

Development Management Standards

13.1 Introduction

Development Management is one of the main implementation tools of a Development Plan. This Chapter sets out the development standards and criteria to ensure development occurs in an orderly and efficient manner, in all development proposals. It is the aim of the Planning Authority to promote a high standard of design and amenity and to complement the existing character of a particular area,

13.1.1 Pre-Planning

Section 247 of the Planning and Development Act, 2000 (as amended) sets out the formal procedure for prospective applicants seeking planning advice. The Planning Authority actively encourages pre-application discussions prior to the submission of any planning application.

13.1.2 Enforcement

Development will be managed in accordance with policies and objectives set out in the County Development Plan and in accordance with the principles of proper planning and sustainable development. In accordance with the Planning and Development Act 2000, as amended, the role of the Planning Authority is to undertake enforcement action where necessary with respect to non-compliance with conditions attached to planning permissions and the carrying out of non-exempted development without the benefit of planning permission. Furthermore, the planning authority has special control powers under current legislation pertaining to such areas as protected structures. The planning authority will continue the practice of granting planning permission with the inclusion of conditions requiring levies and/or bonds to be paid to ensure compliance with the conditions of permission.

13.2 Common Principles for all Planning Applications

13.2.1 Access for All

The Council recognises the need for universal equality of access to all aspects of the built and external environment as an essential prerequisite of equal opportunity and the development of an inclusive society. Part M of the Building Regulations sets out standards to ensure that buildings are accessible to and usable by everyone, including older people, people with disabilities and children.

13.2.2 Crime Prevention through Environmental Design

Designing out crime seeks to deter the opportunities for crime to occur. In this regard consideration will be given in the design and assessment of space. Designs shall ensure residents control areas which can include footpaths and car parks, but ranges from entirely private to public spaces. Developments therefore should seek to maximise surveillance, grouping houses in smaller numbers, providing shared access spaces, narrowed or pillared entrances and appropriate road and pedestrian network.

13.3 Assessments required for Particular Projects

13.3.1 Environmental Impact Assessment Report

The Planning and Development Regulations 2001, as amended, specify mandatory thresholds above which Environmental Impact Assessment Report (EIAR) are required in relation to types and scale of development proposals. Where it appears to the Planning Authority that a development proposal would be likely to have significant effects on the environment, a sub threshold discretionary EIAR can be requested by notice in writing.

13.3.2 Screening for Appropriate Assessment

An Appropriate Assessment is an examination of the implication for a Natura 2000 site of any plan or project not directly connected with or necessary to the management of a Natura 2000 site in view of the site's conservation objectives.

A proposed development will only be approved where it can be determined by the competent authority (the Planning Authority) that, based on best scientific evidence, the project or plan proposed will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European sites(s) (Natura 2000 site), either individually or in combination with other plans or projects.

If the Screening for Appropriate Assessment process considers that Appropriate Assessment is required, the applicant will be required to prepare a Natura Impact Statement (Stage 2 Appropriate Assessment) of the development proposed.

13.3.3 Other Assessments

For certain development due to the site location and or the type of development additional assessments may be required as part of the planning proposals, which include, but are not limited to the following

- Flood Risk Assessment
- Traffic and Transport Assessment (TTA) & Road Safety Audits (RSA)
- Architectural Assessment

- Archaeological Assessment
- Landscape Appraisal and Visual Assessment
- Ecological/Biodiversity Assessment
- Infrastructural Assessments, particularly for larger type residential developments over 50 units

13.3.4 Implementation of Planning Permission

The Planning Authority shall when granting a permission under Section 34 of the Act include condition/s requiring the payment of contributions in respect of public infrastructure and facilities benefiting development in its area and that is provided, or that is intended to be provided, by or on behalf of the Local Authority, in accordance with a Development Contribution Scheme made under Section 48 of the Act.

13.3.5 Supplementary Development Contribution Schemes

The Planning Authority will wherever appropriate, require by conditions, payment of a contribution in respect of any public infrastructure service or project, in accordance with a Supplementary Development Contribution Scheme made under Section 49 (2) of the Act 2000.

13.3.6 Special Contribution

Where appropriate, the Planning Authority, will in addition to the terms of a scheme, require the payment of a Special Contribution in respect of a particular development where specific exceptional costs not covered by a scheme are incurred by the Local authority, in respect of public infrastructure and facilities which benefit the proposed development, in accordance with Section 48(2)(c) of the Act.

13.3.7 Vacant Site Levy

The Urban Regeneration and Housing Act 2015 is a site activation measure to bring vacant and underutilised land in urban areas into beneficial use, while ensuring a more effective return on State investment by enabling infrastructure and helping to counter unsustainable urban sprawl. It introduced a statutory obligation for all Planning Authorities to establish a register of vacant sites. The Urban Regeneration and Housing Act 2015 sets out two broad categories of vacant land that the levy may apply to:

- Lands zoned primarily for residential purposes.
- Lands in need of regeneration which includes: Mixed Use/Expanded Town Centre zonings as they offer opportunities to sustain and enhance the vitality and viability of town centres and where appropriate to consolidate urban areas.

For the purposes of clarity, 'residential' and 'regeneration lands' as identified in the Urban Regeneration and Housing Act 2015 to be interpreted within the Cavan County Development Plan 2022-2028 as follows

Residential: includes all lands zoned 'Town Core', 'Existing Residential', 'Low Density Residential', 'Neighbourhood Centre' 'Proposed Residential' and 'Mixed Use'.

Regeneration: includes all lands zoned 'Town Core', 'Neighbourhood Centre' 'Mixed Use' 'General Enterprise and Employment', 'Retail Warehousing' '

Vacant Site Levy Development Objective

It is a development objective of Cavan County Council to:

VSL 01 Facilitate the implementation of the Urban Regeneration and Housing Act 2015, by utilising site activation measures, including the provision of the Vacant Site Levy, to assist in bringing vacant and underutilised zoned land into beneficial use.

13.3.8 Derelict Sites

A Derelict Site is defined in the Act as any land which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question because of the existence of structures which are in a ruinous, derelict or dangerous condition, the neglected, unsightly or objectionable condition of the land or any structures on the land or the presence of litter, rubbish, debris or waste on the land. The removal of such sites is important to the overall appearance and productivity of the urban areas within the county.

13.3.9 Dangerous Structures

Dangerous places and dangerous structures are defined under section 1 of the 1964 Local Government (Sanitary Services) Act and includes any place or building that, in the opinion of the authority, is, or likely to be a danger to any person or property. The process is similar to that of derelict sites, however, unlike derelict sites legislation, it is not confined to urban areas and is enforceable anywhere within the sanitary district.

Derelict Sites and Dangerous Structures Development Objective

It is a development objective of Cavan County Council to:

DS 01 Investigate reports of dangerous places and dangerous structures as defined in the Sanitary Services Act 1964, within the county of Cavan, and encourage and enforce the required works to render that place or structure safe in the opinion of the Authority.

The Council will use its statutory powers, where appropriate, to accomplish this and will consider all options available to it under the Sanitary Services Act 1964 to remove the danger.

DS 02

Identify under-utilised and obsolete areas for potential renewal and encourage and facilitate the re-use and regeneration of derelict land and buildings in the county's main towns, villages and smaller centres. The Council will use its statutory powers, where appropriate, to facilitate this and will consider such buildings and lands for inclusion in the Register of Derelict Sites or the Vacant Sites Register.

13.3.10 Bonds

To ensure satisfactory completion of housing developments, a guarantee in the form of a cash deposit or bond per residential unit (updated in accordance with the wholesale price index) will be required to be lodged with the planning authority prior to the commencement of development. This guarantee shall remain in place until the development is completed to the satisfaction of the Planning Authority, and is taken in charge, in accordance with the provision of Section 180 of the Act.

In exceptional circumstances the Planning Authority may accept a phased bond/deposit payment where the development is designed and carried out on a phased basis and is taken in charge in the same phased manner.

Bonds Development Objective

It is a development objective of Cavan County Council to:

BDO 01 Developers shall be required to give security to the Planning Authority in the form of a cash deposit or Bond to ensure satisfactory completion of estates until such time as they are taken in charge by the Local Authority.

13.3.11 Climate Change and Sustainable Buildings

Sustainable design elements are essential and should be considered at the initial design stage of the design process. These elements will influence and help determine the layout, siting and orientation of building(s), height, form, materials, density and overall functionality as well as aesthetics of the proposed development.

Energy efficient buildings minimise the consumption of non-renewable resources and waste and can help to create healthy and comfortable buildings and places. New development (new build) extensions and re-purposing of buildings should employ high-quality sustainable design measures that help to mitigate and adapt to seasonal and climate change. All new development proposals will be required to

include measures that incorporate sustainable building practices, achieve the highest energy efficiency BER Ratings for all new builds and renovations and incorporate the provision of electric (EV) charging points.

The Planning Authority encourage and require new development proposals be designed in accordance with the standards outlined in the 'National Disability Authority- Building for Everyone; a Universal Design Approach 2012' and 'Technical Guidance Technical Guidance Document M – Access and Use of the Building Regulations 2010 Document M- Access and Use of the Building Regulations 2010 or any subsequent update.

Climate Change and Sustainable Buildings Development Objectives

It is a development objective of Cavan County Council to:

- CCSB 01** Encourage renewal development proposals which contribute positively to reducing energy consumption and carbon footprint.
- CCSB 02** Assess applications for development, having consideration to relevant national and regional guidelines and criteria in respect of sustainable building practices and renewable energy that serve to reduce energy demand, reduce greenhouse gas emissions and address the necessity of adoption to climate change.
- CCSB 03** Require that all new development proposals seek to deliver low energy buildings and the highest energy efficiency BER ratings including:

- Design measures which minimise energy use, including passive solar design, energy-efficient building design and emission reduction measures
- Design measures which promote renewable and low carbon energy
- Is designed for flexible use throughout its lifetime
- Promote the use of green roofs and natural ventilation
- Promote the use of permeable surfaces to decrease surface runoff rates
- Institute grey-water recycling schemes to decrease abstraction of potable surface water resources, thus reducing water stress during periods of low rainfall
- Maximise water conservation
- Avoids internal overheating and excessive heat generation
- Supplies energy efficiency and incorporates decentralised energy systems such as District Heating and uses renewable energy where feasible
- Procures materials sustainably using local suppliers wherever possible ensuring designs make the most of natural systems both within and around the building
- Manages flood risk, including through sustainable drainage systems (SUDS) and flood resilient design for infrastructure and property

- Enhance flood resilience of buildings, e.g., elevated worksurfaces and storage facilities, raised sockets and electrical infrastructure, enhanced flood boards
- Conserves and enhances the natural environment, particularly in relation to biodiversity, and enables easy access to open spaces
- Avoids the creation of adverse local climate conditions
- Reduces air and water pollution
- Promotes sustainable waste behaviour in new and existing development

CCSB 04 All new development proposals shall be designed in accordance with the standards outlined in the 'National Disability Authority- Building for Everyone, A Universal Design Approach 2012' and Technical Guidance Document M – Access and Use of the Building Regulations 2010 Document M- Access and Use of the Building Regulations 2010 or any subsequent update.

CCSB 05 New or replacement rural or urban dwellings shall provide for the installation of one electric vehicle charging point.

13.3.12 Urban Design

All development proposals should present high quality and considered design solutions employing best practice standards. Design of development must demonstrate compliance with relevant National, Regional and Local Planning Policy while promoting best practice in architectural design.

Urban Design Development Objectives

It is a development objective of Cavan County Council to:

UD 01 ~~Require all developments to adequately address the 12 no. best practice principles as indicated in the Urban Design of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DoECLG, 2009) and accompanying Urban Design Manual or any update thereof.~~ Require all developments to adequately address the Key Indicators of Quality Urban Design and Placemaking as indicated in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), and accompanying Appendix D: Design Checklist - Key Indicators of Quality Urban Design and Placemaking, or any update thereof.

UD 02 All developments should include the following

- Building design which minimises resource consumption, reduces waste, water and energy use shall be incorporated where possible, in all new and renovated developments

- Building design shall maximise natural ventilation, solar gain and daylight, where possible, all new and renovated developments
- SuDS measures are required to form part of the design of all developments
- The Planning Authority will seek to encourage the implementation of best practice standards with regard to access in both indoor and outdoor environments

UD 03 Require a detailed Design Statement to be submitted in respect of residential schemes comprising 10 or more units, large scale developments (commercial, business and enterprise buildings, office retail, educational facilities etc) and any other development proposed on key strategic or sensitive sites within the urban areas, as determined by the Planning Authority.

UD 04 The Design Statement shall

- Describe the design concept
- Clearly demonstrate how the urban design criteria have been taken into account when designing schemes in urban area, as per the '~~Urban Design Manual~~' — ~~A Best Practice Guide~~ [Sustainable Residential Development and Compact Settlement Guidelines \(2024\)](#)
- Set out how the development meets the relevant Development Plan Objectives, Local Area Plan, Masterplan or similar
- Provide site photographs
- Provide an open space/landscape strategy which identifies any areas of ecological interest and sets out proposals for same
- Set out how energy efficiency measures have been incorporated into the project design process

UD 05 Enhance the visual amenity of existing town and village centres, minimising unnecessary clutters, and provide guidance on public realm design including wirescapes, shopfront design, street furniture and signage.

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 [Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities \(DHLGH, 2024\)](#) or any update thereof ~~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.~~ [These set out the national planning policy and guidance in relation to the planning and development of settlements and housing. The guidelines expand on the creation of settlements that are compact, attractive, liveable and well designed with a focus on the renewal of settlements and on the interaction between residential density, housing standards and](#)

placemaking. The Guidelines support the application of densities that respond to settlement size and to different place contexts within each settlement. 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 as per the Sustainable Residential Development and Compact Settlement Guidelines cannot be achieved. Site density, therefore, will be determined on a case-by-case basis.

~~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.~~

	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

~~*Density ranges are targets and should not be read as maxima.~~

Residential Density Development Objectives

It is a development objective of Cavan County Council to:

RD 01 Encourage densities where appropriate in accordance with ~~the above table throughout the County in accordance with the Core Strategy~~ the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (DHLGH, 2024) or any update thereof.

RD 02 In rural towns, Villages and Community Nodes any development shall take cognisance of the prevailing scale, form and character of the settlement and the capacity of services and infrastructure. ~~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.

13.4.2 Building Height

It is a policy to require compliance with the Urban Development and Building Height Guidelines, December, 2018. The Urban Development and Building Height Guidelines, December 2018 require that development plans identify and provide support for specific geographic locations where increased building height is a fundamental policy requirement. [Development proposals for higher buildings shall have regard to Appendix D Design Checklist 'Key Indicators of Quality Urban Design and Placemaking' in the Sustainable Residential Development and Compact Settlement Guidelines \(DHLGH, 2024\) and any associated Design Manual.](#)

In general, height should respect the local streetscape. However, in towns, varied building heights are supported across residential, mixed use and town centre areas to support consolidation and create a sense of place, urban legibility and visual diversity.

Building Height Development Objectives

It is a development objective of Cavan County Council to:

- BHDO 01** Seek compliance with the Urban Development and Building Height Guidelines, December, 2018 or any update thereof.
- BHDO 02** Development proposals that include building heights greater than the prevailing building height in the area should be accompanied by a strong urban design rationale as part of a Design Statement.
- BHDO 03** The appropriate maximum or minimum height of any building will be determined by

- The prevailing building height in the surrounding area
- The proximity of existing housing
- The formation of a cohesive streetscape pattern, including height and scale of the proposed development relative to width of street or area of open space.

- The impact of any Protected Structures, Architectural Conservation Areas (ACAs) and/or sensitive sites.
- Design shall take into account overlooking and privacy
- Proposal should not interfere with scale, amenities and visual quality of existing development.

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

13.4.3 Site Coverage

Site coverage standards seek to avoid adverse effects of over-development particularly in our established towns and urban areas. Applying site coverage standards can help to safeguard sunlight

and daylight within or adjoining a proposed layout of buildings. Site coverage relates to the percentage of the development site covered by buildings and structures (excluding the public roads and footpaths) and is calculated by dividing the total area of ground covered by buildings, by the total ground area within the site.

Site Coverage Development Objectives

It is a development objective of Cavan County Council to:

SCDO 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.

13.4.4 Plot Ratio

Plot ratio seeks to control the mass and bulk of buildings to prevent the adverse effect of over-development, whilst ensuring the efficient and sustainable use of serviced land. Plot ratio is calculated as the gross building(s) floor area divided by the gross site area. The gross floor area is the sum of all floor space within the external walls of the buildings, excluding basement, plant, tank rooms and above level car parking areas with the gross site area constituting all land within the curtilage of the site.

Higher plot ratio 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.

Plot Ratio Development Objectives

It is a development objective of Cavan County Council to:

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.

13.4.5 Age Friendly Housing – Housing for Older People

Housing is a key social policy functional area that needs to adapt in order to meet the changing needs of older people. The NPF supports national policy to assist older people to live with dignity and independence in their own homes and communities for as long as possible. In particular, it highlights the need for well designed lifetime adaptable infill and brownfield developments close to existing services and facilities, supported by universal design and improved urban amenities.

Developers are encouraged to provide housing suitable for older people in locations with ease of access to services and facilities, providing independence, encouraging people to remain active and supporting people to live healthily. Developments should seek to provide house types that provide a choice for older people, which take account of changing needs as people grow older. In this regard, developers are encouraged to incorporate the principles of universal design in the provision of new residential properties. Consideration should be given to providing single storey properties in large residential developments that would provide older people with the option of downsizing if so desired. This would have the positive knock on effect of releasing larger homes for younger families.

Age Friendly car parking spaces should generally be provided, where possible, in all developments.

The principles of universal design should also be incorporated in the design of all new one-off/single units to ensure houses are future-proofed and suitable for the changing needs of the occupants as they age. This will reduce the need for major adaptations/extension in the future. The adaption of existing homes to meet the changing needs of older people is also supported.

It is recognised that there are opportunities for infill development in central locations in established urban areas to meet the housing needs of older people. Such development will be encouraged, subject to the appropriate standards being met.

Age Friendly Housing Development Objectives

It is a development objective of Cavan County Council to:

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| AFH 01 | Promote age friendly housing and public realm design to ensure supports are available for older people to live independently. |
| AFH 02 | Support the adoption of existing dwellings to meet the needs of older people. |
| AFH 03 | Promote universal and lifetime adoptable design in new dwellings in order to future proof and suit the changing needs of the occupants. |

13.4.6 Naming of Residential Development

The naming of residential estates shall reflect local place names, local people of historical significance, heritage, language or topographical features as appropriate, and shall incorporate old and Irish place names from the locality. The use of bi-lingual or Irish-Language signs is encouraged. The naming and numbering of residential estates shall be approved in advance by the Planning Authority.

Naming of Residential Development Objectives

It is a development objective of Cavan County Council to:

- NRD 01 Require the naming of new residential development to be in accordance with DoECLG Circular 'Naming of Streets and Roads, Numbering of Houses and the Use of Irish' and to be agreed with the Planning Authority.

13.4.7 Private Open Space

To ensure private open for new dwellings is adequate, standards set out in Department of Environment, Heritage and Local Government's ~~'Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities' (2009) and the accompanying Urban Design Manual~~ Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) shall be adhered to in the assessment of new residential houses, units. Private open space should be a useable area to the rear of the dwelling. Apartments and duplex units are required to meet private/semi- private open space requirements as set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023). ~~Private open space should be a useable area to the rear of the front boundary of the dwelling.~~ With the difficult topography in County Cavan, levels will be considered in the assessment and private open space must be useable.

Private Open Space Development Objectives

It is a development objective of Cavan County Council to:

- POS 01 Require that new development has regard to the character of the area in which they are located in terms of requirements for private open space.
- POS 02 Require the following minimum open space requirements for new dwelling houses - ~~One/Two bedroom, 48sqm- 55sqm and 3/4/5 bedroom unit, 60 sqm-75sqm.~~ One bedroom - 20sqm, 2 bedroom - 30sqm, 3 bedroom - 40sqm, 4 bedroom+ - 50sqm.

A reduction in the minimum standards set out in Development Objective POS 02 may be considered if an equivalent amount of high quality semi private open space is provided in lieu of the private open space subject to at least 50% of the area being provided as private open space, in accordance with the requirements set out in Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

13.4.8 Public Open Space

The provision of accessible open space is a key part of the provision of high-quality green infrastructure for communities. Public open space must be carefully designed as an integral part of the layout of all residential schemes/mixed schemes and should be addressed at the initial design stages. The public open space shall be designed to be informally supervised by residents. A variety of types and sizes of open spaces can be provided at suitable locations to cater for active and passive recreational needs of children and adults of all ages. The Planning Authority require that the design and type of public open space complies with the ~~Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG (2009)~~ Sustainable Residential and Compact Settlement Guidelines for Planning Authorities (2024), or any updates thereof.

Public Open Space Development Objectives

It is a development objective of Cavan County Council to:

- PCOS 01** Ensure public open spaces in new residential developments comply with the Sustainable Residential Development in ~~Urban Areas, Guidelines for Planning Authorities, DEHLG (2009) and the accompanying Urban Design Manual (2009) or any updates thereof.~~ Sustainable Residential and Compact Settlement Guidelines for Planning Authorities (2024), or any updates thereof. In general, 10% - 15% of the net site area should be provided for multifunctional open spaces at suitable locations within new residential schemes. The quality of open space proposed in a development will be a determining factor in the quantum of public open space that the Planning Authority will consider acceptable. In the case of sites that contain significant heritage, landscape or recreational; features and sites that have specific nature conservation requirements, a higher proportion of public open space may need to be retained. The 10% - 15% range shall not apply in such areas.
- PCOS 02** Ensure public open space is well designed, of a high visual standard, generally flat, retain natural features and proposes appropriate landscaping or wetland and has a high level of surveillance and overlooking.
- PCOS 03** Ensure that residual land in developments can be used for the provision of green infrastructure including community food programmes/allotments and areas for pollination.
- PCOS 04** Provide for and promote additional public parks, amenities and spaces in towns and villages throughout the county and prepare a County Open Space Strategy in this regard.
- PCOS 05** The Council may require the payment of a special development contribution under Section 48 of the Planning Act 2000 (as amended) for the improvement of existing

recreational facilities and/or the provision of alternative recreational facilities, in lieu of direct provision where:

(i) Existing open space/facilities which could benefit from upgrade or enhancement are already available for residents

(ii) The Planning Authority considers it unfeasible, due to site constraints, to locate all open space on site

(iii) The Planning Authority considers that the needs of the population are better served by the provision of a new park in the area.

13.4.9 Overlooking and Overshadowing

New residential development should be designed to maximise the use of natural daylight and sunlight. Innovative building design and layout that demonstrates a high level of energy efficiency and use of renewable energy sourced will be encouraged.

New development should be designed to avoid overlooking of existing or proposed residential units.

Overlooking and Overshadowing Development Objectives

It is a development objective of Cavan County Council to:

OO 01 ~~A minimum distance of 22 metres of separation between directly opposing rear windows at first floor in the case of detached, semi-detached, terraced units shall generally be observed.~~ Maintain at least 16 metres separation distance between opposing habitable room windows at the rear and/or side of houses, duplex units and apartment units, above ground floor level.

OO 02 ~~A separation distance of 35 metres will normally be required in the case of overlooking living room windows and balconies at upper floors.~~ Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

OO 03 Reductions in this value may be considered for single storey residential units or innovative schemes where it can be demonstrated that adequate levels of privacy, natural lighting and sunlight can be achieved.

OO 04 Any window proposed at ground floor level should not be less than 1 metre from the boundary it faces.

OO 05	Adequate distances will be required for buildings overlooking school playgrounds or other sensitive uses. These will be determined at planning application stage. Innovative design solutions to avoid undue overlooking will be encouraged
OO 06	Require daylight and shadow projection diagrams to be submitted in all proposals where buildings of a significant height are involved or where new buildings are located very close to adjoining buildings. This will provide an element of control in situations where overlooking occurs.
OO 07	Daylight and sunlight levels should generally be in accordance with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R. 209, 2011) ‘A New European Standard for Daylighting in Buildings en17037:2018 UK National Annex BS EN17037:2019, and the associated BRE Guide 209 2022 Edition (June 2022)’ , and any updates thereof.
OO 08	New residential development should be designed to maximise the use of natural daylight and sunlight. Innovative building design and layout that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources will be encouraged.

13.4.10 Design and Layout

New residential developments should deliver high quality architectural design, layout and mix.

Design and Layout Development Objectives

It is a development objective of Cavan County Council to:

DL 01	Require that all proposals for residential development demonstrate compliance with the Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), the Urban Design Manual – A Best Practice Guide 2009 and the Urban Development and Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) Buildings Heights Guidelines for the Planning Authorities (2018), or any updates thereof.
DL 02	Residential schemes shall provide a range of dwelling sizes and typologies to accommodate emerging demographic trends in line with the County’s Housing Strategy and Housing Needs Demand Assessment or other evidence supported methodology.
DL 03	Planning proposals for housing schemes are required to present a considered design approach to tailor the scale, design, layout and density of housing in responding to the individual character of the respective town or village.

DL 04	Incorporation of measures to ensure sustainable design such as rainwater harvesting, green roofs and walls.
DL 05	New developments shall enable positive integration, both physically and socially towards building integrated communities and social cohesion.
DL 06	Dual aspect shall be incorporated into dwelling units.
DL 07	Adequate provision shall be made for the storage and collection of waste material. Each house shall have adequate screened storage for at least 3 number wheelie bins
DL 08	Terraced/townhouses schemes shall include appropriate design measures for refuse bins, details of which shall be shown at planning application stage. Bins shall not be situated immediately adjacent to the front door or ground floor window, unless adequate screened alcoves or other such mitigation measures are providing innovative design solutions shall be required in this regard.
DL 09	Terraced/townhouses schemes shall include appropriate design measures for bicycle storage, details of which shall be clearly indicated at planning application stage.
DL 10	Provide for high quality boundary treatment within the development including dwelling boundary treatments, public open space boundary treatment. All boundaries shall be of high-quality solid construction with no gaps. Post and wire or timber post and panel fencing is not permitted.
DL 11	All walls shall be capped, rendered concrete block or brick walls.
DL 12	Design that maximises access to natural daylight and minimises overshadowing and loss of light.
DL 13	Delivery of high quality accessible open space, public realm and landscaping.

13.4.11 Rivers, Streams and Lakes in Towns and Villages

All new developments which may impact on rivers, streams and lakes within Towns and Villages shall include provision for their protection. In recognition of their roles as natural corridors for fish and wildlife and as social and cultural amenities in towns and villages, a buffer along these rivers and streams shall be provided for in any development in order to allow for the creation of a walking and cycling network.

Rivers, Streams and Lakes in Towns and Villages Development Objectives

It is a development objective of Cavan County Council to:

RSL 01 Applications for new developments shall clearly demonstrate, as part of their application, how they have maintained waterways free from development in an environmentally and aesthetically sensitive manner. This shall include.

- The identification of a minimum of 10 – 20 meters either side of the waterway which shall be maintained free from development.
- Proposals to ensure the maintenance of riparian habitats.
- Proposals for the creation of linear parks and wildlife corridors and connections to existing ones.
- Identification of existing public rights of way and walking routes.
- Proposals to ensure such areas are accessible to all.

13.4.12 Phasing of Large-Scale Residential Schemes

In larger scale residential development, the Planning Authority will seek phasing programmes. The phasing can be made by a number of units over a certain time period, or on completion of a particular area of a development. Commencement of any next phase will not be permitted until all services and infrastructures are completed to the satisfaction of the Planning Authority.

Phasing of Large-Scale Residential Development Objectives

It is a development objective of Cavan County Council to:

PLSR 01 Require that applications for new large scale residential developments include a phasing programme.

13.4.13 Taking in Charge

In any application to have a development taken in charge, the Planning Authority will have regard to its policy document 'Taking in Charge Policy'. Generally individual phases of development will not be taken in charge until the entire development is complete.

Taking in Charge Development Objectives

It is a development objective of Cavan County Council to:

TIC 01 Take in Charge all residential housing estates, within its functional area, in a timely manner in accordance with Section 180 of the Planning and Development Act, 2000 (as amended) and with government circulars PD 108 & [PL5/2014](#).

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 inappropriate 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 (2023) 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.

Apartment Development Objectives

It is a development objective of Cavan County Council to:

APT 01 A detailed design statement is required to be submitted with any development containing multiple apartments and/or duplex units, including private and communal amenity space, as per the minimum apartment design standards.

APT 02 Proposals for apartment development will be assessed with due attention to

- Appropriate mix to cater for different household sizes
- Aspect – dual aspect units are encouraged
- Floor areas and room widths
- Private and communal amenity space
- Lift/stair core access
- Storage provision (for general, refuse and bulky items)
- Private and communal amenity space
- Communal facilities
- Car, EV (Electric Vehicle) Charging Points and bicycle parking and
- Adaptability

APT 03 Provide for private amenity space that is primarily accessible from the main living area of the apartment, generally in the form of balconies/terraces. Vertical privacy screens shall be provided between adjoining balconies.

APT 04

Provide for communal amenity space that is suitable for passive recreation.

13.4.15 Public Lighting

Well-designed schemes should include a detailed lighting scheme to add vibrancy and improve safety and security. Where a residential development has not been taken in charge, the developer shall be responsible for the management and maintenance of the public lighting in the development.

Public Lighting Development Objectives

It is a development objective of Cavan County Council to:

- | | |
|---------------|---|
| PLG 01 | The design of all new developments shall take into consideration the layout of the proposed public lighting column locations and the proposed landscape design. Trees or vegetation shall not be planted within 7 metres of a public light column. |
| PLG 02 | Residential developments shall require a public lighting scheme to be submitted as part of the site layout avoiding dark corners and alleyways. |
| PLG 03 | All new lights shall be fitted with LED light sources |
| PLG 04 | Preserve the amenity and visual character of an area and in the interest of public safety all services including electricity, public lighting, broadband and television cables shall be provided underground in appropriate ducting in all new developments |
| PLG 05 | Lighting of new developments shall |

- Ensure the development of a sustainable energy efficient public lighting network
- Set appropriate Design and Material standards
- Require Lighting Designs by competent persons
- Seek to minimise light pollution
- Seek to minimise the future energy & maintenance cost of new development to be taken in charge
- Work in harmony with the adopted Taking-in-Charge Policy

13.4.16

Refuse and Construction Waste Management

All new residential schemes shall include appropriately sited and designed secure refuse storage areas, details of which shall be clearly shown in pre-application discussion and planning application documentation. Regard shall be had to the number of individual bins required to serve each residential unit at design stage and the requirement for segregating waste for recycling and food waste.

Construction Environment Management Plans shall be prepared in advance of the construction of relevant projects and implemented throughout. Such plans shall incorporate relevant mitigation measures which have been integrated into the Plan and any Environmental Impact Statement or Appropriate Assessment. CEMPs typically provide details of intended construction practice for the proposed development, including:

- location of the sites and materials compound(s) including area(s) identified for the storage of construction refuse;
- location of areas for construction site offices and staff facilities;
- details of site security fencing and hoardings;
- details of on-site car parking facilities for site workers during the course of construction;
- details of the timing and routing of construction traffic to and from the construction site and associated directional signage;
- measures to reduce the need for the queuing of construction traffic on the adjoining road network;
- measures to prevent the spillage or deposit of clay, rubble or other debris;
- alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public right of way during the course of site development works;
- details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained (such bunds shall be roofed to exclude rainwater);
- disposal of construction/demolition waste and details of how it is proposed to manage excavated soil, including compliance with 2006 Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects, Department of the Environment, Heritage and Local Government;
- a water and sediment management plan, providing for means to ensure that surface water runoff is controlled such that no silt or other pollutants enter local water courses or drains;
- details of a water quality monitoring and sampling plan;

- if peat is encountered - a peat storage, handling and reinstatement management plan;
- measures adopted during construction to prevent the spread of invasive species (such as Japanese Knotweed);
- appointment of an ecological clerk of works at site investigation, preparation and construction phases; and
- details of appropriate mitigation measures for lighting specifically designed to minimise impacts to biodiversity, including bats.

Refuse and Construction Waste Management Development Objectives

It is a development objective of Cavan County Council to:

RCWM 01 In town centre locations all waste storage shall be appropriately sized and shall not be permitted on or between the public street and front façade of the development, nor visible or accessible by the general public.

RCWM 02 In residential schemes, appropriately sized commercial bin storage areas must be provided in locations which are readily accessible by the householder. These areas shall be well screened, and the design shall integrate with the dwelling.

RCWM 03 In apartment schemes, bin storage shall generally be on the ground floor level of the development, be adequately ventilated, screened from public view and adjacent to the block it serves. Where appropriate, the bin storage area shall be a separate structure to the apartment building.

RCWM 04 Shared bin storage areas shall be located conveniently for residents and collection.

RCWM 05 An Operational Management Plan detailing long-term refuse management and maintenance shall be provided for multi-unit residential schemes and shall demonstrate compliance with the requirements set out in Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) or any updates thereof. The Plan shall address provisions made for the storage and collection of waste materials in residential schemes, particularly where there are reduced areas of private outdoor space. Communal refuse facilities shall be accessible to each housing unit and designed with regard to the projected level of waste generation and types and quantities of receptacles required.

RCWM ~~05~~ 06 All relevant development proposals shall include a Construction Environmental Management Plan (CEMP) with planning application documentation.

RCWM 06 07 In the case of development which requires the removal of either greenfield or brownfield waste material, such removal requires suitable waste collection permits with subsequent disposal to appropriately authorised licenced/permited facility.

13.5 Other Residential Developments

13.5.1 Living Over the Shop/Upper Floors

'Bringing Back Homes' 2019 by the Department for Housing and Urban Development aims to assist property owners, the public, local authorities and the construction industry to develop vacant buildings.

Upper Floor Residential Use Development Objectives

It is a development objective of Cavan County Council to:

- UFR 01** Encourage residential uses in existing under-utilised or vacant building sites as a mechanism to combat vacancy in town centres.
- UFR 02** Require a high level of residential amenity ensuring natural light in living rooms and bedrooms and minimum standards are met in relation to overall floor areas and storage space requirements as set down in the Sustainable Urban Housing: Design Standards for New Apartments (~~DoHPLG, 2018~~) (2023).
- UFR 03** Allow a reduction in open space and car parking standards for 'living over the shop' accommodation proposals in town centre locations, subject to protecting residential amenity, where considered appropriate by the Planning Authority.
- UFR 04** Require that a separate and distinctive point of entry with identifiable address be provided. Mitigation measures to address possible sources of external noise shall be provided.

13.5.2 Infill Sites

Infill developments relates to development located in gaps between existing buildings in built up urban areas. The Planning Authority will support infill development on appropriate sites that make the most sustainable use of serviced land and existing urban infrastructure.

Infill Sites in Urban Areas Development Objectives

It is a development objective of Cavan County Council to:

- ISUA 01** Proposals for infill development shall accord with the ~~Sustainable Development in Urban Areas Guidelines for Planning Authorities (DEHLG, 2009) and the accompanying document Urban Design Manual~~ Sustainable Residential Development

[and Compact Settlement Guidelines for Planning Authorities \(2024\)](#) or any updates thereof; and the Design Manual for Urban Roads and Streets, 2013, DoECLG or any updates thereof.

ISUA 02 Infill development shall take account of the character of the area and where possible retain existing features such as building line, height, railings, trees, gateways.

13.5.3 Backland Sites in Urban Areas

Backland residential development relates to small scale development located to the rear of existing buildings in built-up areas. Innovative and contemporary design solutions may be considered.

Backland Sites in Urban Areas Development Objectives

It is a development objective of Cavan County Council to:

BSUA 01 Having regard to the requirement to protect the residential amenity and character of existing residential areas, backland site development proposals shall satisfy the criteria for infill development, avoid undue overlooking and overshadowing of adjacent properties and shall respect existing building lines where possible.

BSUA 02 Backland development proposals shall avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development

13.5.4 Corner/Side Garden Sites

Corner Site/Garden site development refers to the subdivision of an existing house curtilage to provide an additional dwelling in existing built-up areas.

Corner/Side Garden Sites Development Objectives

It is a development objective of Cavan County Council to:

CGS 01 Require corner site/side garden development proposals to have regard to the following criteria:

- Size, design, layout, building line and the relationships with existing dwellings and immediately adjacent properties
- External finishes
- Floor areas and the accommodation standards for the occupants
- Car parking for the existing and proposed developments
- Private open space for existing and proposed development. Side/gable and rear access/maintenance space, where possible, and refuse storage areas.

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
- 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 and contemporary design extensions 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 side extensions shall retain side access to the rear of the property, where required for utility access, refuse collection or similar.
- Ability to provide adequate car parking within the curtilage of the dwelling. In all cases where diversion or construction over existing sewerage and/or water mains is required, the consent of Irish Water will be required as part of the application.

13.5.6 Family/ 'Granny' Flat Extensions

The creation of family flats to be occupied by a member of the occupant's family is generally acceptable, provided it is integrated with the main unit, and it is possible to provide direct access to the remainder of the house. This is a temporary arrangement to accommodate an immediate family member and are generally acceptable in both urban and rural areas.

Family/'Granny Flat' Extensions Development Objectives

It is a development objective of Cavan County Council to:

GFE 01 Require applicants to submit documentary evidence to demonstrate the need for family flat unit.

GFE 02	Ensure that there shall be no permanent sub-division of the garden/private amenity space.
GFE 03	Ensure the unit is designed to form an integral part of the main dwelling unit, capable of reintegration or single-family use and from public view, retains the appearance of a single dwelling unit.
GFE 04	Require in a grant of planning permission, that the unit shall not be let, sold or otherwise transferred, other than as part of the overall property and shall revert to being part of the original house, when no longer occupied by the family member.
GFE 05	Ensure the proposal does not impact adversely on either the residential amenities of the existing property or the residential amenities of the area.

13.5.7 Domestic Garage/Shed/Store

Domestic garages, sheds and stores are generally an acceptable form of development in rural and urban areas. It is policy that their form, design and materials are ancillary and consistent to the main dwelling and that they are located on site so as not to create a negative visual impact. Industrial type designs and finishes shall not be permitted. Domestic garages, stores and sheds shall be permitted for uses ancillary to the main dwelling.

Domestic Garage/shed/store Development Objectives

It is a development objective of Cavan County Council to:

- DGS 01** The design, form and materials should be ancillary to and consistent with the main dwelling on site.
- DGS 02** Structures should generally be detached and sited to the rear or side of the dwelling house and be visually subservient in terms of size, scale and bulk.
- DGS 03** Structures should be used solely for purposes incidental to the enjoyment of the dwelling and not for any commercial, manufacturing, industrial use or habitable space in the absence of prior planning consent for such use.
- DGS 04** One detached domestic garage only shall be permitted for any single dwelling. Domestic garages shall be of reduced height, domestic in appearance and in character with the main dwelling. Carports shall normally only be permitted to the rear of a dwelling or where they are incorporated into the design of the dwelling that does not add visual intrusion to the dwelling.

13.6 Community Facilities

13.6.1 Sheltered Accommodation/Step Down Housing, Residential Care Homes, Retirement Homes, Nursing Homes, Retirement Villages.

A range of accommodation options fall within this sector, including stepdown housing, which supports independent living as support services are available in a complex arrangement, nursing homes and retirement homes.

Sheltered Accommodation Retirement Home Development Objectives

It is a development objective of Cavan County Council to:

- SARH 01** Have regard to the National Quality Standards for Residential Care Settings for Older People in Ireland, 2009.
- SARH 02** Proposals for this type of accommodation shall be located with regard to sustainability, accessibility, social inclusion and proximity to services. Rural locations will only be considered where there is a strong professional and evidence-based need because of the nature of the future care needed.
- SARH 03** Provide adequate open space with a comprehensive landscaping plans informed by the need to cater for all levels of ability and in particular the needs of an ageing population and the mobility impaired, in line with Ministerial and Departmental Guidelines including Housing Options for Our Ageing Population Policy Statement (Department of Health) 2019) and Thinking Ahead: Independent and Supported Housing Models for an Ageing Population (Housing Agency) (2018)
- SARH 04** Developments of this nature shall include a design statement including:

- Description of the proposed development, indicating the cohort that the development will cater for and the numbers of people to be catered for within the site.
- The need for accommodation and the justification for the proposed location.
- Details on accessibility, including pedestrianisation, cycle and public transport provision and linkages to the proposed development.
- The car parking facilitates for staff and set down areas for customers.
- Appropriate landscaping, including open space and boundary treatments.
- The details of the proposed design, including external finishes, the size and scale appropriate to the area and the impact on residential and neighbouring amenity.
- Adequate signage, lighting and boundary treatments.

13.6.2 Healthcare Facilities

In assessing planning applications for Healthcare facilities and services, the proposal should generally comprise of a simple form and function and be located on suitability zoned lands within urban areas.

Healthcare Facilities Development Objectives

It is a development objective of Cavan County Council to:

HCF 01 Proposed applications for such facilities shall include a detailed design statement including the following:

- Justification for proposal provided by reference to anticipated demand
- Adequate capacity in the local road network and car parking provisions
- Details on accessibility, including pedestrian, cycle and public transport provisions and linkages to the proposed development
- Intended hours of operation
- Adequate signage, lighting and boundary treatments
- Appropriate landscaping
- A detailed Mobility Management Plan

HCF 02 Extensions to healthcare facilities will generally be accepted subject to scale, high quality design and satisfactory integration with the existing structure. Extended facilities should not negatively impact on adjoining amenities.

13.6.3 Childcare Facilities

Applicants are encouraged to seek advice and support from the County Childcare Committee, Tulsa, Health Service Executive and other relevant bodies in the design and layout of proposed childcare facilities prior to the submission of a planning application.

Childcare Facilities Development Objectives

It is a development objective of Cavan County Council to:

CCF 01 Provide childcare facilities in appropriate locations as set out in accordance with the provision of the DoEHLG Childcare Facilities Guidelines for Planning Authorities, 2001 and seek to apply Universal Design Guidelines for Early Learning and Care Settings (2019) from the National Disability Authority and Department Children and Youth Affairs and Early Childhood Ireland.

CCF 02 Provide at least one childcare facility to cater for 20 places in developments of 75 houses, including local authority and social housing schemes in accordance with DoEHLG Guidelines.

CCF 03 Development of childcare facilities at the following locations will normally be encouraged

- Areas of concentrated employment and business parks
- Neighbourhood centres
- Schools or major educational facilities
- Within existing town, villages and rural nodes
- Within new and existing residential developments
- Large retail developments
- Adjacent to public transport nodes

CCF 04 Applications for childcare facilities in a residential area will be assessed based on their impact in terms of noise, loss of residential amenity, traffic generation and general disturbance.

CCF 05 Proposed applications for such facilities should include a detailed design statement including the following

- Suitability of the site and the adequacy and availability of indoor and outdoor play space
- Nature of the facility and the detailed opening hours and times of operation
- Numbers and ages of children attending the facility
- The car parking facilities for staff and set down areas for customers and cycle facilities
- Open space provision and measures for management of same
- Description of cumulative impact when taken together with other childcare facilities in the vicinity
- Impact on residential amenity and mitigation measures, if appropriate
- Local traffic conditions and the proximity to public transport nodes and pedestrian and cycling facilities
- Number of such facilities in the area. In this regard, the applicant shall submit a map showing the locations of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location.
- A detailed Mobility Management Plan

CCF 06 In the case of proposals within an existing dwelling the Council will consider whether there is sufficient private open space remaining for the enjoyment of the occupant of the dwelling. The potential impact on the residential amenities of adjoining residence will also be considered. In such cases a significant residential component shall be retained

CCF 07 The Planning Authority, will in general, discourage the complete conversion of existing semidetached and terraced dwellings in housing estates to childcare facilities.

CCF 08 The childcare use should remain secondary, and the bulk of the house should be retained for residential purposes. In new housing estates, purpose-built facilities are normally required.

13.6.4 Schools and Education Facilities

The Planning Authority will be guided by the Department of Education as to the need for new educational facilities or expansion of facilities at existing schools. The traffic safety measures required should be designed and incorporated into the plans for construction of the extensions and submitted with details of signage, set down areas and parking.

Schools and Education Facilities Development Objectives

It is a development objective of Cavan County Council to:

SEF 01 New developments shall be in compliance with Guidelines on The Provision of Schools and the Planning System- A Code of Practice (2008)

SEF 02 Proposed applications for such facilities should include a detailed design statement including the following:

- The need for school accommodation
- Justification for proposed site location
- Details on accessibility, including pedestrian, cycle and public transport provisions and linkages to the proposed development
- Provision of adequate, secure, covered cycle facilities
- Adequate and safe set down and collection areas off the public road to facilitate peak traffic movements and adequate car parking for staff
- Adequate play areas for pupils, including sporting facilities
- School buildings and sports facilities should be multi-functional and be available for extended community use outside of school term and daily use
- Adequate signage, lighting and boundary treatments
- A detailed Mobility Management Plan

SEF 03 Applications for extensions to existing schools or the provision of new temporary classrooms, that increase student and staff numbers shall be accompanied by details of a complete traffic management and car parking proposal including areas for staff parking, set down areas, signage, road markings required.

SEF 04 Extensions to schools will generally be accepted subject to scale, high quality design and satisfactory integration with the existing structure. School extensions should not negatively impact on adjoining amenities and amenities within the school site.

SEF 05 Temporary classrooms will be assessed on a case-by-case basis and will generally be accepted for a temporary period not exceeding five years and such classrooms shall not interfere with onsite car/cycle parking spaces or unduly impact the useability of outdoor play/sports facilities. Any such proposal shall be accompanied by a timeline for the construction of permanent facilities.

13.6.5 Retail

Retail trends have seen a decline in the number of small independent retailers and the emergence of larger franchise based stores, as well as greater levels of online shopping. These trends increasingly influence shopping patterns and have created a demand for large shopping locations where extensive car parking facilities are available. However, the vitality and viability of the traditional town and village centres is recognised as an important objective, and the overriding aim is to promote healthy competitive retail environments, commensurate to the settlement size and function. The assessment of planning applications will focus on the qualitative aspects of the proposal including urban design, integration with the built fabric of the town centre and its contribution to the quality of life to both the town centre and the wider area. All applications for retail must demonstrate compliance with the provisions of the Cavan Retail Strategy.

Retail Development Objectives

It is a development objective of Cavan County Council to:

- RET 01** Require that the scale, design and proposed uses of all retail development comply with the Retail Planning Guidelines for Planning Authorities, April 2012 and The Retail Design Manual (or any updates thereof) and the Cavan County Retail Strategy.
- RET 02** Encourage the provision of local convenience shops, exclusive of service stations, at an appropriate scale in rural villages and rural community nodes, where there is a clear deficiency in retail provision, subject to the protection of residential amenity.

13.6.6 Shopfronts

Shop fronts make a significant contribution to the visual amenities of a settlement and many have strong heritage value which should be preserved. Traditional shop front designs and nameplates over shop windows should, where possible, be preserved and in these situations, regard should be had to Architectural Heritage Protection- Guidelines for Planning Authorities (DoEHLG 2005). Contemporary

shop fronts shall be designed to traditional principles of scale, proportion and detailing of the existing streetscapes.

Shopfront Development Objectives

It is a development objective of Cavan County Council to:

- SF 01** Traditional shop front designs and name plates over shop windows should, where possible, be retained and preserved.
- SF 02** The design of new shop fronts should relate primarily to the architectural characteristics of the buildings of which they form part. Shopfronts should also reflect the scale and proportion of the streetscape.
- SF 03** Where new or replacement shopfronts are proposed, the use of traditional materials will be favoured. The use of plastic or neon signs is not appropriate.
- SF 04** The choice of material shall complement the character of the building and integrate with the overall visual unity of the street scheme.
- SF 05** Generally, individually mounted lettering or hand painted lettering shall be required with letter design simple and legible.
- SF 06** The use of roll down or external type security screens will generally not be encouraged in town centre areas. Where the provision of screens is considered imperative, the use of perforated external and back lit screens or translucent internal screens shall be required.
- SF 07** Ensure logos, lighting, design and colours respect the streetscape of the town or village.

13.6.7 Signage

The presence and location of signage can have a major impact on the visual amenity of an area. Poorly positioned and unnecessary signage can reduce the overall visual quality of an area.

Advertising signage, where permitted should be simple in design, sympathetic to its surroundings, non-illuminated and not unduly obtrusive.

Signage Development Objectives

It is a development objective of Cavan County Council to:

- SIGN 01** Evaluate signage proposals in relation to the surroundings and features of the buildings and structures on which signs are to be displayed, the number and size of signs in the area (both existing and proposed) and the potential for the creation of undesirable clutter.
- SIGN 02** Resist new billboard and other large advertising structures and displays.

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.

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).

Service Stations Development Objectives

It is a development objective of Cavan County Council to:

SERS 01 Proposals for new or extended service stations will be carefully considered and will not generally be encouraged within the town/village centre areas of towns and villages or in rural areas outside of villages and community nodes and shall be located within the speed limit zones.

SERS 02 Service stations will not generally be permitted in/adjoining residential areas, unless it can be clearly demonstrated that there will be no significant effect on residential amenities by reason of noise, traffic, visual obtrusion, safety considerations or fumes and smells. Hours of operation will be limited where a service station is permitted in a residential area. Proposals to demonstrate the above will be required to be submitted with planning application.

SERS 03 The following shall be required to be submitted as part of planning application.

- A detailed design statement for the proposed development
- A high-quality design including roof design, layout and external finishes to ensure it integrates and complements the surrounding environment
- Standard petrol station canopies are not acceptable and should be replaced with more sympathetic canopies of light steel and glass or slated roofs with no attached advertising
- Developments shall be located within the 60kph speed limit and are usually acceptable within the edges of designated settlements.
- Proposed developments which have the potential to restrict traffic flow and/or create traffic hazard will not be permitted. Generally, two access points to a minimum width of

7.3 metres and a maximum width of 9.1 metres will be required, with appropriate turning curve based on road design speed and relevant standards

- The frontage of the site shall be defined by a boundary wall, not exceeding 0.5 metres in height. Footpaths and lighting to ESB standards shall be provided to the roadside boundary.
- The layout should provide for safe pedestrian access to the shop and rest facilities.
- Adequate provision of rest areas and toilets accessible by pedestrians and cyclists.
- Where the development would be likely to have significant impact on the historic or architectural character of the area, the use of standard corporate designs and signage may not be acceptable.
- Proposals for the service station including method of disposal of wastewater from car-wash areas, surface water outlet and oil interceptors. The development shall be designed and operated in such a manner that it does not adversely affect existing road drainage in the area.
- No pumps shall be located within 7 metres of the roadside boundary and no other structures other than pumps, shall be located within 15 metres of the roadside boundary.
- Retail uses not associated with the motor industry shall be considered in the context of the existing retail outlets in the vicinity. Only uses which contribute to the vibrancy and service level of the settlement shall be considered.
- Any retailing component shall not exceed 100sq.m of retailing area and shall be restricted to convenience goods only. Where permission is sought for retail floorspace in excess of 100sq.m, the sequential approach to retail development shall apply.
- Forecourt lighting, including canopy lighting, shall be limited.
- All external lighting shall be cowled and diverted away from the public roadway to prevent a traffic hazard.
- The placing of signs on footpaths, grass verges or any part of a public roadway will not be permitted. No advertisements or other structures, whether temporary or permanent, shall be placed on the forecourt, which would interfere with the sightlines of motorists entering/existing the site.
- EV Charging points for electric cars shall be provided with every new/extended service station.
- Detailed landscaping proposals in order to effectively integrate the proposed development into its surroundings.

13.6.8 Fast Food/Takeaway Outlets

All applications for take-away premises need planning permission where it involves a change of use of an existing building or an entirely new building. Fast food outlets have the potential to cause noise, odours and littering and can also detract from the visual and residential amenities of the area. Therefore,

proposals for new or extended outlets will be carefully considered, particularly in locations where a proliferation of such uses already exists. An over concentration of such uses may impact on the achievement of the Cavan Healthy Strategy and will be discouraged.

Fast Food/Takeaway outlets Development Objectives

It is a development objective of Cavan County Council to:

- FFD 01** Proposals for fast food/take way outlets will be assessed on their appropriateness, their potential cumulative effect and the amenities of an area.
- FFD 02** Give careful consideration to the appropriateness and location of fast-food outlets in the vicinity of schools and, where considered appropriate, to restrict the opening of new fast food/takeaway outlets in close proximity to schools so as to protect the health and wellbeing of school-going children.
- FFD 03** Only consider drive-through restaurants in locations where development will not interfere with the free flow of traffic or detract from the visual or residential amenities of the area.
- FFD 04** Require that all proposals for new or extended fast food/takeaway outlets address the following as part of any pre-application discussion or planning application documentation

- The likely impact of the development upon the amenities of the area, including noise pollution, litter, odour and general disturbance, including the location of vents and other external services.
- Car parking is of a critical importance and the premises will not be permitted at locations where adequate car-parking is not available
- Developments will not be permitted where they have potential to determinately impact on traffic circulation and safety in an area.
- Details should be supplied at application stage on opening times and traffic.
- Applications for such development may be favourably considered in mixed use locations such as town centres
- Proximity to residential development will be an important planning consideration in assessing applications for take away premises.
- The cumulative effect of a fast-food outlets on the amenities of the area
- Litter bins shall be provided outside the premises
- Façade design will be carefully controlled and, in particular, the amount of type of advertising signage and lighting. The design shall respect and enhance the existing street character. Corporate logos will be permitted, only where they meet Planning Authority design criteria.

13.6.9 Betting Offices

The Planning Authority will seek to avoid a concentration of betting offices in the core retail areas of towns and villages.

Betting Office Development Objectives

It is a development objective of Cavan County Council to:

BETO 01 The assessment of applications for betting offices will have regard to

- The need to safeguard the vitality and viability of the defined retail area of towns and villages
- The Planning Authority will seek to maintain a suitable mix of retail uses
- The number of such facilities in the area
- The effect on the amenities in the area arising from noise, hours of operation and litter.

13.6.10 Enterprise and Employment

The Planning Authority encourages high quality design, materials and finishes and good quality landscaping for all commercial and industrial developments.

In assessing planning applications a number of considerations will be taken into account:

- Conformity with relevant Development Plan land use policies and objectives
- The intensity and nature of the proposed use
- Achievement of an appropriate density and scale of development
- Provision of open space and high quality landscaping plans
- High quality design
- Potential impact of traffic movement and parking provision.
- Impact on amenities of the surrounding areas
- Energy efficiency and overall sustainability of the development
- Waste Management measures

The Planning Authority places significant emphasis on ensuring development proposals are of high design, suitably landscaped, provide good facilities for pedestrians and cyclists and include staff facilities. Digital hubs provide opportunities and places for people to work in hubs within the local community and reduce the necessity for commuting to work and reduce greenhouse gas emissions.

13.6.11 Business Parks and Industrial Areas

Business Parks and Industrial Areas are intended to provide high quality physical environs for businesses and industry reflecting the character of the County. The principal aims are to achieve high

quality design, visual continuity and pedestrian/cycle friendly environments, whilst ensuring the functioning of business and industrial locations. It is also considered that good design will assist in the long term economic viability of these areas.

13.6.12 Retail Warehousing

The range of goods sold in both existing and future retail parks will be tightly controlled and limited to bulky household goods or goods which are not portable by customers travelling by foot, cycle or bus. Ancillary products should not exceed 20% of the total net retail floor space of the relevant retail unit.

Enterprise, Employment, Business Parks and Retail Warehousing Development Objectives

It is a development objective of Cavan County Council to:

EEBR 01 That applications for new developments for industrial, warehousing, business parks and enterprise hubs requires the following -

- Ensure new developments are assessed in the context of intensity and nature of proposed use relative to the receiving environment and the likely impact on amenities of the surrounding area.
- Ensure new developments achieve an appropriate density and scale of development, including landscaped buffer zone (minimum 5-10 metres) for industrial /warehousing development where the lands adjoin another zoning, or where it would impact on the amenities of adjoining land uses.
- Require innovative contemporary designs for new industrial, office, warehousing and business park developments. All planning applications should include a detailed design statement.
- Ensure that enterprise hub sites are located where there is an adequate and suitable broadband connection and speed available.
- Developers are encouraged to seek the re-use and the adoption of existing vacant buildings within town centres and to include green technologies into the overall design in order to reduce the carbon footprint of the facility.
- For enterprise hubs, provide a variety of spaces for individual workspaces, group working and potential meeting rooms which could be used by a variety of groups and individuals within the local area.
- Potential impact of traffic movement and parking provision. Parking allocation should visually integrate with the overall site and not present as large swathes of forecourt parking.
- Quality of design and the treatment of ancillary utility equipment including roof top infrastructure such as vents, elevator shafts, cooling systems etc.

- Sustainable waste management measures including location and screening of waste facilities.
- Proposals shall incorporate Sustainable Urban Drainage Systems (SuDS) and other measures that address adaptation to climate change including rainwater harvesting, the creation of integrated wetlands, the construction of green/living roofs whereby opportunities for existing solar energy and wind energy are taken.
- Proposals to achieve a positive shift towards sustainable transport alternatives
- Require that all new developments to submit a Mobility Management Plan.
- Require a detailed landscape plan including a survey of any existing vegetation on site. For larger schemes open space shall be provided in a suitable location as part of the development, in order to enhance the development and provide amenity and passive recreation for future employees.

13.6.13 Home Based Economic Activity

Home based economic activity is defined as small scale commercial activity carried out by residents of a house or persons main residence, being subordinate to the use of the house as a single dwelling unit and includes working from home. Proposals that adversely impact on existing residential amenity of the area by way of increased traffic, noise fumes, vibration, smoke, dust or odour will not generally be favourably considered.

Following the outbreak of the Covid-19 virus in Ireland, the growing trend of people choosing to work from home became a necessity, either through e-working or through setting up a home-based economic activity. Applications for small-scale home-based economic activity in rural areas, where the occupants of the existing dwelling are employed at home will be considered on an individual basis. Such business would only be acceptable where this activity is very confined and further expansion proposals would be unlikely to receive favourable consideration. Home based economic activity should be sited either in converted existing farm buildings located adjacent to the main dwelling house or within the house where the use is compatible with the use of the dwelling as a home. Home based businesses, which wish to expand beyond the current location, will be required to locate in a town/village or other area suitable to the use proposed.

The development of e-working and home-based business is also important as it may contribute to improving the quality of lives and help people achieve an improved work life balance. In addition, it also benefits the environment in terms of energy conservation, reduced commuting emissions, and reduced traffic congestion.

Home Based Economic Activity Development Objectives

It is a development objective of Cavan County Council to:

HBED 01 That applications of this nature have regard to the following:

- The use remains ancillary to the main residential use and the applicant continues to reside in the dwelling
- The effects on the amenities of adjoining occupiers, particularly in relation to hours of work, noise and general disturbance.
- Anticipated levels of traffic generated by the proposed development and the potential increased demand for parking
- Arrangements for the storage of refuse and collection of waste
- Activity which depends on visits by members of the public will be discouraged

HBED 02 Applications may be subject to a temporary permission, in order to enable the Planning Authority to monitor the impact of the development

13.7 Development Management Standards

13.7.1 Flood Zones and Appropriate Uses

The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within the Plan area, in accordance with the 2009 Flood Risk Management Guidelines for Planning Authorities and Departmental Circular PL2/2014 (or any updated/superseding legislation or policy guidance).

Where developments/land uses are proposed that are considered inappropriate to the Flood Zone, then a Development Management Justification Test and site-specific Flood Risk Assessment will be required in accordance with The Planning System and Flood Risk Management Guidelines 2009 (and as updated).

Flood Zones	Overall probability	Planning implications for land uses		
		Highly Vulnerable Development	Less Vulnerable Development	Water Compatible Development
Flood Zone A	Highest	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Appropriate – screen for flood risk

Flood zone B	Moderate	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Inappropriate due to climate change – if proposed then Justification Test and detailed Flood Risk Assessment is required	Appropriate – screen for flood risk
Flood Zone C	Lowest	Appropriate - detailed Flood Risk Assessment may be required	Appropriate - detailed Flood Risk Assessment may be required	Appropriate – screen for flood risk

Note (refer to Flood Risk Management Guidelines 2009 and 'SFRA for the Cavan County Development Plan 2022-2028' for additional detail):

- Highly Vulnerable Development - Houses, schools, hospitals, residential institutions, emergency services, essential infrastructure, etc.
- Less Vulnerable Development - Economic uses (retail, leisure, warehousing, commercial, industrial, non-residential institutions, etc.), land and buildings used for agriculture or forestry, local transport infrastructure, etc.
- Water Compatible Development - Docks, marinas, wharves, water-based recreation and tourism (excluding sleeping accommodation), amenity open space, sports and recreation, flood control infrastructure, etc.

13.7.2 Structural and Non-Structural Risk Management Measures in Flood Vulnerable Zones

Applications for development in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

13.7.2.1 Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

13.7.2.2 Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels. In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

13.7.2.3 Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings.

Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

13.7.2.4 Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

13.7.2.5 Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new developments

Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:

- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire and Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

13.7.2.6 Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that flood escape routes have been kept to publicly accessible land. Such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding; and this information will be provided in a welcome pack to new occupants.

13.7.2.7 Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.