

Proposed Variation No.1 of the Cavan County Development Plan 2022-2028

1. Introduction

In accordance with Section 58(4) of the Planning and Development Act 2024 (as amended), Cavan County Council is proposing Variation No.1 of the Cavan County Development Plan 2022-2028. This proposed variation arises from the publication of the *National Planning Framework (NPF) First Revision (2025)*, and the subsequent *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (July 2025)*, published in accordance with Section 28 of the Planning and Development Act 2000 (as amended).

Planning authorities, including Cavan County Council, have a statutory obligation to ensure that their development plans are aligned with national and regional development objectives. Cavan County Council must therefore ensure that the necessary planning frameworks are in place to provide the capacity to develop housing to the extent outlined in the *Housing Growth Requirement* guidelines.

In accordance with the requirements of the Section 28 guidelines, a Chief Executive's report was presented to the Elected Members in December 2025. This report outlined the existing level of activity for residential development in urban areas across the county in respect to the housing supply target laid out in the adopted Cavan County Development Plan 2022-2028. It examined number of permissions granted and Commencement Notices received and set out the variation process that would occur of the existing Cavan County Development Plan. Whilst the housing supply target of County Cavan has not been increased as a result of the Section 28 Guidelines, section 2.3 of the Guidelines does provide for additionality of housing provision up to 50% in excess of the County's housing growth requirements. Recognising this, the Chief Executive's report recommended that additional lands were to be identified and varied, in line with proper planning procedures, for residential use, to optimise the Cavan's ability to deliver on the housing requirements of the revised NPF.

2. Content and executive summary of the Proposed Variation

For purposes of clarity, this variation has specific regard to the First Revision of the National Planning Framework, and the relevant Section 28 Guidelines and the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024).

It is proposed to make amendments to the text of the **Written Statement (Volume 1)** of the Cavan County Development Plan 2022-2028 incorporating a Local Area Plan for Cavan Town. It is also proposed to change land use zonings in the following settlements :- **Cavan Town, Virginia, Ballyjamesduff, Bailieborough, Kingscourt, Cootehill, Belturbet, Mullagh and Ballyconnell.**

The proposed amendments to the written statement, made in this proposed variation, are outlined and summarised as follows- (Note: summary only below-Written Statement Variation documents should be referred to)

Introduction and Chapter 1: Core Strategy

- Amendments to text to ensure alignment with NPF First Revision (2025), including updates to National Strategic Outcomes, National Policy Objectives, and ensuring compliance of the County Development Plan with National Housing requirements.
- Deletion of text references not included in the NPF First Revision
- Inclusion of text making reference to the NPF Implementation Housing Growth Requirements (2025), and other relevant Section 28 Ministerial Guidelines, ensuring that the County Development Plan is aligned with the provision of up to 50% in excess of baseline housing growth requirements.
- Inclusion of updated 'Jobs to Resident Workers Ratio' statistics.
- Deletion of Section 2.5 Housing Supply Target Methodology and 2.14 Provision of Additional Lands.
- Insertion of new Section 2.13 NPF Implementation Housing Growth Requirements, July 2025.
- Deletion of reference to Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual (2009) with Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.

Chapter 2: Settlement Strategy

- Amendments to Section 2.2.4.1 to ensure alignment with the NPF First Revision (2025). These amendments highlight the national aim of achieving compact and sequential growth, and sustainable development aligned with national and international targets.
- Removal of references to the quantity of land zoned residential in Section 'Strategy and Vision' of Cavan Town, Virginia, Ballyjamesduff, Bailieborough, Cootehill, Kingscourt, Ballyconnell, Belturbet and Mullagh.
- Removal of references to the 'Recommended Density of Future Developments' from 'Fact Table' in Cavan Town, Virginia, Ballyjamesduff, Bailieborough, Cootehill, Kingscourt, Ballyconnell, Belturbet and Mullagh ensure compliance with the 'Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities' (2024).
- Inclusion of new Map Based Specific Objectives for Cavan Town and Belturbet concerning noise mitigation and separation from the relevant national road and flooding specific objectives on sites where it is proposed to change zoning.

Chapter 3: Housing

- Amendments to the text in Sections 3.7, 3.9, and 3.10, to ensure alignment with the updated 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' (2023) and the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities' (2024).

Chapter 4: Sustainable Communities

- Amendments to the text in Section 4.2, 4.7, 4.13, 4.15, and 4.20, to ensure alignment with the updated 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' (2023), the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities' (2024), and other new or updated relevant statutory guidelines.

Chapter 7: Transportation and Infrastructure

- Deletion of Section 7.2.5 and replacement with new Section 7.2.5 making reference to the 'National Sustainable Mobility Policy' (2022). These statutory guidelines set out to detail measures and actions that can help manage daily travel more efficiently, reduce journeys taken by private car, and encourage sustainable growth.
- Updates to the bicycle parking standards for residential apartments (Table 7.4 Parking Standards).

Chapter 13: Development Management

- Amendments to the text in Sections 13.3.12, 13.4.1, 13.4.2, 13.4.7, 13.4.8, 13.4.9, 13.4.10, 13.4.14, 13.5.1, and 13.5.2 to ensure alignment with the updated 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' (2023), their associated appendices, and the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities' (2024).
- Amendments to Section 13.4.1 'Residential Density', ensuring compliance with the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities' (2024), including the removal of the existing site density table.
- Amendments to Section 13.4.7 'Private Open Space', ensuring compliance with the updated 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' (2023), their associated appendices, and the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities' (2024). These amendments make reference to the national changes to minimum open space requirements, and considerations made regarding semiprivate open space.

- Amendments to Section 13.4.8 'Public Open Space', ensuring compliance with the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities' (2024). These updates include a new development objective 'PCOS 05'.
- Amendments to Section 13.4.9 'Overlooking and Overshadowing', ensuring compliance with European standards on daylighting in buildings, and including amendments to development objectives 'OO 01' and 'OO 02', which refer to separation distances.
- Amendments to Section 13.4.16 'Refuse and Construction Waste Management', including the addition of a new development objective 'RCWM05'.

This proposed variation is accompanied by the following supporting documents.

- A Settlement Capacity Audit
- Screening for Appropriate Assessment (AA) Report and associated Screening for AA Determination pursuant to the EU Habitats Directive (92/43/EEC) and the Planning and Development Act 2024, as amended.
- Strategic Environmental Assessment (SEA) Environmental Report (prepared by the planning authority of the likely significant effects on the environment of implementing the proposed Variation) and associated SEA Screening Determination in accordance with the SEA Directive (2001/42/EC) and pursuant to the European Union (Land Use Planning – SEA) Regulations 2025.
- An addendum to the Strategic Flood Risk Assessment (SFRA) Report of the Cavan County Development Plan 2022-2028, pursuant to the provisions of the Guidelines for Planning Authorities (2009) on The Planning System and Flood Risk Management.
- Settlement Capacity Audit

3. How to Read the Proposed Variation

For the purposes of reading this document, proposed deletions to the Cavan County Development Plan will be displayed in ~~red strikethrough text~~ and proposed new text will be displayed in green underlined text. Any text in black is from the Cavan County Development Plan, as is.