

Introduction

Variation 1 of the Cavan County Development Plan

This report has been prepared to summarise work undertaken in support of Variation no. 1 of the Cavan County Development Plan 2022-2028. This report summarises the Settlement Capacity Audit undertaken to support the Variation.

Purpose of Report

Section 4.5.2 of the Development Plan Guidelines for Planning Authorities seeks to distinguish between lands that are Serviced (Tier 1) and that are Serviceable (Tier 2) to ensure that an informed decision can be made as to whether or not to zone land or sites in settlements for residential purposes.

At the most basic levels, the Settlement Capacity Audit requires an infrastructural assessment of land within and adjacent settlements and should consider the following

- Road access
- Footpath access
- Foul sewerage drainage
- Water supply
- Surface water drainage

2025 NPF Implementation Guidelines

The NPF Implementation Guidelines require planning authorities to review existing zoned land capacity. Cavan County Council have not a new housing growth requirement in these Guidelines,⁰ but are required to provide for additionality over and above the requirement. Section 2.4 of the NPF Implementation Guidelines states that:-

‘Planning Authorities in all instances should prepare a ‘Settlement Capacity Audit’ as part a review or variation process in line with the provisions of the ‘Development Plans- Guidelines for Planning Authorities, 2022’ in order to identify zoned serviced/serviceable lands, and to highlight infrastructural requirements’.

Uisce Eireann Capacity Register

In April 2026, Uisce Eireann issued their Wastewater Treatment Capacity Register and 10-year Water Supply Capacity Registers. This Variation focuses only on the key town of Cavan town, the Self-Sustaining Growth town of Virginia, the self-sustaining towns of Ballyjamesduff, Bailieborough, Kingscourt and Cootehill and the Medium towns of Belturbet, Mullagh and Ballyconnell. The water supply capacity register indicated capacity available in the following towns – Cavan town, Ballyjamesduff, Kingscourt, Cootehill, Belturbet and Ballyconnell. The register has indicated potential water supply capacity – with a Level of service improvement required in Virginia, Bailieborough and Mullagh.

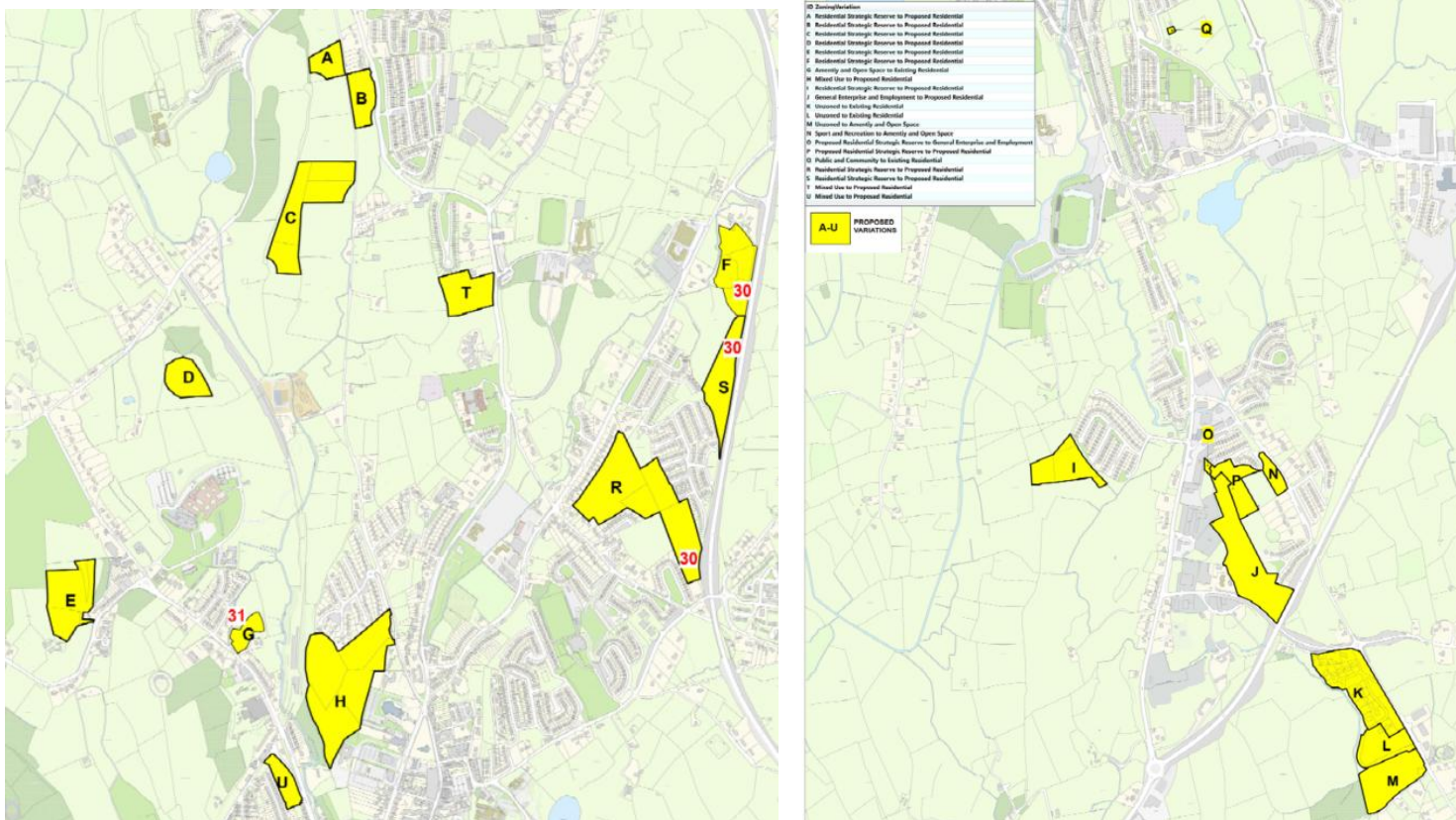
The Wastewater Treatment Capacity Register has the following spare capacity (green) for Cavan town, Virginia, Ballyjamesduff, Cootehill, Belturbet and Ballyconnell. Potential Spare Capacity (Amber) for Baileborough and Mullagh and No Spare Capacity (Red) in Kingscourt.

The following tables outline the details in relation to the sites identified for Variation No. 1 of the Cavan County Development Plan 2022-2028. Details regarding road access, footpath, public lighting, and foul water capacity are outlined with an assessment as to whether the site is serviced or serviceable. For ease of use the tables use the following symbols meaning the following :-

<p>✓ Available</p> <p>X Not Available</p> <p><input checked="" type="checkbox"/> Provided as part of development proposal</p>

Cavan Town

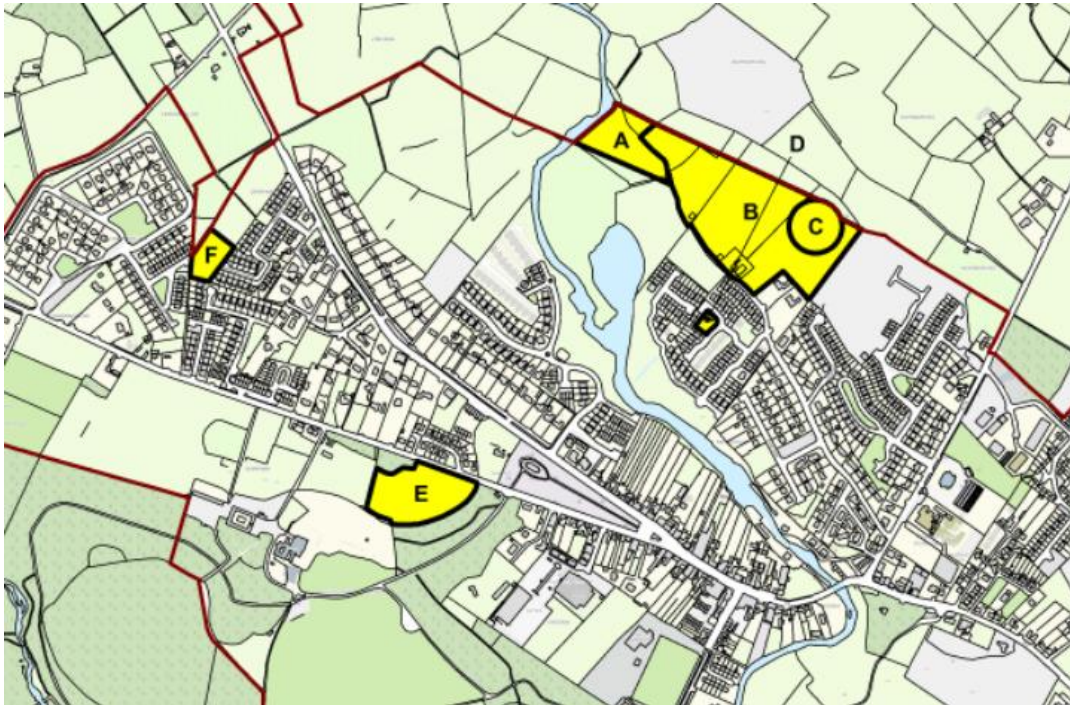
The sites marked below A to U are subject to the proposed variation. These provide for additional choice for residential use and acknowledge extensions to existing developments.



Cavan Town						
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable
A	✓	☑	✓	✓	✓	Tier 1 Serviced
B	✓	☑	✓	✓	✓	Tier 1 Serviced
C	✓	☑	✓	✓	✓	Tier 1 Serviced
D	✓	☑	✓	✓	✓	Tier 1 Serviced
E	✓	☑	✓	✓	✓	Tier 1 Serviced
F	✓	✓	✓	✓	✓	Tier 1 Serviced
G	Change to Existing Residential – development complete					
H	✓	✓	✓	✓	✓	Tier 1 Serviced
I	✓	✓	✓	✓	✓	Tier 1 Serviced
J	✓	✓	✓	✓	✓	Tier 1 Serviced
K	Change to Existing Residential – development complete					
L	Change to Existing Residential – unfinished housing development					
M	Change to Amenity and Open Space					
N	Change to Amenity and Open Space					
O	Change to Enterprise and Employment					
P	✓	✓	✓	✓	✓	Tier 1 Serviced
Q	Change to Existing Residential					
R	✓	✓	✓	✓	✓	Tier 1 Serviced
S	✓	✓	✓	✓	✓	Tier 1 Serviced
T	✓	✓	✓	✓	✓	Tier 1 Serviced
U	✓	✓	✓	✓	✓	Tier 1 Serviced

Virginia

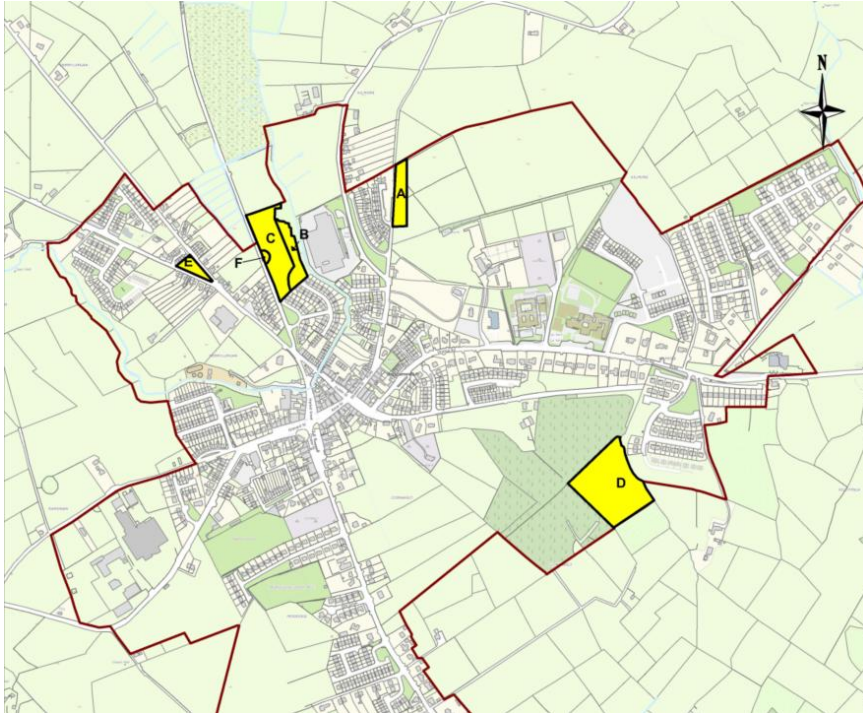
The site marked below A to F are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.



Virginia						
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable
A	Change in zoning to Amenity and Open Space					
B	✓	✓	✓	✓	Potential capacity available- LOS improvement required	Tier 1 Serviced
C	Change in Zoning to Amenity and Open Space – Ring Fort					
D	✓	✓	✓	✓	Potential capacity available- LOS improvement required	Tier 1 Serviced
E	✓	☑	✓	✓	Potential capacity available- LOS improvement required	Tier 1 Serviced
F	✓	☑	✓	✓	Potential capacity available- LOS improvement required	Tier 1 Serviced

Ballyjamesduff

The site marked below A to E are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.

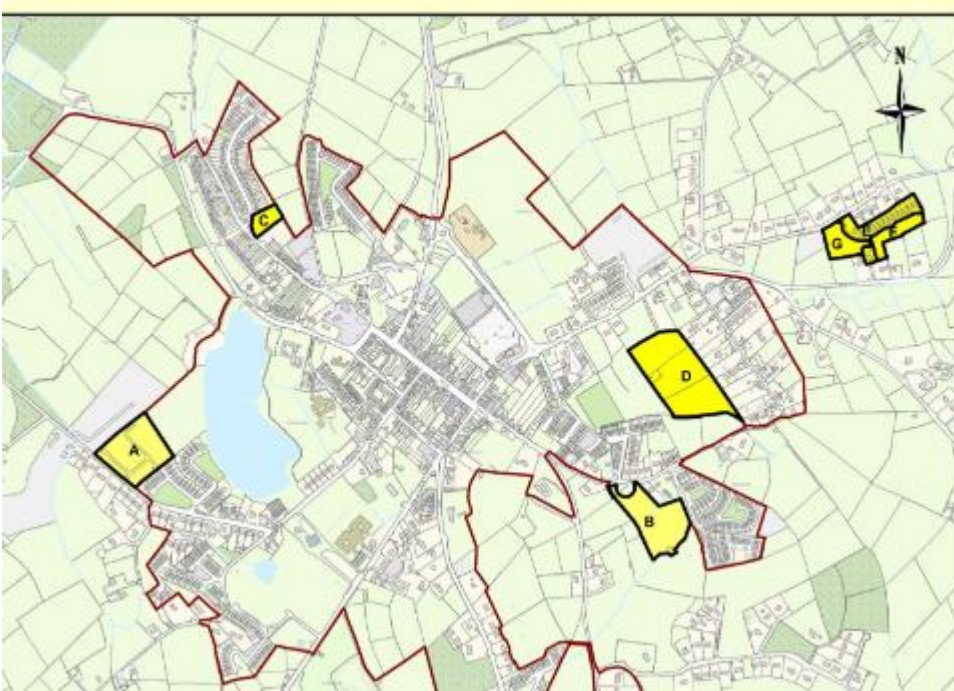


Ballyjamesduff

Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable
A	✓	✓	✓	✓	✓	Tier 1 Serviced
B	Change in Zoning to Amenity and Open Space					
C	✓	✓	✓	✓	✓	Tier 1 Serviced
D	✓	✓	✓	✓	✓	Tier 1 Serviced
E	Change to Exiting Residential					
F	Change in Zoning to Amenity and Recreation					

Bailieborough

The site marked below A to G are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.

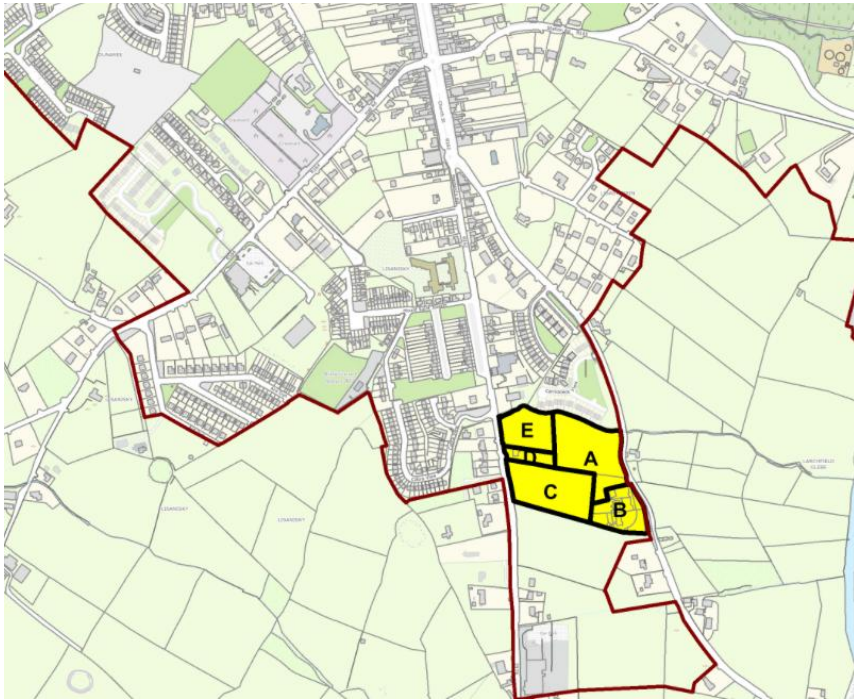


Bailieborough						
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable
A	✓	☑	☑	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable
B	✓	☑	☑	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable
C	✓	✓	✓	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable
D	✓	✓	✓	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable
E	Change to Existing Residential					
F	✓	X	☑	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable
G	✓	X	☑	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable

*Uisce Eireann Wastewater Capacity Register denotes WWTP Project underway/planned

Kingscourt

The site marked below A to E are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.



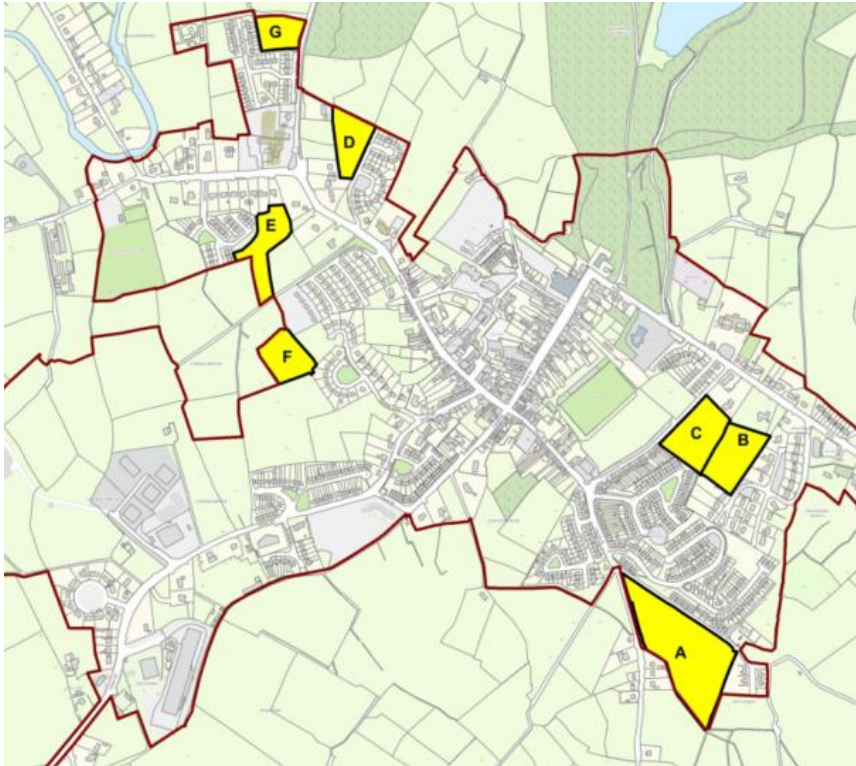
Kingscourt

Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable
A	✓	✓	✓	No spare capacity available *	✓	Tier 2 Serviceable
B	Change to Existing Residential					
C	✓	✓	✓	No spare capacity available*	✓	Tier 2 Serviceable
D	Change to Existing Residential					
E	✓	✓	✓	No spare capacity available*	✓	Tier 2 Serviceable

*Uisce Eireann Wastewater Capacity Register denotes WWTP Project underway/planned

Cootehill

The site marked below A to G are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments. Fibre broadband is available in the town.

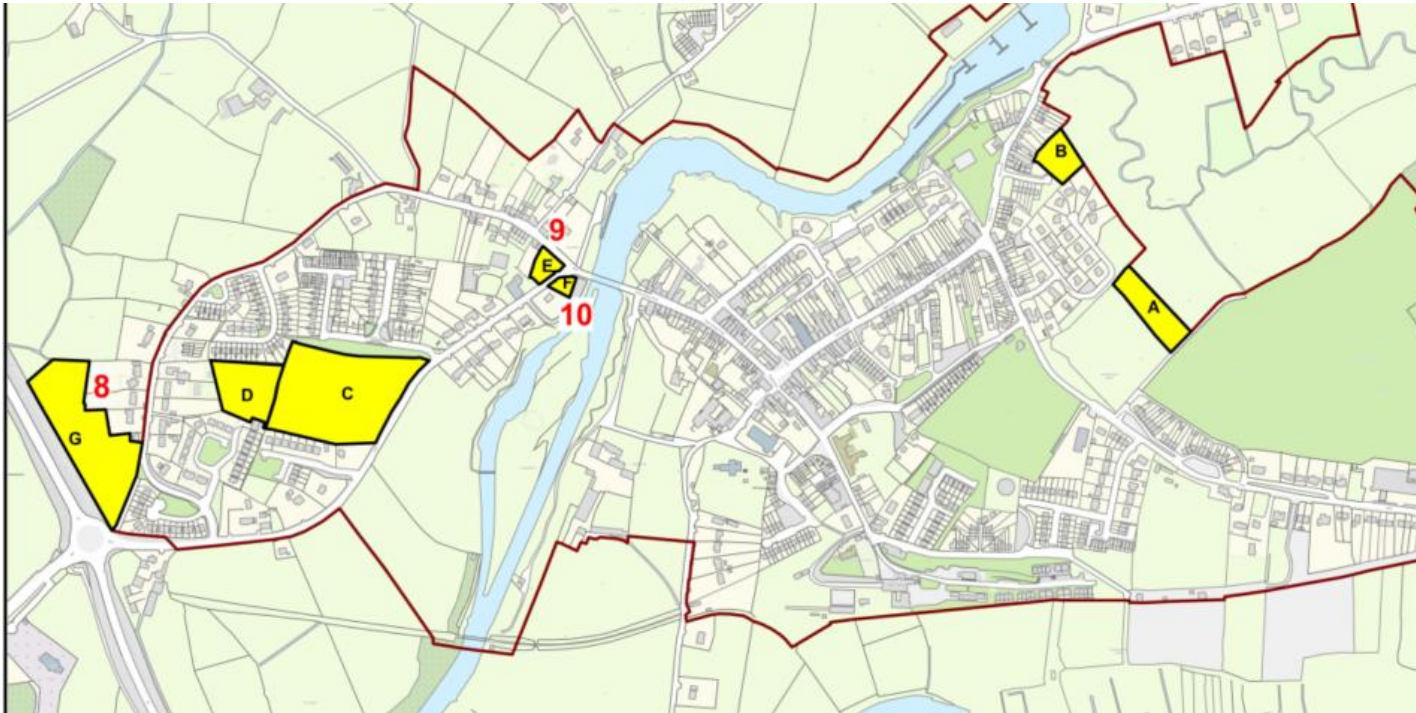


Cootehill

Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable
A	✓	✓	✓	✓	✓	Tier 1 Serviced
B	✓	✓	<input checked="" type="checkbox"/> (existing across road)	✓	✓	Tier 1 Serviced
C	✓	✓	<input checked="" type="checkbox"/> (existing across road)	✓	✓	Tier 1 Serviced
D	✓	✓	✓	✓	✓	Tier 1 Serviced
E	✓	✓	✓	✓	✓	Tier 1 Serviced
F	✓	✓	✓	✓	✓	Tier 1 Serviced
G	Change to Existing Residential					

Belturbet

The site marked below A to G are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.

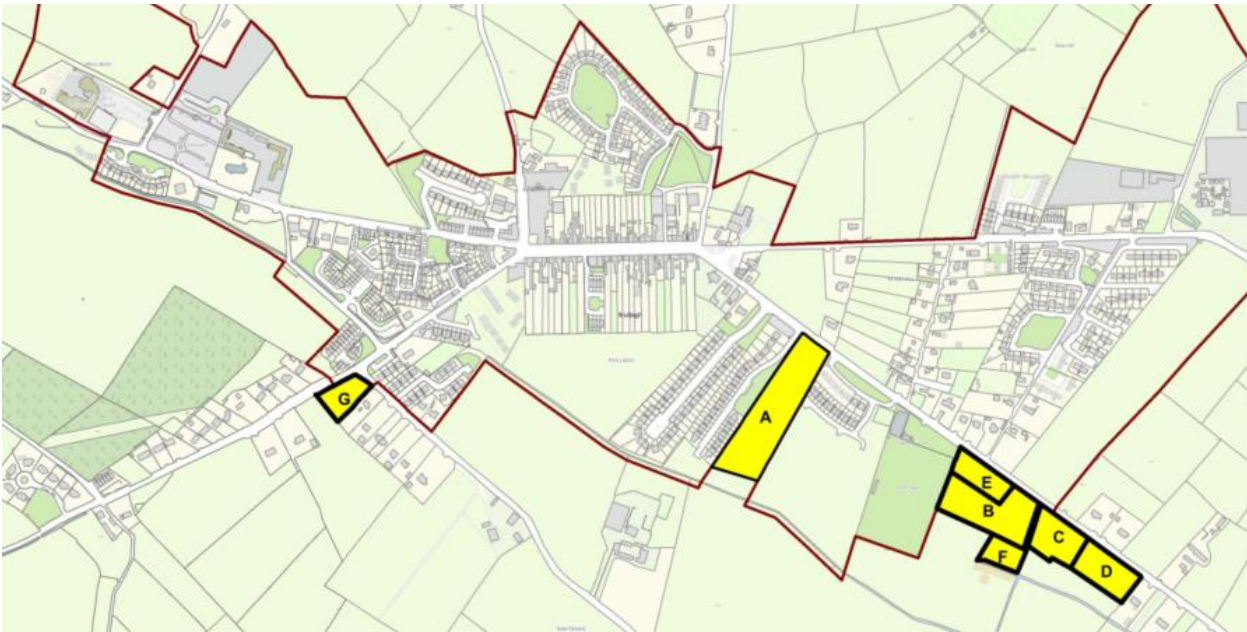


Belturbet

Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable
A	Change to Public and Community					
B	✓	✓	✓	✓	✓	Tier 1 Serviced
C	✓	✓	✓	✓	✓	Tier 1 Serviced
D	Change to Existing Residential					
E	Change to Existing Residential					
F	Change to Existing Residential					
G	✓	✓	✓	✓	✓	Tier 1 Serviced

Mullagh

The site marked below A to G are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.

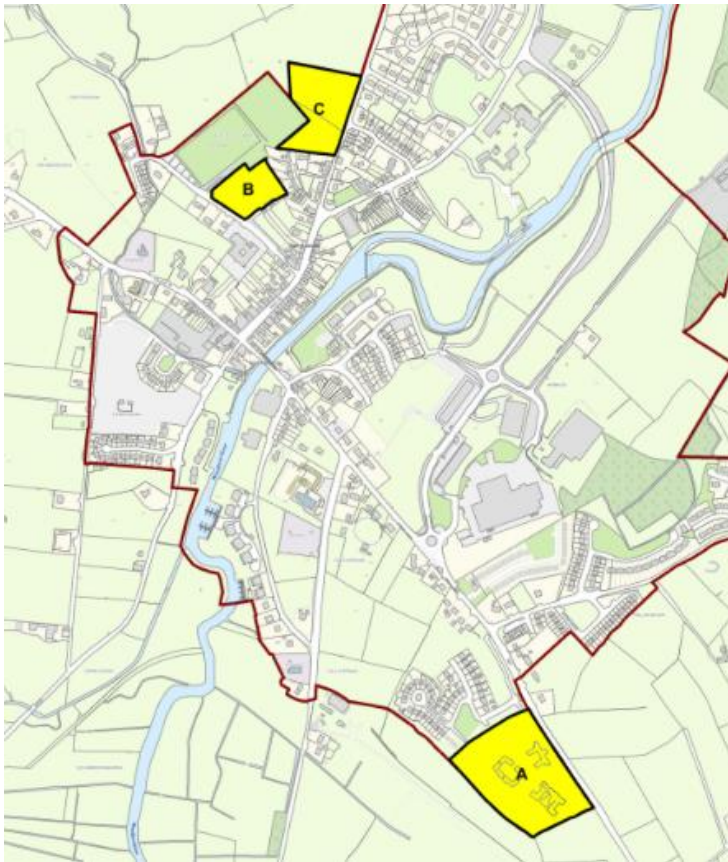


Mullagh						
Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable
A	✓	<input checked="" type="checkbox"/> footpath needs to be developed across frontage of site	✓	Potential spare capacity available *	Potential capacity available-LOS improvement required	Tier 2 Serviceable
B	✓	<input checked="" type="checkbox"/>	✓	Potential spare capacity available- sewer lines to treatment plant *	Potential capacity available-LOS improvement required	Tier 2 Serviceable
	Change to Existing Residential					
D	✓	<input checked="" type="checkbox"/>	✓	Potential spare capacity available - sewer lines to treatment plant*	Potential capacity available-LOS improvement required	Tier 2 Serviceable
E	✓	<input checked="" type="checkbox"/>	✓	Potential spare capacity available*	Potential capacity available-LOS improvement required	Tier 2 Serviceable
F	Change to Public and Community					
G	Change to Existing Residential					

*Uisce Eireann Wastewater Capacity Register denotes WWTP Project underway/planned

Ballyconnell

The site marked below A to C are subject to the proposed variation. These provide for additional choice for residential use and acknowledge existing developments.



Ballyconnell

Site Code	Road Access	Footpath access	Public lighting	Foul sewerage drainage capacity at settlement level	Water supply capacity at settlement level	Serviced/Serviceable
A	✓	✓	✓	✓	✓	Tier 1 Serviced
B	✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	✓	✓	Tier 1 Serviced
C	✓	<input checked="" type="checkbox"/>	✓	✓	✓	Tier 1 Serviced