



Comhairle Contae an Chabháin
Cavan County Council

MATERIAL AMENDMENTS ON THE DRAFT CAVAN COUNTY DEVELOPMENT INCORPORATING A LOCAL AREA PLAN FOR CAVAN TOWN 2022-2028

Public Consultation Period

7th March – 4th April 2022



Material Alterations:

1.0 Introduction and Format

1.1 Proposed Amendments and Material Alterations to the Draft Cavan County Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028

The Draft Cavan County Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028 was placed on public display from on Friday, 28th May 2021 until Friday 6th August 2021 (inclusive). A total of 142 no. submissions and observations were received during the prescribed period in response to this stage of public consultation. In accordance with the requirements of Section 12(4)(b) of the Planning and Development Act 2000 (as amended), a Chief Executive's Report was prepared, which summarised and detailed the submissions received on the Draft Development Plan and provided the response and recommendations of the Chief Executive to the issues raised.

The Elected Council Members, having considered the Draft Cavan County Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028 and the Chief Executive's Report on submissions received, resolved, following Council meeting dated 14th February 2022, to amend the Draft Cavan Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028. These amendments constitute a material alteration to the Draft Cavan County Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028.

In accordance with Section 12 of the Planning and Development Acts 2000(as amended), Cavan County Council has screened the Proposed Material Alterations and has determined that Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) are required with respect to certain Proposed Material Alterations. The likely significant effects on the environment of implementing the proposed Material Alterations have been assessed.

Accordingly, the Council resolved to place the material alterations on public display for a period of not less than 4 weeks, in accordance with Section 12(7)(b) of the Planning and Development Act 2000 (as amended). Submissions or observations with respect to the proposed Material Alterations, the associated SEA Screening Determination and SEA Environmental Report (which includes information on the likely significant effects on the environment of implementing the proposed amendment) and the associated AA Screening Determination and AA Natura Impact Report may be made from **Monday 7th March until 4.00pm on Monday 4th April 2022** (both dates inclusive).

The proposed Material Alterations are available for public inspection: from **Monday 7th March to Monday 4th April 2022**, inclusive, at the following locations:

- Planning Department, Cavan County Council, Johnston Central Library, Farnham Street, Cavan, Co. Cavan H12 C9K1, during normal working hours.
- The following Public Libraries during the library opening hours (no appointment required):
 - Johnston Central Library, Farnham Street, Cavan, Co. Cavan H12 C9K1.
 - Cootehill Library, Bridge St., Cootehill, Co.Cavan. H16 KA02
 - Bailieborough Library, Market House, Bailieborough, Co. Cavan. A82 RH73
 - Belturbet Library & Civic Centre, Belturbet, Co. Cavan. H14 VH57
- The following Municipal District Offices during normal office opening hours by appointment only:

- **Ballyjamesduff Municipal District Office**, Courthouse, Virginia, Co. Cavan. A82 F8C8. To make an appointment please ring 049 8547013 or email bjdmdoffice@cavancoco.ie
- **Bailieborough/Cootehill Municipal District Office**, Courthouse, Cootehill, Co. Cavan. H16 CX45. To make an appointment please ring 049 4378477 or email cootehillbboromd@cavancoco.ie.
- **Cavan/Belturbet Municipal District Office**, Church Street, Ballyconnell, Co. Cavan. H14N471. To make an appointment please ring 049 9526121 or email cavanbelturbetmd@cavancoco.ie

The proposed Material Alterations together with associated Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) Determinations and Reports, may also be viewed via the Council’s website www.cavancoco.ie.

1.2 Report Structure

The proposed material alterations to the Draft Cavan County Development Plan incorporating a Local Area Plan for Cavan Town, 2022- 2028 is set out in individual separate documents reflective of the Draft Plan as follows:

- (i) Volume 1: Proposed Material Alterations to the *Written Statement* of the Draft County Development Plan;
- (ii) Volume 2: Proposed Material Alterations to the *Appendices* of the Draft County Development Plan;
- (iii) Volume 3: Material Amendments **Land Use Maps Appendices**
- (iv) Volume 4: Proposed Material Alterations to the *Environmental Reports* of the Draft County Development Plan;

Note: All of the above reports should be read in conjunction with the Draft Cavan County Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028.

1.3 How Alterations are Indicated

A table template is used to identify the material alteration, which includes the reference number, the relevant section, heading and page number of the Draft Development Plan, followed by the details of the material alteration.

Additions:

Additions to the text in the Cavan Development Plan are shown in red font below the table, for example:

Section Heading Page no.

1.8 Planning Inputs 5

To amend ‘Figure 1.1: Strategic Policy Inputs into the Draft County Development Plan 2021’ to include the following text:

supported by other relevant ancillary national, regional and local documents.

Deletions:

Deletions to the text in the Cavan Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028 are shown with a strikethrough below the table, for example:

Section Heading Page no.

1.13.2.1 Water Services Strategic Plan (under review in 2020)

Delete the words '~~under review in 2020~~' from the heading.

1.4 How to Make a Submission / Observation

Submissions or observations with respect to the proposed Material Alterations, the associated SEA Screening Determination and SEA Environmental Report (which includes information on the likely significant effects on the environment of implementing the proposed amendment) and the associated AA Screening Determination and AA Natura Impact Report may be made **from Monday 7th March until 4.00pm on Monday 4th April 2022** (both dates inclusive).

All observations or submissions received in relation to the proposed Material Alterations and associated documents during the above time period will be taken into consideration before the making of the Cavan County Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028.

Submissions must include the full name and address of the person(s) making the submission and where relevant, the body or organisation represented. This should be on a separate page to the content of your submission in order to assist Cavan County Council in complying with the provisions of the Data Protection Act, as submissions are legally required to be published online. Children, or groups or associations representing the interests of children, are entitled to make submissions or observations. Submissions should quote the relevant material alteration reference number(s).

Submissions/observations should be in **ONE** medium only via the following methods:

- Online to devplan@cavancoco.ie
- In writing by **Registered Post only** to the Forward Planning Section, Planning Department, Cavan County Council, Farnham Centre, Farnham Street, Cavan Town, H12 C9K1.
- Hand delivered to the Planning Department, Cavan County Council, Johnston Central Library, Farnham Street, Cavan, Co. Cavan H12 C9K1 during normal working hours. You must receive a **receipt** given to you by the planning authority to confirm it received your submission or observation during this consultation period (from Monday 7th March to Monday 4th April 2022).

Late submissions will not be accepted.

Only submissions or observations received in relation to the proposed Material Alterations during the above time period will be taken into consideration before the making of the Cavan County Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028.

Observations or submissions will be made public on the Council's website and at the offices of Cavan County Council and will also form part of the statutory Chief Executive's Report to be presented to the full Council. For further information on how Cavan County Council process Personal Data please see the Council's Privacy Statement which is available on www.cavancoco.ie

1.5 Next Steps

When the display period of the material alterations to the Draft Development Plan is complete, the Chief Executive will prepare a report on all submissions or observations received during this stage of the consultation and submit it to the Elected Members for their consideration. Having considered the Material Alterations to the Draft Plan and the Chief Executive's Report on submissions received, the Elected Members may, by resolution, make the Cavan County Development Plan incorporating a Local Area Plan for Cavan Town, 2022-2028 with or without amendment in accordance with Section 12 of the Planning and Development Act 2000 (as amended).

(i) Volume 1: Proposed Material Alterations to the Written Statement of the Draft County Development Plan;

Chapter 1: Core Strategy

Proposed Amendment No.1		
Section	Heading	Page No.
2.1	National Planning Framework	29

Add new text in Section 2.1 National Planning Framework

Moreover, the Framework notes that within the Northern and Western region, most of County Cavan and County Monaghan have a more easterly focus than elsewhere. These counties comprise part of a North-Eastern functional area that also includes County Louth in the Eastern and Midland Regional Assembly area. The key driver for this regional area is the Dublin-Belfast cross-border network, the influence of which, as well as that of the Dublin Metropolitan area, extends into Cavan and Monaghan. **Having regard to this, cognisance is given to the long term strategic planning and economic framework as contained within the Eastern and Midlands Regional Spatial and Economic Strategy.**

Proposed Amendment No. 2		
Section	Heading	Page No.
2.8.1	Cavan Settlement Hierarchy	45 & 69

Amend Section 2.8.1 Cavan Settlement Hierarchy, Table 5: Cavan Settlement Hierarchy and Table 2.1 Settlement Hierarchy

Category	Description	Settlement	Population (2016)
Villages Category 1	Villages that serve their local area and have serviced land (lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development).	Swanlinbar Butlersbridge Blacklion Lough Gowna Bawnboy, Crossdoney, Crosskeys, Dowra, Kilcogy, Mountnugent, Redhills, Stradone	207 276 194 149 1137
Villages Category 2,	Villages that serve their local area and have serviced land (lands that	Bawnboy, Crossdoney,	44,843

Rural Community Nodes & Rural Remainder	are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development).	Crosskeys, Dowra, Kileogy, Mounnugent, Redhills, Stradone	
Rural Community Nodes	Rural Community Nodes: unserviced rural nodes with limited social and community infrastructure.	Rural Community Nodes	44,532
Rural Remainder	Remaining Rural Areas	Remaining Rural Areas	

Proposed Amendment No. 3		
Section	Heading	Page No.
2.9	Population Estimates and Projections to meet Regional Population Targets	46

Amend Section 2.9 Population Estimates and Projections to meet Regional Population Targets

In addition, the RSES for the Northern and Western region envisages that population of Key Towns will grow by **at least** 30% to 2040 (from their 2016 base). In the context of Cavan Town, this relates to a minimum increase of **3,274** people, with the town thus reaching a total population of **approx. 14,190** by 2040.

Proposed Amendment No. 4		
Section	Heading	Page No.
2.9	Population Estimates and Projections to meet Regional Population Targets	46

Amend Section 2.9 Population Estimates and Projections to meet Regional Population Targets, Table 6: NPF/RSES Population Targets to 2026 and 2031. Source: Amended from NPF Implementation Roadmap

Table 6: NPF / RSES Population Targets to 2026 and 2031. Source: Amended from NPF Implementation Roadmap

	Census 2016	2026 NPF/RSES Target	2031 NPF / RSES Target	2040 NPF/RSES Target
NWRA Region	847,442	942,500-986,500	961,500-1,014,500	N/A
Mid Border	137,500	150,000-152,500	155,000-159,000	
Cavan (County)	76,000	83,000-84,500	86,000-88,000	
Cavan Town	10,914	N/A	N/A	14,190 (~>30% uplift)

Proposed Amendment No. 5		
Section	Heading	Page No.
2.9.1	Population Scenarios at Settlement Level	48

Amend Section 2.9.1 Population Scenarios at Settlement Level, Table 8: NPF High Scenario

Table 8: NPF High Scenario

Hierarchy	Settlement	Census (2016)	2022 (Allocated)	2028 (Allocated)	Share of County Growth % (2022-2028)
Key Town	Cavan Town	10,914	11,794	12,674	18.6%
Self-Sustaining Growth Town	Virginia	2,648	3,079	3,510	9.1%
Self-Sustaining Towns	Ballyjamesduff	2,661	3,007	3,353	7.3%
	Bailieborough	2,683	3,032	3,380	7.4%
	Kingscourt	2,499	2,824	3,148	6.9%
	Cootehill	1,853	2,094	2,335	5.1%
Medium Towns	Belturbet	1,369	1,574	1,778	4.3%
	Mullagh	1,348	1,549	1,751	4.3%
	Ballyconnell	1,105	1,270	1,435	3.5%
Small Towns	Ballinagh	936	1,076	1,216	3.0%
	Ballyhaise	711	817	923	2.2%

	Shercock	588	676	764	1.9%
	Killeshandra	388	446	504	1.2%
	Arva	411	472	534	1.3%
	Kilnaleck	393	452	510	1.2%
Villages	Swanlinbar Butlersbridge Blacklion Lough Gowna Bawnboy, Crossdoney, Crosskeys, Dowra, Kilcogy, Mountnugent, Redhills Stradone	Est. 1,137	1,263	1,390	2.7%
Rural Community Nodes & Rural remainder	Remaining Rural Areas	44,532	45,746	46,695	20.1%
County Total		76,176	81,170	85,900	100%

Proposed Amendment No. 6		
Section	Heading	Page No.
2.10.1	Key Town - Cavan	50

Amend objective KTC 05 in Cavan Town Development Objective

KTC 05 ~~Prepare~~ **Commence the preparation of a** Local Transport Plan (LTP) for Cavan Town in conjunction with the National Transport Authority (NTA) and other relevant stakeholders **within one year of the adoption of the County Development Plan.**

Proposed Amendment No. 7		
Section	Heading	Page No.
2.10.2	Self Sustaining Growth Town - Virginia	50

Amend Section 2.10.2 Self Sustaining Growth Town – Virginia

The RSES identifies Virginia as a location with strategic development potential a “Place of Strategic Potential” of a regional scale.

Proposed Amendment No. 8		
Section	Heading	Page No.
2.10.5	Small Towns	53

Amend Section 2.10.5 Small Towns Development Objective

STD 02 To ensure that 20% of lands zoned ‘whitelands’ for which permission for the development of houses is granted, be reserved for social and affordable housing in accordance with the Planning and Development Act 2000 (as amended) and national guidance and regulations.

Proposed Amendment No. 9		
Section	Heading	Page No.
2.10.6	Villages	53

Amend Section 2.10.6 Villages

Villages Category 1 ‘Villages’ tier encompasses rural areas with serviced land (lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development) but more limited community facilities and services. Swanlinbar, Butlersbridge, Blacklion, Lough Gowna, Bawnboy, Crossdoney, Crosskeys, Dowra, Kilcogy, Mountnugent, Redhills and Stradone. are designated as ‘Villages’ in the Settlement Hierarchy.

Proposed Amendment No. 10		
Section	Heading	Page No.
2.10.6	Villages	54

Insert a new Development Objectives to Section 2.10.6 Villages

VC 02 To ensure that 20% of lands zoned ‘whitelands’ for which permission for the development of houses is granted, be reserved for social and affordable housing in accordance with the Planning and Development Act 2000 (as amended) and national guidance and regulations.

Proposed Amendment No. 11		
Section	Heading	Page No.
2.13	Core Strategy Table	63

Amend Core Strategy Table 11 and subsequent relevant sections of the plan that refers to figures from the Core Strategy.

Table 11: Core Strategy Table

Settlements	Pop 2016	Pop 2022	Pop 2028	Pop 2031	Population Change 2016-2028	Combined lands zoned for low density and proposed residential 2022-2028 (Ha)	Low Density (Ha)	Lands proposed residential up to 2028 (Ha)	for Low Density Yield ¹	Proposed Residential Yield (of which consolidation lands is included in brackets)	Total Yield Low Density & Proposed Residential	Housing Supply Target ²	Town Core, Mixed Use and Brownfield/ Infill Sites & existing residential Yield
Cavan Town	10,914	11,794	12,674	13,053	1,760	54.95*	6.64	48.31	53	966 (284)	1019	829	137
Virginia	2,648	3,079	3,510	3,726	862	15.23	3.51	11.72	28	211 (95)	239	364	148
Ballyjamesduff	2,661	3,007	3,353	3,525	692	14.16	1.38	12.8	11	205 (80)	216	292	75
Bailieborough	2,683	3,032	3,380	3,555	697	14.63	2.13	12.5	17	200 (118)	217	295	78
Kingscourt	2,499	2,824	3,148	3,311	649	16.30	3.4	12.9	27	206 (147)	233	274	57
Cootehill	1,853	2,094	2,335	2,455	482	9.8	1.4	8.4	11	134 (57)	145	203	68
Belturbet	1,369	1,574	1,778	1,867	409	7.8	1.61	6.19	13	87 (15)	100	173	49
Mullagh	1,348	1,549	1,751	1,838	403	9.44	3.27	6.17	26	86 (39)	112	170	57
Ballyconnell	1,105	1,270	1,435	1,507	330	9.03	1.33	7.7	11	108 (64)	119	140	22
Ballinagh	Total:	Total:	Total	Total	Total:	Whitelands	Whitelands	Whitelands	Whitelands	Whitelands	Whitelands	Total:	Whitelands
Ballyhaise													
Shercock													

¹ Density of 8 units per ha

² As derived from Table 2.

*Refer to Section 2.14 below 'Provision of Additional Lands'

Settlements	Pop 2016	Pop 2022	Pop 2028	Pop 2031	Population Change 2016-2028	Combined lands zoned for low density and proposed residential 2022-2028 (Ha)	Low Density (Ha)	Lands for proposed residential up to 2028 (Ha)	Low Density Yield ¹	Proposed Residential Yield (of which consolidation lands is included in brackets)	Total Yield Low Density & Proposed Residential	Housing Supply Target ²	Town Core, Mixed Use and Brownfield/ infill Sites & existing residential Yield
Killeshandra													
Arvagh													
Kilnaleck													
Swanlinbar													
Butlersbridge													
Blacklion													
Lough Gowna													
Bawnboy,	Total:	Total:	Total:	Total:	Total:							Total:	
Crossdoney,													
Crosskeys	1,137	1,263	1,390	1,453	253	Whitelands	Whitelands	Whitelands	Whitelands	Whitelands	Whitelands	174	Whitelands
Dowra													
Kilcogy													
Mountnugent													
Redhills													
Stradone													
Rural Cavan	44,532	45,746	46,695	46,966	2,163	N/A	N/A	N/A	N/A	N/A	N/A	650	N/A

Material Alterations:

Proposed Amendment No. 12		
Section	Heading	Page No.
2.14	Provision of Additional Lands	64

Insert a new Section 2.14 Provision of Additional Lands and new Section 2.15 Residential Densities and renumber section 2.14 to 2.17.

2.14 Provision of Additional lands

In accordance with Section 4.4.3 of the Draft Development Plan Guidelines for Planning Authorities, August 2021, Cavan County Council considers it is necessary in Cavan Town to provide additional land and sites for residential than would equate to meeting precisely the projected housing demand for that settlement. This approach recognises that a degree of choice in development sites should be provided locally is desirable to avoid restructuring the supply of new housing development through inactivity on a particular landholding or site.

The guidelines permit the identification of additional sites/lands to ensure sufficient choice for development potential is safeguarded. This additional land has been clearly set out in the Core Strategy and the Planning Authority have considered the following:

- Additional provision is considered appropriate in Cavan Town as it is a Key Town as identified in the RSES and is targeted for significant growth in same. To ensure delivery of the growth targets for this settlement, it is considered appropriate to avail of the additional provision as provided for under Section 4.4.3 of the Draft Development Plan Guidelines. The additional provision is consistent with the 25% uplift of the required quantum of zoned land
- Cavan town has capacity in terms of water and sewerage to meet the assigned housing targets in the Core Strategy. Lands identified in the zoning map for the town includes sites that are serviced or serviceable.
- A comprehensive analysis of the amount of infill and brownfield sites has been identified along with a clear identification of consolidation sites to display how the zoning plans have complied with the requirement that 30% of all new residential development in settlements comprise of brownfield or infill development within the boundary/built footprint of the existing built up area. The zoning map for Cavan Town is considered to be in adherence to NPO 3 of the NPF.
- The location of the additional lands within the settlement is considered consistent with sequential development patterns, town centre first principles, proximity to services and facilities which thus reduces carbon emissions. The phasing of lands in Cavan Town is not considered necessary in this instance, given the close alignment of land use zoning and housing supply targets and given the high degree of sequential consolidation lands provided for in Cavan Town.

2.15 Residential Density

Generally, the number of units to be provided on a site should be determined with reference to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the accompanying Urban Design Manual (2009) or any update thereof and the Smarter Travel policy. The concept of 15–20-minute walkable communities will be sought and created, and accordingly appropriate residential densities will be encouraged within walking distance to town centres and public transport infrastructure. Due to the difficult topography of County Cavan, there are many instances

where specified densities cannot be achieved. The densities outlined in the table below indicate approximate key residential outputs over the life time of the plan and site density will be determined on a case by case basis.

Insert Table in Section 13.4.1 page 558

	Density in town/Village Core	Density in Brownfield and Infill Sites	Density in Proposed Residential	Density in Proposed Low Density Residential
Cavan Town	30-35	22-30	18-22	8-10
Virginia	25-30	20-25	16-20	8-10
Self Sustaining Towns	25-30	18-25	14-18	8-10
Medium Towns	20-25	16-20	12-16	8-10
Small Towns	17-20	14-17	10-14	8-10
Villages Category 1 and 2	8-12	8-12	8-12	8-10

Residential Density Development Objectives

It is a development objective of Cavan County Council to:

- RD 01 Encourage the densities in accordance with the above table throughout the County ~~density of 18-22 units per ha in Cavan Town and 8-20 units per ha in the remainder of the County~~ in accordance with the Core Strategy.
- RD 02 In Villages and Community Nodes any development shall take cognisance of the prevailing scale and pattern of development and services availability.
- RD 03 Ensure densities of proposed developments reflect the key attributes and character of the surrounding/adjoining area.

Proposed Amendment No. 13		
Section	Heading	Page No.
2.15	Core Strategy Development Objectives	64

Add additional text to Core Strategy Development Objective CSD 05

CSD 05 In the assessment of development proposals, to take account of transport corridors, environmental carrying capacity, availability and/or capacity to provide waste water and water supply services, potential to conflict with Water Framework Directive objectives, potential to impact on the integrity of European sites and Annexed Habitats and species, features of biodiversity value including ecological networks, impact on landscape and visual characteristics, education and other socioeconomic objectives. **Development proposals may require screening for Appropriate Assessment and there shall be no net loss in Biodiversity from development proposals in the lifetime of the plan.**

Proposed Amendment No. 14		
Section	Heading	Page No.
2.17	Core Strategy Development Objectives	65

Amend Section 2.17 Core Strategy Development Objectives

CSD 11 Monitor and manage the delivery of Residential development in County Cavan to ensure that it is in line with the Core Strategy. The Planning Authority shall maintain a record of residential developments permitted in individual settlements, as well as residential development permitted as single rural houses in order to ensure compliance with the populations allocated in the Core Strategy Table.

CHAPTER 2 Settlement Strategy

Proposed Amendment No. 15		
Section	Heading	Page No.
2.1.1	Settlement Consolidation Sites	71

Insert new Section 2.2

Section 2.2 Settlement Consolidation Sites

The National Planning Framework sets targets for brownfield/infill housing development of 30% in order to support the regeneration of existing urban areas. NPF compact growth objectives together with Town Centres First principles are focused on the reuse of previously developed buildings and land and building up ‘infill’ sites, especially those that are centrally located in settlements at all scales. The development plan process has a strategic role to play in facilitating new development and investment in settlements so that it can support the provision of new homes in areas of greatest housing demand as well as people living closer to employment, recreational opportunities and other services. Ensuring that a significant portion of new development reflects the compact growth and town centres first agenda is also a key dynamic in addressing climate change, through reducing dependence on car-based transport, the extent of green-field land consumption and costly and inefficient infrastructure provision and use.

In formulating a framework for development, the development plan must therefore ensure that there is a close correlation between the identification of lands and sites for development with infrastructural capacity and spatially focused investment, while ensuring that a substantial element of future growth contributes to the regeneration of cities, towns and villages.

In order to clearly demonstrate Cavan County Councils commitment to the revitalisation of the towns and villages of the County, as well as achieving the target of 30% of new homes to be in existing towns and villages built up footprints, each town and village has identified Settlement Consolidation Sites (on proposed residential lands) that identifies areas that will contribute to this commitment. Please note revised Table 11 in Appendix 7 which provides housing supply figures for both (a) town core, infill, brownfield and existing residential and (b) Settlement Consolidation Sites. The combination of both demonstrates the Council’s commitment to developing consolidated sustainable places.

Settlement Consolidation Sites Development Objectives

It is a development objective of Cavan County Council to:

- SCZ 01 Support the regeneration of underused town centre and brownfield/infill lands, promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within urban centres and targeted settlements in the County in order to achieve sustainable compact growth targets of 30% of all new housing to be built within the existing urban footprint of targeted settlements in the County.
- SCZ 02 Require at least 30% of all new homes that are targeted in settlements to be located within the existing built-up footprint of the settlements, in an effort to make settlements more compact and reduce unsustainable urban sprawl and ribbon development.

Proposed Amendment No. 16		
Section	Heading	Page No.
2.2.4.2	Regional Spatial and Economic Strategy	77

Amend the following Cavan Town Development Objectives

CNR 02 Support the implementation of the Cavan Town Transportation Plan 2007 and **commence the preparation within one year of the adoption** ~~prepare a local transport plan over the lifetime~~ of the Local Area Plan as a revision to the 2007 Transport Plan.

Proposed Amendment No.17		
Section	Heading	Page No.
2.2.5	Strategy and Vision	78

Amend Table 2.2 Fact Table – Cavan Town

Education (2019-2020 Enrolment) (2020-2021 Enrolment)	<p>Primary</p> <p>Cavan No. 1 School (71 pupils) (65 pupils) Farnham NS (226 pupils) (227 pupils) St Felims NS (252 pupils) (247 pupils) Gaelscoil (103 pupils) (102 pupils) St Clare's, Ard Mhuire (534 pupils) (516 pupils)</p> <p>Post Primary</p> <p>St Patricks College (739 pupils) (739 pupils) Royal School (232 pupils) (209 pupils) Loreto College (700 pupils) (734 pupils) Breifne College (734 pupils) (798 pupils)</p>
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Proposed Amendment No. 18		
Section	Heading	Page No.
2.2.6	Physical Infrastructure	79

Amend Section 2.2.6 Physical Infrastructure
Paragraph 2:

~~During the lifetime~~ **Within one year of the adoption of the Local Area Plan**, a Local Transport Plan will be ~~completed~~ **commenced** for Cavan town and Environs Area. In the interim, the Cavan Town and Environs Transportation Plan 2007 will be used to prioritise links and guide traffic movements into, out of and around the town.

Proposed Amendment No. 19		
Section	Heading	Page No.
2.2.12	Masterplans	89

Amend and add text in the following sections:

2.2.12 Masterplans

Masterplans are required for 3 specified sites in Cavan Town as per the Land Use Zoning Map. They will establish strategic planning principles for each area as per its specifications below. It will set out an overall urban design framework for the development of the area. ~~The Masterplan will be prepared by the applicant/s in consultation with the Planning Authority and shall be agreed by the Council and lodged as part of any Planning Application.~~ **The Planning Authority will take a lead role in the preparation of masterplan, in conjunction with all other relevant parties, masterplans shall be agreed prior to lodgement as part of any Planning Application.** Notwithstanding, the fact that the lands have been zoned in the Plans, no significant planning permission for development will be granted until the Masterplan for development of the area, as a whole, has been agreed with the Planning Authority.

Each Masterplan shall include as a minimum.

- A written statement and a plan or series of plans indicating the objectives, in such detail as may be determined by the Planning Authority, for the proper planning and sustainable development of the area to which it applies.
- Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and general appearance and design, including that of the public realm. Designs should be sympathetic to the nature of the area as well as sympathetic to the town.
- Plans for the likely phasing of development.
- Plans which are consistent with the policies and objectives of the County Development Plan.
- Guidance on high quality architectural treatment with respect to topography, urban structure and built form consistent with the established character of the town.
- Issues pertinent to the sustainable management and conservation of Biodiversity shall be considered in all Masterplans.
- **A full public consultation strategy.**

Proposed Amendment No. 20		
Section	Heading	Page No.
2.2.14	Map Based Specific Objectives	99

Add a new Map Based Specific Objectives

23. **Development at this location shall require connection to public services**
24. **Promote public pedestrian links from this site to the public road on remaining open space lands**
25. **Due cognisance and protection shall be afforded to the natural and built heritage of the site, including Swellan Lough and its tributaries and the recorded monument to the south of the site.**
26. **Development shall be high quality with the design and layout proposed taking cognisance of the topography of the site and the adjoining residential amenities.**
27. **The delivery of useable open space shall be completed as part of any residential development.**

Proposed Amendment No. 21		
Section	Heading	Page No.
2.3.1	Self Sustaining Growth Town – Virginia Context	100

***Amend Section 2.3 Self-Sustaining Growth Town Virginia
2.3.1 Context***

This written statement provides an overview of the development strategy for Virginia. Virginia has been identified in the Northern and Western Regional Spatial and Economic Strategy (RSES) as a **Town a Place of Strategic Potential** performing important sub-regional functions for employment, housing and services. Virginia is identified as a hub for the east of the County with the RSES identifying the need to address the commuting out of the county by providing employment and support services. It is described as a Self Sustaining Growth Town in the County Settlement Hierarchy. The town has significant service and employment functions, good regional transport links and has the capacity for continued growth to become more self sustaining.

Proposed Amendment No. 22		
Section	Heading	Page No.
2.3.2	Town Character	100

Amend Table 2.3.1 Fact Table Virginia

Education (2019/2020 Enrolment) (2020/2021 Enrolment)	1 primary school (437 pupils) (446 pupils) 1 secondary school (717 pupils) (754 pupils) Childcare options
--	---

Proposed Amendment No. 23		
Section	Heading	Page No.
2.3.4	Physical Infrastructure	102

Insert new objectives in Virginia Physical Infrastructure Development Objective:

VI 04 Commence the preparation of a Local Transport Plan (LTP) for Virginia in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within two years of the adoption of the County Development Plan.

Proposed Amendment No. 24		
Section	Heading	Page No.
2.3.11	Masterplans	114

Amend and add text in the following sections:

2.3.11 Masterplans

Masterplans will be required for specified sites in Virginia as per the Land Use Zoning Map. They will establish strategic planning principles for each area as per its specifications below. A Masterplan will be required prior to the granting of planning permission. It will set out an overall urban design framework for the development of the area. ~~The Masterplan will be prepared by the applicant/s in consultation with the Planning Authority and shall be agreed by the Council and lodged as part of any Planning Application.~~ **The Planning Authority will take a lead role in the preparation of masterplan, in conjunction with all other relevant parties, masterplans shall be agreed prior to lodgement as part of any Planning Application.** Notwithstanding, the fact that the lands have been zoned in the Plans, no planning permission for substantial development will be granted until the Masterplan for development of the area, as a whole, has been agreed with the Planning Authority.

Development Objective

It is a development objective of Cavan County Council to:

VMP 01 Require, with respect to areas which have been identified as Masterplans, the preparation of a Masterplan. Masterplans shall be lodged with a planning application, prior to development applications being considered on the subject site.

Each Masterplan shall include as a minimum:

- A written statement and a plan or series of plans indicating the objectives, in such detail as may be determined by the Planning Authority, for the proper planning and sustainable development of the area to which it applies.
- Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and general appearance and design, including that of the public realm. Designs should be sympathetic to the nature of the area as well as sympathetic to the town.
- Plans for the likely phasing of development.
- Plans which are consistent with the policies and objectives of the County Development Plan.
- Guidance on high quality architectural treatment with respect to topography, urban structure and built form consistent with the established character of the town.
- Issues pertinent to the sustainable management and conservation of Biodiversity shall be considered in all Masterplans.
- **A full public consultation strategy.**

Proposed Amendment No. 25		
Section	Heading	Page No.
2.3.11.6	Masterplan 6, Lands at Burrencarragh	116

Add additional text to Section 2.3.11.6 Masterplan 6, Lands at Burrencarragh:

2.3.11.6 Masterplan 6 Lands at Burrencarragh

Prepare a Masterplan for the strategic employment site at Burrencarragh which is considered to be a potentially suitable site for development of an economic hub, in accordance with the NPF and the RSES. These set out 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. RSES recognises the existing “Food Cluster of AW Ennis and Glanbia” and its potential. These lands will help achieve growth at this area. The lands in question are considered appropriate for large scale employment generating uses of a strategic importance with a notable land requirement. The aim of this site is to promote and facilitate the sustainable growth of Virginia as a hub for the east of the County, in terms of economic and services. The development of this site will promote sustainable economic development in Virginia through the promotion of identified economic growth areas which provide employment opportunities locally and reduce the volume of long distance commuting.

These lands are identified to attract large scale occupiers and employers that is more dependent on larger volumes of commercial vehicle movements that would otherwise be less appropriate operating from lands immediately abutting/closer to Virginia Town centre. Having regard to the location of this site, small scale or one off developments will not be permitted. It is recognised that a significant road improvement will be required to create a viable and sustainable access to these lands. Any development of the land shall be done in consultation with the IDA, Enterprise Ireland and Transport Infrastructure Ireland. **It is noted that the emerging preferred route for the By Pass of Virginia has included a link road through these lands. Development of the Masterplan shall adhere to Section 2.6 of the Spatial Planning and National Roads, Guidelines for Planning Authorities, 2012.** A Masterplan will be required which shall address the following issues;

- Access and traffic.
- The requirement for Appropriate Assessment.
- Assessment of environmental impacts.
- Linkages to Virginia Town.
- Feasibility of proposed use.
- Study of cumulative benefits for the county.
- Impacts on Virginia Town
- Details of how the Masterplan will address Sustainable Design Principles

In addition, proposals for the site, for which a Masterplan shall be prepared, shall be subject to the Environmental policies and objectives of this Plan, in relation to plans, projects or developments which are likely to have a significant impact on the environment.

Proposed Amendment No. 26		
Section	Heading	Page No.
2.3.12	Map Based Specific Objectives	117

Add a new Map Based Specific Objective

9. To provide for sustainable transport infrastructure to the front of this site.

Proposed Amendment No. 27		
Section	Heading	Page No.
2.4.2	Town Character	119

Amend Table 2.4.1 Fact Table – Ballyjamesduff

Education (2020/2021 Enrolment Figures)	St. Clare’s NS (432 pupils) (516 pupils) St Clare’s Post Primary School (613 pupils) (592 pupils) Childcare options
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Proposed Amendment No. 28		
Section	Heading	Page No.
2.4.4	Physical Infrastructure	121

Amend Section 2.4.4 Physical Infrastructure

2.4.4 Physical Infrastructure

Ballyjamesduff is served by an existing wastewater treatment plant which requires upgrade. Plans to increase current capacity from 2200 PE to ~~6600PE~~ 5200PE and upgrade the process to meet the ~~Urban Waste Water Treatment Regulations~~ Wastewater Discharge Licence Emission Limit Values are ongoing requirements are ongoing. Water supply is from Lough Nadreegeel.

Proposed Amendment No. 29		
Section	Heading	Page No.
2.4.4	Physical Infrastructure	121

Add a new objective to Ballyjamesduff Physical Infrastructure Development Objectives:

- BJDI 03** Commence the preparation of a Local Transport Plan for Ballyjamesduff in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within the lifetime of the adopted County Development Plan.

Proposed Amendment No. 30		
Section	Heading	Page No.
2.5.2	Town Character	131

Amend Table 2.5.1 Fact Table – Bailieborough

Education (2019/2020 Enrolment) (2020/2021 Enrolment)	Bailieborough NS (305 pupils) (307 pupils) Bailieborough Model School (106 pupils) (107 pupils) Bailieborough Community Secondary school (636 pupils) (644 pupils) Childcare options
--	--

Proposed Amendment No. 31		
Section	Heading	Page No.
2.5.4	Physical Infrastructure	133

Add additional text in Bailieboro Section 2.5.4 Physical Infrastructure

2.5.4 Physical Infrastructure

Bailieborough is served by an existing wastewater treatment plant ~~which requires upgrade~~ **which has a project underway to upgrade its plant.** Water supply is from Skeagh Lough. Green infrastructure is essential to delivering the Town's economic competitiveness, an improved quality of life and improved social inclusion.

Proposed Amendment No. 32		
Section	Heading	Page No.
2.5.4	Physical Infrastructure	133

Add a new objective to Bailieborough Physical Infrastructure Development Objectives:

BI 03 Commence the preparation of a Local Transport Plan for Bailieborough in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within the lifetime of the adopted County Development Plan.

Proposed Amendment No. 33		
Section	Heading	Page No.
2.5.9	Regeneration and Placemaking	139

Insert the following to Section 2.5.9, Regeneration and Placemaking:

To date, Bailieborough has benefited from a number of regeneration projects including the development of a trail around Castle Lake, Outdoor Education Facility at Town Lough and works to the car park, footpaths and public lighting in addition to a public space in the Courthouse.

Funding in excess of €1.4 million has been announced under the Rural Regeneration and Development Fund for the Bailieborough Courthouse and Community Hub, which will redevelop this building in the town centre as an economic, community and cultural hub that will include a visitor centre, museum, cultural and exhibition space. The Visitor Centre will tell the story of Bailieborough and the surrounding area and will be the first Plantation Museum in Ireland. The community space will provide for essential community services including remote working and youth facilities.

Proposed Amendment No. 34		
Section	Heading	Page No.
2.6.2	Town Character	144

Amend Table 2.6.1 Fact Table – Cootehill

Education (2019/2020 Enrolment) (2020/2021 Enrolment)	<p>Darley National School (432 pupils) (103 pupils)</p> <p>St Michaels NS (268 pupils) (261 pupils)</p> <p>Holy Family School (171 pupils) (174 pupils)</p> <p>Drumlin House</p> <p>St Aidan’s Comprehensive secondary school (517 pupils) (505 pupils)</p> <p>Childcare options</p>
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Proposed Amendment No. 35		
Section	Heading	Page No.
2.6.4	Physical Infrastructure	146

Add additional text in Cootehill Section 2.6.4 Physical Infrastructure

2.6.4 Physical Infrastructure

Cootehill is served by an existing wastewater treatment plant ~~which requires upgrade~~ which has a project underway to upgrade its plant. Water supply is from Coragh Lough.

Proposed Amendment No. 36		
Section	Heading	Page No.
2.6.4	Physical Infrastructure	146

Add a new objective to Cootehill Physical Infrastructure Development Objectives:

CPI 04 Commence the preparation of a Local Transport Plan for Cootehill in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within the lifetime of the adopted County Development Plan.

Proposed Amendment No. 37		
Section	Heading	Page No.
2.6.5	Economic Development	147

Insert the following to Section 2.6.5

There are a number of large employment providers within the town including Abbott Ireland and Abcon Industrial Ltd. The town has significant potential for economic development and employment provision with a number of vacant business and industrial units in the town and the “Enterprise Technology Centre Hub” located on Station Road.

Funding of over €850,000 was allocated by the Rural Regeneration and Development Fund for Cootehill Industrial Estate Cootehill Cavan. This project involves the construction of an access road and services into an underdeveloped industrial estate in Cootehill to allow its future expansion. It includes the construction of a roadway, and provision of electricity, water, gas, lighting and broadband. Cootehill is situated on the border between Cavan and Monaghan and is the primary industrial location on that border. This project will significantly contribute to the development of businesses in the area creating employment opportunities and enhancing the attractiveness of the area as a place to live.

Proposed Amendment No. 38		
Section	Heading	Page No.
2.7.2	Town Character	158

Amend Table 2.7.1 Fact Table – Kingscourt

Education (2019/2020 Enrolment) (2020/2021 Enrolment)	1 St. Josephs NS (423 pupils) (425 pupils) Cabra Central NS (58 pupils) (53 pupils) Post Primary- Coláiste Dún an Rí (404 pupils) (529 pupils) Childcare options
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Proposed Amendment No. 39		
Section	Heading	Page No.
2.7.4	Physical Infrastructure	159

Add additional text in Kingscourt Section 2.7.4 Physical Infrastructure

2.7.4 Physical Infrastructure

Kingscourt is served by an existing wastewater treatment plant ~~which requires upgrade~~ **which has a project underway to upgrade its plant.** Water is from a borewell at Descart, Co. Monaghan (Groundwater Supply).

Proposed Amendment No. 40		
Section	Heading	Page No.
2.7.4	Kingscourt Physical Infrastructure	159

Add a new objective to Kingscourt Physical Infrastructure Development Objectives:

KI 03 Commence the preparation of a Local Transport Plan for Kingscourt in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within the lifetime of the adopted County Development Plan.

Proposed Amendment No. 41		
Section	Heading	Page No.
2.7.11	Masterplan1	168

Amend and add text in the following sections:

2.7.11 Masterplan 1

~~Prepare a Masterplan, in conjunction with relevant stakeholders, for backlands development subject to following;~~

The Planning Authority will take a lead role in the preparation of the masterplan, in conjunction with all other relevant parties, masterplans shall be agreed prior to lodgement as part of any Planning Application. This Masterplan shall contain the following:

- a. The construction of a new access road from the Kells Road to the Rocks Road to serve the Masterplan area.
- b. Development shall support, contribute to and consolidate the town core function while complying with the highest urban design standards.
- c. Development shall provide safe and accessible pedestrian linkages between the development and the existing town core, amenity areas and community facilities.
- d. The location of the proposed access points will be determined at planning application stage. Access roads shall be improved in order to accommodate additional traffic.
- e. Necessary social and physical infrastructure is to be provided, as appropriate.
- f. A full public consultation strategy.**

Proposed Amendment No. 42		
Section	Heading	Page No.
2.7.12	Map Based Specific Objective	169

Add in a new Map Based Specific Objective:

8. Development of this site shall only be permitted where it does not compromise the improvement of the adjacent junction.

Proposed Amendment No. 43		
Section	Heading	Page No.
2.8.2	Town Character	170

Amend Table 2.8.1 Fact Table – Ballyconnell

Education (2019/2020 Enrolment Data) (2020/2021 Enrolment Data)	Ballyconnell Central National School (25 pupils) (31 pupils) Ballyconnell Mixed National School (172 pupils) (182 pupils) Childcare options
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Proposed Amendment No. 44		
Section	Heading	Page No.
2.8.9	Regeneration and Placemaking	177

Insert the following to Section 2.8.9 Regeneration and Placemaking

Ballyconnell has benefitted from a number of regeneration projects including the construction of a 5.5km walking and cycling trail from Ballyconnell to Ballyheady Bridge, improved car parking, lighting and signage, landscaping and development in Ballyconnell Park and seating, canopies and lights to create outdoor meeting and event space.

Funding of nearly €800,000 has been announced under the Rural Regeneration and Development Fund for the renovation and redevelopment of a protected structure, the Market House in Ballyconnell into a Community, Remote Working and Tourism hub.

Proposed Amendment No. 45		
Section	Heading	Page No.
2.9.2	Town Character	182

Amend Table 2.9.1 Fact Table – Belturbet

Education (2019/2020 Enrolment Data) (2020/2021 Enrolment)	Fairgreen NS (40 pupils) (41 pupils) Convent of Mercy (165 pupils) (151 pupils) St Mhuire Boys Senior School (61 pupils) (54 pupils) St. Bricins Post Primary (184 pupils) (165 pupils) Childcare options
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Proposed Amendment No. 46		
Section	Heading	Page No.
2.9.6	Tourism	186

Amend Belturbet Tourism Development Objectives BTD 12

BTD 12 Engage with agencies and community groups in the area that support and contribute to tourism e.g. Fáilte Ireland, Coillte, Heritage Railway Group, Tidy Towns, Inland Fisheries Ireland, **Geological Survey Ireland**.

Proposed Amendment No. 47		
Section	Heading	Page No.
2.10.2	Town Character	194

Amend Table 2.10.1 Fact Table – Mullagh

Education (2019/2020 Enrolment Data) (2020/2021 Enrolment Data)	St Killians National school (363 pupils) (354 pupils) Childcare options
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Proposed Amendment No. 48		
Section	Heading	Page No.
2.10.11	Masterplan 1	204

Amend and add text in the following sections:

2.10.11 Masterplan 1

Prepare a Masterplan for this area to incorporate Residential, Employment, Public and Community uses. The need and quantum of such uses shall be identified as part of the Masterplan preparation and shall be in accordance with the Core Strategy of the Plan. ~~The Master Plan shall be prepared in conjunction with relevant departments of Cavan County Council. On completion, the Masterplan shall be submitted to the Planning Authority for approval prior to the submission of any planning application.~~ **The Planning Authority will take a lead role in the preparation of the masterplan, in conjunction with all other relevant parties, masterplans shall be agreed prior to lodgement as part of any Planning Application.** Proposals shall ensure the residential amenities of existing and future residents are protected and details of traffic impacts and road safety. Pedestrian and cyclist linkages to the Town centre shall be of paramount importance. Piecemeal development will not be permitted, only an overall integrated proposal will be acceptable. Proposals for the site shall be subject to the Environmental policies and objectives of this Plan. Details of how the Masterplan will address Sustainable Design Principles shall be clearly addressed in the Masterplan. **A full public consultation strategy shall form part of the masterplan preparation.**

Proposed Amendment No . 49		
Section	Heading	Page No.
2.11.3	Small Towns Sustainable Communities Development Objectives	209

Insert new Small Towns Sustainable Communities Development Objective, page 209:

STC 10 Prepare a programme lead by Cavan County to identify and prioritise a programme for serviced sites in appropriate smaller towns within 1 year of the adoption of the development plan. This programme will incorporate a rolling 2-year implementation plan.

Proposed Amendment No. 50		
Section	Heading	Page No.
2.11.1	Small Town Specific Objectives	222

Insert new Map Based Specific Objectives

1. Lands are identified as being suitable for enterprise and development.

Proposed Amendment No. 51		
Section	Heading	Page No.
2.12.1	Village Development Objective	229

Insert new Village Development Objective

VDO 29 Prepare a programme lead by Cavan County to identify and prioritise a programme for serviced sites in appropriate villages within 1 year of the adoption of the development plan. This programme will incorporate a rolling 2-year implementation plan.

Proposed Amendment No. 52		
Section	Heading	Page No.
2.12.2	Category 1 Villages Specific Objectives	230

Amend Development Objective BVSO 07

BVSO 07 Support the Cavan Way Walking Trail, Kingfisher Cycling Trail, and the development of the Beara Breifne Way walking route and all other long distance walking routes.

Proposed Amendment No. 53		
Section	Heading	Page No.
2.12.2	Category 1 Villages Specific Objectives	233

Insert new Swanlinbar Map Based Specific Objectives

1 Lands are identified as being suitable for enterprise and development.

Proposed Amendment No. 54		
Section	Heading	Page No.
2.12.2	Category 1 Villages Specific Objectives	237

Insert new Dowra Map Based Specific Objectives

- 1 To protect and maintain the amenity of the Island.
- 2 To provide for amenity area along river frontage of site.
- 3 To support the development of a pedestrian bridge to Dowra Village.

Chapter 3 Housing

Proposed Amendment No. 55		
Section	Heading	Page No.
3.5.1.3	Affordable Housing Act 2021	253

Insert new Section 3.5.1.3 Affordable Housing Act 2021 and renumber accordingly

3.5.1.3 Affordable Housing Act 2021

The Affordable Housing Act was signed into law in July 2021. As well as defining new Cost Rental and Affordable Purchase tenures, the Act includes several changes to Part V of the Planning and Development Act 2000 directly relevant to Housing Strategies. These include:

- Section 94 of the 2000 Act is amended to include a requirement that a Housing Strategy makes an estimate of need for affordable purchase and cost rental housing (including through a new assessment of rental affordability);
- Section 94 is also amended to restore Part V housing requirements (now including both social and affordable housing) to 20% of land granted residential planning permission, at least half of which must be for social housing;
- Section 96 is amended to strengthen requirements to deliver the full 20% Part V contribution on sites regardless of other provisions of the Development Plan, and to allow an exemption for the new 20% contribution for land bought between 2016 and 2021 and granted permission between 2021 and 2026;
- Section 97 is amended to reduce the size of developments exempt from Part V requirements to developments of 4 homes or fewer.

These changes were further elaborated by Housing Circular 28/2021, issued on 3rd September 2021 (the day changes came into operation). The Circular states that “Chief Executives will now need to estimate the need for affordable and cost rental housing in the administrative areas of their local authorities for deemed inclusion in their Housing Strategies.”

The Circular also states that the Housing Need and Demand Assessment Tool published in April may be used to make an estimate of need. The HNDA Guidance published with the Tool in April makes clear that the HNDA Tool was designed to anticipate and meet the requirements of Part V, and the Tool includes a rental assessment that broadly aligns with the expanded methodology set out in the Affordable Housing Act. Please see Annex 1 for further detail on this.

Proposed Amendment No. 56		
Section	Heading	Page No.
3.5.1.8	Housing for All	255

Insert new Section 3.5.1.8 Housing for All

3.5.1.8 Housing for All

Housing for All - a New Housing Plan for Ireland' is the government's housing plan to 2030. It is a multi-annual, multi-billion euro plan which will improve Ireland's housing system and deliver more homes of all types for people with different housing needs. Amongst other measures, it includes the expansion of Part V as a major action. It sets annual national targets for social and affordable housing, and states that these will be translated into Local Authority-level targets through new five-year Local Authority Housing Delivery Action Plans. It also states that these plans must be prepared by Local Authorities (although with some targets provided by the Department) and submitted to the Minister no later than December 2021. It states these plans can be informed by the HNDA Tool and Guidance and should be consistent with Development Plans.

Proposed Amendment No. 57		
Section	Heading	Page No.
3.10	Housing Strategy Development Objectives	267

Amend Housing Strategy Development Objective HS 04, Section 3.10

~~HS-04 Ensure in accordance with Part V of the Planning & Development Act 2000 as amended that arrangements for the provision of Social and Affordable Housing are made in accordance with the current Housing Strategy.~~

HS 04 To require that 20% of lands in respect of which permission for the development of houses is granted, be reserved for social and affordable housing in accordance with the Planning and Development Act 2000 (as amended) and national guidance and regulations. The Council reserves the right to determine the appropriateness of 'Part V' affordable housing delivery for individual sites on a case-by-case basis.

Chapter 4 Sustainable Communities

Proposed Amendment No. 58		
Section	Heading	Page No.
4.9	Social Infrastructure	284

Insert new Objective SI 01 in Section 4.9 Social Infrastructure

SI 01 Work collaboratively with relevant service providers and stakeholders to facilitate the provision of community services and social infrastructure, where appropriate, in order to meet the needs of new and existing communities.

Proposed Amendment No. 59		
Section	Heading	Page No.
4.15	Schools and Educational Facilities	295

Amend Childcare and Educational Development Objective, CE 10

CE 10 Ensure the needs of communities including education facilities are appropriately provided for ~~in newly developed areas~~ in the County.

Proposed Amendment No. 60		
Section	Heading	Page No.
4.15	Schools and Educational Facilities	295

Amend Childcare and Educational Development Objective, CE 11

CE 11 Encourage the use of existing educational facilities and school playing fields for other community purposes. ~~In new schools, it will be a requirement in the design of the school to provide dual use facilities and take account of community requirements.~~

Chapter 5 Climate Change

Proposed Amendment No. 61		
Section	Heading	Page No.
5.5	Decarbonising Zone	323

Insert the following Text and Objective in Section 5.5 Decarbonising Zone

5.5 Decarbonising Zone

A Decarbonising Zone (DZ) is a spatial area identified by the local authority, in which a range of climate mitigation, adaptation and biodiversity measures and action owners are identified to address local low carbon energy, greenhouse gas emissions and climate needs to contribute to national climate action targets. **A Decarbonising Zone incorporating Cavan Town and surrounding areas, as identified by Cavan County Council, will be progressed, subject to departmental approval.**

Decarbonising Zone Development Objective

It is a development objective of Cavan County Council to:

DZ 01 Support a decarbonising zone incorporating Cavan Town and surrounding areas, subject to Departmental approval.

Chapter 6 Economic Development

Proposed Amendment No. 62		
Section	Heading	Page No.
6.13.5	Rural Community Nodes	358

Add the following text to Rural Areas Economic Development Objective RE 01

Rural Areas Economic Development Objectives

It is a development Objective of Cavan County Council to:

RE01 Consider proposals for enterprise and employment uses on their merits in rural locations and where their specific location offers amenity, environmental and economic advantage. Such enterprises or industrial projects, new or expanded, may sometimes require sites outside settlements, because of their size or other specific site requirements. Such projects will be assessed taking account of:

- The contribution of the proposed development in the County's economy
- The contribution of the proposed development to the county's environment and the principles of sustainable development
- Assessment of any potential environmental effects
- **Impact on traffic safety including the impact on the capacity and safety of the road network.**
- The economic viability and availability of alternative sites; and
- National Planning policy

It will be the responsibility of the developer to consider all environmental impacts, both direct and indirect. The Council will consider not only the immediate needs and benefits, but the wider long term environmental effects of the proposal.

Proposed Amendment No. 63		
Section	Heading	Page No.
6.14.1	Water and Wastewater Services	359

Add text into Section 6.14.1 Water and Wastewater Services

6.14.1 Water and Wastewater Services

The assurance of high-quality water availability and appropriate capacity wastewater treatment is also a critical element to the future economic development of the county. Notable improvements as of 2017 to the water and wastewater infrastructure have been undertaken in recent years including Cavan Sewerage Scheme, Cavan Regional Water Supply Scheme Water Treatment Plant Upgrade, Bailieborough Water Mains Rehabilitation, ~~and~~ Ballyconnell Water Mains Rehabilitation, **Kingscourt Water Treatment Plant upgrade, Countywide rehabilitation of elements of the water and wastewater infrastructure, upgrades to the disinfection process at all water treatment facilities.** However, other essential infrastructure and supply works remain outstanding.

Proposed Amendment No. 64		
Section	Heading	Page No.
6.20	Home Based Economic Activity and Remote Working	368

Insert a new objective HBEA 06, page 368:

HBEA 06 Support the development of “Smart Places” and promote Cavan as part of a “Smart Region”.

Chapter 7 Transport and Infrastructure

Proposed Amendment No. 65		
Section	Heading	Page No.
7.1	Introduction	381

Insert new text after paragraph 2, Section 7.1 Introduction

Cavan County Council is committed to supporting an integrated and accessible public transport. Reference is made in this regard to the National Disability Inclusion Strategy (NDIS) 2017-2022 which includes specific actions assigned to Local Authorities, the United National Convention on the Rights of Persons with Disabilities and to the DMURS Interim Advice Note- COVID 19 Pandemic Response. Local Authorities are a key stakeholder in the 'whole journey approach' to making public transport fully accessible to people with disabilities to all elements that constitute a journey. This ensures a universal design approach to the built environment, including footpaths, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters.

Proposed Amendment No. 66		
Section	Heading	Page No.
7.2.12	Local Link Rural Transport Programme Strategic Plan 2018-2022	385

Delete Section 7.2.12 Rural Transport Initiative and insert the following new text

~~7.2.12—Rural Transport Initiative~~

~~The Rural Transport Initiative (RTI) supports rural transport services in the County. The RTI Project provides community based, door to door, flexible transport services, and facilitates passengers to access a wide range of services, which include shopping, health, day care and social activities on a regular basis. Services can also be scheduled to link with public and private transport services locally.~~

7.2.12 Local Link Rural Transport Programme Strategic Plan 2018-2022

This document supports the provision of a quality nationwide community based public transport system in rural Ireland which responds to local needs.

Proposed Amendment No. 67		
Section	Heading	Page No.
7.2.13	Transport and Land use	386

Amend Land Use and Transportation Development Objective:

LUR 04 Engage with **the NTA in conjunction with** the Northern and Western Regional Assembly in the creation of a coordinated sustainable transport plan for the Northern

and Western Region to guide and inform local policy in the development of more sustainable modes of transportation.

Proposed Amendment No. 68		
Section	Heading	Page No.
7.3.1	Walking and Cycling	387

Insert new Walking and Cycling Development Objective WC 07

WC 07 Ensure that all new relevant developments are fully permeable for walking and cycling, the principles of filtered permeability are applied and that the retrospective implementation of walking and cycling facilities should be undertaken where practicable in existing neighbourhoods.

Proposed Amendment No. 69		
Section	Heading	Page No.
7.3.6	Public Transport in Rural Areas	392

Amend Section 7.3.6 Public Transport in Rural Areas

7.3.6 Public Transport in Rural Areas

The availability of public rural transport plays a major role in combatting rural isolation and acts as a catalyst in creating models of partnership, at all levels, where key sectors actively engage in transport provision, to ensure equality of access for all **including people with disabilities, reduced mobility and older people**.

Proposed Amendment No. 70		
Section	Heading	Page No.
7.3.6	Public Transport in Rural Areas	393

Amend Public Transport Development Objective PT 04

PT 04 Support the ~~Rural Transport Initiative~~ **Local Link Rural Transport Programme** which aims to **address rural social exclusion and the integration of rural transport services with other public transport services.** ~~the provision of an integrated rural community public transport system as a means of reducing social isolation and as a viable long term sustainable public transport option.~~

Proposed Amendment No. 71		
Section	Heading	Page No.
7.3.8	Active Travel	395

Insert new Text 7.3.8 Active Travel

7.3.8 Active Travel

Active Travel is travelling with a purpose using your own energy. Active Travel is part of a strategy to support compact development, social equity, economic prosperity and to help make our public spaces more liveable and climate resilient.

Cavan County Council are firmly committed to:

- encouraging the use of walking, cycling and other active travel methods.
- provide a safe and connected network to those who wish to commute to work or school or make other journeys through healthy and sustainable means
- Delivery of dedicated infrastructure schemes such as the Safe Routes to School Programme. The Safe Routes to School Programme seeks to create safe walking and cycling routes within communities, to alleviate congestion at school gates and to increase the number of students who walk, scoot or cycle to school.
- the development of walking and cycling infrastructure in our towns and villages with a comprehensive network of safe, well-lit, and convenient footpaths/cycle lanes/shared surfaces within residential areas with links to schools, urban centres etc

These transformative schemes have the potential to substantially increase the numbers choosing to make active travel part of their daily life and should serve to encourage a shift in the population towards walking, cycling and scooting as transport modes, improving personal health and mental well-being, making our towns and village centres more vibrant and people focused spaces, and significantly addressing our climate action challenge.

Encouraging people to walk or cycle will help CCC to respond to climate change. The Council is actively working to secure the development of a high-quality walking and cycling network across the County to prioritise the safety of pedestrians and cyclists. Suitable routes will retro fitted on all key nodes in the County to enhance pedestrian and cyclists' facilities. Town and village improvement schemes are also being developed to enhance the pedestrian and cyclist environment and maximising permeability and connectivity for pedestrians and cyclists to create direct attractive links to town and village centres.

List of Projects Approved and Funded by the NTA

Project Name	Project Description
River Blackwater footbridge	Construction of a footbridge across the River Blackwater in Virginia to provide the residential area north of the river with access to the town centre south of the river for pedestrians and cyclists.
R198 Arvagh Pedestrian Crossing	Provision of a pedestrian crossing from an existing footpath along the R198 in Arvagh town to a Community Creche

Footpath Package A - Ballyconnell, Butlersbridge, Cavan Town, Ballinagh, Kilnaleck	Project is to improve the safety of pedestrians and cyclists within the towns of Ballyconnell, Butlersbridge, Cavan Town, Ballinagh, Kilnaleck. Works will include the construction of new footpaths and crossing points.
Cavan Town Urban Greenway Phase 2	Appointment of Consultants to carry out route selection, preliminary design, Part 8 planning in 2021 for Phase 2 of Cavan Urban Greenway
Cycle Schemes - Cavan Town	Provision of footpath / cycleway linking Keadue Lane to completed section of Cavan Town Urban Greenway. Appointment of consultants to design new cycle links lanes to town centre on Railway Road.
Footpath Package B - Cavan Town	Project is to improve the safety of pedestrians and cyclists within Cavan Town. Works will include the construction of new footpaths and crossing points.
Footpath Package C - Bailieborough, Kingscourt, Cootehill	Project is to improve the safety of pedestrians and cyclists within the towns of Bailieborough, Kingscourt, Cootehill. Works will include the construction of new footpaths and crossing points.
Cootehill Walking and Cycling Strategy	Preparation of a Walking and Cycling Strategy for Cootehill Town to identify walking and cycling routes to link existing residential areas to town core, Industry, Business Parks, schools and recreational facilities
Cavan Town Land Use and Transportation Study	Complete Transportation and Land Use Study for Cavan Town to identify key infrastructural projects, active travel measures, public transport needs and land use requirements
Safe to Schools Programme - Support Infrastructure	St. Aidans Secondary School, Cootehill & St. Marys N.S. Virginia

Active Travel Development Objective

It is a development objective of Cavan County Council to:

ACT 01 Support active travel within the County and the ongoing engagement with the National Transport Authority in the delivery of improvements to the provision and safety of the walking and cycling infrastructure of the County.

Proposed Amendment No. 72		
Section	Heading	Page No.
7.4.1	National Roads	396

Add new text to Section 7.4.1 National Roads

7.4.1 National Roads

The N3, N54, N55, N87 and N16 traverse the County providing important linkages within, into and out of the County. Cavan has a total public road network of 3,000 KM in length of which approximately 126 km comprises of National Primary and Secondary Roads.

The Council will preserve a corridor to enable design options for National Road Improvements and upgrade projects to be advanced.

Significant investment and improvements in the existing road infrastructure have been made by the Local Authority in terms of upgrades, realignments, maintenance, traffic management measures, traffic calming measures and road safety measures. It is important to protect and maintain the carrying capacity of this road network in the future as deemed necessary and as resources allow. In doing so, regard will be made to the Spatial Planning and National Roads Guidelines for Planning Authorities 2012, relating to development affecting National Primary and Secondary roads, including motorways and associated junctions.

Consideration also needs to be given to avoid adverse impacts when introducing noise sensitive uses in proximity to existing and future national roads. Where warranted, proposals should include mitigation and should have regard to Section 3.7 of the DoECLG 'Spatial Planning and National Roads Guidelines'.

The policy objectives within this plan will seek to support and encourage sustainable and compact forms of development, which will have minimal impact on the carrying capacity, efficiency and safety of the road network.

Proposed Amendment No. 73		
Section	Heading	Page No.
7.4.2	General Roads Development Objectives	399

Amend text in GR 08 General Road Development Objectives

GR 08 Development of road projects will be subject to the outcome of the Appropriate Assessment process **in accordance with Article 6(3) and Article 6 (4) of the Habitats Directive**. ~~Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), either alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.~~

Proposed Amendment No. 74		
Section	Heading	Page No.
7.4.2	National Roads Development Objectives	400

Delete text in the following National Road Development Objective NR 05

~~NR 05~~ Prevent, except in exceptional circumstances, the creation of additional access points from new developments or the generation of increased traffic from existing accesses to national roads, to which speed limits greater than 60kmph apply.

NR 05 To protect the capacity, efficiency and safety of the national road network in County Cavan by complying with the ‘Spatial Planning and National Roads -Guidelines for planning authorities’ (2012).

Proposed Amendment No. 75		
Section	Heading	Page No.
7.4.2	National Roads Development Objectives	400

Insert new Development Objective NR 07 in National Road Development Objectives

NR 07 On urban streets and roads within the 50/60 kmph zone implement the recommendations of the Design Manual for Urban Roads and Streets (DMURS 2019). Within Transition zones on National Roads developments shall conform to ‘The Treatment of Transition Zones to Towns and Villages on National Roads.

Proposed Amendment No. 76		
Section	Heading	Page No.
7.4.2	National Roads Development Objectives	400

Add a new development objective NR 07 to National Road Development Objectives

NR 08 Seek to safeguard the capacity and efficiency of the national road network draining systems in County Cavan

Proposed Amendment No. 77		
Section	Heading	Page No.
7.5	Mobility Management Plans	402

Add text in Mobility Management Plans Development Objective MMP 01

MMP 01 Require Mobility Management Plans for proposed, **existing and established** trip intensive developments, to be submitted with applications.

Proposed Amendment No. 78		
Section	Heading	Page No.
Table 7.4	Parking Standards	406

Insert new text in title block Table 7.4: Parking Standards

Table 7.4: Parking Standards

DEVELOPMENT	MAXIMUM PARKING REQUIREMENT	CAR	BICYCLE STANDARDS

Proposed Amendment No. 79		
Section	Heading	Page No.
7.4	Notes on Parking Standards	408

Insert new text to Notes on Car Parking

Notes on Parking Standards

- **Car Parking Standards are expressed in Maximum Standards**
- Where the parking standards shown in table 7.4 do not cover the type of development proposed, the requirement shall be calculated relative to the most appropriate standards.
- **Car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targets growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.**
- In exceptional circumstances, the Council may at their discretion accept a reduced/**increased** parking requirement, where the applicant has clearly demonstrated that this would not impact on road safety or traffic flow, **and where it is considered to be required for the operations of the business/use concerned and is** in the interests of the proper planning and sustainable development of the area.

- The Planning Authority will specify, in certain developments, the requirement for a number of disabled car parking spaces and a number of parent and child spaces.
- Parking layouts shall make provision for commercial and service vehicles depending on the type attracted to the development and should provide for manoeuvring space to enable vehicles to exit the site in forward gear.
- Minimum perpendicular car-parking space dimensions shall be 5 x 2.5 metres. Minimum parallel car-parking space dimensions shall be 6 x 2.4 metres. Car parking design should comply with the standards set out in the publications listed in section 4.1.12.
- A bicycle stand comprises of a shelter with a minimum of 5 racks per stand.

Proposed Amendment No. 80		
Section	Heading	Page No.
7.9	Electricity	408

Amend text in Section 7.9. Electricity

7.9 Electricity

Cavan County Council takes cognisance of the ‘Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure’ 2012 issued by the Department of Communications, Energy and Natural Resources’ which acknowledges the strategic and economic importance of investment in networks and energy infrastructure. **The Regional Spatial and Economic Strategy fully supports the delivery of these regionally important electricity interconnectors projects.** ~~Government endorses the major investment underway in the high voltage electricity system under EirGrid’s Grid 25 Programme.~~ The Planning Authority recognises the need for development and renewal of energy networks, in order to meet both economic and social policy goals.

Proposed Amendment No. 81		
Section	Heading	Page No.
7.9.1	North South Interconnector	410

Insert a new Gas and Electricity Development Objective

GE 09 Support the necessary integration of the transmission network requirements to allow linkages with renewable energy proposals at all levels to the electricity transmission grid in a sustainable and timely manner.

Proposed Amendment No. 82		
Section	Heading	Page No.
7.10	Renewable Energy	410

Amend Section 7.10 of the Plan

Refer to the *Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change 2017*.

Proposed Amendment No. 83		
Section	Heading	Page No.
7.10	Wind Energy	410

Amend text in Section 7.10

It is the intention of Cavan County Council to prepare a Renewable Energy Strategy within a ~~two year~~ **6 month** period of the adoption of this development plan, in order to guide and measure how Cavan County Council can facilitate a low-carbon future in the County by supporting the sustainable development of the renewable energy sector in Cavan

Proposed Amendment No. 84		
Section	Heading	Page No.
7.10	Renewable Energy	411

Amend Development Objective EDO 02

- EDO 02** Require renewable developments to include for assessment the following which will be the criteria that will be taken into account:
- The proper planning and sustainable development of the area
 - The environmental and social impacts of the proposed development
 - Traffic impacts, including details of haul routes
 - Impact of the development on the landscape, having regard to the Landscape Categorisation/ Characterisation or any updated version thereof.
 - Impact on protected scenic views
 - Impact on walking/**cycl**ing routes and **public rights of way**
 - Connection to National Grid (where applicable)
 - Mitigation measures where impacts are identified
 - Protection of designated areas, - NHAs, SPA's and SAC's, areas of archaeological importance, national monuments, protected structures, ACAs etc.
 - Cumulative impact of the proposed development

Proposed Amendment No. 85		
Section	Heading	Page No.
7.10	Renewable Energy	411
	Climate Change Development Objective	332

Amend Energy Development Objective EDO 05 and Climate Change Development Objective CC24

EDO 05 (and CC24) ~~‘Prepare a Cavan County Renewable Energy Strategy within two years of the adoption of this plan’~~: *‘Commence preparation a Cavan County Renewable Energy Strategy within 6 months of the adoption of this plan’*.

Proposed Amendment No. 86		
Section	Heading	Page No.
7.10	Renewable Energy	411

Insert new Energy Development Objective EDO 06

EDO 06 Facilitate proposals for energy storage systems and infrastructure, which support energy efficiency and reusable energy systems, provided such proposals accord with the principles of proper planning and sustainable development of the area.

Proposed Amendment No. 87		
Section	Heading	Page No.
7.10.1	Wind Energy	412

Amend Wind Energy Development Objective WE 02

WE 02 Ensure that the assessment of wind energy development proposals will have regard to the following:

- sensitivities of the county’s landscapes;
- visual impact on protected views, prospects, scenic routes, as well as local visual impacts;
- impacts on nature conservation designations, archaeological areas and historic structures, public rights of way and walking routes;
- local environmental impacts, including those on residential properties, such as noise and shadow flicker;
- visual and environmental impacts of associated development, such as access roads, plant and grid connections;
- scale, size and layout of the project and any cumulative effects due to other projects;
- the impact of the proposed development on protected bird and mammal species;
- impact of the grid connection from the proposed wind farm to the ESB network.
- **Carbon benefit analysis**

Proposed Amendment No. 88		
Section	Heading	Page No.
7.10.1	Wind Energy	412

Amend Objective WE 03

WE 03 *Encourage and support the development of ~~small-scale~~ wind energy development and single turbines in urban and rural areas and Industrial Parks, provided they do not negatively impact upon environmental quality, landscape, wildlife and habitats or residential amenity or other relevant planning consideration.*

Proposed Amendment No. 89		
Section	Heading	Page No.
7.10.2	Solar Energy	413

Add additional text to SED 03 Solar Energy Development Objective

SED 03 Ensure that the assessment of solar energy development proposals will have regard to the following:

- Sensitivities of the county’s landscape
- Visual impact on protected views, prospects, scenic routes, as well as local visual impacts
- Impacts on nature conservation designations, archaeological areas and historic structures, public rights of way and walking routes
- Local environmental impacts, including those on residential
- Visual and environmental impacts of associated development, such as access roads, plant and grid connections
- Scale, size and layout of the project and any cumulative effects due to other projects
- The impact of the proposed development on protected bird and mammal species
- Impact of the grid connection from the proposal to the ESB network
- **Impact on drivers of glint and glare from the proposed development**
- **Impact of the grid connection routing systems on the national road network**

Proposed Amendment No. 90		
Section	Heading	Page No.
7.10.4	Biomass	414

Amend Biomass Development Objective BD 01

BD 01 Facilitate the development of projects that convert biomass to energy, subject to proper planning considerations **including the impact of nitrogen deposition on sensitive Natura 2000 sites.**

Proposed Amendment No. 91		
Section	Heading	Page No.
7.10.4	Biomass	415

Insert new objectives in Biomass Development Objectives

- BD 05 Support the National Policy Statement on the Bioeconomy (2018), and the exploration of opportunities in the circular resource-efficient economy.
- BD 06 Support the potential creation of scaled local multi-feedstock bio-refining hubs across the northern and western region as well as potential creation of bio-districts/clusters.
- BD 07 Supports the future-proofing of infrastructure planning to allow for the potential upgrading of existing industrial sites to bio-refining plants while also supporting the use of bio-renewable energy for the sustainable production of bio-based products.

Proposed Amendment No. 92		
Section	Heading	Page No.
7.10.6	Hydrogen	415

Insert new Section 7.10.6 Hydrogen and new development objective

7.10.6 Hydrogen

Hydrogen is carbon free flammable gas that can be produced from renewable electricity and utilised for high heat applications, heavy use transport, industry and power generation. It can be stored indefinitely and like other gas technologies can play a significant role in the Net Zero Carbon. Reducing Ireland's total carbon emissions, tackling climate change in addition to ensuring that Ireland has a sustainable and secure energy future are just some of the benefits of this technology. Hydrogen has the potential to offer an alternative that can assist with the decarbonisation of industrial processes where the reduction of carbon emissions is both difficult and urgent. The Hydrogen Strategy published by the EC outlines Europe's ambition for utilisation of this technology. There is also an intention to make substantial investment into this sector as a means of promoting it as a major pillar in a future decarbonised energy environment.

Hydrogen Development Objective

It is a development objective of Cavan County Council to -

HYD 01 Support the use of Hydrogen as a renewable energy resource subject to proper planning considerations.

Proposed Amendment No. 93		
Section	Heading	Page No.
7.10.7	Compressed Natural Gas	415

Insert new Section 7.10.7 Compressed Natural Gas

7.10.7 Compressed Natural Gas

CNG is natural gas that has been compressed to fit into a vehicle's tank and is particularly suitable for use in commercial vehicles. The development of CNG Infrastructure will enable fuel switching from diesel to CNG for HGVs and buses. CNG is an established technology that is used in many countries around the world. CNG contains virtually no particulate matter (PM) and also has low emission levels of nitrogen oxides (NOx) which is beneficial from an air quality perspective. CNG vehicles can be run on 100% renewable gas. This is a renewable and carbon neutral fuel, produced using Anaerobic Digestion technology from existing waste streams and a variety of sustainable biomass sources, including grass, animal waste, crop residues and food waste. Infrastructure development for CNG is already underway in Ireland, with 14 fast fill CNG stations being installed across the Core TEN-T road network via a project called the Causeway Study 7 that is supported by the European Commission through the CEF Transport Fund and the Commission for Regulation of Utilities (CRU).

Compressed Natural Gas

It is a development objective of Cavan County Council to -

CNG 01 Support the use of gas in transport through the facilitation of CNG refuelling infrastructure subject to proper planning considerations.

Proposed Amendment No. 94		
Section	Heading	Page No.
7.11	Public Rights of Way	416

Insert a new objective ROW 04

ROW 04 Explore the feasibility of commissioning a study to carry out comprehensive analysis of rights of way in the County within two years of adoption of the development plan.

Proposed Amendment No. 95		
Section	Heading	Page No.
7.11	Public Rights of Way	416

Amend Rights of Way Development Objective ROW 03

ROW 03 ~~Undertake~~ **Commence** a review of walking and cycling routes in the county, protect existing public rights of way for the common good, and bring forward proposals for the creation of public rights of way, which give access to places of recreational utility

or natural beauty, particularly in relation to lakes, rivers and forests and areas of historical, archaeological importance within two years of adoption of the Plan.

Proposed Amendment No. 96		
Section	Heading	Page No.
7.11	Public Rights of Way	416

*Amend Title of Section 7.11 **Public** Rights of Way*

Chapter 8 Environment

Proposed Amendment No. 97		
Section	Heading	Page No.
8.4.1	Ground Water and Surface Water	432

*Rename Section 8.4.1 Groundwater to Section 8.4.1 Groundwater **and Surface Water***

Proposed Amendment No. 98		
Section	Heading	Page No.
8.4.1	Ground Water and Surface Water	433

Delete GW 07 and add text to GW 03 in Groundwater Development Objectives, page 433 and Re Number GW 07 to GW 13 to GW 07 to GW 12

GW 03 Support the implementation of the relevant recommendations and measures outlined in the relevant River Basin Management Plan 2022-2027, and associated Programme of Measures, or any such plan that may supersede same during the lifetime of the plan. Development proposals shall not have an unacceptable impact **on water quality**, the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands, ~~and species~~ **and wetlands, in County Cavan and in any areas that are hydrologically or hydrogeologically linked, including areas in Northern Ireland.**

~~**GW 07** Ensure that development would not have an unacceptable impact on water quality and quantity including surface water, ground water, designated source protection areas, river corridors and associated wetlands.~~

Proposed Amendment No. 99		
Section	Heading	Page No.
8.4.3	Wastewater – Capital Investment Plan, Wastewater Treatment Plant Early Contractor Involvement (CIP WWTP ECI) programme	436

Amend text in Section 8.4.3 Wastewater – Capital Investment Plan, Wastewater Treatment Plant Early Contractor Involvement (CIP WWTP ECI) programme

8.4.3 Wastewater – Capital Investment Plan, Wastewater Treatment Plant Early Contractor Involvement (CIP WWTP ECI) programme

This investment programme includes for County Cavan, the following wastewater treatment plants - Bailieborough, Ballyjamesduff, Kingscourt, Cootehill, & Virginia. **Bailieboro, Kingscourt and Cootehill projects are currently at Gate 1 stage (Feasibility study) and Virginia and Cootehill are at Gate 2 stage.** ~~Feasibility Study reports are completed for these sites and Bailieborough, Ballyjamesduff,~~

Kingscourt, Cootehill, & Virginia were progressed to gate 2 works, (Planning, Design, EIA), in early 2020.

ECI contractor has been appointed (VWI) and will now progress the work packages from gate 2 stage to completion and has received the following Project Brief packages;

1. **Virginia:** Increase current capacity from 2000 PE to ~~6075PE~~ **6000PE**- Upgrade process to meet the current WWDL requirements.
2. **Ballyjamesduff:** Increase current capacity from 2200 PE to ~~6600PE~~ **5200PE** - Upgrade process to meet the UWWTR requirements

It is envisaged that similar preliminary design exercises will commence for Cootehill, Bailieborough and Kingscourt Projects throughout 2021.

Proposed Amendment No. 100		
Section	Heading	Page No.
8.4.3	Wastewater – Capital Investment Plan, Wastewater Treatment Plant Early Contractor Involvement (CIP WWTP ECI) programme	437

Amend Foul Drainage and Wastewater Development Objective FDW 08

FDW 08 Ensure all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer, subject to connection agreements with Irish Water. **New developments connecting to Irish Water network shall be assessed through Irish Water’s New Connection Process.**

Proposed Amendment No. 101		
Section	Heading	Page No.
8.4.3	Wastewater – Capital Investment Plan, Wastewater Treatment Plant Early Contractor Involvement (CIP WWTP) Programme	438

Add new Foul Drainage and Wastewater Development Objective FDW 19

FDW 19 Development proposals in close proximity to Wastewater Treatment Plants shall provide, where deemed necessary, for a minimum buffer of 50 metres (for smaller WWTP’s) and greater for WWTP’s that are greater than 1500PE.

Proposed Amendment No. 102		
Section	Heading	Page No.
8.4.3	Wastewater – Capital Investment Plan, Wastewater Treatment Plant Early Contractor Involvement (CIP WWTP) Programme	438

Add new Foul Drainage and Wastewater Development Objective FDW 20

FDW 20 Development proposals including those for linear parks and wildlife corridors along riverbanks shall plan for access and maintenance of existing Irish Water Infrastructure.

Proposed Amendment No. 103		
Section	Heading	Page No.
8.5.3	Rural Water Programme	440

Delete W 01 Water Services Objective, page 440 and renumber from W01 to W 06 to W01 to W 05.

~~**W 01** Support the implementation of the relevant recommendations and measures outlined in the relevant River Basin Management Plan 2022-2027, and associated Programme of Measures, or any such plan that may supersede same during the lifetime of the plan. Development proposals shall not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands.~~

Proposed Amendment No. 104		
Section	Heading	Page No.
8.5.3	Rural Water Programme	440

Delete W 02 Water Services Objective, page 440 and renumber from W01 to W 06 to W01 to W 04.

~~**W 02** Contribute towards, as appropriate, the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, wetlands, groundwater and associated habitat and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC). The European Union (Water policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (groundwater) Regulations 2010 (as amended) and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same).~~

Proposed Amendment No. 105		
Section	Heading	Page No.
8.4.3	Wastewater – Capital Investment Plan, Wastewater Treatment Plant Early Contractor Involvement (CIP WWTP ECI) programme	441

Delete FDW 15 and renumber from Foul Drainage and Wastewater Development Objectives and insert into new Water Development Objectives, W07

~~FDW 15~~ Support the development of group water supplies and public drinking water supplies throughout the county.

W 07 Support the development of group water supplies and public drinking water supplies throughout the county.12.

Proposed Amendment No. 106		
Section	Heading	Page No.
8.5.3	Rural Water Programme	441

New Water Development Objective W 08

W 08 Support the development in the County of green infrastructure, river walkways (in accordance with the principles of Planning for Watercourses in the Urban Environment, A guideline Developed by Inland Fisheries) and access from amenities, residential areas and community services to the town centre.

Proposed Amendment No. 107		
Section	Heading	Page No.
8.6.3	Integration of other provisions to flood risk management into the Plan	443

Amend Flood Risk Management Development Objective, FRM 04

FRM 04 Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposals will need to be accompanied by a Development Management Justification Test when required by the Guidelines in addition to the site-specific Flood Risk Assessment. Where only a small proportion of a site is at risk of flooding, the sequential approach shall be applied in site planning, in order to seek to ensure that no encroachment onto or loss of the flood plain occurs and/or that only water compatible development, such as Open Space, would be permitted for the lands which are identified as being at risk of flooding within that site.

Proposed Amendment No. 108		
Section	Heading	Page No.
8.6.3	Integration of other provisions to flood risk management into the Plan	444

Insert a new Flood Risk Development Objective FRM 15

FRM 15 Co-operate with the Office of Public Works (OPW) in the delivery of Flood Relief Schemes.

Proposed Amendment No. 109		
Section	Heading	Page No.
8.9	Noise Pollution	450

Add text to N02 Noise Development Objective

N 02 Require all developments to be designed and operated in a manner that will minimise and contain noise levels **having regard to relevant national guidelines and in the absence of national guidelines, to relevant international standards, where appropriate. Seek identification and implementation of noise mitigation measures, where warranted, for developments proposed in the vicinity of existing or proposed national roads.**

Proposed Amendment No. 110		
Section	Heading	Page No.
8.10	Light Pollution	450

Amend Section 8.10 Light Pollution Lighting Development Objective LP 01 and LP 03

LP 01 Control lighting in urban, ~~and rural~~ **and sensitive areas in accordance with Euronats and Darksky Circular** ~~and in particular sensitive locations~~, in order to minimise impacts on residential amenity, habitats and species of importance.

LP 03 Ornamental lighting of public buildings, bridges, monuments and public spaces must not fall beyond the area intended or directed skywards. Architecturally sensitive tones such as passive, warm coloured lights should be considered before blue or rich white lights and only used where necessary **in accordance with Eurobats and Darksky Circular.**

Chapter 9 Tourism

Proposed Amendment No. 111		
Section	Heading	Page No.
9.1	Background	455

Amend Section 9.1 - to include updated Tourism Figures

In 2018, Cavan welcomed 96,090 overseas tourists making a contribution to the local economy of over €52M. Irish residents took 222,000 trips to Cavan and Leitrim spending €29mn (1% of domestic tourist spend) across the two counties. Britain, Northern Ireland and the domestic market are the main sources of tourism business.

In 2019, Cavan welcomed 1% of the 9.7 million overseas tourists who came to Ireland, spending 1% of the €5.2bn overseas tourism expenditure in Ireland, with a further 310,000 domestic visitors to Cavan & Leitrim generation an estimated 53mn in revenue. Britain, Northern Ireland and the domestic market are the main sources of tourism business.

Proposed Amendment No. 112		
Section	Heading	Page No.
9.3	Tourism in Cavan	457

Amend Section 9.3 Tourism in Cavan, paragraph 2

Cavan is a county with substantial heritage and cultural assets, along with a scenic, unspoilt and rich natural environment, within easy reach of Dublin, Belfast and the North West. **The following highlights key visitor attractions in the County:**

1. County Cavan Museum
2. Cavan Burren Park
3. Killykeen Forest Park
4. Dun Na Ri Forest Park
5. The Shannon Pot
6. Clogh Oughter Castle
7. St. Killian's Heritage Centre
8. Cavan Adventure Centre
9. Killinkere Visitor Farm

Proposed Amendment No. 113		
Section	Heading	Page No.
9.3	Tourism in Cavan	459

Amend 9.3 to include updated Tourism Figures

In 2018, Cavan welcomed 96,090 overseas tourists³ contribution to the local economy in Cavan of over €52M. Irish residents took 222,000 trips to Cavan and Leitrim spending €29mn (1% of domestic tourist spend) across the two counties.

Fáilte Ireland's figures indicate that in 2019, Cavan welcomed 1% of the 9.7 million overseas tourists who came to Ireland, spending 1% of the €5.2bn overseas tourism expenditure in Ireland, with a further 310,000 domestic visitors to Cavan & Leitrim generation an estimated 53mn in revenue.

Proposed Amendment No. 114		
Section	Heading	Page No.
9.3	Tourism in Cavan	459

Insert the following to Section 9.3 Tourism in Cavan

Cavan County Council has secured €4.8 million for a new Discovery Centre at the Shannon Pot, alongside enhancements including a new elevated walkway for Cavan Burren Park under Fáilte Ireland's Platforms for Growth Capital Investment Programme. The Shannon Pot project involves the development of a new state of the art Discovery Centre, comprising of a three-part complex containing the main visitor exhibition area, reception area, ticket box, public amenities, a café, and a retail shop. In addition to a looped trail at the Discovery Centre which will take visitors on a journey around the pot itself. Developments at the Cavan Burren Park will include an upgrade of the existing car park, the visitor centre and its immediate surrounds, a new outdoor amphitheatre meeting area and a new 450 metre elevated walkway.

Proposed Amendment No. 115		
Section	Heading	Page No.
9.3	Tourism in Cavan	459

Insert the following to Section 9.3 Tourism in Cavan

Cavan County Council has secured €4.8 million for a new Discovery Centre at the Shannon Pot, alongside enhancements including a new elevated walkway for Cavan Burren Park under Fáilte Ireland's Platforms for Growth Capital Investment Programme. The Shannon Pot project involves the development of a new state of the art Discovery Centre, comprising of a three-part complex containing

³ 1% of the 9,609 million who came to Ireland in 2019

the main visitor exhibition area, reception area, ticket box, public amenities, a café, and a retail shop. In addition to a looped trail at the Discovery Centre which will take visitors on a journey around the pot itself. Developments at the Cavan Burren Park will include an upgrade of the existing car park, the visitor centre and its immediate surrounds, a new outdoor amphitheatre meeting area and a new 450 metre elevated walkway.

Proposed Amendment No. 116		
Section	Heading	Page No.
9.3	Tourism in Cavan	460

Amend text in Tourist Development Objectives T 04

T 04 Continue to work closely with Fáilte Ireland to maximise the benefit of national and regional initiatives/**plans/strategies** for the county, with a particular emphasis on initiatives which will increase the economic benefit from tourism, support local business development and encourage new enterprise opportunities.

Proposed Amendment No. 117		
Section	Heading	Page No.
9.3	Tourism in Cavan	461

Insert new Tourism Development Objective T 13

T 13 It is an objective of the Council to support the provision of accessible tourism.

Proposed Amendment No. 118		
Section	Heading	Page No.
9.3	Tourism in Cavan	461

Insert the following new Tourism Development Objective T14

T14 Support the development of a new Discovery Centre at the Shannon Pot in collaboration with Fáilte Ireland as a key tourism product under the Fáilte Ireland Platforms for Growth capital investment programme.

Proposed Amendment No. 119		
Section	Heading	Page No.
9.3	Tourism in Cavan	461

Insert the following new Tourism Development Objective T 15

T15 The Council will support the preparation of Destination Experience Development Plans (DEDP) and other tourism masterplans both within the county and also those which crosses from the county into neighbouring counties in collaboration with Fáilte Ireland and other tourism stakeholders.

The Council will work with Fáilte Ireland to prepare and implement The Ancient Destination Experience Development Plan (ADEPD) as it extends into parts of the county.

Proposed Amendment No. 120		
Section	Heading	Page No.
9.4.1	Destination Towns	461

Insert a new section 9.4.1 Destination Towns and new Destination Towns Development Objectives

9.4.1 Destination Towns

As part of Ireland’s Ancient East programme Cavan Town has been designated as a Destination Town. The continued expansion of the tourism sector in Cavan will require additional visitor facilities, additional bed-nights (across all sectors of accommodation) in the destination town. The RSES states that over the next decade, it is estimated Ireland will have to increase its bed-stock by approximately 50%. This plan supports the provision of the required supporting infrastructure, including improvements to the public realm, transport links, accommodation, night-time economy and harnessing our natural and built heritage and developing our cultural infrastructure.

Under the Destination Towns Initiative, Cavan has secured €540,518 to enhance public spaces in a manner to engage, improve “sense of place” and enhance visitor experience. The following works will be undertaken in Cavan Town as part of the project:

- Public realm works at Townhall and the junction of Townhall Street and Farnham Street
- Enhancement of the town’s heritage town trail
- A review and updating of tourism signage and waymarking throughout the town
- Planting, seating and lighting.

Destination Towns Development Objectives

It is a development objective of Cavan County Council to:

DT 01 Ensure provision is made for the expansion in accommodation and facilities and necessary supporting infrastructure within Destination Towns, whilst supporting the sustainable development of our natural and built heritage.

DT 02 Establish potential tourist and amenity attractions of scale in the Cavan, in partnership with Fáilte Ireland, and the relevant Local Authorities.

DT 03 Ensure that “Discovery Points” targeting Irelands Ancient East are included for Cavan as enablers for increasing bed nights and visitor numbers.

Proposed Amendment No. 121		
Section	Heading	Page No.
9.5	Tourism Infrastructure and Visitor Services	462

Insert new development objective TV 10, Section 9.5, Tourism Infrastructure and Visitor Services Development Objectives

TV 10 In collaboration with Fáilte Ireland, promote, encourage and facilitate the development of a new visitor discovery experience centre at Shannon Pot as a key tourism product under the Fáilte Ireland Platforms for Growth capital investment programme.

Proposed Amendment No. 122		
Section	Heading	Page No.
9.7	Lakes and Waterways	465

Insert new Lakes and Waterway Development Objective LW 08

LW 08 Support the development of Waterways Ireland ‘Shannon Tourism Masterplan’ and its objective to revitalise the combined Shannon Navigation and Shannon Erne Waterway as a key destination within Ireland’s Hidden Heartlands, identifying visitor experiences based on the region’s natural and cultural assets.

Chapter 10 Natural Heritage

Proposed Amendment No. 123		
Section	Heading	Page No.
10.5	Natural Heritage in County Cavan	477

Add the following new Natural Heritage Development Objective

NH9 Working in close partnership with the Heritage Council, National Parks and Wildlife Service, Fisheries Boards, Fáilte Ireland, Office of Public Works, Geological Survey of Ireland to deliver on the strategic actions of the current Cavan County Heritage Action Plan and the Cavan County Action Biodiversity Plan or subsequent plans adopted within the lifetime of the development plan.

Proposed Amendment No. 124		
Section	Heading	Page No.
10.7	Natural Heritage Areas	479

Reword NHDS 2 Development Objective for Designated Sites

Delete NHDS 2

~~**NHDS2** Ensure that no plans, programmes or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European Sites arising from their size or scale, land take, proximity, resource requirements, emissions, transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted (either individually or in combination with other plans, programmes, or projects).~~

NHDS 2 Ensure an Appropriate Assessment is carried out in respect of any plan or project not directly connected with or necessary for the management of the site but likely to have a significant effect on the integrity of a European Site(s), either individually or in combination with other plans or projects, in view of the site's conservation objectives.

Proposed Amendment No. 125		
Section	Heading	Page No.
10.7	Natural Heritage Areas	479

Amend text in NHDS 3 Development Objective for Designated Sites

NHDS 3 Ensure that any plan or project that could have an adverse impact on a NHA, pNHA, SAC, SAC, SPA, SPA (either by themselves or in combination with other plans and

projects) or upon the conservation objectives of the site or would result in the deterioration of any habitat or any species reliant on that habitat will ~~not be permitted~~ **will be subject to the requirements of Article 6(3) and Article 6(4) of the Habitats Directive.**

Proposed Amendment No. 126		
Section	Heading	Page No.
10.8	Natural Heritage Areas	481

Insert new Development Objective for Non Designated Sites NHND 5

NHND 5 Require an Ecological Impact Assessment (EcIA) for any proposed development which may have a significant impact on rare, threatened and or protected species and non-designated habitats of biodiversity value.

Proposed Amendment No. 127		
Section	Heading	Page No.
10.9	Geological Heritage	482

Amend Development Objective for Geological Heritage GH1

GH1 Protect and enhance the ~~geological heritage of the Cavan Geological Survey~~ **County Geological Heritage Audit of Cavan’.**

Proposed Amendment No. 128		
Section	Heading	Page No.
10.12	Wetlands	487

Amend Wetlands Development Objective WL 3

WL3 Where it is intended to fill or reclaim **or carry out a development proposal on** a wetland area, **the minimum level of assessment on a site above 0.1ha shall be an ecological impact assessment and an Appropriate Assessment where necessary.** ~~will be required.~~

Proposed Amendment No. 129		
Section	Heading	Page No.
10.13	Woodlands, Trees, Hedgerows and Stonewalls	488

Amend Section 10.13: Woodlands, Trees, Hedgerows and Stonewalls Development Objective WTHS 7

WTHS7 Encourage the retention of hedgerows and stone walls and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where possible. Where removal of a hedgerow or stone wall is unavoidable, mitigation by provision of the same type of boundary will be required **and where removal is proposed which may affect bat species it shall be subject to regime of protection under the EC (Birds and Habitats) Regulations, 2011, as amended.**

Proposed Amendment No. 130		
Section	Heading	Page No.
10.16	Landscape Categorisation	489

Amend Section 10.16 Landscape Categorisation and Landscape Categorisation Development Objective

10.16 Landscape Categorisation – Analysis of County Cavan

To date Cavan County Council has not prepared a Landscape Character Assessment. ~~During the lifetime of this plan,~~ **Within 6 months of the adoption of the plan,** Cavan County Council will undertake to ~~complete~~ **commence** a comprehensive Landscape Character Assessment building on the existing Landscape Categorisation contained in Appendix 14.

Proposed Amendment No. 131		
Section	Heading	Page No.
10.16.1	Landscape Categories	490

Amend Landscape Character Areas Development Objective LC8

LC8 ~~Undertake~~ **Commence the preparation of** a Landscape Character **Assessment within 6 months of the adoption of the development plan.** ~~during the lifetime of this plan.~~

Proposed Amendment No. 132		
Section	Heading	Page No.
10.25	Landscape Character/Natural Heritage Climate Context and Associated Development Objectives	497

Insert a new Development Objective for Landscape Character/ Natural Heritage Climate Change Development Objectives LCC 12

LCC 12 **Support the aims of the National Peatlands Strategy and the implementation of the National Raised Bog SAC Management Plan 2017-2022 and Peatlands Climate Action Scheme.**

Chapter 11 Built Heritage

Proposed Amendment No. 133		
Section	Heading	Page No.
11.8.2	Importance of Archaeological Heritage	509

Insert the following text into Section 11.8.2 Importance of Archaeological Heritage

11.8.2 Importance of Archaeological Heritage

County Cavan has a wealth of archaeological heritage including the prehistoric Cavan Burren Park which is part of the UNESCO Cuilcagh Lakelands Geopark, the thirteenth century Lough Oughter Castle, earthworks, historic burial grounds, crannogs and ringforts. Archaeology, as a study enables us to understand how these humans interacted with their environment, how their societies worked and their development into present day. It marks a connection to our distant past, an educational tool and a heritage tourism asset. Once lost, such elements can never be replaced, this non-renewable resource must be protected.

There are a number of categories of monuments under the National Monuments Acts:

- National Monuments in the ownership or guardianship of the Minister or a local authority or National Monuments which are subject to a preservation order.
- Historic monuments or archaeological areas recorded in the Register of Historic Monuments.
- Monuments recorded in the Record of Monuments and Places.
- **Underwater archaeology**

Chapter 12 Rural

Proposed Amendment No. 134		
Section	Heading	Page No.
12.12	Quarrying	531

Insert the following text in Section 12.12 Quarrying

Mineral extraction, such as working with stone, sand and gravel, can generate environmental capacity problems for the surrounding areas. As such, applications for mineral extraction must account for issues including noise, dust, vibration, visual intrusion, water pollution, traffic generation and **rehabilitation proposals for the site**. An Environmental Impact Assessment Report (EIAR) will be required as part of a planning application where certain thresholds are exceeded and in other cases where extraction is likely to have significant effects on the environment as determined by the Planning Authority. The cumulative effects of work in a given area will also be considered when assessing a planning application.

Proposed Amendment No. 135		
Section	Heading	Page No.
12.12	Quarrying	532

Amend the Development Objective Q 08

- Q 08** Ensure that development for aggregates/mineral extraction, processing and associated processes does not significantly impact on the following:
- Existing and proposed Special Area of Conservation and Special Protection Areas
 - Existing and proposed Natural Heritage Areas.
 - Areas of importance for the conservation of fauna
 - Areas of significant archaeological potential
 - ~~In the vicinity of a Recorded Monuments~~
 - Sensitive landscapes
 - **Drinking Water Supplies**
 - **Public Rights of Way, Walking/Cycling Routes**
 - **County Geological Sites**
 - ~~Ensure that all quarrying activities and projects associated with the extractive industry comply with all relevant Planning and Environmental Legislation~~
 - Ensure that all quarrying activities and projects associated with the extractive industry comply with all relevant Planning and Environmental Legislation **including the Geological Heritage Guidelines for the Extractive Industry**

Proposed Amendment No. 136		
Section	Heading	Page No.
12.12	Quarrying	532

Insert new Development Objective

Q 09 Ensure that all quarrying activities and projects associated with the extractive industry comply with all relevant Planning and Environmental Legislation.

Proposed Amendment No. 137		
Section	Heading	Page No.
12.12	Quarrying	532

Insert new Quarrying Development Objective

Q 10 To encourage the rehabilitation of disused quarries and extractive sites to possible uses including habitat restoration, agriculture, recreation/amenities, commercial, industrial, and residential or a combination of same, subject to normal planning and environmental considerations’.

Proposed Amendment No. 138		
Section	Heading	Page No.
12.13	Rural Housing	533

It is a goal of this plan to respect the long tradition of people living in rural areas in County Cavan and promote sustainable rural settlements as a key component in achieving strong and vibrant rural communities.

The Plan aims to;

- Sustain and renew established rural communities in the small towns and villages and wider countryside areas.
- Strengthen the established structure of villages and smaller settlements in rural areas to support local economies and to accommodate additional population in a way that supports the viability of local infrastructure and services.
- Ensure that key assets in rural areas such as water quality and the natural and cultural heritage are protected to support quality of life and economic viability.
- **Avoid the creation of additional access points from new development or the generation of increased traffic from existing accesses to national roads for single houses, to which speed limits greater than 60kmph apply.**

It is necessary to carefully manage rural housing development. The provision of more sustainable housing options for rural communities will be facilitated by the plan through building up the capacity of our rural villages and Community Nodes to accommodate future housing needs of rural dwellers.

Proposed Amendment No. 139		
Section	Heading	Page No.
12.13.2	Rural Housing	535

Amend text in Section 12.13.2, Rural Housing

Rural generated housing

The Planning Authority considers that the following broad categories constitute a rural generated housing need.

- A. Persons who are an intrinsic part of the rural community who have strong social or economic ~~links~~ **link or need to live in** the area and who are an intrinsic part of the rural community,
- ~~Building their first home~~
 - **That the dwelling is their first home in the locality.**
 - Returning emigrants who lived for substantial parts of their lives in rural areas, then moved abroad and who now wish to return to reside near other family members, to work locally, to care for elderly family members, or to retire
 - Persons currently residing in the local rural area and who can demonstrate a **social or economic** requirement for a permanent residence there.
 - Persons who need to reside near elderly parents so as to provide security, support and care, or elderly people who need to reside near immediate family.

Proposed Amendment No. 140		
Section	Heading	Page No.
12.13.2.1	Rural Area Types	537

Amend Areas Under Strong Urban Influence Development Objective SUI 01

- SUI 01** That development within ‘Areas under Strong Urban Influence’ shall be restricted to landowners and their immediate family members **with a demonstrable social or economic need.****

Proposed Amendment No. 141		
Section	Heading	Page No.
12.13.2.1	Rural Area Types	537

Amend Areas Under Strong Urban Influence Development Objective SUI 02

- SUI 02** Accommodate rural generated, housing need from individuals for permanent residential development in strong urban influence who have strong social or economic links **or need to the area to locate in the area** and who are an intrinsic part of the rural community, subject to good planning practice, in matters of location, siting, design and the protection of environmentally sensitive areas and areas of high landscape value, environmental carrying capacity and landscape protection consideration.

Proposed Amendment No. 142		
Section	Heading	Page No.
12.13.2.6	Access and Sightlines for Rural Applications	543

Add new Development Objective to Section 12.13.2.6 Access and Sightlines for Rural Applications

Access and Sightlines for Rural Applications Development Objectives

It is a development objective of Cavan County Council to:

AS 03 Restrict the creation of additional access points from new developments or the generation of increased traffic from existing accesses to national roads, to which speed limits greater than 60kmph apply.

Chapter 13 Development Management

Proposed Amendment No. 143		
Section	Heading	Page No.
13.4.1	Residential Density	558

Amend Section 13.4 Residential Development

13.4.1 Residential Density

Generally, the number of units to be provided on a site should be determined with reference to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the accompanying Urban Design Manual (2009) or any update thereof and the Smarter Travel policy. The concept of 15–20-minute walkable communities will be sought and created, and accordingly appropriate residential densities will be encouraged within walking distance to town centres and public transport infrastructure. Due to the difficult topography of County Cavan, there are many instances where specified densities cannot be achieved. **The densities outlined in the table below indicate approximate key residential outputs over the life time of the plan and site density will be determined on a case by case basis.**

Proposed Amendment No. 144		
Section	Heading	Page No.
13.4.1	Residential Density	558

Insert Table in Section 13.4.1

	Density in town/Village Core	Density in Brownfield and Infill Sites	Density in Proposed Residential	Density in Proposed Low Density Residential
Cavan Town	30-35	22-30	18-22	8-10
Virginia	25-30	20-25	16-20	8-10
Self Sustaining Towns	25-30	18-25	14-18	8-10
Medium Towns	20-25	16-20	12-16	8-10
Small Towns	17-20	14-17	10-14	8-10
Villages Category 1 and 2	8-12	8-12	8-12	8-10

Proposed Amendment No. 145		
Section	Heading	Page No.
13.4.1	Residential Density	559

Residential Density Development Objectives

It is a development objective of Cavan County Council to:

- RD 01 Encourage ~~the densities in accordance with the above table throughout the County density of 18–22 units per ha in Cavan Town and 8–20 units per ha in the remainder of the County~~ in accordance with the Core Strategy.
- RD 02 In Villages and Community Nodes any development shall take cognisance of the prevailing scale and pattern of development and services availability.
- RD 03 Ensure densities of proposed developments reflect the key attributes and character of the surrounding/adjoining area

Proposed Amendment No. 146		
Section	Heading	Page No.
13.4.2	Building Height	559

Insert a new Development Objective BHDO 04 in Section 13.4.2

Building Height Development Objectives

It is a development objective of Cavan County Council to:

- BHDO 04 Commence a Building Height Strategy for Cavan Town within 2 years of the adoption of the Development Plan.

Proposed Amendment No. 147		
Section	Heading	Page No.
13.4.14	Apartments	567

Amend text in Section 13.4.1

13.4.14 Apartments

The provision of apartment schemes shall be generally encouraged in appropriate locations, at a suitable scale and extent. Primarily this will be town centre locations and proximate to public transport and in the appropriate settlements. ~~There is a presumption against new apartments type accommodation in small towns and villages of the County.~~ There is a presumption against new apartments type accommodation in small towns and villages of the County. Where apartment type developments are being considered in small towns and villages of the County they should be of appropriate scale to attract long term sustainable communities and should have adequate provision for family living. Apartments

shall meet standards in terms of living unit size, private and public open space and parking. There is a strong preference for units that are provided for assisted living with own front door entry.

Apartment type accommodation in small towns and villages of the county shall comprise of over the shop type, conversion of existing housing stock type proposals or small scale sensitive backland type only. This offers these centres, where the needs arise, to provide for this type of accommodation whilst also providing a suitable use for the reuse of existing and vacant buildings in the small town and village core. Apartment accommodation in small towns and villages shall be of an appropriate scale and extent and in suitable locations only. The extent of development on the site along with the type, scale and density of developments in the vicinity of the site will be a key consideration.

Proposals for new apartment schemes shall be designed in line with the design criteria as set out in the 2018 Ministerial Guidelines – Sustainable Urban Housing -Design Standards for New Apartments-Guidelines for Planning Authorities or any subsequent update. Whilst these guidelines set out minimum design standards, standards above these are encouraged in the interests of creating attractive living environments and sustainable communities.

Proposed Amendment No. 148		
Section	Heading	Page No.
13.4.3	Site Coverage	560

Insert amended SC 01 in Section 13.4.3

Site Coverage Development Objectives

It is a development objective of Cavan County Council to:

SC 01 ~~Site coverage shall generally not exceed 80%. Higher site coverage may be permissible in certain limited circumstances such as adjacent to public transport corridors, to facilitate areas identified for regeneration purposes and in specific areas where an appropriate mix of both residential and commercial uses is proposed.~~

SC 01 Individual development proposals will be assessed on performance-based criteria dependent on location and individual site characteristics in accordance with the provisions of national policy NPF NPO 13.

Proposed Amendment No. 149		
Section	Heading	Page No.
13.4.4	Plot Ratio	560

Insert amended PR 01 in Section 13.4.4

Plot Ratio Development Objectives

It is a development objective of Cavan County Council to:

~~PR 01~~ — As a general rule, the indicative maximum plot ratio standard shall be 1.0 for housing at the edge of town locations with an indicative maximum plot ratio of 2.0 in town centre locations.

PR 01 Individual development proposals will be assessed on performance-based criteria dependent on location and individual site characteristics in accordance with the provisions of national policy NPF NPO 13.

Proposed Amendment No. 150		
Section	Heading	Page No.
13.5.5	Extensions to Dwellings	572

Amend Section 13.5.5 Extensions to Dwellings

13.5.5 Extensions to Dwellings

Extending existing dwellings to meet changing needs of families is an acceptable form of development which is viewed positively by the Planning Authority. Extensions to dwellings will be assessed in terms of the degree of impact on existing adjacent residential amenity and the design approach adopted.

Extensions to Dwellings Development Objectives

It is a development objective of Cavan County Council to:

EXD 01 Ensure that extensions to residential dwellings accord with the following:

- ⊖ Be subordinate in terms of scale ~~and be complementary in terms of materials and design to the main building~~
- Complement the local area and not have a negative impact on the visual or residential amenities of neighbouring dwellers of the area in general
- Flat roof extensions ~~in a~~ and contemporary design ~~extensions context~~, will be considered on their individual merits.
- The extension shall not provide for overlooking of the private area of an adjacent residence where no such overlooking previously existed
- New extensions shall not overshadow adjacent dwellings to the degree that there is significant decrease in daylight or sunlight entering the house.

Proposed Amendment No. 151		
Section	Heading	Page No.
13.6.7	Signage	580

Add new Signage Development Objective SIGN 03

SIGN 03 Have regard to Section 3.8 of the DOECLG Spatial Planning and National Roads Guidelines and TII's Policy on the Provision of Tourist and Leisure Signage on National Roads

Proposed Amendment No. 152		
Section	Heading	Page No.
13.6.8	Service Stations	580

Add additional text to Section 13.6.8 Service Stations

The role of service stations has become more diverse with the expansion from merely selling fuel to also providing convenience services and goods, including functioning as rest areas. Ancillary uses include tyre repair, collection points for online retail activity and self-service launderettes. Service stations should be located on the outskirts of a town or village and inside the 50km to 60 km speed limits. *Service stations and associated truck parking facilities in locations at or near national roads will be assessed having regard to Section 2.8 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012).*

Chapter 14 Land Use Zonings

Proposed Amendment No. 153		
Section	Heading	Page No.
14.2.1	Land Uses and Flooding	593

Add the following text to the end of second paragraph of Section 14.2.1 Land Uses and Flooding

Proposals seeking to change the use of existing buildings from a less vulnerable use to a more vulnerable use to the effects of flooding will not normally be considered acceptable to the Planning Authority whilst some change of use proposals not increasing the vulnerability to the effects of flooding or small scale extensions to such buildings will be considered on their individual merits but are acceptable in principle.

An existing dwelling or building that is not located within an area at risk of flooding but has a large rear garden / curtilage that is located within Flood Zone A or B would not be suitable for a more in-depth residential development proposal which would propose a residential use within a designated constrained land use area.

Proposed Amendment No. 154		
Section	Heading	Page No.
14.8, 14.8.2, 14.8.3	Strategic Residential Reserve, Vision and Permitted in Principle	604

Amend Section 14.8, Subsection 14.8.2 and 14.8.3

14.8.2 Vision:

~~Multiple residential type development~~ Residential development of any type will not be permitted on these lands during the lifetime of the Plan.

Only single residential development that would not compromise the development of the remainder of the lands will be considered.

Consideration will be given to alternative uses on these lands only in exceptional circumstances i.e. where it has been demonstrated that the alternative use better facilitates sustainable development and would not prejudice the principle use of these lands for urban residential expansion in the future.

14.8.3 Permitted in Principle:

Allotments

Guest House

Open Space/Park

Park and Ride

Material Alterations:

Residential

Institution/Retirement Home

Sports Facility

Telecommunications

Tourism-Recreational

Complex

Proposed Amendment No. 155		
Section	Heading	Page No.
14.10.1	Objective	607

Insert text to Objective in section 14.10.1

With respect to lands within Flood Zones A and B, permissible Uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone, (please refer to the accompanying Strategic Flood Risk Assessment and Plan Section 13.7.2).

Proposed Amendment No. 156		
Section	Heading	Page No.
14.10.2	Vision	607

Addition of text in Section 14.10, Whitelands Vision

14.10.2 Vision:

This zone is for mixed use development outside of the small town and village town cores. This zone is to cater for the continued growth and development of the small towns and villages whilst recognising their main function which is to support and provide services for local population. It provides for self-sustaining development. It is envisaged that their population will remain stable and limited growth will be encouraged as well as additional services such as employment, educational, leisure or similar. There shall be a strong emphasis on the creation and maintenance of a sense of identity and local character in the proposed development of these areas. Residential development should be of a high quality and appropriate density and accompanied by sufficient detail to justify its requirement. Applications for residential development shall be assessed in the context of the overall population allocation in the core strategy and shall not be permitted where this allocation is significantly exceeded. Individual applications which would exceed the existing population by more than 10% shall not be permitted. Small-scale residential development which will alleviate the pressures for one-off housing in the open countryside will be permitted in these areas.

It is acknowledged that existing amenity, sports and recreational areas have been zoned as Whitelands and the importance of these facilities to these towns and villages is paramount to the proper planning

and sustainable development of the area. These facilities are protected from any inappropriate or non conforming use.

Proposed Amendment No. 157		
Section	Heading	Page No.
14.15.4	General Enterprise and Employment Not Permitted	617

Addition of text in Section 14.15.4, General Enterprise and Employment, Not Permitted

'Retail Shops – Local' and 'Retail Warehousing' to be included in the not permitted category under the General Enterprise and Employment zoning.

(i) Volume 2: Proposed Material Alterations to the Appendices of the Draft County Development Plan;

Proposed Amendment No. 158	
Section	Heading
Appendix 19	Appendix 19 Protected Structures

Delete the following Structures from the Record of Protected Structures:

~~NIAH 40401108~~

~~NIAH 40401414~~

~~NIAH 40402712~~

~~NIAH 40401411~~

~~NIAH 40403006~~

~~NIAH 40400707~~

~~NIAH 40400715~~

~~NIAH 40403207~~

~~NIAH 40310018~~

~~NIAH 40401107~~

~~NIAH 40402108~~

~~NIAH 4030710~~

~~NIAH 40402814~~

~~NIAH 40401916~~

~~NIAH: 40308025~~

~~NIAH 40402418~~

~~NIAH 40400916~~

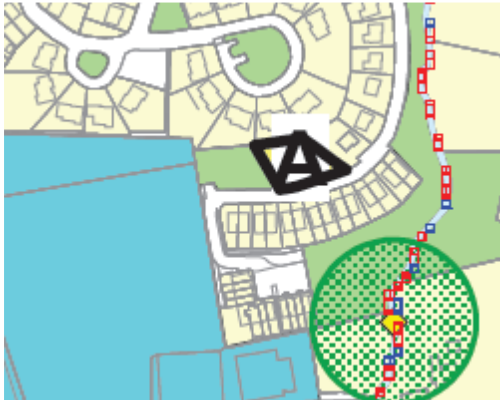
~~NIAH 40403305~~

ZONING

Land Use Zoning Map – Cavan Town

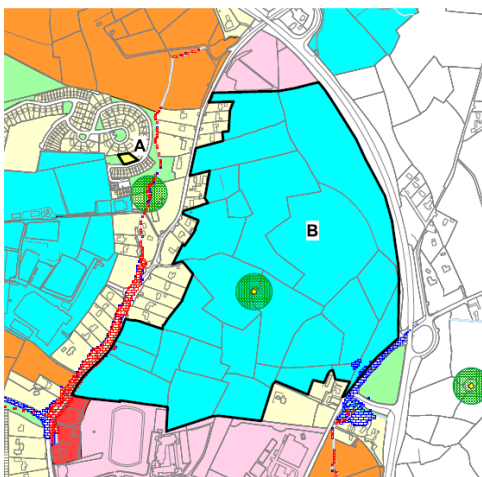
Proposed Amendment No. 159

Rezone part of the site from Open Space and Amenity to Proposed Residential as marked 'A' on the Cavan Town Map Appendix 1.



Proposed Amendment No. 160

Amend zoning to lands marked 'B' on attached Map for Cavan town from Residential Strategic Reserve to General Enterprise and Employment' as shown in Appendix 1.



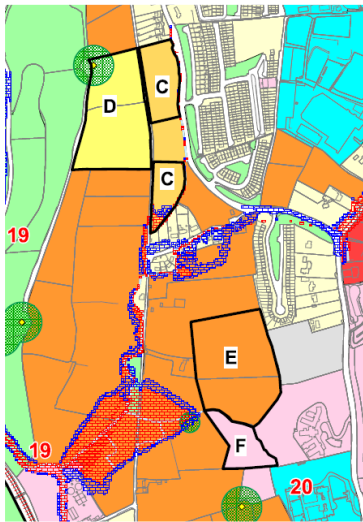
Proposed Amendment No. 161

Amend lands zoned as Residential Strategic Reserve to Low Density Residential Development as marked ‘C’ on Cavan Town attached map in Appendix 1.

Amend Residential Strategic Reserve to Proposed Residential as marked ‘D’ on attached map.

Amend lands zoned as Mixed Use to Residential Strategic Reserve as marked ‘E’ on attached map.

Amend lands to the rear of College View Nursing Home to Public and Community (from Mixed Use in the draft Plan) to provide for an appropriate land use consistent with the nursing home use. This amendment is indicated as ‘F’ on the attached Cavan Town Map, please see Appendix 1.

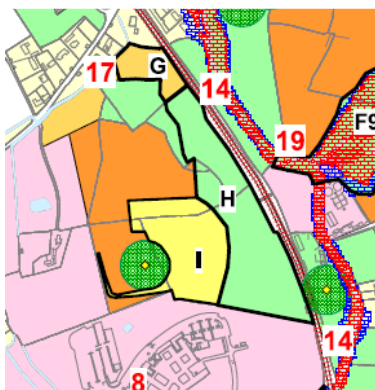


Proposed Amendment No. 162

Amend existing residential strategic reserve to Proposed Low Density Residential as marked ‘G’ on attached Cavan Town map in Appendix 1.

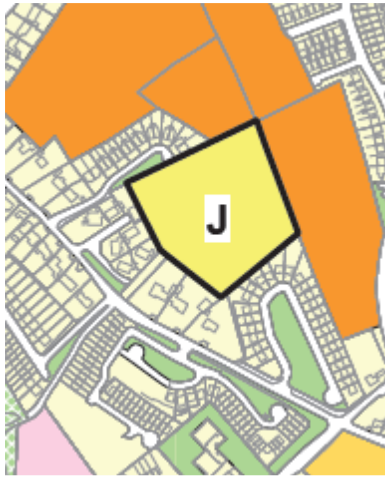
Amend existing Residential Strategic Reserve to Amenity and Open Space as marked ‘H’ on attached Cavan Town map in Appendix 1.

Amend existing Residential Strategic Reserve to Proposed Residential as marked ‘I’ on attached Cavan Town Map and designate the existing national monument as Amenity and Open Space in Appendix 1.



Proposed Amendment No. 163

Rezone the subject land as outlined as ‘J’ in the attached Cavan Town map in Appendix 1 from Residential Strategic Reserve to Proposed Residential.

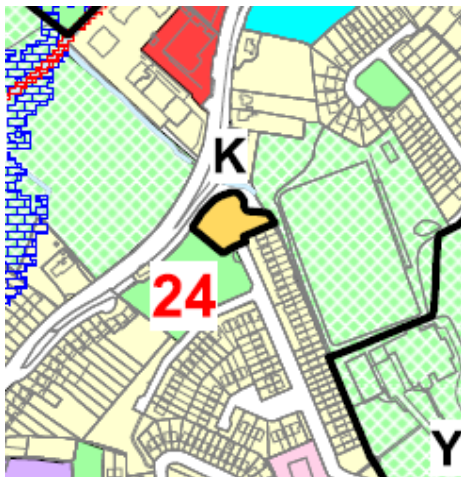


Proposed Amendment No. 164

Amend lands marked as ‘K’ on attached Cavan Town map in Appendix 1 from lands zoned Amenity and Open Space to Proposed Low Density Residential Development.

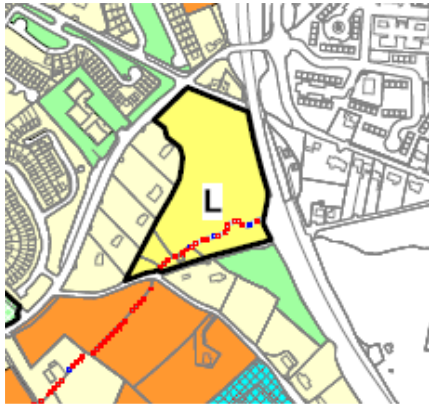
Proposed Amendment No. 20

Insert Map Based Specific Objective 24 “Promote public pedestrian link through this site to the public road on remaining open space lands”.



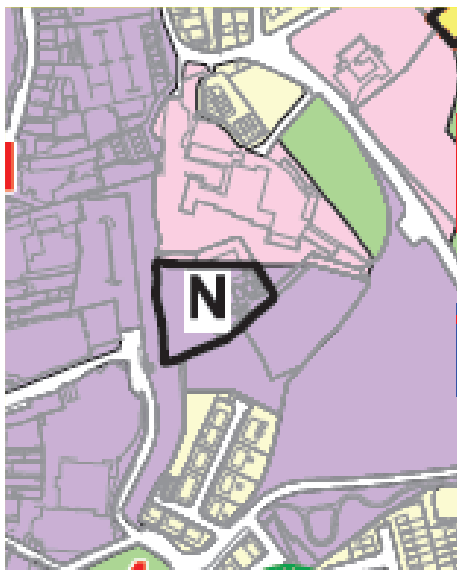
Proposed Amendment No. 165

Rezone lands marked “L” currently zoned Proposed Low Density Residential and Residential Strategic Reserve as Proposed Residential as indicated on Cavan Town map in Appendix 1.



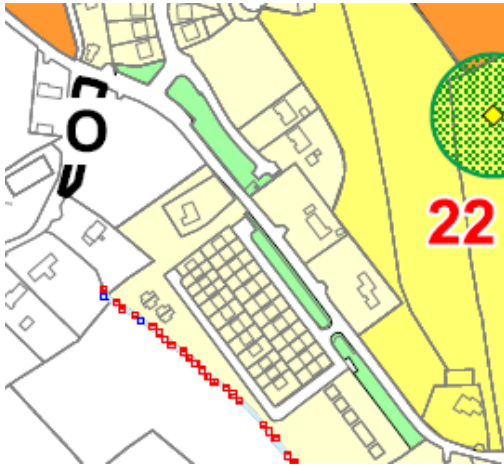
Proposed Amendment No. 166

Lands as marked ‘N’ on the Cavan Town Map in Appendix 1 is amended from Public and Community land use zoning to Town Core.



Proposed Amendment No. 167

Remove Existing Residential zoning on lands outlined and marked as O in attached Cavan Town Map in Appendix 1.

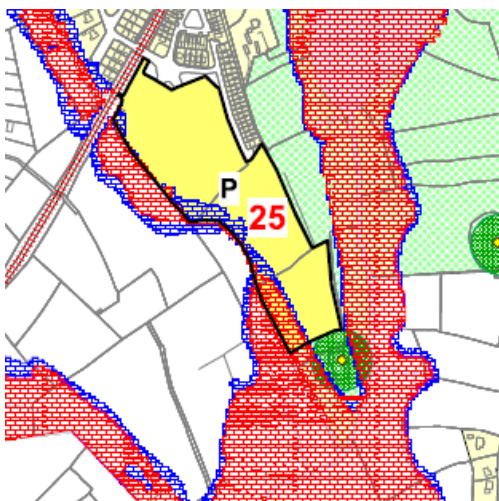


Proposed Amendment No. 168

To include lands marked P as Proposed Residential as shown on Cavan Town Map in Appendix 1.

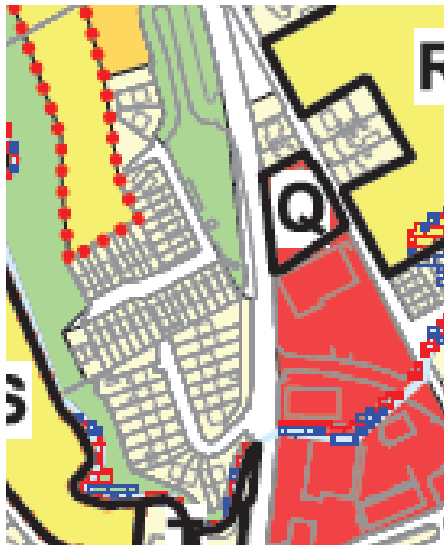
Proposed Amendment No. 20

Insert Map Based Specific Objective No. 25 “Due cognisance and protection shall be afforded to the natural and built heritage of the site, including Swellan Lough and its tributaries and the recorded monument to the south of the site” on Cavan Town Map.



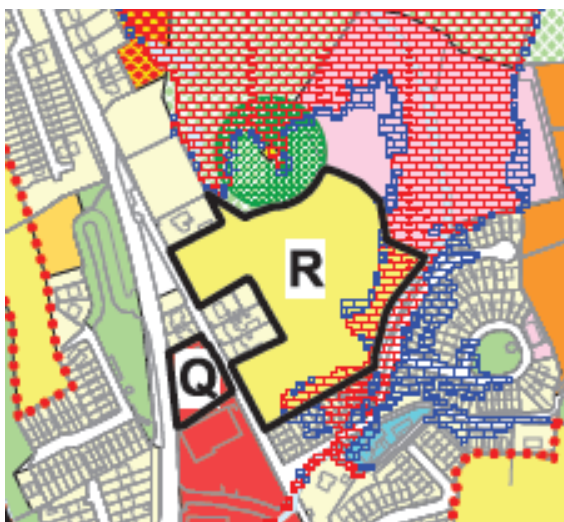
Proposed Amendment No. 169

Amend lands zoned as Existing Residential in draft Plan to Neighbourhood Centre as marked Q on Cavan Town Map in Appendix 1.



Proposed Amendment No. 170

Amend zoning from Public and Community to Proposed Residential as marked 'R' on attached Cavan Town map in Appendix 1.



Proposed Amendment No. 171

Change zoning from Residential Strategic Reserve to Proposed Residential and Amenity and Open Space as per ‘S’ on Cavan Town Map in Appendix 1.

Amend zoning from Amenity and Open Space to Proposed Residential as per “S1” on Cavan Town Map in Appendix 1.

Amend zoning from Residential Strategic Reserve to Existing Residential as per “T” on Cavan Town Map in Appendix 1.

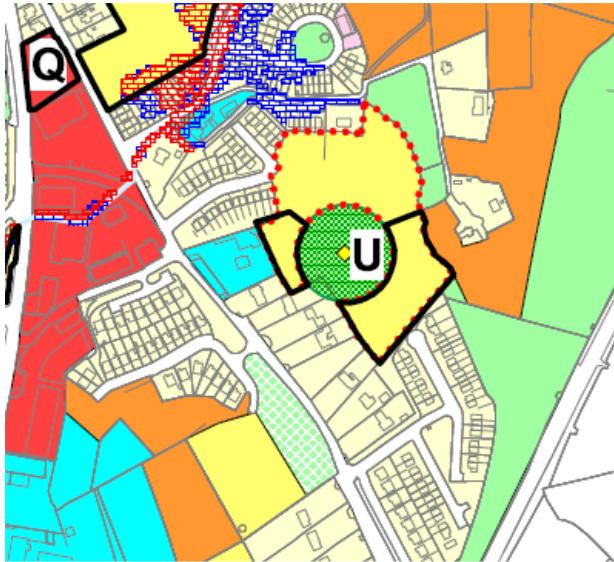
Proposed Amendment No. 20

Insert new Map Based Specific Objective No. 27 ‘The delivery of useable open space shall be completed as part of the delivery of residential development’.



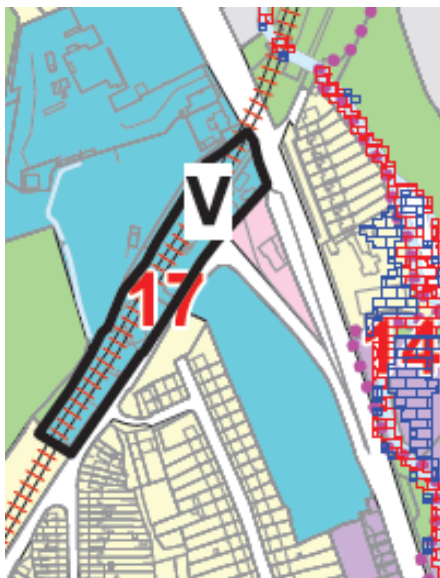
Proposed Amendment No. 172

Amend from Residential Strategic Reserve in the Draft Plan to Proposed Residential as marked U on Cavan Town Map, Appendix 1.



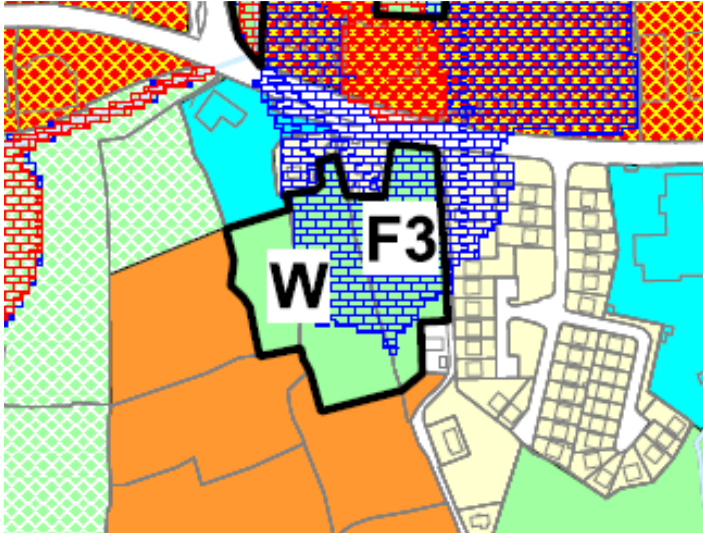
Proposed Amendment No. 173

Amend to General Enterprise and Employment from Public and Community in the Draft Plan as marked as V in the Cavan Town Amendments Map in Appendix 1.



Proposed Amendment No. 174

Amend zoning from Proposed Residential/ Residential Strategic Reserve in the Draft Plan to Open Space and Amenity as marked W/ F3 on Cavan Town Map.

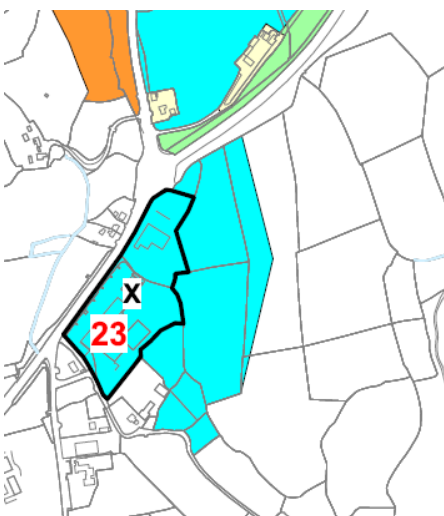


Proposed Amendment No. 175

To include Corlurgan Business Park within the Development Plan Boundary of Cavan Town LAP and zone as General Enterprise and Employment as per X on Cavan Town Amendments Map in Appendix 1.

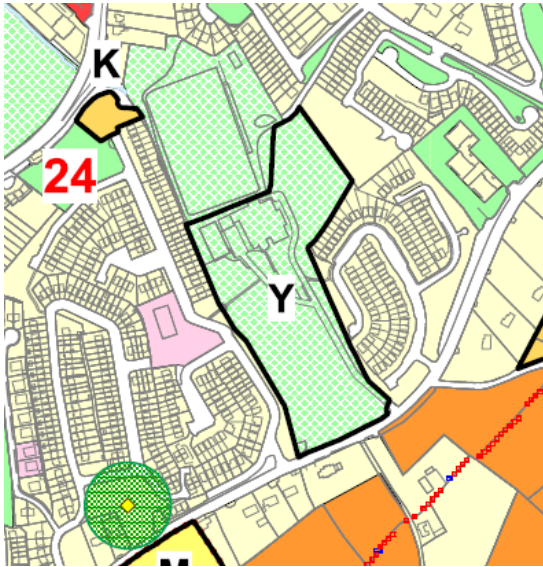
Proposed Amendment No. 20

Map Based Specific Objective Number 23 “Development at this location shall require connection to public services” as per X on Cavan Town Amendments Map in Appendix 1.



Proposed Amendment No. 176

Amend from Public and Community (Sports Complex) in the Draft Plan to Sport and Recreation as marked Y in the Cavan Town Map in Appendix 1.

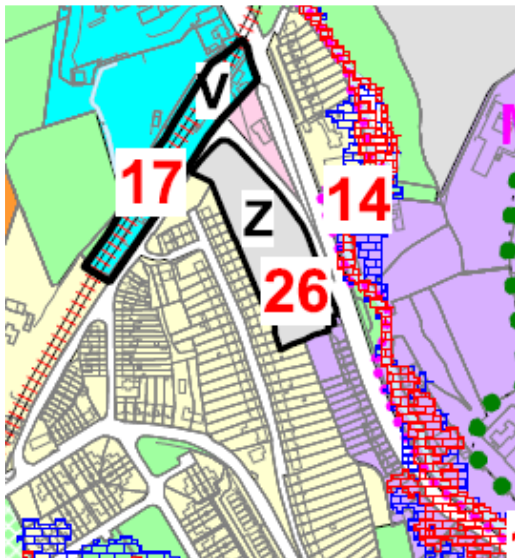


Proposed Amendment No. 177

Amend from General Enterprise and Employment to Mixed Use as shown as Z as per Cavan Town Map in Appendix 1.

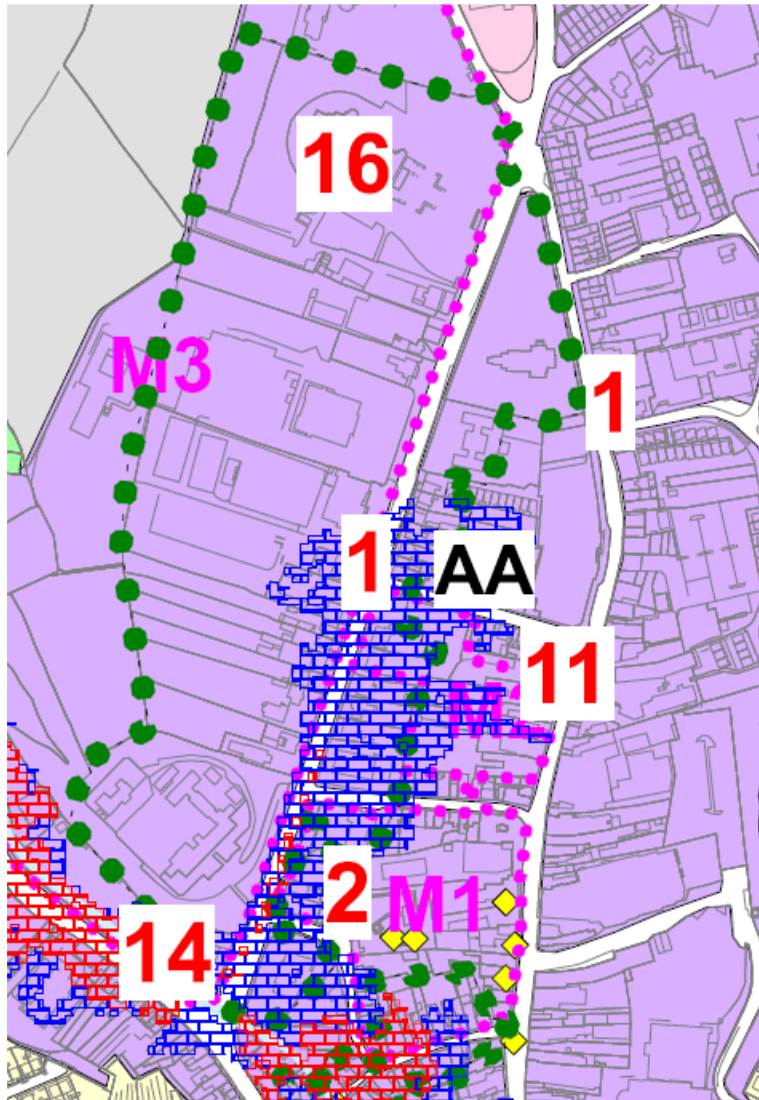
Proposed Amendment No. 20

Insert Map Based Specific Objective No. 26 “Development shall be high quality with the design and layout proposed taking cognisance of the topography of the site and the adjoining residential amenities” on Cavan Town Map in Appendix 1.



Proposed Amendment No. 178

Amend ACA Boundary as per Map below and shown as AA on Cavan Town Map in Appendix 1.



Proposed Amendments No. 179

Overlay land use zonings with Flooding Maps and amend land use zonings as outlined below as shown on **Cavan Town Map** in Appendix 1.

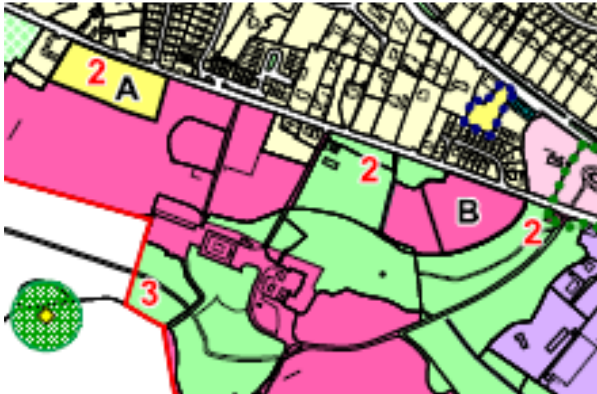
Flood Code as per Map	Existing Zoning as per draft Plan	Proposed Zoning Amendment
F1	Residential Strategic Reserve	Amenity and Open Space
F2	Public and Community	Amenity and Open Space
F3	Residential Strategic Reserve/Proposed Residential	Amenity and Open Space
F4	Retail Warehousing	Amenity and Open Space
F5	Public and Community	Amenity and Open Space
F6	Residential Strategic Reserve/General Enterprise and Employment Strategic Reserve	Amenity and Open Space
F7	General Enterprise and Employment/General Enterprise and Employment Strategic Reserve	Amenity and Open Space
F8	Public and Community	Amenity and Open Space
F9	Residential Strategic Reserve	Amenity and Open Space
F10	Public and Community/General Enterprise and Employment	Amenity and Open Space

Virginia

Proposed Amendment No. 180

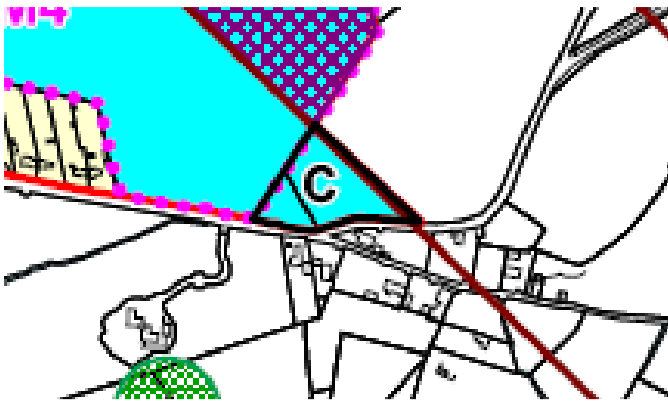
Amend from Tourism in the Draft Plan to Proposed Residential as marked 'A' in the Virginia Map in Appendix 2.

Amend from Proposed Residential to Tourism and as marked "B" in Virginia map in Appendix 2.



Proposed Amendment No. 181

Include lands adjacent to Virginia Bypass Emerging Route and zone as Enterprise and Employment as outlined on Map below and marked 'C' on Virginia Map in Appendix 2.



Proposed Amendment No. 182

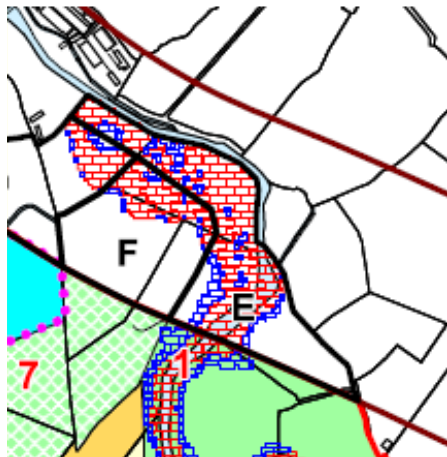
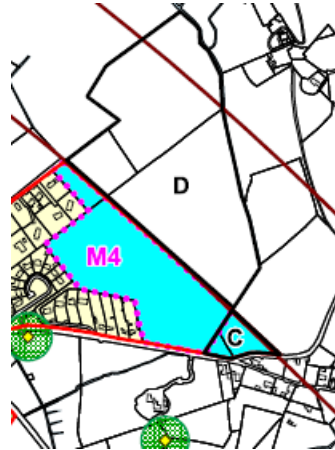
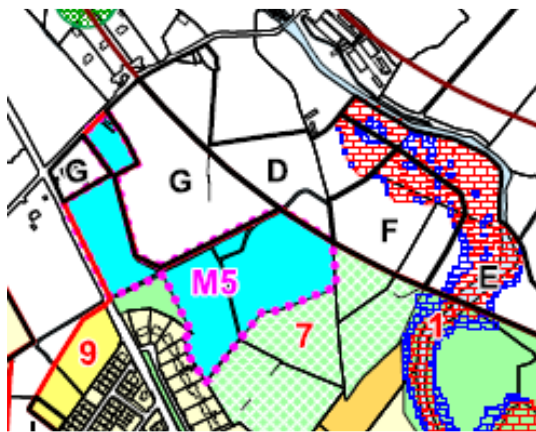
Amend Virginia Land Use Zoning Map to overlay the preferred route selection of the N-3 Virginia Bypass and Flood Zone A and B as shown in Appendix 2.

Proposed Amendment No. 183

Overlay the Virginia Bypass and eliminate lands from General Enterprise and Employment as marked D on Virginia Map in Appendix 2.

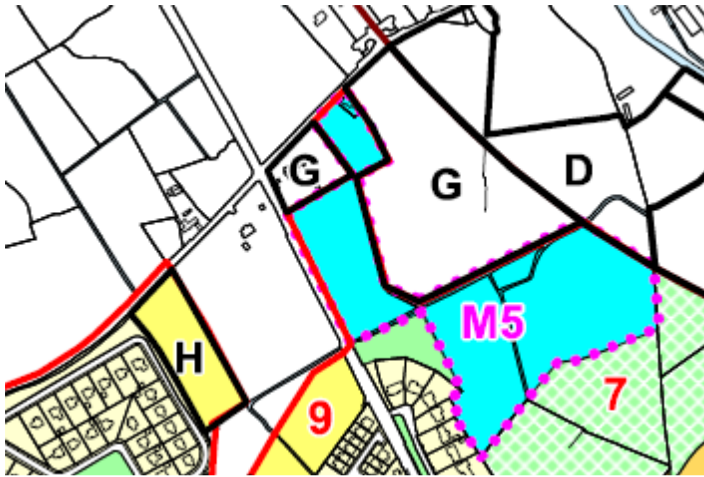
Overlay the Virginia Bypass and eliminate lands from Amenity and Open Space as marked E on Virginia Map in Appendix 2.

Overlay the Virginia Bypass and eliminate lands from Sport and Recreation as marked F on Virginia Map in Appendix 2.



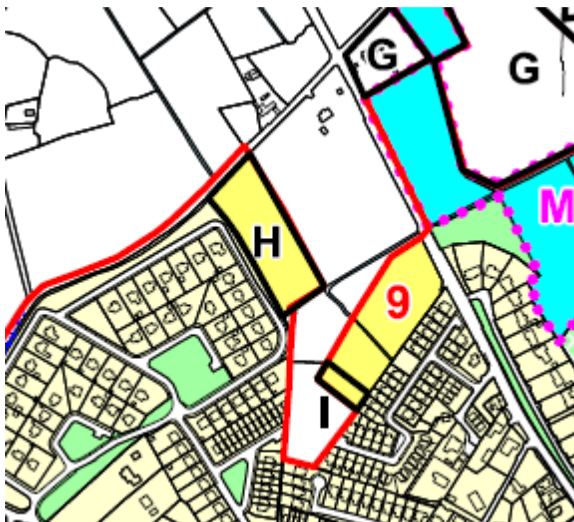
Proposed Amendment No. 184

Remove lands outlined in Blue on attached map from General Enterprise and Employment as shown as G on the Virginia Map in Appendix 2.



Proposed Amendment No. 185

To Include lands marked “H” and zone as Proposed Residential as shown in Virginia Map in Appendix 2.



Proposed Amendment No. 186

To include lands marked “I” and zone as Proposed Residential as shown in Virginia Map in Appendix 2.

Proposed Amendment No. 26

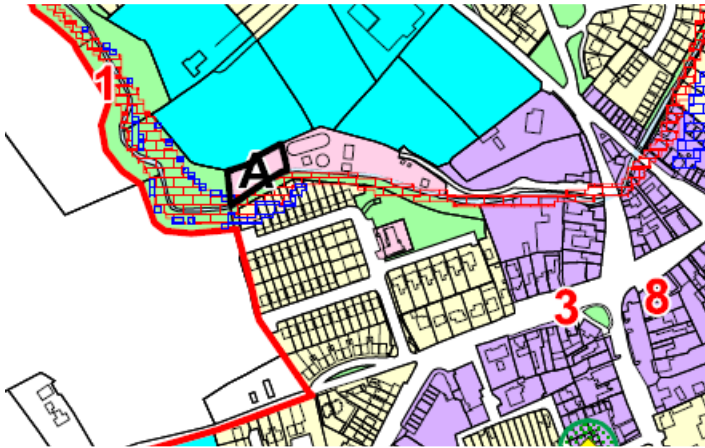
To Insert Map Based Specific Objective No. 9 “To provide for sustainable transport infrastructure to the front of this site”.



Ballyjamesduff

Proposed Amendment No. 187

To amend lands currently zoned as Amenity and Open Space in the draft Plan to Public and Community to facilitate the extension of Ballyjamesduff Treatment plant as marked “A” on the Ballyjamesduff Map in Appendix 3.



Proposed Amendment No. 188

Overlay land use zonings with Flooding Maps and amend the land use zonings as outlined below and as shown in Ballyjamesduff Map in Appendix 3.

Flood Code as per Map	Existing Zoning as per draft Plan	Proposed Zoning Amendment
F1	General Enterprise and Employment	Amenity and Open Space
F2	General Enterprise and Employment	Amenity and Open Space

Bailieborough

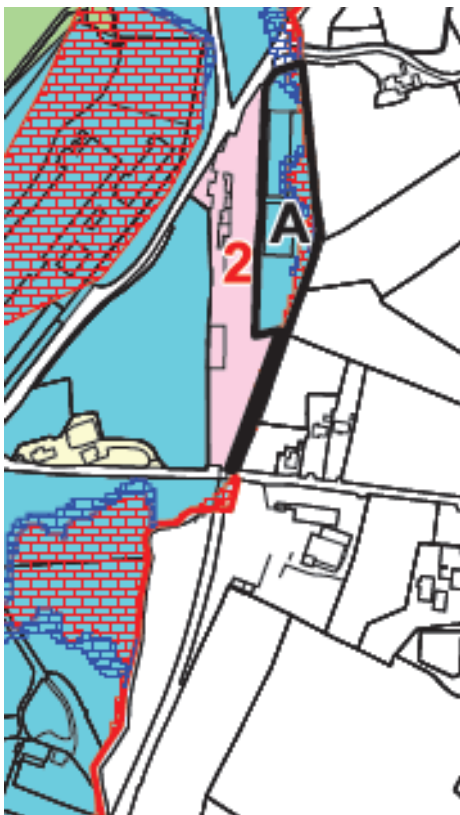
Proposed Amendment No. 189

Overlay Flood Zone A and B on Bailieborough Land Use Zoning Map as shown in Appendix 3.

Kingscourt

Proposed Amendment No. 190

Amend from Public and Community in the Draft Plan to General Enterprise and Employment in recognition of existing use on site as marked 'A' on Kingscourt Map in Appendix 3.



Proposed Amendment No. 191

To amend lands currently zoned as Amenity and Open Space in the Draft Kingscourt Land Use Zoning Map to Proposed Residential as marked "B" in the Kingscourt Map in Appendix 3.

Proposed Amendment No. 42

Insert Map Based Specific Objective No. 8 “Development of this site shall only be permitted where it does not compromise the improvement of the adjacent junction” on Kingscourt Map in Appendix 3.



Proposed Amendment No. 192

Overlay land use zonings with Flooding Maps and amend the land use zonings as outlined below and as shown in Kingscourt Map in Appendix 3.

Flood Code as per Map	Existing Zoning as per draft Plan	Proposed Zoning Amendment
F1	Public and Community	Amenity and Open Space

Cootehill

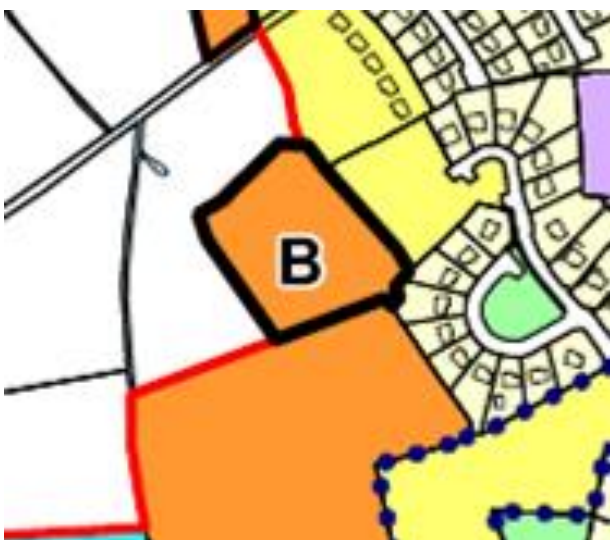
Proposed Amendment No. 193

Amend from Proposed Residential in the Draft Plan to Residential Strategic Reserve as marked “A” on Cootehill Map in Appendix 3.



Proposed Amendment No. 194

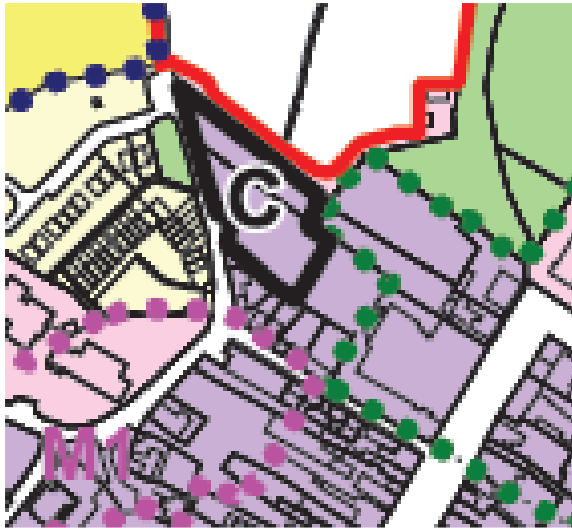
Amend from Proposed Residential in the Draft Plan to Residential Strategic Reserve as marked B on Cootehill Map in Appendix 3.



Material Alterations:

Proposed Amendment No. 195

Amend zoning from General Enterprise and Employment in the Draft Plan to Town Core as indicated 'C' on Cootehill Map in Appendix 3.



Proposed Amendment No. 196

Amend from Proposed Low Density Residential in the Draft Plan to Public and Community as mark D on Cootehill Map in Appendix 3.



Proposed Amendment No. 197

Extend zoning of General Enterprise and Employment to site 'E' on Cootehill Map in Appendix 3.



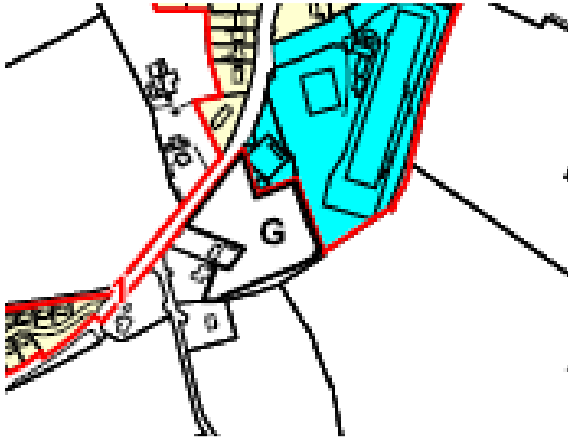
Proposed Amendment No. 198

Include lands formally used as tennis courts as per map below outlined in red and marked as 'F' on Cootehill Map in Appendix 3, as Sports and Recreation.



Proposed Amendment No. 199

Remove lands in question from the development boundary of Cootehill that were zoned in the draft Plan as General Enterprise and Employment as marked 'G' on Cootehill Map in Appendix 3.



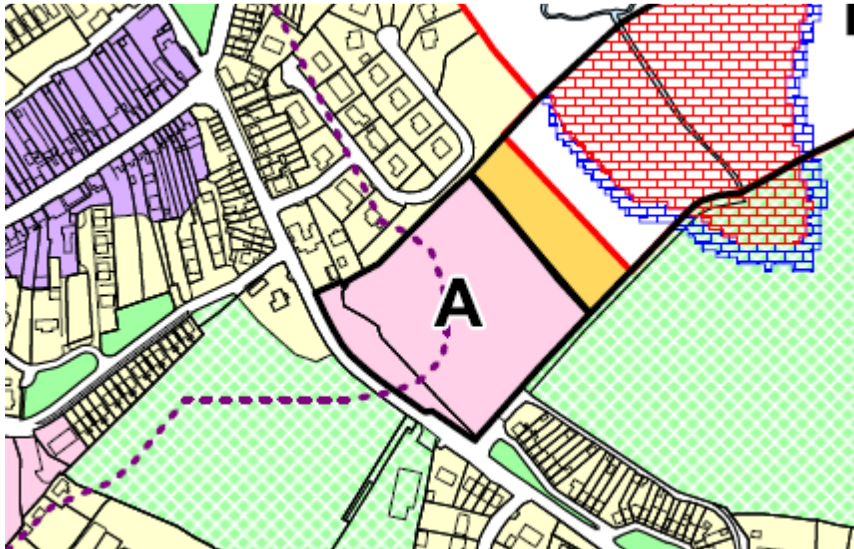
Proposed Amendment No. 200

Overlay Flood Zone A and B on Cootehill Land Use Zoning Map in Appendix 3.

Belturbet

Proposed Amendment No. 201

Amend lands zoned as Proposed Residential to Public and Community as marked “A” on Belturbet Map in Appendix 3.



Proposed Amendment No. 202

Amend Belturbet Land Use Zoning Map as per table below and overlay Flood Zone A and B on Belturbet Land Use Zoning Map in Appendix 3.

Flood Code as per Map	Existing Zoning as per draft Plan	Proposed Zoning Amendment
F1	Public and Community	Remove from development boundary – unzoned land and Proposed Low Density Residential
F2	Public and Community	Amenity and Open Space
F3	Enterprise and Employment	Amenity and Open Space
F4	Proposed Low Density Residential	Amenity and Open Space

Mullagh

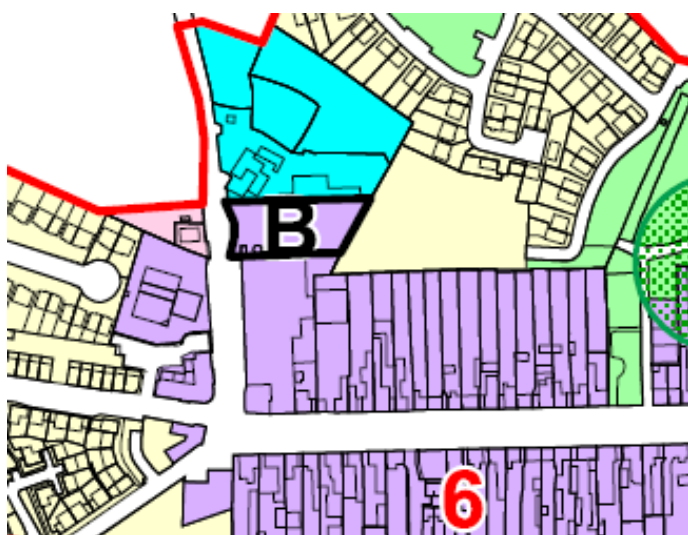
Proposed Amendment No. 203

Amend the subject lands from Proposed Residential in the Draft Plan to Proposed Low Density Residential Development as marked “A” on Mullagh Map in Appendix 3.



Proposed Amendment No. 204

Amend zoning outlined in blue below in Mullagh Land Use Zoning Map (Appendix 3) from Enterprise and Employment in the Draft Plan to Town Core Zoning as marked “B”.



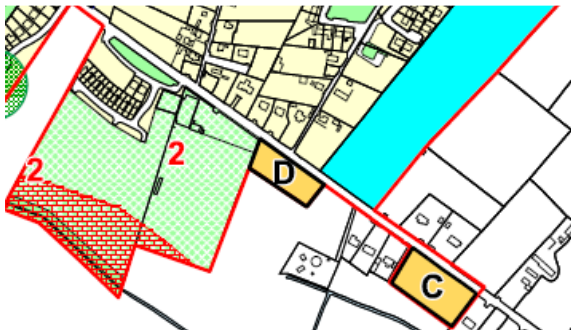
Proposed Amendment No. 205

To Include lands outlined on map below within the development boundary of Mullagh and zone as Proposed Low Density Residential as marked “C” on Mullagh Map in Appendix 3.



Proposed Amendment No. 206

Include lands as Proposed Low Density Residential as marked D on Mullagh Land Use Map in Appendix 3.



Proposed Amendment No. 207

Amend Mullagh Land Use Zoning Map (Appendix 3) as per below table and overlay Flood Zone A and B.

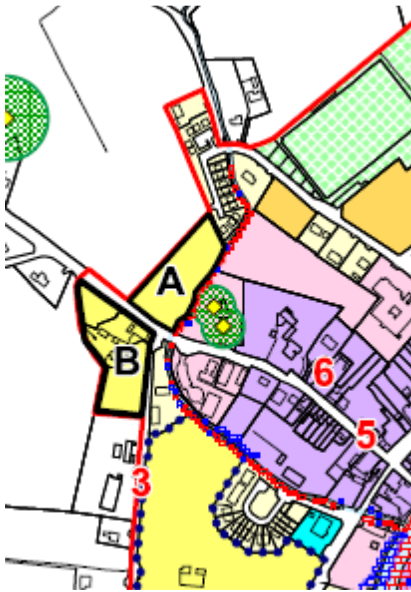
Flood Code as per Map	Existing Zoning as per draft Plan	Proposed Zoning Amendment

F1	Proposed Residential	Low Density	Amenity and Open Space
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Ballyconnell

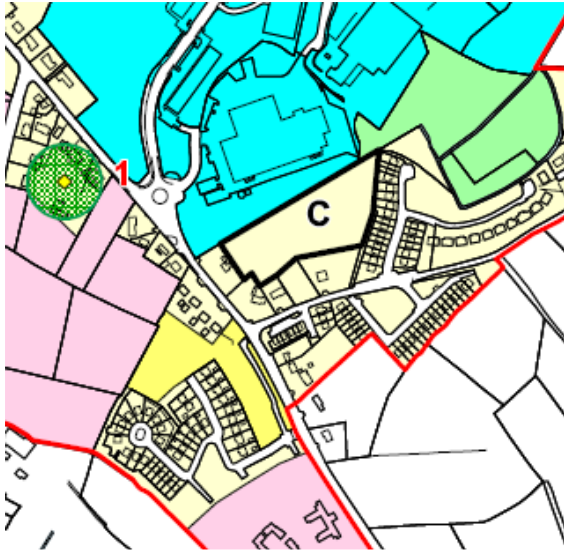
Proposed Amendment No. 208

Extend the Ballyconnell development boundary to include lands as marked A and B on attached Ballyconnell Map in Appendix 3 as Proposed Residential.



Proposed Amendment No. 209

Amended from Proposed Residential in the Draft Plan to Existing Residential as marked 'C' on the Ballyconnell Map in Appendix 3.



Proposed Amendment No. 210

Overlay Flood Zone A and B on Ballyconnell Land Use Zoning Map in Appendix 3.

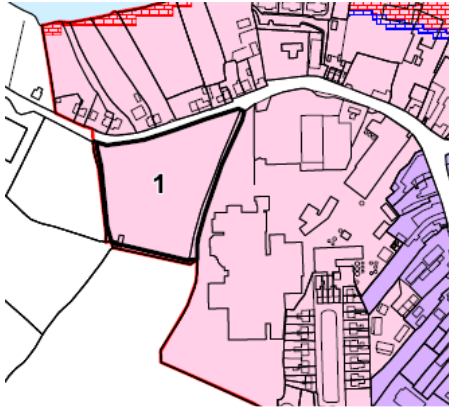
Proposed Amendment No. 211

Overlay Flood Zone A and B on the following Land Use Zoning Maps (Appendix 4):

Ballinagh, Shercock, Killeshandra, Arvagh, Kilnaleck, Swaninbar, Butlersbridge, Blacklion, Lough Gowna, Bawnboy, Crossdoney, Crosskeys, Dowra, Mountnugent, Redhills and Stradone.

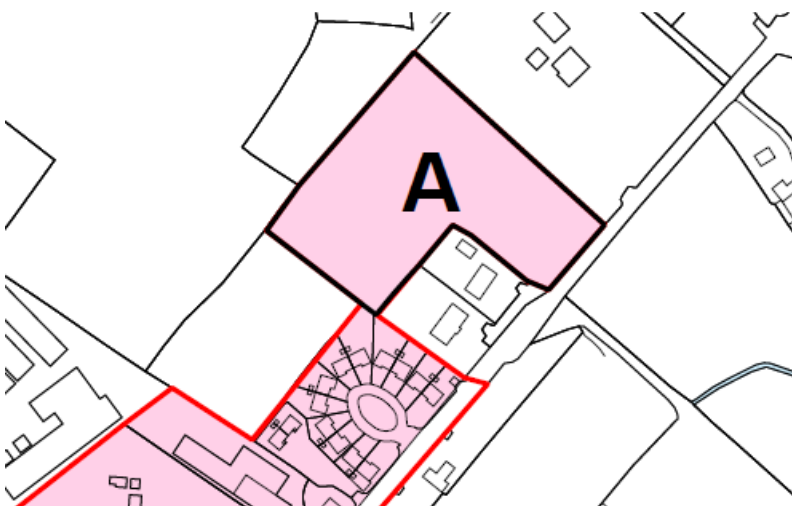
Proposed Amendment No. 50

Include a new Map Based Specific Objective 1 “Lands are identified as being suitable for enterprise and employment” in Killeshandra as shown on Map as contained in Appendix 4.



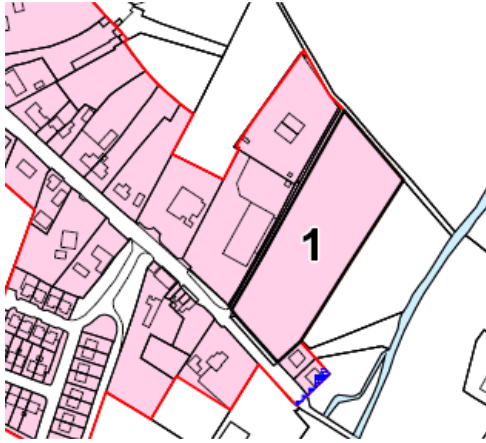
Proposed Amendment No. 212

To include lands as per map below in the development envelope of Kilnaleck and zone as Whitelands as marked “A” on the Kilnaleck Map in Appendix 4.



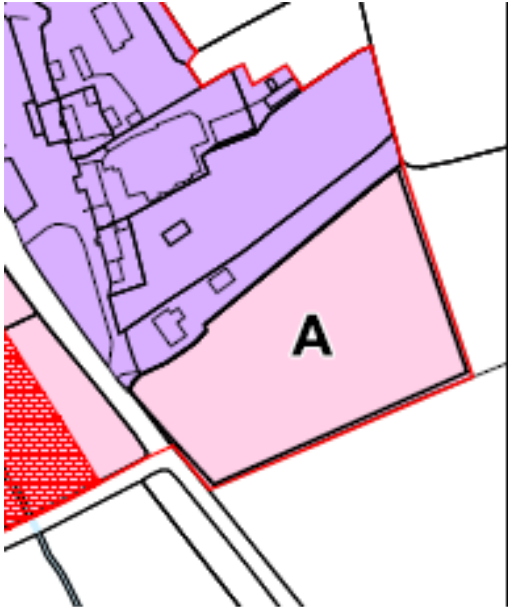
Proposed Amendment No. 53

Include a new Map Based Specific Objective 1 “Lands are identified as being suitable for enterprise and employment” in Swanlinbar as shown on Map as contained in Appendix 4.



Proposed Amendment No. 213

Include lands within the development plan boundary of Crosskeys and zone as Whitelands as marked A in Crosskeys Map in Appendix 4



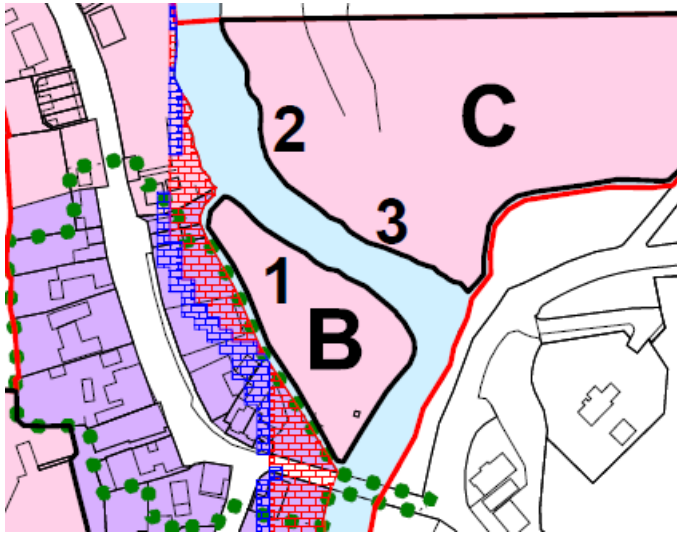
Proposed Amendment No. 54

To Insert the following new Map Based Specific Objectives to Dowra (Appendix 4)

- 1 To protect and maintain the amenity of the Island.
- 2 To provide for amenity area along river frontage of site.

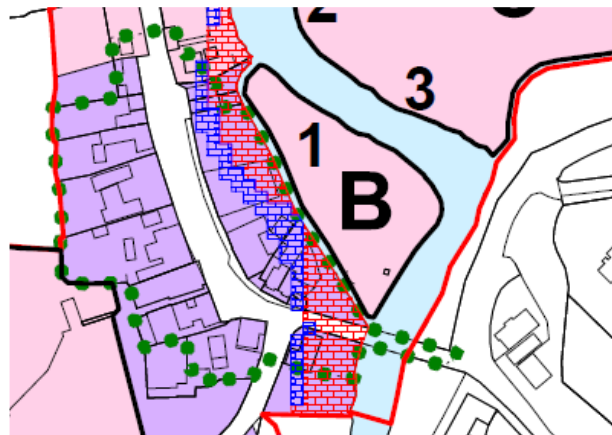
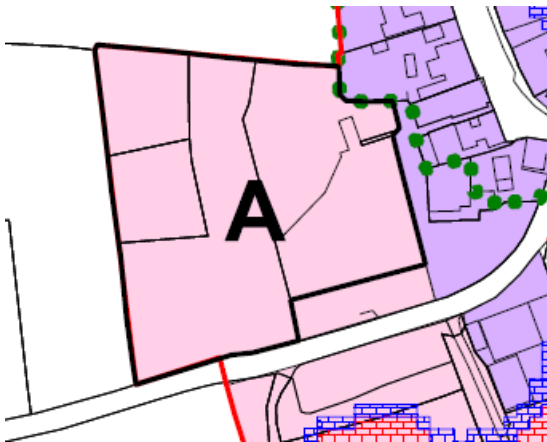
Material Alterations:

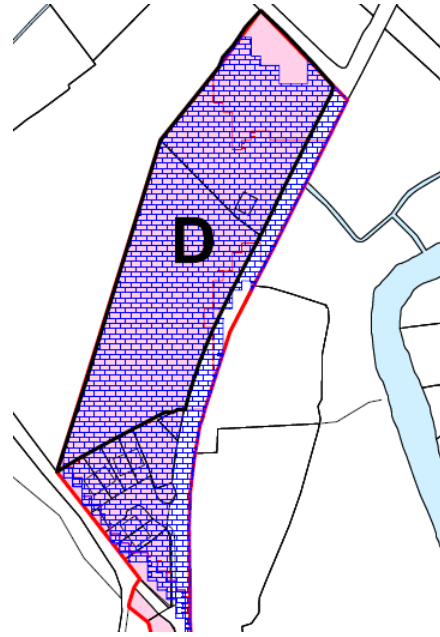
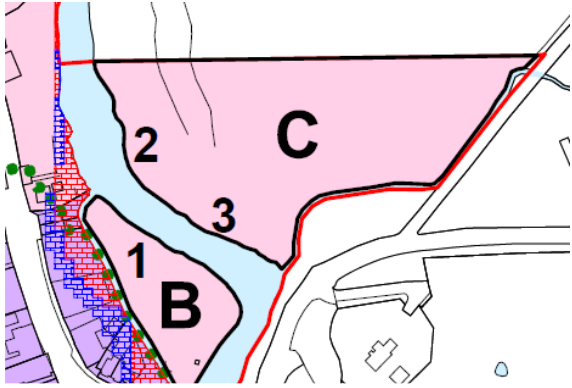
3 To support the development of a pedestrian bridge to Dowra Village.



Proposed Amendment No. 214

To extend the Whitelands in Dowra Village as marked A B C D as shown in Dowra Map in Appendix 4.





Proposed Amendment No. 215

Amend Figure 6.2 page 347 of the draft Plan to amend the 30 minute drivetime from Ballyconnell.

Proposed Amendment No. 216	
Section	Heading
Appendix 8	Housing Strategy

Amend Section Part V' Housing Requirements

1. Part V' Housing Requirements

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

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

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

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

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

As this Housing Strategy and HNDA was originally drafted before the passing of the Affordable Housing Act 2021, an additional and supplemental analysis of need for these new affordable tenures in County Cavan has been undertaken and summarised in Annex A. This analysis demonstrates that there is an estimated need for affordable housing of approximately 2.9% over the plan period (with the need for affordable housing as a proportion of total housing need rising steadily over the period, from 0% in 2022 to 7.1% in 2028. This demonstrates that the envisaged equal breakdown of Part V requirements of 10% social and 10% affordable housing would be appropriate for County Cavan over the plan period 2022-2028. However, this requirement is subject to several factors when applied to individual planning applications:

A lower Part V requirement of 10% (for use as social housing only) will apply to land purchased between 1st September 2015 and 31st July 2021 and granted permission for residential or mixed-use development between 3rd September 2021 and 31st July 2026. This is intended to prevent the new requirements impacting on development viability.

The delivery of affordable purchase or Cost Rental dwellings on individual sites will be subject to national guidance and local factors. Cavan County Council will consider factors such as local demand, finance, viability, and operational factors in determining the suitability of Part V affordable housing delivery for individual planning applications. Alternative means of capturing Part V planning gain will be pursued where affordable housing is not appropriate, in line with national guidance.

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

determine the appropriateness of 'Part V' affordable housing delivery for individual sites on a case-by-case basis.

Proposed Amendment No. 217	
Section	Heading
Appendix 8	Housing Strategy and HNDA 2022-2028 – Appendix A Supplemental Assessment – Affordable Housing

Amend Appendix 8 Housing Strategy and HNDA 2022-2028-Appendix A, Supplemental Assessment – Affordable Housing

A.1 Introduction and Purpose

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

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

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

The purpose of this appendix is to provide this assessment, as an additional annex to the existing draft Housing Strategy. This approach meets the new statutory requirements of the Housing Strategy while minimising changes required for the draft Strategy. This assessment has been undertaken using the Department of Housing, Local Government and Heritage’s (DHLGH) HNDA Tool and Guidance⁴ (published April 2021), as this provides an additional functionality not available at the time the Housing Strategy was drafted. This assessment does not contradict the Housing Strategy and its HNDA but is instead a supplemental and focused analysis of affordable housing need which fulfils new statutory requirements. As a result, this appendix focuses solely on need for affordable housing.

A.2 Methodology

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

A.2.1 Demographic Forecasts

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

⁴ <https://www.gov.ie/en/publication/ea99-housing-need-and-demand-assessment-hnda/>

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

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

A.2.2 Existing Housing Need

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

A.2.3 Income Growth Forecasts

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

A.2.4 House Price Forecasts

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

A.2.5 Rental Price Forecasts

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

A.2.6 Other modifications and changes

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

A.3 Outputs – affordable housing need

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

Households are deemed eligible for social housing if their net household income is below a cut-off threshold (€25,000 for County Cavan). The Tool does not take account of higher maximum income thresholds for additional adults and children in a household,⁵ as it is not currently designed to assess different household sizes. Those who cannot afford private housing but are deemed not eligible for social housing using this threshold are classed as “affordability constraint” (i.e. requiring affordable tenure types like Cost Rental/affordable purchase).

The following tables summarise this estimate of housing need across all tenures. Over the plan period of 2022-2028,⁶ a total of 2.9% of households are classed as having an ‘affordability constraint’ and in need of affordable housing.

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

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

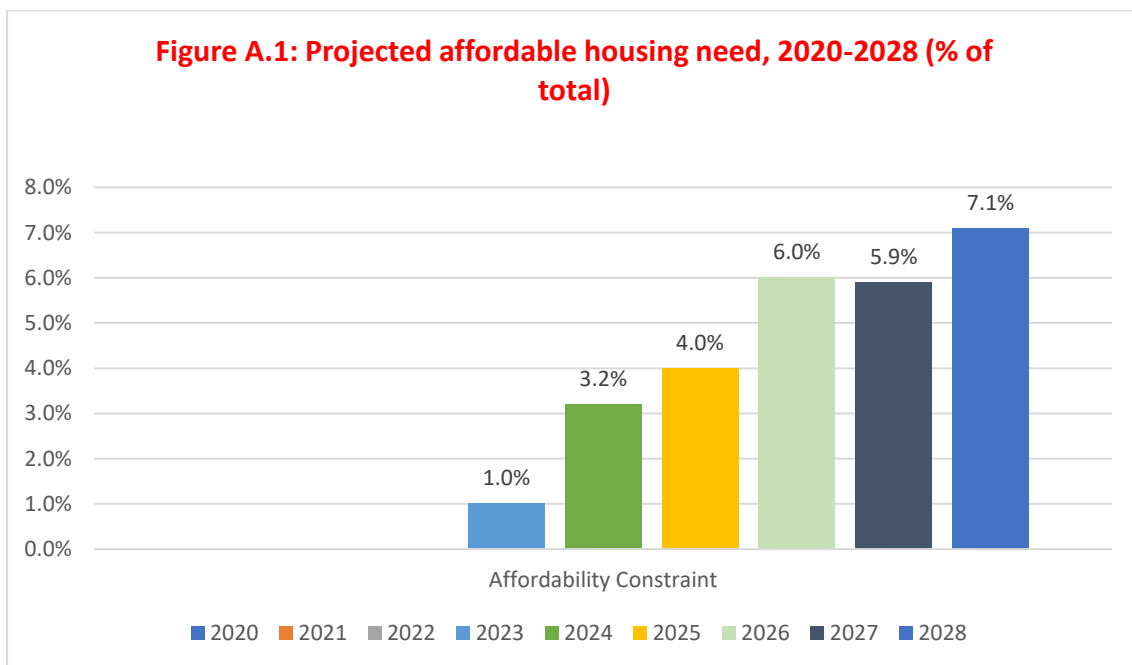
⁵ Under the Social Housing Assessment (Amendment) Regulations 2021, a household applying for social housing may get a 5% increase to the maximum income threshold for each additional adult household member, subject to a maximum increase of 10%, and separately, a 2.5% increase for every child living in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

⁶ As the HNDA Tool assesses full years, the period 2022-2028 in comprises seven years. The Cavan County Development Plan will be in force for six years comprising Q3 2022 – Q2 2028 inclusive. The full years have been considered in this appendix to ensure full impacts are captured.

Year	Affordability Constraint
2028	7.1%
2022-2028	2.9%

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

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



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

The Housing for All plan⁷ from August 2021 states that the DHLGH will review and reform income limits for eligibility for social housing in local authorities, and in particular the efficiency of the current model of three income bands to categorise local authorities (with County Cavan in Band 3). If this review changes the income limit for social housing eligibility, it would in turn change the proportion of households eligible for either social or affordable housing in Cavan.

⁷ Published Online, Aug. 2021: <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>; Action 5.4, 'Review income eligibility for social housing.'

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

Proposed Amendment No. 218	
Section	Heading
Appendix 26	Statement of Compliance with Ministerial Guidelines

Insert new Appendix 26

Statement of Compliance with Ministerial Guidelines to be inserted to the Draft Plan Appendices.

**(III) Volume 3: Material Amendments Land Use Maps
Appendices**

(IV) Volume 4: Proposed Material Alterations to the *Environmental Reports of the Draft County Development Plan*;

See separate documents comprising of

- Updates to the Strategic Flood Risk Assessment
- Screening for Appropriate Assessment (AA), Determination under The Planning and Development Act 2000 (as amended) for Proposed Material Alterations to the Draft Cavan County Development Plan 2022-2028 (incorporating the Draft Cavan Town Local Area Plan 2022-2028)
- Natura Impact Report in support of the Appropriate Assessment for Proposed Material Alterations to the Draft Cavan County Development Plan 2022-2028 incorporating the Draft Cavan Town Local Area Plan 2022-2028
- Strategic Environmental Assessment (SEA) Determination under: The Planning and Development Act 2000 (as amended) for Proposed Material Alterations to the Draft Cavan County Development Plan 2022-2028 (incorporating the Draft Cavan Town Local Plan 2022-2028)
- SEA Environmental Report for relevant Proposed Material Alterations to the Draft Cavan County Development Plan 2022-2028 incorporating the Draft Cavan Town Local Area Plan 2022-2028
- SEA Environmental Report, Appendix V – Non-Technical Summary for Relevant Proposed Material Alterations to the Draft Cavan County Development Plan 2022-2028 incorporating the Draft Cavan Town Local Area Plan 2022-2028