

Extract from Amended Chief Executive’s Report dealing with consideration of Submission of Patrick O’Reilly/Brendan O’Reilly

(See page 262 of the Amended Chief Executives Report on the Consultation Stage of the Draft Cavan County Development Plan incorporating Local Area Plan for Cavan Town 2022 – 2028)

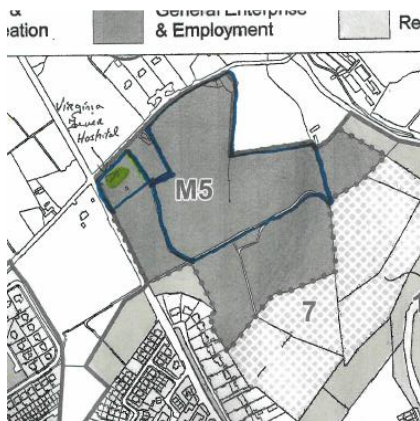
Paddy and Brendan O’Reilly

Summary

This submission relates to part of the lands proposed to be zoned as General Enterprise and Employment as indicated as M5 on the Virginia Land Use Map as indicated on an accompanying map. It is requested that the said lands remain in agriculture use.

The submission also notes that it is intended on applying for planning permission to restore the Virginia Fever Hospital and for 2 residential buildings east of the existing building that was previously granted planning permission.

The submission notes that the lands outside the blue lines are not in the submitter’s ownership.



Chief Executive’s Opinion

The lands referred to as M5 in the submission relate to an area of land identified in the draft Plan for General Enterprise and Employment use to the northwest of Virginia town. The lands subject of this submission relates to a portion of the overall General Enterprise and Employment lands at this location.

There is an identified need for additional enterprise and economic lands in Virginia. The National Planning Framework and the Regional Spatial and Economic Strategy (RSES) highlight the opportunity to further enhance the economic performance of Virginia, by capitalising on its strategic location and the associated national and international connectivity that this provides. The draft Plan contains development objectives to promote the sustainable economic development of Virginia through the promotion of identified economic growth areas, which provide economic opportunities locally and reduce the volume of commuting. It is a core aim of the draft plan to make provision for sustainable live-work patterns to strengthen and improve local employment, services and sustainable transport options

to enable towns to become more self-sufficient during this plan period. The economic aims for Virginia are outlined in the draft Development Plan as:

1. Attract large scale operators
2. Reduce the loss of economic activity and businesses to other locations
3. Reduce the level of commuting
4. Retain employment in Virginia
5. Create sustainable and attractive family and work-life balance for the residents of Virginia and its environs.

The M5 lands are considered important to achieve this economic development in Virginia.

The economic approach undertaken in the draft Plan for Virginia includes the identification of appropriate employment lands in Virginia. The draft Plan identifies 3 areas of land suitable for both local indigenous and strategic economic opportunities in Virginia- namely M4, M5 and M6.

- M4- Lands east of Virginia (Mullagh Road) with the potential to support and enhance the existing business community in the area and create a more defined economic hub in the town.
- M5 – Lands located in the northern fringes of Virginia adjoining the N3 would serve to improve the economic activity of the town with its proximity to the town centre. Such lands support accessibility to services and infrastructure.
- M6- A strategic employment site in accordance with the NPF and the RSES which note that there are opportunities to further enhance the economic performance of Virginia by capitalising on its strategic location and the associated national and international connectivity that this provides. The lands in question are considered appropriate for large scale employment generating uses of a strategic importance with a notable land requirement. RSES recognises the existing ‘food cluster of AW Ennis and Glanbia’ and its potential. These lands will help to achieve growth at this area.

It is considered that the lands zoned as M5 in the draft Development Plan are fundamental to the economic vision of Virginia as outlined above. The mechanism for the delivery of lands at M5 is clearly set out in the Draft Development Plan with the requirements of the Masterplan stipulated within.

The Virginia Emerging Preferred By-Pass Corridor has been selected since publication of the draft Development Plan. It is the aim of the draft plan to recognise the importance of the role of national road infrastructure and to protect same. Arising from submissions from the Office of the Planning Regulator and Transport Infrastructure Ireland, it is considered appropriate to remove employment generating lands within the by-pass corridor. Therefore, General Enterprise and Employment lands at M4 have been greatly reduced in size. This reduction in the overall quantity of zoned Enterprise and Employment

lands in Virginia reinforces the need to protect remaining lands proposed to be zoned General Enterprise and Employment, such as M5.

M5 in its entirety is considered appropriate to facilitate sustainable economic development at this location, considering the attributes and scale of the site. By removing the portion of the M5 lands as requested would have a negative impact on the delivery of the remaining lands zoned for General Enterprise and Employment at this location, contrary to the proper planning and sustainable development of Virginia.

In Summary, it is not considered appropriate to alter the zoning of these lands from General Enterprise and Employment, as provided for in the Draft Plan.

With regard to the lands marked as Virginia Fever Hospital, which is a Proposed Protected Structure, the submission refers to the restoration of this building in addition to 2 number residential buildings. The development of a small residential scheme at this location would compromise the objective of these lands to provide for General Enterprise and Employment landuse. Furthermore, to deliver this element of the submission, would require for the lands in question to be zoned as Proposed Residential. This zoning would not only compromise the General Enterprise and Employment Zoning at this location, but is also not considered an appropriate zoning at this location as compact growth and the delivery of sustainable residential communities is a core component of the draft plan. This site is not in keeping with the principles of proper planning and sustainable development, compact growth and sequential development of Virginia, in addition to lacking required physical infrastructure and linkages to the town core.

The quantity of land zoned for residential development as part of the Draft Plan is underpinned by the Core Strategy and accompanying Housing Strategy. The Core Strategy and Housing Strategy are evidence based, using robust and verified methodologies, that define the housing and population requirements for the Plan period, whilst maintaining consistency with National and Regional Policy. Based on these housing and population requirements, the Draft Plan provides an evidence-based rationale for the extent of lands zoned for residential purposes. It is considered that there is sufficient lands zoned in this settlement, to cater for the population and housing provision during this Plan period.

Chief Executive Recommendation

No Change Recommended.