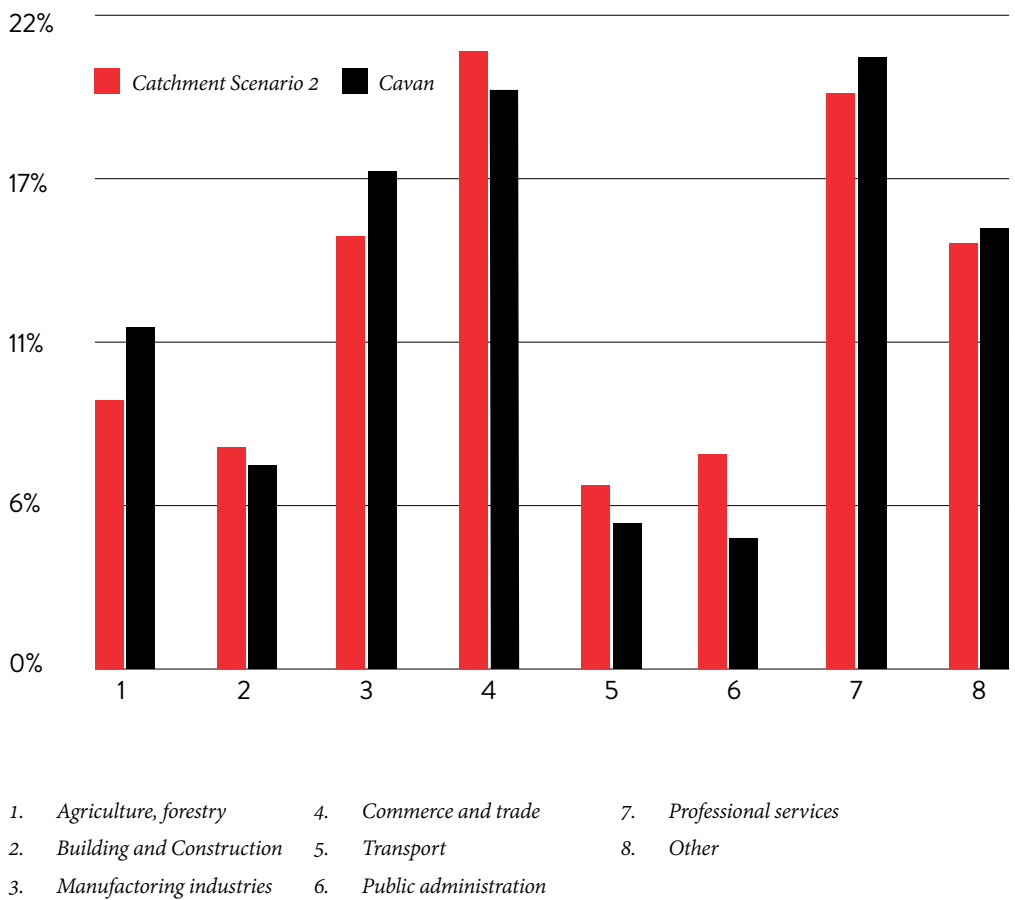


Figure 2 7 Proportional employment by industry, Cavan and the catchment within 30 minutes of Cavan’s main towns (CSO 2016, NISRA 2011)





2.5 EMPLOYMENT & COMMUTER ANALYSIS

With the population of Cavan set to increase to 86,288 by 2026, and to 91,778 by 2031⁹ the working population of Cavan is expected to rise, and with it the number of commuters. This growth will see Cavan develop to meet future employment targets organically, together with encouraging where appropriate the redirection of rural-based businesses into urban settlements to facilitate sustainable future growth.

In consultation with Cavan County Council, this report is based on the ‘upper range’ population targets set out for Cavan in the National Planning Framework (NPF) Implementation Roadmap. KPMG FA undertook a custom population projection to inform growth trajectory of the key reported years of 2022, 2026, 2028 and 2031 as it provided the spatial granularity of projected populations at Electoral Division level.

COUNTY CAVAN POPULATION

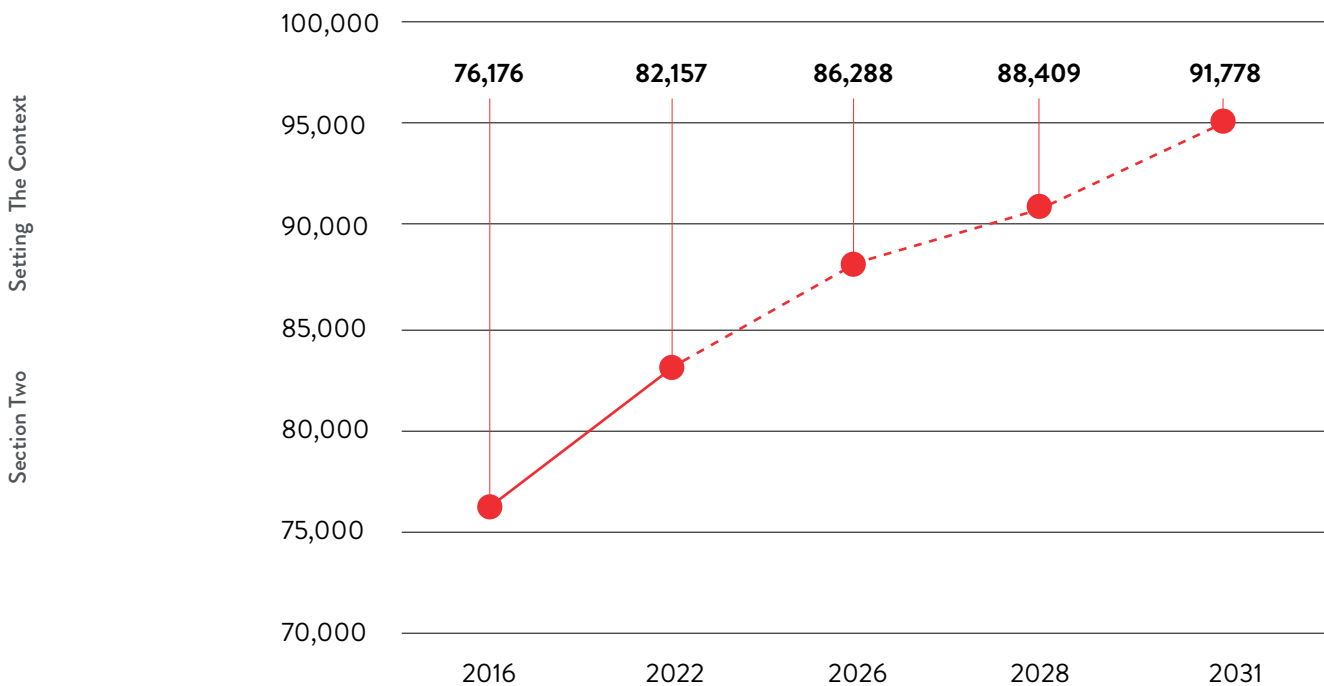


Figure 2.8 County Cavan Population 2016 - 2031 (source CSO, FAC M1xF1aDO19)
 Current and Stable, COVID Adjusted

⁹Based on a scenario named M1aCF1aDO19 run by KPMG FA. This model incorporates births (including fertility rates), deaths and migration aspects to estimate the future population of given spatial areas. This scenario has been adjusted for COVID-19 impacts (current and stable).

The NPF has determined that 115,000 further people will be in employment in the North West Region by 2040 with a total population of 1 million persons. To determine Cavan's share of this employment figure, the number of jobs was apportioned to Cavan as a factor of its labour force relative to the North West region. This was done using the proportion of labour force in the region per county with

linear interpolation of the NPF employment target¹⁰. The growth targets are, by linear interpolation, 28,750 jobs by 2022, 47,917 jobs by 2026, 57,500 jobs by 2028 and 71,875 jobs by 2031 (at 4,792 jobs per year). The tables below illustrate the labour force proportions and resulting employment targets for those key years based on the NPF target for the North West Region:

Table 2.9 Employment Target Ranges 2022, 2026, 2028, 2031 (source: KPMG-FA based on NPF target)

County	NWR LF Proportion	Jobs 2022	Jobs 2026	Jobs 2028	Jobs 2031	Total
Cavan	9.1%	2,605	1,736	868	1,302	6,512
Donegal	18.0%	5,161	3,441	1,720	2,581	12,903
Galway (all)	31.6%	9,077	6,051	3,026	4,538	22,692
Leitrim	3.8%	1,080	720	360	540	2,699
Mayo	15.1%	4,353	2,902	1,451	2,176	10,882
Monaghan	7.4%	2,130	1,420	710	1,065	5,326
Roscommon	7.5%	2,151	1,434	717	1,076	5,378
Sligo	7.6%	2,194	1,462	731	1,097	5,484
Total	100.0%	28,750	19,167	9,583	14,375	71,875

Based on proportion of 2016 labour force of counties in North West Region. Figures are cumulative.

Cavan, with a population of 76,176 (2016) growing to 82,157 by 2022 will require an estimated 2,605 jobs. With expected growth to 86,288 by 2026 a further 1,736 jobs will be required. Further growth by 2028 (88,409) and 2031 (91,778) will require a further 868 and 1,302 jobs respectively, bringing the total expected employment target to 6,512 by 2031.

Summary

In summary, the total employment target (as interpolated from the NPF/RSES target for the NWRA) for Cavan from 2016 to 2031 is 6,512.

¹⁰ This assumes that employment growth is linear and equal year-on-year to reach a total of 115,000 jobs by 2040 from 2016

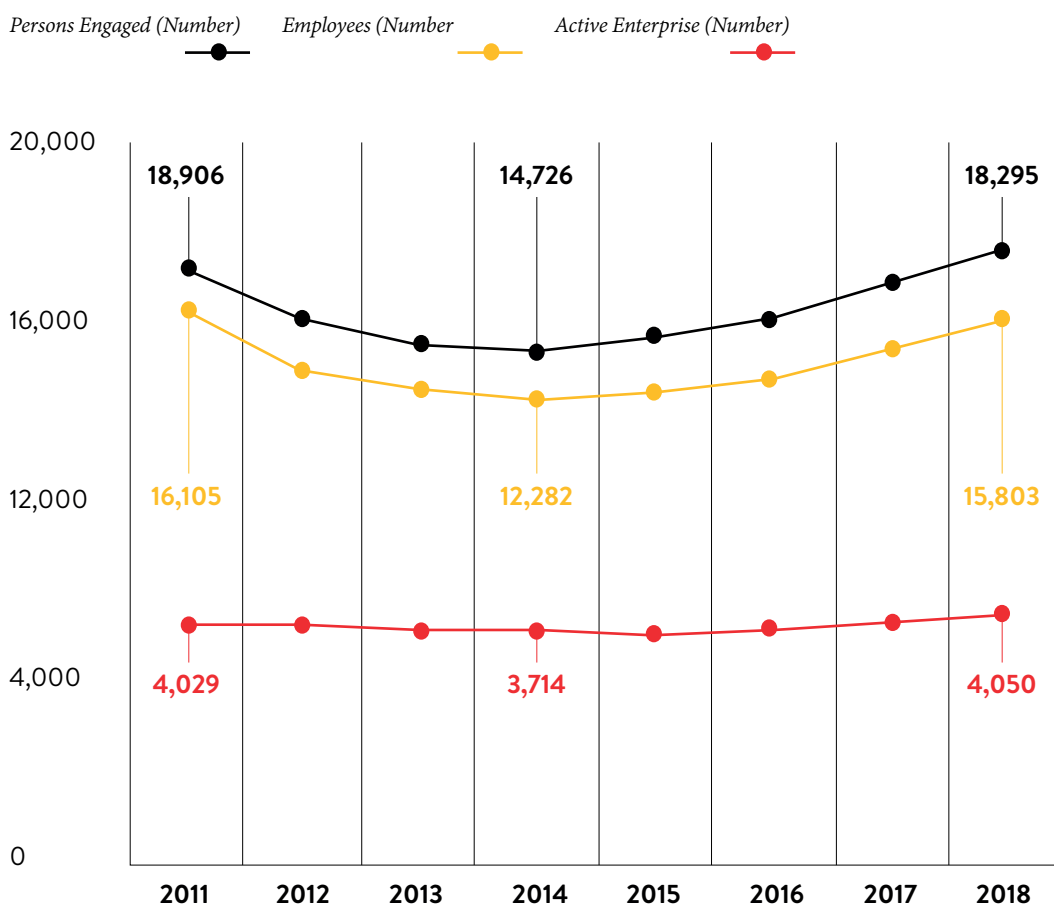
Business Demography

With Cavan Towns designation as a key regional support town in the North West Region, and Virginia as a hub for employment, housing and services, together with the support of other primary settlements in the County Settlement Hierarchy (Cavan County Development Plan 2014-2020): Kingscourt, Cootehill, Ballyjamesduff, Bailieborough, Mullagh, Belturbet and Ballyconnell (which have informed the Core Urban Area) presents an opportunity for Cavan to proactively enhance its urban jobs ratio in the region and position itself as a viable and cost-effective location for new employment opportunities and businesses. Under this, 20% of Rural employment is to be diverted to Urban Areas in a scenario explored under future growth.

Business demography data indicates steady growth for Cavan County in recent years. Since lows in 2013 (of persons employed and engaged) growth has risen by 25.7% and 30.8% for persons engaged¹¹ and persons employed in enterprise, respectively. Since the recorded low in 2014, the number of enterprises has increased by 14.7% (519). With historic information showing a clear rise in employment and enterprises, organic growth is expected to accompany population growth. This growth is illustrated in Figure 2.9 below.

Setting The Context

Section Two



¹¹ Persons engaged defined as including employees, proprietors, and family members. Persons engaged are the sum of Employees plus Working Proprietors (CSO).

Figure 2.9 Business Demography of Cavan (2010 - 2017) (Source: CSO)

2.6 COMMUTING TRENDS IN COUNTY CAVAN

To pursue development of a counter-commuting strategy aiming to leverage the economic and social assets of Cavan County, together with the educated and skilled workforce and relevant policy interventions, an analysis of commuter patterns within Cavan County was conducted. This analysis comprised of an external commuter analysis and an urban and rural commuter flow analysis (to external areas).

This was done with an aim to determine the numbers of commuters journeying to Cavan for employment from external counties. Furthermore, the analysis explores local commuter flow from the perspectives of urban and rural areas. With the urban areas surrounding the 9 key settlements acknowledged earlier in this strategic framework being defined as 'Core Urban Areas' for analysis, the 'Rural Areas' are defined as an inverse of this.

Each of these components has been explored using datasets from the Central Statistics Office (CSO): - namely the Census 2016 public Place of Work, School or College dataset¹² (POWSCAR) which provides an indication of spatial commuting flow across Ireland at Electoral Division (ED) level. The intended use of such data was to identify flow patterns for rural and urban areas in Cavan and to provide a foothold for projecting a series of reasoned assumptions to establish how Cavan can meet its targeted employment growth.

¹²Public POWSCAR does not provide Northern Ireland as an Origin point, only destination figures are available.

2.7 EXTERNAL COMMUTER ANALYSIS

Analysis of Cavan as a commuter destination for external counties (excluding Northern Ireland¹³) indicates that 3,827 people commute to Cavan for work (as isolated from public POWSCAR using proportion of those 'at work' in 2016 Census). This constitutes 11.6% of working commuters in Cavan. With a majority of commuters originating in Monaghan, Meath, Leitrim, Longford, and Westmeath, its location within the North West Region and neighbouring Eastern and Midland Region provide a significant portion of its labour force.

A breakdown of commuter origins is in Table 2.10 (for locations with greater than 1% of commuters) and Figure 2.10 illustrates the spatial origin of commuters going to Cavan:

Table 2.10 External Commuter Origins (Source: POWSCAR 2016)

County	No. Commuters	% Commuters
Monaghan	1,262	33.0%
Meath	1,067	27.9%
Leitrim	456	11.9%
Longford	338	8.8%
Westmeath	142	3.7%
Louth	134	3.5%
Fingal	49	1.3%
Donegal	44	1.1%
Roscommon	39	1.0%
Subtotal	3,532	92.3%
Other locations (<1%)	295	7.7%
Total	3,827	100.0%
% of total commuters from outside of Cavan County (excluding NI)		

Commuter numbers were apportioned by those 'At Work' as defined by Principal Economic Status in the 2016 Census to isolate the labour force component. Those of the commuters in employment were then split into industries of employment based on proportions of industry at their origin. The following resulting tables illustrate the number of commuters employed in Cavan by industry.

Table 2.11 External Commuters to Cavan by Industry of Employment (Source: FAC, CSO)

%Proportion	Industry	Commuters
6.5%	Agriculture forestry and fishing	247
6.9%	Building and construction	265
12.6%	Manufacturing industries	484
22.9%	Commerce and trade	875
7.8%	Transport and communications	297
5.7%	Public administration	219
21.9%	Professional services	837
15.8%	Other	603
100.0%	Total	3,827

¹³Public POWSCAR does not provide Northern Ireland as an Origin point, only destination figures are available.

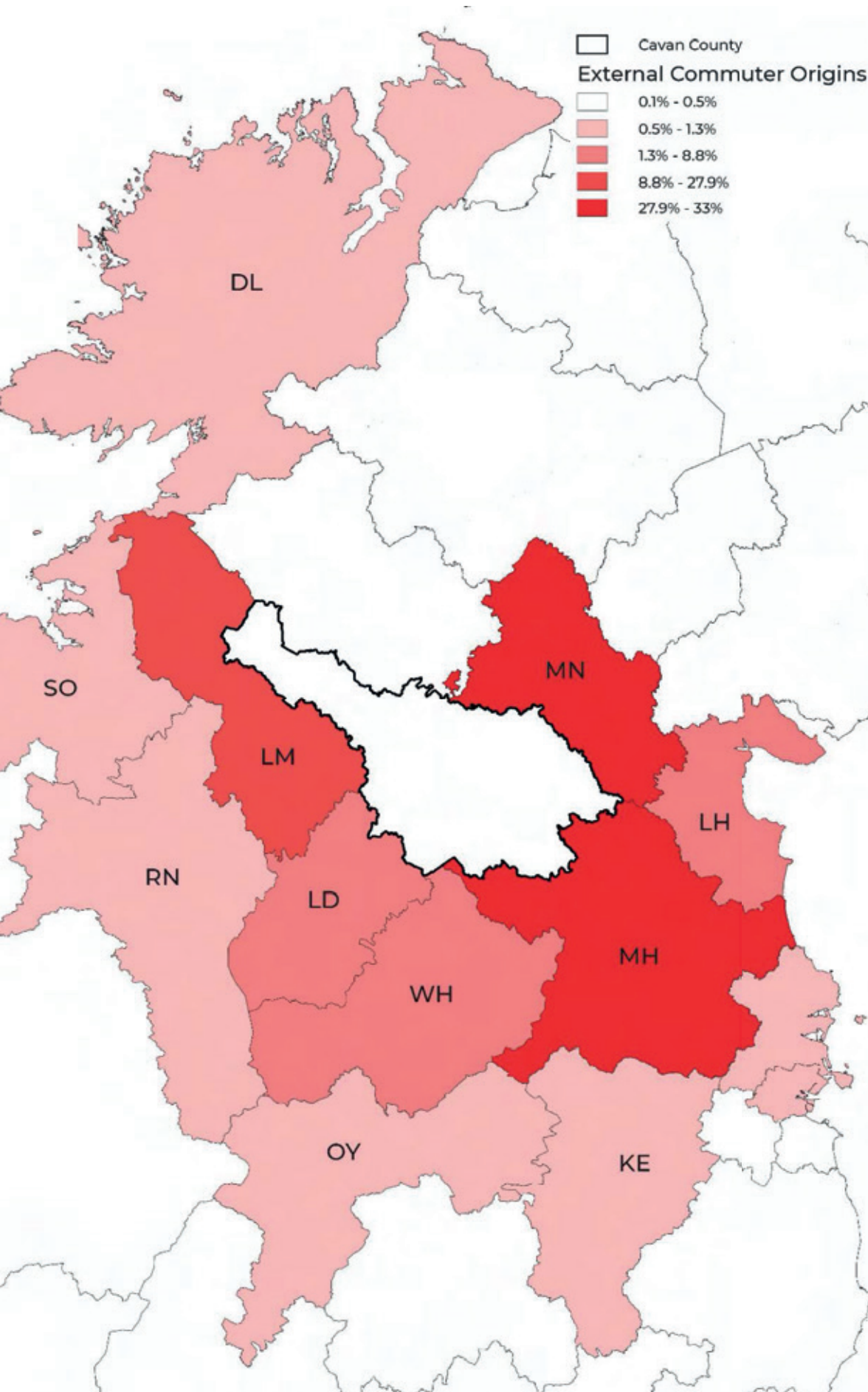


Figure 2.10 Map of External Commuter Origins (source POWSCAR - CSO)

2.8 CAVAN CORE URBAN AREA

Analysis of commuter flow in urban areas in Cavan is based off an amalgamated 'Core Urban Area' comprising electoral divisions which align¹⁴ with the 9 key settlements indicated at the outset of this economic strategy: Ballyconnell, Bailieborough, Virginia, Ballyjamesduff, Kingscourt, Cootehill, Cavan, Belturbet, and Mullagh. These areas are indicated in Figure 2.11.

Prior to assessment of commuters the public POWSCAR data was reduced to isolate the working component. This was done using employment participation based on CSO Census 2016 Principal Economic Status of the underlying Electoral Division catchment.

Of the total occupied population (16,836 - POWSCAR) of the 'Core Urban Area', 68.8% of residents remain working or studying, 68.8% of residents remain within Cavan County itself (11,575). A further 6.2% (1,042) categorise themselves as having no fixed place of work and therefore are assumed to be working in place of residence¹⁵, and 3.3% work at home (563). The total resident working (or at school) population in this Core Urban Area is 13,180 or 78.3% of the total occupied population (including those who commute externally – 16,836).

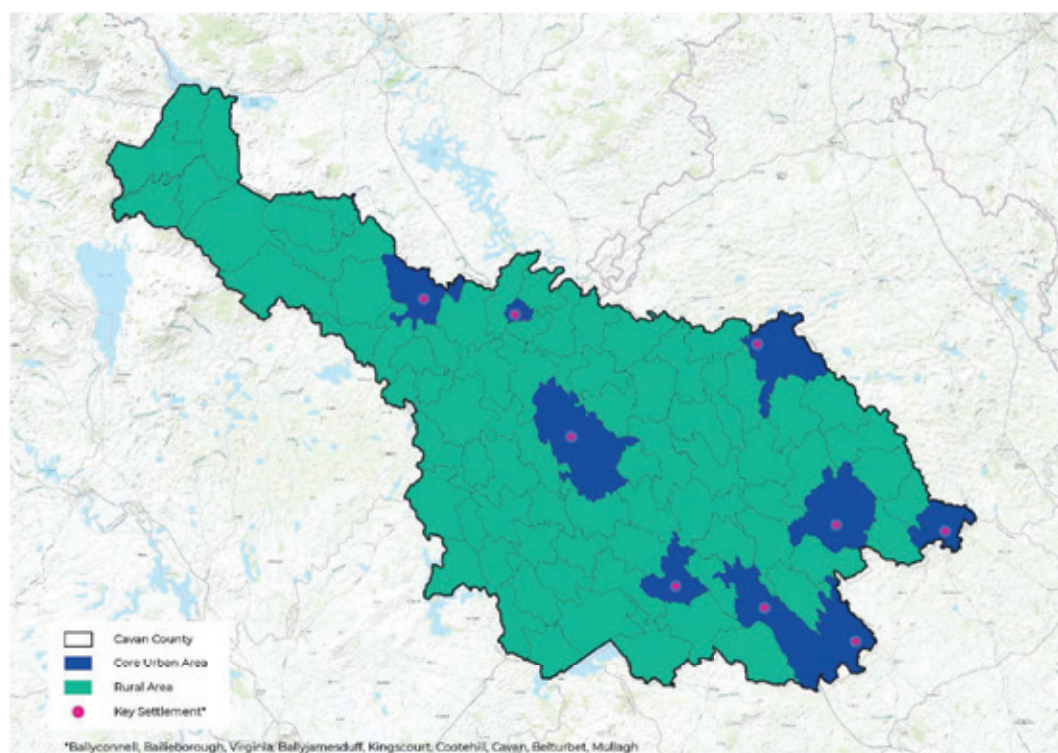


Figure 2.11 Map of Core Settlements, Urban and Rural Areas (source: FAC, CSO)

¹⁴The use of the closest aligning electoral divisions is a limitation forced by the use of public POWSCAR data in the assessment.

¹⁵<https://www.cso.ie/en/census/census2016reports/powscar/>

The remaining population are commuters numbered at 3,656 or 21.7% of the total occupied population. The most prevalent commuting destinations in descending order are Meath, Monaghan, Dublin City, Fingal, and Louth. Approximately 1% or 161 people leave the Republic to work either in Northern Ireland (148) or overseas (13). Table 2.12 provides POWSCAR summary information and Table 2.13 shows a tabular breakdown of commuter numbers to the 5 most prevalent destinations.

Table 2.12 Core Urban Area POWSCAR Summary

POWSCAR	No. Commuters	% Commuters
Cavan	11,575	68.8%
No fixed place of work	1,042	6.2%
Work from home	563	3.3%
Cavan subtotal	13,180	78.3%
External	3,496	20.8%
Non-ROI	161	1.0%
External subtotal	3,656	21.7%
Total	16,836	100.0%

Table 2.13 Cavan Core Urban Area: External Leakage by Destination (source: CSO)

Location	No. Commuters	% Commuters
Meath	1,177	32.2%
Monaghan	594	16.2%
Dublin City	581	15.9%
Fingal	249	6.8%
Louth	228	6.2%
NI/Overseas	161	4.4%
Subtotal	2,990	81.8%
Other locations (<5%)	667	18.2%
Total	3,656	100%

This data was used to analyse potential redirection of commuter flow to Core Urban Areas. An exercise in reducing these figures to isolate the worker component was undertaken using employment statistics derived from the underlying electoral divisions. Commuters were then apportioned to industrial groups derived using the same methodology. The following tables illustrate the applied statistics for economic status and industrial groups.

Table 2.14 Core Urban Area Principal Economic Status - Applied Statistics (source: CSO)

Principal Economic Status	Total %
At work	51%
Looking for first regular job	1%
Unemployed having lost or given up previous job	10%
Student	10%
Looking after home/family	9%
Retired	14%
Unable to work due to permanent sickness or disability	5%
Other	0%
Total	100%

Table 2.15 Core Urban Area Industries of Employment - Applied Statistics (Source: CSO)

Industry of Employment	Total %
Agriculture forestry and fishing	6%
Building and construction	6%
Manufacturing industries	18%
Commerce and trade	21%
Transport and communications	5%
Public administration	5%
Professional services	21%
Other	17%
Total	100%

By apportioning the working component of commuters to industries of employment, under full employment, there are 3,656 commuters in the Cavan Core Urban Area. Table 2.15 illustrates the number of commuters by industry of employment (as apportioned using principal economic status and industries of employment from underlying electoral division Census 2016 data).

Table 2.16 Cavan Urban Area: Commuters by Industry of Employment (source: CSO)

%Proportion	Industry of Employment	Commuters*
6%	Agriculture forestry and fishing	204
6%	Building and construction	230
18%	Manufacturing industries	673
21%	Commerce and trade	771
5%	Transport and communications	193
5%	Public administration	167
21%	Professional services	779
17%	Other	639
100%	Total	3,656

*under full employment





Section One
Introduction

2.9 CAVAN RURAL AREA

Prior to assessment of commuters the public POWSCAR data was reduced to isolate the working component. This was done using employment participation based on CSO Census 2016 Principal Economic Status of the underlying Electoral Division catchment.

Analysis of commuter flow in rural areas in Cavan is based off an amalgamated 'Rural Area' comprising electoral divisions in Cavan County except for those included in the 'Core Urban Area' which aligned with the 9 key settlements indicated. This 'Rural Area' is indicated in Table 2.17.

Of the total occupied population (19,409) of this 'Rural Area', 62.5% of residents remain within Cavan County itself (12,122). A further 7.7% (1,489) categorise themselves as having no fixed place of work therefore are assumed to be working in place of residence¹⁶, and 7.2% work at home (1,399). Totalling the resident working population in this Rural Area at 15,011 or 77.3% of the total occupied population.

Table 2.17 Rural Area POWSCAR Summary

POWSCAR	No. Commuters	%Commuters
Cavan	12,122	62.5%
No fixed place of work	1,489	7.7%
Work from home	1,399	7.2%
Cavan subtotal	15,011	77.3%
External	4,116	21.2%
Non-ROI	283	1.5%
External subtotal	4,399	22.7%
Total	19,409	100.0%

Table 2.18 Cavan Rural Area - External Leakage by Destination (source: CSO)

Location	No. Commuters	% Commuters
Meath	937	21.3%
Dublin City	594	13.5%
Monaghan	552	12.5%
Longford	411	9.3%
Leitrim	339	7.7%
NI/Overseas	283	6.4%
Subtotal	3,115	70.8%
Other Locations	1,284	29.2%
Total	4,399	100%

¹⁶<https://www.cso.ie/en/census/census2016reports/powscar/>

Within Cavan, commuters who reside in 'Rural Areas' and working in the Core Urban Area are mainly travelling to the following electoral divisions: Cavan Town Rural (19.9%), Cavan Town Urban (8.6%), Bailieborough (5%), and Virginia (4.2%) with the remainder distributed throughout other electoral divisions. These four electoral divisions are the destination for 37.7% of commuters from the Rural Area. External commuters were then apportioned to industrial groups derived using the same methodology as applied in the Core Urban Area analysis however using statistics derived from the 'Rural' electoral divisions. The following tables illustrate the applied statistics for economic status and industrial groups:

Table 2.19 Rural Area Principal Economic Status - Applied Statistics (source: CSO)

Principal Economic Status	Total%
At work	53%
Looking for first regular job	1%
Unemployed having lost or given up previous job	6%
Student	11%
Looking after home/family	10%
Retired	15%
Unable to work due to permanent sickness or disability	4%
Other	1%
Total	100%

Table 2.20 Rural Area Industries of Employment - Applied Statistics (Source: CSO)

Industry	Total %
Agriculture forestry and fishing	16%
Building and construction	8%
Manufacturing industries	15%
Commerce and trade	18%
Transport and communications	4%
Public administration	5%
Professional services	21%
Other	13%
Total	100%

By apportioning the working component of commuters to industries of employment, under full employment, there are 4,399 commuters in the Cavan Rural Area. Table 2 21 illustrates the number of commuters by industry of employment (as apportioned using principal economic status and industries of employment from underlying electoral division Census 2016 data).

Table 2.21 Cavan Rural Area: Commuters by Industry of Employment (source: CSO)

%Proportion	Industry of Employment	Commuters*
16%	Agriculture forestry and fishing	714
8%	Building and construction	334
15%	Manufacturing industries	666
18%	Commerce and trade	810
4%	Transport and communications	192
5%	Public administration	216
21%	Professional services	915
13%	Other	552
100%	Total	4,399

*under full employment

2.10 COUNTER-COMMUTING STRATEGY SCENARIOS

The following scenarios are intended to inform the identification of a potential future target for achieving an increase in employment in Cavan via redirection of employment leakage. The tables below indicate low (10%), mid (20%) and high (30%) impact scenarios where Cavan County Council embark on implementation of a counter-commuting workforce strategy.

2.10.1 CORE URBAN AREA

The following scenarios illustrate the number of persons employed by industry which could be redirected via implementation of a counter-commuting strategy expressed as a percentage of those currently commuting by industry in the previous Table 2.22.

Table 2.22 Core Urban Area - Counter-Commuter Scenario Ranges by Industry of Employment (Source: KPMG FA, CSO)

Industry of Employment	10%	20%	30%
Agriculture, forestry and fishing	20	41	61
Building and construction	23	46	69
Manufacturing industries	67	135	202
Commerce and trade	77	154	231
Transport and communications	19	39	58
Public administration	17	33	50
Professional services	78	156	234
Other	64	128	192
Total	366	731	1,097

Indicating % of commuting workers if facilitated to work in Cavan. Industries to which workers commute out of Cavan presently.

2.9.2 RURAL AREA

The following scenarios illustrate the number of persons employed by industry which could be redirected via implementation of a counter-commuting strategy expressed as a percentage of those currently commuting by industry in the previous Table 2.20.

Table 2.22 Core Urban Area - Counter-Commuter Scenario Ranges by Industry of Employment (Source: KPMG FA, CSO)

Industry of Employment	10%	20%	30%
Agriculture, forestry and fishing	71	143	214
Building and construction	33	67	100
Manufacturing industries	67	133	200
Commerce and trade	81	162	243
Transport and communications	19	38	58
Public administration	22	43	65
Professional services	92	183	275
Other	55	110	165
Total	440	880	1,320

Indicating % of commuting workers if facilitated to work in Cavan. Industries to which workers commute out of Cavan presently.

In summary, the number of commuters to be redirected under each counter-commuting scenario is:
Low-range (10%) - 806 **Mid-range (20%) – 1,611** **High-range (30%) – 2,417**

2.9 FUTURE GROWTH ANALYSIS

Analysis of the future population of both Cavan Core Urban Area and Rural Area was conducted to derive future employment figures for 2022, 2026, 2028 and 2031 in order to analyse provision of employment. Using projection data for 2022, 2026, 2028 and 2031¹⁷ labour force participation rates¹⁸ were applied to appropriate cohorts by sex and age group to isolate the future working component. The same method was applied as in the Core Urban and Rural Area analysis where industry proportions were carried forward to split the future working population. Projections indicate that the total labour force in County Cavan will increase by 11,064 by 2031.

Future employment analysis indicates that there will be significant growth in both the Cavan Core Urban and Rural Areas. The Core Urban Area will see estimated growth of 3,497 employed persons by 2022, a further 1,352 persons by 2026, a further 735 by 2028, and 1,150 persons by 2031 bringing the total employment figure to 20,789. This is

under a full employment scenario with an assumed unemployment rate of 4.0% applied. This brings the total labour force natural growth in the Core Urban area to 6,734 between 2016 and 2031.

Employment in Rural areas will grow by 1,614 by 2022, a further 1,224 by 2026, an additional 587 by 2028, and 904 persons by 2031 bringing the total employment figure to 20,784 under a full employment scenario with an assumed unemployment rate of 4.0% applied. This growth is caused by significant population growth coupled with increasing labour participation rates in future years. Table 2.24 contains the projected working populations by industry of employment for future years 2022, 2026, 2028 and 2031. This projected labour force has been reduced by an assumed unemployment rate of 4.0% (to reflect what is considered full employment). This brings the total labour force natural growth in the Rural area to 4,330 between 2016 and 2031.

Table 2.24 Cavan Future Labour Force by Industry of Employment 2022, 2026, 2028, and 2031 (source KPMG FA M1aCF1aDO19 Scenario) in the Core Urban Area

Industry of Employment	2016	2022	2026	2028	2031
Agriculture forestry and fishing	785	980	1,056	1,097	1,161
Building and construction	884	1,104	1,189	1,235	1,308
Manufacturing industries	2,588	3,232	3,481	3,616	3,828
Commerce and trade	2,963	3,700	3,985	4,140	4,383
Transport and communications	743	928	999	1,038	1,099
Public administration	642	802	864	897	950
Professional services	2,995	3,740	4,028	4,185	4,430
Other	2,455	3,066	3,302	3,430	3,631
Total	14,055	17,552	18,904	19,639	20,789

¹⁷ Based on a scenario named M1aCF1aDO19 run by KPMG FA. This model incorporates births (including fertility rates), deaths and migration aspects to estimate the future population of given spatial areas. This scenario has been adjusted for COVID-19 impacts (current and stable).

¹⁸ Table 7.4 Labour Force participation rates by sex and age group, 2006-2031 (CSO) - <https://www.cso.ie/en/releasesandpublications/ep/p-plfp/populationandlabourforceprojections2017-2051/labourforceassumptions/>

Table 2.25 Cavan Future Labour Force by Industry of Employment 2022, 2026, 2028, and 2031 (Source KPMG FA M1aCF1aDO19 Scenario) in the Rural Area

Industry of Employment	2016	2022	2026	2028	2031
Agriculture forestry and fishing	2,670	2,932	3,131	3,226	3,373
Building and construction	1,248	1,370	1,463	1,508	1,576
Manufacturing industries	2,493	2,738	2,923	3,012	3,149
Commerce and trade	3,030	3,327	3,553	3,661	3,827
Transport and communications	718	788	842	868	907
Public administration	808	887	947	976	1,021
Professional services	3,424	3,760	4,015	4,137	4,325
Other	2,063	2,265	2,419	2,493	2,606
Total	16,454	18,068	19,293	19,880	20,784



2.12 FUTURE EMPLOYMENT SCENARIO

Through implementation of a successful counter-commuting strategy coupled with natural growth and redirection of rural jobs to the Core Urban areas, the growth of employment in Cavan would surpass the target set by the NPF (as deduced by KPMG FA) of 6,512 by 2031.

In the Core Urban area, natural growth combined with an assumed successful mid-range scenario of commuter redirection (20% - 1,611 commuters from County Cavan) and a further scenario with 20% (4,157 persons from 2016-2031 inclusive of baseline) of rural employment diverted would see the most significant growth. These diverted figures are outlined below in Table 2.26 which indicates the rural labour force redirected by each of the key years.

Table 2.26 20% of Rural Employment Redirected to the Core Urban Area by key year

Industry of Employment	2016	2022	2026	2028	2031	Total
Agriculture forestry and fishing	534	52	40	19	29	675
Building and construction	250	24	19	9	14	315
Manufacturing industries	499	49	37	18	27	630
Commerce and trade	606	59	45	22	33	765
Transport and communications	144	14	11	5	8	181
Public administration	162	16	12	6	9	204
Professional services	685	67	51	24	38	865
Other	413	40	31	15	23	521
Total	3,291*	323	245	117	181	4,157

*3,291 (20%) of the rural labour force baseline redirected to the Core Urban area.

Under such a compounded scenario, assuming full employment¹⁹, the Core Urban Area would see a total growth of 12,501 employed persons. Of this 12,501, 9,211 is true growth (comprised of the forecasted natural employment increase – 6,734, 20% of commuters – 1,611, and 20% of additional rural jobs redirected from 2016 to 2031 – 866). The additional 3,291 is due to the redirection of 20% of the baseline rural labour force in 2016. This would bring the Core Urban area labour force total to 26,556 by 2031 as set out in Table 2.27.

Table 2.27 Core Urban Area: Labour Force Growth with 20% of Rural Labour Force

Industry of Employment	2016	2022	2026	2028	2031	Counter Commute	Total
Agriculture forestry and fishing	1,319	248	115	60	94	184	2,019
Building and construction	1,134	244	104	55	86	113	1,736
Manufacturing industries	3,087	693	286	153	239	268	4,726
Commerce and trade	3,569	797	330	177	276	316	5,464
Transport and communications	887	199	82	44	69	77	1,357
Public administration	804	176	74	39	61	77	1,230
Professional services	3,680	812	339	181	283	339	5,634
Other	2,868	651	267	143	224	238	4,390
Total	17,346	3,820	1,597	852	1,331	1,611	26,556

¹⁹ Full employment regarded as 4% unemployment rate.

In the rural areas, natural growth is expected to be slower by comparison, however positive. Under the above scenario 20% of future rural employment would be diverted to the Core Urban area and this reduction (866 persons) has been applied. Additionally, 20% of the 2016 baseline would also be redirected (3,291) bringing the total redirection by 2031 to 4,157. Table 2.28 illustrates the 2016 Census labour force of the Rural area and natural growth over the key years.

Under such a compounded scenario, assuming full employment, the Rural area would see growth of 3,464 employed persons (comprised of the forecasted natural employment increase – 4,330, and 20% of additional rural jobs from baseline redirected to the Core Urban area – an applied 866 person reduction). With the redirection of 3,291 jobs from the Rural area labour force baseline however, the net growth in the Rural area would be an additional 173 persons in the labour force bringing the total to 16,627 by 2031.

Table 2.28 Rural Area: Labour Force Growth with 20% reduction

Industry of Employment	2016	2022	2026	2028	2031	Total
Agriculture forestry and fishing	2,136	210	159	76	117	2,698
Building and construction	998	98	74	36	55	1,261
Manufacturing industries	1,994	196	148	71	110	2,519
Commerce and trade	2,424	238	180	87	133	3,062
Transport and communications	574	56	43	21	32	726
Public administration	646	63	48	23	35	816
Professional services	2,739	269	204	98	150	3,460
Other	1,650	162	123	59	91	2,085
Total	13,163	1,292	980	470	723	16,627

The future employment scenario is summarised as follows:

Employment growth:

- Natural growth in the labour force by 11,064 comprising 6,734 in the core urban area and 4,330 in the rural area.
- Mid-range Counter-commuting scenario whereby 20% (1,611) of commuters from outside the county are redirected to the Core Urban area.
- Resulting total of 43,183 persons in the labour force in Cavan by 2031 of which 12,674 additional persons employed.

Employment redirection from Rural to Urban:

- Intervention strategy whereby 20% of the labour force in the Rural area ((4,157 consisting of 3,291 of the 2016 baseline and 866 (20% of 4,330) of natural additional growth (2016-2031)) are redirected to the Core Urban area to meet demand for such locations. This is an additional 12,501 persons in the Core Urban labour force (6,734 (natural), plus 1,611 (counter commuting), plus 4,157 (rural to urban redirection).



Cavan

2.11 INVESTMENT AND SUPPORTS

Continually attracting inward investment into County Cavan by indigenous and foreign investors is a critical element of the future socio-economic development of the county. There are an estimated 8,356 businesses in operation across County Cavan (2016 GeoDirectory data) (Figure 2.12 and Figure 2.13). More in depth analysis highlights that 51% of those businesses (3,698) are in the 'Agriculture, Forestry and Fishing' sector, followed by the 'Services' sector which comprises 22% (1,578).

Upon spatial analysis, it is determined that 38% of the county's businesses in 2016 are located within the nine key settlements. The remaining 62% of businesses are located in rural areas and the county's smaller settlements. 'Agriculture, Forestry, and Fishing' comprises the largest sector in the county and 80% of these businesses are located in rural areas, while for all other sectors, the proportion located in the nine key towns was greater than the average (exceeding the per capita ratio). This illustrates the importance of rural areas of agriculture and urban areas for the other sectors of the county's economy.

A review of commercial vacancy rates on all zoned and unzoned lands in the county determined that County Cavan has the sixth lowest vacancy rate nationally, at 11.8%, compared with 13.5% (Q4 2016). The Q4 2016 vacancy rates highlight a marginal increase (+0.8%) on previous years, which saw commercial vacancy rates remain relatively constant at approximately 11% in 2013, 2014 and 2015. However, the increase is below the national vacancy rate increase of 0.9%.

Looking more closely at the towns (see Table 2.29) the rates vary, with Mullagh recorded as having a very low vacancy rate of 3%, compared with a 21% vacancy rate in Belturbet. Cavan own has a vacancy rate of 12%, slightly higher than the county rate of 11.8%. Ballyconnell and Kingscourt also have relatively high vacancy rates (19% and 18% respectively). Besides from Mullagh, Virginia is the only other town to have a vacancy rate below 10%.

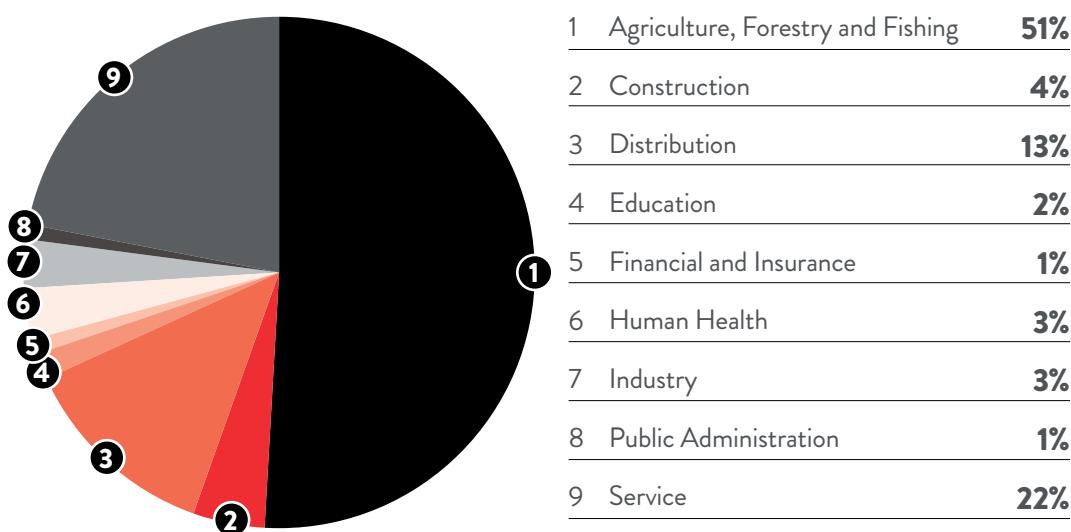


Figure 2.12 The number of businesses by sector (Q4 2016) (Source: GeoDirectory)

Table 2.29 County Cavan commercial vacancy rates.

Town	Commercial Vacancy Rate	County Average	State Average
CAVAN TOWN	12%	11.8%	13.5%
BAILIEBOROUGH	13%		
BALLYCONNELL	19%		
BALLYJAMESDUFF	12%		
BELTURBET	21%		
COOTEHILL	10%		
KINGSCOURT	18%		
MULLAGH	3%		
VIRGINIA	9%		

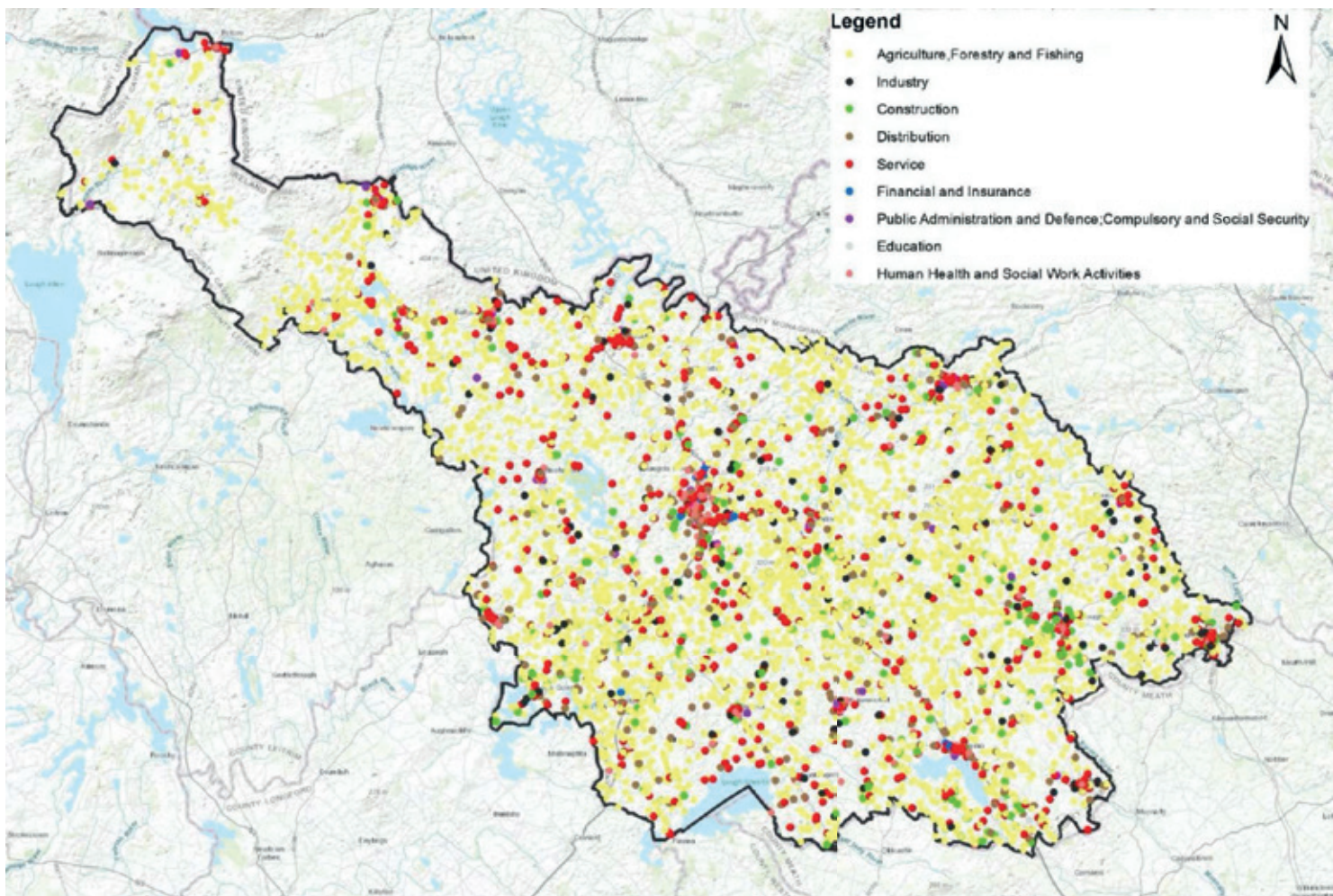


Figure 2.13 Distribution of businesses throughout County Cavan (Source: GeoDirectory).

2.13.1 FOREIGN DIRECT INVESTMENT

Nationally, foreign direct investment (FDI) has been a defining driver of Irish economic growth. However, while its impact in County Cavan has been less pronounced, it remains an important source of employment. There are currently nine IDA Ireland companies located in the county representing engineering, financial services, ICT and consumer goods as of 2019 (refer to Figure 2 14 and Table 2 30).

IDA Ireland data shows that there were 1,203 IDA Ireland client jobs in County Cavan in 2017, of which 41 were new job creations. By comparison with its surrounding and north-western counties, Cavan ranked in the middle in terms of IDA Ireland supported enterprises by per capita in 2017 (see Table 2 31). Westmeath had the highest relative rate, with 13 companies, equating to one for every 6,628 population.

Section Two
 Setting The Context

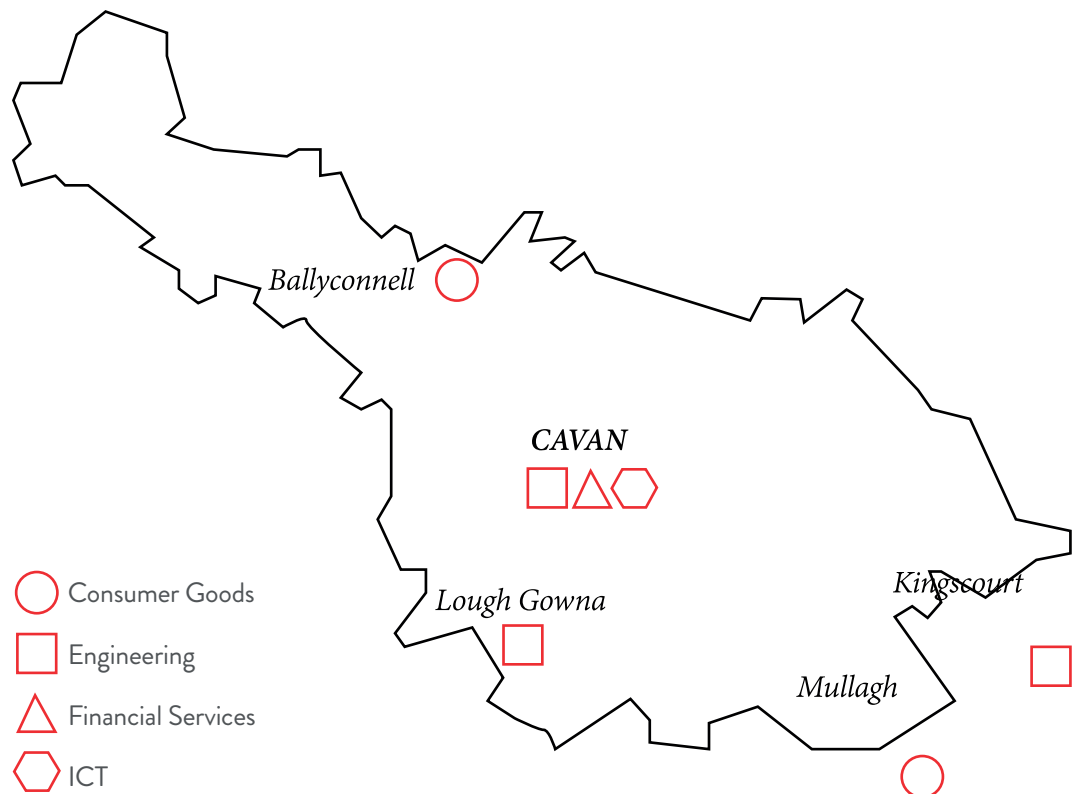


Figure 2.14 Location of IDA Ireland FDI client companies in County Cavan (2016).

Table 2.30 Companies supported by IDA Ireland in County Cavan (Source: IDA Ireland and Cavan LEO 2017).

Company	Sector	Location
Boxmore Plastics	Engineering & Industrial Technologies	Ballyconnell
Kyte Powertech	Engineering & Industrial Technologies	Cavan Town
Foamalite	Engineering & Industrial Technologies	Lough Gowna
Global Indemnity	Financial Services	Cavan Town
Gyproc Saint Gobain	Engineering & Industrial Technologies	Kingscourt
Liberty Insurance	Financial Services	Cavan Town
Presonus Europe	Technology	Cavan Town
Public Relay	Technology	Cavan Town
Wellman International	Engineering & Industrial Technologies	Mullagh

Table 2.31 Population by IDA Ireland supported enterprise in Cavan and surrounding counties (Source: IDA Ireland, 2017).

County	IDA Ireland Supported Enterprises	Population per Enterprise
Cavan	7	10,455
Donegal	12	13,428
Meath	17	16,117
Monaghan	5	12,097
Leitrim	4	7,950
Longford	4	9,750
Westmeath	13	6,628

IDA Ireland data informs that there were seven IDA Ireland-sponsored site visits to County Cavan in 2019. The number of site visits to a county does not necessarily reflect FDI activity there as 70% of all new FDI comes from existing IDA Ireland clients.

As outlined in IDA Ireland’s strategy; Winning: Foreign Direct Investment 2015–2019, the agency has established a target increase of between 30–40% in the number of projects for the region during the strategy’s life. These investment projects will include: “new name investments, expansions from existing overseas companies in Ireland and R&D

investments”. For County Cavan specifically, this could potentially mean the realisation of two to three new FDI projects.

The agency will likely direct much of its supported development and job creation to its Business and Technology Park, to the east of Cavan Town. The park totals 16.7 ha and has direct access to the N3, connecting to Dublin and is already fully serviced (water, wastewater management, electricity, telecommunications and roads). The land available here is reducing due to a positive uptake in market demand. Cavan County Council will continue to work with the IDA to develop this park and adjoining lands as a location for economic investment.

2.13.2 DOMESTIC SUPPORTS

Indigenous enterprise and investment remain the primary employers in County Cavan, responsible for creating and sustaining new jobs. Given the predominance of agriculture in the county, it is no surprise that agriculture and agri-food are key sectors for the county, primarily supporting jobs and economic activity in rural areas. Emerging service and knowledge-intensive sectors are increasing their presence due to the infrastructure and market sizes of urban centres.

The Cavan Local Enterprise Office (LEO) is the “first-stop-shop” for providing advice and guidance, financial assistance and other supports to those wishing to start or grow their own business. They work with entrepreneurs, early-stage promoters, start-ups and expanding businesses. The key objectives of Cavan LEO are to provide: Business Information and Advice, Training, Mentoring, Financial Supports, Networking, Local Economic Development Services and Enterprise Education.

Continuing support for existing and new microenterprises is critical to maintaining rural economies, as they contribute strongly to the creation of local employment opportunities and the retention of population, ensuring vibrant and sustainable rural communities. Rural areas are particularly susceptible to more economic challenges due to lower population densities, higher migration levels, a dependence on more traditional employment sectors, and increased challenges in terms of accessing new employment opportunities.

One of the key purposes of this Strategic Economic Framework is to support and promote the expansion of micro-enterprise, and to directly and indirectly to foster new opportunities in existing sectors such as agriculture, agri-food, precision engineering, tourism, and emerging sectors such as Agri-technology, MedTech and renewables.

Start-up enterprises are also a key area of potential growth in County Cavan and are likely to be prioritised in urban areas that are accessible, have access to high-quality internet and have a critical mass required for infrastructure, markets and workforce. CCC has recently made proactive efforts to foster and catalyse start-ups and smaller technology-based enterprises with the delivery of the ‘Cavan Digital Hub’ in Cavan Town. The ‘Hub’ is a centre to support this sector of the county’s economy, benefiting from the roll-out of the high-speed internet connectivity.

Support and promotion of innovation and social enterprise within the county has potential to assist local communities – particularly those in rural areas – develop their local economies with potential to develop new employment opportunities; particularly for persons who may otherwise be excluded from the labour market. Actively supporting and promoting microenterprise and SME development and the development of social enterprise within the county is key to developing these vulnerable sectors.

2.14 INFRASTRUCTURE

The availability of high quality built, and ICT infrastructure are crucial to the socio-economic development of the County and its economic competitiveness. Failure to ensure adequate infrastructure is available and improved in keeping with the development of the county will adversely impact on the capability of the county to attract new investment or encourage expansion of existing companies.

Critical areas that require ongoing consideration in the county include:

- Road transportation infrastructure;
- Water services;
- High quality public transport;
- ICT/telecommunications;
- Availability of suitable development lands; and
- Availability of affordable housing and availability of schools and other local services.

Any impediments experienced in both investments and upgrading this infrastructure significantly risks hindering the economic growth within the county.



WATER AND WASTEWATER SERVICES

The assurance of high-quality water availability and appropriate capacity wastewater treatment is also a critical element to future economic development of the county. Notable improvements as of 2017 to the water and wastewater infrastructure have been undertaken in recent years including Cavan Sewerage Scheme, Cavan Regional Water Supply Scheme Water Treatment Plant Upgrade, Bailieborough Water Mains Rehabilitation and Ballyconnell Water Mains Rehabilitation, however, other essential infrastructure and supply works remain outstanding.

TELECOMMUNICATIONS

Telecommunications are a key infrastructural element that requires attention. As identified through a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis of the county, there is an urgent need for improved broadband connectivity and speeds throughout the county's urban and rural settlements as of 2017. The deficiency of adequate broadband telecommunications within rural areas is a key factor that will inhibit rural enterprise development and growth, while high quality speeds within urban settlements are crucial to attract new investment opportunities. It is anticipated that the roll out of the National Broadband Plan will alleviate this deficiency. Furthermore, Cavan County was the pilot location chosen by National Broadband Ireland for the installation of overground poles and cables. Cavan Town, Bailieborough, Cootehill and Kingscourt are all connected to the Metropolitan Area Network (MAN).

As illustrated in Figure 2 15, the main settlements are served by commercial broadband providers (blue area), however, large areas of the county are designated as National Broadband Plan intervention areas (amber area), meaning broadband availability outside of the main settlements is extremely limited as of 2017.

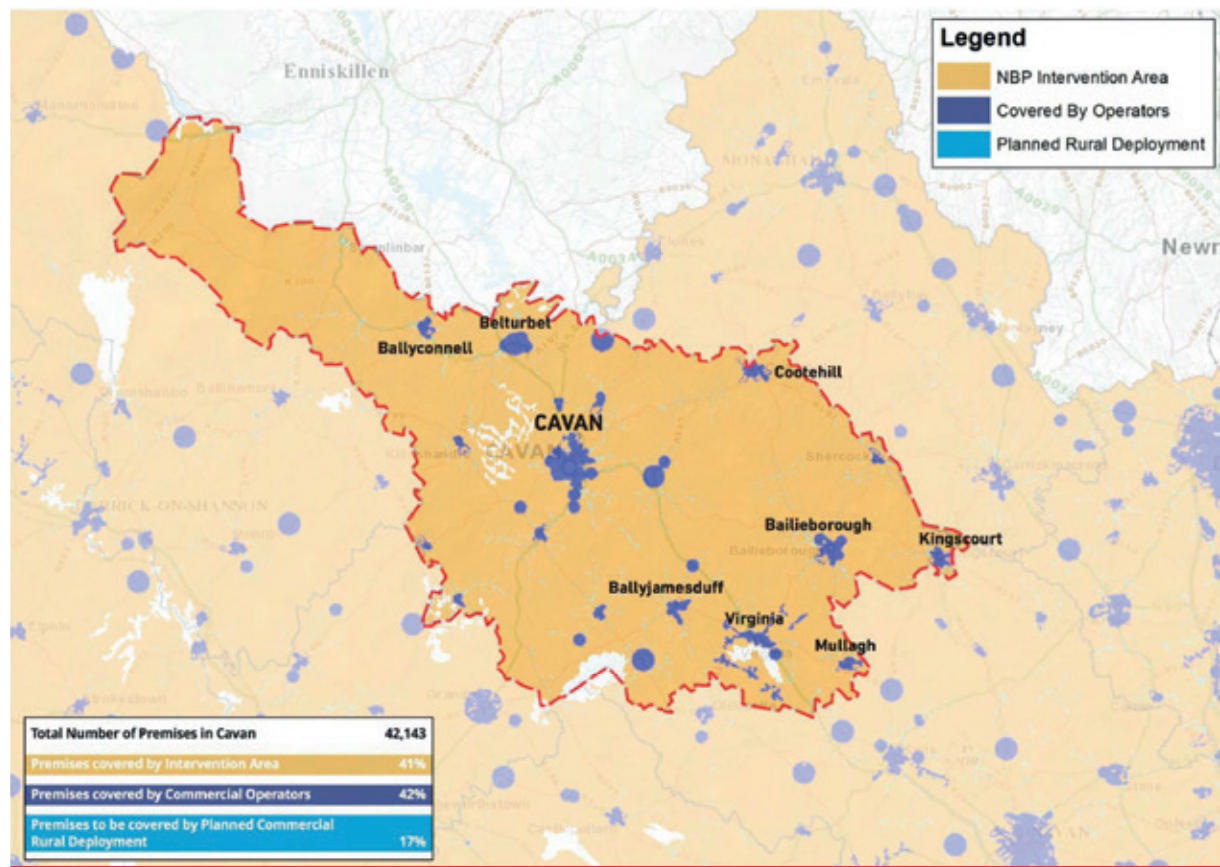


Figure 2.15 Broadband availability from commercial providers and under the National Broadband Plan in County Cavan (Source: National Broadband Plan High Speed Broadband Map, 2017)

TRANSPORT INFRASTRUCTURE

Road Network

County Cavan is located on the main N3 Primary National Route Dublin - Donegal road and is a central point between Dublin, Belfast, Donegal, Galway and Sligo. In terms of accessibility to key access points, Cavan is located within two hours from the ferry ports in Dublin, Dun Laoghaire and Belfast, and the international airports of Dublin and Belfast.

The national road network is key to traversing the county and serving current and new economic investment and development. The road network is the sole method of transport serving the county and providing access to key transport hubs (air, port and rail).

The national roads comprise: N3 National Primary Road (Dublin-Ballyshannon via the A509 Teemore to Belcoo, County Fermanagh); N16 National Primary Road (Sligo-Enniskillen (A4) to Belfast); N54 National Secondary Road (Cavan – Clones – Monaghan – Armagh (A3)); N55 National Secondary Road (Athlone – Edgeworthstown – Granard – Ballinagh – Cavan) and N87 National Secondary Road (Belturbet – Ballyconnell – Swanlinbar – Enniskillen (A32)).

The Cavan Town to Dundalk strategic route improvement scheme is considered a key road network that will provide for improved movement between Cavan and Dundalk, via Cootehill and Shercock. It is the N3 Road that is vital to Cavan, linking it to Dublin and the centre of the Greater Dublin Area. However, a major bottleneck on this route has been identified at Virginia, where the town does not benefit from a bypass. Therefore, north-south vehicular movements are impeded, and travel times extended. This negatively impacts commuting, trade and delivery times and the perceived accessibility and proximity of Cavan from potential investors and qualified workforces. There is no rail link to or through the county; the nearest railway stations being in Edgeworthstown, County Longford to the south of the county (22km by road); Dundalk, County Louth to the east (34km by road) and Sligo Town, County Sligo to the west of the county (41km).

Public Transport

With no rail service, County Cavan relies on its road network which is comprehensive however, public transportation linkages to the county and within the county, particularly in rural areas, are limited, which have impacts on those accessing local services, education and greater employment opportunities, in addition to wider impacts on economic development and rural tourism. Cavan Town and Virginia are serviced by hourly buses from Dublin and Donegal. Cavan Town is also serviced from Belfast, Sligo and Galway. There is a direct daily service to Dublin Airport from Cavan Town. Cavan town Local Link bus service operated by Cavan Monaghan Transport Coordination Unit services Cavan Town - Ballyhaise, serving Butlersbridge, Drumgola and Cavan Institute; and Cavan Town - Ballinagh, serving Corlurgan, Moynehall, Swellan and Cavan General Hospital. Blacklion is the main public transport centre serving the western side of the county where buses serve Sligo and Enniskillen (twice daily).

3. SWOT ANALYSIS



A SWOT (Strengths, Weaknesses (Constraints), Opportunities and Threats) analysis is presented below, based on the main findings of the baseline assessment and following the consultation process. It is intended to help inform the Strategic Economic Framework and provide an understanding of the factors that define County Cavan from an economic perspective and to assist in the development of the Strategic Actions.



STRENGTHS

- » Good population growth.
- » Attractive tourism offer.
- » Strong angling tourism sector.
- » Strong, high quality agriculture economy.
- » Diverse industries of employment.
- » Strategic location geographically, connecting the north, west and east regions.
- » High quality of life.
- » Lower operating costs.
- » Rich natural environment and heritage.
- » Good primary national transportation route with direct link to the Dublin region.
- » Accessibility to key national and international transport infrastructures (Dublin International Airport, Drogheda and Dublin ports, M50).
- » Accessibility and proximity to Northern Ireland.
- » Metropolitan Area Network (MAN) in Cavan Town, Bailieborough, Cootehill and Kingscourt.
- » Proactive local authority and Local Enterprise Office in their efforts to seek new opportunities.

OPPORTUNITIES

- » Brexit and enhanced linkages with Northern Ireland.
 - » Centralisation of population with urban-rural gap narrowing.
 - » Large, educated, labour force within a 60-minute drive.
 - » Competitive operating costs
 - » Large quantum of lands zoned for economic activities.
 - » Proximity to the 'Dublin-Belfast Corridor'.
 - » Increased business and training collaborations.
 - » Further expansion of the Cavan agriculture sector.
 - » Expansion of social enterprise development.
 - » Improved broadband connectivity and speeds.
 - » Connecting Ireland's Ancient East with the Wild Atlantic Way.
 - » Extensive network of inland water ways.
 - » Potential link with, or creation of a satellite location for, a higher-level educational institution.
 - » Cavan Food Strategy.
 - » Distinct precision engineering sector and expertise.
 - » Support and promote indigenous enterprise development and expansion.
 - » Enhanced linkages with HEI's through local delivery.
 - » Identification of strategic locations for increased start-up, micro-enterprises and SME investment.
 - » Enhanced tourism marketing.
 - » Increased funding under the Rural Economic Development Zone (REDZ) initiative.
-

WEAKNESSES / CONSTRAINTS

- » Limited number of third-level graduates within the county.
- » No third-level educational institution.
- » Perceived rurality and distance from Dublin region.
- » Limited number of start-up enterprises.
- » Quality of the existing transport network.
- » Lower levels of disposable income.
- » Predominantly rural population.
- » Small towns.
- » Net commuting outflows representing skills leakage ('Brain Drain').
- » High deprivation combined with high unemployment and low levels of education exist in areas of the county's main settlements.
- » High levels of commercial vacancy in some settlements.
- » Poor broadband connectivity in parts of the county, particularly in rural areas
- » Poor or no public transport in some rural communities leading to barriers accessing commercial services, education and employment opportunities.
- » Underdeveloped tourism sector

THREATS

- » Brexit and likely hard border, customs controls and border tariffs.
 - » COVID-19 influence unemployment, both temporary and long term.
 - » National and international recession.
 - » Competing counties.
 - » Net commuting outflows.
 - » Prioritisation/appeal of larger urban centres.
 - » International agricultural competition.
 - » Economic stagnation.
 - » Lack of or deficient broadband infrastructure in some parts of the county.
 - » Insufficient public transport linkages within the county and reliance on private transport.
 - » Environmental pollution / poor water quality may threaten the tourism sector.
 - » Decline in tourism numbers from NI and Britain.
-

“ The actions are designed to promote, facilitate and catalyse further economic development, the securing of investment and safeguarding against potential negative outcomes associated with Brexit.”

4. ACTIONS OF THE STRATEGIC ECONOMIC FRAMEWORK

This Strategic Economic Framework identifies a series of key strategic actions that will drive the promotion and support of economic development and employment in County Cavan over the coming years.

The actions are designed to promote, facilitate and catalyse further economic development, the securing of investment and safeguarding against immediate negative outcomes associated with a likely hard Brexit.

Cavan County Council will need to continue to employ an enhanced proactive effect to excel the economic prospects of the County.

Collaboration and communication are vital elements to be associated with the delivery and achievement of the actions. With potential inputs required from the internal departments of CCC and from external stakeholder (businesses, education, state agencies and bodies, etc.) it will be important for those involved to work together to secure positive outcomes and the economic development of the county.

While the national economy faces immediate downturn, prior to the impact of COVID-19 Cavan had continued to strengthen and employment figures increased following the economic difficulties of 2007 and 2008. With the potentially positive outlook with the incoming rollout of vaccinations, Cavan may see an economic recovery along with the state. Brexit now presents a major source of uncertainty, particularly for the agriculture, manufacturing and tourism sectors.

The complexity and potential challenges for economic development in County Cavan are clear and somewhat unprecedented. Under this Strategic Economic Framework, it is anticipated that CCC will be able to drive and promote sustainable economic growth by focussing on the key actions and make the attraction and retention of enterprise and economic development more successful. To maintain economic growth and promote increased development, CCC must recognise the need to adapt to changing national and global economic trends, particularly considering COVID-19 and Brexit.

The varying and unique needs that companies (start-ups, SMEs, large corporations, multinational firms, etc.) have in terms of different levels of skills, capital, sophistication and growth orientation (agriculture, ICT, engineering, food, pharmaceutical, medtech, finance, etc.) must also be acknowledged. As a result, the structures must be put in place to actively entice and seek invest in terms of the built environment and in terms of job creation and economic activity.

This must be supported by planning and zoning to ensure that there is a sufficient availability of appropriate lands to accommodate new investment and enterprise development over the short, medium and long term. The provision of preidentified strategic enterprise and employment zones will maximise the ability of County Cavan to facilitate economic expansion and ensure that the county is in a position to continually attract new investment in the future.

Pillar 1: Planning and Zoning

- 1.1 Cavan County Council to acquire a select number of strategic sites.
 - 1.2 Identify and zone lands capable of supporting high quality economic development and create a limited number of key 'strategic enterprise and employment zones'.
 - 1.3 Promote the key town of Cavan as a primary centre of employment in the County and support the delivery of additional economic development lands in Cavan Town.
 - 1.4 Promote and facilitate the sustainable growth of Virginia as a hub for the east of the County, in terms of employment, housing and services. Support the development of strategic employment lands east of the town.
-

Pillar 2: Enterprise Space and Workspace

- 2.1 Enhance our economic profile with the development of new enterprise parks at strategic locations in the County including Cavan Town and Virginia and further expansion and development of existing enterprise lands and space in other Tier 2 and 3 towns.
 - 2.2 The IDA Business and Technology Park in Cavan is one of the key strategic sites within the County. Develop joint initiatives with IDA Ireland and Enterprise Ireland to promote Cavan as an attractive location for new business. There is scope in the IDA Business Park for further expansion which will be prioritised by the Council by leading a planning application for an advanced technology building in conjunction with the IDA.
 - 2.3 Develop Cavan IDA Business and Technology and a adjoining land as a location for economic investment.
 - 2.4 Develop existing and new community enterprise workspace/incubation and hot desks facilities in key locations throughout the County, including Cavan town centre.
 - 2.5 To identify suitable locations and support the provision of co-working facilities, digital hubs/eHubs and eWorking centres throughout the County that function as outreach hubs for city-based employers and promote flexible working arrangements.
-

Pillar 3: Stronger Towns and Villages Centres

- 3.1 Develop and implement local economic initiatives which enhance and support the regeneration of our towns and villages and deliver sustainable reuse and regeneration outcomes with a mix of uses to encourage greater vibrance outside of business hours.
 - 3.2 Promote the development of Abbeyland Cultural Quarter to regenerate this important town centre site with vibrant town centre uses, new pedestrian street and public spaces in order to increase footfall and employment in the town centre.
-

Pillar 4: Funding and Investment

- 4.1 Work in partnership with the relevant development agencies to ensure a cohesive approach to economic development throughout the County enabling us to maximise funding opportunities (URDF/RRDF or similar) and other resources so as to create a resilient and progressive economy in the county, using the New County Development Plan as one of the key drivers of spatial and economic development.
-

Pillar 5: Enterprise Supports

- 5.1 Facilitate and enhance the collective offering of Cavan as an attractive place to live, work and do business and invest in.
 - 5.2 Build on the 'This is Cavan' brand that exemplifies the core components of quality of life factors, including live-work balance, strong education structures, amenity and leisure attractions combined with economic opportunity.
 - 5.3 Strengthen Cross Border Links in the central border region to enhance the social, economic, cultural and environmental well being of cross border communities and encourage collaborative work at this sub regional level to develop cross border initiatives and projects.
 - 5.4 Support in conjunction with Cavan LEO and other relevant agencies the development of indigenous industry and business start-ups in the county.
-

Pillar 6: Renewable Energy and Sustainable Technologies

- 6.1 Support the development and growth of renewable energy and sustainable technology industries in the county.
 - 6.2 Ensure that a sustainable approach is taken to enterprise development and employment creation across all sectors in accordance with the Green Economy national frameworks relevant to each sector.
 - 6.3 Support homebased economic activity that allows for working from home or local hubs to reduce commuting and congestion in our towns.
-

Pillar 7: Education

- 7.1 Promote the delivery of third-level education facilities in Cavan, building on the foundation and success of the Cavan Institute. Develop strategic partnerships, local and cross-border, to address deficiencies in access to third level accredited education and training necessary to support enterprise and economic development throughout the county.
-

Pillar 8: Niche Sectors

- 8.1 Support the growth of Virginia as a location of strategic development potential of a regional scale and expand the existing Food Cluster containing Glanbia and AW Ennis east of Virginia.
 - 8.2 Promote Tourism as an integral part of Cavan's economic profile.
-

IMPLEMENTATION AND DELIVERY

The strategic actions contained within this Framework have been informed by a baseline assessment of the County Cavan economic landscape. The indicative actions provide a series of significant opportunities to advance enterprise and employment in the county, strengthening competitiveness and in doing so, strengthening future socio-economic growth. The actions set out will be managed by CCC, however, collaboration with other key stakeholders is central to their successful implementation. While suggested stakeholders have been identified, it should be the responsibility of CCC to engage with them to discuss and agree resources and responsibilities. Furthermore, external engagement with, and support from, the private sector will also prove important as many of the actions require a collaborative approach across public and private sectors. A key component of the implementation process will be monitoring performance of the actions and observing trends.

5. SUMMARY

This Strategic Economic Framework is informed by a socio-economic baseline assessment undertaken to identify new opportunities that support and promote business development and growth, to stimulate new employment opportunities within County Cavan.

To fully avail of these opportunities, it is critical to identify infrastructure constraints and to secure infrastructure improvements in key areas such as water services, transportation and ICT, that may otherwise inhibit the economic development of the county. For example, high quality and reliable water services are required by a cross section of industries including beverage and food production facilities, chemical, technology, engineering, electronics industries etc. Skills gaps amongst the county's labour force, must also be identified.

The implementation of these actions sectors has the strong potential to develop the economies of the nine key settlements identified in the report, while also extending to their hinterlands and to the smaller rural towns, villages and rural economies of the county, facilitating sustainable economic development and growth across the whole county into the future.

At present, COVID-19 and Brexit are cause for significant economic uncertainty. Yet within such uncertainty are opportunities which Cavan must position itself well to exploit for economic sustainability and growth.

Key aspects of this Strategic Economic Framework include:

- » Identifying appropriate strategic enterprise and employment lands capable of supporting high quality enterprise development that will facilitate and stimulate both existing economic performance and future economic expansion.
- » Delivering additional employment and enterprises supporting zoned lands.
- » CCC to acquire a select number of strategic sites and to proactively seek their development for the purposes of economic development and job creation; and
- » Establishing an EDIU to drive the counties economic development, secure investment and address the issues arising as Brexit unfolds.



CAVAN
STRATEGIC
ECONOMIC
FRAMEWORK

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FRAMEWORK



Supported by:



Appendix 4:

Sightline Visibility for Junctions and Direct Accesses



Cavan

Comhairle Contae an Chabháin
Cavan County Council

Sightline Visibility for Junctions and Direct Accesses



Sightline Visibility for Junctions / Direct Accesses

Permanent unobstructed visibility splays shall be provided to enable emerging drivers from a direct access to have adequate visibility in each direction to see oncoming public road traffic in sufficient time to make their manoeuvre safely and without influencing the safety or free flow of traffic on the public road.

Direct accesses should also not encroach on the visibility requirements of adjoining direct accesses or junctions in regular use.

New access points onto the public road network shall generally be subject to sight line visibility standards as set out in the following documents (or amendments thereof):

- Rural Roads > 60kph: TII Publications standard DN-GEO-03060.
- Urban Roads: Design Manual for Roads and Streets, 2019 (DMURS).

(For reference see figures for minimum requirements taken from the above named standards. Note: where standards are amended in the lifetime of the Development Plan the updated requirements/standards shall apply.)

Factors affecting sight distance requirements

- Required sight distances may differ depending on the specific road characteristics and environment. Where values indicated in the standards refer to the designed environment and are not applicable, sightline requirements shall generally be calculated on the basis of the speed limit of the road, rather than design speed.
- In circumstances where the 85th Percentile Speed of vehicles on the stretch of road appears to be in excess of that speed limit, the sightline shall cover the equivalent distance for the 85th Percentile Speed. Note: the Local Authority may require the applicant to provide speed measurements by an automated device in places where actual speeds are considered high.
- Where the 85th percentile speed on lightly trafficked local roads is significantly below the speed limit, reduced sight lines proportionate to the 85th percentile speed may be considered. In cases where a reduction in the 'y' value is sought, the Planning Authority may require the applicant to provide demonstrable evidence to support the case for a reduced sight distance e.g. speed measurements from Automated Traffic Counters, a Road Safety Audit or Certification by the applicant's engineer.
- Where sightlines extend beyond the applicant's landholding, they shall be required to provide 3rd party consent letters and accompanying Land Registry Maps for the full extents of the clear sight distance triangle, where applicable.

Other Junction Sightline Requirements

- Clear sight lines are required at the junction for all road users. Drivers turning right into a direct access must have clear unobstructed sight lines towards oncoming traffic on the public road.
- Road users approaching a direct access must have appropriate unobstructed forward stopping sight distances towards vehicles stopped or slowing down to make a left or right turn into that access.

Definition of 'X' and 'Y' distances and 'Clear Sight Triangle'

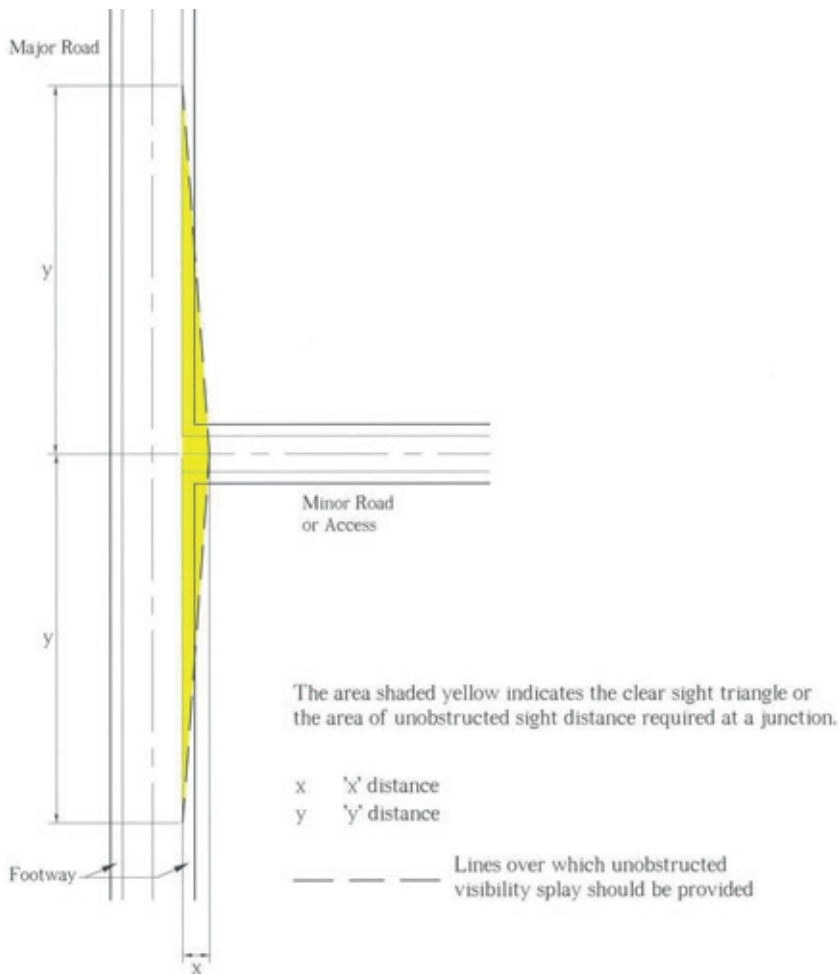
The 'X' distance is referred to as the setback distance along the minor arm (or direct access) from which visibility is measured. It is normally measured from the continuation of the line of the nearside edge of the public road (edge of carriageway markings and not the hard strip). Where a hard shoulder on the public road continues across the line of the direct access, the 'X' distance shall be measured from the back of the hard shoulder.

The 'Y' distance is the distance a driver exiting from the minor road (or direct access) can see to the left and right along the major arm (public road). It is normally measured from the nearside edge of the main road running lane to its intersection with the centreline of the minor road (or direct access).

The 'Clear Sight Triangle' is the term used for the area of unobstructed sight distance required at a junction. This is measured from a driver eye height of 1.05m to an object height of 1.15m. (All of the triangle must provide view)

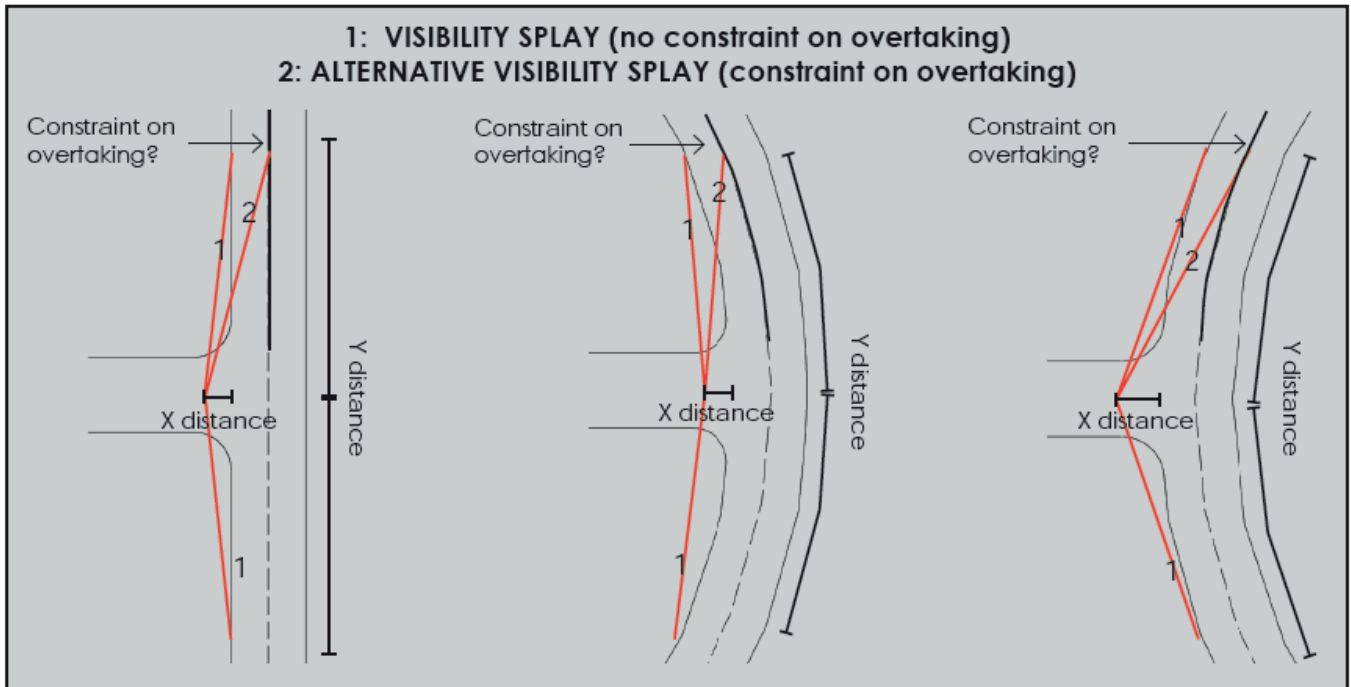
The following diagram details the method by which the clear sight triangle shall be calculated and presented for all planning applications, with the exception of urban roads where there is a constraint on overtaking.

Figure 1. Clear Sight Triangle



For non-national **urban** roads, where overtaking is prohibited by a solid white line, a relaxation may be allowed to measure the visibility splay to the left to the near side for oncoming traffic, rather than the nearside edge of the road.

Figure 2. Alternative Visibility Splay for urban non-national roads where overtaking is prohibited (source: DMURS 2019)



Appendix 5:

Preliminary List of Potential Rights of Way



Cavan

Comhairle Contae an Chabháin
Cavan County Council

Preliminary List of Potential Rights of Way

- Cavan Way
- Cavan Burren
- The Shannon Pot
- Bawnboy Forest Walk
- Ballyconnell Canal Walk
- Turbet Island, Belturbet
- River Erne Amenity, Belturbet
- Castle Hamilton Walk, Killeshandra
- Dernaferst Walk, Gowna
- Flemings Folly, Ballinagh
- Deer park Forest, Virginia
- Castle Walk, Bailieborough
- Lough an Leigh, Bailieborough
- Dun na Ri, Kingscourt
- Mullagh Lake Walk
- Mullagh Hill Walk
- Cavan Town Greenway

This list is not exhaustive.

Appendix 6:

Drinking Water Sources



Cavan

Comhairle Contae an Chabháin
Cavan County Council

Drinking Water Sources



Comhairle Contae an Chabháin
Cavan County Council

Source Of Sup+C35+C1:E39	Monitored Entity Name	Scheme Source
Annagh Lough	Annagh Group Scheme	Surface water
Barraghy lough	Barraghy	Surface water
Nadrageel Lough	Billis - Lavey	Surface water
Killynenagh Lough	Bunnoe	Surface water
Supplies by Ballyjamesduff RWSS (Nadrageel Lough)	Castlerahan	Surface water
Lough Accurry	Cliferna	Surface water
Spring (Main) & Borehole (Standby)	Corlough	Spring water
Lough atrain	Crossdowney	Surface water
Graddum Lough	Crosserlough	Surface water
Barnagrow Lough	Dernakesh	Surface water
Annaghieren Lough	Dhuish	Surface water
Lough Nawbellion	Doobally	Surface water
Drumkeery Lough	Drumkeery	Surface water
Garty Lough	Erne Valley	Surface water
Spring	Glangevlin	Spring water
Spring (Main)& Lough Garvagh (Standby)	Gowlan	Spring water
Boreholes (x2)	Kildallan	Groundwater
Black lough	Kill	Surface water
Boreholes (x4: x2 Duty & x2 Standby.)	Lavagh - Ballyheelan	Groundwater
Borehole (x1- Main) & Derrybrick Lough (Standby)	Milltown	Groundwater
Lough Naglare (Main), Lough Astural (Standby)	Mountain Lodge	Surface water
Supplied by Cavan RWSS (Lough Acanon)	Poles group scheme	Surface water
Supplies by Belturbet PWS (River Erne)	Derryvoney GWS	Surface water
Borehole	Cavan Rd. No. 2	Groundwater
Boreholes (x2: x1 Duty & x1 Standby)	Templeport GWS	Groundwater
Supplied by Erne Valley (Source: Garty Lough)	Arvagh PWS	Surface Water
Skeagh Lough	Bailieboro RWSS	Surface Water
Cuillaghan Boreholes A & B	Ballyconnell PWS	Ground Water
Supplied by Annagh GWS (Source: Annagh Lough)	Ballyhaise PWS	Surface Water
Nadrageel Lough	Ballyjamesduff RWSS	Surface Water
Borehole	Bawnboy PWS	Ground Water
River Erne	Belturbet PWS	Surface Water
Supplied by Gowlan GWS (Main Source: Spring, Standby: Garvagh Lough)	Blacklion PWS	Spring Water
Lough Acanon	Cavan RWSS	Surface Water
Coragh Lough	Cootehill PWS	Surface Water
Supplied By Doobally GWS (Source: Lough Nawbellion)	Dowra PWS	Surface Water
Supplied by Erne Valley (Source: Garty Lough)	Gowna	Surface Water
Supplied by Erne Valley (Source: Garty Lough)	Killeshandra PWS	Surface Water
PW5 (borehole at Cabra), PW10 (borehole at Descart)	Kingscourt PWS	Ground Water
Supplied by Dhuish GWS (Source: Annaghieren)	Shercock PWS	Surface Water
Spring	Swanlinbar PWS	Spring Water

Water Supply Zone Name	Treatment Plant	Source	Towns/Villages Supplied
Cavan Regional Water Supply Scheme	Cavan RWSS WTP (CCC)	Lough Acanon	Cavan Town, Butlersbridge & Environs
Bailieborough Regional Water Supply Scheme	Bailieborough RWSS WTP (CCC)	Skeagh Lough	Bailieborough, Mullagh, Virginia & Environs
Ballyjamesduff Regional Water Supply Scheme	Ballyjamesduff RWSS WTP (CCC)	Nadrageel Lough	Ballyjamesduff, Kilnaleck, Ballinagh, Crossdoney & Environs
Cootehill Public Water Supply	Cootehill PWS WTP (CCC)	Coragh Lake	Cootehill & Environs
Belturbet Public Water Supply	Belturbet PWS WTP (CCC)	River Erne	Belturbet & Environs
Ballyconnell Public Water Supply	Ballyconnell PWS WTP (CCC)	Boreholes - Groundwater	Ballyconnell & Environs
Swanlinbar Public Water Supply	Swanlinbar PWS WTP (CCC)	Spring - Groundwater	Swanlinbar & Environs
Blacklion Public Water Supply	Gowlan Group Water Supply WTP	Gowlan GWS	Blacklion & Environs
Bawnboy Public Water Supply	Bawnboy PWS WTP (DBO)	Boreholes - Groundwater	Bawnboy & Environs
Dowra Public Water Supply	Doobally Group Water Supply WTP	Doobally GWS	Dowra & Environs
Killeshandra Public Water Supply	Erne Valley Group Water Supply WTP	Erne Valley GWS	Killeshandra & Environs
Arvagh Public Water Supply	Erne Valley Group Water Supply WTP	Erne Valley GWS	Arvagh & Environs
Gowna Public Water Supply	Erne Valley Group Water Supply WTP	Erne Valley GWS	Gowna & Environs
Kingscourt Public Water Supply	Kingscourt PWS WTP	Boreholes - Groundwater	Kingscourt & Environs
Ballyhaise Public Water Supply	Annagh Group Water Supply WTP	Annagh GWS	Ballyhaise & Environs

Shercock Public Water
Supply

Dhuish Group Water
Supply WTP

Dhuish GWS

Shercock & Environs

Appendix 7:

Summary of the requirements
of the Flood Guidelines for land
uses in Flood Zones.



Cavan

Comhairle Contae an Chabháin
Cavan County Council

Summary of the requirements of the Flood Guidelines for land uses in Flood Zones

Requirements relating to land uses in Flood Zones as set out in the Department of Environment, Heritage and Local Government (DEHLG) and Office of Public Works (OPW) 2009 Flood Guidelines (including at Chapter 3 Principles and Key Mechanisms and Chapter 5 Flooding and Development Management) and Departmental Circular PL2/2014 should be adhered to.

- The Sequential Approach, including the Justification test -

The key principles of the Guidelines' risk-based sequential approach are:

- Avoid development in areas at risk of flooding. If this is not possible, consider substituting a land use that is less vulnerable to flooding. Only when both avoidance and substitution cannot take place should consideration be given to mitigation and management of risks.
- Inappropriate types of development that would create unacceptable risks from flooding should not be planned for or permitted.
- Exceptions to the restriction of development due to potential flood risks are provided for through the use of a Justification Test, where the planning need and the sustainable management of flood risk to an acceptable level must be demonstrated.

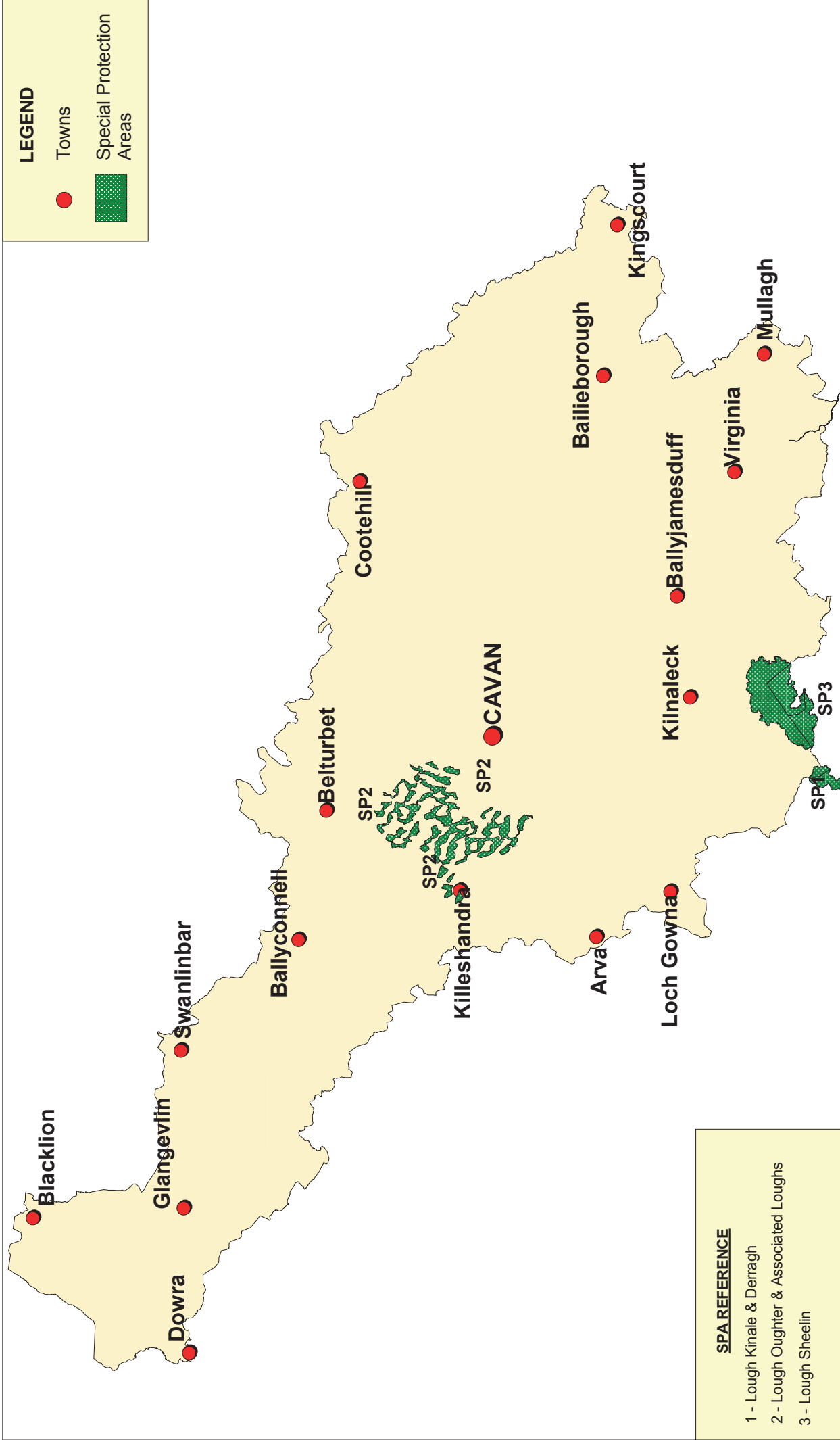
Appendix 8:

Special Protection Areas



Cavan

Comhairle Contae an Chabháin
Cavan County Council



SPA REFERENCE
1 - Lough Kinale & Derragh
2 - Lough Oughter & Associated Loughs
3 - Lough Sheelin

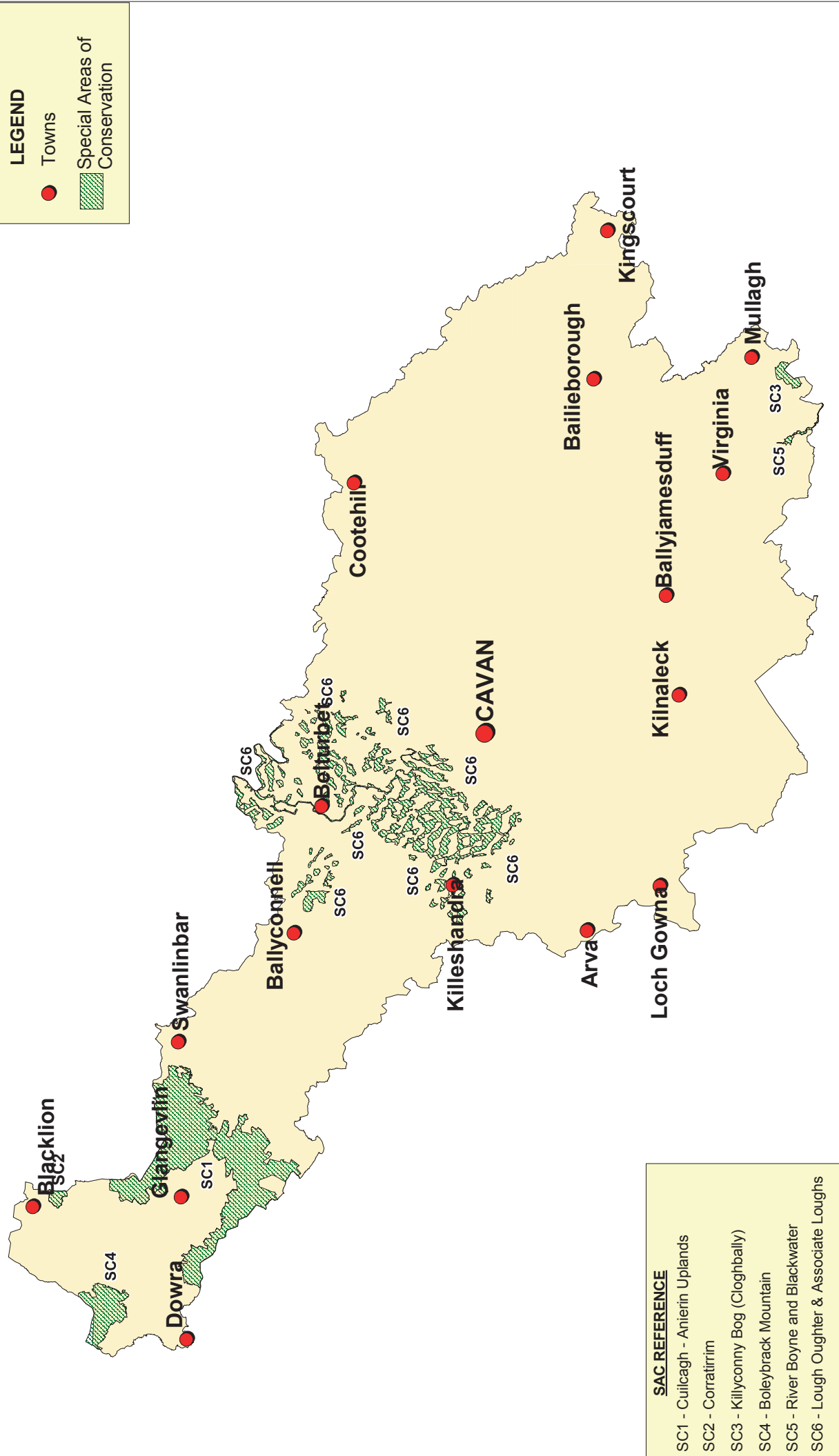
Appendix 9 :

Special Areas of Conservation Map



Cavan

Comhairle Contae an Chabháin
Cavan County Council



LEGEND

- Towns
- Special Areas of Conservation

- SAC REFERENCE**
- SC1 - Cuilcagh - Anierin Uplands
 - SC2 - Corratirrim
 - SC3 - Killyconny Bog (Cloghbally)
 - SC4 - Boleybrack Mountain
 - SC5 - River Boyne and Blackwater
 - SC6 - Lough Oughter & Associate Loughs

Appendix 10:

Natura 2000 Buffer Areas

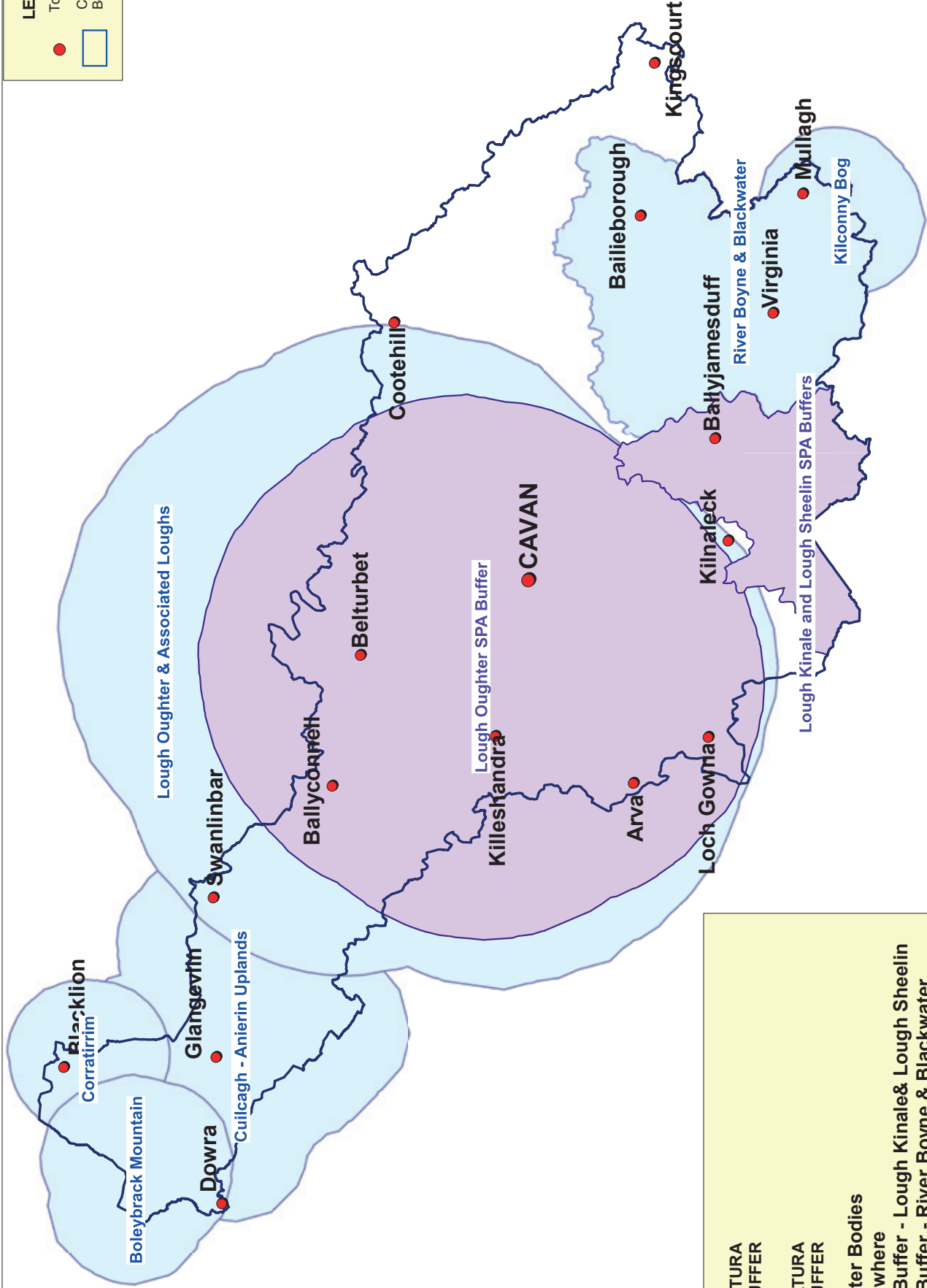


Comhairle Contae an Chabháin
Cavan County Council



LEGEND

- Towns ●
- County
- Boundary



SPA NATURA 2000 BUFFER

SAC NATURA 2000 BUFFER

15 km Buffer - Water Bodies

5 km Buffer - Elsewhere

River Catchment Buffer - Lough Kinale & Lough Sheelin

River Catchment Buffer - River Boyne & Blackwater

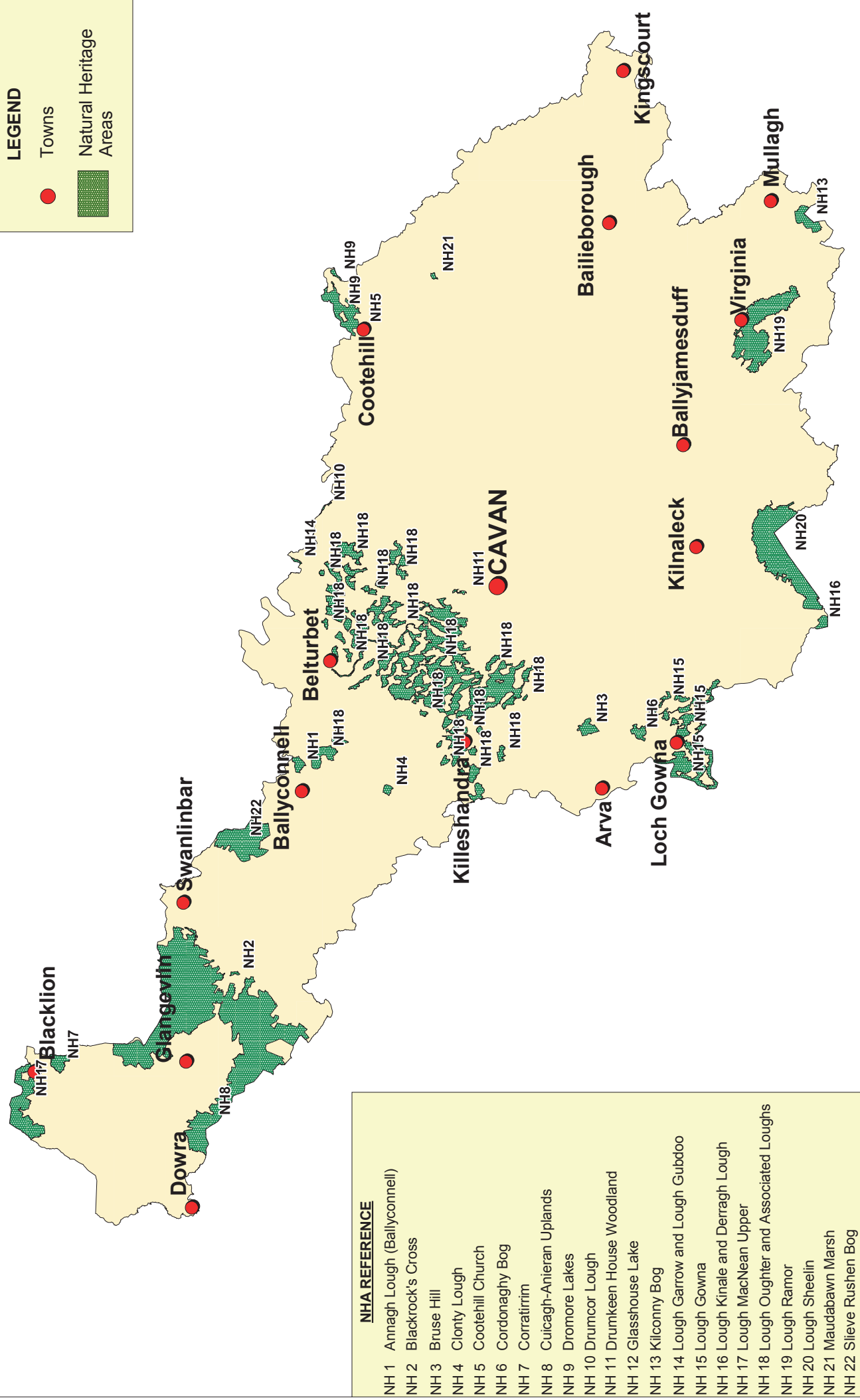
Appendix 11:

Natural Heritage Areas



Cavan

Comhairle Contae an Chabháin
Cavan County Council

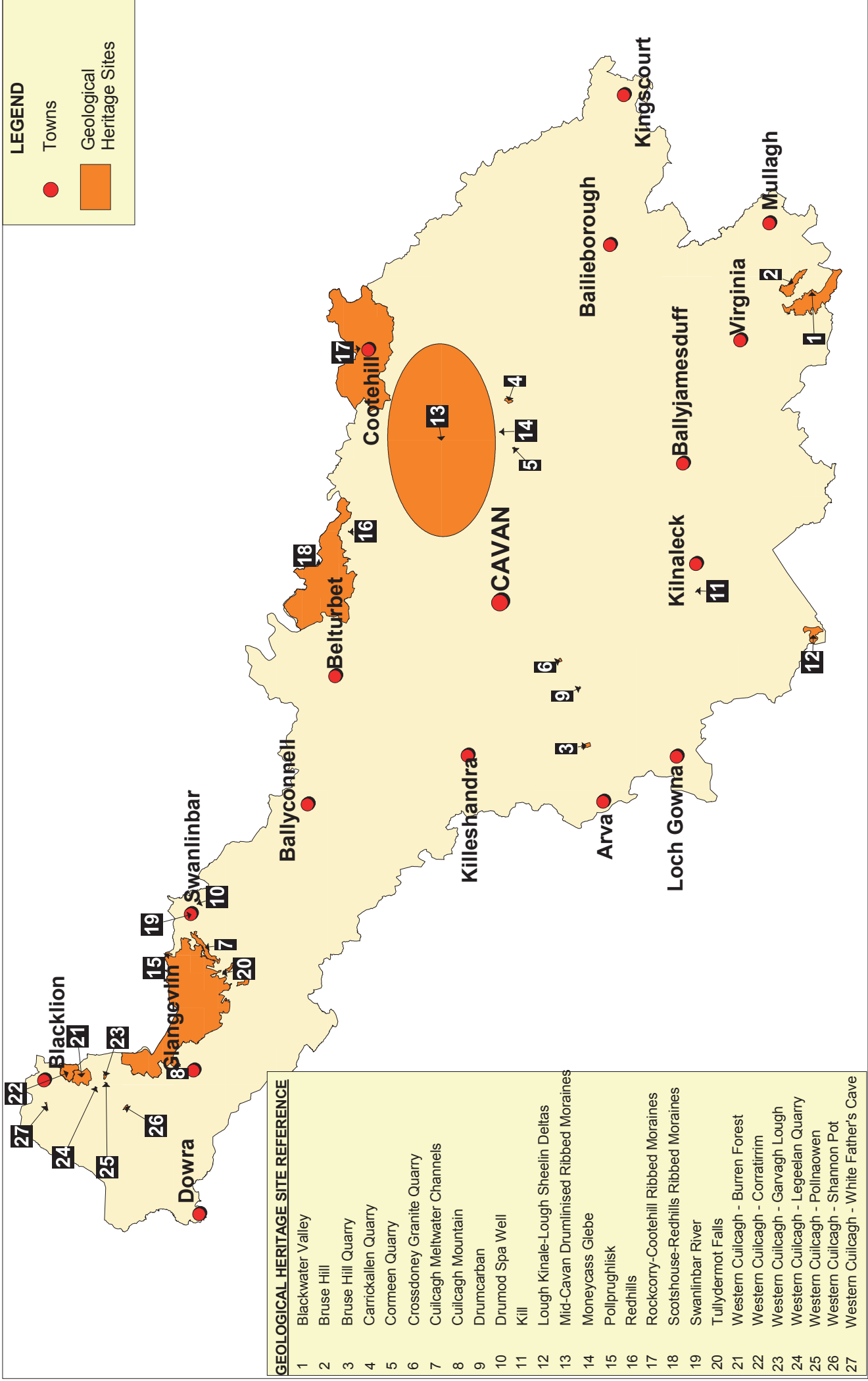


Appendix 12:

Geological Heritage Areas



Comhairle Contae an Chabháin
Cavan County Council



LEGEND

- Towns
- Geological Heritage Sites

GEOLOGICAL HERITAGE SITE REFERENCE

1	Blackwater Valley
2	Bruse Hill
3	Bruse Hill Quarry
4	Carrickallen Quarry
5	Cormeen Quarry
6	Crossdoney Granite Quarry
7	Cuilcagh Meltwater Channels
8	Cuilcagh Mountain
9	Drumcarban
10	Drumod Spa Well
11	Kill
12	Lough Kinale-Lough Sheelin Deltas
13	Mid-Cavan Drumlinised Ribbed Moraines
14	Moneycass Glebe
15	Pollprughlisk
16	Redhills
17	Rockcorry-Cookehill Ribbed Moraines
18	Scotshouse-Redhills Ribbed Moraines
19	Swanlinbar River
20	Tullydermot Falls
21	Western Cuilcagh - Burren Forest
22	Western Cuilcagh - Corratirrim
23	Western Cuilcagh - Garvagh Lough
24	Western Cuilcagh - Legeelan Quarry
25	Western Cuilcagh - Pollnaowen
26	Western Cuilcagh - Shannon Pot
27	Western Cuilcagh - White Father's Cave

Appendix 13:

Cuilagh Lakelands Geopark



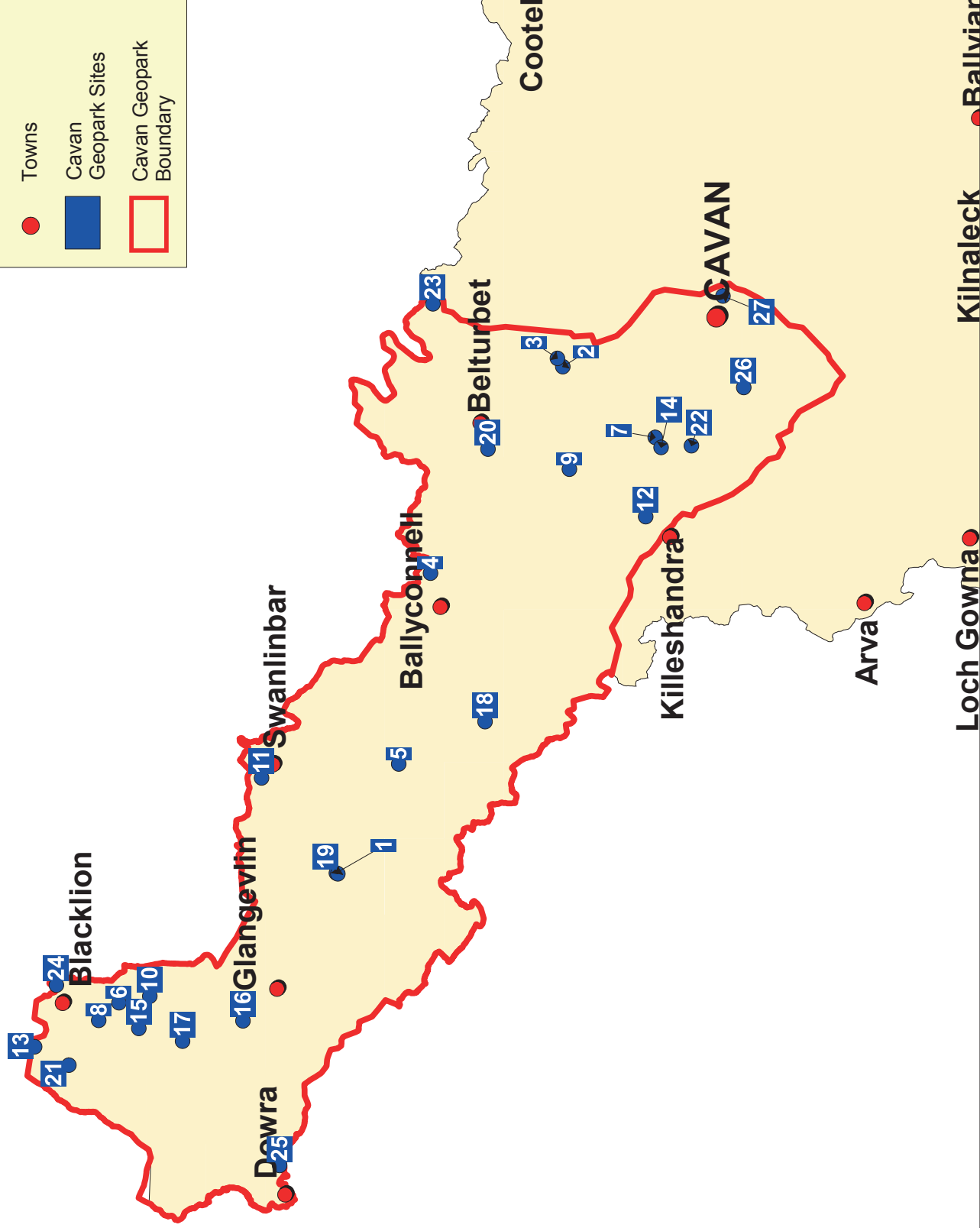
Cavan

Comhairle Contae an Chabháin
Cavan County Council



LEGEND

- Towns
- Cavan Geopark Sites
- Cavan Geopark Boundary



CAVAN GEOPARK SITE REFERENCE

1	Altachullion Scenic Viewpoint
2	Annagh Lough
3	Annagh Woods
4	Woodford River Walk, Ballyconnell
5	Brackley Lough
6	Burren Forest
7	Lough Oughter Castle
8	Cornagee Scenic Viewpoint
9	Drumlane Abbey
10	Garvagh Lough
11	Hawkswood Trail, Swanlinbar
12	Hamilton Trail, Killeshandra
13	Lough Macnean
14	Lough Oughter
15	Moneygashel Ringfort
16	Sean Eamonn Ruairi Trail, Glangevlin
17	Shannon Pot
18	Templeport Lake, St. Mogue's Island
19	Tullydermot Falls
20	Turbet Island
21	Whitefathers Cave
22	Killykeen Forrest Park
23	Castlesaunderson
24	Market House, Blacklion
25	The Courthouse, Dowra
26	Kilmore Cathedral
27	Green Lough, Cavan

Kilnaleck ● Ballinvar ● Loch Gowna ● Arva ● Cavan ● Belturbet ● Cootel ●

Appendix 14:

Landscape Categorisation



Comhairle Contae an Chabháin
Cavan County Council

County Cavan Landscape Categorisation



Comhairle Contae an Chabháin
Cavan County Council

Area 1: The Cuilcagh-Anierin Uplands of West Cavan



Special Area of Conservation

- Corratirrim cSAC
- Boleybrack Mountain cSAC
- Cuilcagh-Anierin Uplands cSAC

Natural Heritage Areas

- Lough Macnean Upper pNHA
- Blackrocks Cross pNHA
- Mullanacre pNHA
- Annagh Lough (Ballyconnell) pNHA
- Shannon Pot pNHA
- Slieve Rushen Bog NHA

Scenic Viewing Points

- Gortahill (N16)

View west and north from N16 over Lough Macnean and western shoreline (Derrynaseer and Kiltymulty).

- **Altachullion**

Located on the Eastern Slopes of Slieve Rushen on R200-4. The drumlin lowlands of Mid Cavan provide a gently rolling backdrop to the Altachullion viewpoint; one of wooded hills, small intricate lakes and streams, and winding roads.

- **Cornagee (Local. Rd 1011)**

View north from elevated section of the Local Road 1011 over Lough Macnean The view is extensive and long-distance.

- **Dunmakeever**

Views south and west over Glangevlin and upland valleys Bellavalley Gap to North Leitrim Mountains. Extensive views. Also, north to Regional Rd. 200-3 enclosing Cuilcagh Mountains. There is a 360-degree panorama of scenic value.

- **Bellavalley Gap (R-200-3)**

View east from elevated viewing park off Regional Road 200-3 over Lough Brackley and beyond. The view is panoramic and long distance. 360-degree panorama of scenic value.

Scenic Routes

- Regional Road 200-1 Dowra to Glangevlin to Blackrocks Cross
- Local Road 1012 and 1013, Blacklion to Glangevlin
- Local Road 5010, Regional Road 206-2 and Local Road 1012 Dowra to Blacklion (Kingfisher Cycle Trail)

Walking Routes

- **Cavan Way (25 km from Dowra to Blacklion)**

The Cavan Way extends between the Ulster Way at Blacklion and the Leitrim Way at Dowra. It extends some 16 miles including sections along the Shannon, the source of the Shannon and upland areas of the Cuilcagh Mountains. The route is, in itself, of amenity value.

- **Ballyconnell Canal Walks**

A series of walks are available with their termini located in Ballyconnell Town and extending along and nearby the canal towpath. Walks extend up to 4 km.

These walks are of amenity value.

- **Cuilcagh Mountain Walks**

- **Sean Eamon Ruairi Trail, Bawnboy**

- **Swanlinbar Walk**
- **Burren Forest Looped Walks**

High Landscape Areas

- **Upland Areas West Cavan**

An extensive area of hill and mountain country west of the R-202 (Ballinamore-Enniskillen Rd.) extending to County Leitrim. This includes the upland valley of the Shannon extending from Dowra Village to Glangevlin and north to Lough Macnean on the Fermanagh border.

The Cuilcagh Mountains form the core of this upland area. The landscape character is one of open, unenclosed, treeless, upland hill country with occasional isolated farms and outbuildings sited in shallow valleys or under the lee of ridge lines. Peat cover is extensive. Sheep farming is the basic agricultural activity. The area is generally remote, inaccessible and unpopulated.

The landscape is extremely fragile and sensitive to any incompatible intrusion by unrelated or unsympathetic development. The scenic amenity value is exceptional and potentially significant in the context of hill walking and outdoor "pursuits" activities.

- **Erne-Shannon Canal Corridor**

This provides for the public use and enjoyment of the canal (Woodford River) and its numerous viewing points including Aghalane Bridge, Kiltynaskellan (Lough 3) and Coologue Bridge. This amenity includes for new and existing Canal walks

Major Lakes and Lake Environs

- Lough Macnean
- Brackley Lough

Lakes & Rivers

The following are the main lakes found in the Cuilcagh Highlands of West Cavan.

Lakes/ Loughs (L.)

L. Macnean	L. Naghloghderg	Tents L.	Naweelion L.	Tullygobban L.
Carvagh L.	Aneanvrack L.	L. Carricknacranoge	Aglaur L.	Derrylahan L.
Carricknahurro L.	Eden L.	Carrickacladdy L.	Drumhurrin L.	Corrakeeldrum L.
Moneen L.	Tullynamoyle L.	Ardlougher L.	Legnagrow L.	Dunmakeever L. North
Dunmakeever L. South	Tully L.	Altshallan L.	L. Nambrach	Knockgom L.
Munster Eolus L.	Derrynananta L.	Bartony L.	L. Cam	L. Cratty
Brackley L.	L. Namoyle	Bunerky L.	Lakefield L.	Bellaboy L.
Templeport L.	Gortnaleck L.	Killywillin L.	Glebe L.	Camagh L.
Ballymagauran L.	Derrycassan L.	Coologue L.	Annagh L.	Cuillaghan L.
Tomkinroad L.	Killywilly L.	Long L.	Drummany L.	Holy L.

Clonainullig L.	Killynaher L.	Rud L.	Aghavoher L.	Dongummin L.
Carn L.	Togher L.	Greenville L.	Clonty L.	

Lakeside Amenity Areas

- Kiltyglass, Blacklion - Lough Macnean Carpark, changing rooms, swimming area, jetty and mooring
- Mullaghlea, Bawnboy - Brackley Lough Carpark, toilets, swimming area, slip and mooring

Rivers

- Shannon, Dowra
- Shannon-Erne Canal Corridor

Riverside Amenity Areas

- **Shannon, Dowra Riverside**
- **Erne-Shannon Canal Corridor**
- **Canal walks**
- **Woodford River (Erne-Shannon Canal Link) Towpath amenity**

Topography

The terrain consists predominantly of mountains and lakes with drumlins being found locally. The elevation ranges from 51m to 667m above sea level. This area is dominated by the Cuilcagh-Anierin Uplands, Slieve Rushen and Boleybrack Mountains.

Soil

The Boleybrack, Cuilcagh-Anierin and Slieve Rushen mountains are blanket peats and peaty topsoil/lithosols/peats. The main soils in the lower areas of the region are acid soils of deep poorly drained mineral, surface or ground water gleys. However, there is a scattering of cutaway peat and some mineral alluvium throughout the region.

The following subsoil types are found in the vicinity of the towns and mountainous areas listed below:

Blacklion: Alluvium, Shales and Sandstone Till (Namurian) with rock outcrops

Dowra: Shales and Sandstone Till (Namurian), Blasket or Cut Peat and Alluvium

Glangevlin: Shales and Sandstone Till (Namurian) and Blasket or Cut Peat

Swanlinbar: Predominantly Shales and Sandstone Till (Namurian) and some Alluvium

Bawnboy: North-east of Bawnboy are Shales and Sandstone Till (Namurian); Alluvium is found to the north-west and Chert and Carboniferous Sandstone Till are found to the south of the town.

Ballyconnell: Shales and Sandstone Till (Namurian) and Alluvium along river

Belturbet: Shales and Sandstone Till (Namurian) and Alluvium along river

Slieve Rushen: Blanket or Cut Peat and rock outcrops

Cuilcagh: Blanket or Cut Peat and rock outcrops

Benbrack: Blanket or Cut Peat and rock outcrops

Burren: Blanket or Cut Peat and rock outcrops

Subsoil

Namurian sandstone and shale till is the main sub-soil in this region with blanket peats found in the mountainous areas. There are also some cutover peat and fen peats.

Vegetation/ Habitat

There is a variety of vegetation and habitats in this region ranging from upland blanket bog, reclaimed raised bog/fen and wet grassland, to dry grassland, forest and scrub, mature forest.

Urban Areas and Road Access

The main urban areas are the towns and villages of Blacklion, Dowra, Glangevlin, Swanlinbar, Bawnboy, Ballyconnell and Belturbet.

Access to this region of the County is via the N3 national corridor from Dublin to Enniskillen and N87 route from Belturbet to Bawnboy, the R-200 to Dowra and R-207 to the Blacklion area.

Built Heritage Items

Built Heritage

There are a large number of national monuments including megalithic tombs, cairns, cahels and raths in this region though they are generally clustered in an area south-east of Bawnboy, close to Glangevlin, north of Dowra and close to Blacklion with a scattering in the Ballyconnell – Belturbet region.

Refer to List of Protected Structures (Appendix 19) and National Monuments.

County Heritage Sites

- **Burren Megalithic Cemetery, Blacklion**

The Burren complex is a place of geological, cultural, archaeological and recreational importance.

Set in a mountainous limestone landscape, the Burren contains several megalithic tombs, which may be enjoyed and accessed along the 'Cavan Way' walking route. Of the four types of megalithic tombs identified in Ireland, three are present in the Burren Megalithic Cemetery. In the Cavan Burren Park, there is a well preserved wedge tomb situated on a hilltop. The second wedge tomb is situated on the highest hill (800 meters) overlooking Lough Macnean. A portal tomb known locally as the 'Calf House' is located on the Cavan Way first forest entrance while a second portal tomb is located in a forest overlooking Lough Macnean Upper. In the townland of Legalough there is a wedge tomb and an example of a court tomb.

The Burren is an excellent example of a very fine landscape in County Cavan rich in geographical and archaeological interest which can be enjoyed as part of a way-marked long distance walking route.

The Burren Megalithic Cemetery should be valued for its educational, tourist and recreational potential.

- **Moneygashel Ringfort**

Situated a few miles south of Blacklion, Moneygashel Ringfort is a place of archaeological and historical significance. It is a fine example of a strong stone-built ringfort and probably is one of the most spectacular and best preserved in the country. It comprises a circular area 24.5m in diameter with an enclosing wall of 3.2m thick and rises to between 2.5m and 4.5m in height. Built into the wall are one external and two internal stairways. Water from higher up the hill entered the site through a water conduit at the base of the wall at the west-northwest. On the external face of the wall at the south is an entrance to a blocked souterrain.

- **The Shannon Pot**

The Shannon Pot, in the Cuilcagh Mountains, is a place of geological, archaeological and cultural importance and is generally accepted to be the source of the Shannon, Ireland's longest river, which is said to begin its 240-mile journey here. Geologists believe that a number of streams filter through the limestones into the pot. Being convenient to the 'Cavan Way' walking trail, it may be enjoyed as part of this major recreational facility.

- **Maguires Chair - Glangevlin**

A place of geological and archaeological significance, 'Maguires Chair' is a massive sandstone rock beside the Glan Gap on the Bawnboy/Glan road beside the junction of the Swanlinbar road. The rock is referred to as a glacial erratic, which was picked up by the ice during the last glaciation and deposited far from its original location. It is claimed to be the inauguration site of the Maguires where the head of the sept was recognised as leader following an elaborate ceremony.

- **Tullydermott Waterfalls**

A place of geological interest, Tullydermott Waterfalls were created by the erosive nature of water against different layers of sedimentary rock. The area is a local beauty spot, which marks the ascent from the Cuilcagh Mountains. The area offers panoramic views of the surrounding countryside including the mountains and bogs.

- **Templeport Lake, St. Peter's Church and St. Mogue's/Port Island**

A site rich in archaeological, cultural and historical interest. One of the finest views of Templeport Lake and Port Island can be seen from the enchanting grounds of St. Peter's Church. St. Peter's Church is a fine example of a 'First Fruits Gothic', which was built in the period of 1807-1821 with assistance from the Board of First Fruits of the established church. The design consists of a square belltower, pinnacles and battlements. Close to the opposite shore of the lake a small island can be seen with some ruins on it. Port Island is the reputed birthplace of local saint 'St. Mogue' born in the early sixth century. Templeport Lake represents an area that forms a range of dispersed but unified structures that are of significant architectural, archaeological and cultural interest. The diversity of species and habitats in the area along with trees and open space in both public and private ownership should be valued for their contribution to the character of the area.

- **The Whitefather's Caves**

Whitefather's Cave is just one of many caves found within the limestone rock of Counties Cavan and Fermanagh. The limestone formed over 340 million years ago when a shallow tropical sea covered the majority of what we now call the island of Ireland. We know this as there are fossils of sea creatures found within the rocks, similar to creatures that live today in places like the Great Barrier Reef. Limestone is a rock which dissolves in even weakly acidic water. The amount of rain, coupled with acidic water that flows down from boggy upland areas means that the limestone dissolves readily, causing cracks and crevices within the limestone to widen, eventually forming cave systems. The Whitefather's Cave is home to many creatures such as bats. Daubenton's bats live in underground caves that are close to water so that they can emerge from their shadowy home at twilight and hunt the insects that gather above the water.

Area 2: The Lakeland



General Description of Area

The 'Lakeland' area is an extensive area of inland lakes within the Erne drainage system. This area lies in West Cavan and encompasses the Belturbet to Butlersbridge area extending south to Killeshandra, Arva, Lough Gowna and Ballinagh.

Designated Sites, Scenic Routes, Scenic Viewpoints and Walking Routes

Much of this area lies within the European Designations of SAC and SPA protection including NHA.

Special Area of Conservation

- Lough Oughter & Associated Loughs cSAC

Natural Heritage Areas (proposed)

- Clonty Lough pNHA
- Drumkeen House Woodlands pNHA
- Bruse Hill pNHA (see County Heritage Site below)
- Glasshouse Lake pNHA
- Drumcor Lough pNHA
- Cordonaghy Bog pNHA
- Lough Garrow and Lough Gubdoo pNHA
- Lough Gowna pNHA

Special Protection Area

- Lough Oughter cSPA

Scenic Viewing Points

- **Annagh Lake (N3)**
View west from N3 towards Lough Annagh. This includes surrounding landscape of enclosing hills.

- **Inishmore (Local Road 1511)**
Long distance views south over Lough Oughter - elevated viewing point.

- **Rann Point (Local Rd 1509 and 1512)**
This is found in the townland of Eonish. Views are to the east and west although a 360-degree panorama is possible. Views are essentially looking over Lough Oughter to enclosing wooded shorelines and drumlin ridges.

- **Bleanacup (Local Rd 1529)**
Views north-west over Trinity Lake.

- **Inchin (Local Rd 5533)**
Views east over Lough Inchin. There is an extensive section of public road providing such views between "Three Fingers Cross" and Derryheen Bridge.

- **Derrygid (Local Rd 5533)**
Views east from elevated section of public road over Derrygid Lake, its outfall stream to Farnham Lough and to ridge opposite which is wooded and commercially timbered.

- **Drumcalpin (N3 Cavan By-pass)**

Views north towards Slieve Rushen & Cuilcagh, from sections of the by-pass. These are extensive long-distance views to the North West to minimise visual intrusion through good siting and design of any intervening development.

- **Belville Tower (N55-4)**

360-degree panorama available from this local curiosity known as "Fleming's Folly".

Walking Routes

- Killykeen Forest Park
- Killeshandra Forest Walk
- Belturbet Town Walk
- Turbot Island, Belturbet
- Castlesaunderson
- Portruan/Quivvy Country Lane Walk, Belturbet
- Cornamuckla and Aughvains Walk, Gowra
- Cavan Town Greenway

High Landscape Areas

- **Lough Oughter 'Lakeland' Area**

An extensive area of inland lakes within the Erne drainage system. It is a drowned drumlin landscape typified by long elongated serpentine loughs separated by small, rounded hills criss-crossed by a lattice of heavy hedgerows forming a distinctive repeated field pattern. It is a unique landscape in Ireland in its extent and scenic quality. It provides an important ecological habitat and is protected through National and European legislation as a Natural Heritage Area (NHA), Special Protection Area (SPA) and Special Area of Conservation.

The area includes several island monastic sites and defensive fortifications and has a rich archaeological and historical heritage being a major early communicational system much like the Shannon.

Modern amenity developments at Belturbet and Killykeen Forest Park provide impetus for leisure cruising and outdoor recreational activities associated with a lakeland environment. The landscape is composed of lakes and rivers, shorelines, islands, and rounded hills, which combine to provide an area of immense amenity value.

Forestry Parks and Other Parks

The following are areas of forestry in the Lakelands:

- **Killykeen Forest Park Lough Oughter**

Killykeen is an area rich in geological, archaeological, and historical importance. This is a two hundred and forty acre woodland park. It was originally part of the Castlehamilton Demesne which was purchased by the state. It is a predominantly coniferous plantation with some stands of native and exotic hardwood species. The park contains a variety of wildlife and provides an ecological sanctuary.

A number of archaeological sites are found within the forest including a Crannog, a Bronze Age Pot, an Iron Age Ringfort, and a Double Court Tomb. Within on the grounds there also is a cottage built for Lady Farnham in 1885.

- **Drumkeen House Woodlands**

A valuable amenity of mature woods and wetland which requires management to ensure conservation and maintenance.

- **Con Smith Park**

Located adjoining the Cavan built-up area and is suitable for amenity purposes and has been developed as a public open space area. It is compatible with community use development.

Major Lakes and Lake Environs

- Lough Oughter
- Lough Gowna

Lakes & Rivers

The following are the main lakes found in the 'Lakelands' area of Cavan.

Lakes/ Loughs (L.)

Upper L. Erne	Anoneen L.	Drumard L.	Corraback or Teemore L.	Grime's L.
L. Tee	Edenterriff L.	Quivvy L.	Killylea L.	Derrykerrib L.
L. Naroosh	Faharlagh L.	Shancorry L.	Derreary L.	Grilly L.
Greeny L.	Tom's or Kilconny L	Holy L.	Dawson's L.	Roskeeragh L.
Putiaghan L.	Bun L.	Castle L.	Gorteehone L.	L. Sarah
Rahultan L.	L. Bane	L. Garrow	Clonandra L.	Ramulligan L.
Drumcrow L.	Keeny L.	Drumlaney L.	Derryhoo L.	Drumalee L.
Little L.	Commons L.	Parisee L.	Corrarod L.	Drumellis L.
Tullyroane L.	Annagh L.	Urney L.	Kilnaleck L.	Cloverhill L
Drumgorry L.	Killybandrick L.	Uragh L.	Derrygeeraghan L.	Black L.
Lough Gubdoo	Drummany L.	Ardan L.	Derrybrick L.	Doo L.
Drumlane L.	L. Oughter	Carrafin L.	Tully L.	Dumb L.

Deralk L.	Corglass L.	Drummary L.	Trinity Lake	Carratraw L.
Creeny L.	L. Inchin	Sallaghan L.	Swan L.	Derrygid L.
Farnham L.	Coalpit L.	Peartree L.	Drumgola L.	Drumlark L.
Swellan L.	Killymooney L.	Green L.	Tullyguide L.	Aghabane L.
Mullaghdoo L.	Patterson's L.	Derreskit L.	Derrindrehid L.	Disert L.
Town L.	Bawn L.	Pleasure L.	Deerpark L.	Mill L.
Kinkeel L.	Burnt Bog L.	Glasshouse L.	Drumergoole L.	Rockfield L.
Portlongfield L.	Derry L.	Derrylane L.	Tawlaght L.	Carr's L.
Gartnareddress L.	Caseys L.	Drumhart L.	Aghnacor L.	Drumkilroosk L.
Drumbess L.	Arda L.	Dernaweel L.	Corlisbrattan L.	Farranseer L.
L. Mentis	Cornagaen L.	Clonty Lough	White L.	Portanune L.
Garty L.	Lower L.	Guinikin L.	Cordonaghy L.	Carrickdevin L.
Oghill L.	L. Islan	Drumcor L.	L. Gowna	
Bawndoora L.				

Lakeside Amenity Areas

- Cloone - Lough Gowna Carpark.
- Dernaferst Lough Gowna Carpark, jetty, moorings
- Annagh Lake Butlersbridge Carpark, toilets, changing rooms, swimming area, and amenities.
- Rann Point Lough Oughter Carparks, jetty and moorings.
- Town Lough Killeshandra Amenity Park Carpark, moorings, and amenities.

Riverside Amenity Areas

- Annalee (Butlersbridge Riverside Walk)
- Annalee (Ballyhaise Amenity Park)
- Erne (Belturbet Riverside Park)
- Woodford River (Erne-Shannon Canal Link) Towpath amenity

Geology, Soil and Topography

Geology

Dinantian Shales and Limestones, Dinantian Lower Impure Limestone, Dinantian (early) Sandstones, Shales and Limestones

Granite and other Igneous intrusive rocks in the Ballinagh Area.

Ordovician metasediment is found in the Arva and Gowna area.

There are a number of quarries in this area, which extract a variety of rocks and minerals such as chalcopyrite, limestone, anhydrite, greywacke, must, iron, quartz, molybdenum, granite, copper, sandstone, clay and shale.

The following bedrock types are found in the vicinity of the towns and areas listed below:

Belturbet: Shales and Sandstone Till (Namurian) and Alluvium along river

Butlersbridge: Coronea Formation (Ordovician)

Cavan: West of Cavan Town – Calp (Carboniferous), Ballysteen Formation; East of Cavan Town – Cooldaragh Formation, Red Island Formation and Ulster Canal Formation

Crossdoney: Crossdoney Granite

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Crossdoney: Crossdoney Granite

Arvagh: Coronea Formation

Ballinagh: West of Ballinagh – Crossdoney Granite; East of Ballinagh – Red Island Formation

Lough Gowna: Carrickateene Formation and Red Island Formation

Killeshandra: Ordovician Coronea Formation, Cooldaragh Formation and Fearnaght Formation

Killykeen Forest Park: Ballysteen Formation

Topography

Drumlins, lakes, some high ground such as Bruse Hill (east of Arvagh), elevation ranging from 51m to 200m above sea level.

Soils

The main type of soil in this region is an acid deep poorly drained mineral – surface/ ground water gleys. The Lough Oughter system is described as having basic soils which are deep poorly drained mineral – surface/ ground water gleys. There is a scattering of mineral alluvium throughout the area although it is more significant in the Crossdoney area, there is also more occurrences of shallow peaty gleys at this location. There are some basin/blanket cutaway peat areas and there are lacustrine-type soils found near many of the lakes.

Sub Soils

Limestone till (Carboniferous) is found in the Lough Oughter area. To the south, north, and east of Lough Oughter, Namurian Shales and Sandstone till are present. In the Ballinagh area, there is Granite till and some undifferentiated alluvium and in the Killeshandra, Arva, Lough Gowna and west of Ballinagh, there are Lower Palaeozoic Sandstone and Shale tills and some cutover peat.

The following subsoil types are found in the vicinity of the towns and areas listed below:

Belturbet: Shale and Dartry Limestone

Butlersbridge: Shales and Sandstone Till (Lower Palaeozoic), Alluvium along river, some Blanket or Cut Peat

Cavan: Predominantly Shales and Sandstone Till (Namurian), some Blanket or Cut Peat and Alluvium; North-east and south-east of town - Shales and Sandstone Till (Lower Palaeozoic)

Crossdoney: Alluvium and Granite Till

Arvagh: Shales and Sandstone Till (Lower Palaeozoic) and some Rock Outcrop

Ballinagh: West of Ballinagh – Granite Till; East of Ballinagh – Shales and Sandstone Till (Lower Palaeozoic)

Lough Gowna: Shales and Sandstone Till (Lower Palaeozoic)

Killeshandra: Namurian Shales and Sandstone Till; North of town – Chert and Carboniferous Sandstone Till

Killykeen Forest Park: Limestone Till (Carboniferous)

Vegetation/ Habitat

This area is dotted with lakes, wetlands, wet grassland, forest and scrub and dry grassland with some mature forest

Urban Areas and Road Access

The main urban areas are the towns of Belturbet, Butlersbridge, Cavan, Killeshandra, Crossdoney, Arvagh, Ballinagh and Lough Gowna

Access to this region of the county is via the N3 national corridor from Dublin to Enniskillen, N55 from Cavan to Athlone, N54 from Cavan to Monaghan and Regional Roads R198, R154, and R199.

Built Heritage Items

Built Heritage

There are hundreds of national monuments including raths, crannogs, castles, burial grounds and enclosures distributed throughout this region. Refer to List of Protected Structures and National Monuments.

County Heritage Sites

- **Bloody Pass Derryvoney, River Erne (north of Belturbet)**

A place of historical interest being the site of one of the most violent episodes of the Williamite-Jacobean war in 1689-1691.

Likely mass grave sites and regulate development to maintain access from carpark to graves, shoreline and scenic landscape which is of high scenic value.

- **Turbot Island**

A place of archaeological and historical interest being the site of an early Norman fortification (13th century) at Belturbet which stands on an island in the river just to the south of the bridge in Belturbet.

The Motte and Bailey fortification is clearly visible and in fine condition. There is also evidence of a later castle constructed on the site. The Motte and Bailey is easily accessed by a path leading from the left of the far side of the bridge. This leads over a small footbridge to the island, which has been developed into a pleasant park.

- **Drumlane Abbey**

A place of archaeological importance, Drumlane is a very old religious site, which was used before the arrival of Christianity. St. Mogue founded a monastery in the sixth century, but the history of the monastery is unclear. The most striking building is the Round Tower, which shows two different building techniques. The base is constructed from well-dressed stone, and probably dates from the re-foundation of the monastery in the mid-twelfth century, while the upper portion is built of rough, jagged material and is mid-fifteenth century in origin. This probably reflects extensive rebuilding carried out at the time. Much of the surviving church nave is built from stones of similar quality. On the north side of the tower, about two and a half meters above ground level, are two late medieval carvings. The site is set overlooking Lough Oughter and the scenic value is impressive. The general area is of significant amenity value and development shall be restricted within this area to maintain the outstanding character and value of the landscape. The site is located within the Lough Oughter 'High Landscape Value' area.

- Drumlane Abbey is of historic, architectural, cultural and social importance.
- The setting of the protected structures is within an old monastic site dating from the sixth century. The existing structures are in good condition.
- Trees and open space in both private and public ownership, which contribute to the area.

- **Castle Saunderson**

A place of geographical, architectural, and historical importance, Castle Saunderson Estate owes its origin to the once prominent local political family of Saundersons. Castle Saunderson is an unusual 'turreted sham castle' built in rusticated limestone around 1840. Much of the demesne and grounds of the estate contain plantations of beech, pine, and sitka spruce. Within the estate there is an unusual gothic church with its octagonal tower and spire being similar in design to the castle. Carved headstones to the various generations of the Saunderson family are located in a small private graveyard.

- Castle Saunderson should be preserved and valued for both its educational, tourist and amenity value.
- Diversity of species and habitats to be maintained within the Demense/Estate.
- Development to be compatible with the architectural, archaeological, and natural heritage of the area.

- **Trinity Island**

One of the oldest ecclesiastical sites in Cavan, a place of immense archaeological, historical, and cultural interest. Trinity Island was most probably the scene of the first diocese established in the area in the twelfth century. It is thought that the Romanesque doorway at Kilmore Cathedral probably originated here. The west gable of the nave and parts of the nave's north and south walls are still standing. The transept or wing, possibly are also still standing but is generally accepted that they were later additions belonging to the seventeenth century.

- **Ballyhaise House**

Ballyhaise House is a site of architectural and historical importance, which was built in 1733 to a design by Richard Cassels. The house has a beautifully designed classical front piece with its mix of red brickwork and pale sandstone dressing. Within the interior there are vaulted ceilings and an oval room to the rear. William Humphries added two new wings following his purchase of the property in circa 1800. Ballyhaise House is now home to an Agricultural College and several offices. The Oval Room, the Peacock Room and the Entrance Hall still retain their original grandeur.

The house is placed opposite the narrow bridge over the Annalee River and with its Italianate Gate Lodge or Gate Sweep has a noted setting in a well-managed landscape.

- **Kilmore Motte and Bailey, Kilmore Cathedral, Kilmore Graveyard and See House**

Kilmore is associated with St. Feidhlim who is reputed to have established a church here in the sixth or seventh centuries. A mature tree-lined avenue leads to the Church of Ireland Cathedral of St. Feidhlim, a neo-gothic building dating from the 1860's. Kilmore is an area rich in architecture, history, culture and beauty. Associated with Kilmore are several sites of importance including, the Cathedral, twelfth century Hiberno-Romanesque doorway, the See-

House, the graveyard to the north of the Cathedral which contains many interesting graves and tombs including the tomb of Bishop William Bedell (1571-1642). Bedell is associated with translating the bible into Irish and an original copy of Bedell's Bible is on display in the Cathedral. Kilmore also has a huge Motte and Bailey to the west of the Cathedral, and it was built by Hugh de Lacy in 1211 and dismantled by Cathal O' Reilly in 1224-26. It is now a tree-planted mound with several modifications made to it during the eighteenth and nineteenth centuries including an icehouse and a stone lined passageway built through the outer bank of the Bailey. A valued arrangement of Cathedral, Motte and Bailey, Graveyard and See House in a planned form.

▪ **Clough Oughter Castle**

This site is of immense archaeological, historical and cultural importance. Built in the first years of the thirteenth century by the Anglo-Normans, as part of their conquest of Breiffne, it was soon seized by Cathal O'Reilly and remained in O'Reilly hands for the remainder of the medieval period. However, in the early years of the seventeenth century the lands were confiscated by the English crown. After the rebellion of 1641 insurgents once again took it over. In 1649 it is thought that Eoghan Rua O'Neill, leader of the rebels in Ulster died there.

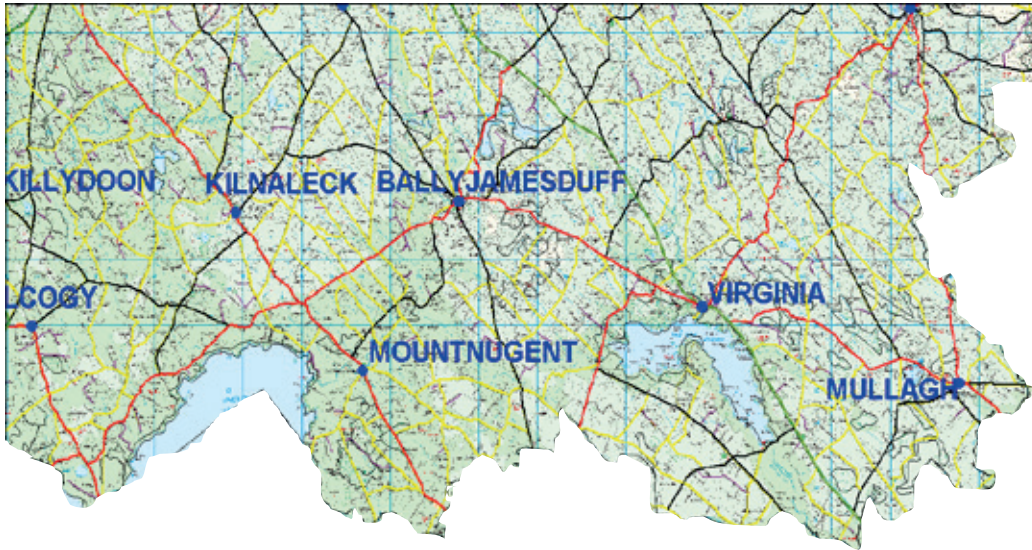
- There is public access along a tarred road and the following facilities are available - carparks, enclosed harbours, jetty and slipway moorings.
- The amenity area is located within a lakeland landscape of exceptionally high amenity scenic value.
- Clough Oughter Castle has been restored by the OPW and it is a very fine example of a defended lake island site.

▪ **Bruse Hill**

The road to Arvagh runs to the north of Bruse Hill (858 ft) and the name may be derived from the Irish bruach, a bank. The mountain is a natural habitat to a vast array of species of plants and wildlife and because of its status as an area with such biodiversity it falls within a Natural Heritage Area. At the summit of the hill there are three stone cairns which may date from the Neolithic Period. It is also possible on clear days to see five counties from the summit. The mountain is accessible to walkers from the quarry.

- The mountain is of archaeological, cultural, and scientific value and may be valued as a recreational area for walkers and also its potential as an educational centre due to its outstanding natural heritage.

Area 3: Lake Catchments of South East Cavan



General Description of Area

Lough Sheelin and Lough Ramor are the largest lakes in this region. These major lakes have a notable amenity value due in part to their size and location within a scenic landscape and their recreational value. They also provide valuable habitats which are of great importance and are protected Nationally as proposed Natural Heritage Areas (pNHAs). Lough Sheelin is also identified as a Special Protection Area (SPA)

Designated Sites, Scenic Routes, Scenic Viewpoints and Walking Routes

There are a number of European and Nationally designated sites in this region:

Special Area of Conservation

- River Boyne and River Blackwater cSAC
- Killyconny Bog (Cloghbally) cSAC

Natural Heritage Areas

- Lough Sheelin pNHA
- Lough Kinale and Derragh Lough NHA
- Lough Ramor pNHA

Special Protection Area

- Lough Sheelin SPA
- Lough Kinale and Derragh Lough SPA

Walking Routes

.

- Mullagh Hill Walk
- Deerpark Forest Park, Virginia (A Slí na Slainte route)

Major Lakes and Lake Environs

- Lough Sheelin
- Lough Ramor
- Lough Nadreegeel

Lakes

The following are the main lakes found in the lake catchments of South East Cavan.

Lakes/ Loughs (L.)

Cornagrown L.	Sheelin L.	Ramor L.	L. Veva	Crosserlough Lake
Bracklagh L.	Nadreegel Loughs	Greaghmagh L.	Gallon L.	Corratinner L.
Lisgrea L.	Cornaslieve L.	L. Dargan	Kilmore L	Aghnadrunng L
Cuilacgh L	Lenenavaragh L.	Mullagh L	L. Kinale	Derragh L.

County Heritage Site

- **Mullagh Lake**

Mullagh is a place of archaeological, historical, and cultural significance. This area has contributed significantly to the Irish and English literature. It is the birthplace of St. Killian, patron of Mullagh and a fine heritage centre, detailing the life and eventual martyrdom of St. Killian, is located in the village. Mullagh Lake is an amenity area with a lay-by and seats and affords fine views of the surrounding countryside and the site of a Castle, built in 1485, may be seen on the right-hand side of the lake.

Lakeside Amenity Areas

- **Kilnahard Lough Sheelin Carpark, jetties, moorings.**
- **Crover Lough Sheelin Carparks, jetties, pier, moorings.**
- **Tonagh Lough Sheelin Carpark, jetty, mooring and swimming area.**
- **Virginia Town Lough Ramor Carpark, jetties, moorings, enclosed harbour, swimming area and amenities.**
- **Old Quay, Corronagh Lough Ramor Carpark, pier, mooring.**

Geology, Soil and Topography

Geology

The area around Lough Sheelin and stretching over to the western shoreline of Lough Ramor is made up of Carboniferous Limestone. It is estimated that this carboniferous system was formed in the Upper Palaeozoic Era (300-350 million years ago) (Geological Map of Northern Ireland, Department of Economic Development). It is described as Dinantian upper and lower impure limestones, Dinantian sandstones, shales and limestones, Dinantian pure bedded limestones. However, the majority of the catchment area north of Lough Sheelin is Silurian Metasediments and Volcanics with some areas of Ordovician metasediments. This is an area of deep marine turbidite (formed under water by powerful currents heavily laden with sediment) containing mudstone, greywacke and conglomerate.

The Lough Ramor catchment area is made up of Silurian Metasediments and Volcanics similarly an area of deep marine turbidite containing mudstone, greywacke and conglomerate.

An area south of Lough Ramor/ south-west of Maghera along the County border has Dinantian pure bedded limestones and Dinantian (early) sandstones, shales and limestones.

There are a number of quarries in this area, which extract a variety of rocks and minerals such as coal, lead, zinc, limestone, dimension stone, limestone cherty, barytes, limestone crinoidal, clay, brick, calcite, iron, gritstone, flagstone and sandstone.

Mountnugent: Ballysteen Formation and Moathill Formation, Meath Formation - Stackallan Member

Kilnaleck: Lough Avaghon Formation – Cootehill Member

Ballyjamesduff: Oghill Formation; South-east of town – Kehemaghkilly Formation; South-west of town – Castlerahan Formation

Virginia: Castlerahan Formation

Mullagh: Clontail Formation

Topography

North west/south east directional drumlins, lakes and uplands, elevations ranging from 51m to 250m above sea level. This area is dominated by the larger lakes of Lough Sheelin and Lough Ramor, which are low lying sinks for the surrounding catchment.

Soil

The majority of this region is acid soil/ acid brown earths. There is a band of deep well drained mineral – acid brown earths/ brown podzolics, shallow well drained mineral – lithosols/ regosols and some cutaway peat – basin/ blanket stretching from Finea to Ballyheelan, continuing to Mountnugent and Maghera and stretching north towards Crossreagh and Killinkere. North of these areas is deep poorly drained mineral – surface/ ground water gleys and cutaway peat – basin/ blanket. There is a scattering of mineral alluvium throughout this region. Immediately to the east and south east of Lough Sheelin and south of Mountnugent is an area of basic soils which are deep well drained mineral – Grey Brown Podzolics.

Subsoils

The subsoils in this area are predominantly Lower Palaeozoic sandstone and shale till, shale sands and gravels, cutover peat and a number of areas where the bedrock is found at the surface. The area south of Mountnugent is Carboniferous limestone till.

The following bedrock types are found in the vicinity of the towns listed below:

Mountnugent: North of village – Shales and Sandstone (Lower Palaeozoic); Alluvium found along river; Limestone Till and Blanket or Cut Peat found to the south

Kilnaleck: Predominantly Shales and Sandstone Till (Lower Palaeozoic) and some rock outcrops

Ballyjamesduff: Shales and Sandstone Till (Lower Palaeozoic) and Blanket or Cut Peat found along Bog Road, north of town

Virginia: Alluvium along river; Shales and Sandstone Till (Lower Palaeozoic) found in vicinity of town and Blanket or Cut Peat found along N3 towards Cavan

Mullagh: Predominantly Shales and Sandstones (Lower Palaeozoic), some sands and gravel

Vegetation/ Habitat

There are a variety of vegetation and habitats in this region, ranging from mainly dry grasslands to wet grasslands and wetlands, some forest and scrub, mature forest and raised bog/fen (to the east of Lough Ramor).

Urban Areas and Road Access

The main urban areas are the towns and villages of Mountnugent, Kilnaleck, Ballyjamesduff, Virginia and Mullagh.

Access to this region of the County is via the N3 national transport corridor from Dublin to Enniskillen and R-194 from Virginia to Ballyjamesduff extending to Finea and R-154 to Kilnaleck.

Built Heritage items

Built Heritage

There are a large number of Protected Structures and National Monuments including enclosures, bawns, barrows, portal tombs, raths, crannogs, souterrain, churches and graveyards, court-tombs, crosses, cairns, motte and bailey, standing stones and fulacht fiadh and are scattered throughout this region. Refer to List of Protected Structures and National Monuments.

County Heritage Sites

- **Cavan County Museum, Ballyjamesduff**

Once the Poor Clare's Convent, this is a place of architectural, historical and cultural significance, which was built to a design by William Hague Junior. The convent educated young girls from the area for over a hundred years and many of the nuns who spent their lives in the Convent are buried in the small graveyard at the back of the Convent. In 1996, the Convent became home to Cavan County Museum and it contains a vast amount of archaeological items from Cavan's prehistory. The museum also contains a number of unique exhibitions associated with Cavan's past.

- **Moybologue Church, south of Bailieborough**

A place of archaeological and historical significance. All that remains of the original Church at Moybologue is a ruined two-storey building with a number of windows. To the south of the nave of the Church is what is thought to be a priest's dwelling and to the north of the nave is a number of crosses which may have been gravestones and dated 1684 and 1686.

Area 4: Drumlin Belt and Uplands of East Cavan



General Description of Area

This area stretches from Redhills to Cootehill in north-east Cavan through the county taking in east of Cavan Town, Stradone and Crosskeys to Killydoon and Kilcogy in south-west Cavan. This area is typical of the Drumlin landscape with many inter-drumlin lakes distributed throughout the region.

There are a large number of national monuments scattered through this area with notably higher concentrations in the Tullyvin/Ballyhaise area. One example is Shantemon Mountain where Finn McCool's Fingers are found.

**Designated Sites, Scenic Routes,
Natural Heritage Areas**

- Dromore Lakes pNHA
- Cootehill Church pNHA
- Maudabawn Marsh pNHA

Scenic Viewing Points

- **Drumauna (R-188)**
View north and east from elevated section of R-188 at proposed viewing park. The view is panoramic and long-distance.
- **Lisnananagh (N3)**
View east from existing lay-by off N3 (and proposed) over Lough Lisnananagh. View includes landscape of enclosing hills and woodlands.
- **Drumgarry (N54)**
View east from main road towards Drumgarry Lough. The view includes landscapes of enclosing hills and lakeshore areas.

Walking Routes

- Dartry Walk, Cootehill
- Cootehill Town Walk

River Basin District

The area lies within the Erne Catchment and North Western River Basin District.

Major Lakes and Lake Environs

Lough Sillan

Lakes & Rivers

The following are the main lakes found in the Central Drumlins and Uplands area.

Cornaseer L.	Cuttragh L.	Lisnananagh L.	Lavey L.	Beaghy L.
Corfad L.	Clifferna L.	Drumcalpin L.	L. Acanon	L. Naglane
Fartagh L.	L Asturall	Carnaman L.	Tonyduff L.	Carvagh L.
Corr L.	Graddum L.	Corglass L.	Kill L	Killydream L.
Lisnatiny L.	Omard L.	Carrickdevin L.	Oghill L.	Baraghy L.
Drumcor L.	Cornavedy L.	L. Nadarvagh	Tullyoroan L.	Derry L.

Roosky L.	Clonandra L.	Killymore or Bells L	Ramulligan L.	Laurel Hill L
Dunrora L.	Drumgarry L.	Drumeena L.	Claragh L.	Glassdrumnan L.
Annaghoash L.	Carrickmore L.	Coppony L.	Corgarve L.	Dunmurry L.
Killynenagh L.	Barragh L.	Black L.	White L.	Killycreeny L.
Drumsheil L.	Caskenduff L	Corravohy L.	Cornagall L.	Corfeehone L.
Countenan L.	Shantemon L.	Shankilly L.	Corrweelis L.	Killymooney L.
Green L.	L. Aconnid	Corrakane L.	Drumad L.	Gartnaneane L. North
Taghart L.	Cornalara L.	Island L.	Steepletons L.	Muddy L.
Shinan L.	Drumlom L.	Druminnick L.	L. Skuddal	L. Sillan
L. Tacker	Moyduff L.	Mullaghard L.	Killycloughan L.	Corraneary L.
Pound L.	Knockbride L. Upper	Kehernaghkilly L.	Drumeague L. Lower	Kitaliss L.
Cullies L.	Corraghy L.	Drumlom L.	L. Beg	Annaghierin L.
Milltown L.	Lisnansaran L.	Lisclogher L.	Coskenduff L.	Lisdonagh L.
Coragh L.	Town L.	Killyrue L.	Annaghard L.	Drumherriff L.
Wood L.	Dromore L.	Leamgeltan L.	Killyvaghan L.	Skerrig L.
Garragh L.				

Lakes and Lakeside Amenity Areas

- **Green Lough, Cavan**
- **Lavey Strand (N3) Carpark, lakeshore access and amenity.**
- **Annafarney, Shercock - Lough Sillan Carpark, jetty and mooring.**
- **Annalee (Ballyhaise Amenity Park)**
- **Annalee (Corick Bridge Amenity Park)**

Geology, Soil and Topography

Geology

This region is made up of Lower Palaeozoic Ordovician and Silurian Greywacke and Shale. This deep marine turbidite was formed under water by powerful currents heavily laden with sediment. The western part of this region from Drung to Killydoon is made up of Ordovician metasediments, while the eastern part of the region is Silurian metasediments and volcanics.

There are a number of quarries in this area, which extract a variety of rocks and minerals such as manganese, iron, galena, quartz, haematite, shale, greywacke, whinstone, lead, coal, sphalerite, pyrite,

The following bedrock types are found in the vicinity of the towns listed below:

Redhills: Coronea Formation

Ballyhaise: Red Island Formation

Tullyvin: Slieve Glah Formation

Cootehill: Lough Avaghon Formation – Cootehill Member

Cavan Town: West of Cavan Town – Calp (Carboniferous), Ballysteen Formation; East of Cavan Town – Cooldaragh Formation, Red Island Formation and Ulster Canal Formation

Stradone: Lough Avaghon Formation; North of village – Dinantian Undifferentiated

Crosskeys: Lough Avaghon Formation

Killydoon: Red Island Formation

Kilcogy: Slieve Glah Formation

Topography

Drumlins and lakes, there are high lands located in the east of this region, with an elevation ranging from 51m to 350m above sea level. This area is predominantly drumlins, though there are high areas such as the Mountainlodge area, Shantemon, Slieve Glah, Ardkill More and Ardkill Beg.

Soil

This area is predominantly deep poorly drained mineral – surface or ground water gleys with veins of mineral alluvium, found throughout the area. There are some cutaway basin/blanket peats. There are also scattered areas of shallow well drained mineral – lithosols/regosols.

Subsoil

The majority of this area is Lower Palaeozoic sandstone and shale till and veins of undifferentiated alluvium. The bedrock is exposed at surface throughout this region and areas of cutover peat especially in the Kilcogy, Ballyheelan, Bruskey and Killydoon area. There is a large area around Ballinagh which is described as having Granite till.

The following bedrock types are found in the vicinity of the towns listed below:

Redhills: Predominantly Shales and Sandstones (Lower Palaeozoic), lake sediments and rock outcrops

Ballyhaise: Shales and Sandstone Till (Lower Palaeozoic) and Alluvium along Annalee River

Tullyvin: Blanket or Cut Peat, Shales and Sandstone Till (Lower Palaeozoic) and rock outcrops

Cootehill: Predominantly Shales and Sandstone Till (Lower Palaeozoic) and some Blanket or Cut Peat

Cavan Town: Predominantly Shales and Sandstone Till (Namurian), some Blanket or Cut Peat and Alluvium; North-east and south-east of town - Shales and Sandstone Till (Lower Palaeozoic)

Stradone: Shales and Sandstone Till (Lower Palaeozoic), some Alluvium along Stradone River and rock outcrops

Crosskeys: Shales and Sandstone Till (Lower Palaeozoic), rock outcrops and Blanket or Cut Peat

Killydoon: Shales and Sandstone Till (Lower Palaeozoic), rock outcrops and Blanket or Cut Peat

Kilcogy: Shales and Sandstone Till (Lower Palaeozoic) and Blanket or Cut Peat

Vegetation/ Habitat

There are a variety of vegetation and habitats in this region, though mainly dry grassland and pastures intermingled with wet grassland signified by drumlins and inter-drumlin lakes. There are areas of forest and scrub located mainly north of Cootehill.

Urban Areas and Road Access

The main urban areas are the towns and villages of Redhills, Ballyhaise, Tullyvin, Cootehill, Cavan Town, Stradone, Crosskeys, Killydoon and Killcogy.

Access to this region of the County is via the N3 national transport corridor from Dublin to Enniskillen, N54 from Cavan to Monaghan, R-188 from Cavan to Cootehill, N55 from Cavan to Athlone and R-394 (from N55) to Kilcogy and R-194 Ballinagh to Kilnaleck.

Built Heritage Items

County Heritage Sites

- **Cohaw Megalithic Tomb**

A dual court tomb of significance, which has revealed pieces of pottery during excavations. The tomb is accessible from the R192, the amenity value and the site's potential as an important visitor attraction is noted.

- **Bellamont Demense**

The magnificent Bellamont Demense was commissioned by Thomas Coote and built to a design by architect Sir Richard Lovett Pearce in the 1720's. Bellamont Castle is regarded as the finest example of Palladian style architecture in Ireland. The house is built of dark red brick, which was imported, from Devon in England. A Doric limestone portico gives the building a strong appearance and its overall design mirrors closely Palladio's Villa Pisani at Montagnana in Italy.

- **Shantemon Mountain**

A place of archaeological and cultural interest with good public access and an amenity value through recreational use. This archaeological complex on the top of Shantemon has been known for generations as 'Finn McCool's Fingers'. The stones most likely date from 3000 and 2000 BC and their arrangement in a row suggests some similarity with sites in Newgrange, Co. Meath and probably held a relationship with the sun, moon or stars informing their people of some important agricultural activity or religious ritual.

Area 5: Highlands of East Cavan



General Description of Area

This region consists of drumlins and highlands. Bailieborough and Kingscourt are the main towns in this region. Much of the area is made up of shales and sandstones, but immediately to the east of Kingscourt town are a Half Graben and an escarpment which dissects the high drumlin area to the lowland drumlins in a limestone area. This is a clear indication of a landscape forged by the movement of ice across the county in the last ice-age.

Lough an Lea Mountain is an area of upland hill country between Bailieborough and Kingscourt with open unenclosed landscape above approximately 240 metres and is used for hill walking recreation.

Designated Sites, Scenic Routes, Scenic Viewpoints and Walking Routes

Designated Sites

There are no European or Nationally designated sites in this area.

Scenic Viewpoint

- Lough an Lea Gap (Local Rd. 7567)

East west view from elevated summit of County Road at crest of Cornaseus. The views are panoramic and long-distance.

Walking Routes

- Lough an Lea (1km walk around the summit, signed and interpretative signage)
- Dun a Rí Forest Park
- Castle Walk, Bailieborough

High Landscape Areas

- **Lough an Lea Mountain**

An area of upland hill country between Bailieborough and Kingscourt with open unenclosed landscape above approximately 240 metres above sea level. The area is used for hill walking recreation. The landscape is fragile and sensitive.

Forestry Parks and Other Parks

- **Dun a Rí Forest Park, Kingscourt**

County Heritage Site

- **Dun a Rí Forest Park, Kingscourt**

This forest park contains a rich archaeological, historical, architectural and cultural heritage. Apart from its rich forestland there are many buildings of significance dating from the nineteenth and twentieth centuries. 'Cromwell's Bridge' in the Park was built by Cromwellian forces. There are a number of features associated with the Pratt family when they resided there, including a wishing well and an icehouse, which is very well preserved. The Forest Park was established in 1959 when the Forestry and Wildlife Service acquired the lands. All of the features are accessible and are marked out on trails.

Major Lakes and Lake Environs

- Lough Skeagh

Lakes

The following are the main lakes found in the Highlands of East Cavan.

Lakes/ Loughs (L.)

Lisnaclea L.	Ervey L.	Corrawaddy L.	Muff L.	Taghart L.
Gartnaneane L. North	Gartnaneane L. South	Drumlon L.	Teevurcher L.	Ballynamona L.
Lenenavaragh L.	Coolnacla L.	Greaghnafarna L.	L. Nakirka	L. Acurry

Galloncurra L.	Parkers L.	Galbolie L.	Bog L.	Bailieborough L
Chapel L.	Castle L.	Drumkerry L.	Skeagh L. Upper	L. Mushlin
L. Asturall	Tierlahood L.	Greaghmagu L.		

Lakeside Amenities

- **Town Park Bailieborough Lake Carpark, pedestrian pathways and amenities.**

Geology, Soil and Topography

Geology

The majority of the bedrock in this area is made up of deep marine turbidite (formed under water by powerful currents heavily laden with sediment) containing mudstone, greywacke and conglomerate. These Silurian metasediments and volcanics were formed in the Palaeozoic era. There are some areas of Ordovician metasediments and volcanics which are also from the Palaeozoic era. Dinantian pure bedded limestone, Permo-Triassic sandstone, mudstone and gypsum are found in the Kingscourt area. The Kingscourt Half Graben, which dissects the area, acts as a natural boundary separating the uplands drumlins of the Silurian-Ordovician bedrock region from the lowland drumlins of the limestone region (Meehan, R.T. (1999) *Direction of ice flow during the last glaciation*). This means that there is a steep slope on the eastern side of the town which limits development in this area.

There are a number of quarries in this area, which extract a variety of rocks and minerals such as gypsum, sandstone, marl, clay, brick, whinstone, shale, greywacke, gritstone, conglomerate, dimension stone, barytes and slate.

The following bedrock types are found in the vicinity of the towns and areas listed below:

Bailieborough: West of town – Shercock Formation; East of town – Taghart Mountain Formation

Kingscourt: West of town and town – Castlerahan Formation; East – Milverton, Kingscourt Sandstone Formation and Kingscourt Gypsum Formation

Shercock: Shercock Formation

Dun a Rí: Kingscourt Sandstone Formation

Lough an Lea: Taghart Mountain Formation

Geology

The majority of the bedrock in this area is made up of deep marine turbidite (formed under water by powerful currents heavily laden with sediment) containing mudstone, greywacke and conglomerate. These Silurian metasediments and volcanics were formed in the Palaeozoic era. There are some areas of Ordovician metasediments and volcanics which are also from the Palaeozoic era. Dinantian pure bedded limestone, Permo-Triassic sandstone, mudstone and gypsum are found in the Kingscourt area.

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Shercock: Shercock Formation

Dun a Rí: Kingscourt Sandstone Formation

Lough an Lea: Taghart Mountain Formation

Topography

Drumlins, lakes and mountains. This area contains relatively high lands, elevation ranging from 51m to 340m above sea level. Lough an Lea is the highest point in this region.

Soil

The main type of soil in this area is deep poorly drained mineral – surface/ground water gleys, with some shallow well drained mineral – Lithosols/ Regosols. There are also some scatterings of mineral alluvium, and cutaway basin/ blanket peats. There are some deep well drained mineral soils – Acid Brown Earths/ Brown Podzolics in the Shercock area.

Subsoil

The subsoil consists predominately of Lower Palaeozoic sandstone and shale till areas of cutover peat. There is some undifferentiated alluvium found in the Kingscourt area and the bedrock is exposed on higher grounds throughout this region.

The following subsoil types are found in the vicinity of the towns and areas listed below:

Bailieborough: Mostly Sandstone and Shale (Lower Palaeozoic) with some Blanket or Cut Peat, small amount of alluvium

Kingscourt: Predominantly Sandstone and Shale (Lower Palaeozoic) with some rock outcrops

Shercock: Sandstone and Shale (Lower Palaeozoic), some Blanket or Cut Peat

Dun a Rí: Sandstone and Shale (Lower Palaeozoic) and Alluvium

Lough an Lea: Rock outcrops

Vegetation/ Habitat

This area is dotted with lakes; there are both dry and wet grasslands, some limited forest and scrub

Urban Areas and Road Access

Bailieborough, Kingscourt and Shercock.

Built Heritage Items

There are a large number of national monuments found in this region, with high concentrations in the Kingscourt and Bailieborough town area.

Appendix 15:

County Heritage Sites Map

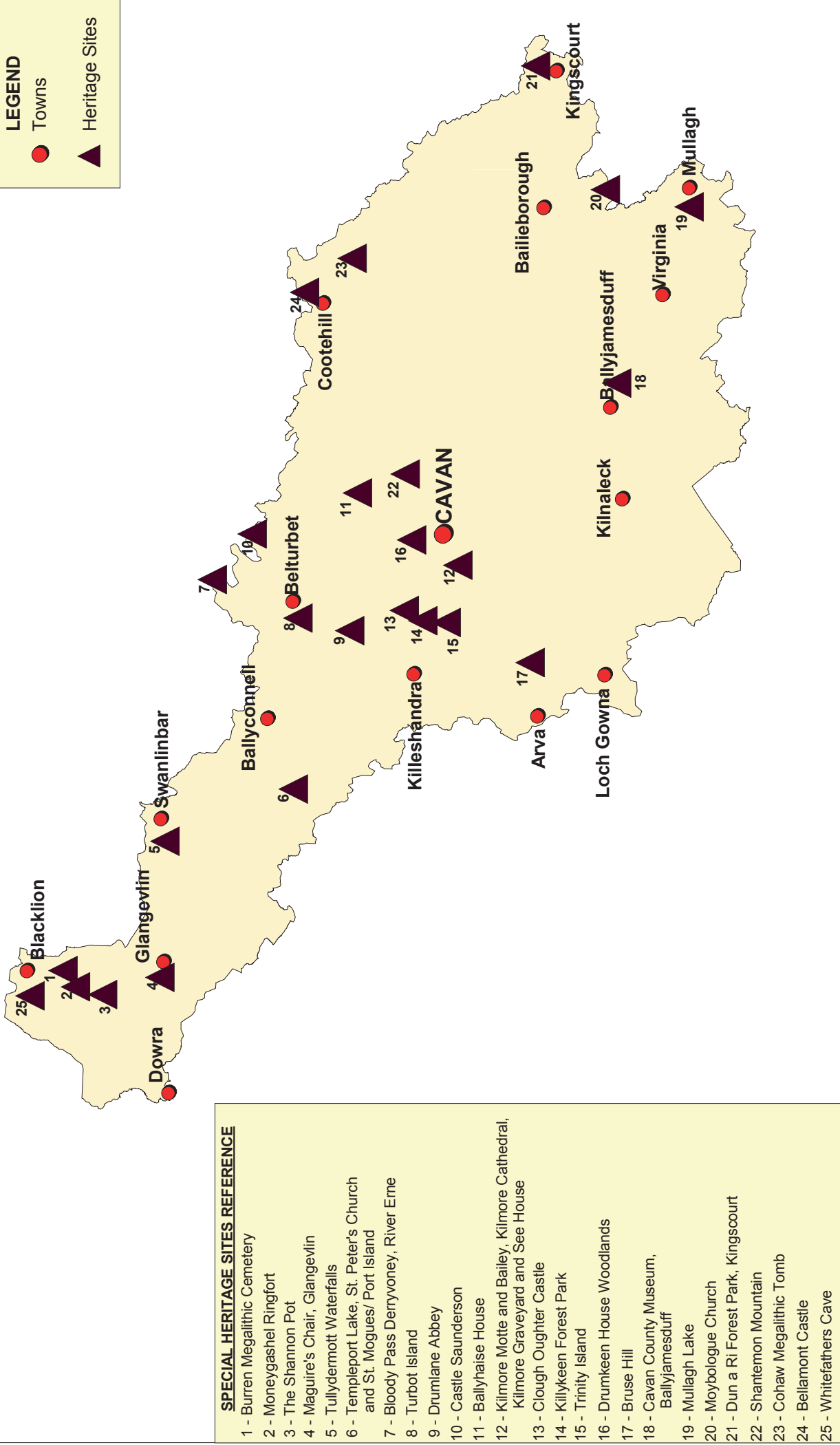


Cavan

Comhairle Contae an Chabháin
Cavan County Council

CAVAN COUNTY COUNCIL
 COUNTY DEVELOPMENT PLAN 2022 - 2028
 COUNTY HERITAGE SITES

APPENDIX 15



LEGEND

- Towns
- ▲ Heritage Sites

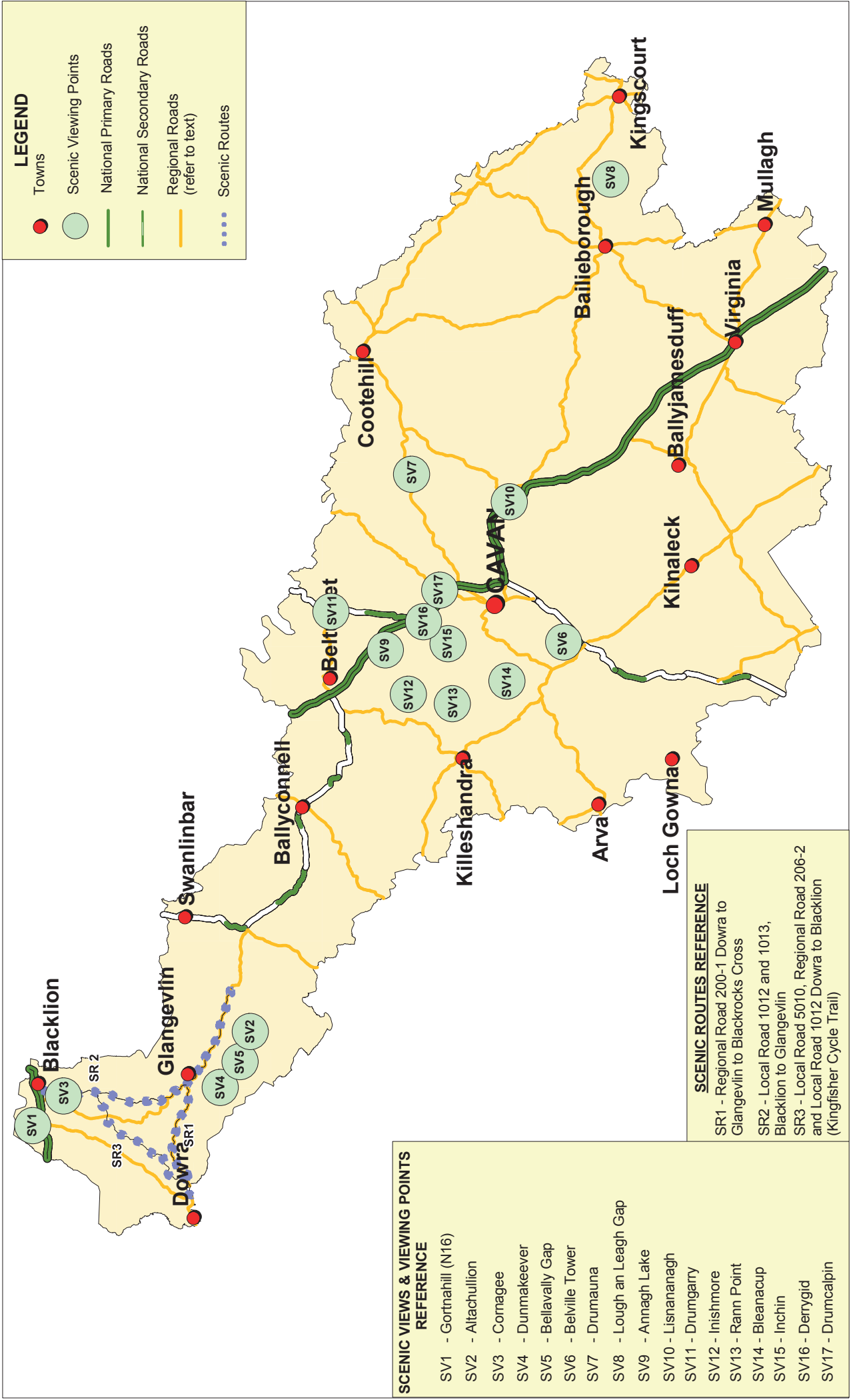
- SPECIAL HERITAGE SITES REFERENCE**
- 1 - Burren Megalithic Cemetery
 - 2 - Moneygashel Ringfort
 - 3 - The Shannon Pot
 - 4 - Maguire's Chair, Glangevlin
 - 5 - Tullydermott Waterfalls
 - 6 - Templeport Lake, St. Peter's Church and St. Mogue's/ Port Island
 - 7 - Bloody Pass Derryvoney, River Erne
 - 8 - Turbot Island
 - 9 - Drumlane Abbey
 - 10 - Castle Saunderson
 - 11 - Ballyhaise House
 - 12 - Kilmore Motte and Bailey, Kilmore Cathedral, Kilmore Graveyard and See House
 - 13 - Clough Oughter Castle
 - 14 - Killykeen Forest Park
 - 15 - Trinity Island
 - 16 - Drumkeen House Woodlands
 - 17 - Bruse Hill
 - 18 - Cavan County Museum, Ballyjamesduff
 - 19 - Mullagh Lake
 - 20 - Moybologue Church
 - 21 - Dun a Ri Forest Park, Kingscourt
 - 22 - Shantemon Mountain
 - 23 - Cohaw Megalithic Tomb
 - 24 - Bellamont Castle
 - 25 - Whitefathers Cave

Appendix 16:

Scenic Views and View Points Map



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Cavan County Council



LEGEND

- Towns
- Scenic Viewing Points
- National Primary Roads
- National Secondary Roads
- Regional Roads (refer to text)
- Scenic Routes

SCENIC VIEWS & VIEWING POINTS REFERENCE

- SV1 - Gortnahill (N16)
- SV2 - Altachullion
- SV3 - Cornagee
- SV4 - Dunmakeever
- SV5 - Bellavally Gap
- SV6 - Belville Tower
- SV7 - Drumauna
- SV8 - Lough an Leagh Gap
- SV9 - Annagh Lake
- SV10 - Lisnananagh
- SV11 - Drumgarry
- SV12 - Inishmore
- SV13 - Rann Point
- SV14 - Bleanacup
- SV15 - Inchin
- SV16 - Derrygid
- SV17 - Drumcalpin

SCENIC ROUTES REFERENCE

- SR1 - Regional Road 200-1 Dowra to Glangevlin to Blackrocks Cross
- SR2 - Local Road 1012 and 1013, Blacklion to Glangevlin
- SR3 - Local Road 5010, Regional Road 206-2 and Local Road 1012 Dowra to Blacklion (Kingfisher Cycle Trail)

Appendix 17:

River/Lakeside Amenities and Parks Map



Cavan

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Cavan County Council



**FOREST PARKS AND OTHER PARKS
REFERENCE**

- P1 - Killykeen Forest Park, Lough Oughter
- P2 - Dun a Ri Forest Park, Kingscourt
- P3 - Con Smith Park, Cavan
- P4 - Bellamont Forest, Cootehill

**LAKESIDE AMENITY AREAS
REFERENCE**

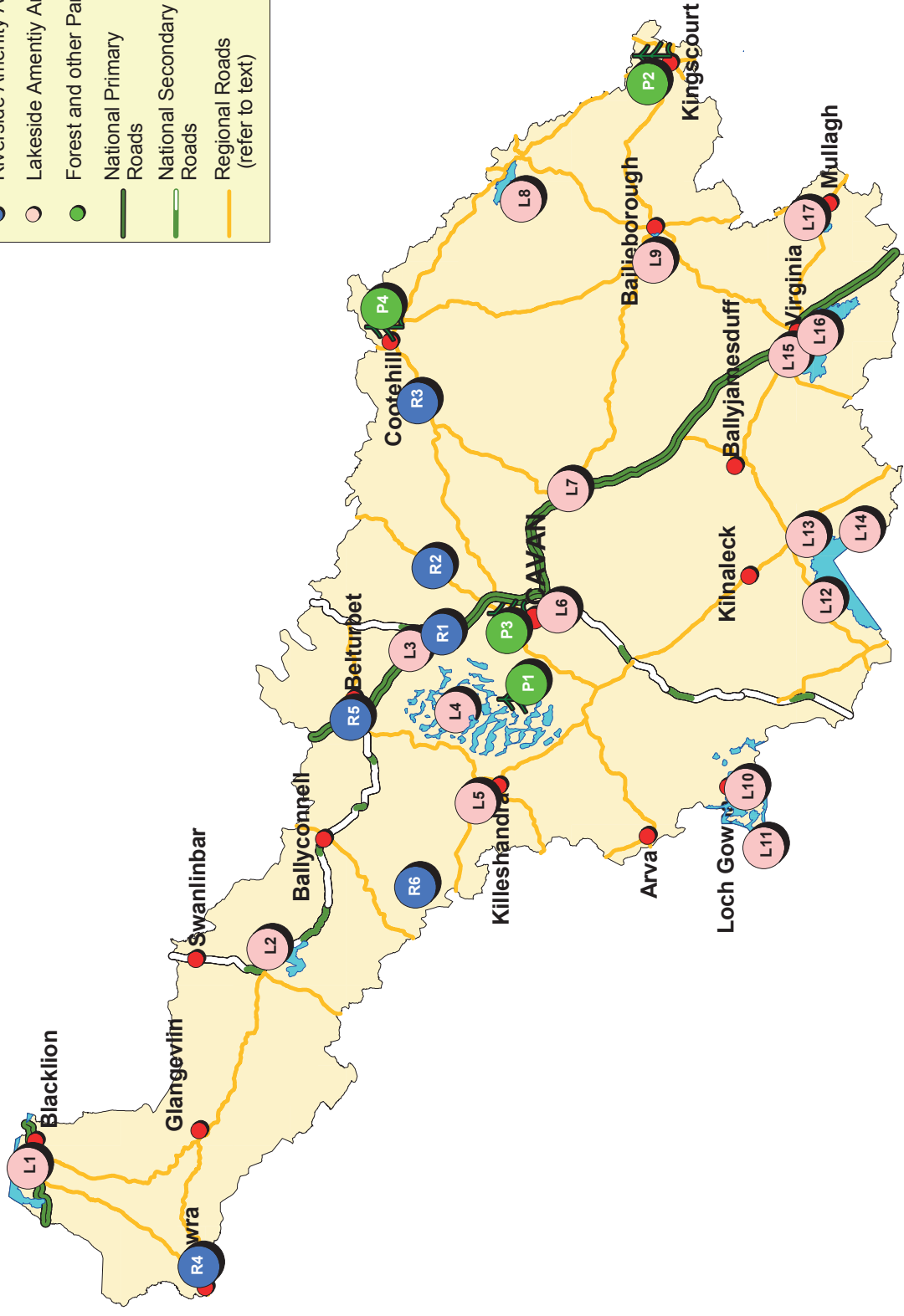
- L1 - Killykeen Forest Park, Lough Oughter
- L2 - Dun a Ri Forest Park, Kingscourt
- L3 - Annagh Lake, Butlersbridge
- L4 - Rann Point, Lough Oughter
- L5 - Town Lough, Killeshandra
- L6 - Greenlough, Cavan
- L7 - Lavey Strand (N.3)
- L8 - Annafarney, Shercock, Lough Sillan
- L9 - Town Park, Bailieborough Lake
- L10 - Cloone, Lough Gowna
- L11 - Demaferst, Lough Gowna
- L12 - Kilmahard, Lough Sheelin
- L13 - Crover, Lough Sheelin
- L14 - Tonagh, Lough Sheelin
- L15 - Virginia Town, Lough Ramor
- L16 - Old Quay, Corronagh, Lough Ramor
- L17 - Mullagh Lough, Mullagh

**RIVERSIDE AMENITY AREAS
REFERENCE**

- R1 - Annalee (Butlersbridge Riverside Walk)
- R2 - Annalee (Ballyhaise Amenity Park)
- R3 - Annalee (Corrick Bridge Amenity Park)
- R4 - Shannon, Dowra (Proposed Riverside Park)
- R5 - Erne (Belturbet Riverside Park)
- R6 - Woodford River (Erne-Shannon Canal Link) Towpath Amenity

LEGEND

- Towns
- Riverside Amenity Areas
- Lakeside Amenity Areas
- Forest and other Parks
- National Primary Roads
- National Secondary Roads
- Regional Roads (refer to text)



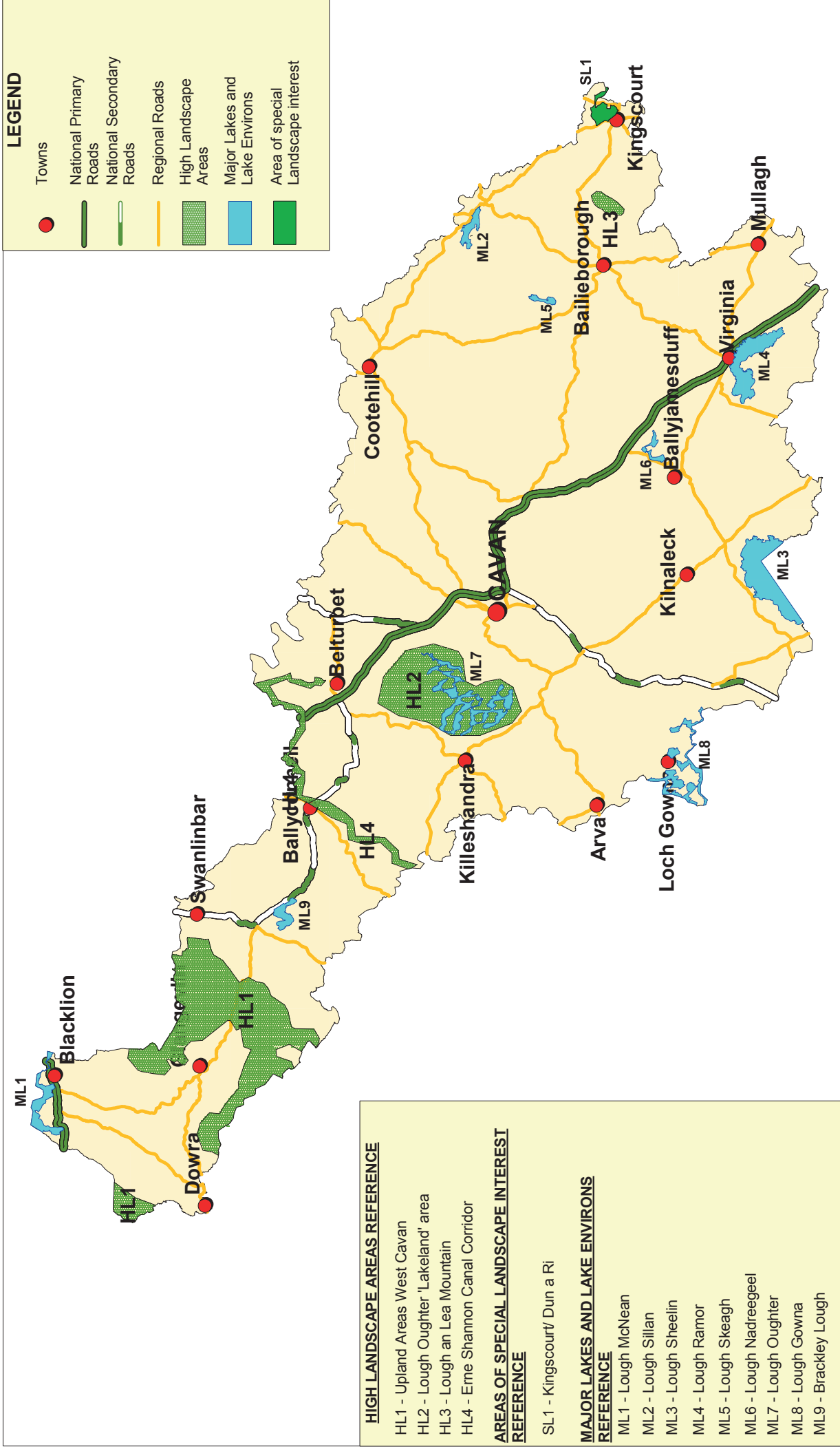
Appendix 18:

High Landscape Areas and Major Lakes



Cavan

Comhairle Contae an Chabháin
Cavan County Council








Appendix 19:






List of Protected Structures















Cavan







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Cavan County Council







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0001	40000331	TC003		ABBAY LAND	Freestanding enclosure walls of former Franciscan abbey, commenced c.1450.	Regional	abbey
CV0002	40000341	TC053		ABBAY LAND	Attached three-bay three-storey house, built c.1870, with shopfront to ground floor and three-storey extension of c.1975 to rear.	Regional	house
CV0003	40000371	TC003		ABBAY LAND	Freestanding single-bay three-stage bell tower, built c.1460, altered c.1740.	Regional	bell tower / stand
CV0004	40401902			AGHABANE	Detached three-bay two-storey over basement house, built c.1750, with gabled breakfront and three-storey semi-circular bow to centre of rear façade.	Regional	house
CV0005	40401736	CV17040		AGHATOTAN	Detached three-bay single-storey former gate lodge, built c.1845.	Regional	gate lodge
CV0006	40401401			AGHAVOHER	Detached T-plan three-bay two-storey house, built c.1850, with long return of equal height to rear.	Regional	house

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0007	40403115			AGHAWEE	Triple-arch limestone road bridge, built c.1800, over River Erne, altered c.1970.	Regional	bridge
CV0008	40402403			AGHNACOR	Freestanding Church of Ireland church, built 1833, comprising three-bay nave with bellcote over gabled front elevation, advanced gabled entrance porch, single-bay single-storey lean-to vestry to rear with single-bay extension to west.	Regional	church / chapel
CV0009	40402404			AGHNACOR	Detached three-bay two-storey former rectory, built c.1880, with two-bay side elevations.	Regional	rectory / glebe / vicarage / curate's house
CV0010	40400604			ALTACHULLION LOWER	Single-arch limestone road bridge, built c.1850, spanning a watercourse.	Regional	bridge
CV0011	40400701			ALTBREAN	Single-arch sandstone bridge, built c.1860, over Claddagh River.	Regional	bridge
CV0012	40403515			ANNAGH (CLANKEE BY.)	Detached three-bay single-storey gate lodge, built c.1810.	Regional	gate lodge







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0013		CV24001		ANNAGH (LOUGHTEE UPPER BY)	Detached three-bay single-storey former railway station, built c.1885, with recessed covered centre bay to trackside elevation, single-bay lean-to extension to northwest elevation.	Local	railway station
CV0014		CV10012		ANNAGH (TULLYHAW BY.)	Ballyconnell House Entrance Gates	NA	gates / railings / walls
CV0015	40304008	CV10011		ANNAGH (TULLYHAW BY.)	Detached five-bay two-storey country house, built 1764, having single-storey bowed entrance, added c.1850, with returns to rear extended, 2008.	Regional	country house
CV0016	40401729			ANNAGHLEE	Five-arch humped-back stone road bridge, built c.1750, over Annalee River.	Regional	bridge
CV0017	40401404			ARDLOUGH (CLANMAHON BY.)	Triple-arch stone road bridge, built c.1780, spanning a watercourse draining from Clonty Lough.	Regional	bridge
CV0018	40403908			ARDLOW	Detached three-bay single-storey school, built 1897.	Regional	school







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0019		CV10017		ARDUE	Killywilly Railway Station	NA	railway station
CV0020	40401417	CV14002		ARTONAGH (LOWER LOUGHTEE BY.)	Detached three-bay three-storey house, built c.1750, with Gibbsian doorway in canted central bay, single-storey addition to north-west gable, single-storey lean-to along rear elevation.	Regional	house
CV0021	40401513	CV15016		ASHGROVE	Detached Palladian three-bay two-storey country house, built c.1760, with recent extensions to rear.	Regional	country house
CV0022	40401514	CV15018		ASHGROVE	Triple-arch sandstone bridge, built c.1860, over Erne River.	Regional	bridge
CV0023	40403301			ASSAN	Triple-arch stone road bridge, built c.1800, over a river flowing into Lough Ramor.	Regional	bridge
CV0024	40404311			BALLAGHDORRAGH	Detached five-bay two-storey vernacular house, built c.1800, with loft in full-height addition of c.1870 to north, set facing into farm courtyard with rear to road.	Regional	farm house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0025		CV44101		BALLAGHDORRAGH	Ballydurrow Community Hall	NA	hall
CV0026	40404310			BALLAGHDORRAGH	Detached three-bay two-storey house, built c.1800.	Regional	farm house
CV0027	40403103	CV31007		BALLINTEMPLE	Freestanding Gothic Revival hall-and-tower Church of Ireland church, built 1821, with three-bay nave, three-stage tower to the west elevation, vestry to north, and chancel added to east in 1931.	Regional	church / chapel
CV0028	40403104			BALLINTEMPLE	Detached four-bay single-storey former school, built c.1850, with projecting entrance porch, having two-bay two-storey block added to south, 1925.	Regional	school
CV0029		CV14008		BALLYHEADY	Ballyheady Railway Station	Regional	railway station
CV0030		CV14009		BALLYHEADY	Ballyheady Road Bridge	NA	bridge







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0031	40400906			BAWNBOY	Detached four-bay two-storey country house, built c.1790, with gabled single-storey porch in ground floor central fifth bay.	Regional	country house
CV0032		CV09001		BAWNBOY	Bawnboy House Gate Lodge	NA	gate lodge
CV0033	40400907	CV09002		BAWNBOY	Detached multiple-storey single- and two-storey workhouse complex, built 1852.	Regional	workhouse
CV0034	40401733			BDRUMGOON (CLANKEE BY.)	Four-arch stone road bridge over the Annalee River, built c.1750.	Regional	bridge
CV0035	40403311	CV33003		BEAGH GLEBE	Freestanding Gothic Revival hall-and-tower Church of Ireland church, built 1817, having three-stage tower to west front, three-bay nave with gabled vestry to centre of north side, transept added 1866 to north-east.	Regional	church / chapel
CV0036	40403312			BEAGH GLEBE	Detached three-bay two-storey over basement former glebe house, built 1816, with single-storey porch to front.	Regional	rectory / glebe / vicarage / curate's house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0037		CV34032		BECKSCOURT	Bexcourt House	Regional	farm house
CV0038	40404305			BEHERNAGH	Detached three-bay two-storey house; built c.1800, with two-storey lean-to extension to rear.	Regional	farm house
CV0039	40401714	CV17037		BELLAMONT FOREST	Detached T-plan single-bay single-storey gate lodge, built c.1820, with canted end bays and lower single-storey return to rear.	Regional	gate lodge
CV0040	40401715	CV17036		BELLAMONT FOREST	Detached Palladian-style square-plan four-bay two-storey over basement country house, built c.1730, with central Doric entrance portico raised above flight of steps, three-storey over basement side elevations, three recessed central bays to rear elevation.	National	country house
CV0041	40401741	CV17036		BELLAMONT FOREST	Two adjoining complexes of substantial outbuildings, built c.1730.	Regional	outbuilding
CV0042	40308001	CV17029		BELLAMONT FOREST	Freestanding Church of Ireland church, built 1818, with four-stage tower flanked by vestries, three-bay nave, short chancel, transept built 1861, addition c.1960 to side of chancel and transept.	Regional	church / chapel







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0043	40308005	CV17030		BELLAMONT FOREST	Detached three-bay single-storey gate lodge, built c.1840, with single-storey return to the rear and single-storey addition to south-east gable.	Regional	gate lodge
CV0044	40306001			BELLANANAGH	Freestanding irregular-plan double-height Roman Catholic church, built 1978.	Regional	church / chapel
CV0045	40306002			BELLANANAGH	Detached five-bay single-storey former dispensary, built c.1930, having projecting flat-roofed entrance porch and recessed end bay to north-east, two-bay flat roofed extension to south-west.	Regional	surgery / clinic
CV0046	40306003			BELLANANAGH	Terraced three-bay two-storey house, built c.1820, having late nineteenth-century timber shopfront inserted to ground floor.	Regional	house
CV0047	40306004	CV25012		BELLANANAGH	End-of-terrace five-bay two-storey house, built c.1820, having timber shopfront to ground floor to north end.	Regional	house
CV0048	40306005			BELLANANAGH	Freestanding gable-fronted single-cell Methodist church, built c.1820, having three-bay nave with recent single-bay gable-fronted extension to north, c.1970.	Regional	church / chapel





RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0049	40306006			BELLANANAGH	Terraced three-bay two-storey house, built c.1830, formerly in use as credit union.	Regional	house
CV0050	40306007			BELLANANAGH	End-of-terrace pair of two- and three-bay two-storey houses, built c.1830, having integral carriage arch to north end.	Regional	house
CV0051	40306008			BELLANANAGH	End-of-terrace three-bay two-storey houses, built c.1945, with return to rear.	Regional	house
CV0052	40306009	CV25015		BELLANANAGH	Detached Classical five-bay two-storey former market house, built 1821, having three central recessed bays beneath oversailing roof.	Regional	market house
CV0053	40306011			BELLANANAGH	Freestanding granite memorial, erected 1894, comprising Greek Doric fluted column capped with Celtic cross, set on square-profile plinth with chamfered corners and inset inscribed plaques.	Regional	monument
CV0054	CV25010			BELLVILLE	Belville House	NA	country house




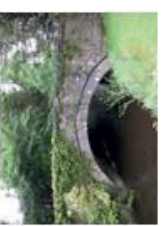


RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0055		CV25011		BELLVILLE	Flemings Folly	NA	monument
CV0056	40403306			BILLIS (CASTLERAHAN BY.)	Triple-arch sandstone road bridge, built c.1800, over river flowing into Lough Ramor.	Regional	bridge
CV0057	40403307			BILLIS (CASTLERAHAN BY.)	Pier-mounted cast-iron post box, installed c.1950, with raised 'P&T' initials in Gaelic script.	Regional	post box
CV0058	40404203			BOBSGROVE	Detached L-plan five-bay two-storey over basement country house, built c.1760, with mid-nineteenth century front elevation having off centre single-storey porch, substantial multiple-bay wing facing stableyard, returns and glazed conservatory to rear.	Regional	country house
CV0059	40404206			BOBSGROVE	Detached L-plan multiple-bay two-storey outbuilding complex, built c.1760, with additional single-storey outbuilding, two-bay two-storey garden building, and late-nineteenth century extensions.	Regional	stables
CV0060	40401406			BOCADE GLEBE	Detached seven-bay two-storey former school, built c.1800, renovated 1861, and extensively refurbished c.1995.	Regional	school





RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0061	40401421			BOCADE GLEBE	Detached Classical Regency style L-plan three-bay two-storey over basement former glebe house, built 1821, with canted northern bay having Wyatt windows, four-bay side elevation, single-storey lean-to section to rear.	Regional	rectory / glebe / vicarage / curate's house
CV0062		CV10019		BOFEALAN	Tegart's Ballyness Mill	Regional	mill (water)
CV0063	40401301			BOLEY	Single-arch road-bridge, built c.1850, spanning Blackwater River.	Regional	bridge
CV0064	40400702			BORIM	Freestanding cast-iron water hydrant, erected c.1880.	Regional	water pump
CV0065	40404101			BRACKLAGH (CLANMAHON BY.)	Freestanding Gothic Revival single-cell Church of Ireland church, built 1789, having three-bay nave with doorcase to west gable removed, incorporating fabric of earlier building.	Regional	church / chapel
CV0066	40400904			BRACKLEY	Detached three-bay two-storey house, built 1923, with pair of single-storey gable-fronted projections flanking entrance, recent single-storey extension to the rear.	Regional	house







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CV0067	40402815			BRACKLIN (CLANKEE BY.), BAILIEBOROUGH	Detached L-plan three-bay two-storey house, built c.1880.	Regional	house
CV0068	40403113	CV31006		BRUSKY	Freestanding Roman Catholic church, built 1840-43, with three-bay nave flanked by two-storey narthex projections, lower chancel, sacristy projection to north, full width front porch added 1953, side porch and confessional room added 1993.	Regional	church / chapel
CV0069	40403507	CV35005		CABRA	Gate screen of cast-iron in Gothic Revival style, built c.1880, at entrance to demesne of Cabra Castle.	Regional	demesne walls / gates / railings
CV0070	40403513	CV35002		CABRA	Single-arch rubble stone estate road bridge, built 1801, spanning tributary river to Lough Corawaddy.	Regional	bridge
CV0071		CV35003		CABRA	Cromwell's Bridge, Dun na Rí Forrest	Regional	bridge
CV0072		CV35001		CABRA	Ice House, Dun Na Rí Forrest	Regional	ice house




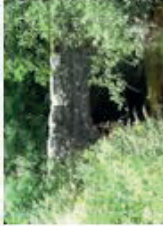


RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0073	40403512	CV35006		CABRA	Detached T-plan three-bay single-storey gate lodge, built 1857, with gabled porch facing entrance drive, canted bay window to west gable part of three-bay side elevation to road with northernmost bay added c.1880.	Regional	gate lodge
CV0074	40401738			CABRAGH, (E.D. TULLYVIN EAST)	Detached L-plan two-storey farmyard complex, built c.1860.	Regional	farmyard complex
CV0075	40401740			CABRAGH, (E.D. COOTEHILL RL.)	Detached plain Classical style three-bay two-storey house, built c.1860, with three-bay side elevations.	Regional	house
CV0076	40401731			CAMPSTOWN	Four-arch humped masonry road bridge over the Annalee River, built c.1750.	Regional	bridge
CV0077	40401914			CAPPAGH	Detached five-bay single-storey lobby-entry vernacular house, built c.1850, single-bay off-centre entrance porch to front and single-storey lean-to extension to rear.	Regional	house
CV0078	40401409			CARN (CASTLERAHAN BY.)	Detached six-bay two-storey house on elongated stepped plan, built c.1800.	Regional	house

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CV0079	40401410			CARN (TULLYHUNCO BY.)	Detached three-bay single-storey with dormer attic house, built c.1820, with projecting entrance porch of Italianate style added c.1850, lower recessed symmetrical wings with rear pitch extending along rear to meet central two-storey gabled return.	Regional	house
CV0080	40401423			CARN (TULLYHUNCO BY.)	Freestanding cast-iron water pump, erected c.1880.	Regional	water pump
CV0081	40401617			CARNOGE	Detached three-bay two-storey with dormer attic house, built c.1850.	Regional	steward's house
CV0082	40401201			CARRAMOREEN	Single-arch road bridge over former railway line, built c.1860.	Regional	bridge
CV0083		CV16003		CARRAMOREEN	Maguire's	Regional	shop / retail outlet
CV0084	40404103			CARRICK EAST	Freestanding circular-plan bell tower, built c.1650, with internal stone spiral stair leading to platform with bellcote over.	Regional	bell tower / stand

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CV0085	40402709			CARRICKACROMAN	Stable yard complex incorporating three-bay single-storey dwelling with half-dormer attic, built c.1820, considerably bigger multiple-bay outbuildings in courtyard layout to the north.	Regional	stables
CV0086	40403203	CV32002		CARRICKACROY	Freestanding hall-and-tower Church of Ireland church, built 1812, having three-bay nave, three-stage entrance tower to south-west, vestry to north-east.	Regional	church / chapel
CV0087	40403204			CARRICKACROY	Detached three-bay two-storey over-basement rectory, built c.1810, two-storey extension to north-east, advanced canted central porch addition with splayed flight of steps, single-storey outbuilding to north recently converted for domestic use and connected to house.	Regional	rectory / glebe / vicarage / curate's house
CV0088	40402022			CARRICKANE	Single-arch stone road bridge, built c.1800, having slightly humped deck over Cavan River.	Regional	bridge
CV0089	40403201			CARRICKATOBBER	Freestanding Romanesque style gable-fronted church, built 1839, with three-bay nave, single-bay chancel with lean-to on south side, refurbished 2008 with addition of two-stage tower to east corner of main gable and single-storey porch with ancillary rooms.	Regional	church / chapel
CV0090	40401704			CARRICKAWLY	Wall-mounted cast-iron post box, c.1905.	Regional	post box







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CV0091	40402326			CARRICKREENY	Detached L-plan four-bay two-storey over basement former rectory, built 1819, having two-bay entrance elevation to east, basement above ground to garden elevation having full-height bow to centre bays, corresponding bow to north elevation with basement well and two-bay full-height return.	Regional	rectory / glebe / vicarage / curate's house
CV0092	40403304			CARRICKEESHIL	Freestanding Gothic Revival Church of Ireland church, built 1844, having three-stage tower to west, four-bay nave, single-bay north transept c.1860.	Regional	church / chapel
CV0093	40403112			CARRIGAN (CLANMAHON BY.)	Detached U-plan eight-bay single-storey school, built 1897, having entrances to outer bays, extended 1929 with two-bay symmetrical wings to rear.	Regional	school
CV0094	40402302			CASHEL (CLANKEE BY.)	Four-arch masonry humped deck road bridge, built c.1850, spanning Annalee River, with angled approach roads.	Regional	bridge
CV0095	40401110	CV11001		CASTLESAUNDERSON DEMESNE	Detached Tudor Gothic irregular-plan multiple-bay two- and three-storey country house, built c.1835, incorporating fabric of earlier house, c.1780.	Regional	country house
CV0096	40401111			CASTLESAUNDERSON DEMESNE	Freestanding neo classical demesne entrance screen, built c.1780.	Regional	demesne walls / gates / railings







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CV0097	40401114	CV11002		CASTLESAUNDERSON DEMESNE	Freestanding Tudor Gothic Church of Ireland church, built c.1835, having three-bay nave, entrance to north-east nave elevation, three-stage turret to north-west, crypt with entrance from south-east.	Regional	church / chapel
CV0098	40401116			CASTLESAUNDERSON DEMESNE	Stone demesne bridge, built c.1835, on approach avenue to Castle Saunderson.	Regional	bridge
CV0099	40402102	CV16020		CASTLETERRA	Freestanding barn-style Roman Catholic church, built 1829, with four-bay nave, later gabled porch to south-west, chancel to east, sacristy to north-east, side entrance and recent toilet block to north-west.	Regional	church / chapel
CV0100	40402706			CLIFFERNA	Detached four-bay single-storey lobby-entry vernacular farmhouse, built c.1820, with advanced flat-roofed porches added to front and rear elevations, c.1960.	Regional	farm house
CV0101	40402708			CLIFFERNA	Detached three-bay two-storey farmhouse, built c.1920, with two-storey return, single-storey entrance porch.	Regional	farm house
CV0102	40404011			CLOGHBALLYBEG	Detached three-bay two-storey house, built c.1920, with gabled advanced end bay to east and advanced central single-storey porch advanced.	Regional	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0103	40404012			CLOGHBALLYBEG	Detached cruciform-plan three-bay two-storey country house, built c.1810, having single-bay two-storey advanced gabled entrance bay, altered c.1920, two-bay two-storey central return to rear, and two-storey addition to north of rear.	Regional	country house
CV0104	40400705			CLOGHOGE	Detached L-plan three-bay two-storey presbytery, built c.1900, with projecting gable-fronted south bay having canted bay window at ground level, projecting entrance bay to inner corner, two-storey flat roofed return, and single-storey extension to rear.	Regional	presbytery / parochial / curate's house
CV0105	40402108			CLONDRAGAN	Detached four-bay two-storey former parochial house, built c.1870, with balustraded single-storey projecting entrance porch.	Regional	presbytery / parochial / curate's house
CV0106	40401304			CLONEARY	Single-arch stone road bridge, built c.1850, spanning waterway flowing to Templeport Lough.	Regional	bridge
CV0107	40401305	CV1303		CLONEARY	Detached six-bay single-storey former railway station, built c.1885, having recent extensions to west and south-west, now in use as community centre.	Regional	railway station
CV0108	40401310	CV1303		CLONEARY	Detached three-bay single-storey with dormer attic former station master's house, built c.1885, with central gabled dormer, open porch added to front, two-storey flat-roofed extension to rear.	Regional	station master's house







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CV0109	40401311	CV1303		CLONEARY	Detached single-bay double-height goods shed, built c.1885.	Regional	goods shed
CV0110	40401115	CV1511		CLONSEY	Detached five-bay single-storey direct-entry vernacular house, built c.1800, with off-centre windbreak entrance, single-storey extension to rear.	Regional	farm house
CV0111		CV14005		CLONTYCOO	Thatched house	Regional	house
CV0112	40403010			CLOONE	Freestanding Church of Ireland church, built c.1840, with four-bay nave having bellcote over west gable, additions of 1908 comprising gabled porch to west bay of nave and vestry to west gable.	Regional	church / chapel
CV0113		CV30007		CLOONE	Thatched House	NA	house
CV0114	40401509	CV15013		CLOVERHILL	Entrance screen, built c.1800, comprising pedimented round-arch vehicular entrance flanked by square-headed pedestrian entrances set in walls terminated with square-profile piers.	Regional	demesne walls / gates / railings







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CV0115	40401511			CLOVERHILL	Detached Victorian Picturesque style L-plan two-bay two-storey former school master's house, built c.1860, with advanced gabled bay and gable fronted side porch to south.	Regional	teacher's house
CV0116	40401526	CV15013		CLOVERHILL	Detached three-bay two-storey former gate lodge, built c.1840, with gabled porch and recent lean-to extension to rear.	Regional	gate lodge
CV0117	40401506			CLOVERHILL DEMESNE	Detached Tudor Gothic two-bay single-storey gate lodge, built 1837, having gabled projecting porch to entrance front, single-storey return with extension to rear.	Regional	gate lodge
CV0118	40401507			CLOVERHILL DEMESNE	Detached three-bay three-storey over basement country house, built c.1800 incorporating an earlier two-storey over basement block, built 1758, attached to rear.	National	country house
CV0119	40401508	CV15014		CLOVERHILL DEMESNE	Freestanding Gothic Revival Church of Ireland church, built 1856, with three-bay nave and diagonally positioned three-stage entrance tower and spire to south-west corner, chancel to east, and vestry to south-east.	Regional	church / chapel
CV0120	40401521			CLOVERHILL DEMESNE	Detached Arts-and-Crafts three-bay two-storey former estate manager's house, built c.1890, incorporating fabric of earlier gate lodge, having carved timber entrance canopy, gabled single storey side wing, and lean-to to rear with recent extension.	Regional	gate lodge





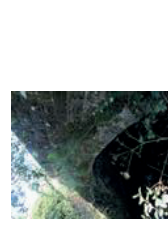

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0121	40401524			CLOVERHILL DEMESNE	Double-arch stone bridge, built 1885, formerly spanning railway track.	Regional	bridge
CV0122	40403803	CV38003		COOLKILL	Freestanding Gothic Revival single-cell Roman Catholic church, built 1882, with five-bay nave having bellcote to east end, gabled sacristy to south-east, flat-roofed porches, added 1973, to west front and south.	Regional	church / chapel
CV0123	40402522	CV25002		COOLNACARRICK	Single-arch railway bridge, built c.1885, formerly carrying railway line over road.	Regional	bridge
CV0124	40402503			COOLNAGOR OR RICEHILL	Detached five-bay two-storey with dormer attic house, built c.1750, having single-storey front elevation, two-storey rear elevation with gabled projecting porch, and single-bay addition to west gable, c.1860.	Regional	house
CV0125	40401903			COOLNASHINNY OR CROAGHAN	Freestanding gable-fronted Presbyterian church, built 1742, having four-bay side elevations.	Regional	church / chapel
CV0126	40403410			COPPANAGH (CLANKEE BY.)	Attached three-bay single-storey lobby-entry vernacular house, built c.1810, with projecting windbreak.	Regional	farm house




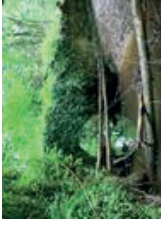


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CV0127	40401612	CV16014		COPPANAGH (TULLYGARVEY BY.)	Detached two-bay four-storey water mill, built c.1800, with two-bay two-storey wing having steps at gable end to first floor entrance, external water wheel to east.	Regional	mill (water)
CV0128	40401613	CV16014		COPPANAGH (TULLYGARVEY BY.)	Freestanding circular-plan chimney, built c.1860.	Regional	chimney
CV0129	40401614			COPPANAGH (TULLYGARVEY BY.)	Cast-iron post box, c.1905, with ER VII insignia and crown motif, set in concrete surround into a blocked up door in the front elevation of the Coppanagh Corn Mill.	Regional	post box
CV0130	40401633	CV16014		COPPANAGH (TULLYGARVEY BY.)	Detached four-bay two-storey former miller's house, built c.1880, with return to rear.	Regional	miller's house
CV0131	40403903			COPPANAGH GLEBE	Detached four-bay single-storey direct-entry vernacular house, built c.1800, with windbreak porch and two-bay outbuilding attached to north gable.	Regional	farm house
CV0132	40403905			COPPANAGH GLEBE	Freestanding T-plan Roman Catholic church, built 1831, with main gable facing north, two-bay nave with single-bay transepts to east and west, projecting gable-fronted chancel to south, with hipped roofed extension, c.1960.	Regional	church / chapel







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CV0133	40400915			COR	Detached L-plan three-bay two-storey over basement house, built c.1800, with projecting entrance porch, and single-storey rear extension.	Regional	country house
CV0134	40401706			CORBALLYQUILL	Detached irregular-plan former gate lodge in Victorian Picturesque style, built 1882.	Regional	gate lodge
CV0135	40401707			CORBALLYQUILL	Triple-arch limestone and sandstone road bridge, built 1858, over Dromore River.	Regional	bridge
CV0136	40308004			CORBEGH (TULLYGARVEY BY.)	Detached three-bay two-storey house, built c.1820, with advanced flat roofed central porch, recent two-storey return to rear c.1960.	Regional	house
CV0137	40401710			CORBEGH (TULLYGARVEY BY.)	Wall-mounted cast-iron box, erected c.1940, with raised 'P & T' lettering in Celtic Revival script above hooded letter opening.	Regional	post box
CV0138	40401711			CORBEGH (TULLYGARVEY BY.)	Freestanding cast-iron water hydrant, erected c.1870, with fluted shaft, moulded base, and fluted domed cap having acorn finial. Lion's head spout to front and recent tap to side.	Regional	water pump







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CV0139	40401712			CORBEAGH (TULLYGARVEY BY.)	Detached three-bay single-storey with dormer attic house, built c.1880, with advanced gabled two-storey central entrance bay flanked by canted bay windows, extended 1912.	Regional	house
CV0140		CV13001		CORBOY GLEBE	Templeport Rectory	Regional	rectory / glebe / vicarage / curate's house
CV0141	40402306			CORCLOGHAN (CLANKEE BY.)	Triple-arch stone hump backed road bridge, built c.1750, spanning Annalee River, with adjacent single-arch stone bridge over mill race to east, built c.1800.	Regional	bridge
CV0142	40402307			CORCLOGHAN (CLANKEE BY.)	Detached three-bay two-storey house, built c.1860, with single-storey extension to north gable, lean-to extension to rear.	Regional	house
CV0143	40401732			CORCREEGHAGH	Freestanding Gothic Revival cruciform-plan Roman Catholic church, built 1824, with two-bay nave. two-bay transepts, entrances facing south-east in outer bays of transepts on chancel side, porch to nave on south-west side.	Regional	church / chapel
CV0144	40403504	CV35004		CORGARRY	Detached three-bay two-storey railway station, built 1865, with three-bay single-storey goods shed having shallower three-bay wing.	Regional	railway station







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CV0145	40403505			CORGARRY	Detached L-plan three-bay single-storey gate lodge, built c.1820, with advanced gabled end bay added c.1860.	Regional	gate lodge
CV0146	40401723			CORICK	Detached two-storey four-bay vernacular house, built c.1780, with irregularly placed windows.	Regional	house
CV0147	40401735			CORICK	Four-arched masonry road bridge, built c.1860, across Dromore River.	Regional	bridge
CV0148	40404004			CORLAT	Triple-arch stone road bridge, built c.1780, spanning Barora River.	Regional	bridge
CV0149	40404005			CORLAT	Triple-arch rubble stone road bridge, built c.1750, spanning Barora River.	Regional	bridge
CV0150	40402901	CV29001		CORLEA (CLANKEE BY.)	Freestanding T-plan Roman Catholic church, built c.1840, with four-bay nave. Alterations of c.1870, refurbished 1993.	Regional	church / chapel







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CV0151	40400509			CORLECKKAGH UPPER	Detached single-storey four-bay direct-entry vernacular house, built c.1870.	Regional	house
CV0152	40402407			CORLIS	Single-arch stone hump backed railway bridge, built c.1885.	Regional	bridge
CV0153	40402408	CV24005		CORLUSBANNAN	Freestanding single-cell Methodist church, built 1803, having three-bay nave with gable-fronted single-bay porch to the east gable end, and single-bay lean-to vestry to south elevation of nave.	Regional	church / chapel
CV0154	40400901	CV21004		CORLOUGH	Freestanding cruciform-plan Gothic-Revival Roman Catholic church, built 1857, on sloping site.	Regional	church / chapel
CV0155	40400902			CORLOUGH	Single-arch road bridge over river, built c.1770, and parapets altered 1891.	Regional	bridge
CV0156	40403817			CORMEEN (CASTLERAHAN BY.)	Detached four-bay single-storey lobby-entry vernacular dwelling, built c.1915, with windbreak and mid twentieth-century extensions to rear and east elevation.	Regional	farm house







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CV0157	40403816	CV38006		CORMEEN (CASTLERAHAN BY.)	Freestanding cruciform-plan Roman Catholic church, built 1834, with three-bay nave, single-bay transepts, bellcote to chancel, side entrance to gable of west transept, interior extensively renovated 1975.	Regional	church / chapel
CV0158	40403508	CV35005		CORMEY	Stableyard complex in Classical style, built c.1810, with principal inner block having formal eleven-bay two-storey elevation facing towards Cabra Castle.	Regional	stables
CV0159	40403506	CV35005		CORMEY	Freestanding irregular-plan Gothic Revival castellated multiple-bay two-, three- and four-storey country house over basement, built c.1810, around smaller house, c.1750, itself on remains of earlier house.	Regional	country house
CV0160	40403510			CORMEY	Single-arch rubble stone bridge with ashlar detail, built 1801, spanning a tributary of River Langan.	Regional	bridge
CV0161	40403511			CORMEY	Double-arch stone road bridge, built c.1750, spanning River Lagan, with recent concrete abutments.	Regional	bridge
CV0162	40401726	CV44070		CORNABRAHER	Detached L-plan five-bay single-storey Garda station, built 1931, with open-pedimented breakfront to central entrance bay.	Regional	garda station / constabulary barracks







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CV0163	40308022	CV17039		CORNACARROW (E.D. COOTEHILL RL.)	Triple-arch stone road bridge, built c.1750, over Dromore River.	Regional	bridge
CV0164	40308039	CV44024		CORNACARROW (E.D. COOTEHILL RL.)	Detached three-bay two-storey former manse, built c.1860, with two-bay side elevations and lean-to two-storey return.	Regional	house, private
CV0165	40401713	CV17038		CORNACARROW (E.D. COOTEHILL RL.)	Single-arch stone road bridge, built c.1790, with subsidiary round-headed arches under ramped approaches.	Regional	bridge
CV0166	40402418			CORNAFEAN	Detached four-bay single-storey lobby-entry vernacular house, built c.1800, with projecting single-bay lobby porch to south side of front elevation, two flat-roofed extensions to the rear c.1900 and c.1980.	Regional	farm house
CV0167	40401722			CORNAGARROW	Detached Classical style square-plan three-bay two-storey over basement former miller's house, built c.1850, with single-storey porch to rear, basement well to east, west, and north.	Regional	miller's house
CV0168	40401302			CORNAGUNLEOG	Single-arched stone road-bridge, built c.1780, spanning waterway with low banks.	Regional	bridge






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CV0169	40305006	CV38015		CORNAHILT	Freestanding Gothic-Revival Church of Ireland church, built 1834, with three-stage entrance bell-tower to west, three-bay nave, chancel to east, vestry to north-east, and recent boiler house to south-east.	Regional	church / chapel
CV0170	40305007			CORNAHILT	Detached four-bay two-storey house, built c.1850, with two-storey lean-to to west, lean-to extension to north.	Regional	house
CV0171	40305008			CORNAHILT	Freestanding Modernist Roman Catholic church, built 1966, with advanced gabled breakfront, two-stage belfry tower to west, single-storey side chapel with sacristy to rear.	Regional	church / chapel
CV0172	40305010	CV38013		CORNAHILT	Detached three-bay single-storey court house, built 1927, with single-storey gabled porch, judges ante room to north, side entrance porch to south, later extension to rear.	Regional	court house
CV0173	40402208	CV17042		CORNASAU (TULLYGARVEY BY.)	Freestanding Gothic Revival Presbyterian church, built c.1860, with four-bay nave, two-storey single-bay porch to north-west gable, and single-bay single-storey meeting room to south-east gable with porch addition.	Regional	church / chapel
CV0174	40401504			CORPORATION LANDS	Detached three-bay two-storey house, built c.1830, with two-storey multiple-bay return to rear having single-storey lean-to to side.	Regional	house


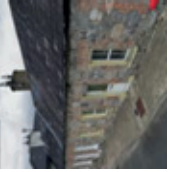




RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0175	40307004	CV11003		CORPORATION LANDS	Attached three-bay two-storey former bank manager's house and adjoining four-bay single-storey bank, built 1906-1907, with two-storey extensions to rear.	Regional	bank / financial institution
CV0176	40307006	CV11016		CORPORATION LANDS	Freestanding cast-iron pillar post box, c.1890. Wide flat domed cap with ribbed edge. 'VR' insignia on door face with letter slot above.	Regional	post box
CV0177	40307007	CV11015		CORPORATION LANDS	Terrace of twelve houses, built c.1820, comprising eleven four-bay two-storey houses and one seven-bay house to the south-west corner, with various extensions to rear.	Regional	officer's house
CV0178	40307008			CORPORATION LANDS	Attached end-of-terrace two-bay two-storey house, built c.1820, formerly with entrance front perpendicular to road, now with entrance front to street.	Regional	officer's house
CV0179	40307009			CORPORATION LANDS	Terraced three-bay two-storey house, built c.1820.	Regional	house
CV0180	40307010	CV44018		CORPORATION LANDS	Detached curved gabled-fronted three-bay former cinema, built 1947, later in use as ballroom, then community centre.	Regional	cinema

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0181	40307011	CV11006		CORPORATION LANDS	Pair of square-profile gate piers, built c.1760, formerly providing entrance to barracks.	Regional	gates / railings / walls
CV0182	40307012	CV11006		CORPORATION LANDS	Detached L-plan three-bay two-storey former officer's house, built c.1760, flanked by blocked entrances into former barracks.	Regional	officer's house
CV0183	40307013			CORPORATION LANDS	Single-span road bridge, built c.1820, supporting a slightly humped deck with curved approaches over low banks, altered c. 1990.	Regional	bridge
CV0184	40307014	CV11004		CORPORATION LANDS	Detached gable-fronted three-bay two-storey Orange Hall, built 1874.	Regional	building misc
CV0185	40307015	CV11008		CORPORATION LANDS	Corner-sited detached three-bay two-storey bank, built c.1900, with three-bay single-storey addition to east and two-storey return to south (rear).	Regional	bank / financial institution
CV0186	40307016	CV11010		CORPORATION LANDS	Detached Arts and Crafts style single-storey post office, built 1904, comprising gable-fronted block and attached wing with curved parapet, with sorting office and yard to rear.	Regional	post office







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CV0187	40307017	CV11011		CORPORATION LANDS	Detached seven-bay two-storey town hall, built 1928, with advanced paired outer bays, triangular pediment to parapet over centre bay, and return to rear.	Regional	town / county hall
CV0188	40307018	CV11013		CORPORATION LANDS	Detached L-plan two-storey national school, built 1909, with gable-fronted projection to front elevation, secondary gable set back alongside, single-storey flat-roofed extensions c.1960 flanking main gable to north-east and north-west.	Regional	school
CV0189	40307022	CV15008		CORPORATION LANDS	Freestanding cruciform-plan Gothic Revival Church of Ireland church, rebuilt 1828, with earlier three-stage tower linked by crenellated entrance bay, built 1814.	Regional	church / chapel
CV0190	40307023	CV15007		CORPORATION LANDS	Freestanding Romanesque Revival style gable-fronted three-bay Roman Catholic church, built 1954.	Regional	church / chapel
CV0191	40307026	CV15004		CORPORATION LANDS	Attached three-bay two-storey former station master's house with gabled centre bay, built 1887, facing former train platform and track to rear, with former railway station attached to west gable.	Regional	station master's house
CV0192	40307027	CV15004		CORPORATION LANDS	Detached two-bay single-storey former railway goods shed, built 1887, recently renovated with extension to north and attached section to west rebuilt.	Regional	train shed







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CV0193	40307028	CV15004		CORPORATION LANDS	Hand operable steel rail freight loading crane, c.1900, mounted on platform of former railway goods building.	Regional	machinery
CV0194	40307030	CV15012		CORPORATION LANDS	Detached single-storey former gate lodge in decorative Italianate style, built c.1840, with central bay window, open symmetrical side porches, lean-to side corridor along western side, and single-storey extension set back to east.	Regional	gate lodge
CV0195	40307032	CV44019		CORPORATION LANDS	Freestanding rectangular-plan mausoleum in Graeco-Egyptian style, built c.1850.	Regional	mausoleum
CV0196	40307033	CV44020		CORPORATION LANDS	Freestanding mausoleum in stripped Classical style, built c.1820, set within Church of Ireland graveyard.	Regional	mausoleum
CV0197	40401503			CORPORATION LANDS	Single-arch former railway bridge, built 1887, supporting wide and gently arched deck, north-west parapet curves gentle outwards.	Regional	bridge
CV0198	40307021			CORPORATION LANDS	Detached eight-bay two-storey former distillery, built 1825, incorporating remains of an earlier structure and later nineteenth century extensions.	Regional	distillery






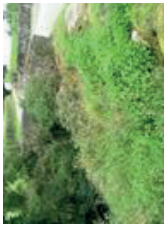
RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0199		CV11003		CORPORATION LANDS	Former Parochial House	NA	former parochial house
CV0200		CV11005		CORPORATION LANDS	Remains of Cavalry Barracks	NA	remains of cavalry barracks
CV0201		CV11007		CORPORATION LANDS	Former Presbyterian Manse	NA	former parochial house
CV0202		CV11012		CORPORATION LANDS	McGurren's Butchers	NA	commercial premises
CV0203		CV11012		CORPORATION LANDS	The Castle	NA	commercial premises
CV0204		CV11012		CORPORATION LANDS	Breffini Integrated	NA	commercial premises







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0205		CV15002		CORPORATION LANDS	Railway Cottages (No 1 of 3)	NA	house
CV0206		CV15002		CORPORATION LANDS	Railway Cottages (No 2 of 3)	NA	house
CV0207		CV15002		CORPORATION LANDS	Railway Cottages (No 3 of 3)	NA	house
CV0208		CV15009		CORPORATION LANDS	Belturbet Masonic Hall	NA	masonic hall
CV0209		CV15003		CORPORATION LANDS	Entrance peirs and wall to old Church	NA	entrance piers and wall
CV0210	40402416			CORR (TULLYHUNCO BY.)	Detached three-bay two-storey house, built c.1780, with single-storey porch added c.1860.	Regional	country house




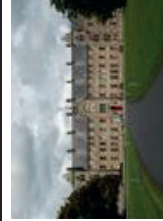

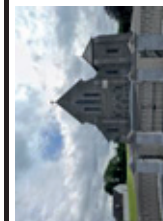
RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0211	40400603			CORRACLEIGH	Single-arch stone road bridge, built c.1800, spanning Owenmore River.	Regional	bridge
CV0212	40402401			CORRADARREN	Flax mill complex, built c.1870, comprising detached four-bay two-storey mill building and freestanding circular-plan chimney.	Regional	mill (water)
CV0213		CV33002		Corradoo	Lime Kiln	NA	Lime Kil
CV0214	40400301			CORRAHOASH	Freestanding gable-fronted Gothic-Revival Roman Catholic church, built 1925, with projecting gabled central porch, seven-bay nave, half-octagonal-plan chancel, and two-bay sacristy to south-west.	Regional	church / chapel
CV0215	40402414	CV24006		CORRANEA GLEBE	Freestanding Gothic Revival Roman Catholic church, built 1926.	Regional	church / chapel
CV0216	40402607			CORRANEARY (UPPER LOUGHTEE BY.)	Detached three-bay two-storey house, built 1913, bay windows flanking entrance to front, single-storey return to rear.	Regional	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0217	40402605			CORRANEARY (UPPER LOUGHTEE BY.)	Detached three-bay two-storey Garda Station and residence, built c.1950, with central two-storey advanced entrance bay with single-storey porch, and two-storey return.	Regional	garda station / constabulary barracks
CV0218	40402606			CORRANEARY (UPPER LOUGHTEE BY.)	Detached two-storey mill with four-bay two-storey miller's house to west, built c.1800.	Regional	mill (water)
CV0219	40400507			CORRARD	Detached two-storey three-bay former parsonage, built 1872, with later two-storey lean-to to rear and single-storey extension to north-west.	Regional	rectory / glebe / vicarage / curate's house
CV0220	40400508	CV44041		CORRARD	Detached T-plan three-bay two-storey house with dormer attic, built 1925, with porch to front and two-storey return to rear.	Regional	house
CV0221	40401113			CORRAROD	Detached two-bay two-storey house, built c.1860, with former shopfront at ground level, and three bays to rear.	Regional	shop/retail outlet
CV0222	40403310			CORRATINNER	Four-arch rubble stone hump backed bridge, built c.1740, over water channel flowing south.	Regional	bridge







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CV0223	40402103	CV21001		CORRAVAHAN	Detached Italianate-style three-bay three-storey over basement former rectory, built 1841, having projecting entrance porch to front, three-bay garden elevation to south with glazed tripartite loggia having steps to garden, two-storey over basement return and lean-to to north side.	Regional	rectory / glebe / vicarage / curate's house
CV0224	40402104	CV44077		CORRAVAHAN	Detached Victorian-style double-pile three-bay two-storey former rectory with gabled two-bay projection, built c.1870, having three-bay side elevation to south with canted western bay, and lower two-storey return to rear. Now in use as private house.	Regional	rectory / glebe / vicarage / curate's house
CV0225	40401630			CORRAVOGY	Single-arched limestone road bridge over Larah River with humped deck, built c.1750, now bypassed.	Regional	bridge
CV0226		CV16012		Corraweelis	Ballynallon Mills	NA	mill (water)
CV0227	40401628	CV16013		CORRAWEEELIS (TULLYGARVEY BY.)	Four-arch limestone road bridge over Annalee River, built c.1830.	Regional	bridge
CV0228	40402610	CV26001		CORRAWILLIN	Detached five-bay two-storey mill, built c.1850, with two-bay lean-to structure to west side of southern bays.	Regional	mill (water)




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CV0229	40401701			CORWEEJIS (TULLYGARVEY BY.)	Detached three-bay two-storey house, built c.1860, with central single-storey flat roofed porch to front.	Regional	house
CV0230	40402523	CV25001		CRENARD	Pair of semi-detached three-bay single-storey former railway workers' houses, built c.1870, with single-bay returns and later extensions to rear.	Regional	worker's house
CV0231	40402524	CV25001		CRENARD	Single-arch stone road bridge, built c.1855, over disused railway line. Squared rubble stone parapet with cut stone coping.	Regional	bridge
CV0232	40402526	CV25001		CRENARD	Detached three-bay single-storey with dormer attic railway station, built c.1855.	Regional	railway station
CV0233	40402527	CV25001		CRENARD	Detached four-bay double-height goods shed, built c.1855, with overhanging canopy to roadside loading bay on west elevation.	Regional	goods shed
CV0234	40402321			CRILEA	Single-arch stone road bridge, built c.1850, spanning Annalee River.	Regional	bridge







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CV0235	40404301			CROAGHAN	Detached three-bay two-storey former rectory, built c.1860, having pair of canted bay windows flanking central entrance bay, two-storey return to rear, and recent glazed lean-to porch addition to front.	Regional	rectory / glebe / vicarage / curate's house
CV0236	40404302			CROAGHAN	Detached house, built c.1820, with lean-to single-storey extension to rear and two-bay extension to west.	Regional	house
CV0237	40402509			CROSSDONEY	Detached three-bay two-storey parochial house, built c.1840, having advanced centre bay with side entrance door, and lower return to rear.	Regional	presbytery / parochial / curate's house
CV0238	40402510	CV44083		CROSSDONEY	Detached double-pile six-bay two-storey steward's house, built c.1800, originally a five-bay house.	Regional	steward's house
CV0239	40404001			CROSSREAGH (CASTLEAHAN BY.)	Freestanding cruciform-plan Roman Catholic church, built 1874, with three-stage tower to west end of four-bay nave, single-storey porch to northern transept, and two-bay single-storey vestry add to north-east added c.1970.	Regional	church / chapel
CV0240	40403808			CROVER	Detached three-bay two-storey over basement house, built c.1800, with two-storey return to rear, and later single-storey porch to entrance front.	Regional	house





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CV0241	40000455	TC066		CULLIES (CLANKEE BY.)	Detached H-plan five-bay three-storey former workhouse hospital, built 1847, with advanced gable-fronted end bays and single-storey section between end bays to rear.	Regional	workhouse
CV0242	40000445	TC066 / TC067		CULLIES (CLANKEE BY.)	Detached Tudor Revival H-plan two- and three-storey workhouse with dormer attic, built 1841-42, later used as a hospital.	Regional	workhouse
CV0243	40000447	TC065		CULLIES (CLANKEE BY.)	Detached three-bay two-storey red-brick gate lodge, built c.1880, with advanced gable-fronted end bay, slated lean-to timber canopy over door in centre bay, single-bay gable front facing road.	Regional	gate lodge
CV0244	40402023	TC064		CULLIES (CLANKEE BY.)	Detached Gothic Revival H-plan twenty-three-bay three-storey over basement former seminary college, built c.1870, having central gabled breakfront, square-plan four-storey towers at intersection of gable-fronted three-storey advanced end bays of flanking wings.	National	school
CV0245	40402024	TC064		CULLIES (CLANKEE BY.)	Range of L-plan multiple-bay two-storey outbuildings, built c.1740, arranged around central courtyard, having gabled half-dormers with loft doors positioned off-centre to both ranges.	Regional	outbuilding
CV0246	40403206	CV36001		CULLOW	Freestanding Gothic-Revival gable-fronted church, built 1888, having eight-bay nave with side aisles, unfinished single-stage tower attached to north-west with engaged semi-octagonal stair turret, sacristy to south-east.	Regional	church / chapel







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CV0247	40401004			CULLYLEENAN	Freestanding Modernist gable-fronted church, built 1968, having seven-bay nave with side porches, three-bay chancel to rear, single-storey multiple-bay sacristy to west gable, glazed room connecting to bell-tower to north-west, recent boiler room adjoining.	Regional	church / chapel
CV0248	40304007	CV100012		CULLYLEENAN	Neo classical entrance screen, erected c.1765.	Regional	demesne walls / gates / railings
CV0249	40401002	CV0013		CULLYLEENAN	Freestanding Gothic-Revival gable-fronted Roman Catholic church, built 1843, with four-bay nave and sacristy to west gable.	Regional	church / chapel
CV0250	40401005	CV10015		CULLYLEENAN	Detached three-bay single-storey and three-bay two-storey former railway station and station master's house, built c.1885, having gabled bays and projecting gabled entrance porch to former house, and recent red brick porch to former platform side of station.	Regional	railway station
CV0251	40401006	CV10015		CULLYLEENAN	Detached single-bay single-storey former railway goods shed, built c.1885, extensively extended to rear.	Regional	store / warehouse
CV0252	40403901			CURRAGHMORE	Single-span segmental-arched sandstone road bridge, built c.1800, over watercourse, with overgrown mill pond to west.	Regional	bridge



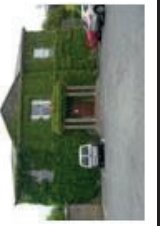



RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0253	40403902			CURRAGHMORE	Detached three-bay two-storey flax mill, built c.1850.	Regional	mill (water)
CV0254	40402325			DARKLEY	Detached four-bay single-storey lobby-entry vernacular house, built c.1800, now in use as outbuilding.	Regional	house
CV0255	40402334	CV23001		DARKLEY	Detached five-bay two-storey former miller's house, built c.1800, with lean-to return to rear elevation.	Regional	milller's house
CV0256	40311002	CV39003		DEERPARK	Attached six-bay two-storey garden outbuilding, c.1870, with rear integrated into walled-garden wall.	Regional	garden structure misc
CV0257	40311001	CV39004		DEERPARK	Pair of semi-detached three-bay single-storey former gate lodges, built c.1820, having gabled porches to entrance fronts, four-bay lean-to conservatory to south, single-bay extension to rear gables and four-bay flat-roofed extension to rear.	Regional	gate lodge
CV0258	40311004	CV39003		DEERPARK	Detached E-plan former hunting lodge, built in stages between 1800 and 1880, with front range to east, two two-storey returns to south.	Regional	hunting / fishing lodge







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CV0259	40403916			DEERPARK	Detached four-bay two-storey former estate worker's house, built c.1880, with gabled porch, and single-storey rear return.	Regional	worker's house
CV0260	40311003	CV39003		DEERPARK	Rectangular-plan former stableyard, built c.1870, comprising symmetrical arrangement of four attached ranges of two-storey buildings, with higher east and west ranges.	Regional	stables
CV0261				Deerpark	Boat Houses	NA	boat house
CV0262				Deerpark	Boat Houses	NA	boat house
CV0263				Deerpark	Boat Houses	NA	boat house
CV0264	40402611	CV26002		DENN GLEBE	Freestanding Gothic Revival Church of Ireland church, built 1817, having three-bay nave with three-stage tower to south-west elevation, vestry added 1868 to north-west elevation.	Regional	church / chapel







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CV0265	40401907			DERAMFIELD	Single-arch humped backed road bridge spanning watercourse between Deralk Lough and Corglass Lough, built c.1850.	Regional	bridge / road
CV0266	40401916			DERAMFIELD	Detached L-plan three-bay two-storey house, built c.1860.	Regional	house
CV0267	40403601			DERNAFERST	Triple-span segmental-arched limestone humpback road bridge, built c.1780, with central arch spanning narrow channel connecting two parts of Lough Gowna.	Regional	bridge
CV0268	40402205	CV22001		DERNAKESH	Freestanding Gothic-Revival gable-fronted church, built 1834, with three-bay nave, entrance porch to front gable, lean-to vestry to south-east, shallow chancel to south-east gable.	Regional	church / chapel
CV0269	40401719			DERNASKEAGH	Detached four-bay single-storey Orange Hall, built c.1880, with advanced central porch, and recent lean-to to south-west gable.	Regional	orange hall
CV0270	40401743	CV16017		DERNASKEAGH	Detached rectangular-plan three-bay single-storey tea house in Georgian Gothic style, built c.1730.	Regional	summer house







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CV0271	40403116	CV31002		DERRIN UPPER	Triple-arch limestone road bridge, built c.1800, over River Erne, having large central segmental arch flanked by slightly smaller arches.	Regional	bridge
CV0272	40401108			DERRYCARK	Detached three-bay single-storey with dormer attic house, built c.1810, with gabled windbreak porch slightly off-centre, and single-storey lean-to extension to rear.	Regional	house
CV0273	40401107			DERRYCARK	Detached four-bay two-storey house, built c.1850, with gabled windbreak porch between central bays.	Regional	house
CV0274	40401517	CV15019		DERRYGARRA UPPER	Five-arch stone bridge, built c.1860, spanning Annalee River, having high point at centre span.	Regional	bridge
CV0275	40401905	CV19015		DERRYGID (TULLYHUNCO BY.)	Single-arch stone road bridge, built 1877, spanning watercourse connecting Town Lough and Tullyguide Lough.	Regional	bridge
CV0276		CV10016		DERRYGINNY	Rosebank House	NA	house







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CV0277	40304010	CV44013		DERRYGINNY	Corner-sited three-bay two-storey house, built c.1810, with shopfront to ground floor.	Regional	house
CV0278	40304012	CV10004		DERRYGINNY	Detached gable-fronted three-bay single-storey Masonic hall, built 1911, with single-bay side porch to north and single-storey lean-to extension to rear.	Regional	masonic lodge / hall
CV0279	40304005	CV10002		DERRYGINNY	Detached three-bay two-storey house, built c.1820, with shallow projecting porch.	Regional	house
CV0280	40402402	CV44080		DERRYLANE (TULLYHUNCO BY.)	Detached five-bay two-storey former school, built c.1830, with recessed full-height entrance bay to north gable and single-storey lean-to entrance bay to south gable.	Regional	school
CV0281	40305001			DERRYLURGAN	Freestanding cast-iron water hydrant, c.1910, comprising fluted shaft with projecting spout under fluted ogee dome with acorn finial, moulded necking with recent tap.	Regional	water pump
CV0282	40403209			DERRYLURGAN	Detached three-bay two-storey former manse, built c.1870, with two-storey extension to rear.	Regional	manse







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CV0283	40403001			DINGINS	Double-arch limestone road bridge, built c.1850, over River Erne.	Regional	bridge
CV0284	40401626	CV44069		DOOCASSAN	Freestanding Perpendicular Gothic style Church of Ireland church, built 1834, comprising four-bay nave with three-stage bell tower to west and chancel to the east flanked by vestry and boiler room.	Regional	church / chapel
CV0285	40304006	CV10003		DOON (E.D. BALLYCONNELL)	Detached double-pile three-bay two-storey court house, built 1833, with central pedimented breakfront having single-storey portico.	Regional	court house
CV0286	40304009	CV10010		DOON (E.D. BALLYCONNELL)	Double arch limestone road bridge over Woodford River, built c.1850.	Regional	bridge
CV0287	40304014	CV10007		DOON (E.D. BALLYCONNELL)	Attached four-bay three-storey Tudor Revival style bank, built c.1910, with three-storey return to rear.	Regional	bank / financial institution
CV0288	40304015	CV10006		DOON (E.D. BALLYCONNELL)	Terraced three-bay two-storey house, built c.1850, with shopfront at ground floor raised two steps above street level, recent two-storey extension to rear.	Regional	house







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CV0289	40304001	CV10001		DOON (E.D. BALLYCONNELL)	Freestanding Church of Ireland church, built 1756, extended and referenstrated in Gothic Revival style, c.1820.	Regional	church / chapel
CV0290	40304002	CV10008		DOON (E.D. BALLYCONNELL)	Detached five-bay two-storey former market house, built 1838, having three recessed central bays, with arcade to ground floor, and pediment with oculus to central bay.	Regional	market house
CV0291	40304003	CV10009		DOON (E.D. BALLYCONNELL)	Freestanding gable-fronted three-bay double-height Methodist church, built 1869, with vestry attached to side.	Regional	church / chapel
CV0292	40304004	CV10005		DOON (E.D. BALLYCONNELL)	Attached gable-fronted three-bay single-storey former Presbyterian church, built c.1935, now in use as library.	Regional	church / chapel
CV0293		CV14006		Doon	Ballyconnell Canal Lock	NA	Canal Lock
CV0294	40400503			DOWRA	Detached three-bay two-storey house, built c.1770, with formal elevations to front and rear.	Regional	house





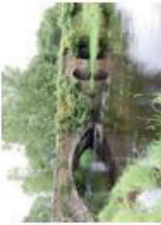

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0295	40400504	CV44039		DOWRA	Detached U-plan six-bay two-storey courthouse, built c.1930, having four-bay recessed central section.	Regional	garda station / constabulary barracks
CV0296	40400505			DOWRA	Freestanding cast-iron water hydrant, c.1910.	Regional	water pump
CV0297	40400506			DOWRA	Triple-arch stone bridge, built c.1860, spanning east-west over the River Shannon, with smaller dry arch to west end, gently sloped west bank, and steeply sloped east bank.	Regional	bridge
CV0298	40403402			DRUMACARROW	Detached three-bay two-storey vernacular farmhouse, built c.1810, with irregularly fenestrated rear elevation having projecting windbreak porch.	Regional	farm house
CV0299	40403309			DRUMAGOLAN	Triple-arch stone bridge, built c.1800, over river flowing south to Lough Ramor.	Regional	bridge
CV0300	40401109	CV11028		DRUMALEE (TULLYGARVEY BY.)	Freestanding Gothic Revival gable-fronted Roman Catholic church, built 1868, with three-bay nave, chancel, and sacristy to north-east.	Regional	church / chapel







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CV0301	40403305			DRUMALLAGHT	Detached five-bay two-storey house, built c.1890, with projecting two-storey gabled outer bays flanking recent single-storey entrance, south gable probably post 1910, two-storey return to south-west.	Regional	house
CV0302	40302002			DRUMALT	Cast-iron vent pipe, c.1870, with fluted base, plain cast-iron shaft and crown head.	Regional	latrine
CV0303	40302003	CV30005		DRUMALT	Terraced five-bay two-storey house and shop, built c.1870, with shopfront to ground floor and integral carriage-arch to north bay, two-storey return to rear.	Regional	house
CV0304	40302004	CV44007		DRUMALT	Semi-detached three-bay two-storey house, built c.1820, with shopfront to north bay.	Regional	house
CV0305	40302005	CV30004		DRUMALT	Attached nine-bay two-storey former market house and court house, built c.1820, with central three-bay pedimented breakfront, and outer three bays with canted bays flanking central door to north block.	Regional	market house
CV0306	40302006	CV30003		DRUMALT	End-of-terrace double-pile three-bay two-storey house, built c.1870, with bank to ground floor c.1930.	Regional	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0307	40302007	CV44008		DRUMALT	Detached three-bay two-storey house, built c.1920, with gabled projecting full-height end bays to front elevation, and two-bay two-storey return to rear.	Regional	house
CV0308	40302008	CV30001		DRUMALT	Freestanding Italian-Romanesque style Roman Catholic church, built 1927-9, having gabled entrance front flanked by three-stage bell-towers, seven-bay nave with side aisles, rounded apse, side entrance porches, gable fronted single-storey sacristy to north-east.	Regional	church / chapel
CV0309	40302009	CV44009		DRUMALT	Attached gable-fronted two-bay double-height garage, built c.1940, having set-back extension to east.	Regional	garage
CV0310	40401515	CV15022		DRUMALURE BEG	Detached Gothic-Revival Church of Ireland church, built 1869, with five-bay nave having canted chancel end, gabled entrance porch, and gabled vestry to south-east.	Regional	church / chapel
CV0311	40402318			DRUMAMUCK GLEBE	Detached L-plan three-bay two-storey over raised basement former glebe house, built c.1850, with advanced single-storey entrance porch also over raised basement level.	Regional	rectory/ glebe/ vicarage/curate s house
CV0312	40401627	CV16018		DRUMAUNA	Freestanding Classical revival pedimented five-bay Roman Catholic church, built 1947-1948, having five-bay nave elevations and projecting chancel flanked by flat-roofed side wings.	Regional	church / chapel




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CV0313		CV25014		Drumavaddy	St Matthew's RC Church	NA	church / chapel
CV0314	40000451	CV20006		DRUMAVANAGH	Attached three-bay single-storey former railway goods shed, built 1862-3, renovated and extended to the side and rear in c.2000, connecting to former station.	Regional	store / warehouse
CV0315	40000452	CV20006		DRUMAVANAGH	Attached four-bay two-storey former railway station, built 1862-3, with advanced bay to north and gable fronted timber canopy to entrance. Renovated and extended to the side and rear, c.2000.	Regional	railway station
CV0316	40000453	TC001		DRUMAVANAGH	Detached L-plan three-bay two-storey house, built 1845, with advanced gabled end bay, decorative cast- and wrought-iron loggia over single-storey canted bay to side, lean-to conservatory to front and two-storey timber-clad extension to rear c.2005.	Regional	house
CV0317	40308025			DRUMAVEIL, NORTH	Detached ten-bay single-storey former school, built c.1925, with two-bay gabled advanced former porch to front and lean-to porch to rear.	Regional	school
CV0318		CV15021		DRUMELLIS	Railway Bridge	NA	Railway Bridge







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0319	40403401			DRUMBANNAN	Gate screen, erected c.1870, comprising central double gates supported by octagonal-profile ashlar stone piers flanked by concave wing railings terminated by matching piers.	Regional	demesne walls / gates / railings
CV0320	40303001	CV34030		DRUMBANNAN	Freestanding hall-and-tower church, built c.1835, having three-bay nave with three-stage entrance tower to south, chancel to north, two-bay transept to north-east added c.1865, gabled vestry to north-west side of chancel, lean-to toilet block and porch to north-east side.	Regional	church / chapel
CV0321	40403702			DRUMBANNOW	Single-span segmental-arched limestone road bridge, built c.1820, spanning north-west to south-east over the River Erne.	Regional	bridge
CV0322	40402015			DRUMBAR (LOUGHTEE BY.)	Detached five-bay two-storey former school, built c.1830, with recessed full-height bay to west gable and single-storey lean-to bay to east gable.	Regional	school
CV0323	40402016	CV44074		DRUMBAR (LOUGHTEE BY.)	Detached L-plan three-bay two-storey house, built c.1800, with full-width conservatory to ground floor, two-storey return, gable-fronted addition c.1860 with canted bay window, and two-bay two-storey garden elevation to south.	Regional	house
CV0324	40401101	CV11030		DRUMBARLOM	Detached three-bay single-storey vernacular house of direct-entry plan type, built c.1860, with flat-roofed extension to eastern bay and east gable.	Regional	farm house







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CV0325	40401512	CV15015		DRUMBRAWN	Detached single-storey former train station, built 1885, with gable-fronted former ticket room to south bay, glazed addition to former hall in centre portion, single-storey extension to rear, single-storey extension to north behind historic banded brickwork screen wall.	Regional	railway station
CV0326		CV32001		DRUMCASSIDY	McCormacks Mill	NA	miller's house
CV0327	40402420			DRUMCOGHILL LOWER	Detached five-bay double-height former school in decorative Gothic style, built c.1820, now in use as a church hall.	Regional	school
CV0328	40402019			DRUMCONNICK	Detached three-bay two-storey house, built c.1790, with corrugated-iron lean-to to west gable and return to rear.	Regional	house
CV0329	40402519			DRUMCROW (DRUMCARBAN BY.)	Single-arch stone road bridge, built 1855, over River Erne, having wide segmental arch, two short-span semi-circular arches from earlier bridge, built c.1780, to west side.	Regional	bridge
CV0330	40401620	CV16005		DRUMCROW (E.D. BALLYHAISE)	Detached eleven-bay two-storey over basement former country house, built c.1735, possibly with core of c.1700, comprising seven-bay central block having pedimented centre bays with superimposed orders and a three-bay semi-circular bow to rear elevation.	National	country house







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CV0331	40401621	CV16005		DRUMCROW (E.D. BALLYHAISE)	Detached five-bay single-storey former gate lodge, built c.1840, with recessed three-bay entrance loggia.	Regional	gate lodge
CV0332	40401623	CV16007		DRUMCROW (E.D. BALLYHAISE)	Six-arched limestone road bridge over Annalee River, built c.1710.	Regional	bridge
CV0333	40401634	CV16005		DRUMCROW (E.D. BALLYHAISE)	Complex of outbuildings to north and west of Ballyhaise House, comprising L-plan stable block to north, built c.1735.	Regional	farmyard complex
CV0334	40401635	CV16005		DRUMCROW (E.D. BALLYHAISE)	Gate screen in Greek Revival style, built c.1830, comprising ashlar limestone piers faced to inner and outer faces with battered panelled stellae, having heavy entablature and blocking course.	Regional	demesne walls /gates / railings
CV0335	40401901			DRUMCROW NORTH	Double-arch stone road bridge, built c.1820, with main arch and smaller secondary arch to east side.	Regional	bridge
CV0336	40401608			DRUMEENA	Detached four-bay two-storey former glebe house, built 1822, having two advanced bays forming the original house, with two later bays added c.1830, with canopy, c. 1890, added over entrance in later section.	Regional	rectory / glebe / vicarage / curate's house







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CV0337	40401609	CV16004		DRUMEENA	Freestanding Church of Ireland church, built 1812-14, with three-bay nave having three-stage bell tower to west with entrance in south elevation, chancel to east added c.1860, single-bay single-storey vestry to the north-east and boiler room lean-to to rear of tower.	Regional	church / chapel
CV0338	40403308	CV33004		DRUMGORA (CASTLERAHAN BY.)	Freestanding three-bay single-cell Presbyterian church, built 1837, two-storey two-bay addition to south gable, recent boiler house to rear.	Regional	church / chapel
CV0339	40403002			DRUMGORE	Five-arch stone road bridge, built c.1850, over River Erne.	Regional	bridge
CV0340	40401112			DRUMGORRY	Detached three-bay two-storey with half-dormer attic house, built c.1800, with single-storey lean-to to south gable.	Regional	coaching inn
CV0341	40403109			DRUMHAWNAGH	Freestanding Romanesque style cruciform-plan double-height Roman Catholic church, built 1910, having four-bay nave, full-height polygonal chancel, two-bay transepts with lean-to side porches, sacristy to west, restored 1982.	Regional	church / chapel
CV0342	40403110	CV31001		DRUMHAWNAGH	Detached two-bay double-height railway goods shed, built c.1920, now disused.	Regional	goods shed







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CV0343		CV44084		DRUMHEEL (LOUGHTEE UPPER BY)	Drumheel former Church of Ireland Church	NA	church / chapel
CV0344	40402319			DRUMHILLAGH NORTH	Wall-mounted cast-iron box, erected c.1940, with raised 'P & T' lettering in Gaelic lettering below hooded letter opening and rounded top.	Regional	post box
CV0345	40402320	CV23003		DRUMHILLAGH NORTH	Detached double-pile gable-fronted multiple-bay three-storey mill, built c.1820.	Regional	mill (water)
CV0346	40402201			DRUMHURT	Freestanding T-plan Modern style Roman Catholic church, built c.1980, incorporating Gothic Revival three-stage tower of earlier church of 1889.	Regional	church / chapel
CV0347	40402203			DRUMHURT	Freestanding Gothic-Revival Church of Ireland church, built 1855, with three-bay nave, projecting porch to west end of south side, single-bay chancel to east, and vestry to north-east.	Regional	church / chapel
CV0348	40402021	CV20005		DRUMKEEN (LOUGHTEE UPPER BY)	Detached five-bay three-storey over basement convent, built c.1750 as a two-storey country house, with canted centre bay to garden front elevation, recessed three-bay extension to west, c.1860, canted two-storey ashlar parapeted bay window to east elevation, c.1910.	Regional	country house







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CV0349	40401418			DRUMKERRIL	Freestanding cast-iron water pump, erected c.1880.	Regional	water pump
CV0350	40401422	CV44057		DRUMKERRIL	Detached four-bay single-storey school, built 1886, with lower gable-fronted porch to northern bay, and three graduated windows to south gable.	Regional	school
CV0351		CV31004		DRUMKILLY	Corn Mill	NA	Corn Mill
CV0352	40402421			DRUMKILROOSK	Wall-mounted postbox, erected c.1915, bearing G.R. cipher and crown emblem.	Regional	post box
CV0353	40402415	CV24007		DRUMKILROOSK	Freestanding three-bay double-height Presbyterian church, built 1839, having attached four-bay two-storey former manse at right angle, manse now used as a Sunday school.	Regional	church / chapel
CV0354	40402613			DRUMLAUNAGHT (ED. STADONE)	Freestanding cast-iron water pump, erected c.1880.	Regional	water pump







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CV0355	40402604			DRUMLAUNAGHT (ED. STRADONE)	Attached three-bay single-storey with dormer attic house, built c.1800, with single-storey returns to rear.	Regional	house
CV0356	40402603			DRUMLAUNAGHT (UPP. LOUGHTEE BY.), STADONE	Freestanding cast-iron water pump, erected c.1880.	Regional	water pump
CV0357	40402107			DRUMLAUNAGHT (UPP. LOUGHTEE BY.), STADONE	Detached Greek Revival three-bay single-storey former gate lodge, built c.1845, with projecting entrance porch.	Regional	gate lodge
CV0358	40402602			DRUMLAUNAGHT (UPP. LOUGHTEE BY.), STADONE	Ranges of multiple-bay two-storey outbuildings, built 1828-35, set around courtyard with gated opening to north-west, recent single-storey structure to south internal side of yard.	Regional	stables
CV0359	40400903			DRUMLAYDAN	Triple-arch road bridge over River Blackwater, built c.1850.	Regional	bridge
CV0360	40402507	CV25005		DRUMLION (UPPER LOUGHTEE BY.)	Detached three-bay single-storey former gate lodge, built c.1840, recent extension to avenue elevation.	Regional	gate lodge







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CV0361	40401708			DRUMLOAGHAN	Detached Arts-and-Crafts style L-plan two-storey gabled gate lodge, built 1932, main gable to entrance drive jettied out at upper floor over cantilevered porch, open porch to inner corner under catslide roof, single-storey wing adjoining side gable.	Regional	gate lodge
CV0362	40401739			DRUMLOAGHAN	Detached Pictureque-style three-bay two-storey former estate gardener's lodge, built c.1880, with off-centre gable rising from eaves and single-storey porch with roof extending to side over external canopy.	Regional	worker's house
CV0363	CV33001			DRUMMAULLAGHT	Billis Mill	NA	Mill
CV0364	40401730			DRUMMAN	Detached late-Victorian three-bay two-storey house, built 1888, with single-storey bay windows flanking central entrance, and two-storey extension to rear forming T-plan.	Regional	house
CV0365	40402007			DRUMMONUM	Terrace of four three-bay single-storey former workers' houses, built c.1830, with recent extension to rear of eastern house.	Regional	worker's house
CV0366	40402005			DRUMMULLAN	Freestanding cast-iron water pump, erected c.1900, with banded shaft, having finial and fluting to cap and neck, fluting to spout with bucket grip and curved pumping arm terminating in ball.	Regional	water pump







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CV0367	40401906	CV19001		DRUMMULLY, EAST	Detached three-bay single-storey with dormer attic gate lodge, built c.1860, having projecting gabled porch, canted bay window to road-facing east gable and single-bay extension to west elevation.	Regional	gate lodge
CV0368	40401724	CV17041		DRUMMUIRY	Freestanding Gothic-Revival Roman Catholic church, built 1863, with five-bay nave, chancel to west, rectangular-plan three-stage entrance bell tower to north-west end of nave, porch to south elevation, sacristies flanking chancel.	Regional	church / chapel
CV0369	40401721			DRUMINAGRAN	Detached three-bay single-storey with dormer attic estate worker's house, built c.1870.	Regional	worker's house
CV0370	40302001	CV44006		DRUMNAWALL	Detached T-plan three-bay two-storey Georgian house, built c.1760, east elevation was former front elevation, south block added c.1920, two-storey infill to west c.1960, single-bay single-storey annex to north.	Regional	house
CV0371	40402209			DRUTAMON	Detached four-bay two-storey former school, built c.1880, with long elevation parallel to road, set on sloping site with access to lower level in east gable.	Regional	school
CV0372	40403906			DUNANCORY	Detached three-bay two-storey house, built c.1840.	Regional	farm house







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CV0373	40310010	CV35019		DUNAREE	Attached gable-fronted three-storey three-bay store, built c.1850, with integral carriageway to ground floor.	Regional	store / warehouse
CV0374	40310011	CV35023		DUNAREE	Attached late Victorian six-bay two-storey former parish hall, built 1888, with off-centre projecting gabled two-storey porch.	Regional	church hall / parish hall
CV0375	40310014	CV44029		DUNAREE	Terraced Victorian six-bay two-storey hotel, built c.1880, with advanced gabled end bays.	Regional	hotel
CV0376	40310015	CV35017		DUNAREE	Terraced five-bay two-storey house, built c.1780, with shopfront to ground floor.	Regional	house
CV0377	40310001			DUNAREE	End-of-terrace four-bay two-storey house, built c.1780, with later shopfront inserted to ground floor.	Regional	house
CV0378	40310002	CV35009		DUNAREE	Terraced five-bay two-storey house, built 1777.	Regional	house







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CV0379	40310003	CV35028		DUNAREE	Terraced five-bay two-storey house, built c.1780, with later shopfront inserted to ground floor.	Regional	house
CV0380	40310004			DUNAREE	Attached three-bay two-storey house, built c.1780, with two-storey return to rear.	Regional	house
CV0381	40310005	CV35021		DUNAREE	Terraced four-bay three-storey townhouse, built c.1860, with shopfront to ground floor.	Regional	house
CV0382	40310006	CV35012		DUNAREE	Pair of terraced four-bay three-storey houses, built c.1800, ground floor now in use as a single shop.	Regional	house
CV0383	40310007			DUNAREE	Terraced two-bay three-storey house, built c.1840, with recent shopfront inserted to ground floor.	Regional	house
CV0384	40310008	CV35022		DUNAREE	Attached three-bay two-storey house, built c.1800, with shopfront inserted to ground floor and return to rear.	Regional	house







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CV0385	40310009	CV35033		DUNAREE	Freestanding Gothic Revival cruciform-plan four-bay double-height Roman Catholic church, built 1869-1872.	National	church / chapel
CV0386	40310018			DUNAREE	Terraced three-bay two-storey with dormer attic house, built c.1860, with integral carriage arch and disused shopfront to ground floor.	Regional	house
CV0387	40310019	CV35015		DUNAREE	Attached five-bay two-storey bank, built 1922. Pitched slate roof with clay ridge tiles, smooth rendered chimneystacks to party walls, overhanging eaves with paired brackets between bays to soffit, and cast-iron rainwater goods.	Regional	bank / financial institution
CV0388	40310020	CV35030		DUNAREE	Attached six-bay two-storey house, built c.1780, with integral carriage-arch to north, and central pubfront inserted to ground floor.	National	house
CV0389	40310021			DUNAREE	Freestanding former east end stone wall and lateral two-stage turrets of Roman Catholic church, built 1812, now in use as entrance gate to replacement church.	Regional	church / chapel
CV0390	40310022	CV35018		DUNAREE	Attached six-bay two-storey house, built c.1780, with integral carriage arch to ground floor.	Regional	house







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CV0391		CV35013		DUNAREE	Murtaghs Public House	NA	public house
CV0392		CV35016		DUNAREE	Clankee House	NA	commercial premises
CV0393				EDENBURT	Single storey house with tin roof and thatch roof beneath and outbuildings complex	NA	house
CV0394	40404402	CV44004		EDENBURT	Six-arch rubble stone road bridge, built 1762, spanning north-south over Blackwater River.	Regional	bridge
CV0395	40402020	CV44075		EDERMIN	Detached L-plan three-bay two-storey house, built c.1860, having gabled projecting end bay to front elevation, recent lean-to extension to rear.	Regional	house
CV0396	40403912			ENAGH (E.D. VIRGINIA)	Detached four-bay single-storey farmhouse, built 1823, with open porch of c.1860 to front, recessed lean-to porches to gable ends and full-length lean-to extension of c.1860 to rear.	Regional	farm house







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CV0397	40403913	CV39002		ENAGH (E.D. VIRGINIA)	Detached three-bay single-storey gate lodge, built c.1840, with porch added c.1860.	Regional	gate lodge
CV0398	40403914	CV39002		ENAGH (E.D. VIRGINIA)	Detached five-bay two-storey country house with central three sided bow, built c.1750, with flanking single-storey wings, one wing having two bows to gable.	Regional	country house
CV0399	40403915	CV39002		ENAGH (E.D. VIRGINIA)	Detached three-bay single-storey gate lodge, built c.1820.	Regional	gate lodge
CV0400		CV39001		ENAGH (ED CROSSBANE)	Windmill	NA	Windmill
CV0401	40402008	CV20002		FARNHAM	Detached neo-Classical nine-bay three-storey over basement country house, built 1802-3, as addition house of c.1780 which incorporated an earlier house of c.1700, both demolished c.1960.	National	country house
CV0402	40402009	CV20002		FARNHAM	Multiple-bay single- and two-storey farmyard complex, built c.1780, having outbuildings arranged around four courtyards, with some upper storeys formerly also used as worker's accommodation.	Regional	outbuilding







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CV0403	40402010	CV20002		FARNHAM	Attached single-bay two-storey threshing barn with corn loft over, built c.1780, having full height gabled projection with semi-circular integral carriage arch, bellcote to apex of west gable, two-bay single-storey lean-to to north elevation, hipped three-bay single-storey block to east elevation.	Regional	barn
CV0404	40402011	CV20002		FARNHAM	Detached three-bay single-storey with dormer attic estate worker's house, built c.1870, having central projecting gabled porch.	Regional	worker's house
CV0405	40404404			FARTAGH (CASTLERAHAN BY.)	Freestanding rubble stone limekiln, built c.1870, set against earthen mound.	Regional	kiln
CV0406	40404003			FINTERNAGH	Triple-arch rubble stone road bridge, built c.1780, spanning Barora River, with slightly humped tarmacadam deck.	Regional	bridge
CV0407		CV11029		FOALIES	Foalies Bridge	NA	Railway Bridge
CV0408	40403807			FORTLAND	Detached single-storey with dormer attic gate lodge, built c.1830, with principal gabled elevation facing to drive, windbreak to largely unfenestrated road elevation, late-nineteenth century addition forming L-plan with unfenestrated gable at roadside.	Regional	gate lodge







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0409	40403712			FREEDUFF	Detached three-bay two-storey former house, built c.1810, with off-centre gable-fronted porch. Now in agricultural use.	Regional	house
CV0410	40400712	CV44045		FURNACELAND	Detached L-plan two-storey former manse, built c.1890, with two-storey entrance projection under main roof and lean-to extensions to rear.	Regional	manse
CV0411	40400713	CV07001		FURNACELAND	Attached Georgian Gothic three-bay Methodist church, built c.1800.	Regional	church / chapel
CV0412	40402612			GALLONBULLLOGE OR BLACKBULL	Detached four-bay two-storey house, built c.1910, with advanced gabled porch between two west bays and two-storey return.	Regional	house
CV0413	40306010	CV25003		GARRYMORE	Detached three-bay three-storey corn mill, built c.1860, having projecting gable-fronted bay to front elevation.	Regional	mill (water)
CV0414	40403910			GARRYROSS	Detached four-bay single-storey national school, built 1862, now partly in ruins with rear wall removed.	Regional	school

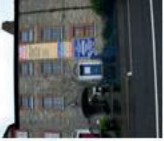





RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0415		CV24002		GARTINARDRESS	Railway Bridge	NA	Railway Bridge
CV0416		CV24003		GARTINARDRESS	Railway Bridge	NA	railway bridge
CV0417	40402807			GARTNANEANE	Wall-mounted cast-iron post box, erected c.1940, with raised 'P&T' cipher in Gaelic script above letter slot.	Regional	post box
CV0418	40402310			GLASDRUMMAN (CLANKEE BY.)	Double-arch stone slightly humped road bridge, built c.1750, curved in plan and spanning Annalee River. Cut-stone saddle copings to parapets.	Regional	bridge
CV0419	40402802			GLASLECK	Pair of detached multiple-bay three-storey mill buildings, built c.1800, having corrugated-iron lean-to to north of west building.	Regional	mill (water)
CV0420	40402803			GLASLECK	Detached L-plan three-bay two-storey former manse, built c.1890, having central gabled dormer window, gabled entrance porch to south gable, three-bay wing to rear with dormer windows having carriage arch in western bay and connecting to two-storey outbuilding.	Regional	manse





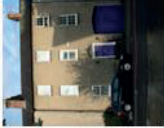

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0421	40402804	CV28002		GLASLECK	Freestanding four-bay double-height Presbyterian church, built 1836, having recessed entrance bay to north and two-bay two-storey school wing to rear.	Regional	church / chapel
CV0422	40308038	CV17033		GLEBE (TULLYGARVEY BY.)	Detached two-bay two-storey over raised basement rectory, built 1831, with four-bay side elevations.	Regional	rectory / glebe / vicarage / curate's house
CV0423	40404204			GNEEVE	Single-span limestone road bridge, built c.1870, spanning Upper Inny River, and incorporating remains of earlier bridge.	Regional	bridge
CV0424	40401001			GORTAWEE OR SCOTCHTOWN	Detached Victorian four-bay two-storey house, built c.1880, with gabled northern bay forming end of L-plan side wing of three- and two-bays with single-storey gabled porch to north-west section, canted bay window to south gable of front block.	Regional	country house
CV0425	40402508	CV25007		GORTNASHANGAN LOWER OR BINGFIELD	Detached Palladian three-bay three-storey over basement country house, built c.1745, having Venetian window over central pedimented tripartite door opening, two-storey wing to east, and five-bay elevation to rear.	Regional	country house
CV0426	40400401	CV44040		GOWLAN (TULLYHAW BY.), TUAM E.D.	Freestanding Roman Catholic church with Romanesque motifs, built 1939-1941, with five-bay side elevations to nave, gabled porch to west gable, gabled chancel to east with sacristy to north and boiler house to south.	Regional	church / chapel







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CV0427	40402712			GREAGHAGIBNEY	Detached three-bay two-storey over basement house, built c.1930, with entrance between eastern bays and integral shop to western bay, set on sloping site exposing full basement level to rear with recent return.	Regional	shop / retail outlet
CV0428	40403408			GREAGHARUE	Detached three-bay two-storey over basement glebe house, built c.1810, having slight breakfront to front elevation with single-storey porch of c.1890 between original side lights, and central bow window to ground-floor at rear.	Regional	rectory / glebe / vicarage / curate's house
CV0429	40400602			GUB OR GARVALT UPPER	Single-arch ashlar limestone road bridge, built c.1870, spanning Owenmore River.	Regional	bridge
CV0430	40400715			HAWKSWOOD	Terraced two-bay two-storey vernacular house, built c.1840, with carriage arch at ground floor and two-storey extension of c.1900 to rear.	Regional	house
CV0431	40400704			HAWKSWOOD	Freestanding cast-iron water hydrant, c.1880, still in use.	Regional	water pump
CV0432	40400706			HAWKSWOOD	Freestanding cast-iron water hydrant, erected c.1880. Fluted shaft on ogee-moulded base, with roll-moulded necking and capital, fluted domed cap with acorn finial.	Regional	water pump







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CV0433	40400707			HAWKSWOOD	Detached four-bay two-storey house, built c.1870, with half dormers to upper floor.	Regional	house
CV0434	40400708			HAWKSWOOD	Terraced five-bay two-storey house, built c.1820, with unevenly spaced openings.	Regional	house
CV0435	40400709			HAWKSWOOD	Freestanding fan-plan double-height Roman Catholic church, built 1978.	Regional	church / chapel
CV0436	40400710			HAWKSWOOD	Corner-sited detached four-bay two-storey house, built c.1870.	Regional	house
CV0437	40400714			HAWKSWOOD	Freestanding Gothic Revival Church of Ireland church, built 1849, comprising three-bay nave, three-stage entrance tower at west gable, and chancel to east elevation flanked by vestry lean-tos.	Regional	church / chapel
CV0438	40000166			KEADEW (CAVAN RL. AND URBAN)	Detached three-bay two-storey house, built c.1945, with internal porch, pair of advanced gable-fronted bays and three-bay two-storey side elevation.	Regional	house







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CV0439	40000084	TC004		KEADEW (CAVAN RL. AND URBAN)	Freestanding gable-fronted single-cell Gothic Revival Presbyterian church, built 1836, with single-storey entrance porch.	Regional	church / chapel
CV0440	40000085	TC005		KEADEW (CAVAN RL. AND URBAN)	Detached U-plan three-bay two-storey Presbyterian manse, built c.1870, with advanced gabled end bays and single recessed bay to centre.	Regional	manse
CV0441	40000086	TC006		KEADEW (CAVAN RL. AND URBAN)	Freestanding single-cell former Methodist church, built 1858, with single-bay entrance to base of truncated tower to the north, spire removed, c.1960.	Regional	church / chapel
CV0442	40000087	TC007		KEADEW (CAVAN RL. AND URBAN)	Detached three-bay two-storey former Methodist manse, built c.1875, with projecting central entrance bay and two-storey return to rear.	Regional	manse
CV0443	40000088	TC008		KEADEW (CAVAN RL. AND URBAN)	Detached gable-fronted two-bay two-storey masonic hall, built 1885, with projecting pair of gables to north elevation and lean-to extension to rear.	Regional	masonic lodge / hall
CV0444	40000089	TC009		KEADEW (CAVAN RL. AND URBAN)	End-of-terrace three-bay two-storey over raised basement former house, built c.1860, with gablets added to attic, c.1890.	Regional	house







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CV0445	40000091	TC010		KEADEW (CAVAN RL. AND URBAN)	Terraced three-bay three-storey over raised basement house, built c.1860, with integral carriage arch and return to rear.	Regional	house
CV0446	40000092	TC011		KEADEW (CAVAN RL. AND URBAN)	Terraced three-bay three-storey over basement house, built c.1860, with integral carriage arch and return to rear.	Regional	house
CV0447	40000093	TC012		KEADEW (CAVAN RL. AND URBAN)	Terraced four-bay three-storey former house, built c.1820, possibly as two houses, now used as offices.	Regional	house
CV0448	40000094	TC012		KEADEW (CAVAN RL. AND URBAN)	Attached three-bay three-storey former library and school, built 1935, with three-storey return to rear.	Regional	library / archive
CV0449	40000100	TC013		KEADEW (CAVAN RL. AND URBAN)	Semi-detached two-bay three-storey former house, built c.1800, now in use as apartments with disused offices to ground floor.	Regional	house
CV0450	40000106	TC014		KEADEW (CAVAN RL. AND URBAN)	Detached neo-Classical five-bay two-storey over basement courthouse, built 1824, with pedimented breakfront, single-storey portico and double height main entrance hall, refurbished and extended 1987-1989.	Regional	court house







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CV0451	40000108	TC015		KEADEW (CAVAN RL. AND URBAN)	Detached three-bay three-storey over basement neo classical style former bank, built 1862-3, with single-storey entrance bay to north, dormer attic and return to rear.	Regional	bank / financial institution
CV0452	40000112	TC017		KEADEW (CAVAN RL. AND URBAN)	Detached six-bay two-storey presbytery, built 1962, with L-plan single-storey addition to north.	Regional	presbytery / parochial / curate's house
CV0453	40000113	TC016		KEADEW (CAVAN RL. AND URBAN)	Freestanding Latin-cross plan five-bay double-height cathedral in monumental neo-Classical style, built 1939-1942, with Corinthian prostyle tetrastyle pedimented portico, four-stage tower and octagonal spire flanked by cupolas.	Regional	cathedral
CV0454	40000116	TC020		KEADEW (CAVAN RL. AND URBAN)	End-of-terrace two-bay three-storey over basement former house, built c.1820, with two-storey return to rear.	Regional	house
CV0455	40000117	TC021		KEADEW (CAVAN RL. AND URBAN)	Terraced three-bay three-storey over basement former house, built c.1820, with integral carriageway.	Regional	house
CV0456	40000118	TC022		KEADEW (CAVAN RL. AND URBAN)	Terraced three-bay three-storey over basement former house, built c.1820, with integral carriageway.	Regional	house







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CV0457	40000119	TC023		KEADEW (CAVAN RL. AND URBAN)	End-of-terrace two-bay three-storey over basement former house, built c.1820, with two-storey return and single-storey lean-to extension to rear.	Regional	house
CV0458	40000120	TC024		KEADEW (CAVAN RL. AND URBAN)	End-of-terrace three-bay three-storey former house, built c.1820, formerly with integral carriageway to south, now blocked.	Regional	house
CV0459	40000121	TC025		KEADEW (CAVAN RL. AND URBAN)	Terraced two-bay three-storey house, built c.1820, with recent extensions and small yard to rear.	Regional	house
CV0460	40000122	TC026		KEADEW (CAVAN RL. AND URBAN)	End-of-terrace L-plan three-bay three-storey former house, built c.1830, with three-bay side elevation and recent extension to rear.	Regional	house
CV0461	40000161	TC027		KEADEW (CAVAN RL. AND URBAN)	Detached Arts-and-Crafts style T-plan town hall, built 1909, comprising seven-bays façade with central three-bay three-storey gabled breakfront having wide central bay and two-storey end bays with gabled side elevations.	National	town / county hall
CV0462	40000168	TC002		KEADEW (CAVAN RL. AND URBAN)	Detached three-bay two-storey school of formal classical design with single-bay single-storey end wings, built c.1800.	Regional	school







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CV0463	40000335	TC019		KEADEW (CAVAN RL. AND URBAN)	Detached five-bay three-storey Italianate style bank, built 1907, with advanced end-bays and single-storey wings, having return and recent single storey extension to rear.	Regional	bank / financial institution
CV0464	40000392	TC013		KEADEW (CAVAN RL. AND URBAN)	Semi-detached two-bay three-storey former house, built c.1800, with first and second floor converted to apartments, and ground floor now in use as solicitor's offices.	Regional	house
CV0465	40000401			KEADEW (CAVAN RL. AND URBAN)	Sections of cast-iron railings from former Farnham Gardens, installed c.1880, salvaged and re-erected to boundaries of Townhall, Thomas Ashe and Farnham Street.	Regional	gates / railings / walls
CV0466	40000402			KEADEW (CAVAN RL. AND URBAN)	Freestanding circular-profile cast-iron pillar post box, c.1880, with royal insignia removed from the door.	Regional	post box
CV0467	40000444	TC063		KEADEW (CAVAN RL. AND URBAN)	Detached Italianate style three-bay two-storey former rectory, built c.1860, with advanced eastern bay, single-storey advanced entrance porch with door to west elevation, and four-bay east elevation with full-height canted bay.	Regional	rectory / glebe / vicarage / curate's house
CV0468	40000450	TC071		KEADEW (CAVAN RL. AND URBAN)	Detached five-bay double-height former goods shed, built c.1865, with single-storey four-bay red-brick former goods office to south, c.1920, and later lean-to extension to west.	Regional	outbuilding







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CV0469	40309012	CV19014		KEELAGH (TULLYHUNCO BY.)	Entrance gate to Castle Hamilton demesne, erected c.1860, set at angle to road with vehicular gates supported by ashlar piers, flanked by pedestrian gates and wing walls.	Regional	demesne walls / gates / railings
CV0470	40309017	CV19014		KEELAGH (TULLYHUNCO BY.)	Farmyard complex of three courtyards arranged back-to-back, built in phases from c.1740-1880, located within Castle Hamilton demesne.	Regional	farmyard complex
CV0471	40402511	CV25013		KEVIT UPPER OR CASTLECOSBY	Detached single-bay single-storey former gate lodge, built c.1800, segmental bow added 1856 to avenue elevation, large single-storey extension c.1970 to south-east connected by glazed link.	Regional	gate lodge
CV0472	40403207			KIFFAGH	Detached three-bay two-storey house, built c.1850, with single-storey lean-to to rear.	Regional	house
CV0473	40403208			KIFFAGH	Detached five-bay two-storey school, built c.1830, with recessed full-height entrance bays to east and west gables, and recent lean-to addition to north-east.	Regional	school
CV0474	40307001			KILCONNY	Wall-mounted cast-iron post box, c.1880, with crown and insignia of Queen Victoria.	Regional	post box







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CV0475	40307002	CV11024		KILCONNY	Detached three-bay two-storey house, built c.1890, with paired windows, two-storey canted bay window to advanced eastern bay and single-storey porch.	Regional	house
CV0476	40307003	CV11025		KILCONNY	Detached three-bay two-storey with attic former barracks, built c.1660, with open porch, and two-storey return and narrow second pile to rear.	Regional	barracks
CV0477	40307020	CV11019		KILCONNY	Triple-span elliptical-arched limestone bridge, built 1836, spanning River Erne, supporting a ramped deck with highest point above higher central arch.	Regional	bridge
CV0478	40401501			KILCONNY	Detached three-bay two-storey former parochial house, built c.1860, with single-storey porch, two-storey extension of c.1980 to rear.	Regional	presbytery / parochial / curate's house
CV0479	40401502	CV15010		KILCONNY	Freestanding Gothic Revival Roman Catholic church, built c.1850, with crenellated entrance porch, five-bay nave with gabled side chapel and lobby on either side, chancel added c.1870 with gabled sacristy to side having flat-roofed twentieth-century extension.	Regional	church / chapel
CV0480		CV11023		KILCONNY	ErneVale Tavern	NA	public house







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CV0481		CV17032		KILLYCRAMP	Parochial House	NA	parish residence priest / curate
CV0482	40402801			KILCROSSBEG	Freestanding Gothic Revival cruciform-plan Roman Catholic church, built 1837.	Regional	church / chapel
CV0483	40401407	CV14004		KILDALLAN	Freestanding Gothic-Revival T-plan Church of Ireland church, built c.1750, with three-bay nave, three-stage bell-tower added to west 1815, substantial side transept added 1827 to north elevation, altered and reordered internally 1865, and vestry added to north-east.	Regional	church / chapel
CV0484	40400913	CV13006		KILDOAGH	Freestanding Gothic Revival barn-style Roman Catholic church, built 1796, with six-bay nave having symmetrically placed entrances in second and fifth bays, with high-level windows to galleries in end gables.	National	church / chapel
CV0485	40403815	CV38008		KILDORRAGH GLEBE	Freestanding Gothic Revival Church of Ireland church, built 1862, with three-bay nave, gabled chancel with vestry as smaller gable set into south side, two-stage entrance tower with spire attached to south-west.	Regional	church / chapel
CV0486	40400501			KILDUFF LOWER	Arched stone road bridge, built c.1780, spanning Owennayle River.	Regional	bridge






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CV0487	40400502			KILDUFF LOWER	Single-arch sandstone road bridge, built c.1850, spanning Owenayle River.	Regional	bridge
CV0488	40404104			KILGOLAGH	Seven-arch road bridge spanning River Inny, built c.1650.	National	bridge
CV0489		CV14007		KILLARAH	Limekiln	NA	limekiln
CV0490	40402301			KILLATEE	Freestanding Gothic Revival gable-fronted double-height Roman Catholic church, built 1915.	Regional	church / chapel
CV0491	40404013			KILLETER	Detached three-bay two-storey national school, built 1834, with single-storey recessed lean-to entrance porches to either side.	Regional	school
CV0492	40401607			KILLOUGHTER	Detached five-bay two-storey parochial hall, built c.1880, originally four-bays, now with later extension.	Regional	church hall / parish hall






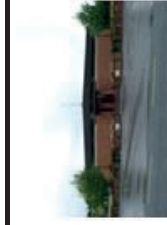
RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0493	40400103			KILLYCARNEY	Detached two-bay single-storey with dormer attic railway level crossing keeper's house, built 1859, with flat-roofed entrance porch.	Regional	worker's house
CV0494	40400202	CV44034		KILLYCARNEY	Freestanding gable-fronted Gothic Revival Roman Catholic church, built 1846.	Regional	church / chapel
CV0495	40402609			KILLYCONNAN	Freestanding Modern style axehead-plan Roman Catholic church, built 1983-4, with side wings accommodating entrances and ancillary spaces.	Regional	church / chapel
CV0496	40401716	CV17035		KILLYCRAMPH	Detached Early English Gothic Revival symmetrical-plan five-bay two-storey railway station, built 1860-1.	Regional	railway station
CV0497	40402111	CV21003		KILLYCRONE	Freestanding Gothic-Revival Church of Ireland church, built 1832, with three-bay nave with bellcote, projecting single-storey entrance to north-west gable, chancel to east, and later vestry parallel to north-east end of nave.	Regional	church / chapel
CV0498	40402105	CV21005		KILLYGARRY (E.D. CAVAN RL.)	Freestanding Gothic Revival Roman Catholic, built 1867, with five-bay nave having flanking side aisles, gabled entrance porches flanking west end, and sacristy attached to east gable.	Regional	church / chapel







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CV0499				KILLYGARRY (E.D. CAVAN RL.)	Killygarry House	NA	house
CV0500	40402003	CV20009		KILLYGOWAN (TULLYHUNCO BY.)	Detached five-bay single-storey with dormer attic lobby-entry thatched vernacular house, built c.1780, extended to the west in 1980 and north-west in 2004 in style to imitate original house.	Regional	house
CV0501	40402025			KILLYKEEN (UPPER LOUGHTEE BY.)	Detached five-bay single-storey cottage ornee with recessed central bays forming loggia to entrance (south) front, built 1819, having projecting central bays to rear (north elevation) flanked by recessed end bays.	Regional	cottage ornee
CV0502	40402324			KILLYMACARAN / KILMACARAN	Detached three-bay two-storey former miller's house, built c.1820.	Regional	miller's house
CV0503	40401402	CV14010		KILLYNAHER	Freestanding L-plan Church of Ireland church, built 1821, with three-bay nave having three-stage square tower to west gable, north transept and vestry added 1863.	Regional	church / chapel
CV0504	40000454	TC076		KILLYNEBBER	Detached three-bay two-storey house, built 1874, with advanced two-bay gable-front; canted bay of brick to garden front, four-bay two-storey return to rear and recent conservatory.	Regional	house







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CV0505	40401204			KILLYNURE (CASTLERAHAN BY.)	Detached five-bay two-storey house, built c.1760, with alterations of c.1880.	Regional	house
CV0506	40401306	CV13005		KILLYRAN	Triple-arch stone bridge, built c.1885, over former railway lines.	Regional	bridge
CV0507	40305009	CV38016		KILMORE (CASTERAHAN BY.), BALLYJAMESDUFF	Detached L-plan multiple-bay three-storey convent, built 1883, with advanced gabled breakfront to front and hip-roofed breakfront to rear, two-storey projecting bay to north with bellcote, seven-bay two-storey wing to south.	Regional	convent / nunnery
CV0508	40402504	CV25005		KILMORE UPPER	Detached Gothic Revival L-plan three-bay single-storey gate lodge, built c.1860.	Regional	gate lodge
CV0509	40402505	CV25004		KILMORE UPPER	Freestanding Decorated Gothic Revival cruciform-plan Church of Ireland cathedral, built 1860.	National	cathedral
CV0510	40402506	CV25006		KILMORE UPPER	Detached Grecian Revival three-bay three-storey over basement former bishop's palace, built 1835-7, having pedimented central bay with single-storey limestone ashlar portico, recessed bay to west with single-storey side entrance.	Regional	bishop's palace

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CV0511	40402528			KILMORE UPPER	Freestanding four-bay (formerly seven-bay) two-storey (formerly double-height) former cathedral, built c.1400, and substantially altered in the late seventeenth century, having tall bay (formerly three-bays) to west, recent extension to north. Now in use as parish hall.	Regional	cathedral
CV0512	40402529	CV26006		KILMORE UPPER	Freestanding multiple-bay two-storey stable block set around a courtyard, built c.1835, having central pedimented breakfront to north and west ranges, clock tower and cupola to eastern range.	Regional	outbuilding
CV0513	40403812			KILNACROTT	Triple-span semicircular-arched limestone road bridge, built c.1780, Regional over tributary of Lough Sheelin.	Regional	bridge
CV0514	40403813	CV38004		KILNACROTT	Detached Tudor Revival U-plan four-bay two-storey house, built c.1845, having advanced gabled end bays, cut-stone porte-cochere to entrance in southern bay, end bays extend back as returns with lower six-bay wing to north-east.	Regional	country house
CV0515	40401518	CV15020		KILNAGLARE UPPER	Freestanding Gothic Revival Roman Catholic church, built 1861-63.	Regional	church / chapel
CV0516	40401520			KILNAGLARE UPPER	Detached single-storey corrugated-iron former creamery, built c.1935.	Regional	creamery







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CV0517	40403717			KILNAHARD	Detached multiple-bay two-storey castellated country house with square-plan turrets, built c.1820.	Regional	country house
CV0518	40403801			KILNALECK (CASTLERAHAN BY.)	Terraced three-bay two-storey house, built c.1820, with extensive additions to the rear.	Regional	house
CV0519	40403802	CV38002		KILNALECK (CASTLERAHAN BY.)	Terraced five-bay two-storey house, dated 1871, with integral carriage arch and shopfront insert to ground floor.	Regional	house
CV0520	40403804			KILNALECK (CASTLERAHAN BY.)	Detached four-bay two-storey house, built 1910, with two-storey return and shopfront inserted to ground floor.	Regional	house
CV0521	40403805	CV38001		KILNALECK (CASTLERAHAN BY.)	Terraced three-bay two-storey house, built c.1820, with integral carriage arch, render mouldings c.1920, and Art-Deco style shopfront c.1950.	Regional	house
CV0522	40401307			KILNAVERT	Detached four-bay single-storey lobby-entry vernacular former farmhouse, built c.1800, with windbreak entrance.	Regional	farm house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0523	40401308			KILNAVERT	Freestanding Gothic-Revival Roman Catholic church, built 1868, having five-bay double-height nave with lean-to aisles behind single storey narthex to west connecting to truncated bell tower to north, sacristy to east end of south aisle, single storey gabled transepts.	Regional	church / chapel
CV0524	40401309			KILNAVERT	Detached L-plan three-bay two-storey former presbytery, built c.1870, with single-storey porch, two-bay side elevation, lower return to rear.	Regional	presbytery / parochial / curate's house
CV0525	40400908			KILLSALLAGH (TULLYHAW BY.)	Detached three-bay single-storey with dormer attic house, built 1881, with recent single-storey addition to rear.	Regional	house
CV0526	40403701	CV37005		KILSARAN	Single-span segmental-arched limestone road bridge, built c.1850, spanning north-west to south-east over River Erne.	Regional	bridge
CV0527	40400910			KILSOB	Freestanding cast-iron water hydrant, c.1880, comprising fluted shaft with spout to front, moulded necking with recent tap, and fluted domed cap over with acorn finial, later bucket-stand fitted to front.	Regional	water pump
CV0528	40400911			KILSOB	Freestanding elongated hexagonal-plan single-cell church in Modern style, built 1977, with projecting entrance porch and attached ancillary spaces to rear.	Regional	church / chapel






RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0529	40400101	CV01001		KILTOMULTY	Detached four-bay single-storey with dormer attic house, built c.1850, of direct-entry plan type, with gable-fronted porch addition.	Regional	house
CV0530		CV13004		KILTYNASKELLAN	Kiltynaskellan, Canal Lock No. 3	NA	canal lock
CV0531	40000274	TC042		KINNYPOTTLE	End-of-terrace two-bay three-storey house, built 1905.	Regional	house
CV0532	40000275	TC041		KINNYPOTTLE	Terraced two-bay three-storey house, built 1905, having three-storey return to rear.	Regional	house
CV0533	40000314	TC028		KINNYPOTTLE	Section of sandstone flagged paving, laid c.1815.	Regional	cobbles / flags / paving / kerbing
CV0534	40000276	TC040		KINNYPOTTLE	Terraced two-bay three-storey, built 1905, interior and rear rebuilt c.2000.	Regional	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0535	40000277	TC039		KINNYPOTTLE	Terraced two-bay three-storey house, built 1905, completely rebuilt behind the facade, c.2000.	Regional	house
CV0536	40000299	TC029		KINNYPOTTLE	End-of-terrace two-bay two-storey house, built 1887, ground floor now in use as a hairdressing salon.	Regional	house
CV0537	40000300	TC030		KINNYPOTTLE	Terraced two-bay two-storey house, built 1887, extended to the rear c.1990.	Regional	house
CV0538	40000301	TC031		KINNYPOTTLE	Terraced two-bay two-storey house, built 1887. Pitched artificial slate roof, red-brick chimney stack, and uPVC rainwater goods.	Regional	house
CV0539	40000302	TC032		KINNYPOTTLE	Terraced two-bay two-storey former house, built 1887.	Regional	house
CV0540	40000303	TC033		KINNYPOTTLE	Terraced two-bay two-storey house, built 1887.	Regional	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0541	40000304	TC034		KINNYPOTTLE	Terraced three-bay two-storey former house, built 1887, with infilled former integral carriage-arch to south and two-bay two-storey lean-to extension to rear.	Regional	house
CV0542	40000305	TC035		KINNYPOTTLE	Terraced four-bay two-storey house, built 1887 with integral carriage arch to northern bay and three-bay two-storey return to the rear.	Regional	house
CV0543	40000306	TC037		KINNYPOTTLE	Terraced four-bay two-storey house, built 1887, with integral carriage arch to southern bay.	Regional	house
CV0544	40000308	TC038		KINNYPOTTLE	Terraced three-bay two-storey house, built 1887.	Regional	house
CV0545	40401801			KNAPPAGH	Triple-arch road bridge over Knappagh River, built c.1760.	Regional	bridge
CV0546		CV30006		KNOCKAGHY	Sloans Mill	NA	water mill







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0547	40401523			KNOCKATEERY	Detached three-bay two-storey over basement country house, built c.1770, with porch added to front elevation, c.1820.	Regional	country house
CV0548	40404303			KNOCKATEMPLE	Freestanding single-cell Church of Ireland church, built 1831, with three-bay nave, crenellated entrance porch to west gable, chancel to east with vestry to north.	Regional	church / chapel
CV0549	40404304			KNOCKATEMPLE	Freestanding single-cell gable-fronted Roman Catholic church, built 1847, with five-bay nave elevations.	Regional	church / chapel
CV0550		CV21002		Knockatador	Smiths Knockatador Mills	NA	water mill
CV0551	40402316			KNOCKBRIDE	Detached five-bay two-storey house, dated 1833, with advanced windbreak porch to rear elevation.	Regional	house
CV0552	40402317	CV23008		KNOCKBRIDE	Freestanding three-bay barn-style Roman Catholic church, built 1832, refurbished 1853.	Regional	church / chapel







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0553	40402315	CV23006		KNOCKBRIDE	Freestanding Gothic-Revival Church of Ireland church, built 1825, comprising three-bay hall with three-stage tower, shallow chancel, south transept added 1858, double transept added to north side, 1870, with lower eastern vestry.	Regional	church / chapel
CV0554	40403202			KNOCKNAGILLAGH	Freestanding Gothic Revival Roman Catholic church, built 1861, having four-bay nave, unfinished single-stage tower to north with engaged circular stair turret and single-bay connection, side porch to south, polygonal chancel with flanking lean-tos to nave gable.	Regional	church / chapel
CV0555	40402311			KNOCKNALOSSET	Detached four-bay two-storey farm house, built c.1780, with gabled windbreak projection to front entrance and gabled porch to rear.	Regional	farm house
CV0556	40402312			KNOCKNALOSSET	Detached three-bay single-storey Methodist church, built c.1880, with south-east entrance porch.	Regional	church / chapel
CV0557		CV43003		Knocknaveagh	Knocknaveagh Railway Bridge	NA	Railway Bridge
CV0558	40401202			KNOCKROE (TULLYGARVEY BY.)	Terraced two-bay two-storey house, built c.1890.	Regional	house






RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0559	40403101			LACKAN LOWER	Single-arch hump backed limestone road bridge, built c.1855, over former railway line.	Regional	bridge
CV0560		CV31003		LACKAN	Flax Mill	NA	flax mill
CV0561		CV19013		LAHARD	Railway Bridge	NA	Railway Bridge
CV0562	40403501	CV35034		LARAGH	Freestanding Gothic Revival Roman Catholic church, built 1858, comprising stepped three-stage breakfront as centre bay of gabled entrance facade, three-bay nave, single-bay chancel, altered single-storey sacristy to west.	Regional	church / chapel
CV0563	40402110			LARAH	Wall-mounted cast-iron post box, c.1905, with crown and royal insignia of Edward VII.	Regional	post box
CV0564	40402113			LARAH	Detached Arts-and-Crafts L-plan five-bay two-storey house, built 1921, with advanced gable to eastern bays, central entrance with open canopy, gables to side and rear elevations, and single-storey wing extending to northwest.	Regional	house







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CV0565	40403503			LARCHFIELD GLEBE	Detached double-pile three-bay two-storey over basement former rectory, built 1816, with single-bay two-storey return to east, recent single-storey lean-to to west.	Regional	rectory / glebe / vicarage / curate's house
CV0566		CV03001		LATTONE	Thatched House	NA	house
CV0567	40403715	CV38007		LAVAGH	Freestanding T-plan Gothic Revival Church of Ireland church, built c.1800, with three-bay nave, shallow chancel projection to east, two-stage tower and north transept added c.1837, vestry to north-west and lean-to to north.	Regional	church / chapel
CV0568	40403716			LAVAGH	Detached three-bay two-storey school, built 1878, with pronounced hipped roof and central single-storey porch, single-storey wing to south-west.	Regional	school
CV0569	40402608	CV44085		LAVEY	Freestanding hall-and-tower Church of Ireland church, built 1822, with three-bay nave, three-stage tower to west, and gabled vestry to north elevation.	Regional	church / chapel
CV0570	40402813			LEAR (CLANKEE BY.), BAILIEBOROUGH E.D.	Cast-iron post box attached to timber post, manufactured c.1915, having curved top, raised 'Letters Only' lettering above letter slot and raised 'GR' royal cipher and crown motif.	Regional	post box






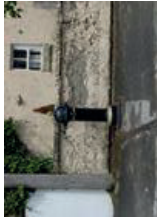
RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0571	40402502			LEGALAND	Bellahillan Bridge. Four-arch stone road bridge, built c.1780, over River Erne, having semi-circular arches and flat deck.	Regional	bridge
CV0572	40402809			LEITER (E.D. BAILEBOROUGH)	Wall-mounted cast-iron post-box, installed c.1890, having raised 'V.R.' royal cipher and crown motif. Raised 'Post Office' lettering to letter slot and foundry name to the base (no longer legible).	Regional	post box
CV0573	CV35027			LISANISKY	Formerly Mackens Hotel	NA	commercial premises
CV0574	CV35024			LISANISKY	Malones	NA	commercial premises
CV0575	CV35014			LISANISKY	Little Buds Florist	NA	commercial premises
CV0576	40310012	CV35026		LISANISKY	Freestanding four-bay single-storey parochial hall, built 1889, with entrance porch to gable-fronted north wall, two-bay annex wing to rear, recent lean-to also to rear.	Regional	church hall / parish hall







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0577	40310013	CV35025		LISASTURRIN	Freestanding Gothic-Revival Church of Ireland church, built 1780, with three-bay nave, chancel to north, and four-stage tower with side bays to south.	Regional	church / chapel
CV0578	40310016	CV35008		LISASTURRIN	Detached Victorian L-plan two-bay two-storey former school master's house, built c.1890, with projecting gable to front elevation and to south-west, and single-storey lean-to to north-west elevation.	Regional	school master's house
CV0579	40310017	CV35007		LISASTURRIN	Detached Victorian three-bay single-storey former school, built 1886, with projecting gable to front having separated side entrances to each classroom.	Regional	school
CV0580	40402814			LISBALL	Detached four-bay single-storey lobby-entry vernacular house, built c.1800, having shallow windbreak porch, single-storey lean-to corrugated-iron extension to rear.	Regional	farm house
CV0581		CV16011		LISBODUFF	Bunnoe Mill	NA	water mill
CV0582	40401615	CV16016		LISBODUFF	Freestanding double-height barn-type Roman Catholic church, built 1838-43, orientated north-south with porch to south gable, sacristy to north gable, and four-bay nave elevation.	Regional	church / chapel







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CV0583	40402327			LISDRUMSKEA	End-of-terrace four-bay two-storey house, built 1919, set back below street level.	Regional	house
CV0584	40402329			LISDRUMSKEA	Attached five-bay two-storey former bank manager's house and attached three-bay two-storey bank, built c.1900.	Regional	bank / financial institution
CV0585	40402332			LISDRUMSKEA	Terraced three-bay two-storey house, built c.1800, with two-storey return to rear.	Regional	house
CV0586	40402328	CV44078		LISDRUMSKEA	Freestanding Gothic Revival Roman Catholic church, built 1838, altered 1912-15.	Regional	church / chapel
CV0587	40402330			LISDRUMSKEA	Freestanding hall-and-tower Church of Ireland church, built c.1780, having three-bay nave with lower shallow chancel apse, three-stage tower added c.1830, vestry added to north-east and interior re-ordered 1865.	Regional	church / chapel
CV0588	40402333			LISDRUMSKEA	Single-arch masonry road bridge, built c.1750, over water course.	Regional	bridge







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0589	40402331			LISDRUMSKEA	Freestanding cast-iron water hydrant, erected c.1870, with round-profile fluted shaft, moulded base, and fluted domed cap with acorn finial.	Regional	water pump
CV0590		CV23005		LISDRUMSKEA	Market House	NA	market house
CV0591	40402101			LISDUNVIS GLEBE	Detached L-plan three-bay two-storey former rectory, built 1788.	Regional	rectory / glebe / vicarage / curate's house
CV0592	40402805	CV28001		LISGAR	Freestanding seven-bay Presbyterian church, built 1795, with galleried interior focussed on long side, central gable-fronted entrance porch, gabled outcrop to rear with external stair to gallery.	Regional	church / chapel
CV0593	40404006			LISLIN (E.D. CASTLERAHAN BY.)	Triple-arch rubble stone road bridge, built c.1780, spanning Barora River.	Regional	bridge
CV0594		CV44068		LISLIN (TULLYGARVEY BY)	Lislin House	NA	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0595	40403303			LISMAGIRIL	Detached five-bay two-storey school, built c.1830, with recessed full-height entrance bays to east and west gables.	Regional	school
CV0596	40402513			LISMORE DEMESNE	Symmetrical pair of detached six-bay two-storey flanking wings to former Lismore House, built c.1730, having advanced outermost end bays to each block, single-bay two-stage flanking tower formerly attached to south corner of house having single-bay extension to north.	Regional	country house
CV0597	40403909			LISNABANTRY (E.D. KILLINKERE)	Detached L-plan multiple-bay two-storey farmhouse and attached public house, built c.1820, comprising three-bay main block with open porch of c.1960, perpendicular two-bay two-storey wing to south-east added c.1860 extending to roadside, with pub-front of c.1900.	Regional	farm house
CV0598	40403811			LISNABRINNIA	Detached three-bay two-storey farmhouse, built c.1840, with flanking lean-to wings, two-storey return, and single-storey decorative glazed porch.	Regional	farm house
CV0599	40402303			LISNACLEA (E.D. KNAPPAGH)	Detached two-bay two-storey house, built c.1910, with recent single-storey side entrance porch and recent single-storey return to rear.	Regional	house
CV0600	40402304			LISNACLEA (E.D. KNAPPAGH)	Triple-arch stone road bridge with slight hump, built c.1750, spanning River Knappagh. Rubble stone parapets with Scotch copings.	Regional	bridge







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CV0601	40403404			LISNALEA	Detached four-bay single-storey vernacular house of hearth-lobby plan form, built c.1850, with entrance porch addition of c.1970.	Regional	house
CV0602	40303029	CV44012		LISNELEA	Detached three-bay single-storey thatched house, built c.1780.	Regional	house
CV0603		CV17034		LISNASARAN	Old Workhouse Infirmary	NA	workhouse
CV0604	40403003			LOCH GOWNA	Freestanding handball alley, erected c.1940, having stepped profile to top of wall, buttresses to exterior elevations and lean-to outbuilding to rear.	Regional	handball alley
CV0605	40403004	CV30008		LOCH GOWNA	Freestanding Gothic Revival gable-fronted single-cell double-height Roman Catholic church, built 1904, having six-bay nave, polygonal chancel, and single-storey sacristy to north.	Regional	church / chapel
CV0606	40403005			LOCH GOWNA	Freestanding cast-iron water hydrant, manufactured c.1890, having fluted shaft and cap with acorn finial.	Regional	water pump







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CV0607	40403006			LOCH GOWNA	Detached four-bay two-storey house, built c.1860, having single-storey canted porch, canted bay window to side elevation, two-storey single-bay extension to rear.	Regional	house
CV0608	40403007			LOCH GOWNA	Freestanding cast-iron water hydrant, c.1890, having fluted shaft, cap with acorn finial, and bucket stand.	Regional	water pump
CV0609	40401913			LOUGHNAFIN OR ROCKFIELD	Detached double-pile five-bay two-storey house, built c.1720, three-bays at ground floor with central window in place of door, single-storey lean-to porch to rear elevation.	Regional	house
CV0610	40001068	TC060 / TC061		LURGANBOY (UPPER LOUGHTEE BY.)	Attached gable-fronted multiple-bay two-storey former mill on cranked plan, built c.1870, resting on concrete stilts to river side, rebuilt from another location c.1990, renovated for use as museum and coffee shop 1995.	Regional	mill (wind)
CV0611	40001069	TC060 / TC061		LURGANBOY (UPPER LOUGHTEE BY.)	Attached multiple-bay two-storey former corn mill, built 1846, with three-bay extension on split-level to west and two-storey return to side.	Regional	mill (water)
CV0612	40001142	TC062		LURGANBOY (UPPER LOUGHTEE BY.)	Detached neo-classical E-plan five-bay three-storey over basement school, built 1819.	National	school







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CV0613	40001143	TC062		LURGANBOY (UPPER LOUGHTEE BY.)	Multiple-bay two-storey former outbuildings in three ranges, built 1819, comprising six-bay south elevation adjoining west of school front elevation with advanced pedimented end bay, nine-bay western elevation and four-bay northern range.	Regional	outbuilding
CV0614	40000114	TC019		LURGANBOY (UPPER LOUGHTEE BY.)	Freestanding cruciform-plan Church of Ireland church in Gothic Revival style, built c.1815, comprising three-bay nave and four-stage tower and spire, with lower entrance bay and single-storey porch to west end, single-bay transepts and vestry to north-east added c.1855.	Regional	church / chapel
CV0615	40000448	TC074		LURGANBOY (UPPER LOUGHTEE BY.)	Detached three-bay two-storey house, built c.1860, with two-storey single bay return to rear and flat-roofed porch to front c.1930.	Regional	house
CV0616	40000449	TC075		LURGANBOY (UPPER LOUGHTEE BY.)	Detached three-bay two-storey school with gabled central breakfront, built c.1860, later in use as offices.	Regional	school
CV0617		CV17010		MAGHERANURE	Site of Church & Graveyard	NA	church / graveyard
CV0618	40308012			MAGHERANURE	Terrace of three Arts and Crafts three-bay two-storey houses, built c.1920, with projecting entrance porches, single-storey returns to two.	Regional	house




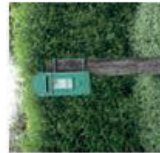


RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0619	40308002	CV17027		MAGHERANURE	Detached double-pile three-bay two-storey court house, built 1833, with central pedimented breakfront, recent single-storey flat-roofed annexe to the rear c.1960.	Regional	court house
CV0620	40308006	CV44021		MAGHERANURE	Detached six-bay two-storey Garda Station and Garda living quarters, built c.1950, with entrances to end bays and in each gable.	Regional	garda station / constabulary barracks
CV0621	40308007	CV17031		MAGHERANURE	Freestanding Decorated Gothic cruciform-plan gable-fronted Roman Catholic church, built 1927-30, with aisles to nave, aisled transepts, apsed chancel, attached three-stage tower to east, single-storey baptistery to west, sanctuary added 1992 in same style.	Regional	church / chapel
CV0622	40308010	CV17007		MAGHERANURE	Attached three-bay three-storey house and public house, built c.1880, with integral carriage-arch.	Regional	house
CV0623	40308011	CV17009		MAGHERANURE	Detached three-bay two-storey house with dormer attic, built c.1810, with advanced flat-roofed porch to front, recent parallel return rear with connection corridor.	Regional	house
CV0624	40308013			MAGHERANURE	Terraced four-bay two-storey house with integral carriage arch, built c.1820, with shopfronts inserted to ground floor.	Regional	house

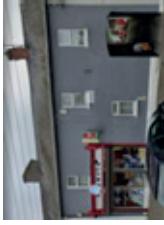





RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0625	40308026	CV17024		MAGHERANURE	Terraced four-bay two-storey house with dormer attic, c.1820.	Regional	house
CV0626	40308027	CV44023		MAGHERANURE	Terraced five-bay two-storey house with dormer attic and integral carriage arch, built c.1820.	Regional	house
CV0627	40308028	CV17023		MAGHERANURE	Pair of two-bay three-storey houses, built c.1800, with return to rear, and shopfronts inserted to ground floor.	Regional	house
CV0628	40308029	CV17022		MAGHERANURE	Terraced three-bay three-storey house, built c.1820, with shopfront to ground floor.	Regional	house
CV0629	40308030	CV17021		MAGHERANURE	Terraced four-bay three-storey former house with integral carriage arch, built c.1800, with shopfront inserted to ground floor, and recent three- and single-storey extensions to rear.	Regional	house
CV0630	40308032	CV17016		MAGHERANURE	Terraced five-bay three-storey former house, built c.1800, later in use as hotel, now in use as public house, with with pubfront to ground floor, three- and two-storey additions to rear.	Regional	house




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CV0631	40308033	CV17013		MAGHERANUIRE	Detached Italianate four-bay two-storey bank, built c.1890, recent two-storey extension to rear.	Regional	bank / financial institution
CV0632	40308034	CV17012		MAGHERANUIRE	Attached five-bay three-story with dormer attic house, built c.1800, Regional having shopfronts inserted to ground floor, two-storey return to rear.	Regional	house
CV0633	40308035	CV17011		MAGHERANUIRE	Attached four-bay three-storey former house, built c.1800, with later bank front inserted to ground floor.	Regional	house
CV0634	40403514			MARAHILL (CLANKEE BY.)	Attached four-bay two-storey vernacular farm house of hearth-lobby plan form, built c.1840, with gabled porch.	Regional	farm house
CV0635	40401411			MILLTOWN	End-of-terrace three-bay two-storey house, built c.1850, with attached two-storey wing in two sections to south-west.	Regional	house
CV0636	40401412	CV14012		MILLTOWN	Freestanding Gothic Revival Roman Catholic church, built 1868, with advanced breakfront surmounted by bellcote, five-bay nave and side aisles, side entrance porches projecting from aisles, lower chancel with sacristy to north-east.	Regional	church / chapel





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CV0637	40401420	CV44056		MOHER (LOWER LOUGHTEE BY.)	Detached square-plan three-bay three-storey over basement former glebe house, built c.1820, with single-storey entrance porch, and three-bay rear and east side elevation employing blind windows for symmetry, sloping site exposing basement on rear and sides.	Regional	rectory / glebe / vicarage / curate's house
CV0638	40402112			MONELTY	Freestanding Modern Roman Catholic church on elongated hexagonal-plan, built 1983, arranged symmetrically with tall triangular lantern elements over altar on long east side and in larger canted version on opposite side over separate sacristy and entrance block to front.	Regional	church / chapel
CV0639	40401413			MONEY	Detached two-storey two-bay former house, built c.1800, with attached single-storey two-bay outbuilding of same date.	Regional	house
CV0640	40401414			MONEY	Detached four-bay two-storey building, built c.1880, with entrance to rear, set on slope with split-level ground floor, and lean-to to rear with separate two-storey structure set perpendicular to south.	Regional	building misc
CV0641	40401415			MONEY	Detached three-bay single-storey with dormer attic house, built c.1850.	Regional	house
CV0642	40401416			MONEY	Detached three-bay single-storey with dormer attic house, built c.1850.	Regional	house




RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0643	40305002			MOODOGE	Freestanding Gothic-Revival gable-fronted former Methodist church, built c.1820, with two-bay nave.	Regional	church / chapel
CV0644	40305003	CV38012		MOODOGE	Terraced four-bay two-story house, dated 1816, with integral carriage arch to north, and pubfront inserted to south.	Regional	house
CV0645	40305004	CV44014		MOODOGE	Detached U-plan five-bay single-storey Garda Station, built c.1935, with advanced gabled end bays, flat-roofed entrance lobbies to west and south.	Regional	garda station / constabulary barracks
CV0646	40305005	CV38011		MOODOGE	Detached Classical style five-bay two-storey former market house, built 1813, with three central recessed bays beneath oversailing roof, two-storey extension to rear.	Regional	market house
CV0647	40403809			MOUNTNUGENT	Four-span limestone road bridge, built c.1750, over tributary to Lough Sheelin, with possible extension to north c.1820.	Regional	bridge
CV0648	40403810			MOUNTNUGENT	Freestanding T-plan Roman Catholic church, built c.1820, with three-bay nave, single bay transepts, Gothic Revival chancel and sacristy extensions c.1890, wider full-height narthex added c.1950.	Regional	church / chapel







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0649	40403818	CV38009		MOUNTNUGENT	Freestanding Gothic Revival hall-and-tower church, built 1804, with three-stage tower flanked by lean-to vestry and ancillary space, two-bay nave, and shallow gabled chancel.	Regional	church / chapel
CV0650	40403713			MOYDRISTAN	Detached three-bay two-storey house with concealed attic, built c.1850, and two-storey return to rear.	Regional	house
CV0651	40402305			MOYDUFF	Detached four-bay two-storey house, built c.1820.	Regional	house
CV0652	40403405			MOYER	Cast-iron post box, erected c.1915, attached by round-profile straps to side of square-profile timber post.	Regional	post box
CV0653		CV40002		MULLAGH	House	NA	house
CV0654		CV40001		MULLAGH	Formerly James Clarke	NA	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0655		CV40003		MULLAGH	PJ Smyth, Main Street, Mullagh	NA	shop / retail outlet
CV0656	40404008	CV40004		MULLAGH	Freestanding Gothic Revival Roman Catholic church, built 1858-62, with four-bay nave having gable-fronted porch, three-stage tower to west end, projecting single-bay chancel, and three-bay single-storey sacristy to north-east.	Regional	church / chapel
CV0657	40404009	CV44094		MULLAGH	Freestanding single-cell Church of Ireland church, built 1819, with three-bay nave, three-stage tower, and single-storey vestry to north.	Regional	church / chapel
CV0658	40404407	CV44003		MULLAGH	End-of-terrace two-bay two-storey house, built c.1820, formerly also in commercial use.	Regional	house
CV0659	40404408	CV44002		MULLAGH	End-of-terrace three-bay three-storey house, built c.1800, formerly also in use as public house and retail outlet.	Regional	house
CV0660	40404409	CV44001		MULLAGH	Terraced two-bay two-storey house, built c.1800, with disused shopfront to western bay at ground floor.	Regional	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0661	40401403			MULLAGHMORE (TULLYHUNCO BY.)	Detached two-storey three-bay outbuilding, built c.1850, with external steps at south-east gable leading to upper level.	Regional	outbuilding
CV0662	40403710			MULLAGHORAN	Freestanding cruciform-plan Roman Catholic church in Romanesque style, built 1911-14, with three-bay gabled entrance front, five-bay nave elevations, bell tower to south-west, porches to transepts and single-storey sacristy to south-east.	Regional	church / chapel
CV0663	40402308			MULLAN	Detached three-bay single-storey lobby-entry vernacular farmhouse, built c.1800, with projecting windbreak entrance, integral outhouse under same roof added c.1850.	Regional	house
CV0664		CV17002		MUNNILLY	No 1 of Terraced Block of 5 No. Houses	NA	house
CV0665		CV17002		MUNNILLY	No 2 of Terraced Block of 5 No. Houses	NA	house
CV0666		CV17002		MUNNILLY	No 3 of Terraced Block of 5 No. Houses	NA	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0667		CV17002		MUNNILLY	No 4 of Terraced Block of 5 No. Houses	NA	house
CV0668		CV17002		MUNNILLY	No 5 of Terraced Block of 5 No. Houses	NA	house
CV0669		CV17008		MUNNILLY	Boyle's Menswear	NA	retail
CV0670		CV17014		MUNNILLY	Donohue Wines and Spirits	NA	commercial premises
CV0671		CV17018		MUNNILLY	Mullans Pub and Lounge	NA	public house
CV0672		CV17019		MUNNILLY	Lenbons Butcher	NA	retail







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0673	40308020			MUNNILLY	Pair of single-bay two-storey houses, built c.1910, with shopfronts to ground floor.	Regional	house
CV0674	40308014			MUNNILLY	Attached single-bay three-storey house with shopfront, built c.1920.	Regional	shop / retail outlet
CV0675	40308015			MUNNILLY	Freestanding cast-iron water pump, erected c.1880.	Regional	water pump
CV0676	40308016	CV17003		MUNNILLY	Freestanding gable-fronted three-bay double-height single-cell former Methodist church, built 1868, with three-bay nave.	Regional	church / chapel
CV0677	40308017	CV17004		MUNNILLY	Detached three-bay two-storey former manse, built c.1870, with attached two-storey building to rear incorporating former late eighteenth-century Methodist meeting house.	Regional	manse
CV0678	40308018	CV17005		MUNNILLY	Freestanding gable-fronted single-cell double-height Presbyterian church, built 1877, entrance porch attached to east of south gable, six-bay nave, recent lean-to to north gable.	Regional	church / chapel







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0679	40308019	CV17006		MUNNILLY	Detached four-bay single-storey former Presbyterian meeting house, built 1797, later used as guild hall, school, and cinema.	Regional	church / chapel
CV0680	40308021	CV44022		MUNNILLY	Freestanding former parish hall, built 1905.	Regional	church hall / parish hall
CV0681	40308023	CV17026		MUNNILLY	Detached three-bay two-storey former bank manager's house, built c.1870, with projecting single-storey entrance porch, two-storey return to rear.	Regional	house
CV0682	40308024	CV17028		MUNNILLY	Detached Italianate five-bay two-storey bank, built 1858.	Regional	bank / financial institution
CV0683	40308036	CV17015		MUNNILLY	Attached four-bay three-storey house with integral carriage arch, built c.1800, with two shopfronts inserted to ground floor.	Regional	house
CV0684	40308041	CV01717		MUNNILLY	Attached six-bay three-storey house with integral carriage arch, built c.1800, with two shopfronts inserted to ground floor, recent two-storey extension to rear.	Regional	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0685	40308042			MUNNILLY	Wall-mounted cast-iron post box, erected c.1915.	Regional	post box
CV0686		CV15017		NAHEELIS	Thatched House	NA	house
CV0687	40402806			NOLAGH	Detached three-bay single-storey with half-dormer attic house, built c.1890, having shallow lean-to porch to eastern end bay.	Regional	house
CV0688	40403102			OGHILL	Single-arch limestone road bridge, built c.1855, over disused railway line, now providing private access to a private house.	Regional	bridge
CV0689	40403703			OMARD	Detached four-bay single-storey vernacular dwelling on direct-entry plan, built c.1810, with gable-fronted windbreak and early twentieth-century lean-to extension to rear.	Regional	house
CV0690	40403706			OMARD	Detached three-bay two-storey house, built c.1880, with single-storey return to rear and single-storey porch of c.1920.	Regional	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0691	40403719			OMARD	Detached two-bay two-storey former national school, built 1832, with external steps to upper level.	Regional	school
CV0692	40400912	CV44049		OWENGALLEES	Detached Victorian Italianate style double-pile six-bay two-storey over basement former country house, built c.1850, with advanced eastern bays, single-storey projecting porch adjoining with gabled to parapet, single-storey projections flanking side entrance to west, and canted bay window to east.	Regional	country house
CV0693	40402012	CV20001		PADDOCK	Detached two-bay two-storey gate lodge, built c.1840, with large return, side entrance through opening in flanking side wall to north.	Regional	gate lodge
CV0694	40402013	CV20001		PADDOCK	Gate screen, built c.1840.	Regional	demesne walls / gates / railings
CV0695	40402014			PADDOCK	Single-arch stone road bridge, built c.1800, carrying public road over private road.	Regional	bridge
CV0696	40402017	CV20001		PADDOCK	Detached Tudor Gothic revival L-plan three-bay single-storey with dormer attic former gate lodge, built c.1855, with central gabled breakfront entrance flanked by parapeted canted window bays.	Regional	gate lodge







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CV0697	40402018	CV20001		PADDOCK	Cast-iron gate screen, built c.1855.	Regional	demesne walls / gates / railings
CV0698	40401522			PLUSH	Detached four-bay single-storey with dormer attic house, built c.1850, with lean-to extension to rear.	Regional	farm house
CV0699	40404306	CV44005		POLLINTEMPLE	Freestanding limekiln, built c.1800, set against rising ground. Now in ruins. Rubble stone walls with segmental-arched opening formed of rough-hewn voussoirs.	Regional	kiln
CV0700	40404307	CV44100		POLLINTEMPLE	Detached three-bay two-storey house, built c.1850, with recent two-storey extension to rear.	Regional	farm house
CV0701	40400914	CV44050		PORT (E.D. BAWNBOY)	Detached Classical-style L-plan two-storey three-bay house, built c.1860, with four-bay elevation to side wing, and recent two-storey return to rear of wing.	Regional	country house
CV0702	40401303	CV13002		PORT (E.D. BAWNBOY)	Freestanding Gothic-Revival hall-and-tower church, built 1815, entrance in two-stage pinnacled tower with spire, three-bay nave, single-bay chancel added to east 1860, vestry to north, with recent lean-to extension on east side.	Regional	church / chapel







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0703	40309008	CV19003		PORTALIFF GLEBE	Freestanding Gothic Revival Church of Ireland church, built 1842, with advanced gabled two-storey single-bay entrance front flanked by gabled single-storey side porches to east, five-bay nave elevation, single-bay chancel, and vestry to west.	Regional	church / chapel
CV0704	40309009	CV19004		PORTALIFF GLEBE	Detached Jacobean-Revival style double-height memorial hall, built 1898, with advanced round-gabled breakfront and projecting single-storey open entrance porch, original with three-bay side elevation having lean-to bay now extended to five bays with single-storey lean-to extension to rear gable.	Regional	church hall / parish hall
CV0705	40309010	CV19007		PORTALIFF GLEBE	Detached five-bay three-storey over-basement former rectory, built c.1850.	Regional	rectory/glebe / vicarage / curate's house
CV0706	40309001			PORTALIFF OR TOWNPARKS	Freestanding T-plan two-bay Jacobean-style church, built 1688, with gable-fronted transept facing south and east-west orientated nave behind.	National	church / chapel
CV0707	40309002			PORTALIFF OR TOWNPARKS	Pair of square-plan sandstone gate piers, built 1688, forming entrance to the churchyard.	National	gates / railings / walls
CV0708	40309003	CV19006		PORTALIFF OR TOWNPARKS	End-of-terrace three-bay two-storey former house, built c.1860, with former carriage arch forming wing to east, and single-storey extension to rear.	Regional	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0709	40309004	CV19008		PORTALIFF OR TOWNPARKS	Attached six-bay two-storey house, built c.1750, with integral carriage arch in south bay, and shopfront and display window inserted to ground floor.	Regional	house
CV0710	40309005	CV44026		PORTALIFF OR TOWNPARKS	Detached seven-bay single-storey former railway station, built 1866, with advanced gabled end bays, single-bay gable-fronted outbuilding attached to south end, and recent extension to north.	Regional	railway station
CV0711	40309007	CV44027		PORTALIFF OR TOWNPARKS	Freestanding gable-fronted former Methodist church, built c.1820, with two-bay nave, single-bay vestry to south-west and recent flat-roofed extension to north-east.	Regional	church / chapel
CV0712	40309011	CV19009		PORTALIFF OR TOWNPARKS	Detached T-plan four-bay single-storey school, built 1876, with lower advanced gabled central bay having entrances to sides under cat-slide roofs rising to main eaves level.	Regional	school
CV0713	40309013			PORTALIFF OR TOWNPARKS	Freestanding rectangular-plan mausoleum, built c.1740.	Regional	mausoleum
CV0714	40401915	CV19002		PORTALIFF OR TOWNPARKS	Freestanding cruciform-plan Gothic–Revival Roman Catholic church, built 1862-3, oriented east-west with main west entrance elevation to rear and chancel elevation to front having recent lean-to entrance porch east of south transept and unfinished square-profile tower to north of chancel.	Regional	church / chapel







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CV0715		CV19010		PORTALIFFE	Fletchers Saw Mills	NA	mill
CV0716	40401908			PORTLONGFIELD	Single-arch masonry road bridge spanning a watercourse between Glasshouse Lake and Rockfield Lough, built c.1840.	Regional	bridge
CV0717	40401909			PORTLONGFIELD	Detached three-bay single-storey gate lodge, built c.1845, with lean-to return.	Regional	gate lodge
CV0718	40401910			PORTLONGFIELD	Detached four-bay single-storey Orange hall, built c.1890, with single-storey extension to rear.	Regional	hall
CV0719	40401911			PORTLONGFIELD	Detached five-bay two-storey school, built c.1830, with recessed full-height entrance bay to east gable and single-storey flat-roofed porch to west gable.	Regional	school
CV0720	40401912			PORTLONGFIELD	Wall-mounted cast-iron post box, c.1890, with 'VR' royal cypher.	Regional	post box







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CV0721	40403105	CV31005		POTTAHEE	Freestanding T-plan Roman Catholic church, built 1820, enlarged in 1837 with three-bay nave, and subsequently enlarged with gabled entrance having bellcote, two-bay transepts with entrances in outer bays, and central sacristy to south.	Regional	church / chapel
CV0722	40401616			POTTLE EAST	Double-arched limestone road bridge over Bunnoe River, built c.1810.	Regional	bridge
CV0723	40401102			QUIVVY (LOWER LOUGHTEE BY.)	Detached Tudor Revival three-bay two-storey house with canted central entrance bay, built c.1810, extended to rear in 1846.	Regional	country house
CV0724	40401117			QUIVVY (LOWER LOUGHTEE BY.)	Detached three-bay single-storey school with gabled projecting central porch, built c.1845, having single-bay two-storey master's house to end gable.	Regional	school
CV0725	40401103	CV11027		QUIVVY (LOWER LOUGHTEE BY.)	Freestanding Gothic Revival former Church of Ireland church, built 1855, having three-bay nave, gabled entrance porch to west gable, square-plan three-stage bell tower to north-west, chancel to east. and vestry to south-east.	Regional	church / chapel
CV0726	40401104	CV11026		QUIVVY (LOWER LOUGHTEE BY.)	Detached Tudor-Revival style three-bay single-storey with dormer attic gate lodge, built 1859, with open asymmetrical porch, single- and two-storey extension, c.2000, to rear and east.	Regional	gate lodge







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CV0727	40401105			QUIVVY (LOWER LOUGHTEE BY.)	Triple-arch limestone road bridge, built c.1870, central arch flanked by narrower and lower arches supporting a narrow slightly humped deck.	Regional	bridge
CV0728	40311017	CV39055		RAHARDRUM	Detached multiple-bay two-storey former mill, built 1830, having basement to western elevation, five-storey tower to north-west, and carriage arch entrance to south-east.	Regional	mill (water)
CV0729	40403917			RAHARDRUM	Detached four-bay two-storey house, built c.1820, substantially extended c.1860, single-storey porch, c.1910 to front.	Regional	farm house
CV0730	40401632	CV16017		RAKENNY	Detached Regency-style three-bay two-storey country house, built 1829, with astylar pedimented breakfront and advanced end piers.	Regional	country house
CV0731	40401637	CV16017		RAKENNY	Detached L-plan multiple-bay two-storey stable block, built c.1830, with later single-storey lean-to adjoining to the west, tall walls to south and east creating a courtyard.	Regional	stables
CV0732	40401720	CV16017		RAKENNY	Detached two-bay single-storey gate lodge, built c.1840.	Regional	gate lodge







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0733	40402517	CV25016		RATHCORICK	Detached four-bay single-storey with dormer attic lobby-entry thatched vernacular house, built c.1860, with unfenestrated rear elevation, and later flat-roofed porch to front.	Regional	house
CV0734	40401601	CV12001		REDHILL DEMESNE	Vehicular gates, piers and wall screen, built c.1790, forming entrance to Redhills House.	Regional	demesne walls / gates / railings
CV0735	40401602	CV44063		REDHILL DEMESNE	Detached L-plan five-bay single-storey Garda station with projecting central porch, built c.1945, with four-bay rear elevation, combining living and administrative functions.	Regional	garda station / constabulary barracks
CV0736	40401603	CV44064		REDHILL DEMESNE	Freestanding gable-fronted single-cell Methodist church, built c.1870, with advanced single-bay porch to front and three-bay side elevation.	Regional	church / chapel
CV0737	40401604	CV12001		REDHILL DEMESNE	Detached three-bay single-storey gate lodge, built c.1800, with semi-octagonal plan porch.	Regional	gate lodge
CV0738	40401605			REDHILL DEMESNE	Freestanding cast-iron water pump, erected c.1880.	Regional	water pump







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0739	40401606			REDHILLS DEMESNE	Pair of semi-detached three-bay two-storey houses with attic gable windows, built c.1800.	Regional	house
CV0740	40403205			ROCKFIELD	Detached three-bay single-storey direct-entry vernacular house, built c.1850.	Regional	house
CV0741	40402313	CV23007		ROOSKY	Freestanding Gothic Revival four-bay double-height Presbyterian church, built c.1870, with entrance to north-west and to eastern gable, with external stairs to gallery over entrance.	Regional	church / chapel
CV0742	40404405			ROSEHILL (CASTLERAHAN BY.)	Triple-arch hump backed road bridge, built c.1770, spanning east-west over Barora River.	Regional	bridge
CV0743	40404406			ROSEHILL (CASTLERAHAN BY.)	Triple-arch hump backed road bridge, built c.1790, spanning east-west over the Barora River.	Regional	bridge
CV0744		CV43002		RYEFIELD	Brady's Ryefield Cross Mills	NA	water mill




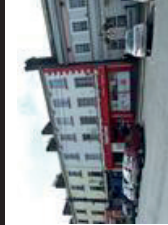

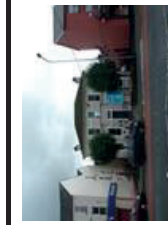
RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0745	40400916			SCRABBY (TULLYHAW BY.)	Detached single-storey four-bay direct-entry vernacular house, built c.1850, with projecting windbreak.	Regional	house
CV0746	40404002			SRAHAN	Single-arch stone road bridge, built c.1780, spanning river.	Regional	bridge
CV0747	40404205			SRANAYALLOGE	Double-span segmental-arched limestone road bridge, built c.1780, spanning Upper Inny River.	Regional	bridge
CV0748		CV11017		STRAHEGLIN	Erne Supplies	NA	commercial premises
CV0749		CV15006		STRAHEGLIN	Railway Pump House	NA	pump house
CV0750	40307005	CV11014		STRAHEGLIN	Freestanding Gothic Revival former Methodist church with gabled fronted porch, built 1903, with recent single-storey extension to the north gable.	Regional	church / chapel







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0751	40307019	CV11021		STRAHEGLIN	Detached neo classical three-bay two-storey over basement rectory with recessed centre bay, built c.1830, with half-dormer attic, three-storey projection to rear and two-bay two-storey outbuilding forming wing to north.	Regional	rectory / glebe / vicarage / curate's house
CV0752	40307024	CV15004		STRAHEGLIN	Detached three-bay single-storey railway engine shed, built 1887.	Regional	train shed
CV0753	40307025	CV15004		STRAHEGLIN	Attached nine-bay single-storey former railway station, built 1887, with gabled breakfront and projecting canopy, roofed platform and track to rear.	Regional	railway station
CV0754	40307031	CV15005		STRAHEGLIN	Four-arched limestone bridge over the River Erne, built c.1885, formerly carrying the narrow gauge Cavan-Leitrim Railway, having a narrow flat deck between high river banks.	Regional	bridge
CV0755	40404308			STRAMATT	Freestanding Roman Catholic church, built 1858, with seven-bay nave elevations, truncated three-stage tower to gabled west end, gabled entrance porches to north and south of chancel end, spire removed c.1970.	Regional	church / chapel
CV0756		CV43001		STRAMATT	Stramatt Bridge	NA	bridge

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0757	40402902			TAGHART SOUTH	Attached lobby-entry three-bay two-storey farmhouse, built c.1800, with gabled windbreak porch, single-storey outbuilding to east of c. 1920, recent metal shed to west, c.1990.	Regional	farm house
CV0758	40303004			TANDERAGEE	Freestanding cast-iron water hydrant, c.1910, comprising fluted shaft and former spout to front, moulded necking with recent tap, and fluted domed cap with acorn finial.	Regional	water pump
CV0759	40303008			TANDERAGEE	Freestanding cast-iron water hydrant, c.1910, comprising fluted shaft and former spout to front, moulded necking with recent tap, and fluted domed cap with acorn finial.	Regional	water pump
CV0760	40303017			TANDERAGEE	Terraced three-bay two-storey house with integral carriage arch, built c.1780, with shopfront inserted to ground floor.	Regional	house
CV0761	40303019			TANDERAGEE	Detached gable-fronted five-bay two-storey cinema, built c.1940, with double-height auditorium to rear.	Regional	cinema
CV0762	40303024			TANDERAGEE	Detached three-bay two-storey house, built c.1850, with central single-storey entrance porch of c.1920 to front, two-storey return porch to rear.	Regional	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0763	40303031			TANDERAGEE	End-of-terrace single-bay two-storey with dormer attic house, built c.1820, formerly also in use as retail outlet with disused shopfront to ground floor front elevation and enlarged fixed display window to gable elevation.	Regional	house
CV0764	40303005	CV34022		TANDERAGEE	Terraced pair of three- and four-bay three-storey houses with integral carriage arches, built c.1880, having two shopfronts to ground floor, and one carriage arch now in use a third shopfront.	Regional	shop / retail outlet
CV0765	40303006	CV34011		TANDERAGEE	Terraced three-bay three-storey house, built c.1850, with integral carriage arch, and Modern shopfront c.1960.	Regional	house
CV0766	40303009	CV34006		TANDERAGEE	Detached Classical three-bay two-storey former market house, built 1818, with pedimented central breakfront, and recent two-storey extension to rear.	Regional	market house
CV0767	40303010	CV34005		TANDERAGEE	Attached Tudor Gothic Revival five-bay two-storey former RIC barracks, built c.1870, with steeply gabled entrance breakfront, southern two bays formerly domestic quarters having separate door, two-storey return to rear, and recessed single-storey flat-roofed extension c.1970 to south.	Regional	garda station/ constabulary barracks
CV0768	40303011	CV34007		TANDERAGEE	Detached polychrome Gothic Revival four-bay single-storey former school, built 1878, with off centre advanced breakfront, gabled extension c.1920 to rear.	Regional	school







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0769	40303012			TANDERAGEE	Detached three-bay two-storey house, built c.1850, with two-storey return to rear.	Regional	house
CV0770	40303002	CV34027, CV34028		TANDERAGEE	Corner-sited detached three-bay two-storey court house, built 1817, renovated and flat flat-roofed entrance porch added to front in 1927.	Regional	court house
CV0771	40303003	CV34029		TANDERAGEE	Freestanding three-bay single-storey former Methodist church, built 1833, with gabled entrance porch to front.	Regional	church / chapel
CV0772	40303013	CV30003		TANDERAGEE	Freestanding Gothic Revival gable-fronted Presbyterian church, built 1887, having five-bay nave, breakfront surmounted by turret, advanced gabled portal in lean-to entrance porch, vestry to rear against south-east gable.	Regional	church / chapel
CV0773	40303014	CV34019		TANDERAGEE	Terraced three-bay three-storey house with integral carriage arch, built c.1830, with two shopfronts inserted to ground floor, two-storey gabled return to rear southern bay, recent two-storey extension to northern bays.	Regional	house
CV0774	40303015	CV34018		TANDERAGEE	Pair of three- and four-bay three-storey houses with central integral carriage arch, built c.1780, with shopfronts flanking carriage arch, domestic entrances and window in outermost bays.	Regional	house







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CV0775	40303016	CV34020		TANDERAGEE	Terraced five-bay two-storey house, built, c.1780, with two shopfronts to ground floor.	Regional	house
CV0776	40303020	CV34023		TANDERAGEE	Terraced three-bay three-storey former house, built c.1820, with shopfront inserted to ground floor and office to first floor.	Regional	house
CV0777	40303021	CV34024		TANDERAGEE	Terraced three-bay three-storey former house, built c.1820, with recent shopfront to ground and offices at second floor.	Regional	house
CV0778	40303022	CV34025		TANDERAGEE	Terraced five-bay three-storey former house, built c.1820, with extensive single-storey extension to rear.	Regional	house
CV0779	40303023	CV34026		TANDERAGEE	End-of-terrace seven-bay two-storey bank, built 1924, with central pedimented entrance porch, two-storey flat-roofed and single-bay lean-to extension to rear	Regional	bank / financial institution
CV0780	40303025	CV34015		TANDERAGEE	Detached Italianate five-bay two-storey bank, built 1912, with advanced entrance bay at ground floor, two-storey rear extension to north.	Regional	bank / financial institution







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWN/LAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0781	40303026	CV34033		TANDERAGEE	Freestanding Gothic Revival cruciform-plan Roman Catholic church, built 1838.	Regional	church / chapel
CV0782	40303027	CV34002		TANDERAGEE	Detached Tudor-Gothic five-bay two-storey house, built c.1845.	Regional	steward's house
CV0783	40303028	CV30003		TANDERAGEE	Detached four-bay single-storey Presbyterian hall, built 1911, lower porch to west gable and projecting gabled entrance porch to front elevation, flat roof extension to east.	Regional	church hall / parish hall
CV0784	40303030	CV34031		TANDERAGEE	Detached U-plan multiple-bay single- and two-storey former model school, built 1848, extended c.1870 and 1882, having gabled porches to north-east blocks and flat roofed porch to internal north corner.	Regional	model school
CV0785	40403407			TANDERAGEE	Freestanding cast-iron water hydrant, c.1910, comprising fluted pedestal with moulded necking having spout, and fluted domed cap with acorn finial and moulded base.	Regional	water pump
CV0786		CV34001		TANDERAGEE	Broomfield House (No 1 of Pair of houses)	NA	house



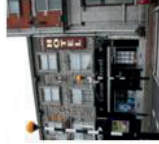



RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0787		CV34001		TANDERAGEE	Tullycushnín House (No 2 of Pair of houses)	NA	house
CV0788		CV34017		TANDERAGEE	Formerly Murtaghs	NA	commercial premises
CV0789		CV34021		TANDERAGEE	Formerly Duffys	NA	commercial premises
CV0790		CV34009		TANDERAGEE	Formerly Sheridan Insurance	NA	commercial premises
CV0791		CV34012		TANDERAGEE	F Crossan	NA	commercial premises
CV0792		CV34013		TANDERAGEE	Formerly The Benjam Inn	NA	commercial premises







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0793		CV34008		TANDERAGEE	Rogers/ House of Flowers	NA	shop / retail outlet
CV0794	40400203			TERMON (TULLYHAW BY.)	Detached L-plan three-bay two-storey over basement former glebe house, built 1827.	Regional	rectory / glebe / vicarage / curate's house
CV0795	40400204			TERMON (TULLYHAW BY.)	Freestanding Gothic-Revival Church of Ireland church, built c.1860, having four-bay side elevations to nave, gabled porch and bellcote to west gable, single-bay chancel and vestry to north-east, and baptistery outshoot to west gable.	Regional	church / chapel
CV0796	40403302			TERMON (UPPER LOUGHTEE BY.)	Freestanding Modern style rectangular-plan single-cell Roman Catholic church, built 1973, having boiler house attached to centre of rear elevation.	Regional	church / chapel
CV0797	40400102	CV44031		THORNHILL OR MULLANDREENAGH	Freestanding single-cell Church of Ireland church, built 1797, with three-stage entrance tower and spire to south.	Regional	church / chapel
CV0798	40400104			THORNHILL OR MULLANDREENAGH	Pier-mounted cast-iron post box, installed c.1950, with raised "P&T" initials in Gaelic script and inscribed with manufacturer's name 'Jessop Davis, Enniscorthy'. Set into rubble stone pier with pyramidal capstone and rendered finish forming chamfered surround to post box.	Regional	post box



RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0799	40400105	CV44032		THORNHILL OR MULLANDREENAGH	Detached six-bay two-storey house, built c.1780, with gable-fronted porch to front added c.1880.	Regional	house
CV0800	40402413	CV30002		TICOSKER	Freestanding Gothic Revival L-plan Church of Ireland church, built 1819, comprising three-stage entrance bell tower attached to three-bay nave, with one single-bay transept to north, vestry to east at intersection of nave and transept.	Regional	church / chapel
CV0801	40400703			TIRCAHAN	Detached T-plan two-storey three-bay house, built c.1890, with projecting centre bay having entrance to side, single-bay side elevations with single-storey canted bay windows, double-pile two-storey two-bay return to west with projecting entrance bay at inner corner to north and lean-to to rear.	Regional	farm house
CV0802	40402711			TIRLAHODE UPPER	Detached four-bay single-storey lobby-entry vernacular farmhouse, built c.1810, having windbreak entrance.	Regional	farm house
CV0803	40402001			TIRLIFFIN	Single-arch road bridge, built c.1800, with slightly humped deck.	Regional	bridge
CV0804	40402002			TIRLIFFIN	Five-arch stone road bridge, built c.1800, over Carratraw Lough.	Regional	bridge







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0805	40402004	CV20004		TOGHER OR DANESFORT DEMESNE	Detached L-plan six-bay two-storey over basement deanery, built c.1860, having projecting gabled porch, and three-bay side elevation.	Regional	rectory / glebe / vicarage / curate's house
CV0806	40401008			TOMKINROAD	Detached L-plan three-bay two-storey house, built c.1900, with entrance veranda extending between flanking canted bay windows, lower two-storey multiple-bay rear wing, lean-to glasshouse to side elevation facing road entrance.	Regional	house
CV0807	40404201			TONAGH (CLANMAHON BY.)	Detached four-bay single-storey direct-entry vernacular house, built 1860, with windbreak entrance, early-twentieth century extension to south-west and link to north-east with original outbuilding.	Regional	farm house
CV0808	40404202			TONAGH (CLANMAHON BY.)	Single-span segmental-arched limestone road bridge, built c.1870, over Upper Inny River.	Regional	bridge
CV0809	40401702			TONAGHBANE	Detached five-bay single-cell parochial hall, built c.1890, with entrance porch to west gable end.	Regional	church hall / parish hall
CV0810	40401703			TONAGHBANE	Freestanding cruciform-plan Church of Ireland church, built 1796, with centrally placed four-stage entrance tower to west gable having octagonal-profile ashlar spire addition, c.1820, transepts and chancel additions and interior refurbishments dating to 1860-61.	Regional	church / chapel







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CV0811	40401742			TONAGHBANE	Pair of Victorian semi-detached three-bay two-storey houses, built c.1890, sharing common central gable with entrances in the outer bays, and recent single-storey extension to rear.	Regional	house
CV0812	40402710			TONYDUFF	Freestanding T-plan Roman Catholic church, built 1845, having two-bay nave with shallow chancel.	Regional	church / chapel
CV0813	40000195	TC059		TOWNPARKS (CAVAN URBAN D.)	Semi-detached two-bay three-storey former house, built 1872, with recent shopfront to ground floor and recent multiple-bay two-storey apartment extension to rear.	Regional	house
CV0814	40000196	TC058		TOWNPARKS (CAVAN URBAN D.)	Semi-detached two-bay three-storey former house, built 1872, now in use as public house with recent shopfront to ground floor and in use as apartments with two-storey extension to the rear.	Regional	house
CV0815	40000208	TC057		TOWNPARKS (CAVAN URBAN D.)	Terraced two-bay three-storey house, built c.1850, with recent shopfront, renovated c.1990.	Regional	house, private
CV0816	40000209	TC056		TOWNPARKS (CAVAN URBAN D.)	Terraced two-bay three-storey house, built c.1840, with shopfront c.1900, substantially renovated c.1990.	Regional	house







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CV0817	40000236			TOWNPARKS (CAVAN URBAN D.)	Attached five-bay three-storey former house, built c.1835, with wider centre bay and two recent shopfronts to ground floor.	Regional	house
CV0818	40000256	TC051		TOWNPARKS (CAVAN URBAN D.)	Attached three-bay three-storey Tudor Renaissance style bank, built 1913, reconstructed and extended in 1994 retaining only the façade.	Regional	bank / financial institution
CV0819	40000257	TC050		TOWNPARKS (CAVAN URBAN D.)	Attached two-bay three-storey former house, built c.1840, with bakelite shopfront inserted, 1947, to ground floor, and hotel accommodation to upper floors entered through adjacent property.	Regional	house
CV0820	40000263			TOWNPARKS (CAVAN URBAN D.)	Attached six-bay two-storey former national school, built c.1830, with integral carriageway, extended from original northern three bays c.1860.	Regional	school
CV0821	40000265	TC044		TOWNPARKS (CAVAN URBAN D.)	Attached L-plan six-bay three-storey over basement former convent, school, industrial school and orphanage, built 1861-1863.	Regional	convent / nunnery
CV0822	40000266	TC045		TOWNPARKS (CAVAN URBAN D.)	Attached eight-bay double-height Gothic Revival Roman Catholic chapel, built 1881, with single-bay gabled entrance porch to north elevation, three-bay two-storey over basement vestry offices attached at east gable and recent glazed porch to south elevation.	Regional	church / chapel







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CV0823	40000269			TOWNPARKS (CAVAN URBAN D.)	Attached three-bay three-storey former convent extension, built c.1915, with recent full-width opening at ground floor as vehicular entrance to yard of main building, and four-bay single-storey over basement return facing vehicular passage.	Regional	school
CV0824	40401618	CV16009		TOWNPARKS (E.D. BALLYHAISE)	Freestanding Gothic Revival gable-fronted Roman Catholic church, built 1823, enlarged 1862, moved to current location 1942.	Regional	church / chapel
CV0825	40401619	CV44067		TOWNPARKS (E.D. BALLYHAISE)	Detached five-bay two-storey former market house, built c.1740, with arcaded ground floor of ashlar sandstone.	Regional	market house
CV0826	40401622	CV16008		TOWNPARKS (E.D. BALLYHAISE)	Freestanding Church of Ireland church, built 1820, having four-bay nave elevations with three-stage tower to west, transept to south, vestry in corresponding position to north, and chancel to east added c.1890.	Regional	church / chapel
CV0827	40400207			TUAM	Detached four-bay single-storey house, built c.1940, with later single-storey extension to rear.	Regional	house
CV0828	40400205	CV44036		TUAM	Detached three-bay two-storey house, built c.1850, with two-storey cantled bay windows to side elevations.	Regional	house




RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWN/LAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0829	40400206	CV2001		TUAM	Freestanding Gothic Revival style Methodist church, built 1849, with four-bay side elevation to nave, single-storey gabled entrance porch to east gable, single-storey block added to rear, with recent extension.	Regional	church / chapel
CV0830	40400208			TUAM	End-of-terrace four-bay three-storey former house, built 1862, later in also in use as retail outlet, now in use as restaurant and guest accommodation.	Regional	house
CV0831	40400209			TUAM	Corner-sited attached three-bay two-storey former market house, built c.1830, with gable front facing east to side street, later two-storey extension to rear.	Regional	market house
CV0832	40401629			TULLAVALLY	Four-arch limestone road bridge over Annalee River, built c.1750, with pronounced humped deck, pedestrian refuges and smaller side arch.	Regional	bridge
CV0833	40401631			TULLAVALLY	Detached T-plan Arts and Crafts style single- and two-storey house, built c.1890, having advanced entrance bay to north with gable attic, two-storey section to east, small parallel gabled annexe to east gable, recent lean-to extension to north.	Regional	cottage ornee
CV0834	40402405	CV24004		TULLY (TULLYHUNCO BY.)	Detached three-bay single-storey gate lodge, built c.1845.	Regional	gate lodge







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CV0835	40402406			TULLY (TULLYHUNCO BY.)	Detached three-bay two-storey house, built c.1820, remodelled c.1880, comprising projecting hipped central bay having gabled lucarne to hip, and simpler lucarnes to outer bays.	Regional	country house
CV0836	40402704			TULLYLORCAN	Detached four-bay single-storey house, built c.1920.	Regional	house
CV0837	40402702			TULLYLORCAN	Freestanding cast-iron water pump, erected c.1880.	Regional	water pump
CV0838	40403409			TULLYNASKEAGH	Double-arch rubble stone road bridge, built c.1820, spanning Barora River.	Regional	bridge
CV0839	40401727	CV44071		TULLYWIN	Detached Italianate style L-plan three-bay two-storey over basement country house, built c.1820, with three-bay entrance flat roofed porch having doors to sides.	Regional	country house
CV0840	40400711			URAGH (TULLYHAW BY.)	Double-arch sandstone bridge, built c.1860, over River Blackwater, consisting of principal arch over the main channel to east and smaller arch over side channel to west surviving from an earlier structure of c.1750.	Regional	bridge






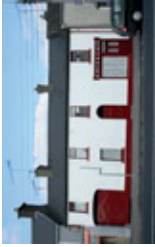
RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0841	40403403			URCHER	Detached three-bay two-storey former manse, built c.1870, with two-storey lean-to extension to rear.	Regional	manse
CV0842	40401516			URNEY (UPPER LOUGHTEE BY.)	Double-arch sandstone bridge, built c.1860, spanning the Annalee River.	Regional	bridge
CV0843	40403907			VIRGINIA	Detached L-plan block of four houses presented as a single three-bay two-storey house, built c.1870, with central gabled porch to north front, hipped side porch to west gable, and two-bay two-storey side elevation to south with double entrance porch.	Regional	house
CV0844	40311005	CV39016		VIRGINIA	Detached L-plan three-bay two-storey former house, built c.1850, with open gable-fronted porch to front, two-storey return and extension to rear.	Regional	house
CV0845	40311006	CV39015		VIRGINIA	Detached three-bay single-storey former gate lodge, built c.1820, with flat-roofed extension to south and lean-to extension to north side.	Regional	gate lodge
CV0846	40311007	CV39014		VIRGINIA	Freestanding Church of Ireland church, built 1821, with three-bay nave, chancel to east, and three-stage tower with spire to west.	Regional	church / chapel

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWN/LAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0847	40311008	CV39021		VIRGINIA	Detached L-plan three-bay two-storey house, built c.1830, with shopfront inserted to ground floor and two-storey two-bay return to rear.	Regional	house
CV0848	40311009	CV39025		VIRGINIA	Terraced four-bay two-storey house, built c.1840, later also in use as public house.	Regional	house
CV0849	40311011	CV39033		VIRGINIA	Terraced four-bay two-storey former house with integral carriage arch to west, built c.1840, with shopfront to ground floor and recent extension to rear.	Regional	house
CV0850	40311012	CV39047		VIRGINIA	Detached Italianate style three-bay two-storey bank, built c.1870, with flanking screen walls, two-storey return, and flat-roofed extension to rear.	Regional	bank / financial institution
CV0851	40311013	CV39046		VIRGINIA	Freestanding gable-fronted three-bay double-height former Roman Catholic church, built c.1845, with flanking screen walls and recent single-bay extension to rear.	Regional	church / chapel
CV0852	40311014	CV39052		VIRGINIA	Terraced three-bay two-storey over basement house, built c.1820, with two-storey return to rear.	Regional	house







RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0853	40311015	CV39056		VIRGINIA	End-of-terrace four-bay two-storey over basement house, built c.1820, with two-storey return to rear, easternmost bay added c.1860.	Regional	house
CV0854	40311016	CV39053		VIRGINIA	Triple-arch stone road bridge, dated 1894, spanning river flowing from north into Lough Ramor.	Regional	bridge
CV0855	40311018			VIRGINIA	Attached three-bay two-storey house, built c.1800, with return to rear c.1850.	Regional	house
CV0856	40311019	CV39022		VIRGINIA	Attached three-bay two-storey former market house, built c.1830, with two-storey extension to rear, remodelled c.1920 and refurbished 1973 and c.2000.	Regional	market house
CV0857	40311020	CV39029		VIRGINIA	Attached five-bay three-storey former house with integral carriage arch, built c.1850, with historic shopfront to ground floor, and flat-roofed extension to rear.	Regional	shop / retail outlet
CV0858	40311021			VIRGINIA	Terraced two-storey two-bay house, built c.1840, with shopfront inserted to ground floor.	Regional	house

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CV0859	40311023			VIRGINIA	Terraced two-storey four-bay house, built c.1840, with shopfront.	Regional	house
CV0860		CV39006		VIRGINIA	Laura Beth Boutique	NA	commercial premises
CV0861		CV39007		VIRGINIA	Water Hydrant	NA	water hydrant
CV0862		CV39008		VIRGINIA	Former Estate Cottage	NA	house
CV0863		CV39009		VIRGINIA	Former Estate Cottage	NA	former estate cottage
CV0864		CV39010		VIRGINIA	Former Estate Cottage	NA	former estate cottage / commercial premises






RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWN/LAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0865		CV39011		VIRGINIA	Former Estate Cottage	NA	former estate cottage
CV0866		CV39012		VIRGINIA	Former Estate Cottage	NA	former estate cottage / commercial premises
CV0867		CV39013		VIRGINIA	Former Estate Cottage	NA	former estate cottage
CV0868		CV39017		VIRGINIA	Former Estate Cottage	NA	house
CV0869		CV39018		VIRGINIA	Former Estate Cottage	NA	house
CV0870		CV39018		VIRGINIA	Forge at rear of Former Estate Cottage	NA	house

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0871		CV39019		VIRGINIA	Former Estate Cottage	NA	house
CV0872		CV39020		VIRGINIA	Former Estate Cottage	NA	house
CV0873		CV39023		VIRGINIA	Healy's Bar	NA	public house
CV0874		CV39024		VIRGINIA	Head Rush/KoKo Havanah	NA	commercial premises
CV0875		CV39026		VIRGINIA	Swift Restaurant	NA	commercial premises
CV0876		CV39027		VIRGINIA	E. O'Ceallaig	NA	house

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWNLAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0877		CV39028		VIRGINIA	House	NA	house
CV0878		CV39030		VIRGINIA	Riverfront Hotel	NA	hotel
CV0879		CV39031		VIRGINIA	Dwellinghouse	NA	house
CV0880		CV39032		VIRGINIA	G. Fitzsimons	NA	commercial premises
CV0881		CV39034		VIRGINIA	Garda Station	NA	garda station
CV0882		CV39035		VIRGINIA	Dwellinghouse/DeGog Boutique	NA	house

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWN/LAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0883		CV39036		VIRGINIA	E. O'Reilly	NA	commercial premises
CV0884		CV39037		VIRGINIA	Former Estate Cottage (1 of 4)	NA	former estate cottage
CV0885		CV39038		VIRGINIA	Former Estate Cottage (2 of 4)	NA	former estate cottage
CV0886		CV39039		VIRGINIA	Former Estate Cottage (3 of 4)	NA	former estate cottage
CV0887		CV39040		VIRGINIA	Former Estate Cottage (4 of 4)	NA	former estate cottage
CV0888		CV39041		VIRGINIA	Entrance Gate	NA	entrance gates

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWN/LAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0889		CV39042		VIRGINIA	Former Estate Cottage	NA	former estate cottage
CV0890		CV39043		VIRGINIA	Former Estate Cottage	NA	former estate cottage
CV0891		CV39044		VIRGINIA	Former Estate Cottage	NA	former estate cottage
CV0892		CV39045		VIRGINIA	Former Estate Cottage	NA	former estate cottage
CV0893		CV39049		VIRGINIA	House (1 of Pair)	NA	house
CV0894		CV39050		VIRGINIA	House (2 of Pair)	NA	house

RPS NO	NIAH REG NO	OLD RPS NO	Image	TOWN/LAND	DESCRIPTION	RATING	ORIGINAL TYPE
CV0895		CV39051		VIRGINIA	Stone Fronted House (1 in a terrace)	NA	house
CV0896				WOTERAGHY	Miller House	NA	mill
CV0897				WOTERAGHY	Collection of Water mill buildings	NA	mill
CV0898				WOTERAGHY	Bridge over River Erne	NA	bridge
CV0899				WOTERAGHY	The Old Mill Cottage and Eel Weir	NA	mill



Cavan

Comhairle Contae an Chabháin
Cavan County Council