



Comhairle Contae an Chabháin
Cavan County Council



Cavan County Development Plan 2022-2028

Incorporating the Cavan Town Local Area Plan 2022-2028

Volume 3 Appendices (21–26)

Table of Contents

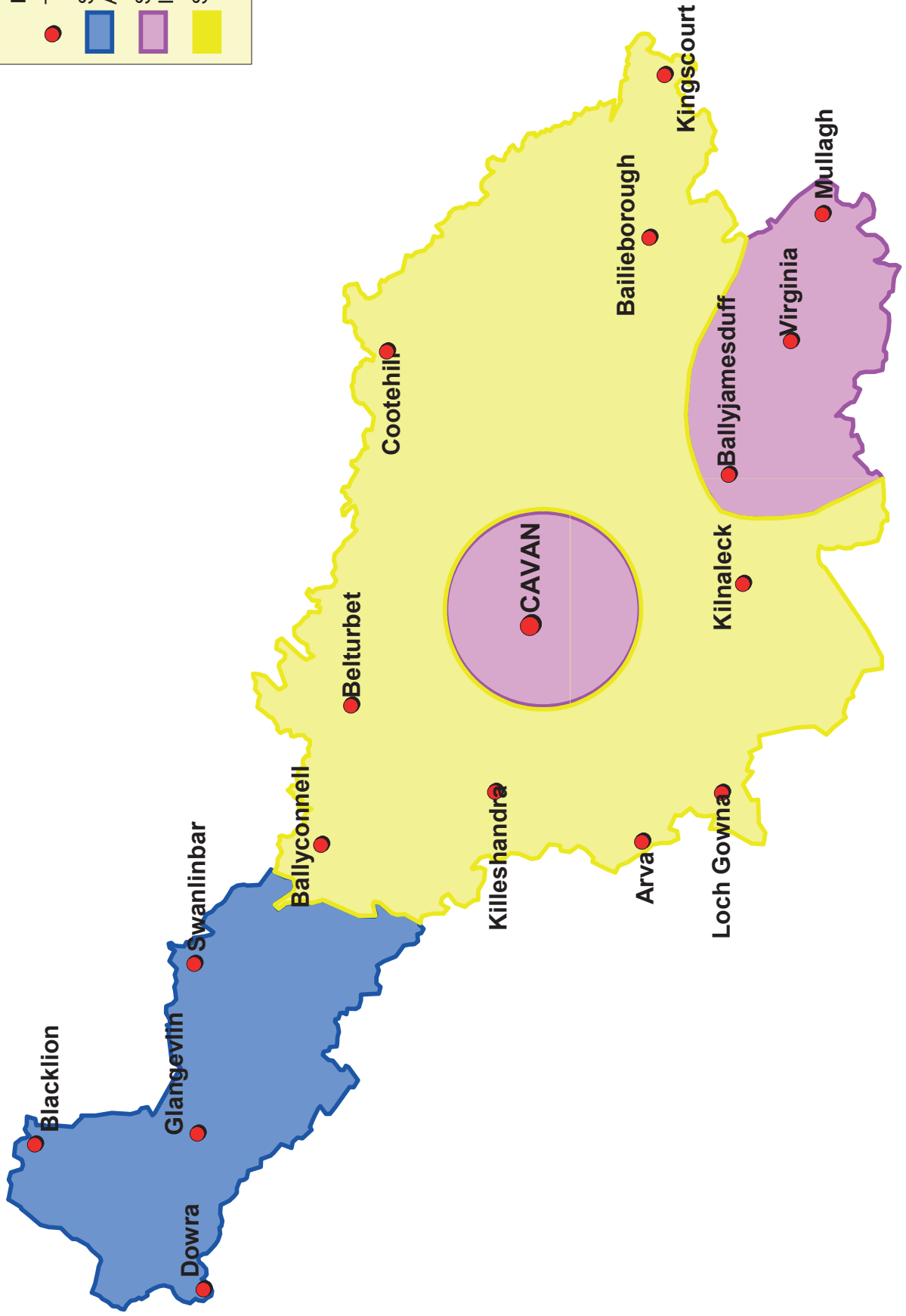
Appendix 21	Rural Area Types Map
Appendix 22	Design Guide for Single One Off Houses within Cavan Rural Countryside
Appendix 23	List of Planting and Tree Species
Appendix 24	Masterplans
	Cootehill Masterplan 1
	Cootehill Masterplan 2
	Bailieboro Masterplan
	Virginia Masterplan 1
	Virginia Masterplan 2
Appendix 25	Cavan Town Assets and Project Overview January 2021
Appendix 26	Statement of Compliance with Ministerial Guidelines

Appendix 21:

Rural Area Types Map



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LEGEND

- Towns
- Structurally Weak Area
- Strong Urban Influence
- Stronger Rural Areas

Appendix 22:

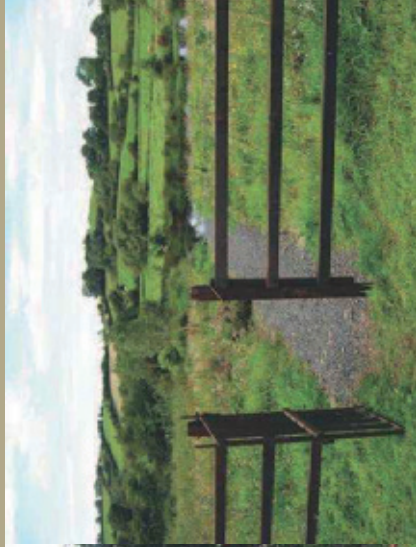
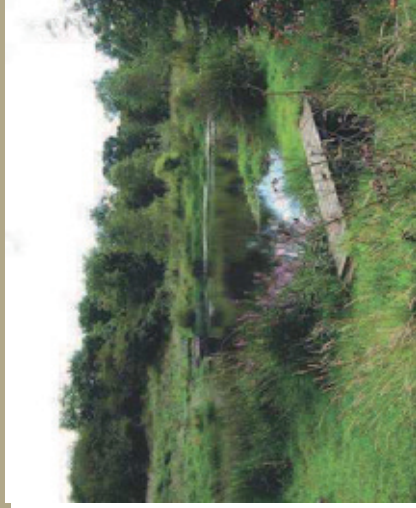
Design Guide for Single One Off Houses within Cavan Rural Countryside



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Cavan County Council

Design Guide for Single One-off Houses

within Cavan Rural Countryside



CONTENTS

Introduction

- 1.0 Site Selection
 - 1.1 Siting and Location
 - 1.2 Orientation
 - 1.3 Contours
- 2.0 House Design
 - 2.1 Shape and form
 - 2.2 Proportions
 - 2.3 Materials & Finishes
 - 2.4 Contemporary Design
- 3.0 Landscaping
 - 3.1 Landscape Design
 - 3.2 Entrance boundaries
- 4.0 Sustainability
 - 4.1 Renewable energy
- 5.0 Design Statement

Appendices

- I. Check list for Planning Applications
- II. List of native species
- III. Acknowledgements & accreditation



Introduction

These guidelines have been prepared as a project for the Leadership Development Programme with Cavan County Council. This document aims to assist in the siting and design of one-off houses located within the rural environment of Cavan. Much of the rural house design throughout the county over the last few decades are a result of “catalogue” type housing, where new dwellings are randomly located on a site with no reference to existing site contours, orientation, boundaries, site surroundings or the individual needs of the applicant.

The guide does not aim to prescribe a certain type of house design but aims to highlight the benefit, to the applicant, of putting the time and effort into choosing the right site. Thereafter choosing the right design for that site based on its unique characteristics and individual needs of the applicant. This will result in a more satisfactory living standard for the applicant as well as ensuring that new dwellings will blend into the landscape.

This document should be used as a guidance only as each application will be determined on an individual basis. The guidelines offer potential applicants advice on siting and design of rural dwellings and does not cover every aspect of planning. For example, other considerations for planning would include traffic safety, public health and rural housing policy etc. For more information on these issues please refer to the Cavan County Development Plan or contact the Planning Office.



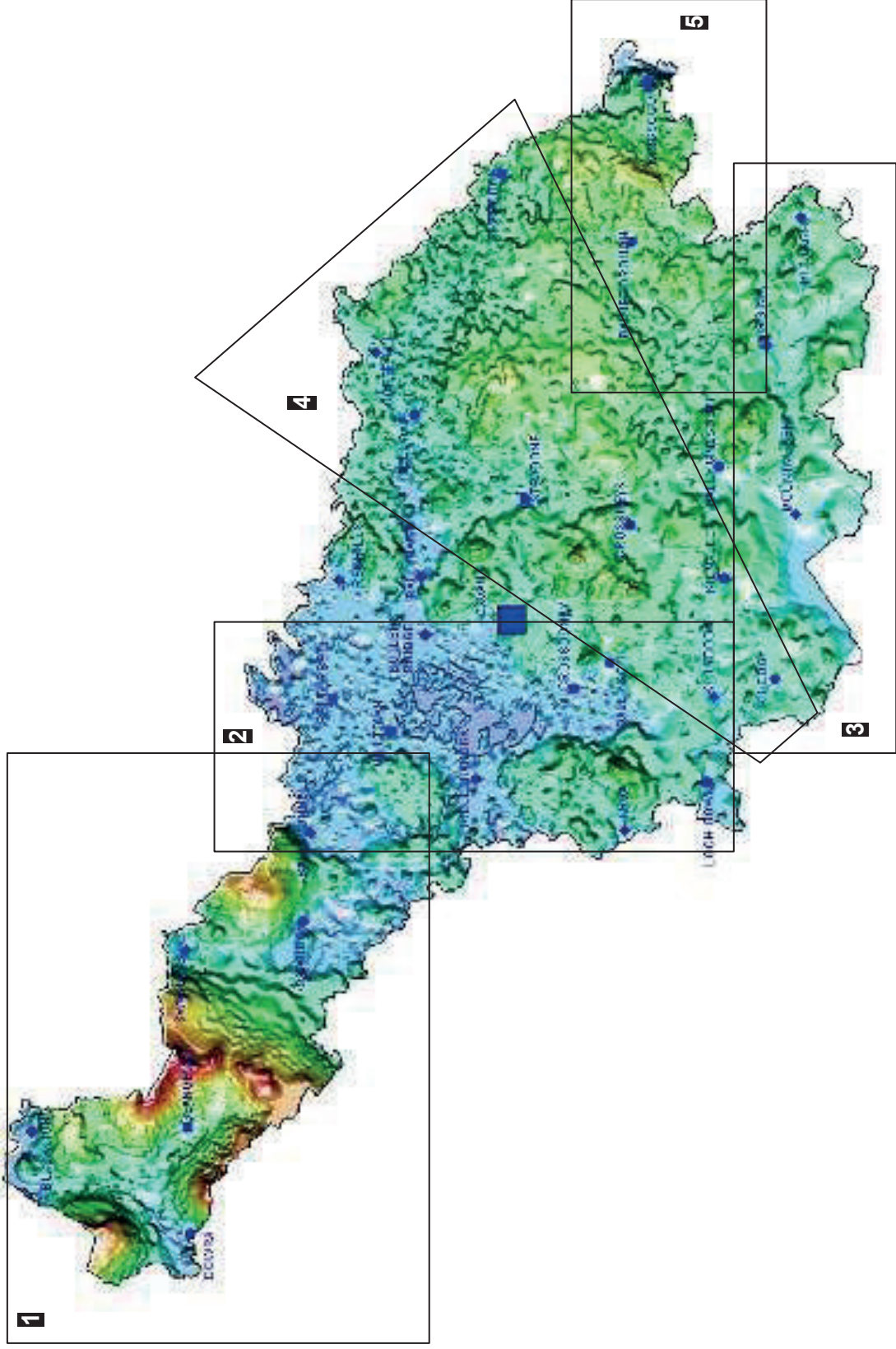
Cavan Landscape

The Celtic origin of Cavan is “An Chabhán,” meaning “hollow” or “little hill”, a description of the countryside, especially towards the northwest, where the landscape is covered by drumlins - oval clay hills of glacial origin between 80 to 100 feet high. In between these rolling hills, the valleys are poorly drained, with extensive bogs, swamps and lakes. This undulating topography means that visibility is frequently limited, often no more than a few hundred yards, giving the countryside an intimate feel.

A Landscape Categorisation of County Cavan is contained within the County Development Plan 2008-2014. Five main Landscape Character Areas have been identified as follows:

1. *Cuilcagh – Anierin Uplands of West Cavan* - mountainous region of north - west Cavan stretching from Blacklion and Dowra to Belturbet
2. *The Lakelands* - Lough Oughter lake system stretching from Belturbet to Lough Gowna
3. *Lake Catchments of South Cavan* - Lough Sheelin and Lough Ramor and their catchment areas in south Cavan
4. *Drumlin Belt and Uplands of East Cavan* - central area of the county stretching north-east from Shercock to south-west and Kilcogy
5. *Highlands of East Cavan* - Kingscourt and Baileborough area

(See map on following page)



Source: P. 161 Cavan County Development Plan 2008-2014

1. Cuilcagh – Anierin Uplands of West Cavan

This area stretches from Blacklion in the far north west of the county to the area west of Belturbet. West Cavan is an extensive expanse of hill and mountain country. It includes the upland valley of the Shannon and a range of mountains including Slieve Rushen, Benbrack and Boleybrack though t o the Cuilcagh-Anierin Mountains which form the core of this upland area. The landscape character comprises of open, unenclosed, treeless, upland hill country with occasional isolated farms and outbuildings sited in shallow valleys or under the lee or ridge lines. The landscape is extremely fragile and sensitive to incompatible and unsympathetic development. The vernacular architecture of this area reflects this rugged exposed environment consisting mostly of single storey stone built cottages and farmhouses and farm buildings. Shelter from prevailing winds would have been an important consideration in t h e siting of dwellings rather than views which is more common today. Shelter would have been provided by choosing low lying locations, using outbuildings to su round dwelling and using existing hedgerow and trees for shelter.

2. Lakelands

The “lakelands” are an extensive area of inland lakes within the Erne drainage system. This area lies west of Cavan and includes Belturbet, Butlersbridge, Killeshandra, Arva, Lough Gowna and Ballinagh. Much of this area lies within Natural Heritage Areas and the European Designations of Special Area of Conservation and Special Protection Areas. Dwellings in the lakelands area should be sympathetic to the scenic beauty and natural heritage value of these lakes.

3. Lake Catchments of South-East Cavan

Lough Sheelin and Lough Ramor are the largest lakes in this region. These major lakes have notable amenity value due in part to their size and location within a scenic landscape and their intrinsic recreational value. They also provide valuable habitats which are of great ecological importance and are protected nationally as proposed Natural Heritage Areas; Lough Sheelin is also identified as a Special Protection Area under European Legislation.

The lakes of County Cavan are very important for their scenic and ecological value and development in or around the lakes should be carefully and sensitively designed. Development on lakes skyline and in the vicinity of the lakes should be restricted and where permitted should be designed and located to minimise visual intrusion.

4. Drumlin Belt and Uplands of East Cavan

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. Dwellings in this area should avoid breaking the skyline and should integrate into the drumlin landscape through good siting, landscaping and design.

5. Highlands of East Cavan

This is the area around Bailieborough and Kingscourt which consists of drumlins and highlands. Dwellings in upland areas should be sited so as not to break the skyline.

1.0 Site Selection

The character of County Cavan, its topography, vegetation cover, field and hedgerow patterns determine to a considerable extent the type of new development that can be accommodated within the landscape.

Integrating a new building unobtrusively into the countryside can be aided by utilising the existing sites natural features.



Proposed site



Poor Siting - building placed on most exposed area of site



Good siting - sheltered hollow, excellent use of existing vegetative cover

1.1 Siting and Location

In areas of enclosed fields with hedgerows or stone walls, or drumlin country with its intimate rolling landscapes, good use of a site's natural features can help to integrate a new building unobtrusively into the countryside.

Areas of enclosed fields or drumlin landscape can also absorb buildings without damaging the rural quality of the area better than the open landscapes.

Poor Siting

Construction of houses on elevated and exposed sites which will be obtrusive and which will reduce the visual character of the rural area will not be permitted.



Photographs below are examples of traditional dwellings that are well sited.

1.0 Site Selection

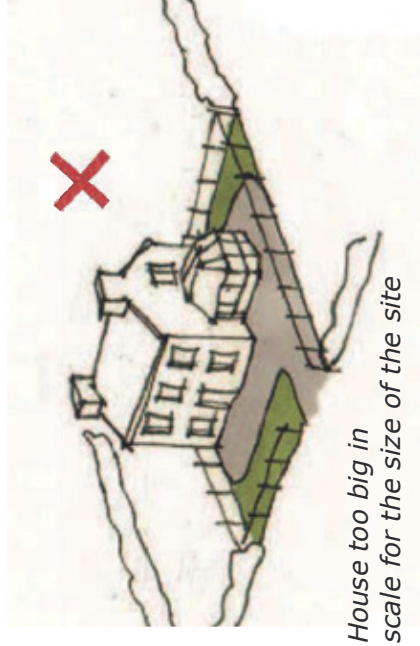
Scale and Plot Proportion

The size of the building should have respect and be sympathetic to its surroundings. Its mass should relate proportionately to the landscape and setting and site size.

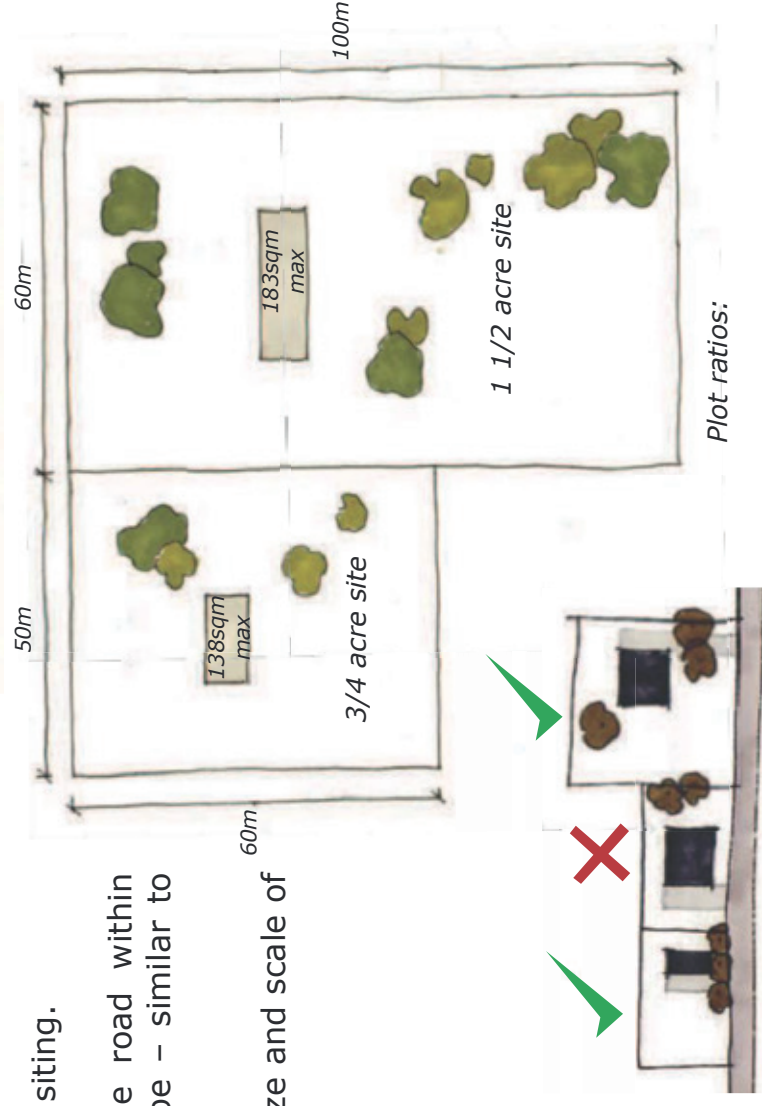
- Larger buildings are incompatible with smaller enclosed sites.
- Larger sites must carefully consider the landscape and siting.
- Larger houses should be located set back from the road within mature lands and be well integrated into the landscape – similar to traditional estate houses.
- Replacement dwellings should take into account the size and scale of an existing dwelling.



Where a new site is situated among existing buildings choose a scale and form that is appropriate



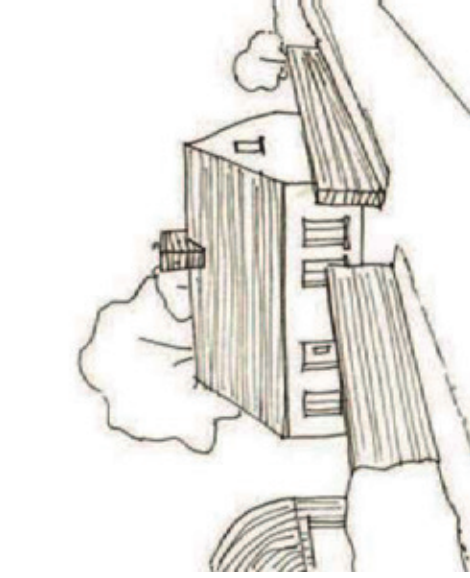
House too big in scale for the size of the site



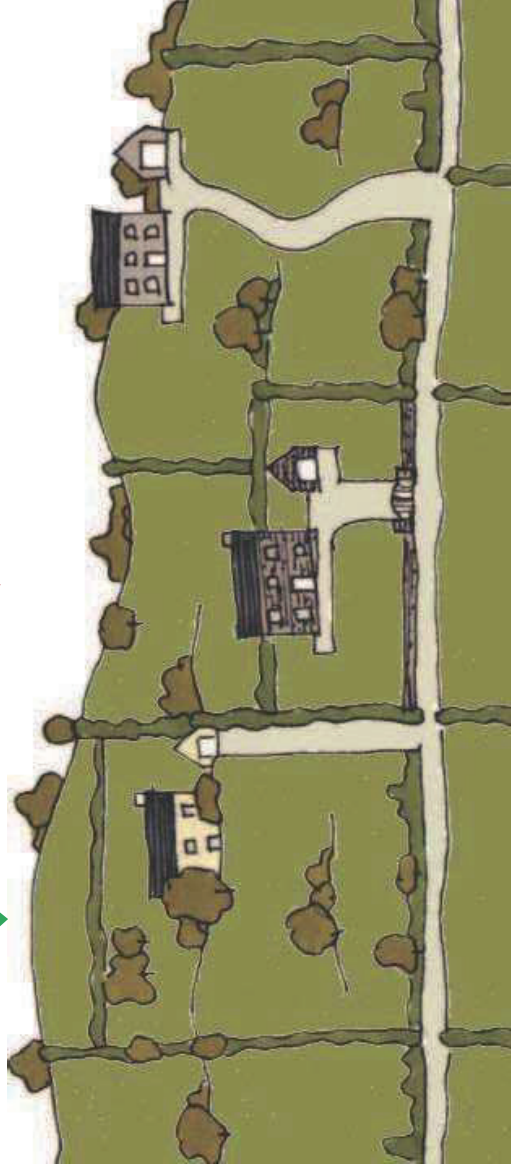
The site should be of sufficient size so that the building can be set well back from the road and full use made of its natural features.

Utilise natural hollows and dips in the landscape.
Align driveway with existing hedgerows.

The building should not break the skyline.
Avoid dividing the site with driveway.



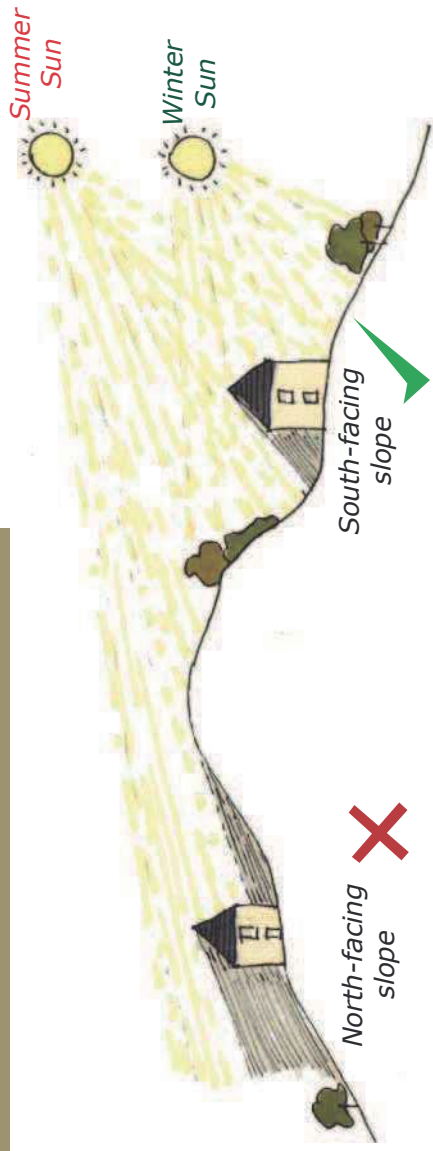
The front of the building line of the house need not necessarily be parallel to the public road. The building line may be influenced by existing development in the area.



Cavan's natural topography should be carefully used to obtain natural shelter, avoid north facing slopes and elevated areas exposed to prevailing winds. The landscape can create shelter and a sense of space.

Seek a location where the house blends well into the landscape to utilize the landscape and hedgerows. The traditional siting of houses provides a good reference as they normally sought a sheltered location rather than a visually prominent one.

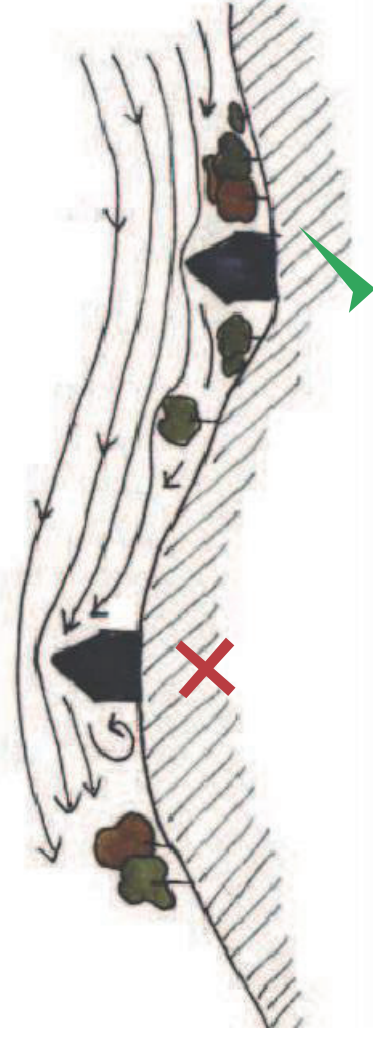
Use should be made of a backdrop of rising land, trees or hedgerows or a siting which interacts with existing buildings softening the visual impact.



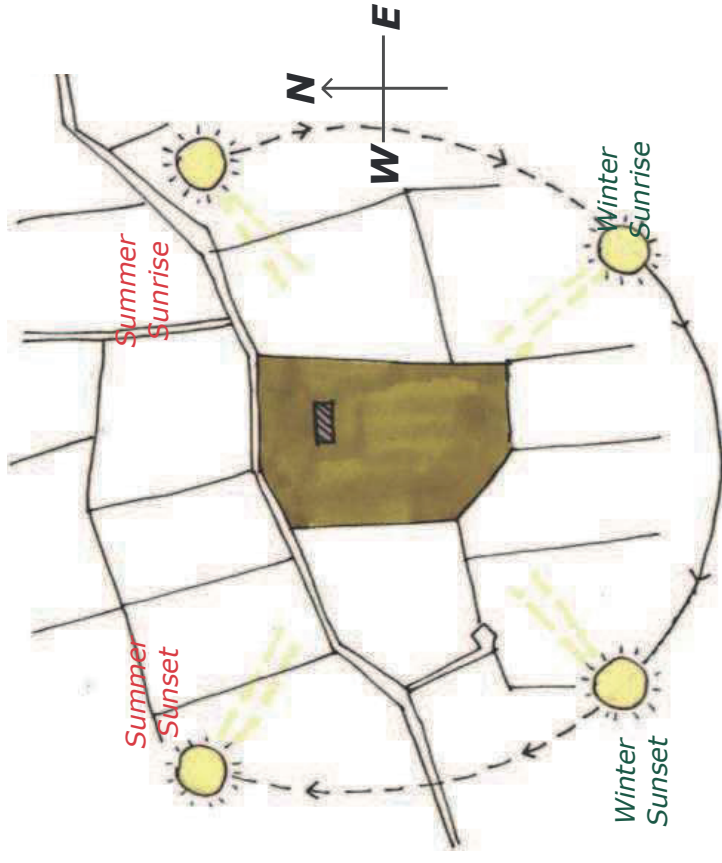
Shadowing on a North-facing slope versus a South-facing slope

1.2 Orientation

Orientation is very important. Exploit the sun – choose a good orientation, this will help produce comfortable and sustainable living conditions.



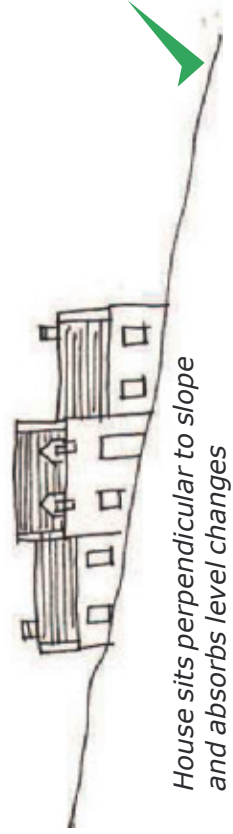
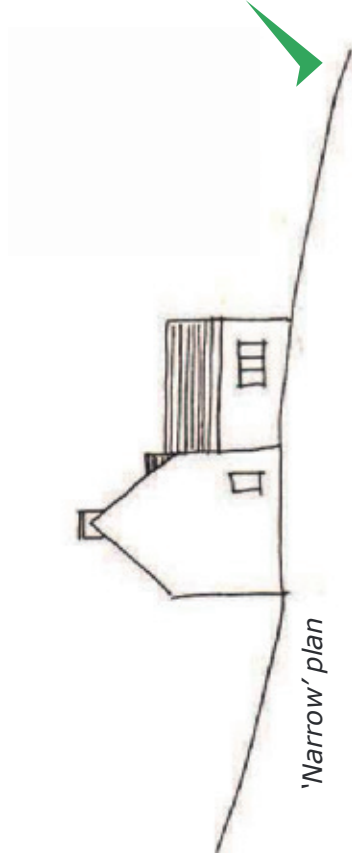
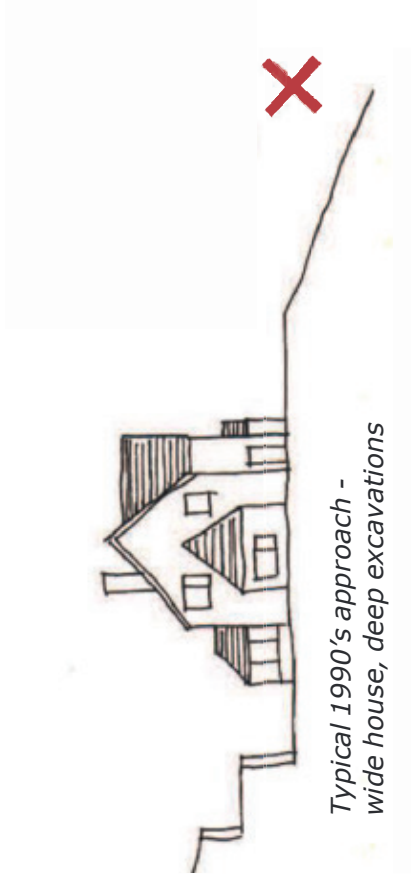
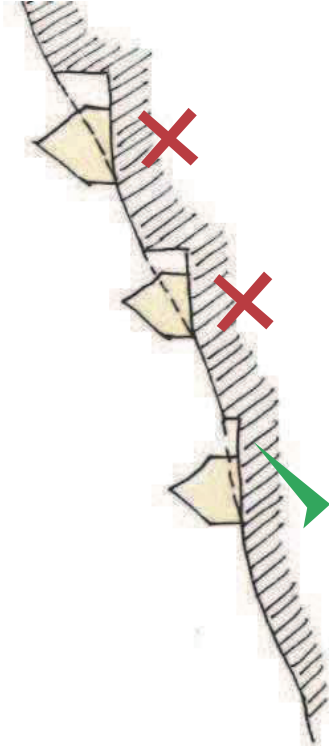
By choosing a sheltered location for the building heat loss can be reduced.



Sun path diagram placed over site map

1.3 Contours

The gentlest part of the slope should be utilised in order to minimize earth moving and to avoid making permanent scars in the landscape.



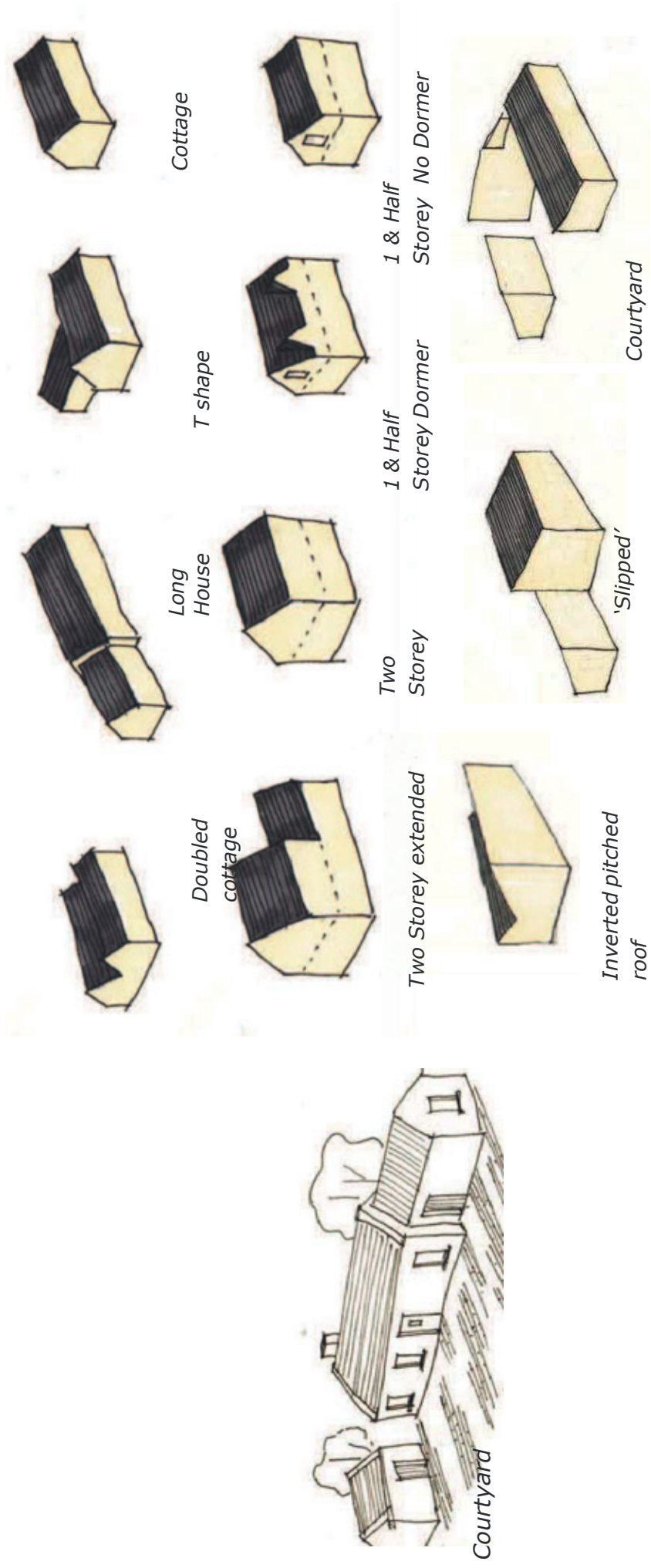
2.0 House Design

Good design is at the core of creating a good quality family home that suit the needs of the applicant. There is no requirement to apply any particular style, traditional or contemporary, but buildings should be kept simple in terms of elevational features and materials.

2.1 Shape and Form

The shape, form, proportions and materials of a new dwelling are key elements in the overall design, which determine the dwelling's visual impact on the surrounding area and landscape. New dwellings are encouraged to incorporate simple forms and proportions which integrate effectively into their rural landscape.

Whilst traditional shapes and forms such as those shown below are encouraged, this does not mean that new houses have to replicate older dwellings. In skilled hands it is quite possible for traditional shapes and forms to be translated into new houses that are contemporary and can accommodate modern family requirements.



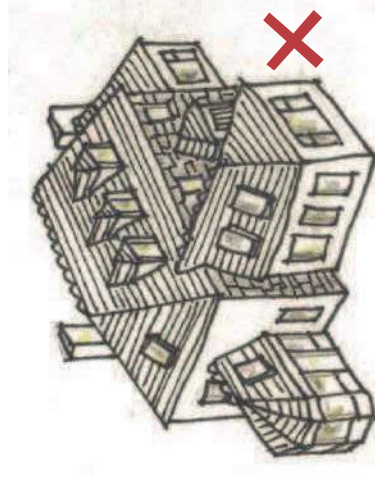
2.0 House Design

General points to consider in house design:

- Ensure massing is right and avoid one bulky structure.
- Reflect scale, form and proportioning of older traditional architecture of the immediate area.
- Break dwelling into smaller elements with simple forms.
- Gables should be predominantly solid with relatively small openings.
- Narrow plan houses maximise solar heat and light gain.

Things to avoid in house design:

- Bulky forms
- Large, wide, ill designed gables
- Wide and deep plan houses
- Large roof spans and foreign roof forms ie Dutch hipped.



Ill designed dwellings in terms of roof pitch, window design, scale, mass and bulk.



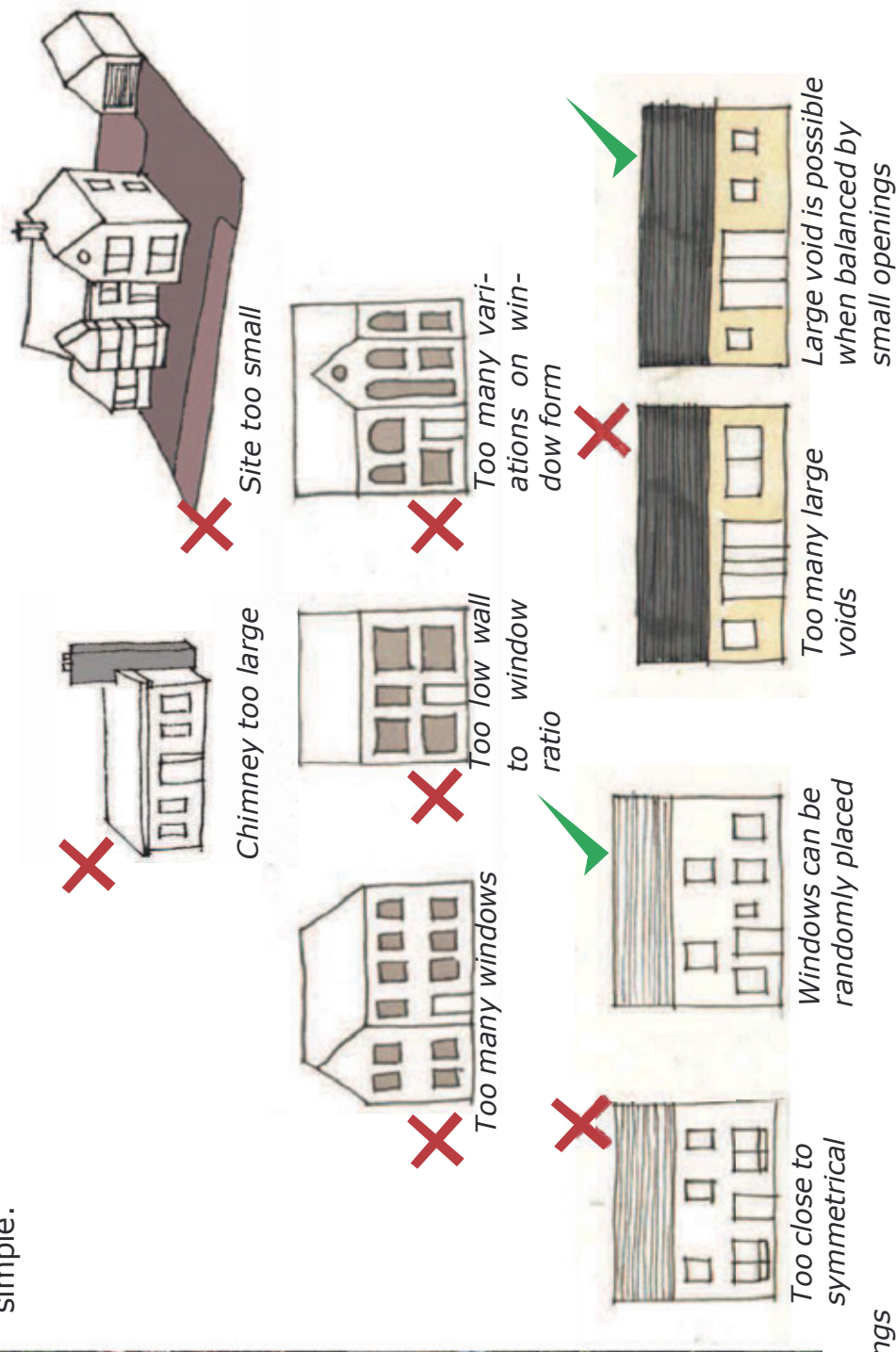


Photographs above are good examples of well proportioned dwellings

2.2 Proportion

The proportions of a dwelling are determined by its height, gable depth, doors, windows and chimneys.

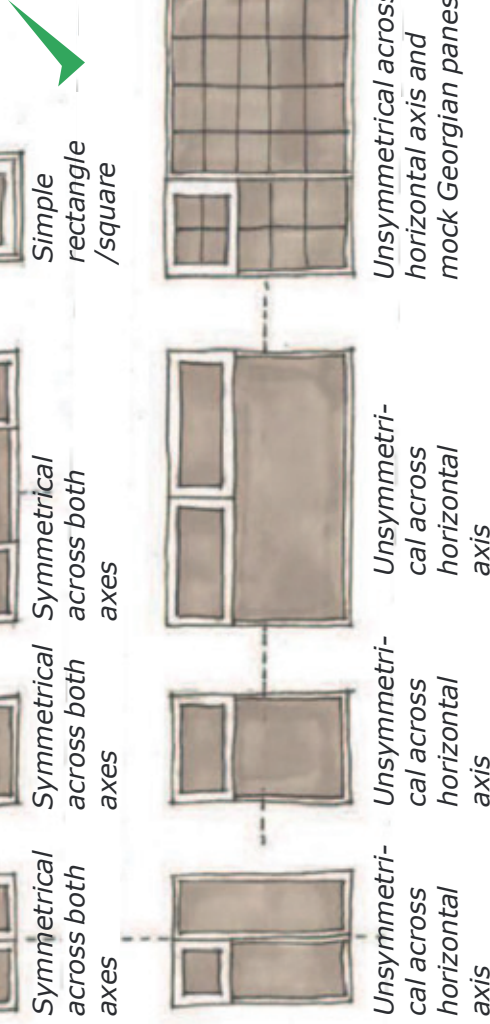
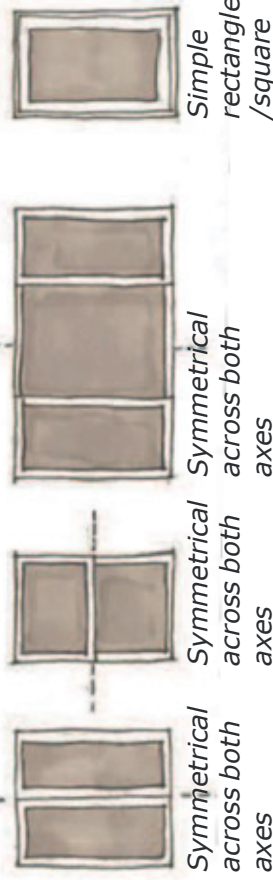
In general, good design features are pleasing to the eye due to their traditional proportions and uncomplicated design. With all aspects of the design features an effort should be made to keep the design and proportions traditional and simple.



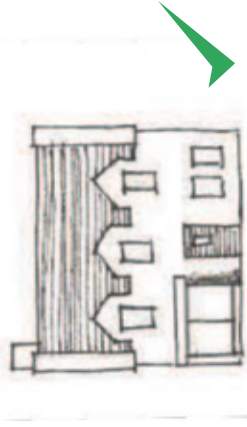
2.0 House Design

Windows

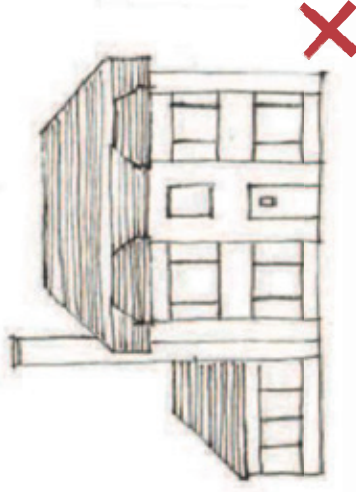
Windows with a vertical emphasis generally work better and windows which have a wide horizontal emphasis should be avoided as well as elaborate and excessive windows such as 'Georgian style.'



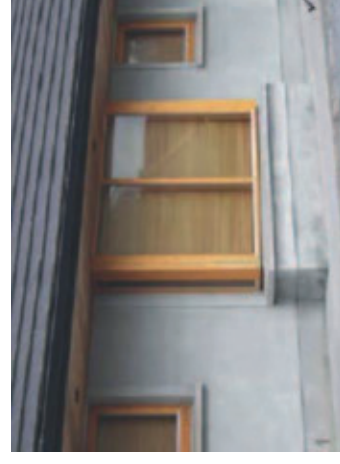
Windows have horizontal emphasis



Windows have vertical emphasis



2 storey bay windows are unacceptable in the vast majority of cases as they add undue emphases to the window feature.



A well incorporated bay window

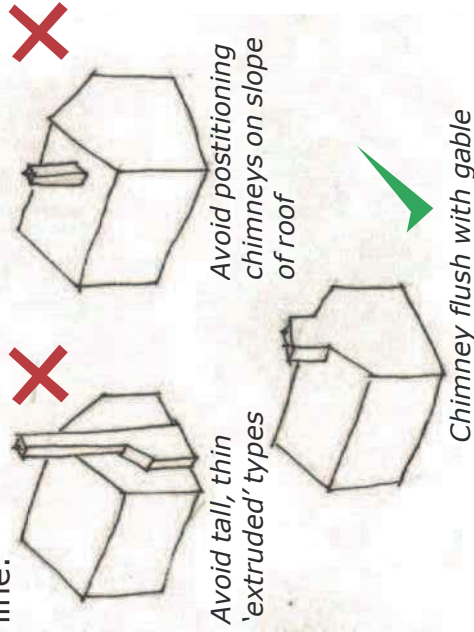
Bay Windows

Bay windows should be kept simple in form; roof finish and pitch should match that of the dwelling. They should only be to the ground floor of the dwelling and not of two storey design.

Single storey bay windows are acceptable - providing that they are designed in proportion with the overall design of the dwelling, having regard to the roof design and details of both the dwelling and the window.

Chimneys

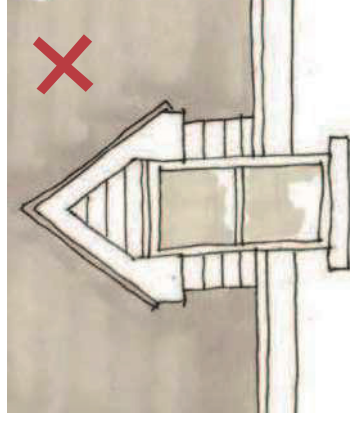
Chimneys should be located through or as close as possible to the ridge line.



Doors

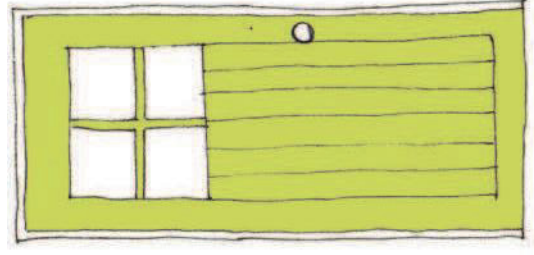
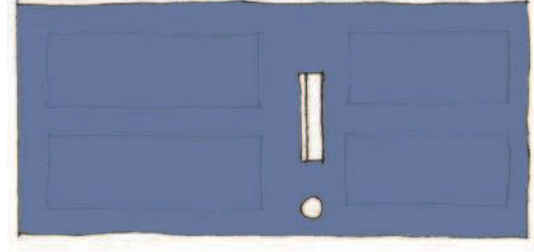
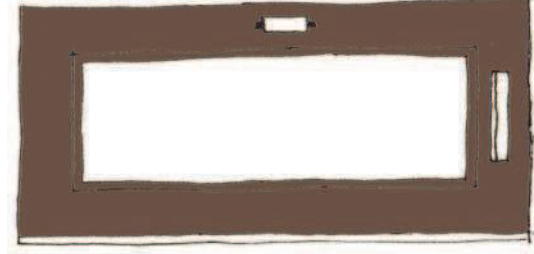
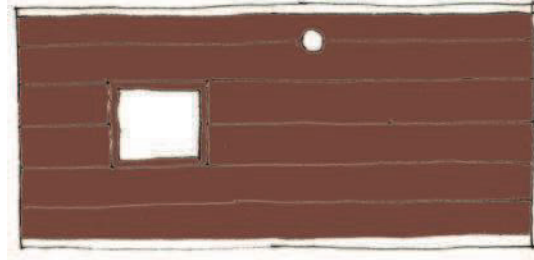
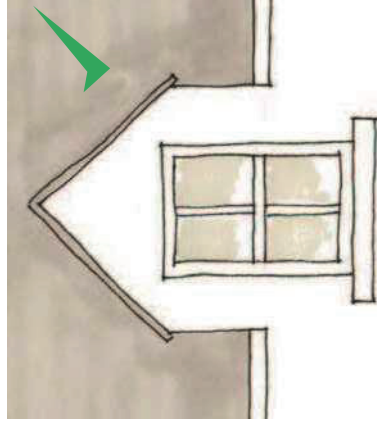
Door design shall be of traditional design and be of hardwood finish. Over elaborate design are discouraged. The doorways shall be symmetrical, vertically sheeted and glazed paneling may be considered to be inappropriate.

Avoid elaborate ornate doors, PVC and aluminium doors.



Dormer Windows

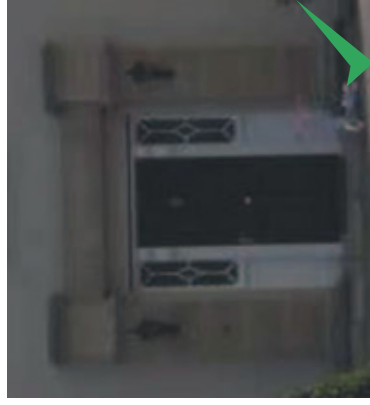
Each dormer window style may be appropriate in certain cases, however it should be the general principle to use Traditional/Wall dormers or gable fronted dormer. In all cases the dormer windows must be appropriately placed on the dwelling and maintain the principles of good proportion and balance.



Traditional hardwood doors are recommended

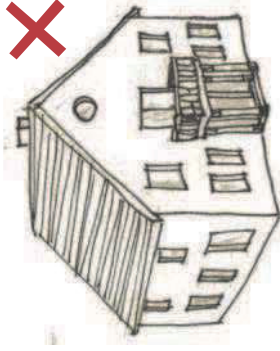
Porches

An entrance "porch" should be of solid construction and be in character and proportion with the dwelling.



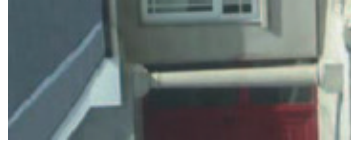
Balconies

Balconies on the front or side elevations of dwellings are generally considered to be unacceptable.



Cosmetic Features

In all cases cosmetic features such as mock classical columns, Spanish arches, verandas, balustrades to the front/side elevation should be avoided



Log Cabins

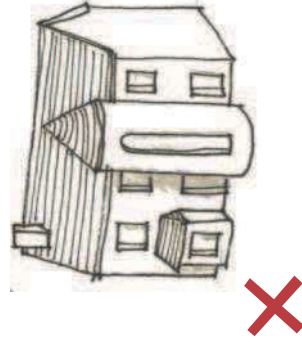
Log Cabins, (completely finished timber buildings) are considered suitable in woodland or edge of woodland areas only.

Image to Right: Gaffney and Cullivan Architects



"Tower Features"

"Tower features" on dwellings are generally unacceptable. This and the use of oversized windows on stairwells create an over-complcated design feature.



Roof Design

With traditional construction the roof of a dwelling was generally low and at a pitch of approximately 30°. This is as a result of the single room depth of a dwelling. The deeper the dwelling the higher the pitch of the roof and the greater the overall height of the dwelling.

Excessive roof heights and excessive roof proportions should be avoided.

Only blue/black slates/tiles will be acceptable.



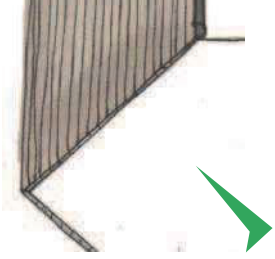
Avoid rooflights standing proud of roof



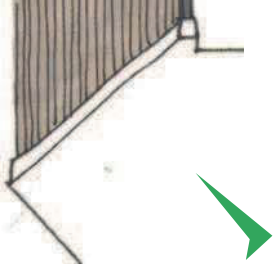
Avoid random shaped and sized rooflights



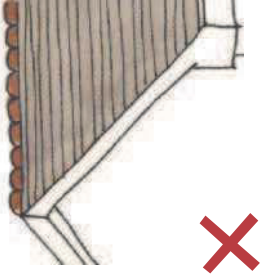
Similar rooflights flush with roof



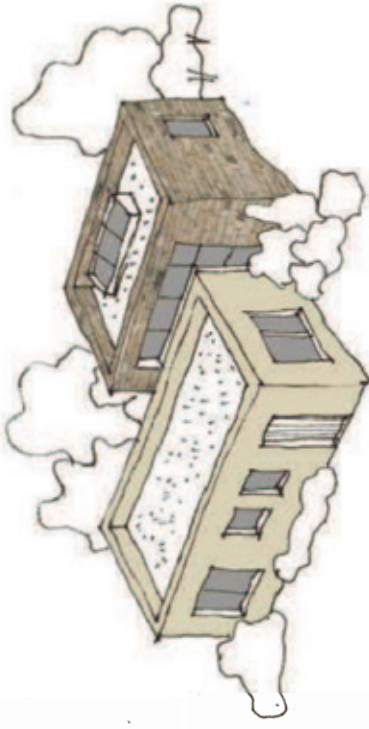
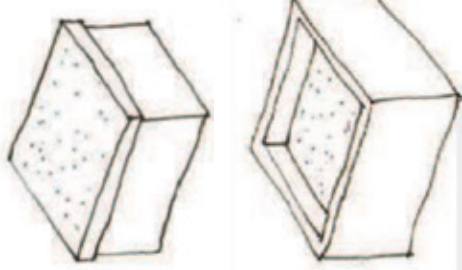
Simple edged roof - no edge trim



Coped Gable - Concrete/Plaster carried over gable to edge the roof



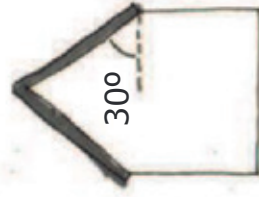
Avoid 'boxy' fascia and soffit



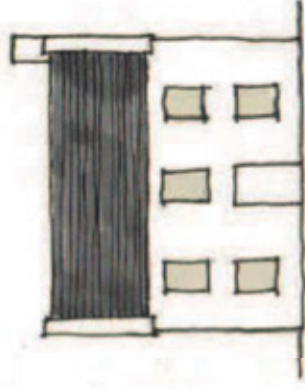
Flat Roof and Parapet roofs may be used where there is high quality design and construction



House in Shercock, Co. Cavan, Frank Cooney Architects - a good example of simple traditional roof design

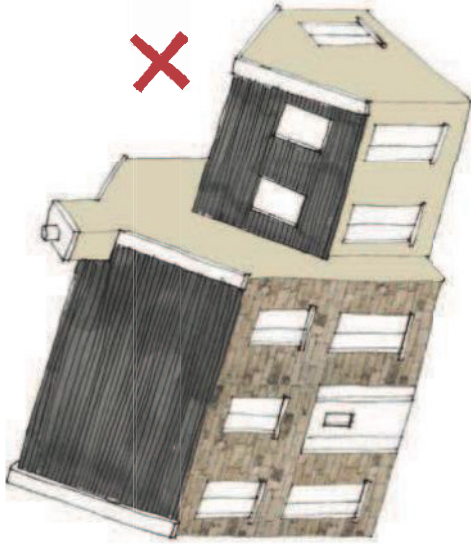


A 30-degree roof pitch is recommended



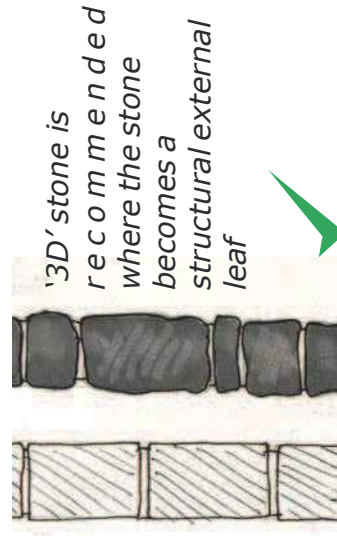
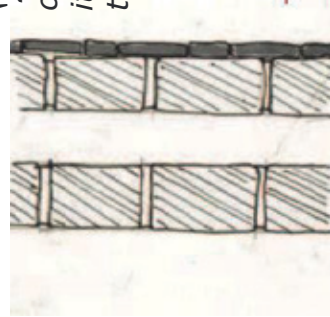
2.3 Materials

- External materials are best kept simple in order to ensure that the finished dwelling will integrate well into the landscape.
- Care should be given to the selection of external materials as some are unsuited to certain rural areas e.g. brick, dry dash, artificial stone etc.
- The use of nap/smooth plaster and natural stone is encouraged.
- Natural slate should be used - slates should be dark in colour.



When using stone as an external material create '3d' elements (by using 3 to 4 faces of part or all of the building) rather than cladding one face.

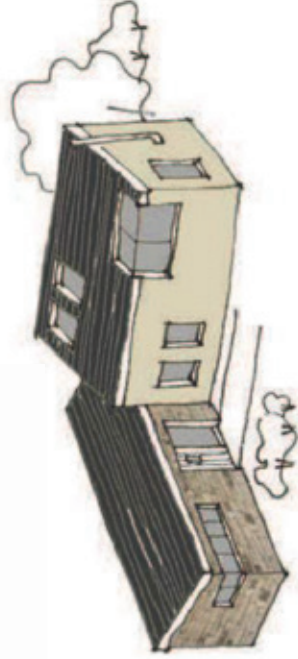
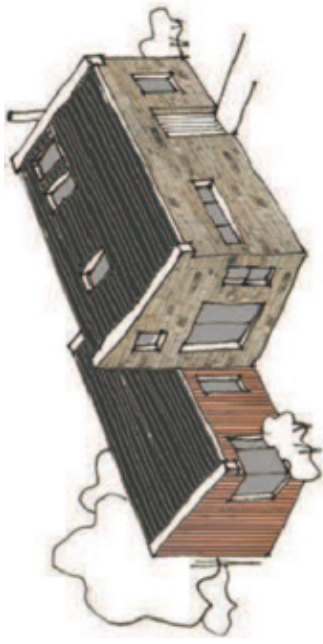
Avoid the use of '2D' stone cladding on external walls as it can detract from the look of a house



'3D' stone is recommended where the stone becomes a structural external leaf

2.4 Contemporary Design

Dwellings of high quality contemporary architectural design can be incorporated into the Cavan landscape if sensitively sited, scaled and detailed.



Gouldin g House, Scott Tallon Walker Co. Wicklow



Mimetic House, Dominic Stevens, Co. Leitrim

3.0 Landscaping

Landscaping may take many years to become fully established, especially on exposed sites. It is therefore preferable to make use of existing boundaries/ hedgerows and to incorporate new planting of natural species to assist with screening.

3.0 Landscaping

Trees, shrubs and hedgerows help to make a proposed development more attractive in the countryside by adding screening, colour and texture to the proposed development.

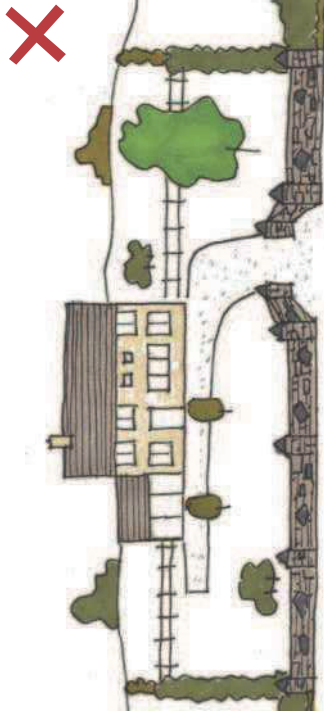
If landscaping is carefully planned and integrated into a site, it will enhance a proposed development. Landscaping can also provide shelter and privacy to a development.

All applications should be accompanied by a Landscaping Scheme which will include details of:

- any new boundaries
- front boundary treatment
- entrance elevation including gates and piers
- trees to be retained or types of new trees to be planted

Where there is an abundance of tree, hedgerow and vegetation coverage, it may be necessary to submit a detailed survey of the exact location & proposed retention of same.



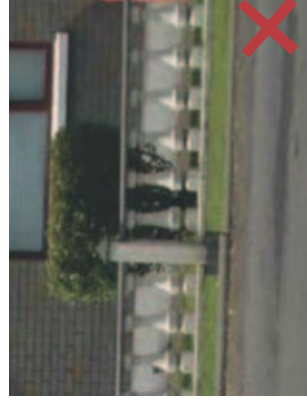


Avoid replacing indigenous boundaries with insubstantial fencing, blockwork walls, post and wire fencing, concrete balustrading, Leylandii or other dense conifer planting.



3.2 Entrance/boundary

- Hedgerows should be retained where possible, so as to add to the visual attraction of a proposed structure. Good design and siting can be destroyed by inappropriate front boundary treatment. The boundary should be appropriate to its rural context; to retain the existing front boundary where possible by just making a simple splayed or bell mouthed opening. If traffic safety requires that it must be set back, always aim to re-establish what is existing i.e. hedgerow for a hedgerow, rubble for a rubble wall. Random rubble walls are more preferable as they help encourage nesting/plant growth - biodiversity.
- Plant new native hedgerow at the commencement of building works. Remember that native hedgerows as well as being visually attractive and offering screening and privacy are important wildlife corridors. New hedgerows should be linked to existing to facilitate this. Where there is more than one boundary type, existing boundaries should be continued rather than introduce a new boundary type.
- Stone walls should be retained where possible.
- Fencing should be timber post and rail; PVC is not generally acceptable.



Gates

Gates should be of a simple design – metal or wood and with a strong horizontal emphasis.



4.0 Sustainability

The installation of renewable energy sources such as solar panes, domestic wind turbines and geothermal heating systems are encouraged as it should contribute towards the reduction in the consumption of fossil fuels and production of CO2 emissions.



The EU Directive on the Energy Performance of Buildings (EPBD) contains a range of provisions aimed at improving energy performance of residential and non-residential buildings, both new-build and existing. This Directive was adopted into Irish law in 2006.

As part of the Directive, a Building Energy Rating (BER) certificate, which is effectively an energy label, will be required at the point of sale or rental of a building, or on completion of a new building.

The installation of renewable energy sources are encouraged in principle on existing or new dwellings.

Renewable energy resources are abundantly available. The main sources are:

- The sun (solar energy)
- The wind
- Water (hydropower, wave and tidal energy)
- Heat below the surface of the earth (geothermal energy)
- Biomass (wood, waste, energy crops).

Use of Local Craftsmen

It is also beneficial to sustainable development, and the economy of the locality, if use is made of local materials and local craftsmen. Through utilizing the skills of the craftsmen in the locality the distinctiveness of local workmanship and the elements of craft they bring will be valuable in the development of the project.

5.0 Design Statement

Every application for a one off dwelling in the Cavan countryside should be accompanied by a design statement. The design statement should demonstrate how the site was chosen and how the site layout and house design took into consideration the advice in these guidelines.

Including a design statement with your application will enable the Planning Authority to suitably assess your application for a house in the Cavan countryside.

The **Design Statement** shall include the following:

- 1. Site Location**
Indicating site location in context of overall land holdings
- 2. Site Analysis**
Provide site analysis in terms of location, aspect, views, slope, prevailing winds, sun path, shelter, screening, site entrance, existing buildings and features etc
- 3. Site layout**
Indicating location of dwelling on the site in terms of sun path, shelter, screening, views and aspect etc.
- 4. Concept Sketches**
The starting point for the design process – providing sketches of house type
- 5. Justification** for locating and siting of dwelling
- 6. Sustainable design**
 - How sustainable design features will be incorporated into the dwelling using
 - Renewable energy eg solar panels, wind turbines etc.
 - Using natural materials such as slate and timber, lime and water based paints
 - Reducing energy requirements for the dwelling
 - Maximizing natural sun light, natural ventilation
- 7. Landscaping plan** shall include
 - details of any new boundaries front boundary treatment
 - entrance elevation including gates and piers trees to be retained
 - types of new trees to be planted

Appendices

Check list for Planning Application

1. Application form fully completed, signed and dated
2. Appropriate fee
3. Relevant page of approved newspaper in which notice was published
4. copy of site notice – signed and dated (date erected)
5. 6 copies of location map
6. 6 copies of plans, including site or layout plan and drawings of floor plans, elevations and sections
7. Rural housing application form
8. Site suitability assessment report
9. Design statement including landscaping plan

Please note this is not a definitive checklist – onus remains on applicant to ensure that applications are in full accordance with Planning & Development Regulations.

List of Native Species

Trees

English	Latin	Irish
Sessile Oak	Quercus petraea	Erica luscitanica
Pedunculate Oak	Quercus robur	Dair ghaelach
Wych Elm	Ulmus glabra	Dair ghalida
Ash	Fraxinus excelsior	Leamhán sléibhe
Silver Birch	Betula pendula	Fuinseóg
Downey Birch	Betula pubescens	Beith gheal
Alder	Alnus glutinosa	Beith chlúmhach
Common/Wild Cherry	Prunus avium	Fearnóg
Bird Cherry	Prunus padus	Crann sílín fiaiín
Aspen	Populus tremula	Donnoisc
Goat Willow	Salix caprea	Crann creathach
Grey Willow	Salix atrocinerea	Saileach dubh
Bay Willow	Salix pentandra	Saileach portach
Eared Willow	Salix aurita	Cuileann
Holly	Ilex aquifolium	Caorthann
Rowan	Sorbus aucuparia	Fionncholl
Whitebeam	Sorbus hibernica	Crann fia-úll
Crab apple	Malus sylvestris	Iúr
Yew	Taxus baccata	Aiteal eireann
Juniper	Juniperus communis	Giúis albanach
Scots Pine	Pinus sylvestris	Crann caitne
Strawberry Tree	Arbutus unedo	Fraoch crann

Appendix II

Shrubs

English

Hazel Hawthorn
Blackthorn or Sloe
Guelder Rose
Spindle
Alder Buckthorn
Purging Buckthorn
Elder
Broom
European Gorse
Irish Gorse
Creeping Willow
Common Privet



Hawthorn

Latin

Corylus avellana
Crataegus monogyna
Prunus spinosa
Viburnum opulus
Euonymus europaeus
Frangula slnus
Rhamnus catharticus
Sambucus nigra
Cytisus scoparius
Ulex europeus
Ulex gallii
Salix repens
Ligustrum vulgare



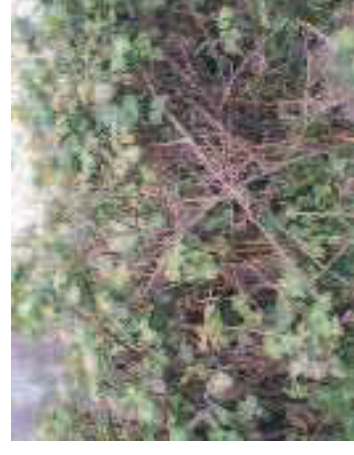
Blackthorn

Irish

Coll
Sceach gheal
Draighean
Caorchon
Feoras
Ramhdhraighean fearnóg
Rahmdhraighean cuiteann
Tromán
Giolcach shléibhe
Aiteann coiteann
Aiteann eireann
Sailleach Beag
Prímhhead



Guelder Rose



Bramble

source: www.cramn.ie

Acknowledgements & accreditation

These guidelines have been prepared as a project for the **Leadership Development Programme** with Cavan County Council. The **Leadership Group members** for this project were:

Brian Hora, Cavan Town Council

John Lovett, Fires Services, Ballyjamesduff

Gary Boyd, Water Services Section

Noeleen Shannon, Planning Section

Vincent Craig, Water Services Section

We would like to acknowledge and extend a sincere thanks to the following people who helped with this project:

- **Jennifer Allen (B. Arch.)** who worked very hard on the layout, design and sketches included in these guidelines.
- our **Project Facilitator**, Eve Harrison, Planning Section and our **Project Sponsor**, Ger Finn, Director of Services and all the planners in the Planning Section of Cavan County Council who contributed to this document.
- the **architects** who were involved in the workshop in the early stages of this project, which greatly informed and influenced the thinking behind these guidelines.
- the members of the Economic, Rural Development and Planning Strategic Policy Committee for their advice and input

Appendix 23:

List of Planting and Tree Species



Cavan

Comhairle Contae an Chabháin
Cavan County Council

List of Planting and Tree Species



This is not an exhaustive list.
Bt = particularly good for butterflies
Bm = particularly good for bees

Herbaceous perennials & Alpines

Achillea native & non-native
Angelica sylvestris – wild angelica
Armeria – sea thrift
Agastache
Ajuga sps – many varieties shade tolerant
Aubrietia – blue shades are best Bt
Allysum saxatile
Eryngium
Echinops
Echium – excellent for bees and long flowering – good on dry bare ground
Dahlias – single open flower
Bergenia – elephant ears, with evergreen leaves
Calendula
Campunula – ground covers and tall varieties
Geraniums Cranesbill e.g. Johnson's Blue (not Pelargoniums) good for Bt
Primula sps Bt
Erysimum – short lived (take cuttings) perennial wallflower Bt
Helleborus
Eupatorium – hemp agrimony
Gaillardia
Lamium – dead nettle Bm
Helianthemum – rock rose
Pulmonarias shade tolerant & Comfrees (good in the veg garden)
Silene – red campion
Scabious group – native and non-native
Thistle group especially for Painted Lady Bt
Viola Bt
Kniphophia – red hot poker
Verbascum – good for Bt
Daisy type flowers are good all rounders – think easy access to nectar: Asters, erigeron, Echinacea, etc
Valerian Bt
Sedum group
Dianthus – sweet William Bt
Verbena
Wild native grasses important for the Brown Bt

Annuals

Nasturtium
Ageratum
Viola
Santivalia
Diascia (tender perennial – might survive an Irish Winter)

Nemesia (tender perennial – might survive an Irish Winter)

Bulbs

Alliums sps

Agapanthus

Crocus

Muscari – grape hyacinth

Iris

Hyacinths

Shrubs

Viburnum opulus – guelder rose – native, Viburnum davidii is low growing and spreads out

Rubus-Rosa sps – single open flower

Chaenomeles – quince

Berberis – many varieties including small low growing Spring flowers Bm

Caryopteris

Buddleia both davidii and globosa

Ribes – flowering currant

Hebe – shrubby veronica – many varieties

Myrtle – large shrub loved by bees

Heathers! Watch your soil type – Erica darleyensis and carnea ok in alkaline soils

– Winter/Spring flowers – deep pinks and purples best

Hedgerow plants

Hawthorn

Blackthorn

Honeysuckle

Dog rose

Willow

Hazel

Ivy

Holly

Oak

Sorbus

Crab apple

Ground flora ‘in the ditch’ e.g. viola, yarrow, knapweeds, vetches, willowherbs, foxgloves etc

Herbs

Mints – can take over beware

Sages – all types can be a bit tender but great garden plants

Lavenders Bm and white Bt

Rosemarys – prostrate and upright French & English

Fennels

Borage – very melliferous! – good companion plant in the veg garden

Catmint – Nepeta

Comfrey – good in veg garden make liquid feed

Chives see Alliums

Marjorams & Origanums – wild native sps
Tanacetum – feverfew good for Bt
Thymes

Climbers

Hedera – ivy
Single roses and native dog rose
Lonicera – honeysuckle – native sps
Hydrangea petiolaris – good on North facing wall
Boston ivy
Clematis single flower

Larval food of butterflies

Wildflowers in the cabbage family:

- Cuckoo flower/Lady's smock Cardamine sps
- Wild garlic mustard Alliaria
- Sweet rocket / Dame's violet Hesperis sp

Nettles

Bird's foot trefoil for the Blue bt
Also the wild vetches e.g. kidney vetch
Lunaria Honesty Orange tip butterfly
Myosotis Forget me not
Viola sps esp Dog violet for fritillaria
Ilex holly tree esp for Holly blue Bt
Devil's Bit Scabious – marsh frittilary

Some plants for clay soils & Pollinators

Trees

Salix
Sorbus
Sycamore
Hawthorn
Malus (apple & crab)
Pyrus (pear and ornamental)
Prunus (cherry)
Tillia (Lime) – (lime is now classified a native)

Shrubs

Berberis
Chaenomeles
Cotoneaster
Hypericum
Potentialla
Pyracantha
Ribes
Rubus
Spiraea (great group)

Syringa
Viburnum (great group)

Perennials – according to the RHS – ok in clay soils

Hardy geraniums
Lamiums (shade tolerant too)
Persicaria
Sedums
Solidago
Helleborus

Appendix 24:

Masterplans



Comhairle Contae an Chabháin
Cavan County Council



Cootehill Local Area Masterplan Part 1
Cavan County Council



GAFFNEY & CULLIVAN ARCHITECTS
1 Farnham Street, Cavan, Ireland.



Contents:

Introduction	1
Background	2
National Context	3
Heritage	4-6
Existing Site Analysis	7-9
Development Objectives	10-12
Masterplan Proposal	13-15
Design	16-19
Sources	20





Preface:

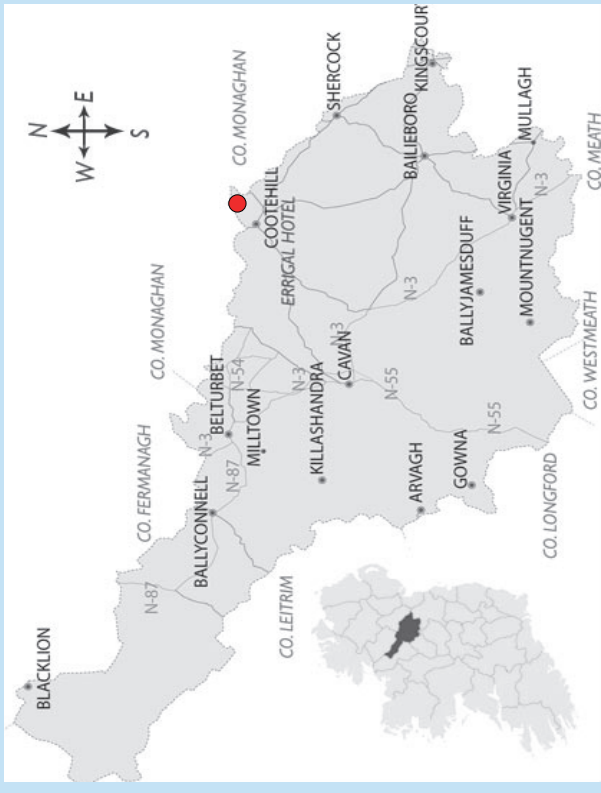
This proposal has been prepared by Gaffney and Cullivan Architects at the request of Cavan County Council. It is intended to have a dual function. Firstly, it is designed to record in map and photographic form, the current built environment in the subject area. Secondly, it offers a framework proposal which if implemented could facilitate the regeneration and redevelopment of the immediate area. This could have positive repercussions for the wider area, the town as a whole and the community.

This report has been conceived as a 'visual' document which will rely mainly on images, rather than text, to illustrate the objectives, design ideas and re-development opportunities.



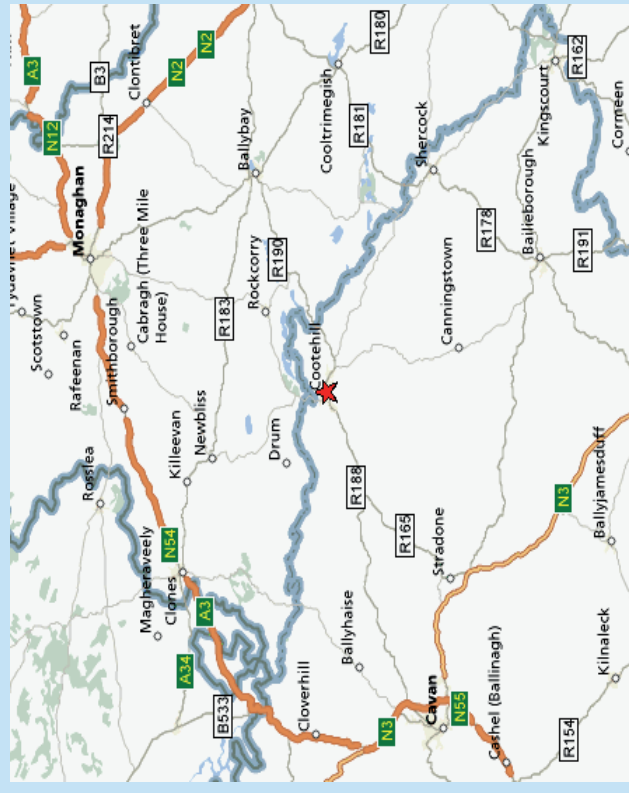
National Context:

- COOTEHILL, a market and post-town, in the parish of [DRUMGOON](#), barony of TULLAGHGARVEY, county of [CAVAN](#), and province of [ULSTER](#), 12 miles (N.E.) from [Cavan](#) (town), and 57 (N.W. by W.) from Dublin; containing 1800 approx inhabitants (2002).
- This town is situated on the road from Kingscourt to Clones (Co. Monaghan), and consists of four wide streets. It is on the borders of a lake, which is navigable for the greater part of the distance of seven miles between this place and Ballybay, in Monaghan; and is a considerable market for linen. The webs are principally broad sheetings of superior quality, and the number of pieces sold annually to be bleached is about 40,000. The trade which had considerably declined, has for the last two or three years been improving. The general market is on Friday, and the corn market on Saturday, in the market-house. Fairs are held on the second Friday in each month for cattle, flax, and yarn. Here is a chief constabulary police station. Petty sessions are held every Wednesday and quarter sessions at Easter and in October in a very neat sessions-house. The bridewell contains three cells, with separate day-rooms and yards for male and females, and apartments for the keeper.



- The seats in the neighbourhood are very beautiful, especially Bellamont Forest, the residence of C. Cooté Esq., which derived its name from the title the Earl of Bellmont enjoyed until the year 1800, by the ancient family of Cooté. The house is of brick, two stories high, with a noble Doric portico of stone and the rooms of the lower storey are strikingly grand; it contains some fine painting, among which is the death of Dido by Guercino, also full-length portraits of the late Earl and Countess of Bellamont by Sir Joshua Reynolds, the former in the full costume of a Knight of the Bath, a full painting in excellent preservation. The demesne comprises above 1000 plantation acres, of which nearly one half is occupied with woods; it includes several lakes and a spa, and commands beautiful views a from Dismont Hill and its several eminences. The other principal seats are Ashfield Lodge, the residence of H. J. Clements, Esq.; Annilea, of M. Murphy, Esq; Bellgreen, of T. Brunker, Esq.; and Rakenny, of T. L. Clements, Esq.

- The town contains the parish church, an R. C. chapel, and two places of worship for Presbyterians, one for the Society of Friends, one for Moravians, and one for Wesleyan Methodists.
- There are three schools, including an infants school, also a Sunday school in the old church and at each of the Presbyterian chapels, a dispensary, and a Ladies' Society for selling blankets and clothing at half price.



Source : www.from-ireland.net/lewis/cav/coothill.htm

Cootehill Heritage Walking Trail

Cootehill is a perfect example of an 18th Century Ulster market town. It began as a small village in the early 1700s and soon developed into an important market town for brown linen. The town owes its origins to the Coote family who acquired a large estate in this area in the late century. The Cootes encouraged the linen trade which attracted a wide diversity of settlers to the town. The town has a cruciform shape. Bridge Street and Church Street followed. The tour begins outside the Church of Ireland at the east end of Market Street. The walk takes approximately 60-90 minutes.

1. The Gothic style Church of Ireland 'All Saints' with its imposing spire was built in 1819. It replaced an earlier parish church in Church Street. The church contains a memorial to Charles Coote Esq. who died in 1842.
2. The Allied Irish Bank was designed by William Hague. It stands on the site of a house which was originally occupied by the Coote family and later by three Catholic bishops of Kilmore before the palace was moved to a Cavan town in the early 19th century.
3. Archbishop John Charles McQuaid was raised in this townhouse which later became part of the White Horse Hotel. The hotel's ballroom was built on the site of Cootehill's Market House and Town Hall which dated from 1806. It was demolished in the 1950s.
4. Across the street is the Courthouse which dates from 1832. It contained several cells to the rear.
5. A short walk down Chapel Lane, formerly Charles Street, past some fine stone built stores and houses leads to the site of the old St. Michaels Chapel. Built in 1826, it was demolished in 1929 when a larger Church was planned. Note the original perimeter walls and pedestrian gateway.



6. The Fair Green was located in this open space. Here cattle and other farm animals were sold on fair days. St Michaels R.C. Hall was built in 1905 and has been a focal point for many townspeople over the years.



St Michaels R.C. Hall

7. The Health Centre was built on the site of the Old Darley School. It dated from 1869 and was demolished in 1993. The Darley School relocated to the former Technical School at the end of Bridge St. The old schools inscription stone has been returned to the site.

8. The Sabbath (Sawpit) contains both the Presbyterian Church, 1876 and the Methodist Church, 1870. The Presbyterian Church replaced an earlier Meeting House dating from 1728. The most famous minister to serve in Cootehill was Rev. Thomas Stewart who was actively involved in the United Irishmen in the 1790s. He is buried in the Church Street graveyard. The Methodist Church, presently the Freemasons Hall, replaced an earlier Meeting House dating from 1797. It still stands to the rear of the manse. John Wesley, the famous evangelist, visited Cootehill on at least four occasions.

9. Turning left into Bridge St., the tour continues at the small square known as the 'Pig Market'. Here pigs were sold in the thriving Pork Markets of the 19th century. Formerly, this site was known as Meeting House Square. The building at the top was seceder Presbyterian Meeting House. It dates from 1797 when a split emerged in the Presbyterian community. The building then became the Guild Hall and contained the town's first secondary school and a cinema.

10. The famous 19th American writer, Mrs Sadlier, was born on this site. Mary Ann Madden emigrated to New York during the Great Famine and rose to fame as one of Americas most prolific female writers. Check the local library for some of her novels.



Presbyterian Church

11. Church St. takes its name from the old church which stood on this ancient ecclesiastical site. The plantation church dated from 1639 and was used until 1819. The graveyard contains many interesting headstones and Cootie mausoleum marks the site of the old church.

12. Cootehill's Quaker community had a Meeting House in the centre of this old hill fort. It was built in 1738 and Quakers were active here until 1900. The burial ground contains some inscribed headstones. This is the only Quaker burial ground in the Cavan/Monaghan area.

13. The New Line leads back to the Station Road. The National school was constructed on the site of the former convent of the Sisters of Mercy. It was designed by William Hague and built in 1881. The new convent opened in 1979 and the old building was demolished in 1981.

14. St. Michael's church was built in 1930. It was designed by Dublin architect, William Byrne. It was richly decorated with Italian marble and plasterwork and it contains fine stain glass windows.

15. The tour ends at the gateway leading to Bellamont Forest, the beautiful Palladian Villa built by the Cootes in the 1720s. The Lodge dates from the 1830s. The house and grounds are private but it is possible to walk through the woods via the entrance opposite St. Michael's Church. The walk affords views of the Town Lake and Bellamont Forest.

Cootehill has many other interesting heritage attractions within easy access of the town centre. These include; the Railway Station, the Workhouse Site and Graveyard, the Moravian Settlement (Old Bridge Road) and Cohaws Megalithic Court Cairn.



Bellamont House



Library & Arts Centre

Winner 2003 PLG Building Awards 2003 Best Small New Building Cootehill Library

Existing Condition – Analysis & Constraints:

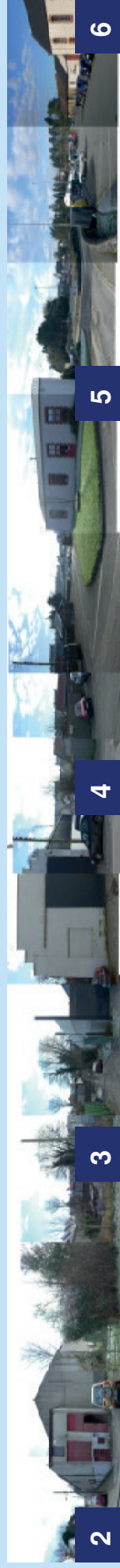
- An examination of the Town Map clearly shows long ‘back gardens’ or ‘plots’ of approximately 100 meters in length between Market Street and Chapel Lane. The vast majority of these spaces are derelict or taken up with ad hoc car parking. This does not make optimum economic use of the space it occupies nor does it exploit any of the possible pedestrian linkages back to Market Street.

Weaknesses:

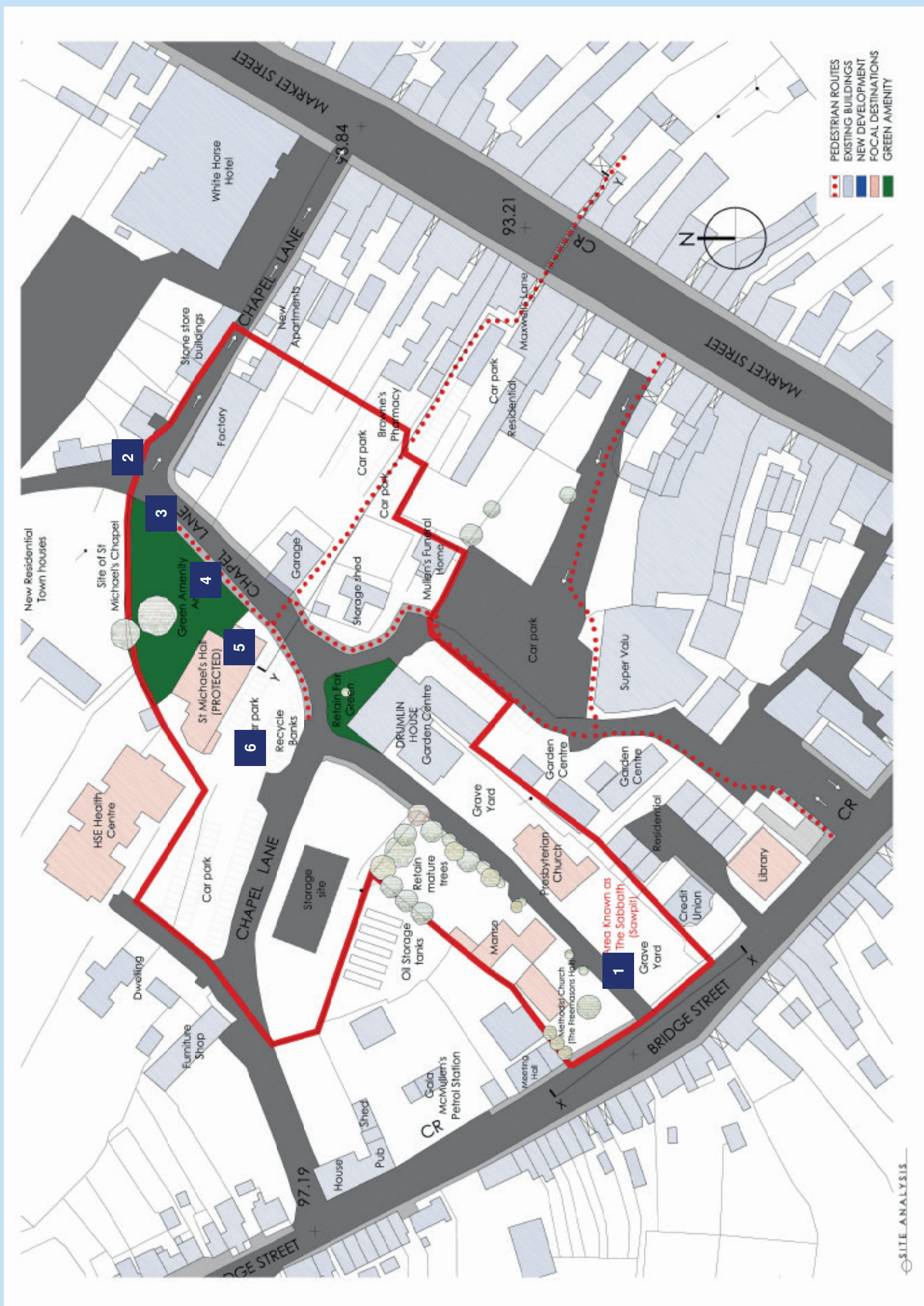
Poor derelict & neglected back lands of Market street. Non existing cycling and pedestrian network.

Opportunities:

Potential exists to generate a new urban square to the back of Market Street, reinforcing and strengthening the Town Centre.
 Redevelopment of Chapel lane along the Western edge which will create a stronger urban edge to the town.







Proposed Site Organisation:

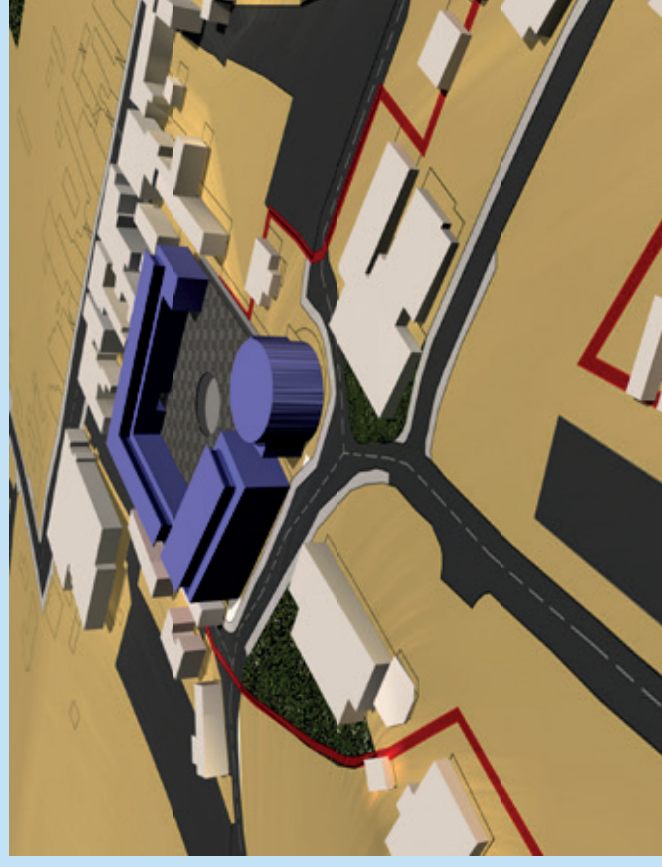
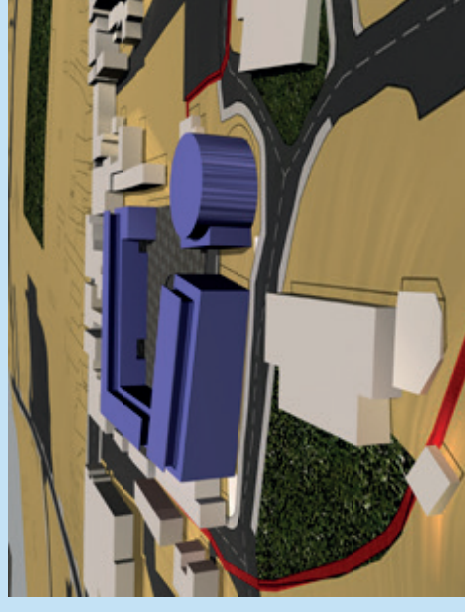
There are two primary objectives in this plan

First Objective:

- To create a town square by developing the rear plots of established properties. This can contain an incorporate car park utilising levels on site.

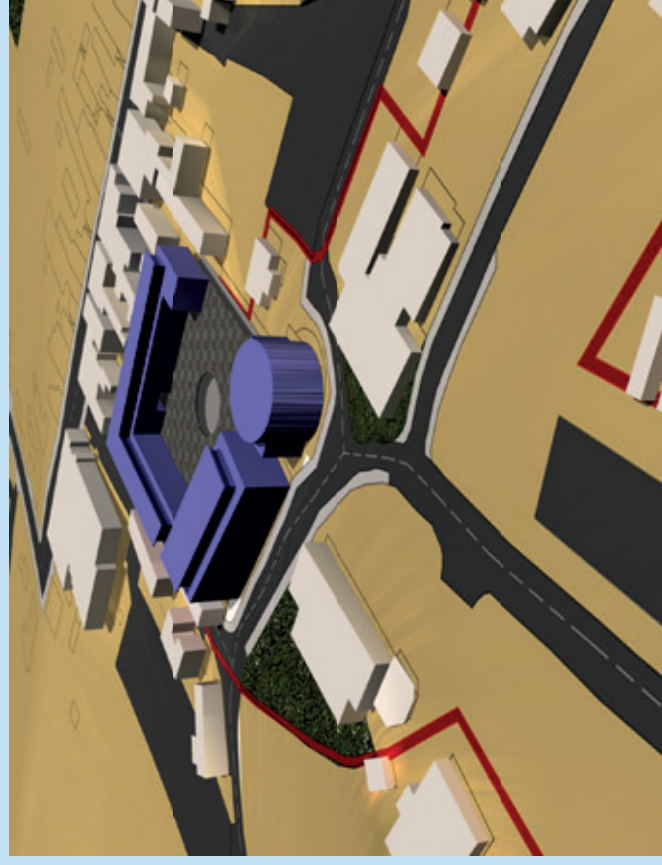
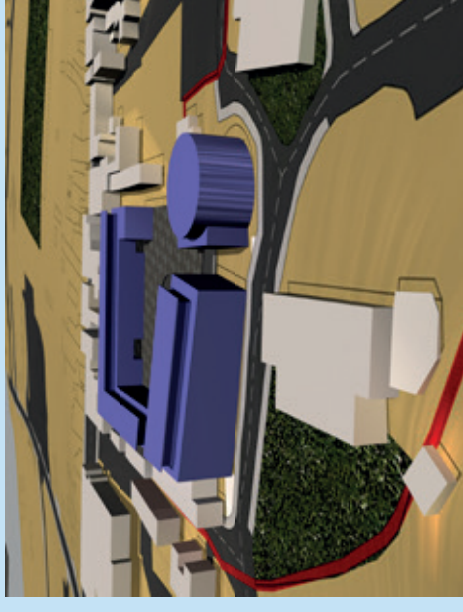
Second Objective:

- To manage traffic flow by making Chapel lane one way and narrowing the street along the Presbyterian Church to passively calm the vehicular traffic. The residual space to facilitate the creation of a footpath which will enhance pedestrian connectivity and improve access for all.



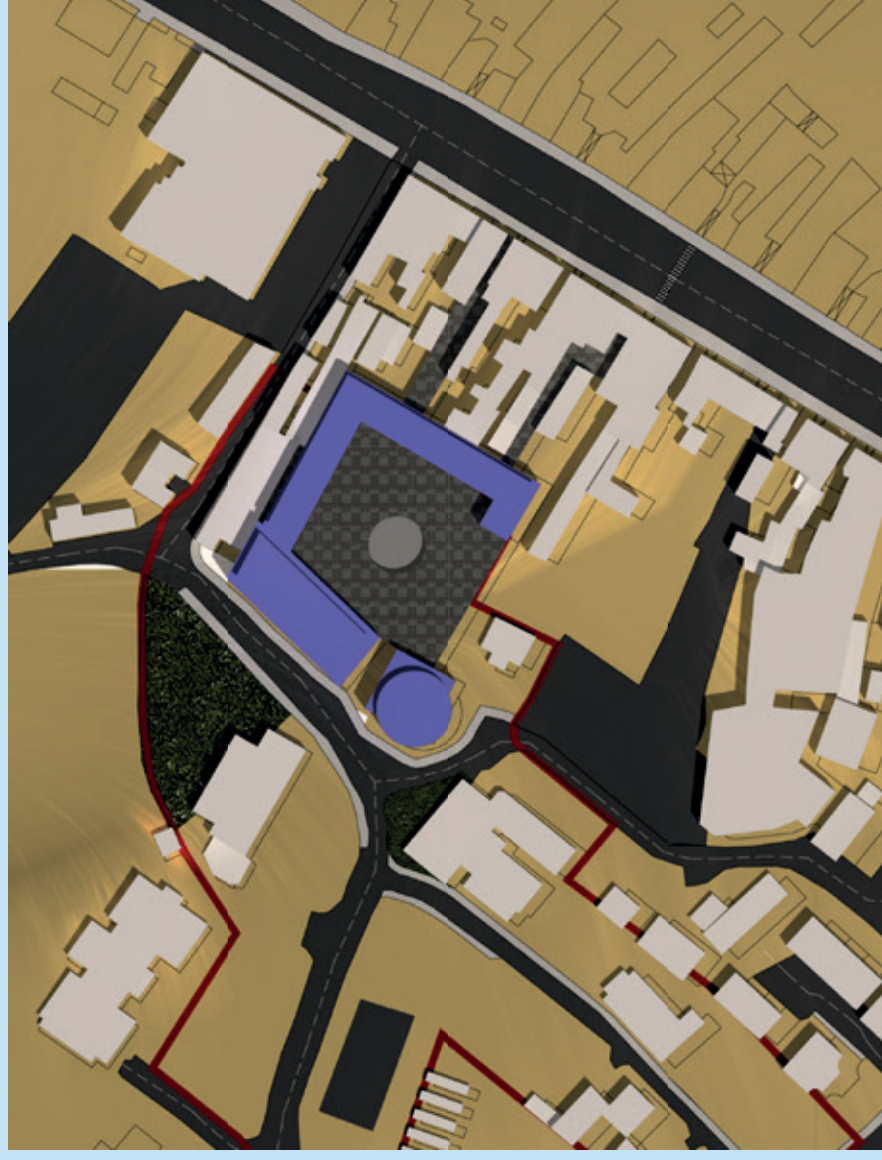
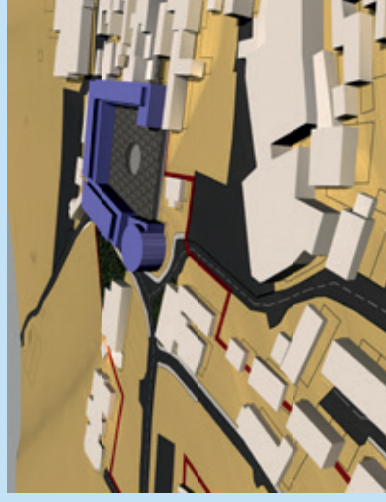
Secondary Objectives:

- To redevelop the back lands of Market street and promote more appropriate and attractive pedestrian linkages through the town core.
- Taking advantage of the natural topography and levels of the backlands by creating an underground carpark below the new square.
- Improve and enhance the non existing cycling and pedestrian networks.
- To expand and consolidate the town centre and to regenerate the town as an urban core.

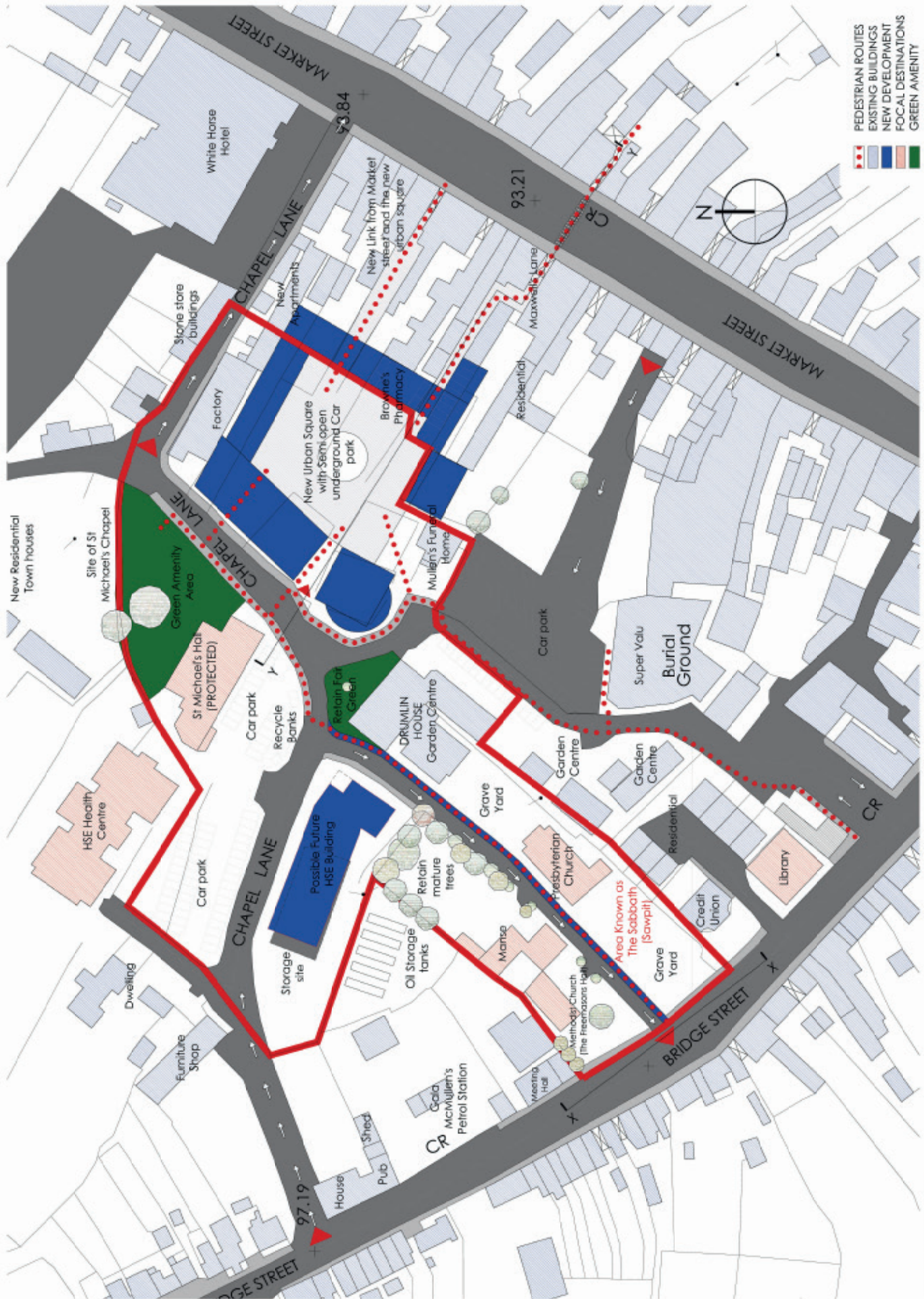


Objectives:

- To provide ease of movement for everyone including pedestrians, cyclists, people with disabilities, the elderly, children and vehicular traffic.
- To provide a network of primary and secondary roads, paths and cycle paths linking the existing to the new.
- To allow for the establishment of pedestrian links within the town centre.
- To maximise permeability by ensuring a multiplicity of pedestrian linkages within the town centre in a manner and with a minimum of conflict with vehicular traffic.
- To manage vehicular traffic and parking and to enhance the parking facilities in the town centre.
- To develop the town as a sustainable and natural extension, incorporating a strong and distinctive sense of place.
- To create an attractive urban core with a mix of uses which generates vibrant and active links, and which serves the immediate needs of the residents.
- To promote walking by the provision of walkways.
- To provide a high quality and accessible public domain, and to arrange buildings around public spaces so as to provide passive supervision and inherent safety.







Movement Strategy

Vehicular Traffic:

- To manage traffic flow by making Chapel lane one way.
- Narrowing the street along the Presbyterian Church to passively calm the vehicular traffic.
- The residual space to facilitate the creation of a footpath which will enhance pedestrian connectivity and improve access for all.



DESIGN

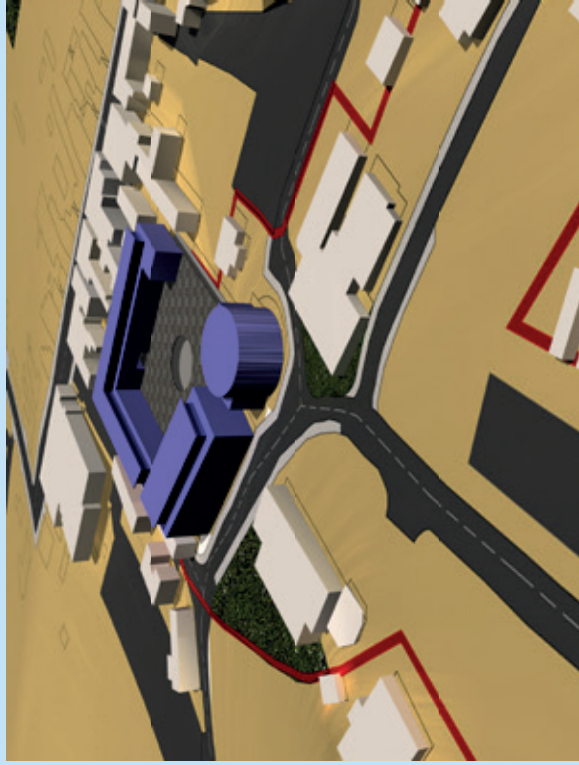
- Detailed design considers the choice and integration of materials, colours, textures and soft landscaping with the form and massing of buildings and location and scale of open spaces. Detailed design contributes significantly to the feel of spaces, and is vital to the creation of a sense of place. It should underpin the wider design principles and reinforce the vision for the creation of a quality environment which is an attractive place to live, work and to relax.
- The new main square will be located at the north end of the town and will be urban in character. The buildings in the square will be mostly commercial, retail and some residential which will provide passive supervision.

Heights:

- Buildings will be two and three storeys in height, respecting the established building forms within the existing town.
- A creative hard landscaping proposal using high quality and durable materials will be put forward to underpin the important role of this Square as a vibrant neighbourhood focal point within the development and this will extend along the pedestrian links towards the town.

Materials and Finishes:

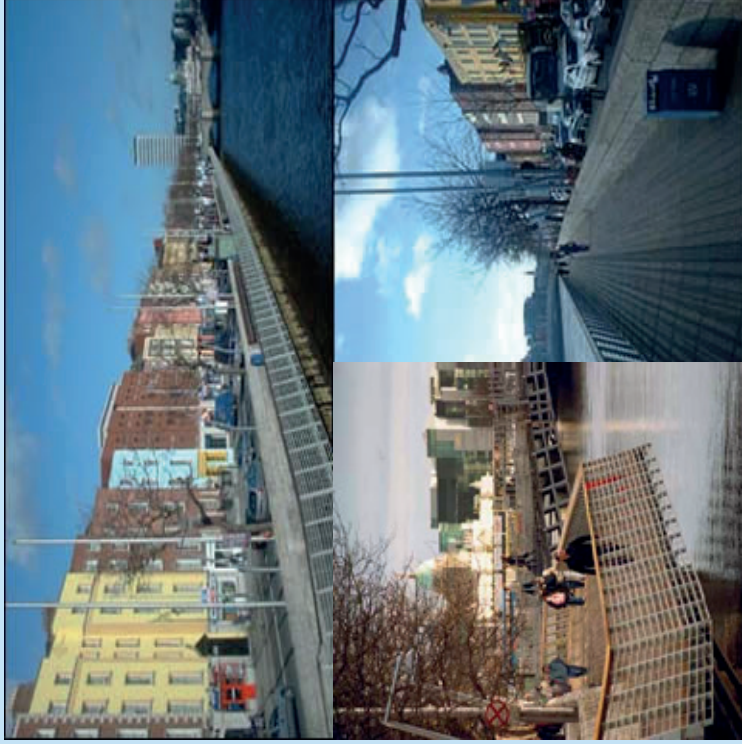
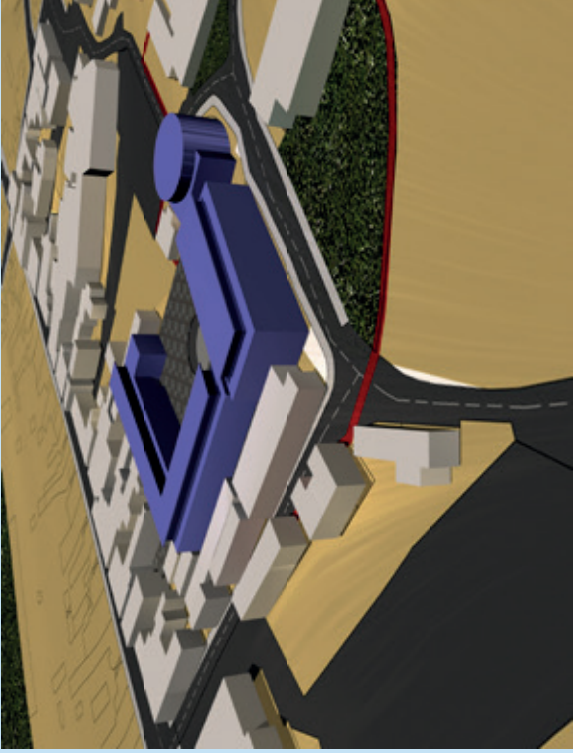
- The existing Architecture of Cootehill comprises typical provincial vernacular buildings generally two and three stories tall. Finishes comprise slate roofs, plaster walls, timber windows and occasional stone work. We would propose that all new works respect these styles and materials; however, they should be reinvented and used in more contemporary configurations. In addition careful use of materials such as copper, zinc and other metal work would be appropriate. It is important that the new architecture which will be introduced as part of the re-development is consistent with the heights, plot width and proportions of the established townscape.



DESIGN

Landscape:

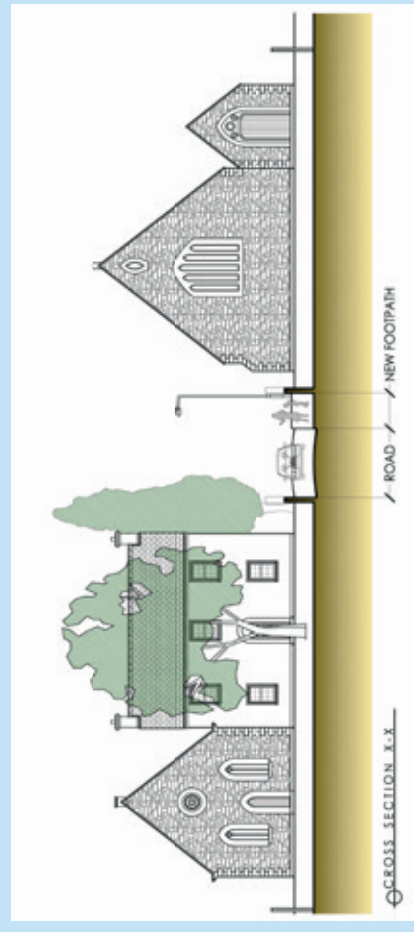
- The treatment of the natural environment, the open spaces and the public realm are of critical importance in creating a sense of place and defining how the new development will integrate with the existing environment.
- The utilisation of appropriate hard and soft landscape materials to emphasise pedestrian priority.
- To promote pedestrian connections with the existing town centre so as to ensure the integration of the development with the existing townscape.
- Pedestrian activity brings life to any town and reinforces local community. As such, the enabling of free and easy pedestrian movement for retail, social, and recreational purposes is a high priority. The movement framework for the development aims to make it easy, where possible and practicable, to walk or cycle within the town and to reduce dependency on a car.
- All of the residential will be designed to overlook the open space, thus providing passive surveillance.
- The topography falls down from Market street to the proposed extension of the town as you can see from the sections. The design is to incorporate easy and accessible steps and ramps where needed to ease the circulation and pedestrian movement.



Examples of Landscaping & Urban squares



Public Square



Underground Car park below public space



Hard landscaped Public Space



Pedestrian walkway



Car park – Semi open to public space above

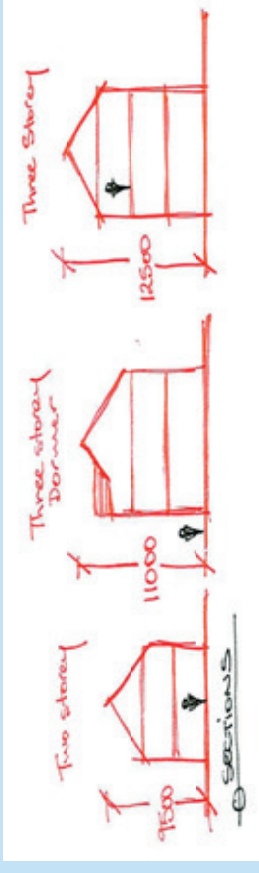


Open space with new development & passive surveillance



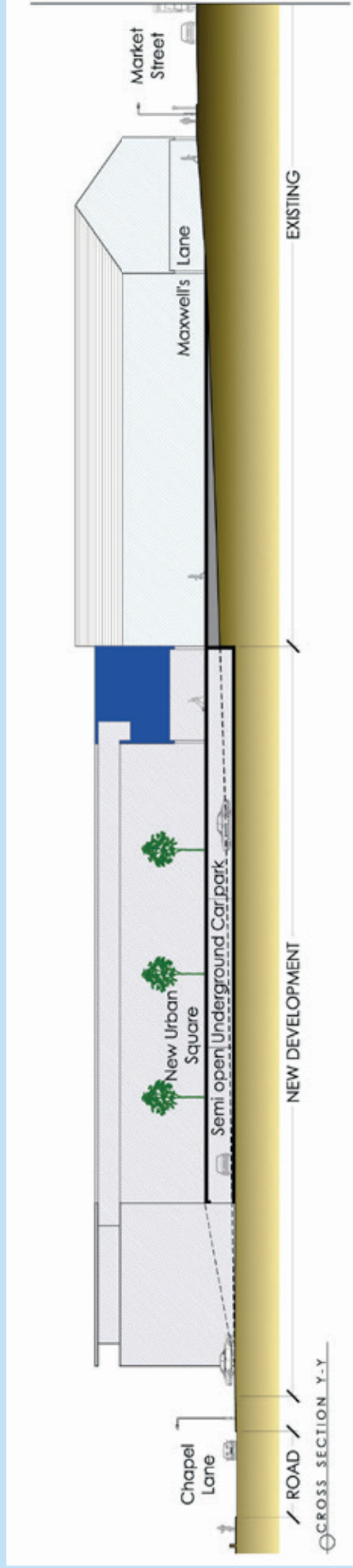
Landscape Design

Examples of design



Contemporary Design

Landmark building





Sources:

www.cootehilltourism.com

www.cavantourism.com

www.countycavan.com

www.from-ireland.net/lewis/cav/coothill.htm

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en.wikipedia.org/wiki/Cootehill





Cootehill Local Area Masterplan Part 2
Cavan County Council



GAFFNEY & CULLIVAN ARCHITECTS
1 Farnham Street, Cavan, Ireland.



Contents:

Introduction	1
Existing Site Analysis	2-5
Masterplan Proposal A	6-9
Masterplan Proposal B	10-13
Development Objectives	14-15
Design	16-18



Preface:

This proposal has been prepared by Gaffney and Cullivan Architects at the request of Cavan County Council. It is intended to have a dual function. Firstly, it is designed to record in map and photographic form, the current built environment in the subject area. Secondly, it offers a framework proposal which if implemented could facilitate the regeneration and redevelopment of the immediate area. This could have positive repercussions for the wider area, the town as a whole and the community.

This report has been conceived as a 'visual' document which will rely mainly on images, rather than text, to illustrate the objectives, design ideas and re-development opportunities.

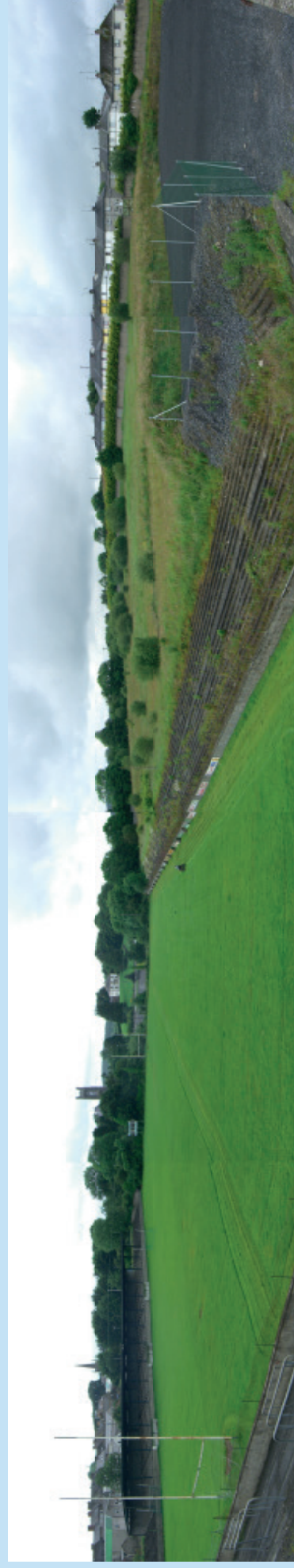


Existing Condition – Analysis, weaknesses & opportunities:

Weaknesses:

- An examination of the Town Map clearly shows long rectilinear 'back gardens' or 'plots' between Market Street and the Local GAA sports ground. The vast majority of these spaces are derelict and undeveloped. This does not make optimum economic use of the space it occupies nor does it exploit any of the possible pedestrian linkages back to Market Street.

Poor derelict & idle back land's of Market street.
Land providing no purpose and is undeveloped.



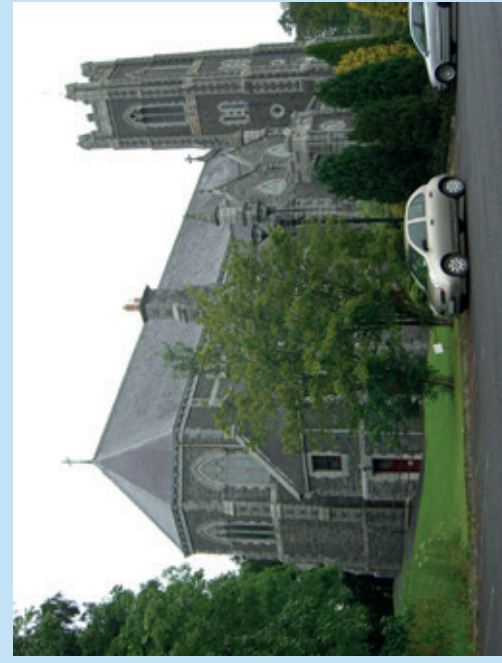
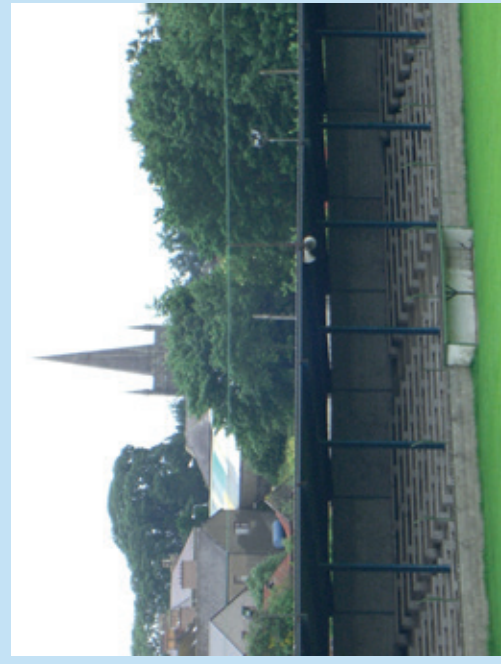
Existing Condition – Analysis, weaknesses & opportunities:

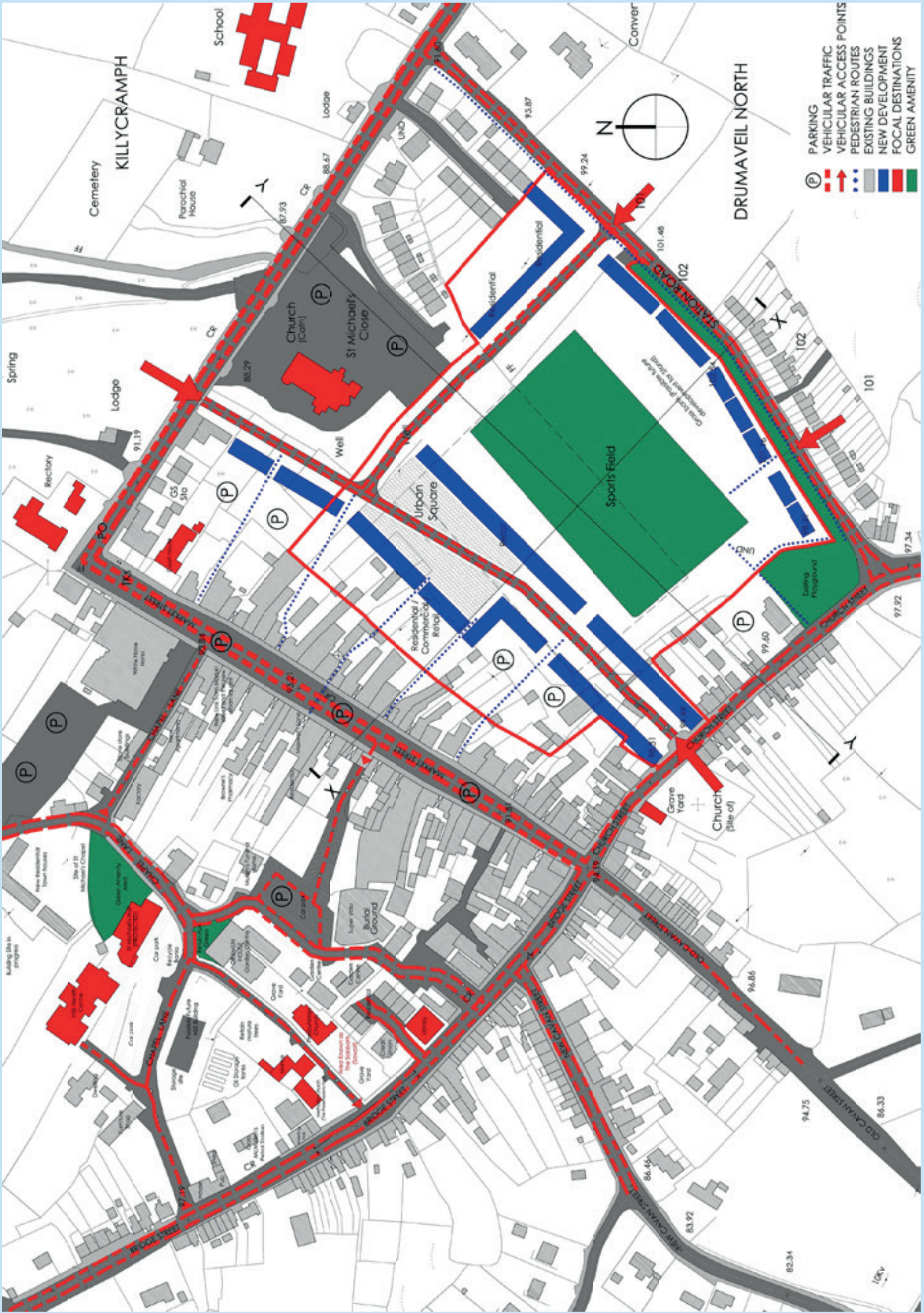
Opportunities:

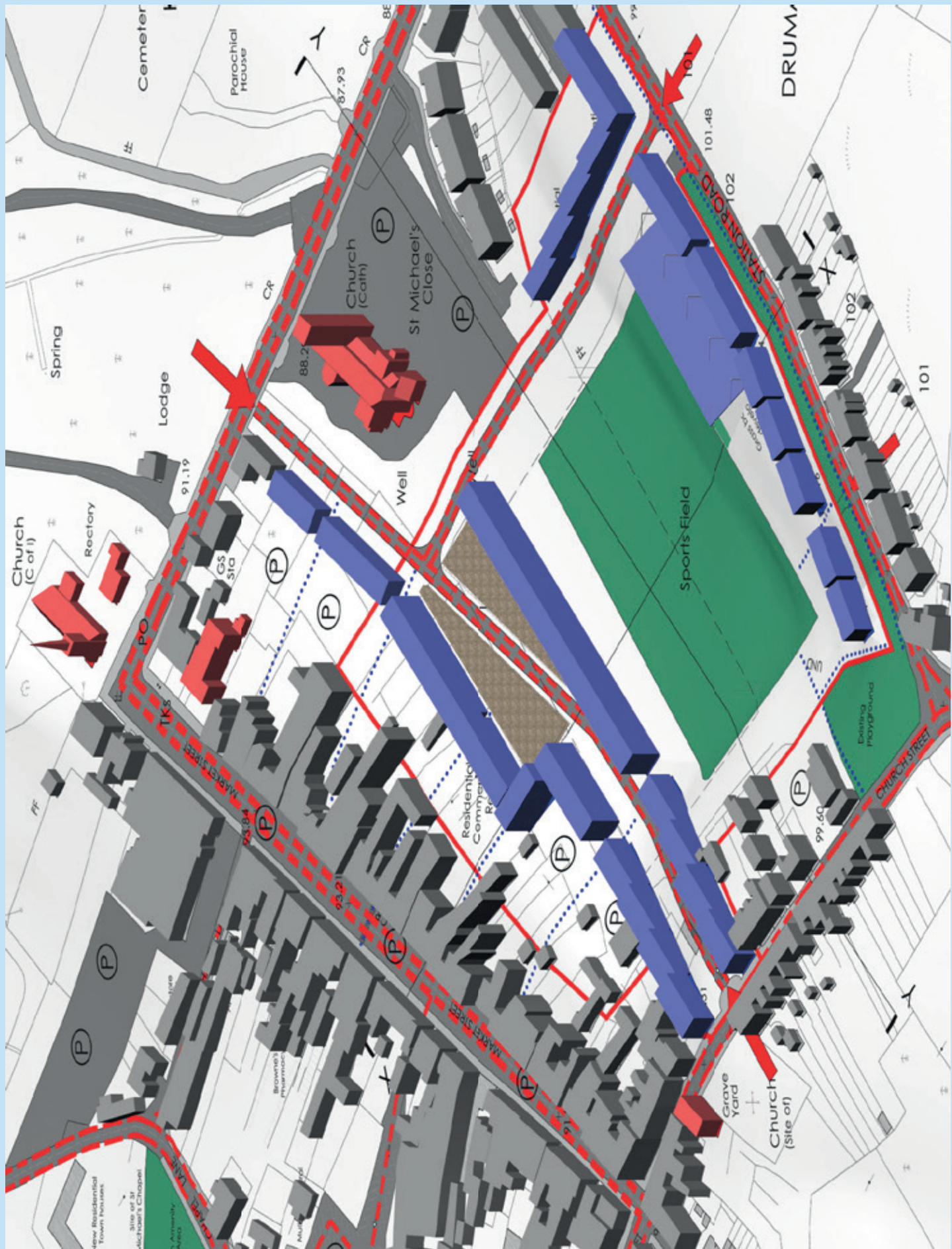
Potential to generate a new link road to the back of Market Street, freeing up traffic congestion and parking on Market Street.

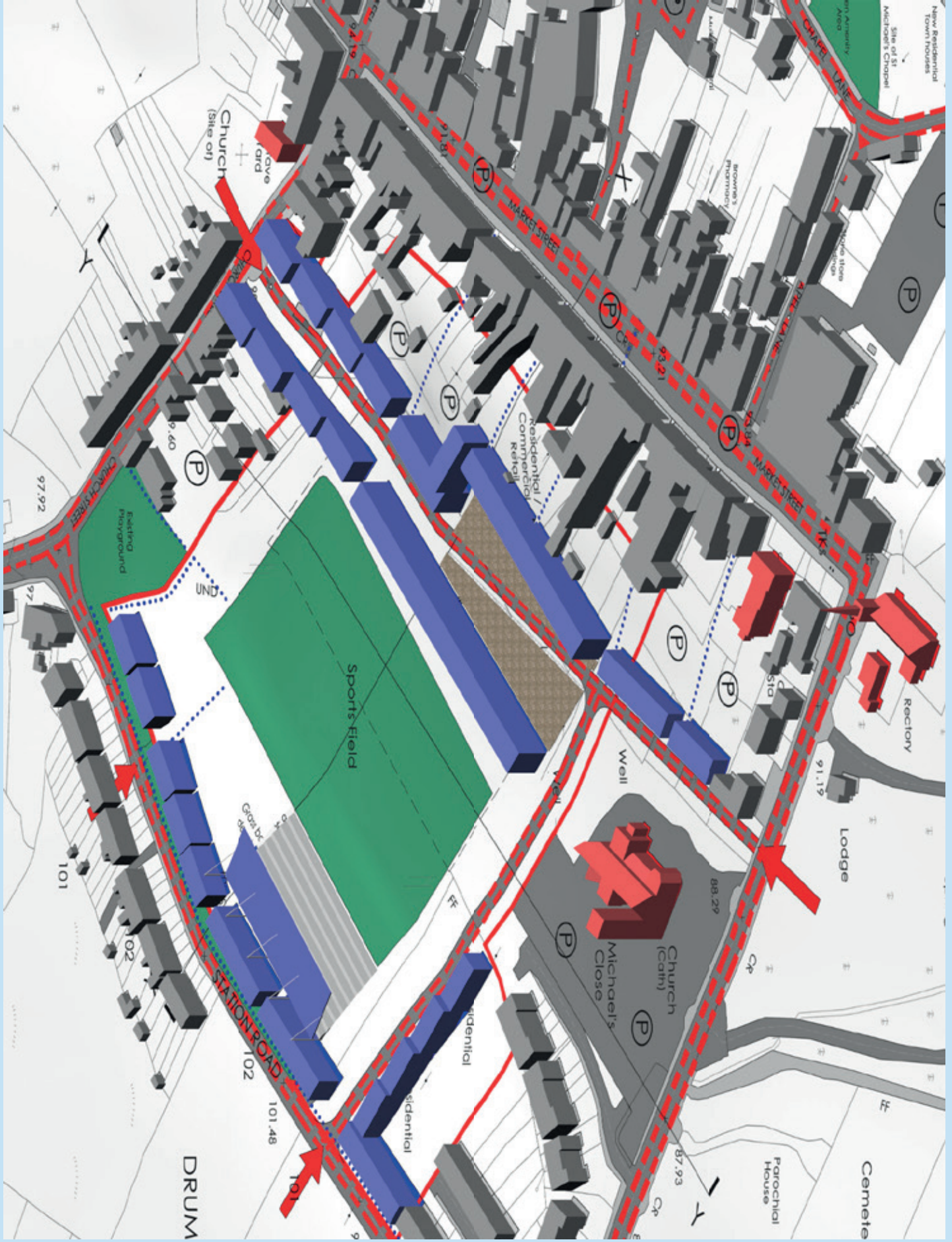
The proposed link road will create a new urban street to the town encouraging the regeneration of the back land's of Market Street.

Enhance pedestrian linkages between Market Street and the new urban street via existing archways on Market street.





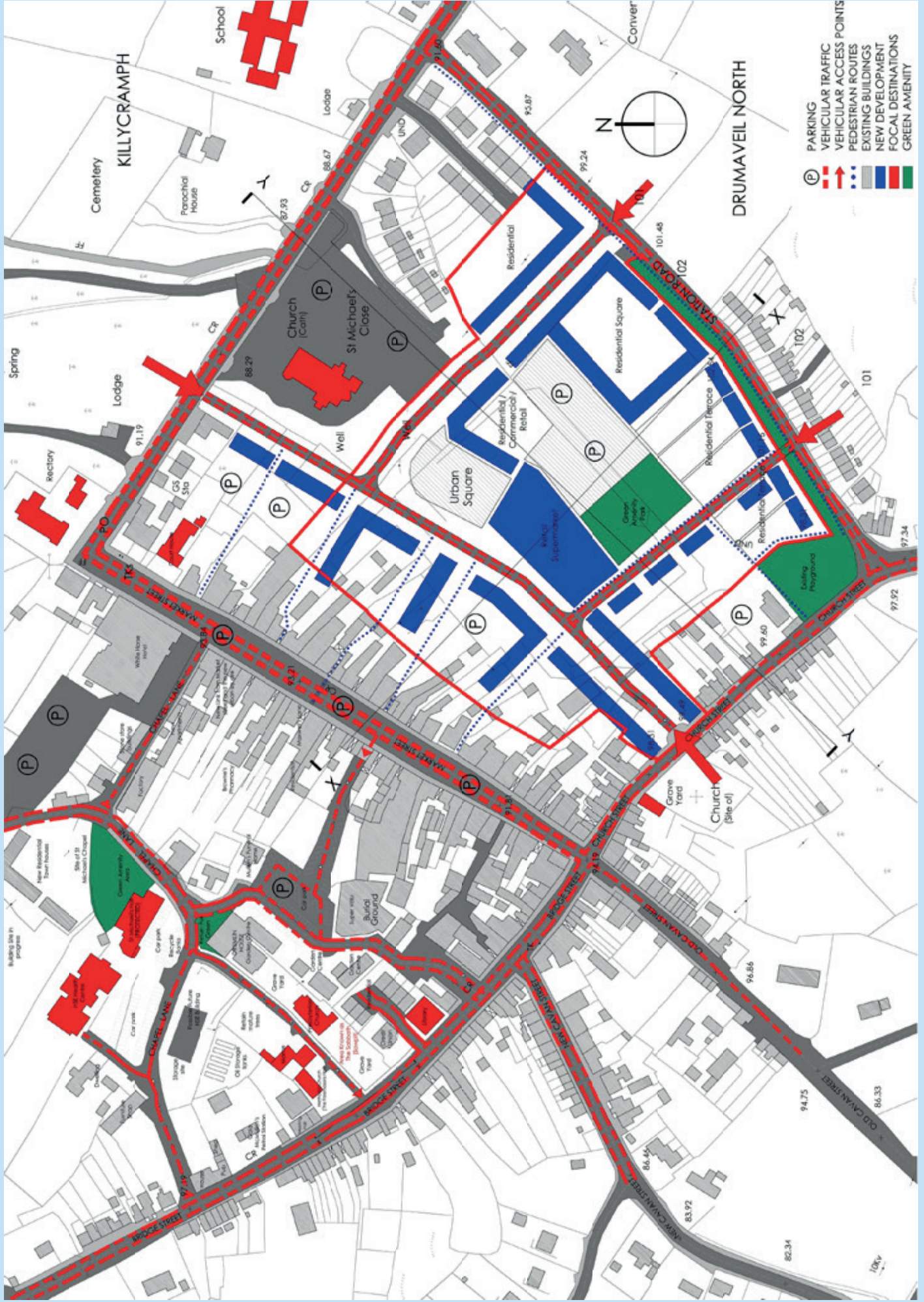


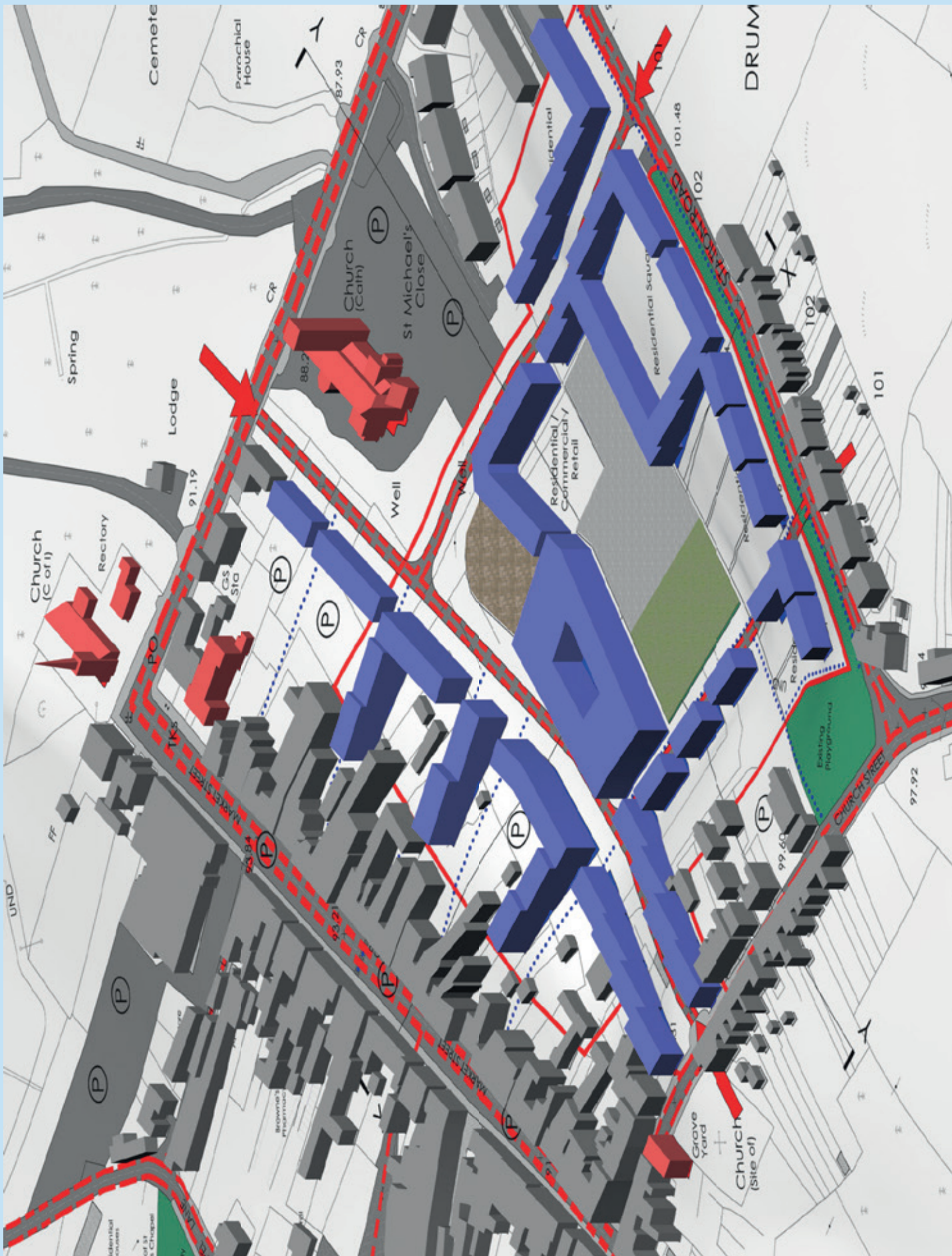


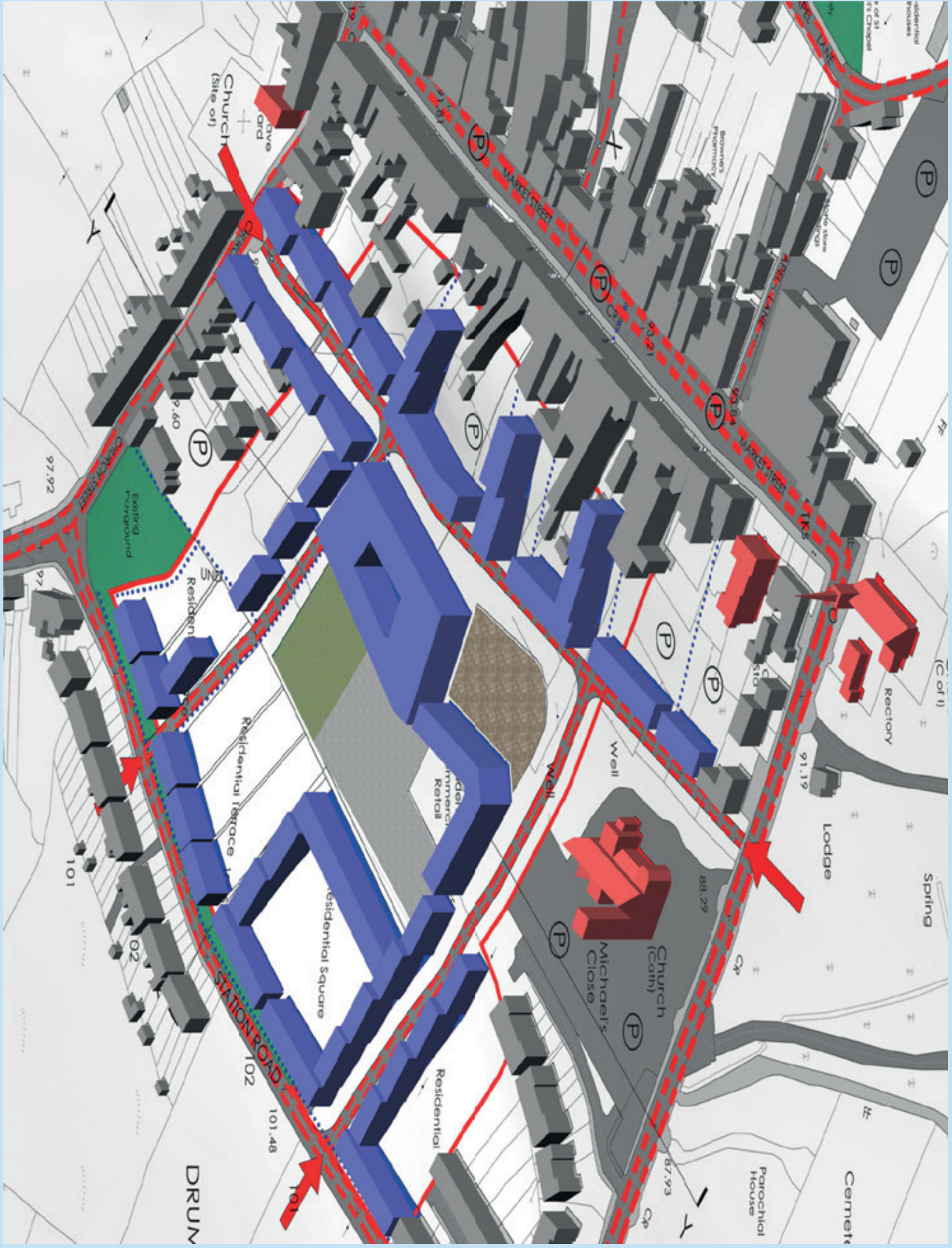


Proposal A

In this proposal, a new vehicular link is provided parallel to market Street. This is facilitated by offsetting the existing GAA Football pitch to the South East. From the South West, the new road uses St. Michael's Church as a focus and reference point within the urban landscape. The New Street passes through a new urban square; a possible focal point in the town. There is a secondary linkage via a new Street running south east enhancing connections between new and existing communities and businesses. All the existing derelict sites are regenerated with 2 & 3 storey mixed developments of retail, office and residential buildings. The mix of uses is intended to provide continuous occupation of the heart of the town together with passive supervision and an increased sense of security.







Proposal B

In this proposal a new vehicular link is provided parallel to Market Street. A new central business district or 'core' is created by relocating the existing GAA Football Pitch to a new facility outside the Master Plan area. The new street again uses St. Michaels Church as a focus and reference point within the urban landscape. The New Street passes through a new urban square; a possible focal point in the town. There are two secondary linkages running south east improving connections between new and existing business and communities. All the existing derelict sites are regenerated with 2 & 3 storey mixed developments of retail, office and residential buildings. The mix intended to provide continuous occupation of the heart of the town together with passive supervision and an increased sense of security.

This proposal offers the possibility of underground car parking below a substantial retail development which could include an Anchor retailer in addition to local shops in the heart of the town. This in turn could add to economic vitality throughout the town and provide the environment for many complimentary business, offices, services and residences.

Proposed Site Organisation:

There are two primary objectives in this plan

First Objective:

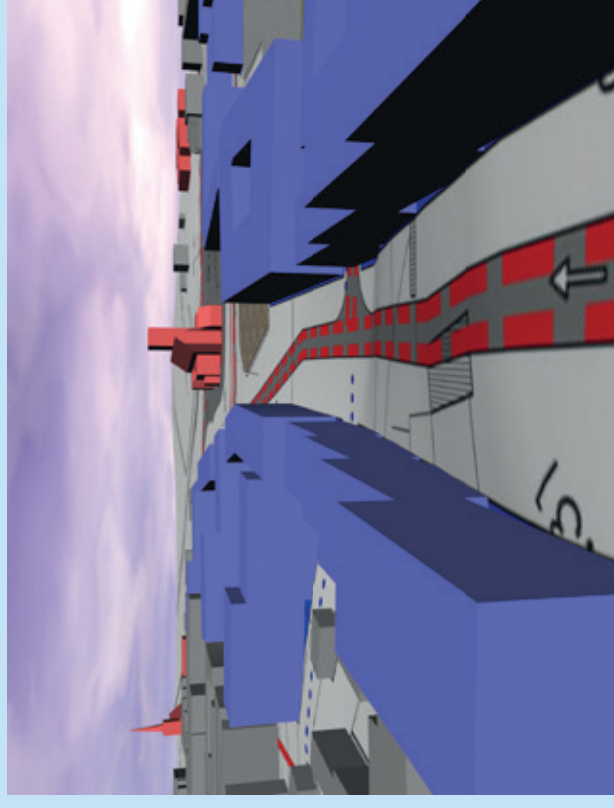
- To create a civic town square and by developing the rear plots of established properties. This shall provide an amenity area and focal point for the town.

Second Objective:

- To provide a link road which will create a new urban street and enhance pedestrian and vehicular connectivity within the town.

Secondary Objectives:

- To redevelop the back lands of Market street and promote more appropriate and attractive pedestrian linkages through the town core.
- Improve and enhance the non existing cycling and pedestrian networks.
- To expand and consolidate the town centre and to regenerate the town as an urban core.



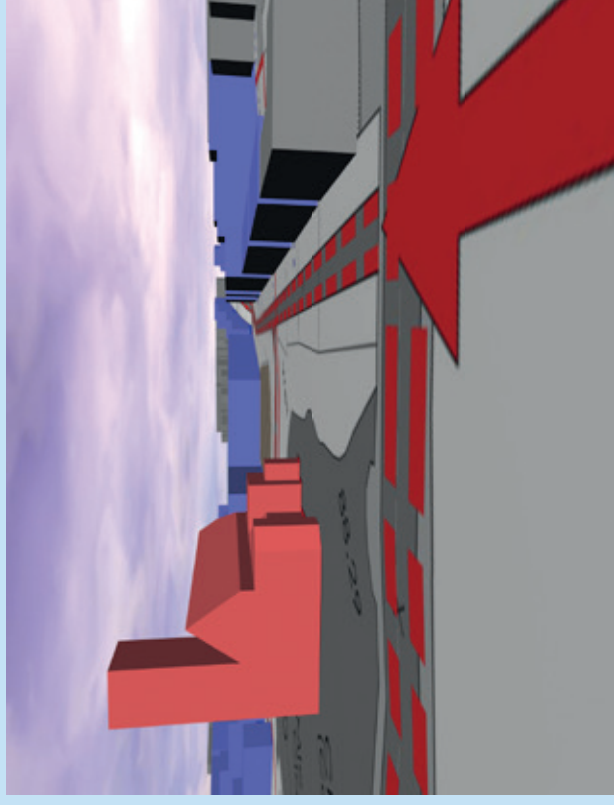
Objectives:

- To provide ease of movement for everyone including pedestrians, cyclists, people with disabilities, the elderly, children and vehicular traffic.
- To provide a network of primary and secondary roads, paths and cycle paths linking the existing to the new.
- To allow for the establishment of pedestrian links within the town centre.
- To maximise permeability by ensuring a multiplicity of pedestrian linkages within the town centre in a manner and with a minimum of conflict with vehicular traffic.
- To manage vehicular traffic and parking and to enhance the parking facilities in the town centre.
- To develop the town as a sustainable and natural extension, incorporating a strong and distinctive sense of place.
- To create an attractive urban core with a mix of uses which generates vibrant and active links, and which serves the immediate needs of the residents.
- To promote walking by the provision of walkways.
- To provide a high quality and accessible public domain, and to arrange buildings around public spaces so as to provide passive supervision and inherent safety.

Movement Strategy

Vehicular Traffic:

- To manage traffic flow by providing a new relief road with secondary link roads to ease the dispersion of vehicular traffic within the town centre .
- The residual space to facilitate the creation of a footpath which will enhance pedestrian connectivity and improve access for all.



DESIGN

- Detailed design considers the choice and integration of materials, colours, textures and soft landscaping with the form and massing of buildings and location and scale of open spaces. Detailed design contributes significantly to the feel of spaces, and is vital to the creation of a sense of place. It should underpin the wider design principles and reinforce the vision for the creation of a quality environment which is an attractive place to live, work and to relax.
- The new main square will be located at the north end of the town and will be urban in character. The buildings in the square will be mostly commercial, retail and some residential which will provide passive supervision.

Heights:

- Buildings will be two and three storeys in height, respecting the established building forms within the existing town.
- A creative hard landscaping proposal using high quality and durable materials will be put forward to underpin the important role of this Square as a vibrant neighbourhood focal point within the development and this will extend along the pedestrian links towards the town.

Materials and Finishes:

- The existing Architecture of Cootehill comprises typical provincial vernacular buildings generally two and three stories tall. Finishes comprise slate roofs, plaster walls, timber windows and occasional stone work. We would propose that all new works respect these styles and materials; however, they should be reinvented and used in more contemporary configurations. In addition careful use of materials such as copper, zinc and other metal work would be appropriate. It is important that the new architecture which will be introduced as part of the re-development is consistent with the heights, plot width and proportions of the established townscape.



DESIGN

Landscape:

- *The treatment of the natural environment, the open spaces and the public realm are of critical importance in creating a sense of place and defining how the new development will integrate with the existing environment.*
- *The utilisation of appropriate hard and soft landscape materials to emphasise pedestrian priority.*
- *To promote pedestrian connections with the existing town centre so as to ensure the integration of the development with the existing townscape.*
- *Pedestrian activity brings life to any town and reinforces local community. As such, the enabling of free and easy pedestrian movement for retail, social, and recreational purposes is a high priority. The movement framework for the development aims to make it easy, where possible and practicable, to walk or cycle within the town and to reduce dependency on a car.*
- *All of the residential will be designed to overlook the open space, thus providing passive surveillance.*
- *The topography falls down from Market street to the proposed extension of the town as you can see from the sections. The design is to incorporate easy and accessible steps and ramps where needed to ease the circulation and pedestrian movement.*



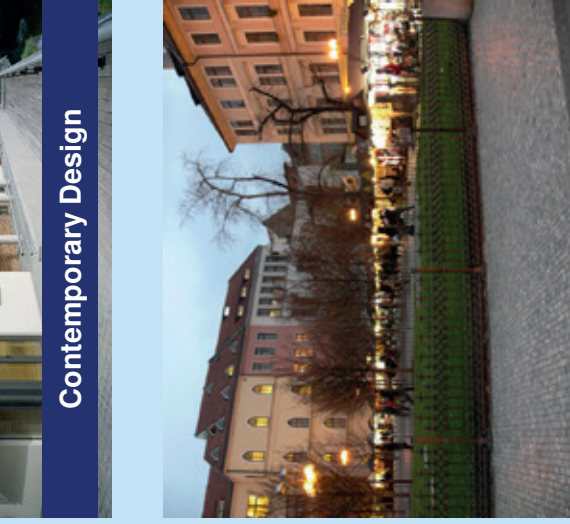
Examples of Design, Landscaping & Urban squares



Contemporary Design



Contemporary Streetscape character



Public Square



Landmark building



Pedestrian walkway



Hard landscaped Public Space



Open space with new development & passive surveillance



Landscape Design

Bailieborough Local Area Masterplan



Bailieborough Local Area Masterplan
Cavan County Council



GAFFNEY & CULLIVAN ARCHITECTS
1 Farnham Street, Cavan, Ireland.

Preface:

This proposal has been prepared by Gaffney and Cullivan Architects at the request of Cavan County Council. It is intended to have a dual function. Firstly, it is designed to record in map and photographic form, the current built environment in the subject area. Secondly, it offers a framework proposal which if implemented could facilitate the regeneration and redevelopment of the immediate area. This could have positive repercussions for the wider area, the town as a whole and the community.

This report has been conceived as a 'visual' document which will rely mainly on images, rather than text, to illustrate the objectives, design ideas and re-development opportunities.



Plan Area:

- The area being considered in this plan is at the centre of Baillieborough Town. It lies between the Kingscourt and Shercock roads. (R165 & R 178) and to the rear of the established buildings on Main Street. It is bounded by a river or stream on the north eastern side. While this report does not examine any changes to the existing buildings on Main street, it does make proposals for linkages through the northern side of Main Street via existing established archways. The plan area is illustrated on Drawing 1402 – 00.

Existing Scenario:

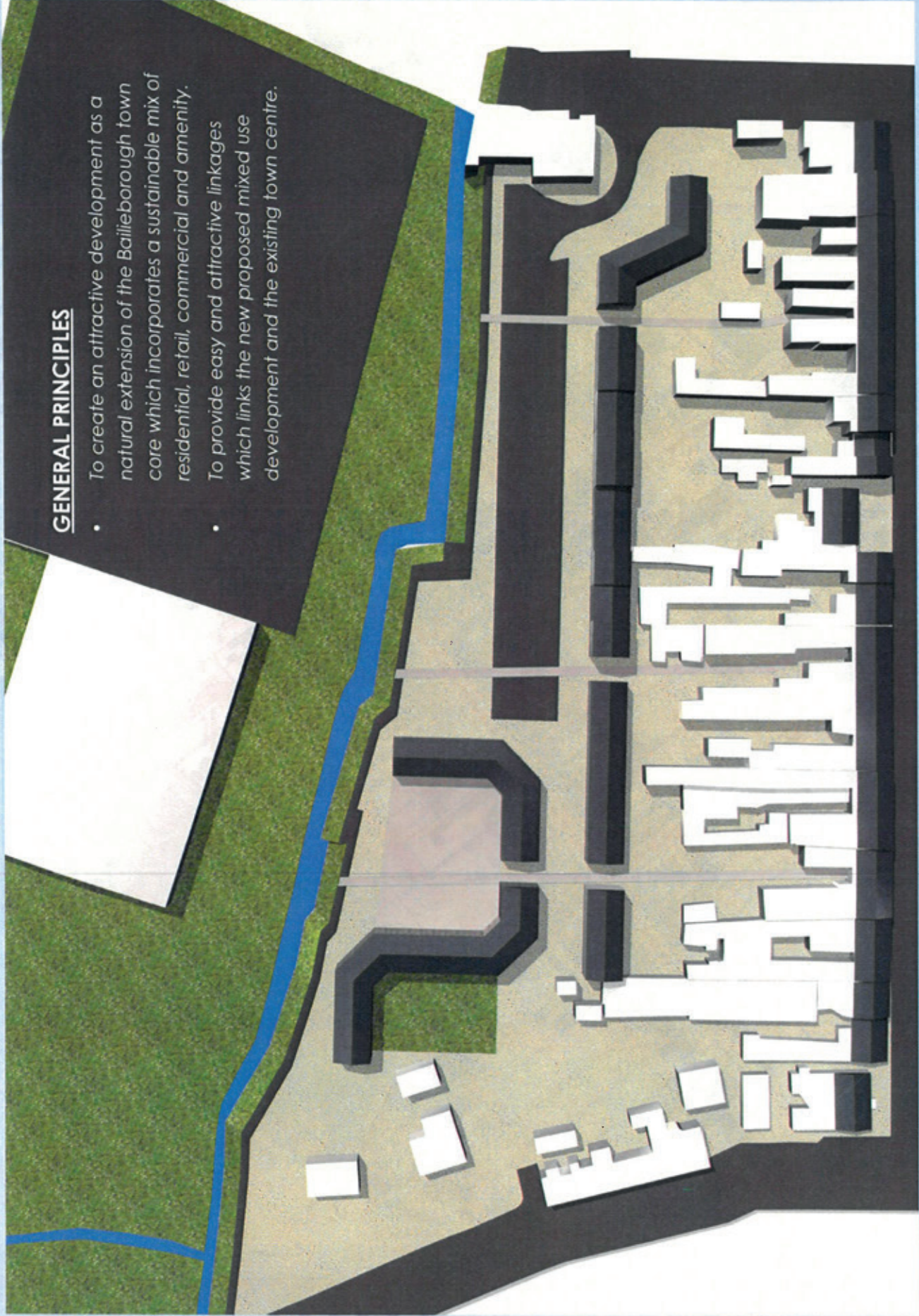
- An examination of the Town Map clearly shows long 'back gardens' or 'plots' between Main Street and the stream to the North East. These vary in length from 100 meters at the eastern end to 150 meters at the western end. The vast majority of these spaces are derelict or taken up with ad hoc car parking. At the eastern end, the Local Authority have developed a surface car park, however this does not make optimum use of the space it occupies nor does it exploit any of the possible pedestrian linkages back to Main Street.

Materials and Finishes:

- The existing Architecture of Baillieborough comprises typical provincial vernacular buildings generally two and three stories tall. Finishes comprise slate roofs, plaster walls, timber windows and occasional stone work. We would propose that all new works respect these styles and materials; however, they should be reinvented and used in more contemporary configurations. In addition careful use of materials such as copper, zinc and other metal work would be appropriate. It is important that the new architecture which will be introduced as part of the re-development is consistent with the heights, plot widths and proportions of the established townscape.

GENERAL PRINCIPLES

- To create an attractive development as a natural extension of the Bailieborough town core which incorporates a sustainable mix of residential, retail, commercial and amenity.
- To provide easy and attractive linkages which links the new proposed mixed use development and the existing town centre.

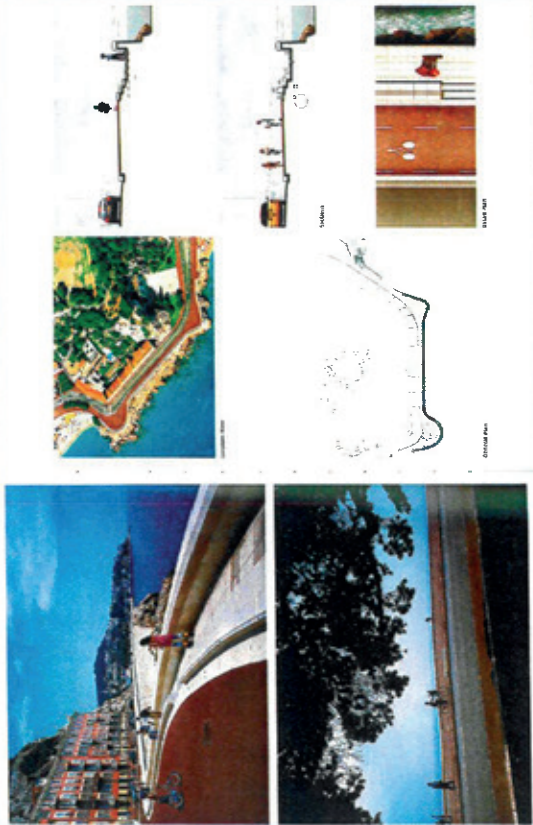


Bailieborough Local Area Masterplan

- To provide ease of movement for everyone including pedestrians, cyclists, people with disabilities, the elderly, children and vehicular traffic.
- To maximise permeability by ensuring a multiplicity of pedestrian linkages within the town centre in a manner and with a minimum of conflict with vehicular traffic.
- To provide a network of primary and secondary roads, paths and cycle paths linking the existing to the new.
- To manage vehicular traffic and parking and to enhance the parking facilities in the town centre.



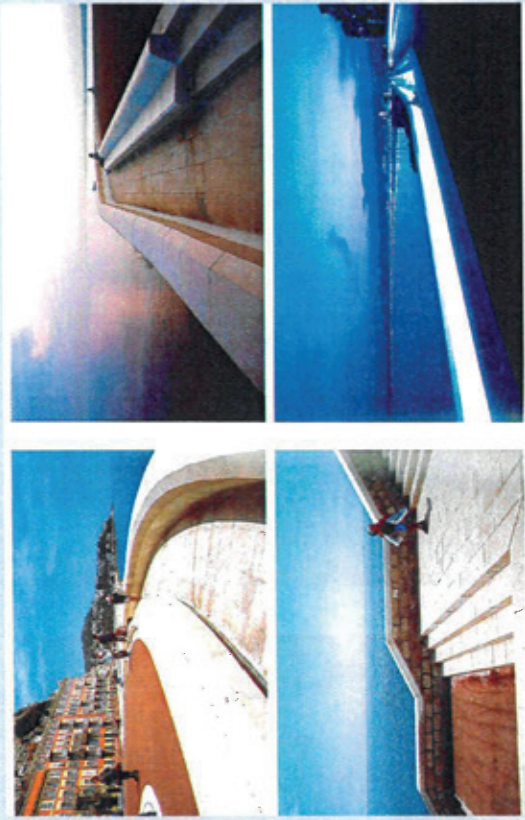
LANDSCAPE



- The treatment of the natural environment, the open spaces and the public realm are of critical importance in creating a sense of place and defining how the new development will integrate with the existing environment.



- Opening the stream to the public and the management of the natural environment of these areas as safe and accessible amenity areas.

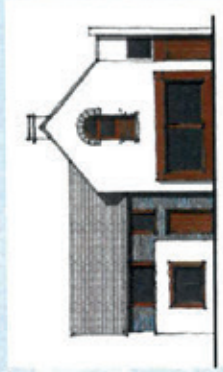
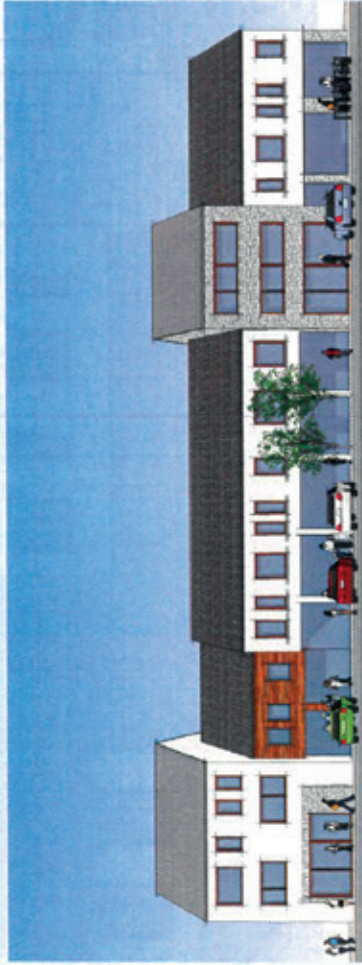


- The utilisation of appropriate hard and soft landscape materials to emphasise pedestrian priority.



- To promote pedestrian connections with the existing town centre so as to ensure the integration of the development with the existing townscape.

Bailleborough Local Area Masterplan



DESIGN

- Detailed design considers the choice and integration of materials, colours, textures and soft landscaping with the form and massing of buildings and location and scale of open spaces. Detailed design contributes significantly to the feel of spaces, and is vital to the creation of a sense of place. It should underpin the overarching design principles and reinforce the vision for the creation of a quality environment which is an attractive place to live, work and to relax.
- The new main square will be located at the north end of the town and will be urban in character. The buildings in the square will be mostly commercial and retail.





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VIRGINIA MASTERPLAN AREA 1



Pre-Amble.

This study has been prepared at the request of Cavan County Council by David McCormack & Co., Architects, Ltd.

The purpose of the study is to examine the existing built and natural environment in Virginia in order to protect the existing and to set up a suitable framework for the possible future sustainable development of the town.



Background.



Virginia is a picturesque town located on the N3 on the shores of Lough Ramor, in the South-East of the County.

It is a fine example of a plantation town founded in the reign of King James I. The character of the village owes much to its early planned beginnings.

The wide main street, which is largely intact, forms a suitable vista to the C of I Church at the Western end of the town.

The streetscape is made up of many fine traditional 2 and 3 storey buildings. The Marquis of Headford built a hunting lodge on the lakeshore in the early nineteenth century. He also built several semi-detached cottages in the picturesque/rustic style located throughout the town centre. These now form an important and integral part of the streetscape of the village centre and a link to Virginia's historic and cultural heritage.



Aim of Study

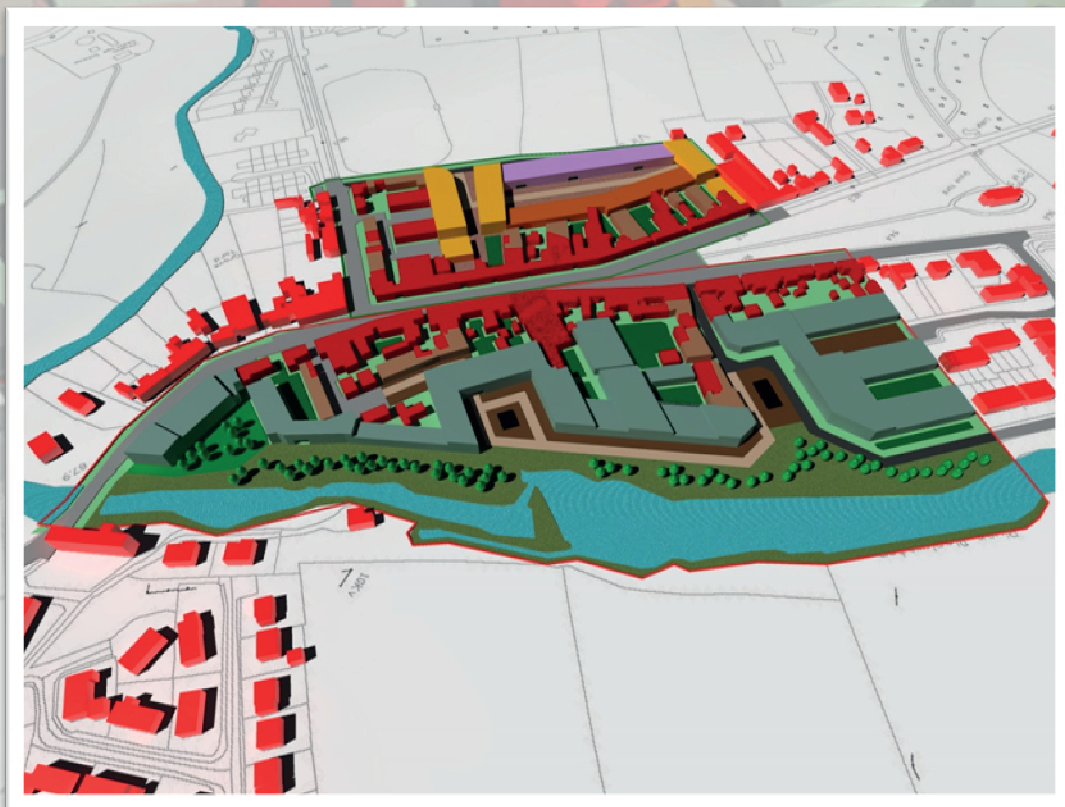
Virginia has a special quality because of its planned form and the wealth of beauty it possesses in the landscape immediately surrounding the town centre.

The aim of this report is both to record the existing built and natural environment of the town with photographs and drawings, and also to put in place a set of guidelines which would form the basis of future development of the town. It is hoped that both of these aims would act as a catalyst for proper development which respects and enhances the existing built and natural environment.

The ideal is to achieve a new quality of place through understanding and protection of the heritage, whilst welcoming the current process which is the creation of a renewed and vibrant town centre.

Plan Area 1

The plan area is an integral part of the centre of Virginia. It is largely located 'behind' the Main Street, which forms its Southern boundary. It is bounded to the North by the River Blackwater. It extends to a point at the bridge on the Eastern Side and is bounded to the West by the recently constructed 'River Crescent' housing development.



The plan area is mainly made up of 'back land' type areas comprising of back gardens, yards, etc. This area is delineated by a broken red line on drawing no. 07011/01, enclosed with this document.

Existing Architecture



The Northern side of the Main Street is mainly made up of 2 storey Georgian structures of traditional form. They typically have slated pitched roofs, are finished in plaster, with stone or plaster quoins. Windows (where they haven't been replaced) are of timber sliding sash and all have a strong vertical emphasis. Shop fronts have a simple traditional form and are mostly in timber. The streetscape is well preserved and largely intact. It is punctuated by the taller 2 storey courthouse and the large 3 storey hotel premises, both of which are very fine additions to the streetscape.



Existing Landscape



The majority of the study area comprises of 'back land' areas to the 'rear' of the Main Street.

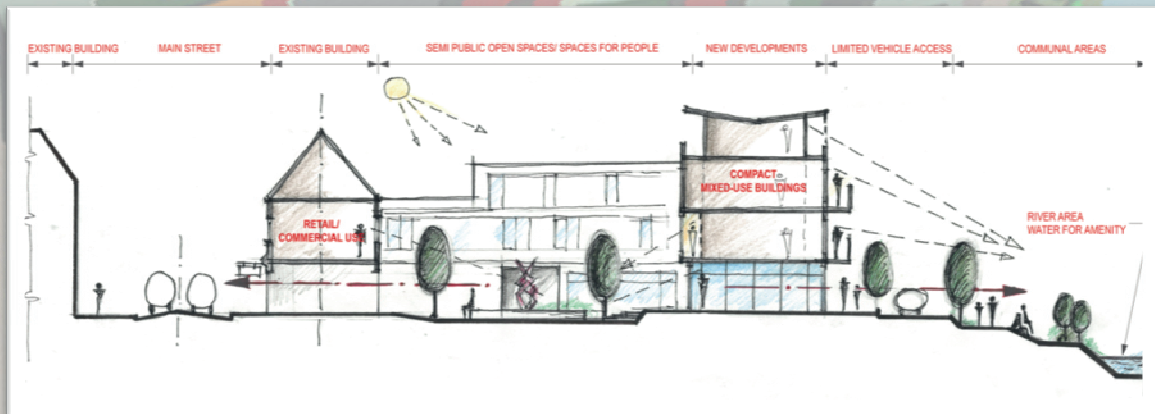
These typically rise gradually from street level before eventually falling again to the level of the River Blackwater to the North. This river is very picturesque and is both calm and tranquil where it has been weired and also flowing and audible where it flows freely. There are several mature trees along both banks of the river which form an important backdrop to the Main Street.



Proposals Plan Area 1

The main proposals for Plan Area 1 are as follows:

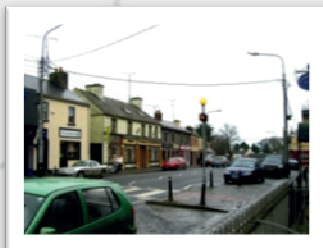
- **To open up 'back land' areas for suitable Town Centre use and thus bring more activity and vitality to the Town Centre.**



Virginia, because of the river to the North and due to its early beginnings as a 'planned' plantation town, is linear in nature. As a result, if development was ever to be permitted in an unplanned fashion, the result would invariably be that of urban sprawl. Therefore the further development of the town core is of the utmost importance. Having carried out this study of the town, it is evident that there are very large areas of land to the 'rear' of the main street which are either underused or not used at all. These areas provide the key to providing suitable development land which is ideally located for towncentre uses (mixed residential/commercial/retail). The development of these areas would serve to concentrate development in the core of the town where it is best suited.

The reinforcement and development of the town centre would not only bring additional activity to the core but would enhance and improve the trade and vitality of existing retail, commercial and social activities in the town. The proposals presented later in this report suggest ways in which this can be achieved.

- **To protect the existing vernacular which make up the exceptional streetscape of Virginia.**



Virginia has quite an unspoilt streetscape which is becoming rarer throughout rural Ireland. Every reasonable measure should be taken to ensure that the existing

architectural fabric is protected and that any future development should enhance and complement the existing urban fabric. Where possible existing building should be restored and renovated, in particular the facades. Where new development takes place, it should respect existing building lines, heights, proportions, plot widths, materials etc. While it is necessary to respect existing structures, new structures need not 'mimic' them. This can result in pastiche imitations which never quite replicate the older and original vernacular. New structures can be constructed as interpretations of the original and existing structures. New materials and forms can contrast and compliment their traditional neighbours.



- **To set a standard for new developments**

New buildings should be 'of their time' and should be constructed employing best practice and using the technology and materials which are contemporaneous with the time of their construction. Both can exist side by side and this harmony will result in a varied, vibrant and contemporary streetscape.

- **To create a new streetscape which addresses the river.**

One of the main assets or features that Virginia possesses is its natural landscape. This unfortunately is one of its best kept secrets as far as the passing commuter or short stay visitor is concerned.

The lake is only visible on the Eastern approach to the town or from the end of New Street. The river also is only visible to the majority of visitors to the town, from the bridge at the Eastern end of the Main Street.

One of the main proposals of this study is to open up the river to pedestrians, cyclists, walkers, shoppers and patrons of cafes, restaurants, etc. There is a unique opportunity here to create an exciting and vibrant addition to the town which has the natural beauty of the river as a backdrop. These guidelines should be established in order to have organised and planned development of the riverbank elevations/streetscape.

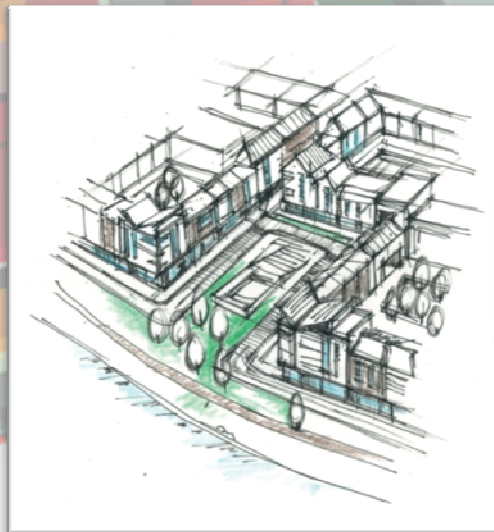
This streetscape should respect the plot widths of the Main Street. Buildings should be 3/4 storeys in heights in order to provide a strong architectural backdrop to the river. Buildings

should generally be of a modern design and should employ materials which can both compliment and contrast those of the Main Street.

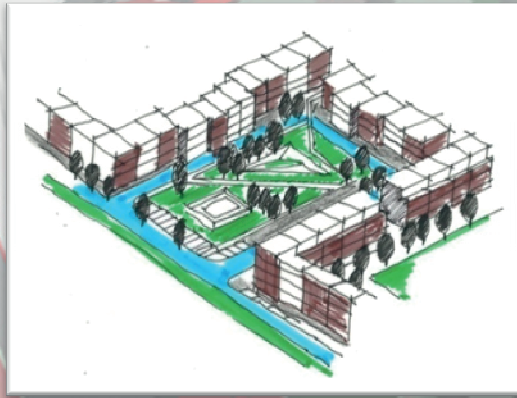
The opportunity should also be taken to create public spaces which open up views of the river to be enjoyed by the general public. Suitable and convenient connections to the Main Street for both pedestrians and motorists are essential to the commercial and everyday success of this new area.

- **To create new urban spaces which address the river and interact with the Main Street.**

We have also indicated 2 number possible locations for public spaces which open up views of the river. These proposed spaces provide an opportunity for new commercial activity to take place with the river as a backdrop. These spaces would ideally be suited for retail, restaurant and commercial uses on the ground floors. First floors would be suitable for commercial/office use or for residential. Second and Third floors would have spectacular views over the river and surrounding landscape and would be ideally suited for residential use. It is suggested that these 2 urban squares be hard landscaped using high quality materials such as natural stone.

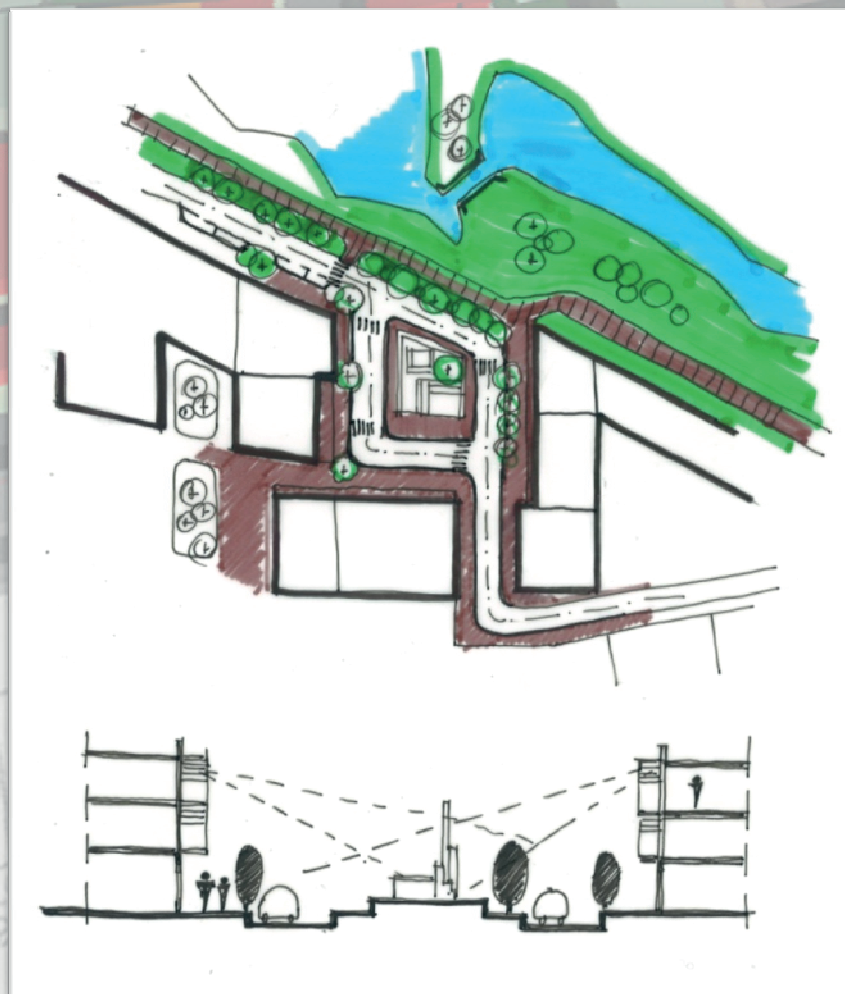


Different areas/uses (footpaths, roads, public squares, pedestrian streets, etc.) should be clearly defined with changes of materials or colours. It is also felt that natural landscaping and vegetation should be kept to a minimum in these areas. High quality street furniture (benches, bins, bollards, lighting etc.) only should be used



- **To create links, both vehicular and pedestrian, to the MainStreet.**

As previously stated suitable and convenient pedestrian and vehicular links are essential for the success of any new developments. Adequate vehicular traffic is necessary for servicing of the shops offices, apartments, etc.



Pedestrian links are essential in order to provide easy and convenient access to the Main Street. These links are of paramount importance in order to integrate the retail, commercial, residential and social activities of the existing urban fabric with any new development. It is proposed to link this area with a new road at the side of the existing courthouse. This road is indicated on drawing no. 07-011/01 and also shows a link to the 'River Crescent' housing scheme, which would help integrate the residents of this scheme more with the town centre. This road also extends Eastwards to the second urban space and should provide limited vehicular access only to service developments along the river front. This roadway terminates at this square as the levels change dramatically East of this proposed square. Parking for new developments should be provided underground.



In addition to the major links to the Main Street, several possible pedestrian routes are indicated which make use of existing archways on the Main Street.



These pedestrian routes should be developed as regularly as possible and should be well lit with high quality light fittings and should be surfaced with high quality natural stone materials. Also indicated on this plan is a pedestrian footbridge which would link both the residents of existing and future housing developments on the Northern side of the riverbank to the town centre.

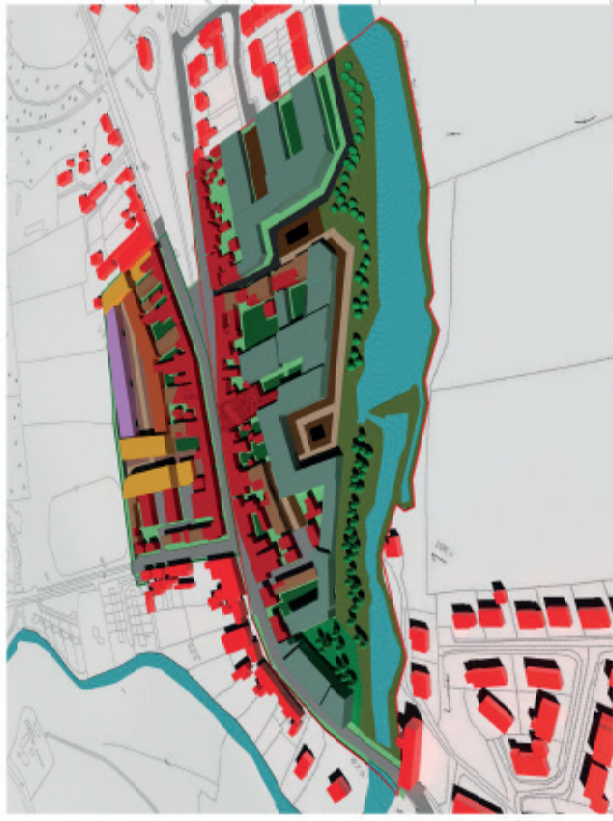
- To create a riverside walk which connects with the existing pedestrian routes in the town.



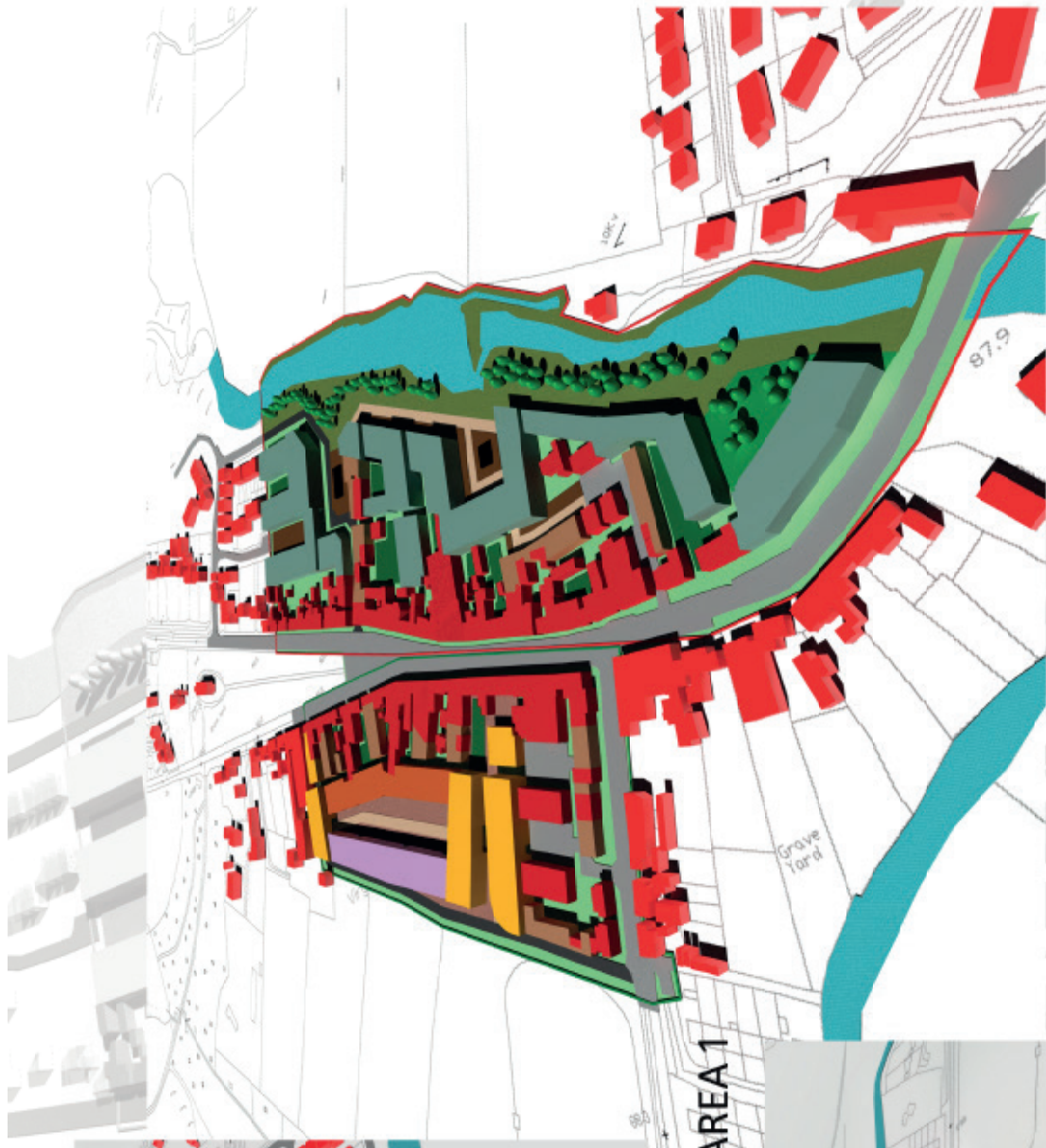
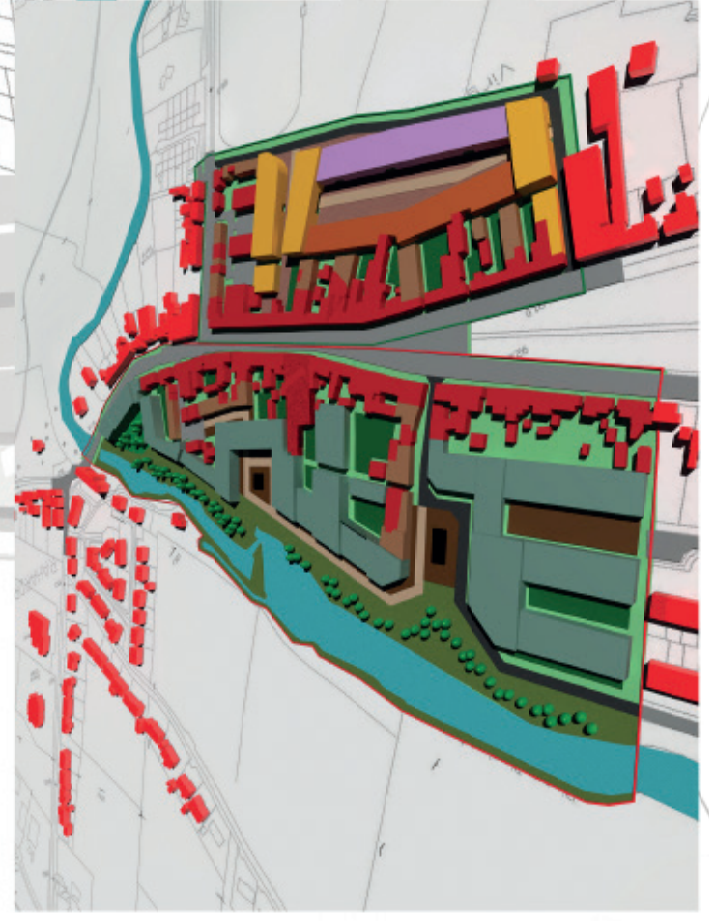
Another unique opportunity that has presented itself is that of creating a Riverside walkway/linear park along the banks of the Blackwater. This proposed walkway would extend from the bridge at the Eastern end of the town to the riverbank (which has already been largely developed) at the 'River Crescent' housing scheme on the Western side of the town.



This walkway would also connect to housing on the Northern side of the river via the proposed pedestrian bridge. The development of this linear park with its soft landscaping would serve to both contrast and compliment the proposed built streetscape with its hard landscaping, paths and roadways. While the actual pathway through this park should be paved and should be user friendly for trolleys, buggies, wheelchairs etc. The majority of the landscaping should be soft and should integrate seamlessly with the natural vegetation of the riverbank. The existing trees and vegetation should be preserved where possible. The natural change in level between the riverbank and the proposed roadways and streetscape would provide a suitable separation between the two types of activity which could exist quite harmoniously side by side. Regular links such as steps and ramps should also be provided in order to connect the park and walkway with new and existing streetscapes.



VIRGINIA MASTERPLAN / PLAN AREA 1



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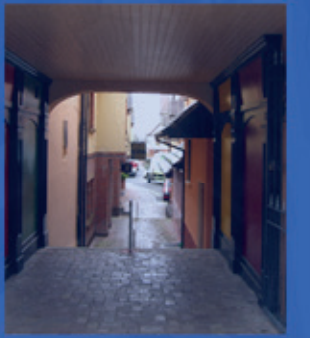
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VIRGINIA MASTERPLAN AREA 2



Pre-Amble.

This study has been prepared at the request of Cavan County Council by David McCormack & Co., Architects, Ltd. The purpose of the study is to examine the existing built and natural environment in Virginia in order to protect the existing and to set up a suitable framework for the possible future sustainable development of the town.



Background.

Virginia is a picturesque town located on the N3 on the shores of Lough Ramor, in the South-East of the County.

It is a fine example of a plantation town founded in the reign of King James I. The character of the village owes much to its early planned beginnings.

The wide main street, which is largely intact, forms a suitable vista to the C of I Church at the Western end of the town.



The streetscape is made up of many fine traditional 2 and 3 storey buildings. The Marquis of Headford built a hunting lodge on the lakeshore in the early nineteenth century. He also built several semi-detached cottages in the picturesque/rustic style located throughout the town centre. These now form an important and integral part of the streetscape of the village centre and a link to Virginia's historic and cultural heritage.



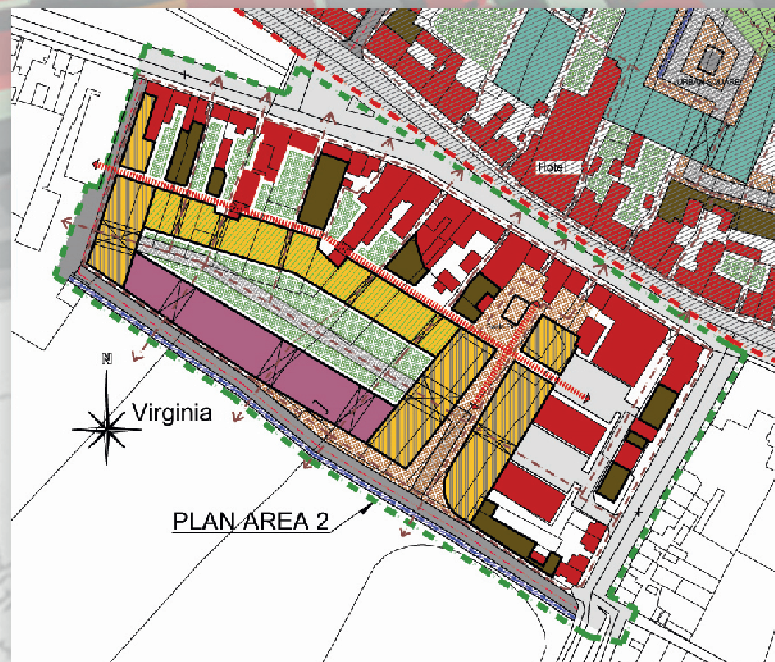
Grave
Yard

Aim of Study

Virginia has a special quality because of its planned form and the wealth of beauty it possesses in the landscape immediately surrounding the town centre. The aim of this report is both to record the existing built and natural environment of the town with photographs and drawings, and also to put in place a set of guidelines which would form the basis of future development of the town. It is hoped that both of these aims would act as a catalyst for proper development which respects and enhances the existing built and natural environment. The ideal is to achieve a new quality of place through understanding and protection of the heritage, whilst welcoming the current process which is the creation of a renewed and vibrant town centre.

Plan Area 2

The second plan area is located to the South of the Main Street, and is bounded to the North by the Street. The playing fields of the Secondary School make up the Southern boundary, while New Street forms the boundary to the East and the laneway of the new foodstore development makes up the boundary to the West. Similar to Plan Area 1, this area is made up largely of 'back land' type areas comprising mainly of back yards and gardens. This area is delineated by a broken green line on drawing no. 07-011/02, enclosed with this document.



Existing Architecture



The Southern side of the Main Street is mainly made up of 2 storey Georgian structures of traditional form. They typically have slated pitched roofs, are finished in plaster, with stone or plaster quoins. Windows (where they haven't been replaced) are of timber sliding sash and all have a strong vertical emphasis.

Shop fronts have a simple traditional form and are mostly in timber. The Southern side of the Main Street while it has had more redevelopment than the Northern side is still quite intact. Again it is punctuated by a fine 3 storey premises which accommodates 2 number restaurants on the ground floor. The Southern side is also slightly more disjoint and had a greater variety of structures and materials than on the opposite Northern side of the street.



Existing Landscape



The majority of the study area comprises of 'back land' areas to the 'rear' of the Main Street. These all fall gradually away from the Main Street and some of the properties have semi basement floors as a result. All of the properties in this study area back onto a large green area, currently used as playing fields, which in turn lands look onto Lough Ramor. It is quite unique to have such a large amenity type area in such proximity to the main thoroughfare.



Proposals Plan Area 2

The main aims for Plan area 2 are as follows:

- **To open up 'back land' areas for suitable Town Centre use and thus bring more activity and vitality to the Town Centre.**



Virginia, because of the river to the North and due to its early beginnings as a 'planned' plantation town, is linear in nature. As a result, if development was ever to be permitted in an unplanned fashion, the result would invariably be that of urban sprawl. Therefore the further development of the town core is of the utmost importance. Having carried out this study of the town, it is evident that there are very large areas of land to the 'rear' of the main street which are either underused or not used at all. These areas provide the key to providing suitable development land which is ideally located for town centre uses (mixed residential/commercial/retail). The development of these areas would serve to concentrate development in the core of the town where it is best suited.



The reinforcement and development of the town centre would not only bring additional activity to the core but would enhance and improve the trade and vitality of existing retail, commercial and social activities in the town. The proposals presented later in this report suggest ways in which this can be achieved.

- **To protect the existing vernacular which make up the exceptional streetscape of Virginia.**

Virginia has quite an unspoilt streetscape which is becoming rarer throughout rural Ireland. Every reasonable measure should be taken to ensure that the existing architectural fabric is protected and that any future development should enhance and complement the existing urban fabric.

Where possible existing building should be restored and renovated, in particular the facades. Where new development takes place, it should respect existing building lines, heights, proportions, plot widths, materials etc. While it is necessary to respect existing structures, new structures need not 'mimic' them. This can result in pastiche imitations which never quite replicate the older and original vernacular.

New structures can be constructed as interpretations of the original and existing structures. New materials and forms can contrast and compliment their traditional neighbours.



- **To set a standard for new developments**

New buildings should be 'of their time' and should be constructed employing best practice and using the technology and materials which are contemporaneous with the time of their construction. Both can exist side by side and this harmony will result in a varied, vibrant and contemporary streetscape.

- **To create a new street running parallel to Main Street connecting New Street and the Ballyjamesduff Road.**



At present the Southern side of the Main Street backs onto the 'playing grounds' adjoining the Secondary School. In general these 'back land' areas present a very unkempt and haphazard backdrop which is rather unsightly. We feel that there is an opportunity here to create a new single sided street that would form a planned backdrop to the green area and also a suitable 'rear elevation' to the Main Street. It is proposed that this new road would connect the existing New Street with the laneway currently under construction at the retail development on the Western end of the plan area. It is planned for this street to incorporate a substantial amount of vehicular parking on the 'unbuilt' Southern side. This new road should in time be connected to the Main Street via as many pedestrian routes as possible (as new developments occur). When creating this new streetscape it will be important to observe a set of guidelines so as development is carried out in an orderly and planned fashion. This streetscape should respect the plot widths of the Main Street. Buildings should be 2/3 storeys in height in order to provide a strong architectural backdrop to the green area. Buildings should generally be of a modern design and should employ materials which can both compliment and contrast those of the Main Street. Suitable and convenient connections to the Main Street for both pedestrians and motorists are essential to the commercial and everyday success of this new area.

- **To create a planned pedestrian route from the proposed 'Link Road' to the Main Street.**

The proposal for the main pedestrian link to Main Street is indicated on Drawing No. 07-011-02. It is proposed that this route be lined with shops, offices, etc. on ground floors with a mixture of residential, commercial and retail on the upper floors. It is also planned that this route be quite wide and it further widens towards the new 'Link Road' in order to invite and encourage use. In addition the new access opens into a public space which in turn leads

to the Main Street via an archway. This new route should be very well lit and a mixture of uses is essential in order to ensure that there is activity here at all times of the day. The curved access, the tapering nature of the street and the proposed public space are all design elements which will encourage use and assist with the social maintenance of the route.

In addition to this route which runs North to South it is proposed to provide a further route which runs East to West and links the new street (under construction) and the proposed new pedestrian route (North to South). This route will serve to open up access to land at the rear of Main Street for a variety of town centre uses. In addition it will allow the free flow of pedestrian traffic from the established Main Street to any new 'town core' developments.

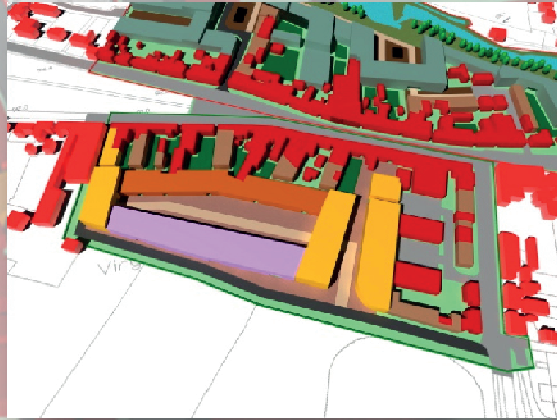
- **To Create a Semi-Public open space to the rear of Main Street and the New 'Link Road'.**

A semi-public space is indicated on drawing No07-011-02 for use by residents of any future developments. This space would be overlooked to the North by 2 or 3 story mixed use developments but should only be directly accessible to residents. The southern side of the space is to be bounded by 2 or 3 storey residential units accessed from the new 'Link Road'. The Eastern and Western sides of this space should be bounded by 3 storey 'Town Core' developments which should have no access to this space. Limited vehicular access should be permitted to allow servicing of the residential units. This should occur East to West as indicated. Parking for residents should be provided along the new 'Link Road'. The landscaping of this space should be a mixture of high quality hard surfaces and soft planting. Again this area should be well lit using high quality light fittings and street furniture.

The Northern side of this development serves two purposes. Firstly, it encloses the Northern side of the proposed semi-public space. Secondly, it provides a 'stop end' to the 'back land' type development behind Main Street. The 'infill' proposals and the 'semi-public' spaces indicated immediately to the rear of Main Street should be read as indicative only. The intention here is to provide pockets of 'semi-public' space where new residential development occurs.



- To provide pedestrian links to Main Street and plan Area 1 and also to provide adequate carparking.



As previously stated suitable and convenient pedestrian and vehicular links are essential for the success of any new developments. Adequate vehicular traffic is necessary for servicing of the shops offices, apartments, etc. Pedestrian links are essential in order to provide easy and convenient access to the Main Street. These links are of paramount importance in order to integrate the retail, commercial, residential and social activities of the existing urban fabric with any new development. The development of this new road will provide an alternative route for vehicular traffic in the town and will connect the new retail development (under construction) with the town core. In addition we feel that this is an ideal location for substantial on-street parking which would benefit both the proposed redevelopment area and the existing commercial and social activity of the main street. The pedestrian links, indicated on drawing no. 07-011/02, utilise existing archways on the Main Street. These pedestrian routes should be developed as regularly as possible and should be well lit with high quality light fittings and should be surfaced with high quality natural stone materials.

- To increase the awareness of Lough Ramor as an amenity.

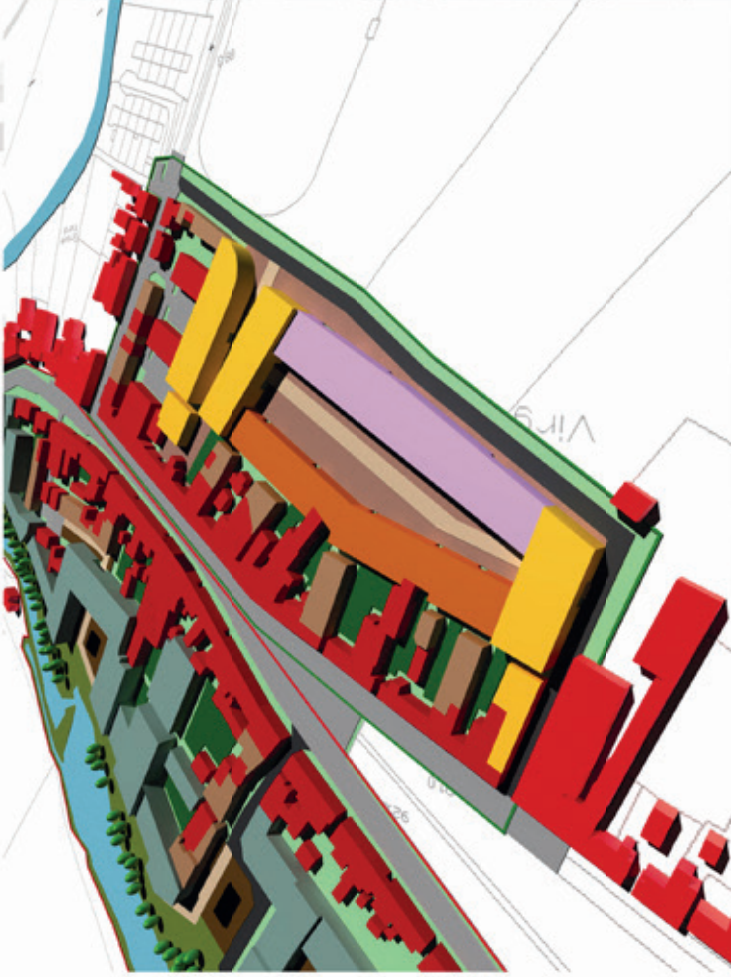


Lough Ramor is a magnificent and extremely scenic amenity for any town to have on its immediate doorstep. It provides a natural amenity for a variety of activities and is very much an under exploited asset that Virginia possesses. One of the main aims of the proposed new street is to improve the awareness of the general public in relation to the lake. At present New Street is a cul-de-sac and gets little use. However by linking New Street, the new retail development, and the Ballyjamesduff road, the public will then have a reason to utilise this new thoroughfare. This new road will increase the awareness of Lough Ramor and will integrate the lake more for use as part of the amenities of the town. This is another way of fully exploiting what Virginia has to offer and in turn should lead to a more vibrant and exciting town centre.

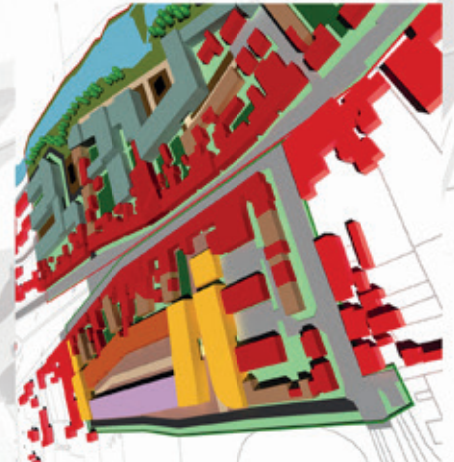
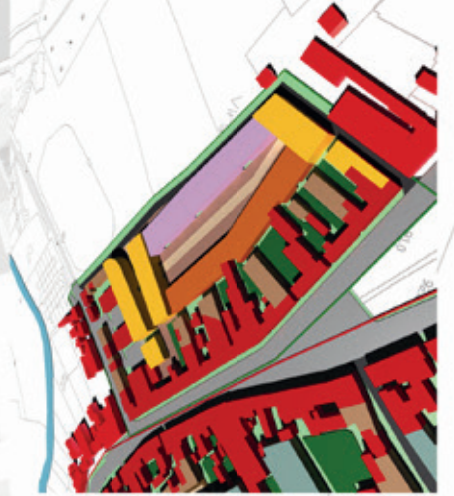
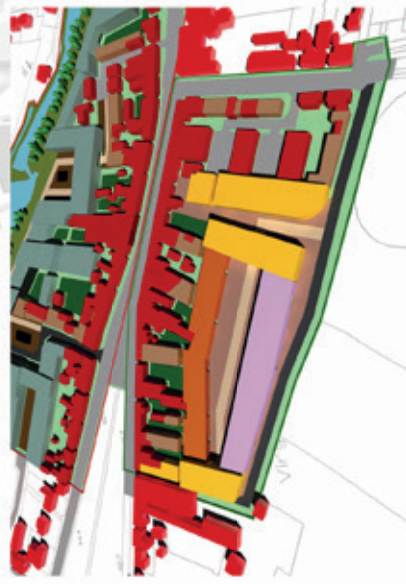
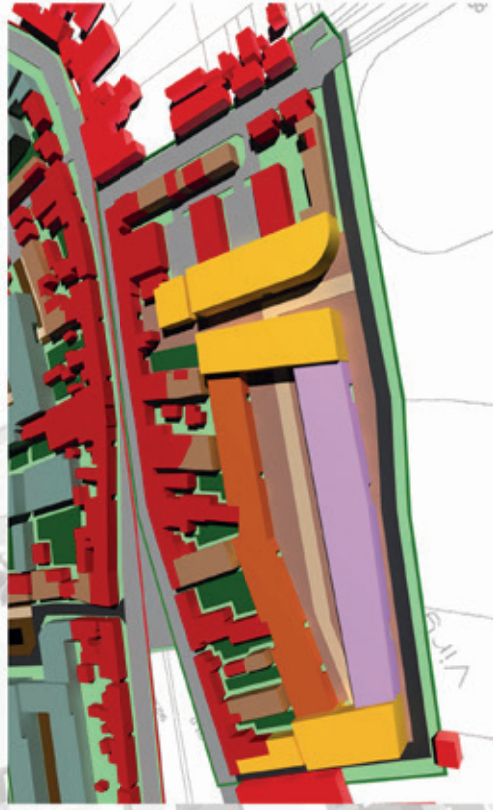


Grave
Yard

87.0



VIRGINIA MASTERPLAN / PLAN AREA 2



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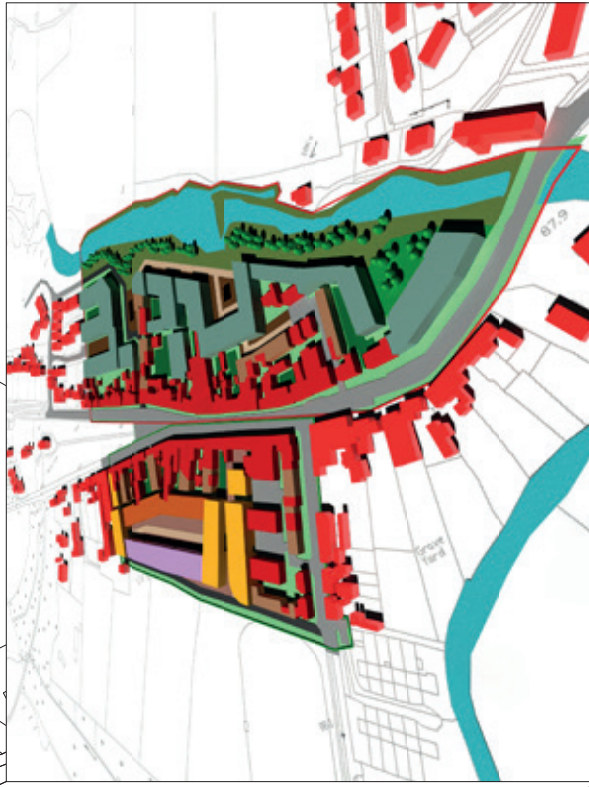
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VIRGINIA MASTER PLAN AREA 2

DRD NO. 07-011/02

scale 1/1000



PLAN AREA 1
SEPARATE SUBMISSION

POSSIBLE FEED STRAIN BRIDGE

Weir

Sluice

HOBEL

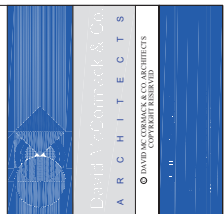
Virginia

PLAN AREA 2

Grave Yard

LEGEND:

[Red]	RESIDENTIAL
[Green]	COMMERCIAL
[Blue]	INDUSTRIAL
[Purple]	RECREATION
[Brown]	LANDSCAPE
[Yellow]	ROADS
[Grey]	RAILWAYS
[Hatched]	WATERWAYS
[Dotted]	UNDEVELOPED LAND
[Diagonal Lines]	EXISTING BUILDINGS
[Dashed]	PROPOSED BUILDINGS
[Solid]	PROPOSED ROADS
[Dotted]	PROPOSED RAILWAYS
[Hatched]	PROPOSED WATERWAYS
[Dotted]	PROPOSED UNDEVELOPED LAND
[Diagonal Lines]	PROPOSED EXISTING BUILDINGS
[Dashed]	PROPOSED EXISTING ROADS
[Dotted]	PROPOSED EXISTING RAILWAYS
[Hatched]	PROPOSED EXISTING WATERWAYS
[Dotted]	PROPOSED EXISTING UNDEVELOPED LAND
[Diagonal Lines]	PROPOSED EXISTING BUILDINGS
[Dashed]	PROPOSED EXISTING ROADS
[Dotted]	PROPOSED EXISTING RAILWAYS
[Hatched]	PROPOSED EXISTING WATERWAYS
[Dotted]	PROPOSED EXISTING UNDEVELOPED LAND



94.4

92.3

95.3

90.2

87.9

LIND

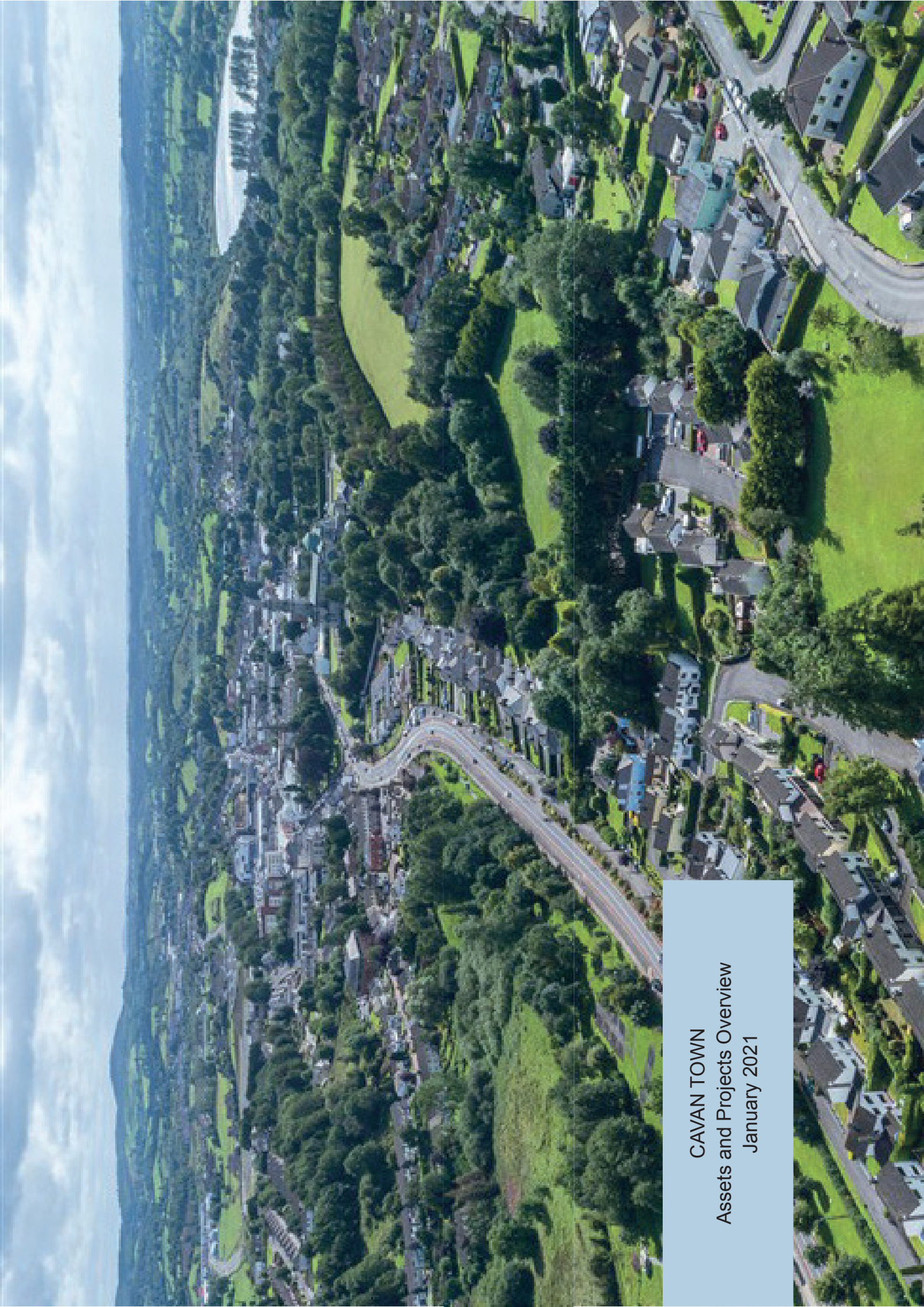
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Appendix 25:

Cavan Town Assets and Project Overview

January 2021



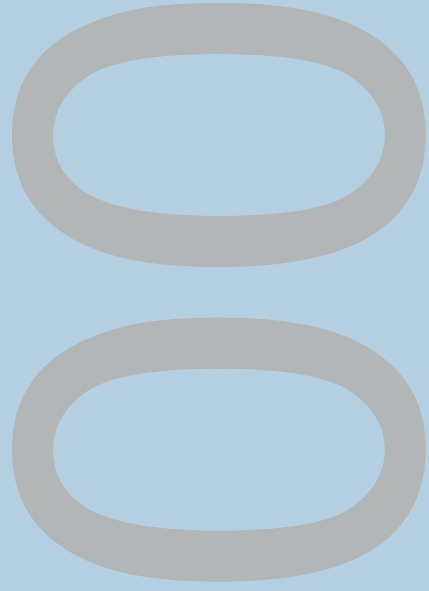


CAVAN TOWN
Assets and Projects Overview
January 2021

CAVAN TOWN
Assets and Projects Overview
January 2021

TABLE OF CONTENTS

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





INTRODUCTION

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

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

This study would consider the following key strategic criteria;

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

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

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

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



The Town of Cavan, 1591

01



Kinnypottle

CHURCH PLACE

COCK HILL LANE

CHURCH

WESLEYAN ST.

CHURCH

FARNHAM STREET

CHURCH

FARNHAM STREET

PROTESTANT

BANK

B.C. ACADEMY

KEADEW

GRATE YARD

ALONG THE TOWN

MARKET HOUSE

MARKET HOUSE

CONVENT OF THE POOR CLARES

MAIN STREET

DUBLIN ROAD

HALF ACRE

BRIDGE STREET

WATERLOO

ROBEY STREET

ROBEY STREET

ROBEY STREET

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CAVAN TOWN

THIS MAP of Cavan Town from the 1850s gives us a look into the town's past before any of the present day modern housing emerged. The main reason for including this map with the booklet is because it outlines every road, street, lane and house, and by consulting Sir Richard Griffith's Valuation Returns we can see which houses were occupied every house in the town. The numbers on this map do not necessarily correspond with those listed in the Census Returns for each year since 1911, but any old town native can put the numbers back as far as they can.

VISION

VISION

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

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

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

02

KILLUORI CATHEDRAL . CAVAU .

FOR THE LIGHT DEV . PATRICK LYONS . D-D. S-T-L. LORD BISHOP OF KILLUORE .



STUDY AREA

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

- 3.1 Land Use
- 3.2 Key Landmarks
- 3.3 Sport/Entreprise
- 3.4 Heights/Density
- 3.5 Biodiversity/Open Space
- 3.6 Movement
 - Roads
 - Cyclists
 - Linkages
- 3.7 Hills & Valleys

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

-NIAH an introduction to the architectural heritage of cavan

03



Study Boundary



Town Core



KEY

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



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

Cavan town has a well-defined central town core, which is mainly consolidated between the two prominent streets of Farnham street and Main street, both running North-south. These streets have defining characteristics and have been at the heart of the historic development and daily life of the town.

Surrounding the central core, are predominantly low rise-low density developments, of mixed use, mainly residential, sport, education and retail. There are a number of sporting uses and amenity spaces in close proximity to the town core. To the east of the town core, the town gateway from Dublin road is a local employment centre containing predominately retail uses.

3.1 Land Use

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







MAIN ST. CAVAN. BIBS. W.L.



KEY

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

Cavan town has a number of significant landmarks that are of local and national importance, most of which are contained within its central town core or within a 10 minute walk/Cycle of the towns core. The entire central core of Cavan town and its surrounding uses can be accessed within a 10 minute walk from its main street, making Cavan town a walkable town. Cavan town also has access to some of the country's finest food, sports, built heritage and Lakelands.



3.2 Key Landmarks

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





KEY

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



3.2 Key Landmarks- Town Core

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



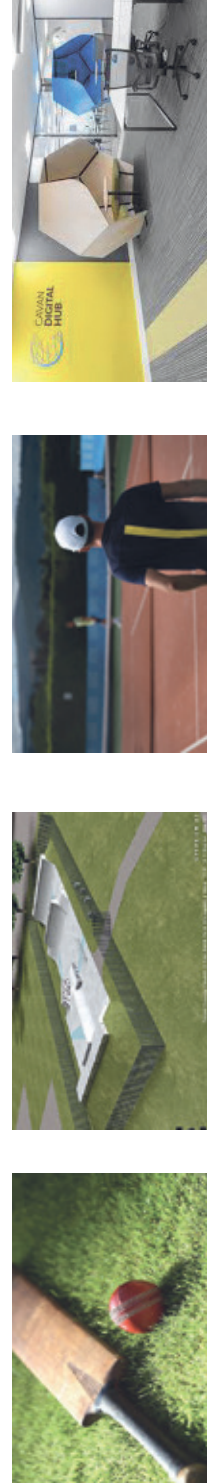
KEY

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



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

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



3.3 Sport/Enterprise

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



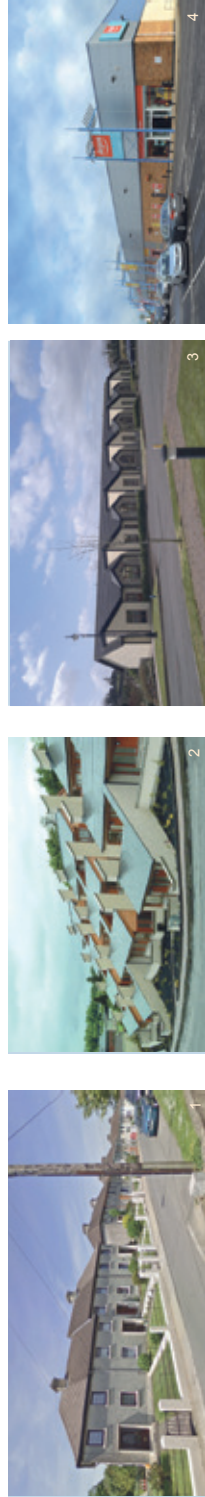
KEY

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



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

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



3.4 Heights/Density

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



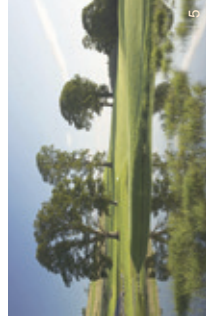


KEY

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

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

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



3.5 Biodiversity/Open Space

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



KEY

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








3.6 Movement - Roads

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



KEY

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



3.6 Movement - Cyclists

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





KEY

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

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

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

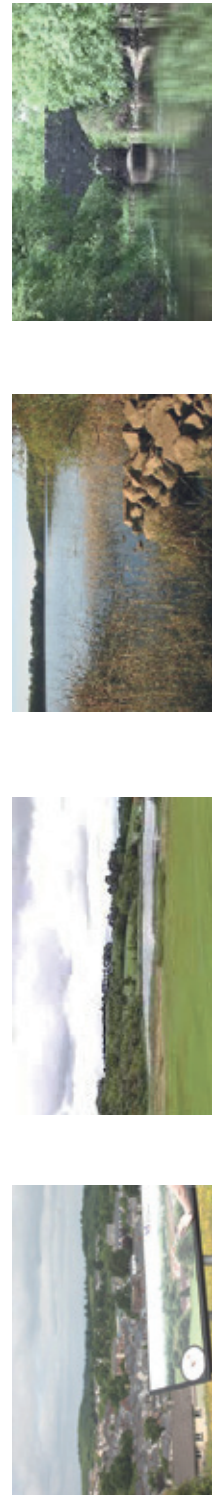
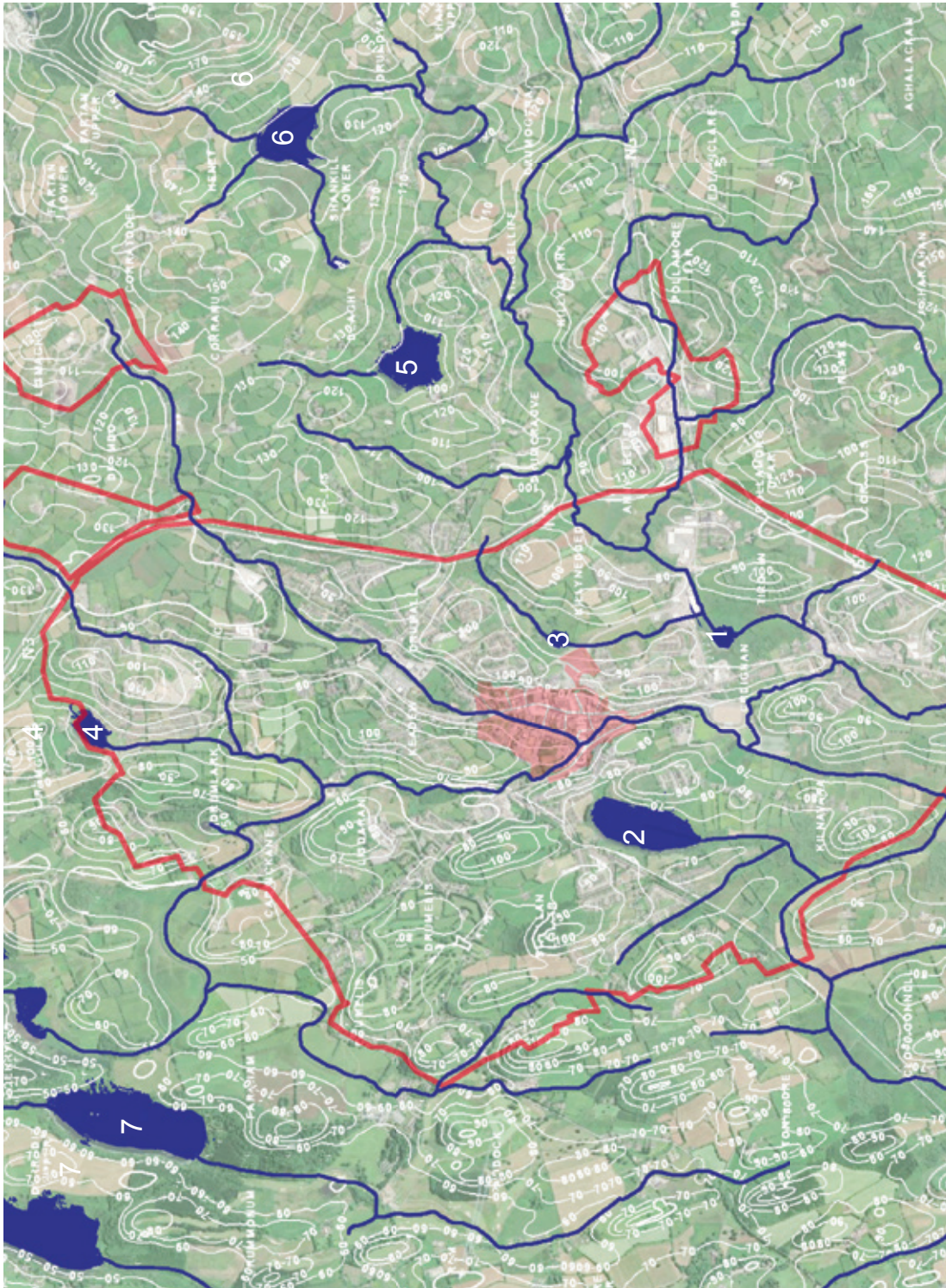
3.6 Movement - Linkages

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



KEY

- Study Boundary
- Town Core
- Waterways
- Contours
- Green Lough
- Swellan Lough
- Killymooney Lough
- Drumgola Lough
- Beaghy Lough
- Shantemon Lough
- Famham Lough



3.7 Hills & Valleys

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



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

— Study Boundary 2021

KEY CHARACTER AREAS

KEY CHARACTER AREAS

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

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

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

Quote from Toni L. Griffin

04



KEY CHARACTERISTICS

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

KEY OBJECTIVES

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

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



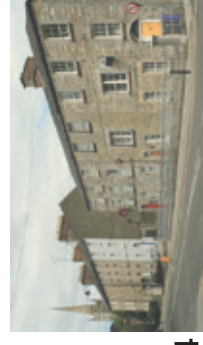
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4.1 The Town Central Core: Area 1

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



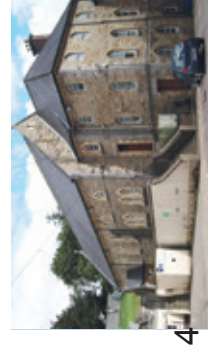
KEY CHARACTERISTICS

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

KEY OBJECTIVES

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

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



4.2 The Town Central Core: Area 2

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



KEY CHARACTERISTICS

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

KEY OBJECTIVES

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

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



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4.3 The Town Central Core: Area 3

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



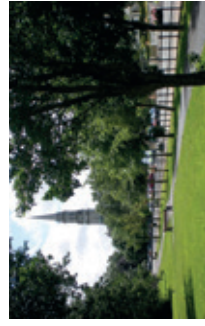
KEY CHARACTERISTICS

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

KEY OBJECTIVES

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

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



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4.4 Con Smith Park

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



KEY CHARACTERISTICS

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

KEY OBJECTIVES

- Create permeability / linkages to the central town core and Dublin road, through strategic movement corridors
 - Carry out detailed study to identify appropriate development opportunities
 - Create a sports focused campus to consolidate the established sports uses, with additional pitches and supporting infrastructure
 - Create visual /physical linkages to Swellan lough
 - Support and provide residential amenity opportunities
- 1 Breffni Park
 - 2 Cavan Gaels, Terry Coyle Park
 - 3 Royal School
 - 4 Dublin Road / Ballinagh Road Junction



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4.5 Sports

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



KEY CHARACTERISTICS

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

KEY OBJECTIVES

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

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



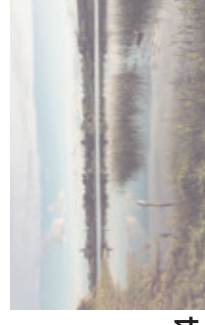
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4.6 Swellan Lough

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



KEY CHARACTERISTICS

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

KEY OBJECTIVES

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



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

4.7 The Hospital

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



KEY CHARACTERISTICS

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

KEY OBJECTIVES

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

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



4.8 Dublin Road

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



KEY CHARACTERISTICS

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

KEY OBJECTIVES

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



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

4.9 Equestrian

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

What is a Tourism Destination Town?

DEVELOPMENT STRATEGY

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

Quote from Ireland 2040

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

Quote from the 10 Minute Town

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

5.1 Social

5.2 Cultural

5.3 Economy

5.4 Sustainability / Climate Change

5.5 Urban/Suburban Spatial Planning

5.6 Public Realm Improvements

5.7 Heritage

5.8 Transport

05





Galligan

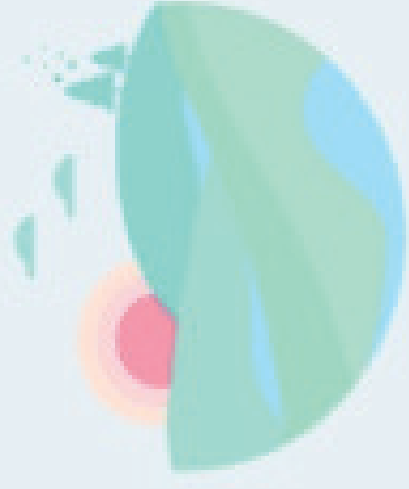
Cavan town has an a strong urban core, and surrounding the urban core there are a number of suburban areas, neighbourhood centres, retail / enterprise centres and sporting uses

Key strategies

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

5.1 Social

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



Cavan Arts Festival

INSPIREME.IE



Key strategies

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

5.2 Cultural

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





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

Key strategies

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

5.3 Economy

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





Key strategies

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

5.4 Sustainability / Climate Change

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



Key strategies

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



5.5 Urban/Suburban Spatial Planning

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





Key strategies:

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

5.6 Public Realm Improvements

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



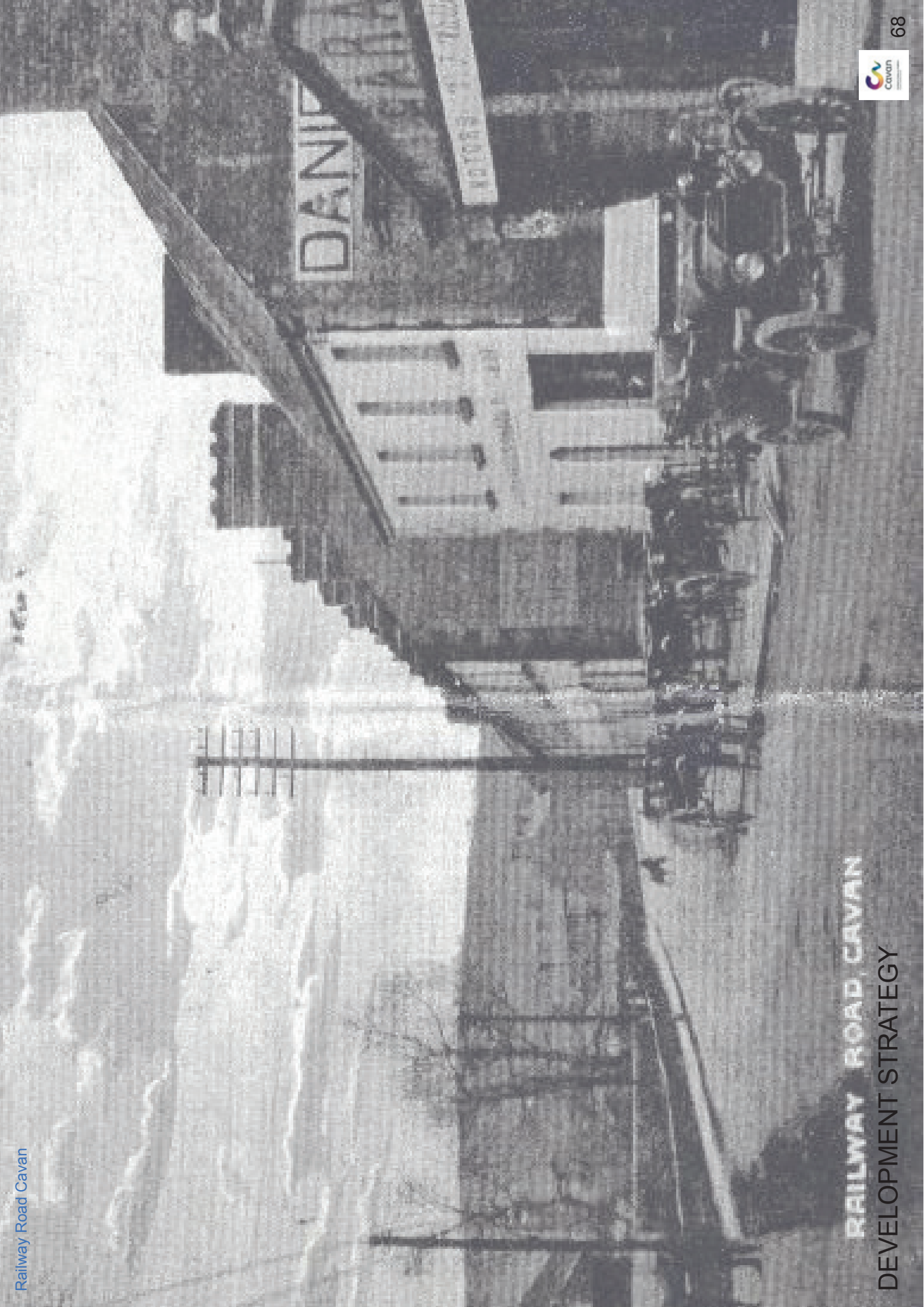


Key strategies:

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

5.7 Heritage

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



RAILWAY ROAD, CAVAN
DEVELOPMENT STRATEGY

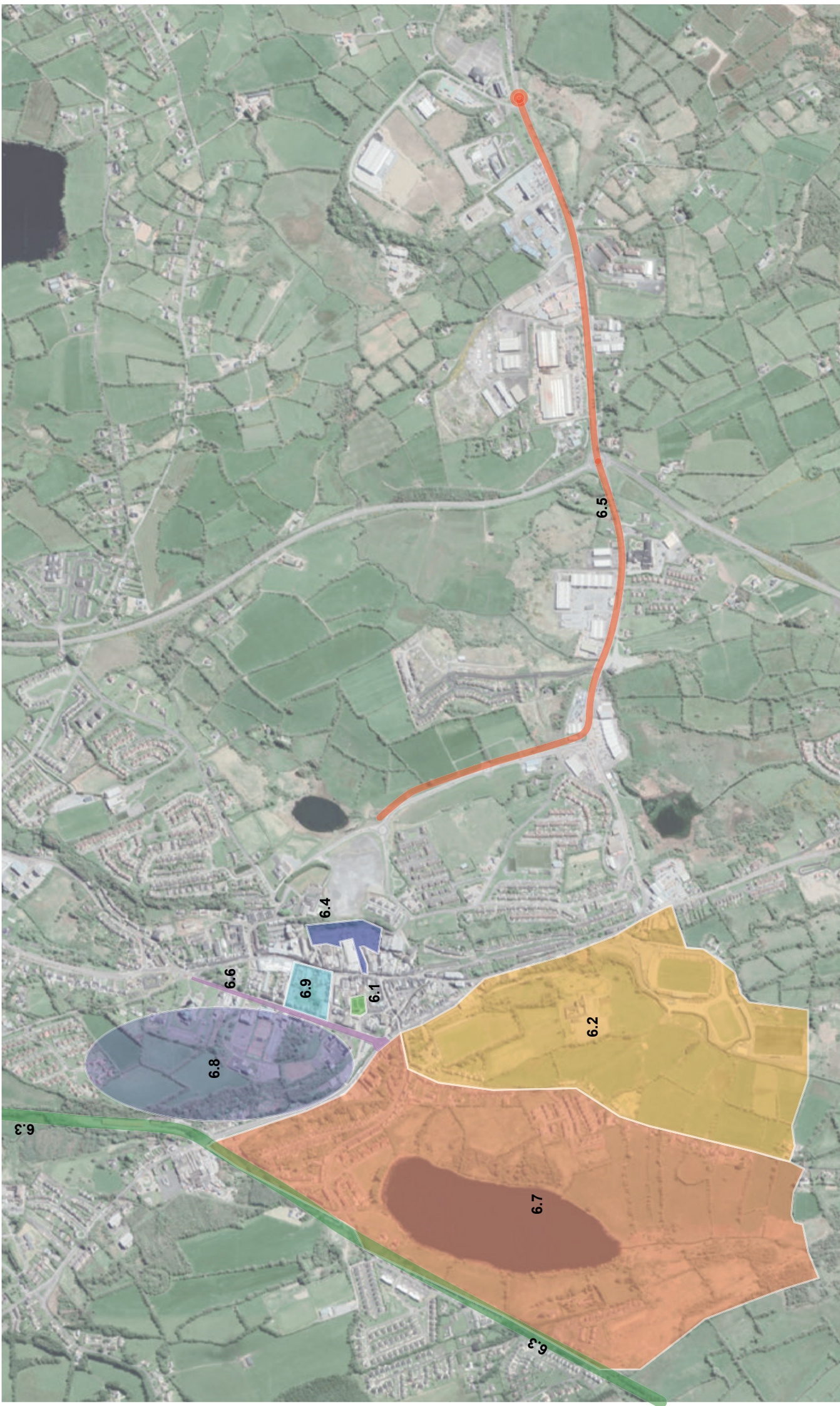


Key strategies:

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

5.8 Transport

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



- 6.1 Abbeylands
 - 6.2 Sports campus
 - 6.3 Greenway
 - 6.4 Urban Square
 - 6.5 Dublin road / gateway
 - 6.6 Frinham street
 - 6.7 Swellan Lough
 - 6.8 Farnham-Thomas Ashe-main-Townhall street
 - 6.9
- Create a new town centre Civic square
 - Create a new sports campus
 - Extend greenway, Local and National
 - new Municipal events space
 - Create new gateway / approach
 - Public realm enhancements
 - Create new Public Amenity
 - Develop lands to support
 - Consolidate town core /

SIGNIFICANT OPPORTUNITY SITES

SIGNIFICANT OPPORTUNITY SITES

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

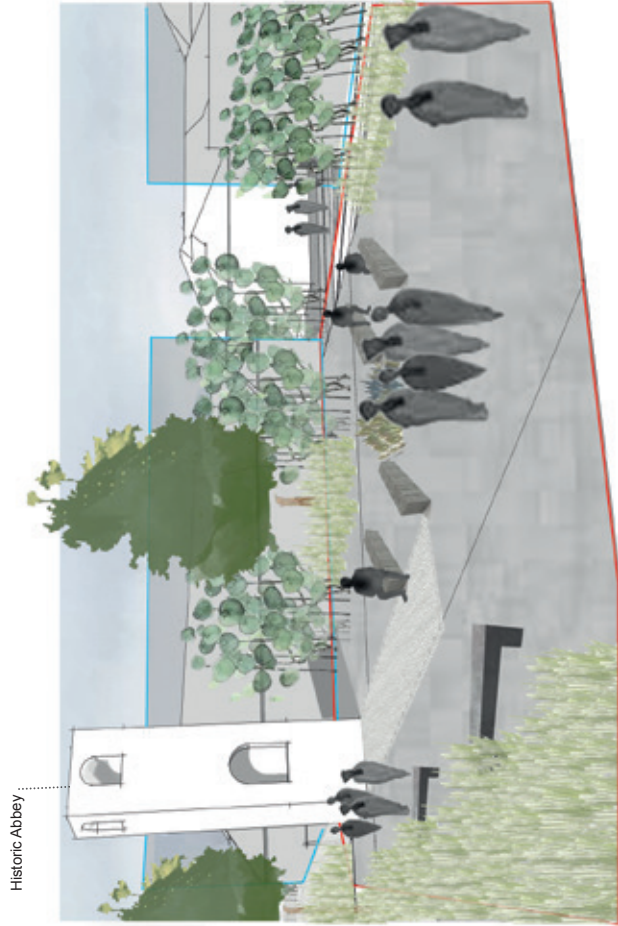
‘Our goals can only be reached through a vehicle of a plan, in which we must fervently believe, and upon which we must vigorously act. There is no other route to success’

Pablo Picasso

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

06





Artist Impression



Image References

6.1 Abbeylands

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

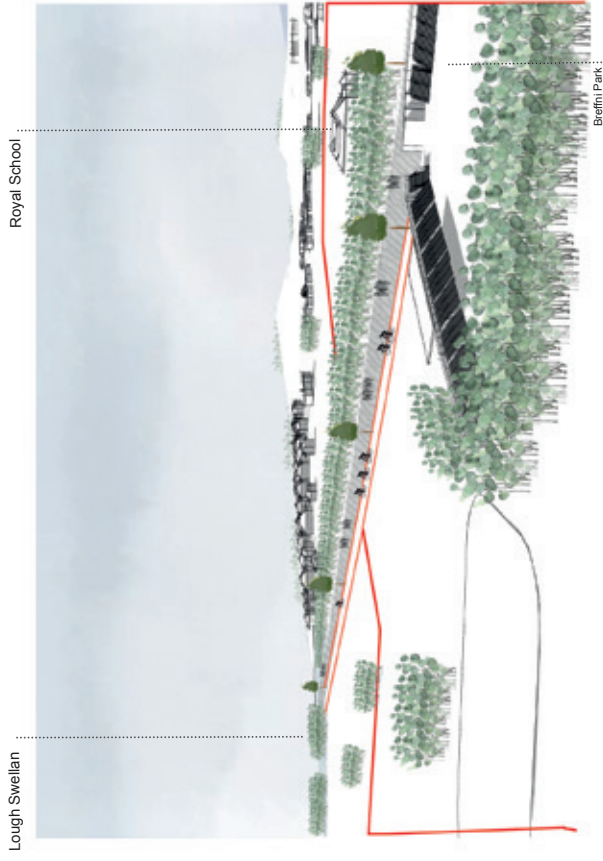


Location Map

CAVAN RIVER / LOUGHS

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





Artist Impression

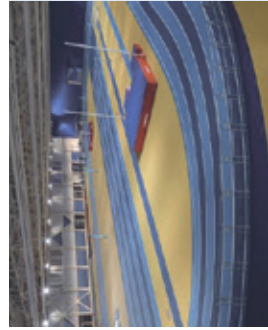


Image References

6.2 Sports Campus

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



Location Map

CAVAN RIVER / LOUGHS

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





Urban Greenway

Pedestrian -Buffer- Cyclist



Rural Greenway

Pedestrian & Cyclist

Artist Impression

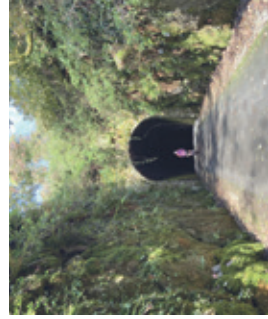


Image References

6.3 Greenway

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



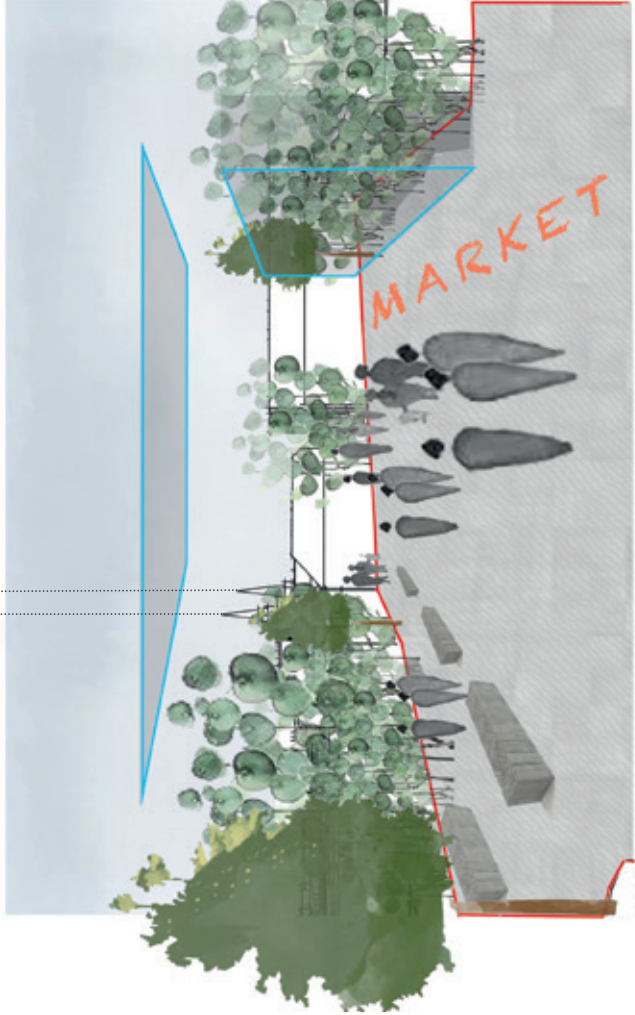
Location Map

CAVAN RIVER / LOUGHS

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



Church of Ireland
Cathedral of St Patrick & St Feilim



Artist Impression

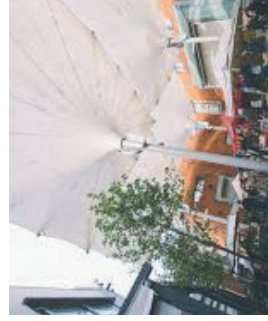
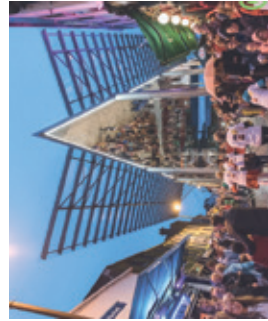


Image References

6.4 Urban Carpark

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

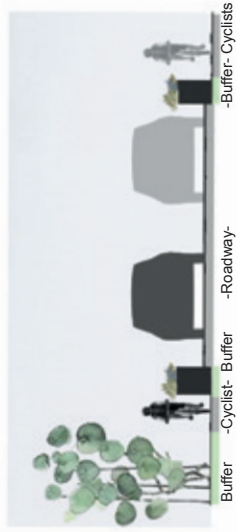


Location Map

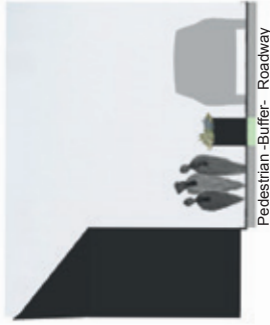
- 1 Swellan Lough
- 2 St Patrick/St. Phelim Cathedral
- 3 Con Smith Park
- 4 Killymooney Lough
- 5 Breffni park
- 6 Abbeylands
- 7 Department of Agriculture
- 8 Church of Ireland
- 9 Tesco
- 10 Old railway station
- 11 Green Lough
- 12 Kilmore centre (Retail hub)

CAVAN RIVER / LOUGHS





Rural Roadway



Town Roadway



Suburban Roadway
Artist Impression



Image References



6.5 Dublin Road/Gateway

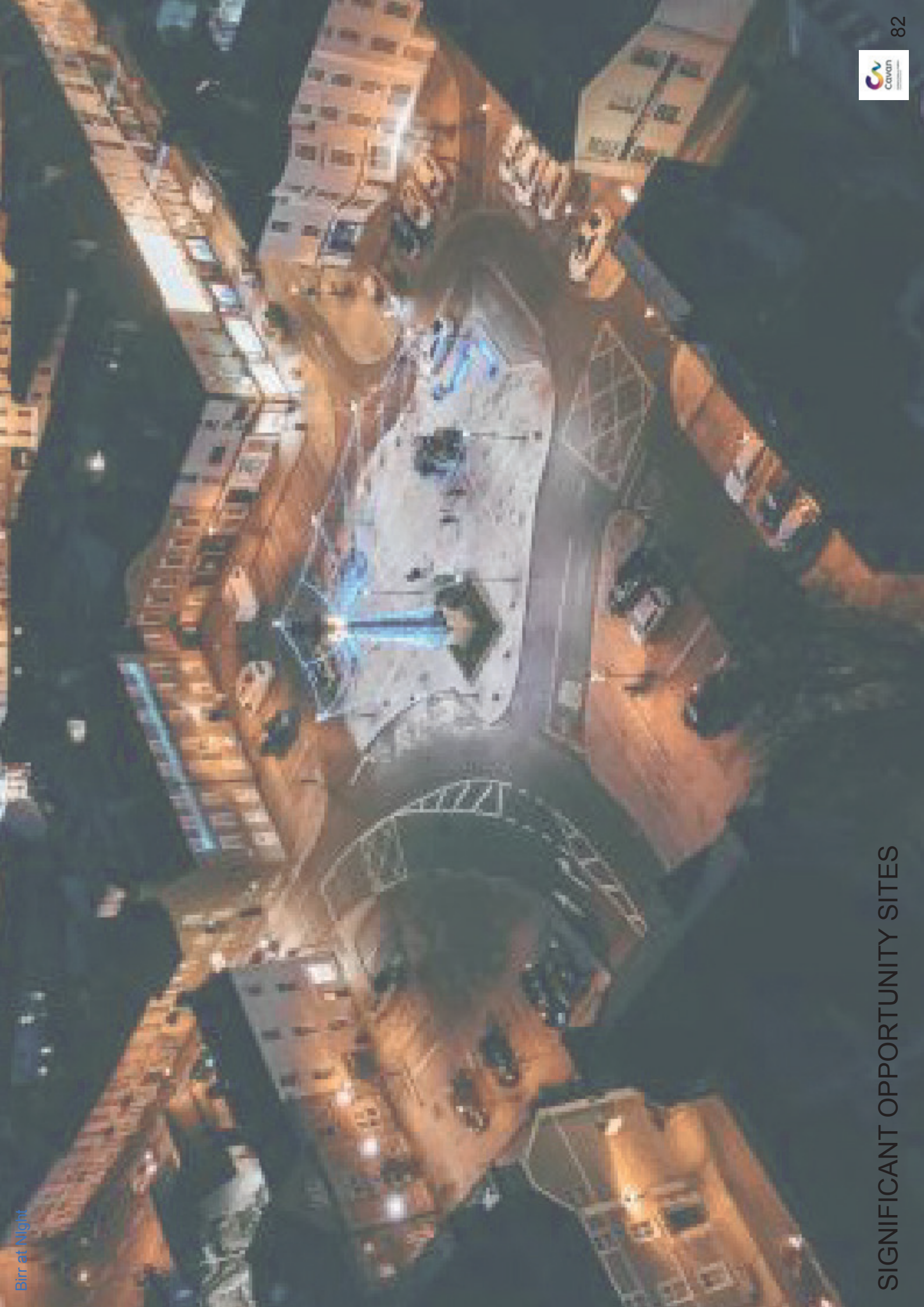
An opportunity to reinvigorate and create a new defined gateway, to support the brand and vision of Cavan town, and to support dedicated family friendly cycle/pedestrian routes to/from the central core.



Location Map

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

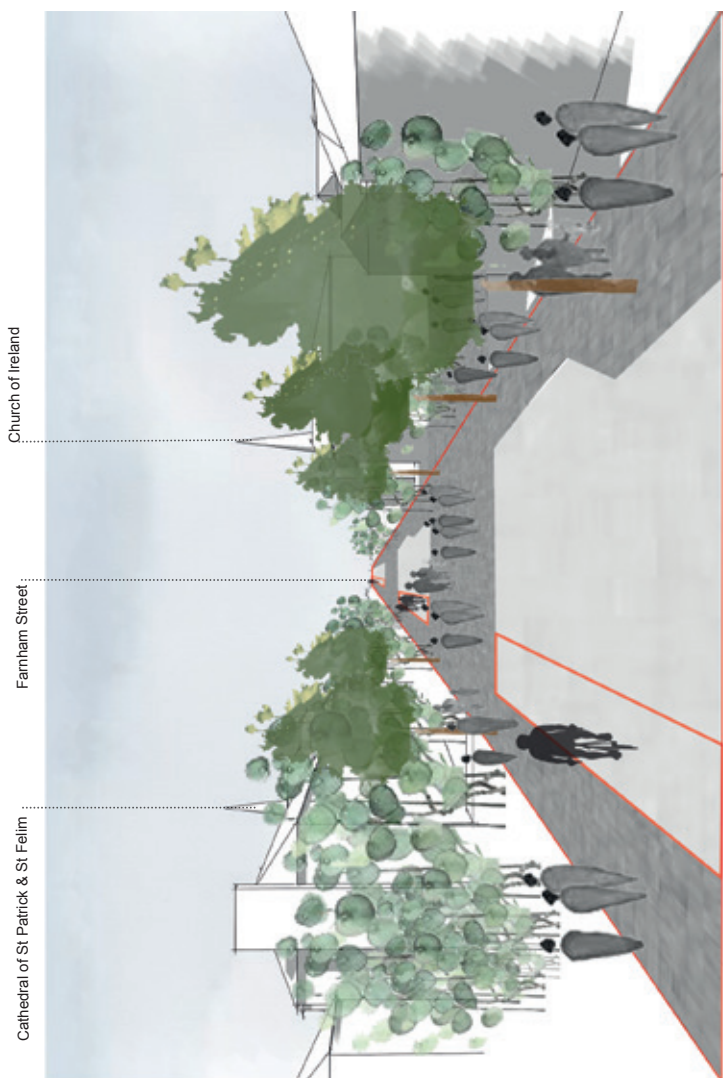
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Location Map

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



Artist Impression



Image References

6.6 Farnham Street

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





Artist Impression

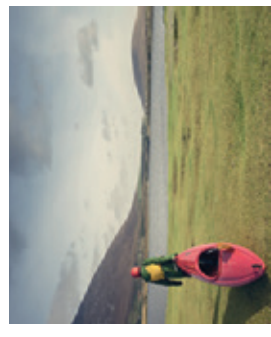


Image References

6.7 Swellan Lough

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



Location Map

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





Location Map

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

6.8 Farnham St-Railway Road/Line

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



Artist Impression



Image References

Farnham Gardens, Cavan.



Church of Ireland



Artist Impression



Image References

6.9 Farnham St-Main-St-Townhall St

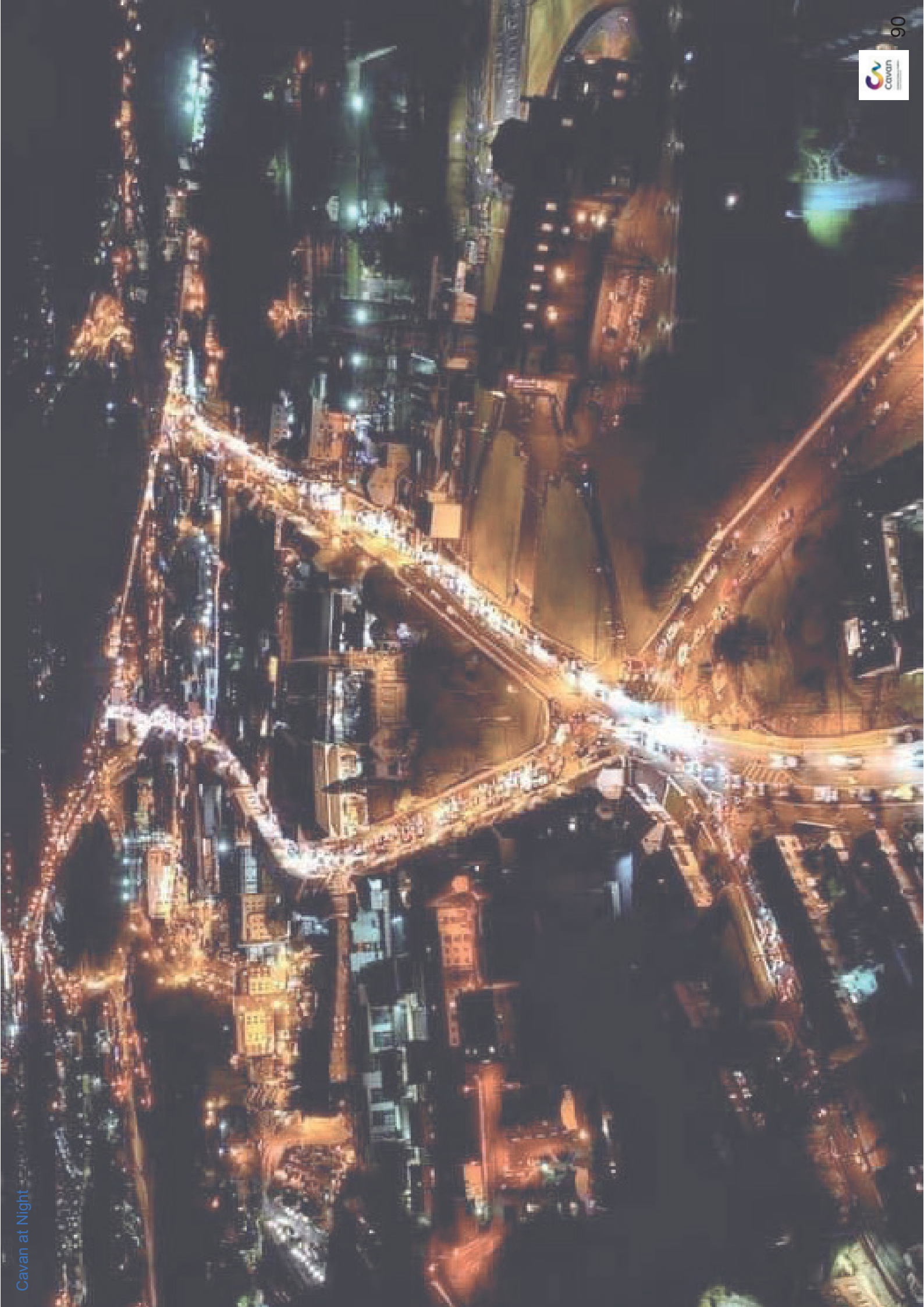
An opportunity to develop these lands to consolidate appropriate uses within the historic core, and to investigate the re-instatement of Farnham gardens as a new modern urban park.



Location Map

CAVAN RIVER / LOUGHS

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

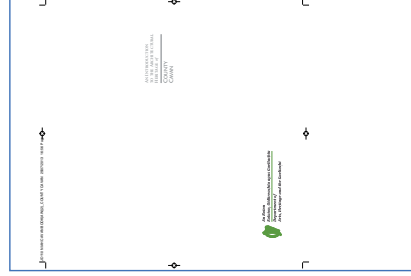
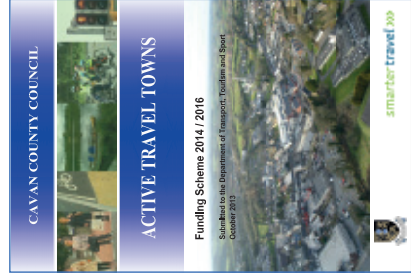
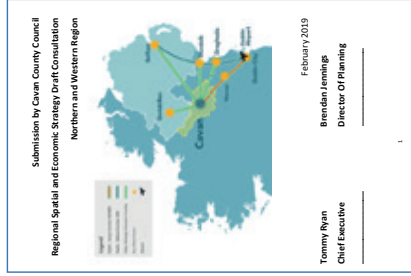
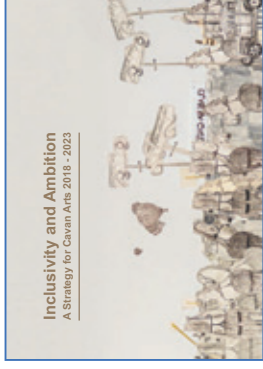
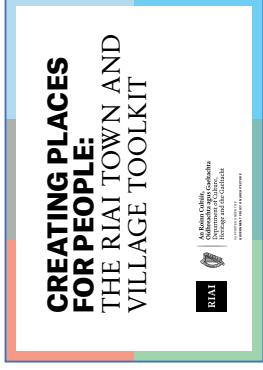
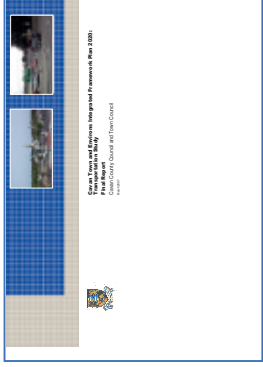
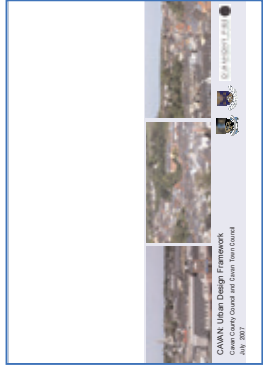
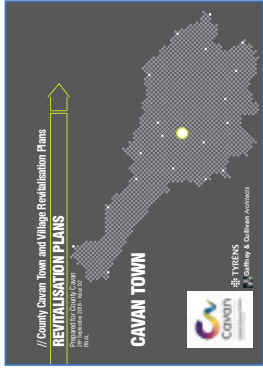


APPENDICES

8.1 Document References

8.2 Image References

07



7.1 Document References

Appendix 26:

Statement of Compliance with Ministerial Guidelines



Cavan

Comhairle Contae an Chabháin
Cavan County Council

Appendix 26

Statement of Compliance with Ministerial Guidelines

This Appendix demonstrates how the Planning Authority has implemented Section 28 Ministerial Guidelines in the Cavan County Development Plan, incorporating a Local Area Plan for Cavan Town, 2022-2028.

Introduction

Section 28 of the Planning and Development Act 2000 (as amended) requires a planning authority to append a statement to a development plan which includes information which demonstrates how the planning authority has implemented the policies and objectives of the Minister contained in Section 28 Guidelines when preparing the plan.

Where the planning authority has decided not to implement certain policies or objectives of the Minister contained in the guidelines, the statement must give the reasons why.

This statement has been prepared in accordance with Section 28, and details how the planning authority has implemented Section 28 Minister Guidelines in the Cavan County Development Plan, incorporating a Local Area Plan for Cavan Town, 2022-2028.

Section 28 Guidelines	Statement
Housing Supply Target Methodology for Development Planning (2020)	These guidelines are referred to within the plan and implemented in Volume 1: Chapter 1: Core Strategy, Chapter 2: Settlement Strategy, Chapter 3: Housing, Chapter 13: Development Management Standards and Volume Appendix: HNDA and Housing Strategy
Urban Development and Building Height Guidelines for Planning Authorities (2020)	These guidelines are referred to within the plan and implemented in Volume 1: Chapter 3: Housing, Chapter 13: Development Management Standards and Volume Appendix: HNDA and Housing Strategy
Design Manual for Urban Streets and Roads (2019)	These Guidelines underpin the approaches and objectives relating to the design of roads and streets in the towns and villages in the county. These guidelines are implemented in Chapter 2 Settlement Strategy, Chapter 7 Transport and Infrastructure, Chapter 4 Sustainable Communities and Chapter 13 Development Management Standards.
Sustainable Urban Housing - Design Standards for New Apartments Guidelines for the Planning Authorities (2018)	These guidelines are referred to within the plan and implemented in Volume 1: Chapters 3: Housing, Chapter 4: Sustainable Communities and Chapter 13: Development Management.
Part V of the Planning and Development Act 2000 (as amended) (2017)	These guidelines are referred to within the plan and implemented in Volume 1: Chapter 1: Core Strategy and Chapter 3: Housing and Volume 3, Appendix : HNDA and Housing Strategy.
Local Area Plans - Guidelines for Planning Authorities (2013)	The planning authority has had regard to these guidelines when preparing a new local area plan for Cavan Town.
Development Contributions - Guidelines for Planning Authorities (2013)	Cavan County Council had regard to the guidelines when preparing the current Development Contributions Scheme and will be applied to relevant developments.
Spatial Planning and National Roads – Guidelines for Planning Authorities (2012)	The provisions of these guidelines have been implemented throughout the plan; particularly referenced in Chapter 7: Transport and Infrastructure.

Retail Planning Guidelines for Planning Authorities and Retail Design Manual – A Good Practice Guide (2012)

These guidelines are referred to within the plan and implemented in Volume 1: Settlement Strategy, Chapter 6: Economic, Chapter 13: Development Management and Volume 2: Appendix: Retail Strategy.

Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2012)

The provision of these guidelines are implemented in Chapter 13 Development Management.

Flood Risk Management Guidelines for Planning Authorities (2009)

The provisions of these guidelines have been implemented throughout the plan. In particular a SFRA has been carried out in accordance with the guidelines. Volume 4: Environmental Reports.

Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities and Best Practice Urban Design Manual (2009).

These guidelines are referred to within the plan and implemented in Volume 1: Chapter 2: Settlement Strategy, Chapter 3: Housing, Chapter 4: Sustainable Communities, Chapter 13: Development Management Volume 2: Development Management Standards and Volume 2: Appendix: Housing Strategy.

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)

Appropriate Assessment has been carried out in accordance with the statutory requirements and having regard to the guidelines. A Habitats Directive Natura Impact Report is included in Volume 4: Environmental Reports. Mitigation measures from the AA process have been incorporated into the plan as appropriate throughout.

Provision of Schools and the Planning System - A Code of Practice for Planning Authorities (2008)

The policies and objectives contained in the guidelines are implemented in Volume 1: Chapter 4: Sustainable Communities and Chapter 13: Development Management

Development Plans, Draft Guidelines for Planning Authorities, 2021

The plan follows the recommendations of the guidelines with regard to the preparation and content of the plan.

Development Plans - Planning Guidelines for Planning Authorities (2007)

Volume 1: Chapter 13 of the CDP sets out the development management standards that will be used to assess and determine planning applications.

Wind Energy - Guidelines for Planning Authorities (2006) and Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change

Volume 1: Chapter 7: Transport and Infrastructure sets out the Renewable Energy objectives. The Plan has been prepared having regard to the guidelines.

Sustainable Rural Housing - Guidelines for Planning Authorities (2005)

These guidelines are referred to within the plan and implemented in Volume 1: Chapter 2: Settlement Strategy, Chapter 3: Housing, Chapter 12: Rural and Volume 2: Appendix HNDA and Housing Strategy.

Quarries and Ancillary Activities-Guidelines for Planning Authorities (2004)

The policies and objectives contained in the guidelines are implemented in Volume 1: Chapter 12: Rural and Chapter 13: Development Management.

Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Projects on the

Strategic Environmental Assessment was carried out as part of the plan process and Volume 4: Environmental Reports. Mitigation measures from the SEA process have been incorporated into the plan throughout.

Environment-Guidelines for Regional Authorities and Planning Authorities (2004)

Architectural Heritage Protection-Guidelines for Planning Authorities (2004 and 2011)

Childcare Facilities Guidelines (2001)

Landscape and Landscape Assessment (Draft)- Guidelines for Planning Authorities (2000)

Telecommunications Antennae and Support Structures (1996) and Circular Letter PL07/12

The policies and objectives contained in the guidelines are implemented in Volume 1: Chapter 11: Built and Cultural Heritage and Chapter 13: Development Management.

The policies and objectives contained in the guidelines are implemented in Volume 1: Chapter 13: Development Management.

The policies and objectives contained in the guidelines are implemented in Volume 1: Chapter 10: Natural Heritage and Volume 3 Appendix: Landscape Characterisation.

The policies and objectives contained in the guidelines are implemented in Volume 1: Chapter 7: Transport and Infrastructure and Chapter 13: Development Management.



Cavan

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Cavan County Council