

CAVAN TOWN & ENVIRONS DEVELOPMENT PLAN 2014-2020

**Cavan Town Council
& Cavan County Council**

Planning Department

June 2014



CAVAN COUNTY COUNCIL



CAVAN TOWN COUNCIL

TABLE OF CONTENTS

Chapter 1: Purpose, Content & Context

- 1.0 Introduction
- 1.1 Content of the Development Plan
- 1.2 Aim of Development Plan
- 1.3 Consultation
- 1.4 International, National & Regional Context
- 1.5 Strategic Environmental Assessment

Chapter 2: Core Strategy

- 2.0 Introduction
- 2.1 Baseline Information
- 2.2 Strategic Development Options
- 2.3 Population Targets
- 2.4 Development Areas in Cavan Town & Environs
- 2.5 Phasing Plan

Chapter 3: Economic Development

- 3.0 Overview of Economic Development
- 3.1 National, Regional & Local Context
- 3.2 Enterprise Development in Urban Areas
- 3.3 Energy
- 3.4 Retail
- 3.5 Cavan Town Centre
- 3.6 Urban Design Framework for Cavan Town
- 3.7 Housing Protection Areas
- 3.8 Major Accident Directive

Chapter 4: Physical Infrastructure

- 4.0 Introduction
- 4.1 Policy Context
- 4.2 Achievements
- 4.3 Challenges
- 4.4 Integration of Land Use and Transportation Planning
- 4.5 Public Transport
- 4.6 Road Infrastructure
- 4.7 Distributor/Relief Roads
- 4.8 Roads Safety
- 4.9 Planning Applications
- 4.10 Parking Standards
- 4.11 Mobility Management Plan
- 4.12 Water Services
- 4.13 Flood Risk Management
- 4.14 Private Servicing of Sites
- 4.15 Overhead Lighting
- 4.16 Public Amenities in Cavan Town & Environs Area
- 4.17 Water Quality
- 4.18 Waste Management
- 4.19 Utilities Infrastructure
- 4.20 Electricity
- 4.21 Renewable Energy
- 4.22 Wind Turbines in Urban/Industrial Locations
- 4.23 Solar Energy

4.24 Telecommunications & Information Technology

Chapter 5: Housing

5.0 Introduction

5.1 Housing Strategy

5.2 Housing Affordability

5.3 Provision of Housing

5.4 Creating a Quality Living Environment

Chapter 6: Social Strategy & Community Facilities

6.0 Introduction

6.1 Statutory Context

6.2 Policy Context

6.3 Social Inclusion

6.4 Gender

6.5 Older People

6.6 Access for People with Disabilities

6.7 The Travelling Community

6.8 Ethnic Minorities

6.9 Open Space/Amenity

6.10 Recreation

6.11 Education and Training

6.12 Libraries

6.13 Arts & Culture

6.14 Burial Grounds & Places of Public Worship

6.15 Fire Service

6.16 Childcare

- 6.17 Health Care Facilities
- 6.18 Cavan County Development Board

Chapter 7: Built Heritage & Archaeology

- 7.0 Architectural Heritage of Cavan Town
- 7.1 Cavan County Council Heritage Plan
- 7.2 Protected Structures
- 7.3 Record of Protected Structures within the Plan Area
- 7.4 Older Buildings
- 7.5 Industrial Heritage
- 7.6 Architectural Conservation Areas (ACAs)
- 7.7 Archaeological Heritage
- 7.8 Recorded Monuments

Chapter 8: Natural Heritage

- 8.0 Introduction
- 8.1 Statutory & Policy Context
- 8.2 Local Level – Cavan County Heritage Plan & Cavan County Biodiversity Action Plan
- 8.3 Sites Designated in County Cavan
- 8.4 Geological Heritage
- 8.5 Invasive Species
- 8.6 Wetlands
- 8.7 Woodlands, Trees, Hedgerows & Stonewalls
- 8.8 Public Rights of Way
- 8.9 Green Infrastructure
- 8.10 Public Amenity Areas
- 8.11 Special Amenity Areas120

8.12	Public Open Space Areas & Amenities	121
8.13	Private Open Space Areas & Amenities	121
8.14	Tree or Tree Groups	121
8.15	Obsolete – Derelict Sites	122

Chapter 9: Development Management Standards

9.0	General Development	123
9.1	Residential Development	125
9.2	Childcare Facilities	134
9.3	Nursing Home Developments	135
9.4	Retail Development	135
9.5	Unfinished Housing Estates/Taking in Charge	139
9.6	Existing Landuse Arrangement	141
9.7	Land Use Zoning Objectives	142
9.8	Zoning Descriptions	143
9.9	Schedule of Map Specific Objectives	155
9.10	Masterplans	159

Chapter 10: Implementation and Monitoring

List of Tables:

Table1: Population Targets- Border Region

Table 2: Population Projections – Cavan County and Cavan Town (2011 – 2030)

Table 3: Core Strategy

Table 4: Car Parking Standards

Table 5: Population State by Ethnic or Cultural Background

Table 6: Record of Protected Structures: Town

List of Figures:

Figure 1: Core Strategy Map (County) – Cavan Town & Environs – Preferred Development Framework

Appendices:

Appendix 1: Waste Requirements for Apartments & Housing Developments
in Cavan

Appendix 2: Housing Strategy

Appendix 3: County Industrial Heritage

Appendix 4: Signage Policy Document

Appendix 5: Tree Stands or Champion Trees

Appendix 6: Development Contribution Scheme (2013)

Maps:

Cavan Town Zoning Map

Cavan Town & Environs Zoning Map

Glossary of Terms – Retail Planning

Chapter 1: Purpose, Content and Context

1.0 Introduction

Every Planning Authority in the Country is required to prepare a Development Plan for their area every six years. The Development Plan sets out the Local Authorities strategic land use objectives and policies for the overall development of the County up to 2020. It sets out a Vision and Strategy for the proper planning and physical, social and economic sustainability of the entire county. It acts as a guide for those interested in pursuing development and to inform the general public as to how development proposals are likely to be assessed. The plan also informs the decisions of the Planning Authority in deciding the suitability of different types of development in the County.

Public consultation was initiated, as part of this process, and issues raised during public consultations were taken into account during the making of this draft Development Plan.

The draft County Development Plan has been prepared in accordance with the requirements of the Planning and Development Acts 2000 to 2012, the Development Plan Guidelines, issued by the Department of Environment, Communication and Local Government (DECLG) in 2007 and other government Guidelines and Circulars.

The Development Plan acts both as a guide to the requirements and policies of the Planning Authority for those interested in pursuing development as well as informing the general public as to how these development proposals are likely to be assessed.

The structure of this service is guided by planning legislation and contains two primary components;

- (1) the Development Plan which sets general policies and development standards,
- (2) Development management which is the process whereby individual applications are assessed against the policies of the Development Plan.

1.1 Content of the Development Plan

A Development Plan sets out the overall strategy for the proper planning and sustainable development of its functional area, in this case Cavan Town and Environs. The Development Plan plays a vital role in development promotion and regulation and must therefore have a clear vision of the area now and into the future. The Development Plan relates to the whole functional area of the planning authority, in this case Cavan Town Council and part of the functional area of the Planning Authority of Cavan County Council. The Plan consists of a written statement and attendant maps that give a visual representation of the objectives contained in the Plan. All Development Plans must have regard to relevant International, National, Regional, as well as Local Policy and Guidelines. Each Development Plan must include objectives for:

- Land use zoning of areas for residential, commercial, industrial, educational, recreational, community facilities, agricultural uses;
- Provision of infrastructure – transport, energy, communications facilities, water supplies, waste water services, waste recovery, disposal facilities, waste water services, etc.;
- Conservation and protection of the environment e.g. archaeological and natural heritage and conservation and protection of European sites
- Encouragement (pursuant to Article 10 of the Habitats Directive) of the monument of features of the landscape such as traditional field boundaries.
- Promotion of compliance with environmental standards and objectives established -
- For bodies of surface water, by European Communities (Surface Water) Regulations, 2009 and for groundwater, by the European Communities (Groundwater) Regulations 2010
- The integration of social, community and cultural requirements with planning and sustainable development of the area;
- The preservation of the character of the landscape including preservation of views and prospects and the amenities of places and features of natural beauty or interest;

- The protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
- The preservation of the character of architectural conservation areas;
- The renewal and development of areas in need of regeneration;
- Provision of Traveller accommodation;
- Preserving, improving and extending amenities and recreational amenities;
- Major Accidents Directive (siting of new establishments, modifications of existing establishments, development in the vicinity of establishments);
- The provision, or facilitation of the provision, of services for the community including in particular, schools crèches and other education and childcare facilities;
- The promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to
 - i. Reduce energy demands in response to the likelihood of increases in energy and other costs due to long term decline in non renewable resources,
 - ii. Reduce anthropogenic greenhouse gas emissions, and
 - iii. Address the necessity of adaption to climate change; in particular, having regard to location, layout and design of new development;
- The preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility;
- Landscape, relating to a framework for identification, assessment, protection, management and planning of landscaped and developed having regard to the European Landscape Convention done at Florence on 20th October 2000.

1.2 Aim of Development Plan

The principles of sustainable development will inform all the objectives, policies, decisions and actions of the Council for the period of the Plan.

Sustainable Development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is recognised that sustainable development has an economic, social and cultural dimension as well as an environmental one, and that only the integration of these policies can guarantee the quality of life of this and future generations. The need to strike a balance between development and conservation is at the heart of sustainability.

The aims of the Plan are:-

To facilitate the sustainable economic and social development of the town, through the promotion of a positive climate for development initiative within the planning area.

To consider provision of a transportational and landuse structure that will provide the orderly planning and development of the town and accommodate sustainable urban growth.

To upgrade and expand the towns physical infrastructure in order to accommodate existing and projected needs.

To integrate housing and retail strategies (Retail Strategy will be reviewed in lifetime of plan), residential densities and childcare facilities as required under Part V of 2000 Act into the plan as is appropriate.

To conserve the natural and built environment of the town where it is recognised as having special value.

To strengthen the urban structure in the County through the planned orderly development of the County Town.

To have reference to appropriate Departmental Directives in respect of location of retail development and its impact outside of the central area.

To have regard to the Regional Planning Guidelines for the Border Area- Regional Planning Guidelines 2010-2022).

To incorporate the core principles of Cavan Town and Environs Integrated Framework Plan 2020, Cavan Town and Environs Integrated Framework Plan 2020, Transportation Study and Cavan Urban Design Framework, July 2007.

1.3 Consultation

Pre draft consultation

Under Section 11 of the Planning and Development Act 2000, as amended every Planning Authority, not later than four years after the making of a development plan, is required to give notice to the public and interested parties regarding their intention to review their existing Development Plan and prepare a new Development Plan. The notice invites submissions or observations, to be made during a period which is to be not less than eight weeks. To comply with these requirements the Planning Section of Cavan Local Authorities produced 'A Strategic Issues Paper' which outlined some of the important issues to be explored in the Review of the existing Development Plan. The aim of this Issues Paper was to function as an instigator of debate and familiarise readers with the topics and issues which will be addressed by the proposed draft Development Plan and thus aid them in the making of submissions and observations. From the 10th October 2012 to the 5th December 2012 written submissions were accepted by the Planning Section. Following the 5th December 2012, a Managers Report was drawn up, which outlined the issues raised (both in formal written submissions and feedback from public consultation meetings) and made recommendations on the incorporation of these issues into the proposed draft Development Plan. The elected members of Cavan Town Council and Cavan County Council considered the Managers Report at a Cavan Council and Cavan Town Council Meetings at which the executive were directed to prepare a Draft Cavan Town and Environs Development Plan.

Pre draft Workshops

Additional to the invitation for written submissions a workshop was held in Cavan Town. An open invitation was published in local newspapers on the Cavan Town Council and Cavan County Council Website. The workshop was held on;

6th November 2012 at Johnston Central Library

The findings for these workshops were collated and compiled into a written report which, along with the aforementioned Managers Report, was taken into

account when preparing the Cavan Town and Cavan Town and Environs Development Plans.

Vision as per Public Consultation

'By 2020, we want Cavan Town to be one of the best historic county towns with a vibrant urban environment that has a mixture of businesses, cultural amenities and family friendly facilities'.

Consultation on the Draft Plans and Environmental Reports

The Draft County Development Plan and the Draft Cavan Town & Environs Development Plan, the Stage 1 Appropriate Assessment Screening Reports for the Plans and the Draft Environmental SEA Reports went on public display, from the 8th of August 2013 to the 17th of October 2013.

There were 48 no. written submissions for the County Development Plan and 17 no. submissions received from both the Public and Statutory consultees.

Drop-in Sessions were also held in the 4 no. electoral divisions: Belturbet; Cavan; Ballyjamesduff and Bailieborough were held during September 2013.

1.4 International, National and Regional Context

Cavan Town Council and Cavan County Council have an obligation to comply with certain International, National, Regional and Local Strategies, Policies and Guidelines. Compliance will be effected by the incorporation of appropriate policies and objectives within the Development Plan.

The issue of sustainable development is of paramount importance at each level with sustainability referring to economic, physical as well as social sustainability.

International Context

National and International policies and perspectives are increasingly influencing physical planning in Ireland. One of the main issues rising from the international context is that of sustainability, which now impacts all facets of life from the fuel we burn to the policies we make. The European Union has a major influence on the plans and policies we make through publications such as Agenda 2000, Local Agenda 21, The European Spatial Development Perspective (ESDP), and various relevant EU Directives.

It is the policy of Cavan Town Council and Cavan County Council to implement through Development Plans, as is appropriate, the internationally agreed obligations in respect of bio-diversity, sustainability and greenhouse gas abatement. These obligations may be further expressed through National Legislation.

National Context

Central Government has indicated that there is a need to apply the concept of sustainability to all matters relating to the preparation of Development Plans, which is now the foremost concept in achieving proper planning. In the context of a planning policy this concept has been understood as indicating a need to direct development to established urban areas where there is access to existing services, amenities and places of work. There has been an emphasis therefore to develop a landuse strategy to promote housing development, in established urban areas and to apply higher densities without prejudicing good design and amenity.

At national level the Development Plan will take cognisance of The National Development Plan 2007- 2013 and its successors, Sustainable Development : A Strategy for Ireland, 1997; The National Spatial Strategy(NSS) (2002 – 2020) and various other planning guidelines. These various reports along with specific planning guidelines in relation to Retailing, Telecommunications, Renewable Energy, Built Heritage, Childcare, Sustainable Rural Housing, Quarries etc. have informed the policies and objectives contained in this Plan.

Regional Context

The Border Regional Guidelines were adopted in 2010 with key parameters for the Region as building on the NSS, the gateways of Dundalk, Sligo and Letterkenny, the hubs of Cavan and Monaghan, building distinct sub regional identities, promoting strategic links with Northern Ireland, sustaining rural areas and rural communities, transport and communication links and high quality built and physical environment, with essential infrastructure. Cavan borders the counties of Fermanagh, Monaghan, Meath, Westmeath, Leitrim and Longford and as such cognisance has been taken of their Development Plans and other relevant documents along with certain Northern

Irish Publications such as; 'Shaping our Future; The Regional Development Strategy for Northern Ireland'.

1.5 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the formal systematic evaluation of the likely significant environmental effects of implementing the Cavan Town and Environs Development Plan. This draft plan complies with Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) as amended by: The European Communities (Environmental Assessment of Certain Plans and Programmes) (S.I. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) Amendment Regulations 2011 (S.I. No.201 of 2011). Cavan Local Authorities will ensure full compliance with the requirements of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment through ensuring that the findings of the Environmental Assessment report are fully integrated into the *draft Plan*.

The draft Environmental Report was prepared in tandem with the preparation of the draft Cavan Town & Environs Development Plan (2014 – 2020). The Strategic Environmental Assessment was undertaken using a set of established Key Environmental Protection Objectives (EPO's) which are drawn-up based on International, European Union or National level strategies and documents which are relevant to the Cavan Town and Environs Development Plans. The Planning Authority has also drawn on public consultation for relevant Objectives.

The Plan has a large number of Development Objectives and the effect of these Development Objectives and Policies on the environment has been measured and cross-checked against the Environmental Protection Objectives (EPO). This has been accomplished through the use of a matrix. The process identified policies that may result in significant environmental impact on the environment so alternatives may be considered or mitigation measures suggested and in some case, may have involved the removal of the policy

entirely. The methodology in the preparation the Environmental report used the following steps:

Step 1: The main Issues relating to the environmental topics or receptors (i.e. Biodiversity, Population and Human Health, Landscape etc.) are examined in the 'Baseline Data' Section of the Environmental Report.

Step 2: The Environmental Protection Objectives were chosen based on international, national, regional and local level environmental issues.

Step 3: Options for Scenarios for the Development of Cavan Town and Environs were considered (see section 8.0 of the Environment Report).

Step 4: The Environmental Protection Objectives (EPO's) were compared to the Development Objectives in order to assess significant effects of the environment, considering the context of the Cavan Town and Environs Development Plan and the findings were linked to the 'scenario options'.

Step 5: Mitigation measures for development objectives are proposed which are ways of offsetting the effects on the environment (see Section 9.0). Section 9.0 also contains recommendations which have been included in the Draft Development Plans.

Step 6: Monitoring measures are proposed through the use of the 'Environmental Protection Objectives', a range of targets and a number of indicators for progress.

Objectives and Policies in the new Draft Cavan Town and Environs Development Plan (2014 – 2020) were drafted and compared to the Environmental Protection Objectives (EPO's). Subsequently, the likely significant effects of implementation of the Development Plans were established through the identification of conflicts between the two sets of objectives and policies. This was assessed in a matrix format which is contained in Appendix 5 of the draft Environmental Report.

Where conflicts arose, opportunities to prevent, reduce or offset any significant adverse effects of implementing the Development Plan were examined and if necessary, some policies were improved with measures to mitigate the effects on the environment.

Alternative development scenarios for the County were formulated, based on the environmental receptors (i.e. landscape, biodiversity, human health, etc.) and areas with existing environmental problems. The preferred development scenario was reached for the *Draft Cavan Town and Environs* area, based on the Cavan Town and Environs Integrated Framework Plan 2020 (as adopted in July, 2007).

Mitigation measures and methods of offsetting potential impacts have been proposed during the course of the preparation of the documents. This has resulted in objectives and policies which are more robust and environmentally sustainable. Similarly, methods of monitoring and indicators of change in the environment have been proposed with set targets to be reviewed over the duration of the Cavan Town and Environs Development Plans.

The SEA report and methodology applied, has ensured that the Key environmental issues identified, were taken into consideration in the preparation of the Draft Development Plan. As such, the Plan includes a robust set of Policies and Objectives which will ensure the protection and management of key environmental sensitivities and vulnerabilities within the Plan area have been addressed.

Chapter 2: Core Strategy

2.0 Introduction

The Core Strategy includes all the key requirements of the *Planning and Development Amendment Act 2010, as amended*. The purpose of a Core Strategy “*is to articulate a medium to longer term quantitatively based strategy for the spatial development of the area of the planning authority, and in doing so, to demonstrate that the development plan and its objectives are consistent with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines (RPG’s).*”¹¹

The Core Strategy includes the following:

- A *Written Statement* outlining broad aims of the Strategy, including: the population targets and housing demand allocation for the plan period.

The strategy will also demonstrate how the Development Plan is compliant with Article 10 of the Habitats Directive insofar as its policies and the implementation thereof have been designed to protect the *Natura 2000* network of sites throughout the town and environs. In addition, the Plan shall also demonstrate how the promotion of compliance with environmental standards and objectives established –(i) for bodies of surface water, by the European Communities (Surface Waters) Regulations – through the implementation of the River Basin Management Plans and the land use implications thereof.

The strategy will also include: policies on sustainable transport and proposed measures to implement same; a *schedule of existing* infrastructure capacity: social, economic and physical infrastructure and amenities and details of proposed Capital Works projects – in particular the Water Services Investment

Programme (WSIP) 2010-2012, and identification of Floodrisk areas within the county.

- **A Core Strategy Map**; which is a schematic map depicting how the planning authority anticipates that its area will develop out over the plan period in line with the availability of infrastructure, services and amenities; and
- **A Core Strategy Table** which demonstrates the allocation of population distribution and housing throughout the county in both zoned and unzoned lands.

2.1 Baseline Information

The Regional Planning Guidelines 2010-2022 have indicated that Cavan Town, as a Hub Town, will grow from its 2006 population of 7,883 to 11,600 in 2016 and 12,800 by 2022. These population targets will be addressed in this Core Strategy document. It is a Strategic Goal (2.2) of the Border Regional Planning Guidelines to '*ensure that the development of the... Hubs... as strategic drivers of growth for the Region and to facilitate integrated sustainable development between urban and rural areas*'.

Cavan Town is a market town, a commercial centre and the principal administrative centre for County Cavan, which is located 70 miles from Dublin, at the junction of the N3 and N55 National Primary Routes. It is recognised as a gateway to and from Northern Ireland and as a pivotal point on the east-west route between Dundalk and Sligo.

The Central Statistics Office (CSO) 2011 figures indicate a figure for Cavan Town and Environs, population as 10,205 up from 7,883 persons in 2006. The figure for Cavan Urban population has fallen from 3,934 in 2006 to 3,649 in 2011. This indicates to the Planning Authority that the Town Core area of Cavan Town is experiencing population decline. Having regard to the overall population increase of the County in the 2011 CSO figures (2006 – 64,003 to 73,183 in 2011) it is assumed that population growth is occurring outside of

the town core of Cavan Town. In order to encourage the growth of a sustainable Cavan Town, it is considered that development in the Town Core area and immediate lands should be supported in this Core Strategy. The benefits of this sustainable growth will encourage the critical mass required to develop Cavan Town and will create sustainable travel within the town. It is imperative therefore that infill, backland development and redevelopment of Brownfield sites is encouraged in this document.

The Housing Land Availability Returns 2012, carried out by the Planning Department in Cavan County Council, indicated that there were 80 uncompleted dwelling units in the Cavan Town and Environs plan area and that there was permission granted for 711 units with 2 years life remaining. These statistics indicate that there is adequate housing stock in vacant and permitted developments (total 791 units vacant and un-commenced with 2 years left on planning permission) to meet the housing needs of Cavan Town and environs for this plan period (2014-2020). A survey undertaken as part of the review of this development plan for the Cavan Town and Environs Area found 77 number residential units for sale, 142 completed but never lived in and 42 incomplete but construction commenced.

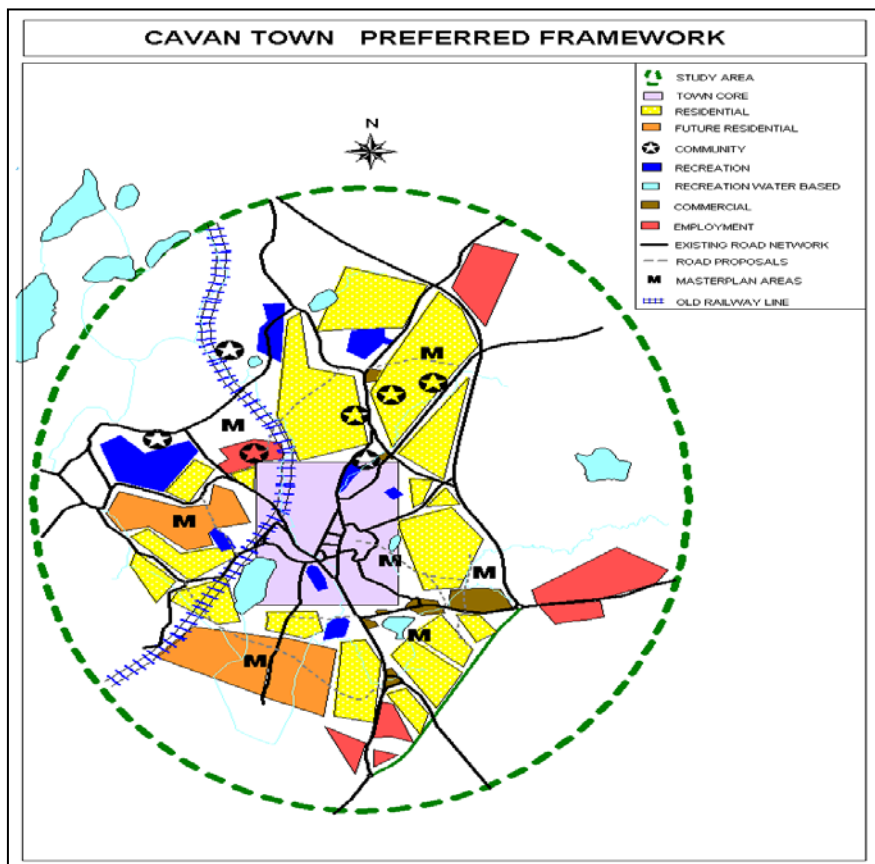
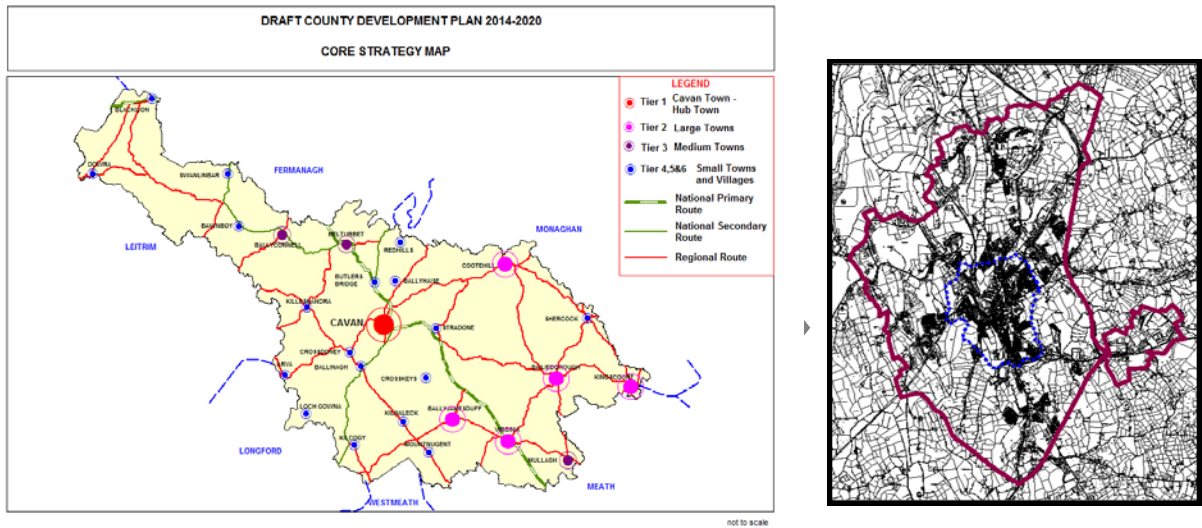
2.2 Strategic Development Options

The 'balanced development' model has been selected as the preferred option for development of the Region in the Regional Planning Guidelines as it follows best practice and good planning principles. To translate this to Cavan Town and Environs will result in:

- Employment and major development being primarily centred in Cavan Town with capacity for growth and services; other settlements accommodate growth and limited services and employment reflective of their status; and smaller centres will have limited growth potential identified.
- Consolidate Cavan Town and Environs by improving urban environments, encouraging brownfield and infill development and strengthening physical and social infrastructure.
- Support the role of the Cavan Town as a regionally important employment, retail and service centres through enhancing infrastructure. Channelling new development into other large and medium sized towns focusing on key infrastructure nodes and maximising the use of serviced land at key locations.
- Protect valued rural environments while strengthening the rural economy through supporting its diversification and strengthening rural communities in a sustainable and strategy-led manner.

Figure 1 below, indicates the Core Strategy Map which depicts the location of Tier 1, 2 & 3 settlements throughout the County. Cavan Town is the Tier 1 town and has been designated Hub status. Cavan Town & Environs is proposed to develop in terms of the policies contained in the Core Strategy

Figure 1: Core Strategy Map (County) – Cavan Town & Environs and Preferred Framework.



2.3 Population Targets

In September 2009 the Department of the Environment, Heritage & Local Government (DoEHLG) published specific population targets for the Gateways and Hubs as designated in the NSS to ensure that the Gateways and Hubs are accorded priority in the RPGs.

The population target for the Border Region for 2022 is 595,000 (see Table 2)

Table 1: DoEHLG Population Targets for Border Region

	2008	2010	2016	2022
Border Region	492,500	511,000	552,700	595,000
State	4,422,000	4,584,900	4,997,000	5,375,200

This reflects an increase of 7.1% from the 2006 CSO population census data which indicates clearly that despite the recent downturn in the economy, the Border Region experienced a stronger population growth than the national average of 5.18% in the 3 years up to April 2009. The RPG's thus suggest that the strong population growth provides the region with a significant resource.

This Core Strategy for Cavan Town and Environs will demonstrate that the Development Plan and housing strategy are consistent with the NSS and Regional Planning Guidelines. It will also provide a more realistic population target for the Hub Town and its environs and this figure will be reflected in housing and housing land requirement. Thus, the population targets for the Border Region as contained within the Border Regional Authority - Regional Planning Guidelines (2010-2022) and which were adopted in September 2010, are set by a national framework of population targets published by the DoEHLG in January 2009 which outlined the growth of the state up to 2022. These figures will form the framework for this Core Strategy.

Table 2 outlines the population of County Cavan, Cavan Town (Hub) and remaining share of the county, from the 2006 CSO data and the likely

breakdown of the Region's population in 2010, based on the DoEHLG 2009 figures.

Table 2: Population of County Cavan and Cavan Town from 2011 to 2030

	2011 <i>(Census 2011)</i>	2014 <i>(Estimated from census & BRG Targets)</i>	2016 <i>(BRG Target)</i>	2020 <i>(Estimated from BRG Targets)</i>	2022 <i>(BRG Target)</i>	2026 <i>(Estimated from census data)</i>	2030 <i>(Estimated from census data)</i>
Cavan County	73,183	75,700	77,378	81,326	83,300	92,173	97,237
Cavan Town & Environs	10,205	11,042	11,600	12,400	12,800	16,253	17,765
County (minus Cavan Town & Environs)	62,978	64,658	65,778	68,926	70,500	75,920	79,472

Cavan Town had previously been projected to have a population of **16,894 by 2020** and now it is projected to have a population of **12,800 by 2022**.

The policies and objectives of the Core Strategy for Cavan Town will ensure that existing and potential housing stock is utilised first, prior to land being made available for further residential development.

The required area of land and housing units for the Cavan Town and Environs area for the plan period, (2014-2020) is clearly outlined in Table 3. This has summarised that there is a need for 1170 housing units or 65 hectares of Residential Zoned land for the period 2014-2020.

Table 3: Core Strategy Table

		<i>Target Population growth from 2011 – 2020</i>	<i>Housing Land Requirement (ha) for Target Population Growth</i>	<i>Proposed Residential Land Zoning /Designation (Ha) with 50% over zoning</i>	<i>Housing Yield (units) form Proposed Residential Land Zoning</i>	<i>Housing Yield (units) from other lands</i>
<i>County</i>		8,143				<i>There is minimum capacity within the</i>
<i>Tier one</i>	<i>Cavan Town & Environs</i>	2,195	43.6	65	1170	

						existing residentially zoned land to cater for one off dwellings
--	--	--	--	--	--	--

Notes:

The number of housing units that are projected to be required in Cavan Town is based on the average household size falling to **2.8 persons in 2016**.

The **extent** of lands that are projected to be required in Cavan Town from the period 2011 to 2020 are based on average housing density of 18 units per hectare in Cavan Town & Environs. This figure also incorporates 50% over zoning in accordance with DoEHLG Development Plan Guidelines.

2.4 Development Areas in Cavan Town and Environs

Town Centre Area

The objective of this zoning is to protect and enhance the special physical and social character of Cavan Town Centre while providing and/or improving town centre facilities. A mix of commercial, recreational, civic, cultural, leisure, residential and civic space is encouraged as it will enhance quality of life.

The **Cavan Town Urban Design Framework** was adopted with the Cavan Town and Environs Development Plan 2008-2014 and this has also indicated key areas for urban and significant development in the town core area. These areas are

- Civic Regeneration Precinct
- Town Centre Quarter
- New Southern Gateway
- New Eastern Gateway

This document seeks to strengthen Cavan Towns Character through re-activation of the laneway network and preserve aspects of the original built form of the town centre. The document investigates pedestrian movement in the town and linkages from residential areas to town centre. It identifies potential intensification of Brownfield sites to facilitate the permeability of the town centre area. This document indicates that there is a potential for re-development of land in the town core. The ethos of this document will be

strongly encouraged as it clearly demonstrates the potential of the town centre for re-development and the benefits of same. This document is considered an conceptual document, in which the principles of urban regeneration still apply for this proposed draft plan and sets out the proper planning and sustainable development of the area.

Brownfield/Infill Sites

Brownfield sites are defined as

'any land which has been subjected to building, engineering or other operations, excluding temporary uses or urban green spaces' Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, May 2009.

As per the above Guidelines where these or other suitable infill sites exist in close proximity to the town core/centre area, the opportunity for their redevelopment shall be promoted. Inner suburban/infill sites can revitalise areas by utilising the capacity of existing social and physical infrastructure.

Redevelopment of these sites, close to the town core area is strongly encouraged. Assessment of applications in these areas shall ensure that proposed developments will not result in sterilisation or backland areas to become landlocked.

2.5 Phasing

The Core Strategy adopts a Phased approach to the release of Residential zoned lands within the Plan Area. The Strategy addresses the potential yields from unfinished housing estates within plan area.

The Phasing Strategy is graphically illustrated in the Cavan Town and Environs Map. The lands within the development envelope have been phased and have the following meaning:

2.5.1 Town Core, Infill sites, backlands and Brownfield sites

Policy CSP1:

To encourage and promote residential development of existing Brownfield and infill sites located in Town Core and Phase 1 zoned lands of the Phasing Map. The phased management and release of existing residential units, over that of greenfields sites will take place within the life-time of the Plan.

The development of these lands ensures sustainable development through proximity to existing town core services, sustainable transport and mixed use development. There are a substantial number of sites suitable for development and redevelopment in the Town Core area of the town. There are also a number of backland, infill and brownfield sites and many of these have been identified in the Urban Design Framework. These lands are shaded purple in the Cavan Town and Environs Plan 2008-2014 Map. The development of infill, brownfield and backland lands will be strongly encouraged in this zoning. To aid the redevelopment of these lands, the document Urban Design Framework, should be referred to.

2.5.2 Phase 1 – circa 650 metres of the town core

These lands comprise of the 65 ha estimated to be required for the plan period 2014-2020. Phase 1 marks the upper end of any demand for residential zoned lands within the lifetime of the Development Plan. The sequential development of these lands approximately within 500 metres of the town core ensures that the development of the town is organic and sustainable. The development of Phase 1 lands near the town core is in areas like Keadue, Swellan, Aghnaskerry, Killynebber, Creighton and Kilnavara are in close proximity to the town core.

2.5.3 Phase 2 – circa 800m -1 km of the town core

Phase 2 lands are located a further distance from the town core and thus not as easily assessable to town core services and sustainable transport modes. Further investment is required to fully integrate these sites into the town. The sites are located at Drumelis, Lisdarn, Swellan, Drumalee, Cullies, Drumlark and Killynebber. Some of these sites require infrastructure upgrade and thus are not immediately suitable for development.

2.5.4 Phase 3– Undeveloped Residential Lands

These lands are considered suitable for development in a period of time outside the development plan, due to their distance to services, amenities and town core. These lands would require service investment and are not immediately suitable for development.

2.5.5 Phase 4 – Previous Housing Consolidation Area

This is fringe urban housing located on the periphery of the town. The existing plan recognised the established residential groups or clusters. Many of these sites are unserviced in terms of public sewer and the existing plan sought to acknowledge them with this class of use.

Essentially Phase 2, 3 and 4 lands are not suitable for residential development within the lifetime of this current plan i.e. 2014 to 2020.

2.5.6 Sequential Test

Applications for development on lands zoned for 'Phase 2, 3 and 4' will only be considered with the submission of a Sequential Approach included in the Justification Test. The Sequential approach, as set out in the Departments' Development Plan Guidelines (DoEHLG,2007) specifies that zoning shall extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference, encouraging infill opportunities, and that areas zoned shall be contiguous to existing zoned development lands and that any exception must be clearly justified in the written statement in accordance with the principles of this Core Strategy.

Policy CSP2:

To permit residential development on Town Core and Phase 1 lands only during the plan period. Only on completion* of 70% of lands included in Phase 1 and accompanied with a Justification Test and a Sequential Test shall subsequent phasing be considered for additional development.

*Completion of a development is where all dwellings are constructed and permission is in full compliance with planning conditions.

2.5.7 Existing Planning Permissions

The phasing of lands in the Cavan Town and Environs Development Plan does not affect the rights of any planning permission granted under Section 34 of the Planning and Development Act 2000. The principles of the Core Strategy, including a Justification Test and a Sequential Test, shall be

considered for any application under Section 42 of the Planning and Development Act (as amended) 2010.

Policy CSP3:

Applications for extensions of time shall be assessed in terms of the requirements set out in Section 42 (as amended) of the Planning and Development Act 2000-2010 and shall be consistent with the Cavan Town and Environs Core Strategy.

Policy CSP4:

Applications for the development of single detached or one-off houses on Phased lands 2, 3 and 4 will be considered, subject to the submission of a housing need justification test.

Policy CSP5

It is the policy of the Council to operate a pro-active approach, and to work with other relevant parties, towards achieving a sustainable resolution to the difficulties associated with unfinished/unoccupied estates within the County.

2.5.8 Masterplans

A number of Masterplans are located in the Zoning Maps for Cavan Town and Cavan Town and Environs. The purpose of the Masterplans is to ensure the sustainable development of the area and to provide the necessary services to areas subject to development. (See Chapter 9, Section 9.10 and Map 2, for full description).

2.5.9 Natura 2000 Sites

As documented in a separate document, part of this draft plan, full Appropriate Assessment was carried out on the proposed draft plan. It is considered that the policies and objectives in the draft development plan (Chapter 8) to protect Natura 2000 sites are robust to ensure that no unsuitable development would be permitted. The protection of the natural environment and the flora, fauna and habitats associated with same, are of utmost importance in the Cavan Town and Environs area.

Policy CSP6

Encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature areas where the nature conservation and landscape interest of the land will be protected and enhanced.

Policy CSP7

The Core Strategy shall be revised upon the completion of a Strategic Flood Risk Assessment for Cavan Town and consideration will be given to the appropriate de-zoning/rezoning of Phase 2, 3 and 4 lands to take into account the requirements of flood risk management and the capacity of the existing infrastructure and the provision of alternative community/environmentally sustainable uses for some or all of the Phase 2,3 & 4 lands, where appropriate.

Chapter 3: Economic Development

3.0 Overview of Economic Development

Sustainable Economic Development seeks to achieve the balance of optimising the output from available resources to achieve modern day objectives in a way that enables future generations to meet their own needs and objectives in due course.

In short, Sustainable Economic Development is the lifeblood of community building. Modern day development objectives focus on building strong inclusive communities supported by adequate employment, housing, education, transportation and utilities infrastructure, health services, community support services, security, amenities and leisure services. The quality of life opportunity within a community can be measured by the availability of these services, and their delivery in turn is inextricably linked to economic development.

Sustaining a vibrant and healthy economy will:

- Attract people to the Town and Environs to live and work,
- Encourage enterprises and employers to invest in the Town and Environs,

- Necessitate investment and contribute to infrastructure, R&D, housing, sports and recreational facilities, education and training,
- Support sectors such as agriculture by identifying added-value processing opportunities and providing alternative employment to those unemployed or underemployed,
- Create employment and foster social inclusion,
- Build critical mass,
- Create an environment which is attractive to further decentralisation/expansion of state and semi state services,
- Strengthen the 'Virtuous Circle' which nourishes indigenous entrepreneurship and lifelong learning/up-skilling,
- Encourage existing enterprises to deepen their involvement in the Town and Environs through increased R&D activity, diversification and expansion of export potential.

3.1 National, Regional and Local Context

The National Recovery Plan 2011-2014 – in this document key action areas have been identified to bring about national economic recovery, namely

- Securing the enterprise economy and restoring competitiveness
- Building the Ideas Economy
- Enhancing the environment and securing energy supplies
- Investing in critical infrastructure
- Providing efficient and effective public services and smart regulation

Action Pan for Jobs 2012 is to create the environment where the number of people at work will increase by certain targets.

Regional Context

The Regional Planning Guidelines for the Border Regional Authority 2010-2022 has set out a Regional Economic Strategy for the Border Region. This document has set out the existing and potential areas for future growth and development in the Border Region and this includes

- Agri-Food Sector

- Internationally Traded Services (inc. Global Business Services)
- Renewable Energy and Environmental Products and Services
- Life Sciences
- Tourism
- Natural Resource Sector
- Creative Sector
- Caring Sector
- Retail Sector

Local Context

The Cavan County Development Board's (CCDBs) 'A Strategy for the Economic, Social and Cultural Development of County Cavan', 2002-2012 (which is currently under review), sets out a general strategy for the development of County Cavan's economy with the overall aim 'to stimulate and sustain the growth of Cavan's economy through increased innovation and research'.

Economic development is considered to be of primary importance in the successful implementation of the above Strategy and in the achievement of making Cavan a better place in which to live and work.

This was updated with a new plan in 2009. The focus of the strategy is to facilitate interagency working across in the areas of employment and enterprise, agriculture and environment, and social inclusion.

Detailed monitoring and evaluation of the strategy is essential to its success. The Board operates through a subgroup structure to implement and monitor actions, with each action having a lead agency.

Economic Development Plan for Cavan Town and Environs

In 2010 the 'Economic a Development Plan for Cavan Town and its Environs' was published by Indecon. This document examines opportunities for Cavan and presents a strategy to realise the potential of

- Indigenous business development
- Foreign Owned export activities

- Tourism, retailing and service opportunities

This document acknowledges the significant population growth in the Town and Environs and notes that over 1,000 residents of Cavan commute to Dublin or Meath for employment. The small scale of Cavan Town presents challenges for development. A study in early 2010 indicated a gap in office premises in excess of 500m². This will be addressed in the Zoning/Landuse Map for this draft plan. The tourism revenue per visit in Cavan is lower than the State, highlighting the need to develop higher value added tourism.

Angling is a key visitor attraction as well as equestrian, business, tourism, weddings and festivals. There is a strong availability of accommodation and there is strong potential for tourism in the county.

Priorities in County Cavan for new business set ups should be

- Food and Consumable Goods
- Computer Programme and Consultancy
- Business Process Services
- Financial services including insurances and payments
- Green Economy – recycling and renewable energy.

3.2 Enterprise Development in Urban Areas

Employment servicing should be directed into suitably zoned lands in the towns and villages of the county which can cater for local investment as well as small and large scale industry depending on settlement size.

Unemployment census figures for total number of unemployed in Co. Cavan rose from census 2001/2002 figure of 1,934 to 7,331 in the 2011 census figure. County Cavan has approximately 5 businesses in the county that employ 250plus persons with the majority of the businesses in Cavan falling under the category of 'micro business' being that they employ 0-9persons.

Cavan has a number of locations already zoned and in operation for industrial/employment use in the town and environs area including

- Cavan Business and Technology Park (IDA), Killygarry
- Cavan and Century/Kilmore/Pullamore Business Parks, Dublin Road, Cavan

Industry Objectives

I-O1 Ensure that there is sufficient and suitable lands reserved for new enterprise development at key locations throughout the town and environs.

I-O2 Encourage the targeting of new industrial development Cavan Town and Environs where existing infrastructural facilities, services, and communications are available at a reason cost

I-O3 Require all new applications for Enterprise processes to include;

- a. Detailed description of the process being undertaken and the number of people likely to be employed at the various stages of development.
- b. Detailed analysis of the nature, volume and rate of discharges of all effluents, wastes and atmospheric emissions emanating from the industry and detailed proposals for their treatment, discharge and disposal.
- c. Detailed design drawings using appropriate design and materials, security fencing and signage.
- d. Adequate space to be made available for on-site storage of materials and refuse, on-site circulation, loading and unloading of goods (including fuels) in areas clear of public roads, and preferably behind the building line.
- e. Car park spaces must be clearly delineated.
- f. Landscaping plans must be submitted and should include for planting strip especially on road frontages.
- g. Full details of the public road serving the site and the impact of any increased traffic volume.
- h. Proposals for waste storage prior to collection or recycling.
- i. Proposals for the disposal of Construction and Demolition Waste.

Employment Policies

E-P1 Promote the existence of an enterprise culture in Cavan Town and Environs, encourage start-up business and reduce barriers to success where possible.

E-P2 New employment will be focused in locations that reduce the demand for travel and be appropriate in density and type of activity to its location.

E-P3 Work in partnership with government agencies and the private sector to promote sustainable economic development and to provide employment opportunities for inhabitants.

E-P4 Seek to facilitate the availability of a range of business accommodation, including that suitable for small business.

Employment Objectives

E-O1 Provide for economic growth by ensuring that adequate and suitably located serviced employment zoned land is available at appropriate locations.

E-O2 Promotion of more mixed forms of development should be encouraged in the town centre. Town centre office employment shall be located above shopping developments along main streets.

E-O3 Encourage development that is likely to generate significant levels of freight traffic to locate at sites close to the existing national roads network.

E-O4 Support the development of high-end science and technology parks at appropriate locations within the Town and Environs in order to try to encourage and support the start up and incubation of innovation led, high growth, and knowledge based businesses.

E-O5 Generate stronger working relations between, relevant Institutes of Technology, Cavan Institute, industry, and the Cavan Innovation and Technology Centre.

E-O6 Local government reforms post the 2014 Local Elections will bring about streamlining of local development agencies with the proposed integration of the County Enterprise Board in to the Local Authority Structure and the replacement of the County Development Board with new Social Economic Committees. While it is as yet unclear as to what structures will be in place it will be important to continue to work in partnership with the IDA, Enterprise Ireland, and other relevant agencies nationally and locally , to promote and facilitate the location of industry and enterprise (including the technology sector) and to ensure

the provision of necessary infrastructure supports and that linkages are developed having regard to the need to ensure conservation and protection of the natural and cultural development of the county.

E-O7 To facilitate the re-use of dis-used industrial buildings for alternative uses.

3.3 Energy

At present, most of Ireland and the world's energy needs are met by fossil fuels; oil, coal and natural gas. Reserves of these fuels are finite, and the present trend of increasing fossil fuel consumption is unsustainable. The development of renewable energy resources, replacing the need for conventional power plants, can help to conserve limited fossil fuel reserves, reduce environmental damage and slow the rate of climate change.

Energy Policies

EG-P1 To encourage the use of waste biomass in energy production.

EG-P2 To support the waste-to energy projects under REFIT scheme (Renewable Energy Feed In Tariff).

EG-P3 To support national and international initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources which makes use of the natural resources of the Town in an environmentally acceptable manner, where it is consistent with proper planning and sustainable development of the area.

Energy Objectives

EG-O1 To encourage the production of energy from renewable sources, including in particular that from biomass, waste material, solar, wave, hydro and wind energy, subject to normal proper planning considerations, including in particular, the potential impact on areas of environmental or landscape sensitivity.

EG-O2 To support the National Climate Change Strategy and, in general to facilitate measures which seek to reduce emissions of greenhouse gases.

3.4 Retail

The retail sector is an important driver of Economic Growth and contributes to the vitality of Cavan Town. There has been a reduction in the number of retail firms in County Cavan between 2009 and 2010/2011. The figures from CSO indicate there was 791 retail firms (including retail, wholesale and repair of motor vehicles/motor trades) in the county in 2009 and 770 in 2010/2011. However the numbers employed in this sector have risen since 2001/2002 with 2,695 employed, in 2006 3,596 employed and in 2011 3,758 employed. This means that the retail sector is very important employer in the County.

The Retail Planning Guidelines for Planning Authorities, 2012, have outlined the Retail trends in recent years which are:

Increase in the number of grocery stores and the floorspace of same

Online shopping has become a feature of Irish Retail market

Rapid development in retail sector in recent years needs to be consolidated with focus on maintenance and renewal of attractive, competitive city and town centres.

It is the aim of this Development Plan to sustain and improve the retail profile and competitiveness of Cavan Town, through the consolidation and environmental enhancement of town centres and settlements and by improving the quality and choice of retail developments on offer.

3.4.1 Retail Planning Guidelines for Planning Authorities, April 2012

This document outlines 5 key objectives, which must guide planning authorities in addressing retail development issues in their development planning and development management functions, namely:

- Ensuring that retail development is plan-led
- Promoting town centre vitality through a sequential approach to development.
- Securing competitiveness in the retail sector by actively enabling good quality development proposals to come forward in suitable locations.
- Facilitating a shift towards increased access to retailing by public transport, cycling and walking in accordance with the Smarter Travel Strategy

- Delivering quality urban design outcomes.

The following retail planning policies(RPP's), in terms of the Retail Planning Guidelines (2012), shall be adhered to in the assessment of proposals for any new significant Retail developments, pending the preparation of a new Retail Strategy within the lifetime of this plan:

RPP -01: Applicants shall be required to demonstrate the their proposals are in-line with the objectives of the settlement hierarchy; Regional planning and guidelines and core strategy;

RPP-02: Provide a map which defines the boundaries of the core shopping areas of the town centre and proximity to any existing district or neighbourhood centre;

RPP- 03: Identify sites which can accommodate the needs of modern retail formats that maintain the essential character of the Shopping area;

RPP-04: Provide detailed proposals for mobility management measures to improve accessibility new retail areas while aiming to develop a pedestrian and cycle friendly urban environment and vibrant street-life;

RPP-05: Demonstrate how public-realm interventions aimed at improving the retailing experience through high quality civic design, provision of attractive street furnishings lighting and effective street-cleaning/business improvement district type initiatives can be delivered.

RPP-06: Demonstrate how the scale and location of retail development is appropriately located to support the settlement hierarchy, including where appropriate sites which are suitable and available and which match the future retailing needs of the area.

3.4.2 Plan Led Approach to Retail Development

It is a national policy objective to secure plan led retail development. Future retail development should be plan led following the settlement hierarchy, including the identification of retail requirements and appropriate planning policies and objectives and implementation measures aimed at securing development plan objectives. Retail development shall be carried out in accordance with the principles set out in the Retail Planning –Guidelines for

Planning Authorities (2012) in-line with subsection 3.4.1 above , pending the adoption of a Retail Strategy for Cavan Town and County. Policies for retailing are currently set out in the Retail Strategy for County Cavan 2008-2014 which shall remain in force pending the adoption of a new Retail Strategy for the County, during the lifetime of this plan.

3.4.3 Sequential Approach

The second national policy objective is to promote greater vitality in town centres by promoting a sequential approach to retail development. Sequential development means that

The overall preferred location for new retail development is within the town centres of the County.

Subject to the requirements below, only where the applicant can demonstrate and the planning authority is satisfied, that there are no sites or potential sites within a town centre should an edge of centre site be considered. In addition, only in exceptional circumstances where it can be demonstrated that there are no sites or potential sites available either within the centre or on the edge of these centres should an out of centre site be considered.

This development plan therefore adopts the following vigorous approach to assessing the vitality and viability of town centres

Investigating development opportunities aimed at town centres

Activating potential development and redevelopment opportunities in town centres (Appendix 2 of Retail Planning Guidelines, 2012)

Assisting the private sector in the resolution of impediments to town centre redevelopment opportunities that may arise through infrastructural, flood risk, landownership and built heritage considerations.

3.4.4. Retail Design Quality

The Guidelines seek to ensure that retail development plays its part in realising quality outcomes in relation to urban design. Quality Design aims to create attractive, inclusive, durable, adaptable places for people to work in, to live in, to shop in or pass through. In order to guide planning authorities, a Retail Design Manual – A Companion Document to the Retail Planning

Guidelines for Planning Authorities, April 2012, has been produced by the Department of Environment, Community and Local Government with the Department of Arts, Heritage and Gaeltacht. This document provides guidance on design principles and sets out to provide planning authorities, developers and designers with evidence based quality principles to ensure that future planning for the retails sector of focused on the creation of vibrant, quality places.

3.4.5. Retail Warehousing

A retail park is an agglomeration of retail warehouses grouped around a common car park selling mainly bulky household goods. These are generally located at out of centre locations to facilitate access by car. The Retail Planning Guidelines have acknowledged that the number of these parks has grown substantially over the past decade, reaching saturation point and therefore states that there is a presumption against further development of out of town retail parks. The range of goods sold in these retail parks also needs to be tightly controlled and any ancillary goods otherwise to bulky goods should not exceed 20% of the total net floorspace of the unit. Cavan Town and Environs is considered to have a sufficient number of retail warehouses for the plan period and careful consideration will be given to the need for further such development.

3.4.6. Neighbourhood Shops

These local shops are recognised in the Retail Planning Guidelines as performing an important function serving local residents. These should be supported through appropriate zoning in development plans and development management decisions should support the provision of such units particularly when they support both food stores and non food outlets such as retail pharmacies, and have significant social and economic functions in improving access to local facilities especially for the elderly and persons with mobility impairments, families with small children and those without transport.

3.4.7. Retailing and Petrol Filling Stations

These are now normally provided as part of an application for a petrol filling station and fulfil an important role as a local shop especially in urban and suburban areas.

Petrol Filling Station Objectives

PGS-O1 Retail shops provided as part of petrol filling stations shall be of a scale appropriate to the location and the floorspace shall not exceed 100m²

General Retail Policies

R-P1 To support the continued expansion of Cavan Town as the primary retail and service centre in the County and to promote, strengthen and protect the retail function of the town

R-P2 To ensure that the retail needs of the County's residents are met within the county.

R-P3 To encourage and facilitate the re-use and regeneration of derelict buildings for retail uses.

Retail Planning Objectives

R-O1 To review the Retail Strategy for County Cavan during the life of the plan 2014-2020.

R-O2 To encourage high standards and innovative design in terms of architecture, materials and layout in order to make a positive contribution to the streetscape of Cavan Town.

R-O3 To adhere to Retail Planning –Guidelines for Planning Authorities, DoECLG, 2012 in the assessment of all new retail developments.

R-O4 Retail Warehousing shall not be less than 700m² in out of centre locations and shall never exceed 6,000m².

3.5 Cavan Town Centre

The town centre remains the heart of the community and the principal focus for activity. Part of the approach in preserving quality of life is bringing people, employment and services closer together through designing for higher residential densities. In tandem with this, there is the need to promote a high quality built and natural environment, which is attractive to industry. Planners and designers involved in the creation of successful urban centres and residential developments must ensure the following components are incorporated:

- Inclusive communities,
- Mixture of uses,
- And a focus on locating housing relative to employment and recreational opportunities.

Within the existing urban fabric and through innovative urban design approaches, there are considerable opportunities for co-ordinated backland development with the creation of new streets, civic spaces and squares. Lands to the west of the town core have in the last plan period been approved permission for a retail development. This allows for sustainable transport links and with the completion of the new link road controls movement of traffic. This, together with the implementation of the road proposals as recommended in the Transportation Study, will allow for the creation of a significant pedestrian priority zone in the existing centre. The result will be a much extended and very attractive town centre with a mix of uses, including residential, and with capacity to accommodate the additional shopping, civic spaces, commercial and other uses arising from the expansion of the town (refer to the 'Urban Design Framework for Cavan Town and Transportation Study').

The aims of the plan in relation to Town Centre Development are:

A diversified town shall be created where people of any age, income, ethnicity, and culture can live, work, shop, meet, and play.

Town Centre Policies

TC-P1 To facilitate new town centre development to include a mix of shopping, commercial, community and residential uses in appropriate

density development around pedestrian friendly streets and squares with high quality urban design.

TC – P2 Forge a link between planning and design to produce better living environments for people.

TC-P3 Seek to maintain a good mixture of retail units within town core areas in order to ensure the vitality and viability of the town centre.

Town Centre Development Objectives

TC-O1 To ensure a new expanded town centre will create strong physical and functional links with the existing town centre.

TC-O2 Public safety will be promoted through the provision of pedestrian-oriented street-level uses, sufficient footpath widths, adequate visibility from adjacent buildings and primary pedestrian access from buildings to adjacent footpaths.

TC-O3 Protect historic fabric through conservation, preservation and redevelopment.

TC-O4 Provide sufficient, safe and accessible parks, plazas and greenways for active and passive enjoyment.

TC-O5 To promote mixed use developments comprising retail, commercial and housing within the Town Centre Area.

TC-O6 The scale, layout, form and design of all new town centre development must respect and enhance the existing town character.

3.6 Urban Design Framework for Cavan Town (prepared by O'Mahony Pike Architects)

The components of this document are

- Development Precincts,
- Public Open Spaces,
- Permeable Streets,
- Historic Fabrics,
- A Landscape Structure,
- A Land Use Framework.

This is a conceptual document which guides the Planning Authority and developers/owners on how the urban centre of the town can expand through redevelopment of its existing backlands. The document also explores and outlines pedestrian routes throughout the town. The document should be used as a guiding document on how the town centre and individual lands could develop.

The guiding principles are:

- The development precincts should develop as distinct areas, while maintaining a coherent identity between districts.
- The height, massing and scale of the town should respect the existing historic and natural context while establishing a new form for the town.
- An overall identity for the town should be developed.
- The identity and legibility of each precinct should be reinforced by building on the established patterns of urban structure and focusing on key routes, entrances, spaces, and landmarks, as points of expressing local identity.
- The overall town should be permeable with a hierarchy of urban connections linking precincts, and encouraging pedestrian and cyclist movement.
- The urban continuity of the area should be developed by ensuring that buildings fully define urban spaces, that streets are created, and that public and private realms are clearly defined.
- A landscape structure should reinforce the urban connections, and facilitate a green network throughout the overall town form, thereby making connections to the countryside, and the main green spaces and corridors within the town while retaining the open character of the area.
- A degree of flexibility in the location of main urban spaces, access points and green areas identified within this plan is required to facilitate inertia and land ownership issues. The plan promotes co-operation and partnership approaches to and between developers.
- A vibrant and living town should be encouraged through sufficient density, a mix of uses and ground floor activities that contribute to all day activities within the context of the character of each precinct.

- The visual appearance of the precincts are suggested through façade articulation, elements, details and a materials palette which are proposed as a starting point for new development.
- The environmental quality of the overall area should occur through the redevelopment of existing amenity areas reducing the impact of the car in existing and new development areas. A simple palette of street furniture, paving, public art and planting, should be introduced within the development precincts.

3.7 Housing Protection Areas

Housing Protection Areas shall be applied to 3 areas in the town which is College Street (west side –with existing groundfloor access) and Church Street (east side) and Cock Hill (Claremont, Cockhill View, The Bellfree and Convent Mews). The proposed Housing Protection Areas are established residential areas convenient to the town centre and therefore subject to pressures consequential upon an expanding central business area. It is neither compatible in landuse use terms nor operationally desirable to allow alternative commercial uses to expand into these areas. The established residential use therefore will be protected.

A Housing Protection Area was previously in place for the east side of College Street, however the Planning Authority considers that the redevelopment of College Street (east side) for commercial purposes is acceptable subject to proper planning. Planning applications therefore shall consider shop front design including materials, design to consider existing facade, scale of streetscape to be respected and parking. Demolition of dwellinghouses/units shall not be permitted.

3.8 Major Accident Directive

No industries in County Cavan are currently affected by the Seveso II Directive (96/082/EEC) which seeks to prevent major accidents involving dangerous substances and to limit the consequences of accidents on people and the environment.

The Health and Safety Authority have established Consultation distances surrounding establishments designated as containing hazardous substances. In addition to normal planning criteria, it will be an objective to ensure that development within these distances complies with the requirements of the Major Accidents Directive (Seveso II). The Council will consult with the Health and Safety Authority regarding any such proposals.

Major Accident Policies

MA-P1 To ensure that proposed new establishments or modifications of existing establishments classified under Seveso II Directive shall not present an unacceptable risk to the health and safety of existing populations.

MA-P2 To ensure that development in the vicinity of Seveso II sites shall be assessed having regard to the Major Accidents Directive, the potential risks to health and safety and the need to maintain a suitable separation distance between such sites and new developments.

MA-P3 To reduce and to limit the consequence of major accidents involving hazardous substances by consulting with the Health and Safety Authority in respect of all proposals for development involving Dangerous Substances or for development in the vicinity of such establishments.

Chapter 4 : Physical Infrastructure

4.0 Introduction

The maintenance and delivery of a high quality and sustainable transport network in line with National and Regional Policy is a fundamental element in growth across all areas of social, cultural and economic development. Cavan Local Authorities recognises that the transportation network and the relative accessibility of particular locations are crucial in attracting investment, developing tourism and in creating sustainable communities.

It is the aim of Cavan Local Authorities that accessibility will improve further throughout the life of this Plan and that the economic development of the County will not be constrained by the lack of adequate infrastructure.

The road network, requires maintenance and upgrading at all levels. This will be a major challenge in the life of this development plan due to the on-going economic crisis which has seen dramatically reduced investment in roads at national government level. It is the aim of this development plan to maintain, and if possible improve, the current roads infrastructure so that it will be an attractive location for new commercial and residential development.

Cavan Local Authorities are committed to the promotion of sustainable modes of travel including public transport, walking and cycling, and where possible the encouragement of modal change from the private car. In planning for transport development, the Council's will ensure that the needs of people with differing abilities are taken into account.

It is the aim of Cavan Local Authorities to promote all modes of transport and improve accessibility and connectivity both within the County and to the County by integrating land use planning with an integrated transport system based on sustainability of resources and the development of additional transport infrastructure.

4.1 Policy Context

Transportation policy in Cavan is influenced by National and Regional policy such as the National Development Plan (NDP), National Spatial Strategy (NSS) and the Border Regional Planning Guidelines 2010-2022. These guidelines recognise that while significant infrastructural improvements have taken place in recent years, future investment is required to address transport infrastructure deficits which remain.

The transportation objectives of this Plan reflect the principles of these over-arching documents and the following specific transportation documents outlined below:

- NRA National Road Needs Studies;
- Spatial Planning and National Roads Guidelines for Planning Authorities 2012; *(these Guidelines supercede the NRA policy Statement)*;
- Smarter Travel - A Sustainable Transport Future- A New Transport Policy for Ireland 2009-2020;
- National Cycle Policy Framework 2009-2020 (NCPF),
- Progressing Rural Public Transport in Ireland 2006, and;
- Road Safety Authority "Road Safety Strategy 2013 -2020"

The principles outlined in these statutory and guidance documents for the Cavan Town and Environs Development Plan provide a message that there is a need to implement land use policies that support and protect the investments currently being made in public transport to ensure that maximum benefit is gained economically, socially and environmentally. Any proposal arising out of the Plan, which includes - Access to National Roads and as a result of intensification of use, the impact on National roads shall be assessed in accordance with the Guidelines. (Spatial Planning and National Roads Guidelines for Planning Authorities 2012).

4.2 Achievements

The most notable achievement since the adoption of the last Development Plan for Cavan Town and Environs was the construction and completion of the Cavan Town Centre Eastern Access Road (R-212 to L-2538)

Cavan Local Authorities have also been successful in recent years in securing funding through the Department of Transport's Smarter Travel funding streams.

Cavan Local Authorities is currently actively progressing the Cavan Town Smarter Travel Scheme which involves the implementation of a series of independent Smarter Travel projects borne out of the Cavan Town and Environs Walking and Cycling Strategy with the simple aim of reducing the current dominance of car based travel within the town and its environs and to encourage the use of more sustainable transport modes. When the strategy is fully implemented it will result in the provision of 37 kilometres of cycle lanes in Cavan Town and its environs.

To enhance the opportunity for recreational cycling and to incentivise modal shift from car to cycle use Cavan Local Authorities has also provided numerous safe and secure parking facilities at strategic locations.



Cavan County Council has also investigated the feasibility of developing a section of the National Cycle Network through the County, utilising large sections of Greenway along existing dismantled railway. A section of this is

included in the Cavan Town and Environs Area. This has resulted in the development of a sound strategy for sustainable transport in the County and as a consequence the Council will be in a position to avail of any future sustainable transport funding that becomes available.

4.3 Challenges

Due to the on-going national economic crisis, which may continue over much of the lifespan of this Plan, Cavan Local Authorities faces significant challenges in seeking to achieve the following:

- Maintaining the road network in a satisfactory condition
- Reducing the dependency on the private car for routine trips and increasing the modal share for public transport, cycling and walking
- Maintaining Bridge Assets
- Implementing Road Safety Remedial Measures
- Improving accessibility for mobility impaired people.

4.4 Integration of Land Use and Transportation Planning

Decisions on land use and development must take account of existing and public transport networks and support the emergence and development of new integrated transport systems. The effective integration of land-use and transportation will generate and reinforce sustainable settlement patterns that make the most efficient use of land, and that minimise the need for travel by car.

Land Use and Transportation Planning Objectives

LU&TP- 01

It is a strategic aim of this Development Plan to co-ordinate transport and land use planning. This places a requirement on both the transport and settlement strategies to be mutually consistent, not only with each

other, but with national direction as per the National Spatial Strategy and the Smarter Travel policy.

LU&TP- O2

Cavan Local Authorities aim to continue to implement the recommendations of the Transportation Plan for Cavan Town.

4.5 Public Transport

Public Transport is an important sustainable mode of transport.

4.5.1 Bus

The main public transport provider in the County is Bus Éireann which, along with private bus services, operates a substantial range of services into and out of Cavan Town.

Public Transport Objectives

PT- OBJ 1 It is an objective of Cavan Local Authorities to co-operate with the relevant transport bodies and authorities to secure improvements and further developments of the public transport system.

4.5.2 Walking and Cycling

Cycling and walking are environmentally friendly, fuel efficient and healthy modes of transport and are key components to movement and accessibility in urban areas. It is considered an efficient and relatively inexpensive form of transport and its development is in line with the principles of sustainable development. An essential element of any integrated transport system is to provide for the needs of cyclists and pedestrians. The increased provision of cycle lanes and safer facilities for pedestrians is identified as a key action in the Government's 'Sustainable Development – A Strategy for Ireland', 'Smarter Travel-A Sustainable Transport Future-A New Transport Policy for Ireland 2009-2020' and the Department of the Environment, Heritage & Local Government's 'Guidelines for Planning Authorities Sustainable Residential Development in Urban Areas'.

The overall purpose of these objectives is to encourage the increased use of walking and cycling as a mode of transport.

The 2007 Cavan Town and Environs Transportation Study identified the weaknesses that exist and provided solutions on how to address them. Issues and opportunities identified in the Study have been incorporated into the Cavan Town and Environs Walking and Cycling Strategy. The Strategy includes an agreed list of actions for delivery in the coming years to improve the environment for pedestrians and cyclists. This Walking and Cycling Strategy and the Smarter Travel ethos has full political support from Cavan Local Authorities.

The National Cycle Network Scoping Study (2010) identified the need to deliver high quality cycle routes on a nationwide basis to encourage cycling for transport, leisure, recreation and tourism to ensure the development of a culture of cycling in Ireland. As part of that study the route corridors that make up the National Cycle Network were identified. The delivery of interurban routes, in the form of a National Cycle Network would be in addition to the recognised need for the provision of safe cycling routes within urban settlements and the delivery of safe routes to schools.

The recommended National Cycle Network as contained in the Study includes 2 no. routes that have sections through County Cavan. One crosses the county from the Monaghan border near Redhills, via Cloverhill, Belturbet, Ballyconnell and onward to Ballinamore, Co. Leitrim (NCN Cavan Leitrim Greenway). The second cuts through the north west of the county along the N16 at Blacklion which forms part of the NCN that runs from Sligo to Enniskillen (NCN SLNCR (The Sligo Leitrim North Counties Railway Greenway)). While none of the National Cycle Network routes identified in the 2010 Study pass through Cavan Town, it is an objective of Cavan County Council to develop local links from the County town to the proposed NCN Cavan Leitrim Greenway.

Cavan County Council has also investigated the feasibility of developing these sections of the National Cycle Network through the County, using large

sections of Greenway along existing dismantled railway. This has resulted in the development of a strategy for sustainable transport in the County.

The Green-Schools programme is an environmental themed education programme, environmental management system and award scheme that promotes and acknowledges long-term, whole school action for the environment. The aim of Green-Schools is to increase the students' and participants' awareness of environmental issues and transfer this knowledge into positive environmental action in the school and wider community. One of the themes of Green-Schools is focused on Travel.

Walking buses consist of adults walking groups of pupils to and from school along set routes, with children joining the walking bus at various pick-up locations along the route. Many schools start the Walking School Bus on a one-day per week basis and increase its schedule over time.

Initiatives such as Walk to School Week/Walk on Wednesdays can also be used to enable children to become more active in their communities. These programmes encourage children to walk to and from school, and so get used to this means of travel.

Walking and Cycling Objectives

W&C- 01 To promote and facilitate the development of cycling and walking facilities in the Cavan Town and Environs Plan area. *NCN*

W&C-02 **To support the recommendations of the National Cycle Network Study (2010) - Cavan Lakelands Cycle Loop which proposes extending the route from Cavan Town to Killeshandra Village via Killykeen Forest Park.**

W&C- 03 To promote the development of cycling by the development of cycle links.

W&C- 04 To encourage the provision of secure bicycle parking facilities in Cavan Town, at neighbourhood centres, at public facilities such as schools, libraries and in all new developments - refer to car and bicycle parking standards.

W&C- O5 To comply with the 'European Charter of Pedestrian Rights' in order to improve facilities for pedestrians and access to such facilities for people with disabilities.

W&C- O6 Increase commuting on foot and by bike among children and adults and to increase the health benefits of same.

W&C- O7 Increase road safety for pedestrians and cyclists;

W&C- O8 Increase walking and cycling related tourism in Cavan Town and Environs area

W&C- O9 Reduce car dependency for trips to work and education; and

W&C- O10 Reduce traffic volumes and speeds where pedestrian and cyclist volumes are high.

4.6 Road Infrastructure

Roads General

Road infrastructure retains a central position in the overall transportation network, catering for the movement of buses, goods vehicles, pedestrians, cyclists, as well as the private car. In undertaking transport policies, the Council's will strive to provide, maintain and enhance the road infrastructure to ensure the sustainable and economic development.

Cavan Local Authorities recognises the key economic function that a strong, transportation network plays in providing access to ports, airports and markets and the vital role it plays in the social life of the community.

Road Infrastructure Objectives

RI-O1 To improve all Council roads to an appropriate standard subject to the availability of resources.

RI-02 To improve road safety for all road users and reduce fatalities/accidents on Cavan Roads.

RI-03 To improve the capacity of the road infrastructure within County Cavan in accordance with national/regional policy.

RI-04 To have a well maintained road network basis.

RI-05 To improve access for mobility impaired people.

RI-06 To provide safer routes to educational establishments within the plan area.

RI-07 To preserve free from development proposed road realignment/improvement lines and associated corridors where such development would prejudice the implementation of Council plans.

RI-08 To ensure that access to buildings and public spaces are accessible to people with mobility needs. Car parking shall generally be provided in accordance with 'Buildings for Everyone –a Universal Design Approach', 2012 published by the National Disability Authority and other relevant documentation.

RI-09 To promote road safety measures in conjunction with Government Departments and other agencies to avoid the creation of traffic hazards and to ensure traffic management and safety issues are adequately addressed at pre-planning and planning application stage.

RI-010 To have regard to the Local Action Biodiversity Plan for County Cavan in the provision of any new Council roads.

RI-011 To ensure that all new developments are assessed with regard to their impact on the operation of the public road network and where appropriate to require a Traffic & Transport Assessment in accordance with standards set

out in the 'Traffic and Transport Assessment Guidelines' published by the National Roads Authority.

RI-O12 To ensure that all new developments within the zone of influence of existing public roads or new public roads provide suitable protection against traffic noise in accordance with the requirements of S.I. No. 140 (2006) Environmental Noise Regulations. The costs of implementing any additional noise mitigation measures shall be borne by the developer.

RI-O13 To have regard to the Department of Environment, Community & Local Government Spatial Planning and National Roads Guidelines'.

4.7 Distributor/Relief Roads

It is the policy of the Council to provide relief roads where necessary in the town and environs plan area. Development of these roads will bear in mind the needs of accessibility and road safety issues. These roads will divert traffic from the town centre and create new planned streets or link roads with restricted access. These roads can improve the public realm in the town and environs area with street furniture and planting and may be within Masterplan areas. These roads also provide an opportunity to plan for pedestrians and cyclists. These roads facilitate the orderly expansion of the town and environs area.

Any improvements or interactions relating to national roads identified at a local level should be done so in consultation with and subject to the agreement of the NRA.

Distributor/Relief Roads Objectives

D/RR-O1 To assess the need for and the economic benefits of distributor/relief roads or new streets in the town and environs area.

4.8 Roads Safety

The Road Safety Authority's "Road Safety Strategy 2013 -2020" sets clear national targets to reduce road collision fatalities and serious injuries by 2020.

It is envisaged that this will be achieved through a co-ordinated effort by national government and local authorities together with the Road Safety Authority, Gardaí, NRA with a view to improving education, engineering and enforcement.

The new Strategy places a strong focus on the road network to ensure that infrastructure plays its part in reducing collisions.

The Strategy presents a more holistic approach to road safety called the "Safe Systems" approach which builds on existing road safety interventions but reframes the way in which the road safety is viewed and managed in the community.

Roads Safety Objectives

RS-O1 To continue to identify and implement a programme of Traffic Calming Schemes and Low Cost Safety Remedial Schemes on roads throughout the Town and Environs area, in association with the National Roads Authority.

RS-O2 To ensure that Road Safety is an integral part of all new planning applications and to ensure that formal Road Safety Audits are included in Planning Conditions where appropriate and to ensure that formal Road Safety Audits are an integral part of the design process for all new public road re-alignment schemes.

4.9 Planning Applications

It is an objective of Cavan Local Authorities that all Planning Applications shall be in accordance with the standards and guidelines set out in the following publications

- Design Manual for Roads and Bridges (NRA DMRB);

- Design Manual for Urban Roads and Streets (DTTAS DMURAS);
- Traffic Management Guidelines (DTTAS);
- Recommendations for Site Development Works for Housing Areas (DoE)

4.10 Parking Standards

Parking is an integral element of overall landuse and transportation policy. The purpose of the parking standards is to ensure that an appropriate level of parking is provided to serve new development.

As a guideline for car and cycle parking needs generated by development, the Planning Authority shall have regard to the ability of the site to accommodate parking needs and, where a shortfall exists, to ensure that either:

- a) Public car parks are available or can be made available to accommodate the additional needs or,
- b) Existing kerbside parking can accommodate the excess demand without causing traffic obstruction.

Furthermore, the question of operational carparking demands will be assessed as will service vehicle requirements in the context of the sites capability. Where on-site parking cannot be accommodated, and where public car parks are available or a programme of works is in place to make a public carpark available in the area, a carparking contribution will be levied by the Planning Authority on the developer to assist in defraying costs incurred by the Authority in providing the carpark which will facilitate the development as per the relevant Development Contribution Scheme. Secure cycle parking facilities shall be provided for certain developments.

All developments shall be required to provide adequate on-site parking to serve the proposal and both parking and circulation for the safe manoeuvring of vehicles and pedestrians shall be assessed for each proposal.

The minimum parking requirements shall be calculated in accordance with the standards as scheduled in Table 4.1 below.

In addition, specific policies relating to parking standards are set out below:

Policies and Objectives for Parking:

Policies:

PP – 01: Ensure that all new developments shall provide on-site parking and appropriate layout and design standards for the safe manouvering of vehicles and pedestrians. New developments shall comply with the parking and servicing standards set out in Table 4.1 of chapter 4.

PP – 02: Ensure that where proposals for multiple land uses (such as office and retail) which function concurrently on the site, the combined calculations based on the Parking Standards, shall apply. (Note: unless it can be reasonably demonstrated that certain uses operate at different times, the Council may apply flexibility of standards in calculating the parking requirements).

PP - 03 “To encourage the use of electrically operated cars and bicycles, in line with Council and National Policy. Any non-residential developments shall be encouraged to provide facilities for battery operated cars to be recharged in accordance with the following: standards: metered-fast charging 220-240V, 32A three phase. All proposals for developments which require residential parking spaces, including parking spaces for the disabled, shall be assessed for the provision of EV Charging Points on a case by case basis. Any EV Charging points which shall be constructed shall be capable of accommodating future charging points as required – residential space facilities to be coded/metered, slow charging 220V-240V, 13A single phase.

As sales of battery operated cars increase to meet the Government objectives of 10% car ownership by 2020, The Council will it would be expected that such spaces would be specifically allocated to that use similar to parking spaces suitable for the disabled and parent and child.”

PP – 04: In circumstances where the applicant cannot provide the dedicated parking spaces, the Council may accept a financial contribution in respect of the shortfall in the number of spaces. (Note: This will be at the discretion of the Council as it is only likely to apply to the Town Centre Locaitons or where the Council already provides, or intends to provide Public Car Parking facilities).

PP – 05: In exceptional circumstances, the Council may at their discretion accept a reduced car parking requirement, where the applicant can clearly demonstrate that this would not impact on traffic safety and where it is considered to be in the interests of proper planning and sustainable development.

PP – 06: Where a retail/commercial or other development proposed requires the development of car parking facilities, provision will also be made for the provision of parking dedicated for parents; disabled car parking space and spaces for the secure parking of bicycles and motorcycles.

PP – 07: Proposals for all commercial/retail developments shall incorporate planting and landscaping of car parks.

Table 4. Car Parking Standards

Development	Development Unit or Area that Requires a Single Parking Space		
	<i>Minimum</i> Car Parking Standards		Cycling Standards
	Town Centre	Environs	All Zones
Residential	2 spaces per unit	2 spaces per unit	To be agreed
Residential – Apartments	1 space per unit	1 space per unit & 10% visitor parking	1 stand per 10 units
Student Accommodation	1 space per 3 student beds	1 space per 3 student beds	1 stand per unit
Shop/ retail units	1 space per 12 m. sq of net retail floor space	1 space per 20 m. sq of net retail floor space	1 stand per 100 m.sq. of retail floor space
Shopping Centres > 1000sqm	Individually assessed		
Supermarkets. (Brownfield Town Centre Sites)	1 space per 20 m.sq of gross floor space		1 stand per 100 m.sq. of gross floor space
Supermarket/ <i>Hypermarket</i> (Greenfield Town Centre Sites and Environs Area)	1 space per 17 m.sq of gross floor space		1 stand per 100 m.sq. of gross floor space
Retail warehousing/ Cash & Carry	1 space per 40 m. sq. gross floor space	1 space per 35 m.sq gross floor space	1 stand per 150 m.sq. gross floor space
Garden Centres	1 space per 30 m. sq. Net floor space	1 space per 25 m.sq. net floor space	1 stand per 150 m.sq. net floor space

Car Showrooms: Gross Floorspace	1 space per 200 m.sq. gross floor space	1 space per 100 m.sq. gross floor space	N/A
Factory Retail Floorspace.	N/A	1 space per 40 m. Sq gross floor space	1 stand per 150 m.sq. gross floor space
Public Houses (Public Area).	1 space per 5 m. Sq net floor space	1 space per 5 m. Sq net floor space	1 stand per 150 m. Sq net floor space
Restaurants.	1 per 10 m.sq of dining space	1 per 10 m.sq of dining space	1 stand per 100 m.sq of dining space
Café	1 per 7 m.sq of dining space	1 per 7 m.sq of dining space	1 stand per 100 m.sq of dining space
Take aways	3 per takeaway	3 per takeaway	1 stand per 100 m.sq of net floorspace
Offices, Financial & Professional Services(including banks other agencies, betting shops): Gross Floorspace	1 space per 25 m. sq.of gross floor space	1 space per 20 m. sq.of gross floor space	1 stand per 100 m.sq. of gross floor space
Manu. Industrial/Light Industrial	1 space per 40m.sq.of working floor space	1 space per 40 m.sq of working floor space	1 stand per 500 m.sq. of working floor space
Garage (service)	1 space per 300 m.sq. working floor space	1 space per 300 m.sq of working floor space	N/A
Warehouses:	1 space per 75 m. Sq of gross floor space	1 space per 150 m.sq of gross floor space	1 stand per 500 m.sq. of gross floorspace
Conference Centres	1 space per 50 m.sq. of public area	1 space per 25 m. sq. of public area	To be agreed
Surgeries, Clinics and Group Medical Practices	1 per Public Consulting Room and 1 per 20sqm of public rooms	2 Spaces per Public Consulting Room	1 stand per clinic/practice
Guesthouse/Hotels (excluding Public Areas)	1 per bedroom	1 per Bedroom	1 per 20 beds
Hostels	1 per 2 bedrooms	1 per 2 bedrooms	1 per 10 beds
Cinemas, Theatres, Stadia	1 space per 15 seats	1 space per 15 seats	1 stand per 20 seats

Swimming Pools, Ice Rinks, etc.	1 space per 10 m.sq. of pool/ rink plus one per three staff	1 space per 20 m. sq. of pool/rink plus one per three staff	1 stand per 20 m. sq. of pool/rink plus one per three staff.
Bowling alleys	2 spaces per Lane.	4 spaces per Lane.	1 stand per alley
Amuse./Entertainment: Gross Floorspace	1 space per 50 m.sq. of gross floor space	1 space per 30 m.sq. of gross floorspace	1 stand per 50 m.sq. of gross floorspace
Community centre	1 space per 10m.sq of public floorspace	1 space per 10m.sq of public floorspace	1 stand per 75 m.sq of gross floorspace
Places of Worship	1 space per 25 seats	1 space per 10 seats	1 stand per unit
Crèches	1 space per 6 children & 1 per staff	1 space per 6 children & 1 per staff	1 stand per unit
Gymnasium	1 space per 50 m ² public space	1 space per 30 m ² public space	1 stand per 150 m.sq. public open space
Sports Clubs, grounds	1 space per 15 m. sq. & 6 spaces for each pitch or 2 for each court.	1 space per 15 m. sq. & 6 spaces for each pitch or 2 for each court.	1 stand per sports clubs/grounds
Hospitals/Nursing homes	1 space per Bed	1 space per Bed + staff parking (to be individually assessed)	1 stand per 10 staff on duty
Library	1 space 50 m. sq. public floor space	1 space per 30 m. sq. public floor space	1 stand per 50 m. sq.
Funeral Home	15 spaces per home	15 spaces per home	N/A
Schools (Primary)	1 space per Classroom, set down area and bus stop plus additional visitor/ancillary staff parking which will be individually assessed	1 space per Classroom set down area and bus stop plus additional visitor/ancillary staff parking which will be individually assessed	1 stand per school.
Schools (Secondary)	1 per Classroom,	1 per Classroom,	2 stands per school

	set down area and bus stop plus additional visitor/ancillary staff parking which will be individually assessed	set down area and bus stop plus additional visitor/ancillary staff parking which will be individually assessed	
Post Second Level	1 per Classroom and 1 per 10 Students, set down area and bus stop plus additional visitor/ancillary staff parking which will be individually assessed	1 per Classroom and 1 per 10 Students, set down area and bus stop plus additional visitor/ancillary staff parking which will be individually assessed	2 stands per school

Notes on Parking Standards:

The Planning Authority will specify in certain developments the requirement for a number of disabled car parking spaces and a number of parent and child spaces.

A bicycle stand comprises of a shelter with a minimum of 5 racks per stand

The Council reserves the right to alter the above requirements having regard to the circumstances of each particular development and the proper planning and sustainable development of the area.

NFS: Net Floor Area – *the area within the shop or store which is visible to the public and to which the public has access including fitting rooms, checkouts, the area in front of checkouts, serving counters and the area behind used by serving staff , areas occupied by retail concessionaires, customers services, and internal lobbies in which goods are displayed, but excluding storage areas, and internal lobbies in which goods are displayed, but excluding storage areas, circulation space to which the public does not have access to , cafes and customer toilets.*

GFS: Gross Floor Space – the total floorspace, as measured from inside the shop walls, which includes sales space, plus storage space, offices, toilets, canteen, and circulation space to which the public does not have access to

(See Glossary of Terms- Retail, at the end of this document, for forms of retail development and types of retail location).

4.11 Mobility Management Plan

Mobility Management Plans consist of a package of measures put in place by an organisation to encourage and support more sustainable travel patterns among staff, clients and other visitors.

Such a plan usually concentrates on staff commuting patterns but may also include business travel and fleet management. MMPs seek to encourage sustainable travel through:

- Home working,
- Car sharing,
- Cycling and walking.

The plan is usually implemented as a planning condition and should take the form of a formally published document which outlines the organisations proposed measures and achievable targets. A realistic plan with achievable targets can provide many benefits for employers, employees and to members of the wider community which include reduced congestion, improved accessibility and cost savings in terms of time and money. Plan guidance should be sought from ‘The Route to Sustainable Commuting – An Employers Guide to Mobility Management Plans’ issued by the Dublin Transportation Office.

It is recommended that MMPs be sought for all new large scale developments or collection of smaller developments. Whilst varying levels of guidance exists on the threshold levels for requesting MMPs, it is recommended that the need for an MMP be determined by the Council on an individual basis.

4.12 Water Services

Environment, Water and Sanitary Services

Cavan County Council, as Water Authority for the town and county, recognises that the provision of high quality and efficient water supply and drainage infrastructure will ensure the long-term physical, environmental, social and economic development of the County.

In April 2012, the Minister of the Environment, Community and Local Government announced that responsibility for the water and waste water services would be transferred to Irish Water, an independent state owned subsidiary of Bord Gais Eireann, in 2014. The Minister indicated that local authorities would continue to operate water services on a contractual basis

until 2017, at which point full responsibility for the operation and maintenance of the service would be transfer to the new entity.

The setting up of Irish Water will fundamentally change the way the service is delivered in the future. Irish Water will take over responsibility for the service. The European Communities (Drinking Water) Regulations 2007 (S.I. No. 278 of 2007) and Waste Water Discharge (Authorisation) Regulations 2007 (S.I. No. 684 of 2007) and the Water Services Act 2007 are both performance legislation and regulatory legislation. They require the Local Authority/Irish Water to produce water or effluent to standards and appoint the EPA as regulatory authority for the LA. They also appoint the LA as regulator for all other water producers in the County.

The delivery of services by the LA in regard to water services will be reviewed in October 2013.

Water Services Investment Programme – Assessment of Needs

Cavan County Council shall have regard to the recommendations of the 'Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons – A Report for the Years 2004 and 2005 (Office of Environmental Enforcement – EPA 2007)'.

It is a policy of the Council to support the objectives of the report entitled 'Water Services Investment Programme – Assessment of Needs 2009 – 2015' including the Cavan Sewerage Scheme which Phase 1 is currently at construction stage.

Water Services Policies

WS-P01 The future development of available lands within the plan area shall be evaluated in terms of requirements of the EIA, Habitats Directive; Water Framework Directive and the Floods' Directive, to ensure that there are no negative impacts on water quality.

Water Services Objectives

WS – O1 To ensure that no further development is permitted until the appropriate provision of water and wastewater infrastructure capacity for

Cavan Town & Environs is provided in-line with the population projections for Phase 1 lands, as stated in Chapter 2 of the Plan – Core Strategy.

4.13 Flood Risk Management

The Planning System and Flood Risk Assessment – Guidelines for Planning Authorities was issued by Department of Environment, Heritage and Local Government and OPW in (November 2009).

The guidelines aim to ensure a rigorous assessment of flood risk at all levels to provide a consistency of approach throughout Ireland. Development at all levels will be required to comply with the recommendations of these guidelines. In achieving the aims and objectives of the Guidelines, Cavan Local Authorities must:

- Ensure that development is not permitted in areas of flood risk, particularly floodplains subject to flooding, except where there are no suitable alternative sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development;
- Adopt a sequential approach to spatial planning which aims to avoid flood risk, where possible, substitute less vulnerable uses where avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible;
- A precautionary approach should also be applied to flood risk management to reflect uncertainties in flooding datasets and risk assessment techniques and the ability to predict the future climate, the performance of existing flood defences and the extent of future coastal erosion. Cavan Local Authorities will assess planning applications for development in accordance with the provisions of these Guidelines. The Council will ensure that only developments consistent with the overall policy and technical approaches of these Guidelines will be approved and permission may be refused where flood issues have not been, or cannot be, addressed successfully and where the presence of unacceptable residual flood risks to the development, its occupants or users and adjoining property remains. It should be noted that under the Planning and Development Acts 2000-2012 if planning permission

is refused for the reason that the proposed development is in an area which is at risk of flooding, compensation is excluded.

The Office of Public Works (OPW) has commissioned a number of studies known as the – ‘Catchment Flood Risk Assessment and Management Studies (CFRAMS). These are catchment based studies which involve the assessment of the risk of flooding in a catchment and the development of a strategy for managing that risk in order to reduce the adverse effects on people, property and environment. CFRAMS precede the preparation of Flood Risk Management Plans (FRMPs). The FRMP’s are plans which are developed in accordance with national flood policy and the EU Floods Directive and which provide the strategic direction for flood risk management decisions in a catchment. These will describe a range of traditional river or coastal defences to non-structural responses such as flood warning and resilience measures at property level.

The CFRAM Study for the North Western River Basin catchment area (IRBD) has been prepared and is available in March (2014). The findings of this study and the impact on the geographical study area which includes County Cavan, will serve to inform the preparation of a Strategic Flood Risk Assessment (SFRA) – Stage 2 & 3 for the County and for Cavan Town & Environs Development Plan.

Flood Risk Management Objectives

F-01 To ensure that all new developments are assessed with respect to their potential cause of flooding and that appropriate control measures are applied through development management conditions.

F-02 To ensure that all significant developments impacting on flood risk areas shall submit a Flood Impact Assessment at planning application stage to identify potential loss of flood plain storage and how it is to be offset in order to minimise the impact on the river flood regime at application stage.

F-03 To ensure that development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas. ¹

F-04 That, where considered necessary, the Council will require a Flood Impact Assessment and proposals for the storage or attenuation of runoff discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment. This must accompany applications for planning permission for development.

F-05 Prevent the alteration of natural drainage schemes and in the case of development works, require the provision of acceptable mitigation measures in order to minimise the risk of flooding and negative impacts to water quality.

F-06 To ensure that the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoEHLG/OPW, 2009) are fully implemented as appropriate through the use of the sequential approach and application of the Justification Tests for Development Management and Development Plans, during the period of this Plan.

F-07 To ensure that a flood risk assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the “Planning System and Flood Risk Management – Guidelines for Planning Authorities”(DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to the potential development.

F-08 To ensure that all new developments are designed and constructed to meet the following minimum flood design standards:- where streams, open drains or other watercourses are being culverted, the pipework shall be designed to adequately accommodate the maximum anticipated flows . (Access should be provided for maintenance as appropriate).

F-09 To give adequate allowance for climate change in designing surface water proposals a multiplication factor of 1.2 shall be applied to all river return periods of up to 100 years except in circumstances where the OPW have provided advice specifying the particular multiplication factor for return periods of up to 100 years.

¹ Developers/ Applicants shall consult the OPW Preliminary Flood Risk Assessment mapping and the CFRAM study where it affects Cavan Town, <http://www.cfram.ie/pfra>, until such time that a Stage 2 & 3 SFRA is prepared for County Cavan.

In the case of rainfall, a multiplication factor of 1.1 shall be applied to rainfall intensities to make allowance for climate change requirements.

F-O10 To ensure that all Greenfield developments the limitation of surface water run-off to pre-development levels will be required. Where a developer can clearly demonstrate that capacity exists to accommodate run-off levels in excess of Greenfield levels, then the Planning Authority shall give consideration to such proposals on a case-by-case basis.

F-O11 To ensure that, in the case of brownfield developments, whilst existing surface water drainage measures will be taken into account, some attenuation measures for surface water may be required at the discretion of the Planning Authority, in the interests of balanced and sustainable development.

FO-12 To ensure that in the case of proposed developments for larger schemes, the use of Sustainable Urban Drainage Systems (SUDS) design, construction and maintenance will be favoured by the Planning Authority.

4.14 Private Servicing of Sites

All developments unable to connect by gravity to the public sewerage system will need to provide on-site treatment of wastewater and disposal of effluent in a satisfactory manner. Site assessment will be required. When concentrations of systems, large effluent volumes or marginal ground characteristics are involved, systems will necessarily be of the proprietary mechanical waste-water secondary treatment type. The introduction of new national legislation to deal with septic tanks is an on-going issue on a national scale. The purpose of the registration and inspection system for domestic wastewater treatment systems, introduced under the Water Services (Amendment) Act 2012, is to protect ground and surface water quality (particularly drinking water sources) from the risks posed by malfunctioning systems. All owners of premises connected to a domestic wastewater treatment system are required to register their systems. Environment staff will begin inspections of wastewater treatment systems in July 2013 with 48 inspections to take place annually. The vast majority of these will take place in areas identified as high risk.

Private Servicing of Sites Policies

PSS-P1 To require that the septic tanks and proprietary effluent treatment systems comply in full with the requirements of the Environmental Protection Agency Wastewater Treatment EPA Code of Practice 2009 or any subsequent Guidelines/Code of Practice.

PSS-P2 To require that all site assessments are carried out by persons that have a completed the FETAC Cert and that confirmation of same and professional indemnity insurance cover is submitted with all site assessments.

4.15 Overhead Lighting

All multiple housing schemes of the “estate type” will be required to install overhead lighting in accordance with requirements of the E.S.B.

4.16 Public Amenities in Cavan Town and Environs Area

There are numerous places in the plan area which provide essential public amenities to residents and visitors to the area. Many have undergone significant improvement and access works during the life of the previous plan and these are considered to be important assets to the town and environs area. Below are a number of these public amenities followed by aims for the lifetime of the present plan, subject to funding.

Con Smith Park

- i. Continue to landscape and improve public use and enjoyment.
- ii. Improve pedestrian access to and within the area.
- iii. Consider extending use with provision of appropriate park furniture and equipment.

Green Lough

- i. Investigate possible boardwalk
- ii. Continue to landscape and improve public use and enjoyment as an ecological park.

Swellan Lough

- i. Investigate the possibility of a walkway around the Lake

Abbey Lands

- i. Open and create pedestrian Urban Park

Fairgreen Hill

- i. Continue to landscape and improve public use and enjoyment. Carefully consider applications for masts/mast support structures in the vicinity.

Railway Lines

- i. To investigate and facilitate subject to resources the re-use of railways lines for amenities purposes

4.17 Water Quality

Water Quality Objectives

WQ-O1 To participate in the implementation and promote compliance with the requirements of the Water Framework Directive through the River Basin Management Plans and associated programmes of measures.

WQ-O2 To co-operate with relevant stakeholders^[2] in the implementation of the River Basin Management Plans and the associated programmes of measures.

WQ-O3 To ensure the protection and improvement of all drinking water, surface water and ground waters throughout the county by implementing the EU Water Framework Directive, and any other associated legislation.

^[2] Representatives from local authorities within the River Basin District, Regional Authorities, Department of the Environment and Local Government, Department of Agriculture, Food and Rural Development, Department of the Marine and Natural Resources, Environmental Protection Agency, Geological Survey of Ireland, Central Fisheries Board, regional fishery board(s), Teagasc, Coillte, Dúchas, Office of Public Works, relevant stakeholders and any other organisation as appropriate. The Group's role is to oversee and advise on (a) development of the project (b) implementation of the works relating to their organisations that are necessary for the successful establishment and implementation of the River Basin Management System, in particular the Programme of Measures, and (c) preparation and implementation of the River Basin Management Strategy.

WQ-O4 To work in co-operation with all organisations and all major stakeholders to ensure a co-ordinated approach to the protection and improvement of the water resources.

WQ-O5 To continue to improve water quality and maintain water quality which is already at Good and High Ecological Status.

4.18 Waste Management

The North East Regional Waste Management Plan 2005 -2010 which includes Cavan Town and Co. Cavan, Meath, Louth and Monaghan Local Authority Administrative areas has been extended to 2014 and identifies the policy for current and future development in the region and the means to implement and monitor progress. The objective for the region is to develop a sustainable approach to managing resources by policies that encourage waste prevention and minimisation of residual waste. There has been a significant reduction of planning regions² from 10 to 3. Cavan is among a new cohort of 9 counties in the Connaught /Ulster Region and a new regional waste management plan may be developed in 2014.

Section 22 of the Waste Management Act 1996 (as amended by Section 4 of the Waste Management (Amendment) Act 2001) provides the link between a Development Plan under the Planning and Development Act 2000 and the Waste Management Plan. The Waste Management Plan sets out the overall waste management objectives for a period of five years, and also includes statistics on waste production and sets specific objectives for infrastructure in County Cavan. The Waste Management Plan sets out specific policies on Waste Prevention and Minimisation, Waste Collection and Recycling, Biological Treatment, Energy Recovery and Landfill Policy.

Waste Management Objectives

WM-O1 To have regard to the following in the assessment of planning applications for waste management facilities:

- North East Waste Management Plan 2005 -2010.

² New Waste Management Policy – A Resource Opportunity launched by Minister Phil Hogan 25th July, 2012.

- Waste Management Act 1996 (as amended).
- EU Landfill Directive.
- EPA Landfill Manuals.
- EU Packaging and Packaging Waste Directive.
- DoEHLG policy statements including 'Changing Our Ways' and 'Preventing and Recycling Waste-Delivering Change'.

WM-O2 To facilitate the implementation of the North East Region Waste Management Plan 2005-2010, which has been extended to 2014 and any subsequent Waste Management Plan relevant to the Town and County.

WM-O3 To ensure the provision of recycling facilities in the form of a kerbside type collection, civic amenity sites and/or bring bank-recycling facilities in accordance with the implementation of the Regional Waste Management Plan.

WM-O4 To encourage waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste. Where waste management is not being carried out properly, the Waste Management Acts, 1996 (as amended) will be used as a means of ensuring specific national policies and regulations are being adhered to.

WM-O5 To encourage recycling facilities (i.e. bottle banks, bring centres etc) in close proximity to large scale commercial/residential developments.

WM-O6 To adhere to document 'Waste Requirements for Apartments and Housing Developments in Cavan Town and County' or as may be amended, refer to Appendix 1.

WM-O7 To promote and facilitate communities to become involved in environmental awareness activities, community based recycling initiatives or environmental management initiatives that will lead to local sustainable waste management practices.

WM-O8 To ensure the provision of an adequate residential and commercial waste collection service within Cavan Town and Environs Area.

4.19 Utilities Infrastructure

Telecommunications and I.T. facilities are essential to anchor Cavan's position both as an ideal location for business and a modern urban area. Up-to-date and efficient Broadband and I.T. facilities are essential components of

life in a modern town. Cavan Local Authorities recognises that Broadband is an essential infrastructure utility required for the development of towns and villages and in terms of capitalising on investment opportunities within the County. Broadband with its resultant improvement in speed and efficiency of use, provides a considerable advantage to home users, businesses and industry and is an important asset in attracting new industry/business and Foreign Direct Investment into an area. As such, it is essential that such facilities are provided in Cavan Town.

Utilities Infrastructure Objectives

UT-O1 All new multiple residential developments and industrial/commercial developments shall as a minimum requirement provide the physical infrastructure necessary within their site to accommodate the provision of Broadband connections throughout the development.

4.20 Electricity

Cavan Local Authorities supports the provision for new high voltage electrical infrastructure, including high voltage transformer stations. This infrastructure will be required for re-enforcement of the transmission network, related to growing electricity demand from existing customers, as well as connection of new generation and large demand customers e.g. industry. The development of secure and reliable electricity transmission infrastructure is recognised as a key factor for supporting economic development and attracting investment to the area.

4.21 Renewable Energy

It is an objective of the Planning Authority to encourage and facilitate renewable forms of energy production. The main sources of renewable energy are wind, solar (the sun), hydro (water), geothermal (heat from the earth) and biomass (wood, energy crops).

4.22 Wind Turbines in Urban/Industrial Locations.

There is a potential within the town and environs area for wind energy developments within urban and industrial areas, and for small community proposals. These will be assessed in terms of location, spatial extent, cumulative effect, spacing, layout and height.

Advances in wind turbine technology has resulted in new designs and heights of turbines. The Planning Authority encourages new innovation in turbine design for wind energy.

4.23 Solar Energy

In recent years the use of solar energy in Ireland in addition to ground source heating systems has provided sustainable sources of energy for buildings and has reduced demand for electricity supply from the national grid. Planning permission for a certain size of solar panel on domestic dwellings is no longer required, in this regard consult with the relevant Planning and Development Regulations.

4.24 Telecommunications and Information Technology

Telecommunications investment is essential to furthering the social and economic development of Cavan Town and Environs. A high quality and competitive telecommunications service is considered essential in order to promote industrial and commercial development, to improve personal security and to enhance social inclusion and mobility.

Telecommunications and Information Technology Policies

T&IT-P1 Ensure and facilitate the promotion and provision of broadband and ICT facilities.

T&IT –P2 Support the infrastructural development of ESB networks.

Telecommunications and Information Technology Objectives

T&IT-O1 Ensure that all new developments are served with adequate public lighting and other available public utilities.

T&IT- O2 Facilitate the provision of utilities, such as electricity and telecommunications, to serve the projected population growth and consumer demand within the area.

T&IT –O3 Co-ordinate with utility providers, particularly in the early stages of major projects, to limit the proliferation of lines, aerials and/or antennae, and to limit continuous disruption to public roads from the alternate provision of infrastructure by different companies.

T&IT-O4 Require the provision of electricity cables underground, especially in the urban environment and in areas of public open space.

Development Management Standards for Masts

- Masts will only be permitted;
 1. within the town when accompanied by satisfactory proposals for dealing with dis-amenities and in locations of compatible location.
 2. if supported by an acceptable Visual and Environmental Impact Assessment Report'
- Careful consideration will be given to further masts where there are already a number of clustered masts. A concentration of masts may threaten the fundamental landscape character of an area. Shared use of existing support structures will be preferred

Chapter 5 :Housing

5.0 Introduction

This section sets out the policies and objectives for the provision of housing within the Cavan Town and Environs, it builds on the County Housing Strategy and takes the findings and policies of the core and settlement strategy into consideration. One of the over arching aims of the Development Plan is the creation of sustainable, vibrant and happy communities. The provision of housing suitable for all sections of society is an essential element of that.

5.1 Housing Strategy

A Housing Strategy³ has been prepared for the County to cover the period 2014 – 2020. The Housing Strategy acknowledges the significant changes that have occurred in the housing market in recent times and the corresponding changes in housing policy and private housing acquisition. The Strategy makes reference to the ‘Housing Policy Statement’ issued by the Department of the Environment Community and Local Government (DECLG) in June 2011. This policy statement emphasises the changing housing climate where the acquisition of housing has and should become less about property ownership and the creation of wealth and more about the creation of quality living environments, suitable for varied household needs and types.

5.2 Housing Affordability

The provision of affordable housing is not one that has demonstrated any success as stated in the Housing Policy Statement issued by the Department of the Environment, Community and Local Government in June 2011;

“The concept of ‘affordable’ housing reinforces the high and often disproportionate value placed on owner-occupation that has been so detrimental to Irelands society and economy.”

and

“The government is standing down all existing affordable housing programmes to reflect current affordability conditions.”

³ See Appendix 2

In the coming years there will be a greater emphasis on the quality of rental accommodation for the private sector.

5.3 Provision of Housing

Following on from the 'Housing Policy Statement' and in response to the significant changes in the housing market, the Department of the Environment, Community and Local Government have announced that a review of Part V is underway (Circular Housing 11/2012 issued 29th February 2012).

The circular states, that Local Authorities should discharge Part V obligations through mechanisms that place no additional funding pressures on them. The circular also states that such options should include, for example financial contribution (as provided or under Section 96 (3)(b)(vi) of the Planning and Development Act 2000 – 2010), reduced number of units or lands in lieu.

It is a recommendation of the Housing Strategy that;

- 20% of land, that is zoned for residential use or a mix of residential and other uses shall be reserved for the purpose of ;
 - I. Housing for persons referred to in section 9(2) of the Housing Act 1988.
 - II. Affordable housing, as defined in section 93 of the Planning and Development Act 2000.

All social housing provided under Part V of the Planning & Development Acts 2000 – 2012, shall be allocated to persons on the waiting list in accordance with the Local Authorities Allocation Scheme.

There are a variety of methods used to address the demand for Social Housing which are direct provision, reallocation of units, allocation of vacant units, Rental Accommodation Scheme (RAS), Social Housing Leasing Initiative, Incremental Purchase Scheme and Voluntary Housing Associations. The Housing Policy Statement issued by the DECLG in June 2011 indicates that it is unlikely that there will be a return to large capital-funded construction. There are currently no plans to construct a significant number of social housing units in Cavan Town and Environs.

In Cavan, as in many other parts of the county, the Social Housing leasing initiative and the Rental Accommodation Scheme (RAS) will both play an important role in long term provision of social housing. The social housing needs in Cavan Town and Environs will be filled by leasing dwellings in private estates where there is an identifiable demand for housing.

5.4 Creating a Quality Living Environment

The overall Vision of the Development Plan emphasises the importance of providing a quality living environment

'By 2020, we want Cavan Town to be one of the best historic county towns with a vibrant urban environment that has a mixture of business, cultural amenities and family friendly facilities'.⁴

This plan aims to ensure that all residential developments provide a range of housing units to cater for different household sizes, needs and types including single person households, families, older people, people with disabilities and to create a safe environment that people wish to live in, now and in the future. In considering all new housing schemes, the Local Authority shall adhere to the Department of the Environment, Heritage (Community) and Local Government Publications; 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes and Sustaining Communities' and 'Delivering Homes Sustaining Communities, Statement on Housing Policy'. These documents emphasise the importance of creating sustainable housing which provides a good quality living environment.

⁴ Cavan Town and Environs Vision Statement

The successful design of a good quality sustainable housing project depends on the balance struck between a range of factors. Issues such as accessibility, security, safety, privacy, community interaction, availability of appropriate services and the provision of adequate space, should be given due weight. The typical family dwelling will be required to meet the needs of infants, young children, adults and older people, either separately or in combination, at various stages of its lifecycle. The design should be sufficiently flexible and adaptable to meet such demands over the foreseeable life of the building.

Source: Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes and Sustaining Communities (2007) Department of the Environment, Heritage (Community) and Local Government, p.4'

The concept of life time adaptable housing is one that the local authority is committed to, it ensures that new homes are suitable for the changing needs of occupants, including needs associated with moderate mobility difficulties and the normal frailty associated with old age.

Housing schemes should be both attractive and accessible with an emphasis placed on the provision of footpaths and cycle paths to encourage walking and cycling as both a form of transport, as well as, for recreation. Housing schemes shall include one or two large areas of open space rather than several small pieces. Such spaces should be attractive, centrally located, overlooked and suitable for recreational purpose including play, cycling and walking.

Access roads should be designed with the aim of creating streets with traffic calming measures designed into the road layout at design stage.

Housing Policies:

- HP1 To ensure the provision of accommodation for all those who require it and who are unable to obtain it through their own means.
- HP2 To implement the provisions of the Housing Strategy.
- HP3 To ensure that undue social segregation does not occur.

HP4 To comply with the Department of the Environment, Heritage (Community) and Local Government Publications; 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes and Sustaining Communities' and 'Delivering Homes Sustaining Communities, Statement on Housing Policy'.

HP5 To ensure that development is linked to the provision of adequate and appropriate critical infrastructure in advance of permission being granted for any further housing development.

Housing Objectives

HO1 Require that all new residential developments include a mix of house types and sizes to cater for different needs including families, single persons, the elderly and mobility impaired.

HO2 All new residential developments must submit, at planning application state, a design brief which demonstrates clear compliance with the Department of the Environment, Heritage (Community) and Local Government Publications; 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes and Sustaining Communities' and 'Delivering Homes Sustaining Communities, Statement on Housing Policy'.

HO3 Ensure that all new dwellings are reasonably accessible for older people, the very young and people with disabilities. Dwellings shall be designed so as to be lifetime adaptable and so fit to cater for the changing needs of families and changing circumstances of individuals.

HO4 To support the concept of independent living for older people and people with disabilities and require, where possible, that such housing is integrated with main stream housing within existing communities. Such housing shall be located close to existing or committed community and convenience retail facilities.

HO5 Ensure that new residential developments are integrate into the existing urban fabric both physically and socially.

- HO6 Promote energy efficiency both during construction and during the lifetime of dwellings by sensitive design and layout taking into account topography, orientation and surround features.
- HO6 Ensure a sequential approach to residential development in which the priority location for new residential development will be town and village cores, brownfield sites and suitable areas adjoining town and village cores.
- HO7 Co-operate with approved Voluntary and Co-operative housing association through the life of the Development Plan in identifying opportunities for their participation in the provision of social housing.
- HO8 Support the use of unfinished dwellings and existing Local Authority housing for current and future housing needs.
- HO9 Support the Implementation of the Traveller Accommodation Programme to ensure the provision of adequate and suitable accommodation in consultation with persons from the Travelling community, the general public, and the local Traveller Accommodation Consultative Committee.
- HO10 Work in conjunction with other statutory and voluntary bodies to encourage social integration of minority groups into Cavan Communities.
- HO11 Require, as provided for under Section 95 of the Act, as amended, that 20% of land zoned for residential use or for a mixture of residential and other uses shall be reserved for the provision of housing for the purposes of (either or both):
- Housing for persons referred to in Section 9 (2) of the Housing Act, 1988,
 - Affordable housing (as defined at Section 93 of the Planning and Development Act, 2000).

This objective will apply to all applications for the development of more than 4 residential units or residential development on land of more than 0.1 hectares on lands zoned for residential use or for a mixture of residential and other uses. This objective will be implemented following consultation with the applicant/developer and having regard to their proposals for meeting the requirements of the Strategy and by the

attachment of conditions to planning permissions for residential developments on lands zoned for residential use or a mixture of residential development and other uses.

HO12 Ensure the development of social and affordable housing units is carried out in consultation with the applicant/developer.

The Planning and Development (Amendment) Act, 2002 has provided for a number of alternative options to satisfy the requirements to reserve lands under section 94 (4) (A) of the Planning and Development Act for social and affordable housing. In considering these options it will be the preference of the Council, subject to agreement, to require developers to build units of accommodation and transfer them into the ownership of the Council, or persons nominated by the Council, at an agreed cost.

Where a financial contribution is accepted, this will be ring-fenced and used only by the Council in its functions under Part V and/or functions in the provision of housing under the Housing Acts.

The transfer to the Planning Authority of the ownership of the land shall be the default option if no agreement is reached between the Council and the applicant/developer. In this instance the applicant/developer will be required to transfer the relevant percentage of the land, which is the subject of the application for permission, into the ownership of the Council for an agreed cost.

Chapter 6: Social Strategy and Community Facilities

6.0 Introduction

The creation of strong, inclusive communities where the emphasis is on quality of life and sustainable development is the principle objectives of this Development Plan. One of the key methods of achieving these objectives is the creation of places that are pleasant to live in and, as such, require the provision of essential community infrastructure. The provision of such services should cater for and consider current and future needs, this is especially so for essential facilities such as schools. Essential community infrastructure refers to buildings and resources that are required to serve the public for social, cultural, health, educational, childcare, recreational and leisure needs. These facilities and services are supplied by the public and private sector as well as the community themselves. The general aim is the building of strong inclusive communities as a key element in achieving sustainable development objectives.

The Planning Authority also recognises the role that community infrastructure plays in ensuring that tourist development reaches its potential as well as enhancing the quality of life for all.

Cavan Local Authorities are committed to promoting public participation as this is regarded as an essential element for building an empowered and cohesive community.

Since the publication of the last Development Plan, Cavan has had many successes – opening of the Castlesaunderson Scouting Centre, the new Green Lough Eco Park and upgrades to and increased accessibility of public facilities.

6.1 Statutory Context

Section 10(2) of the Planning and Development Act 2000, as amended requires that planning authorities includes a number of mandatory objectives

that should be included in a development plan. In terms of social infrastructure these are;

- The zoning of lands for the use solely or primarily of particular purposes (included recreational and open space uses) where and to such an extent as the proper planning and sustainable development of the area, in the opinion of the Planning Authority, requires the uses to be indicated.
- The integration of planning and sustainable development of the area with the social, community and cultural development of the area and its population.
- The preservation, improvement and extension of amenities and recreational amenities.
- The provision or facilitation of the provision, of services for the community including, in particular, schools, crèches and other recreational and childcare facilities.

The First Schedule of the Planning and Development Act 2000, as amended, lists purposes for which objectives may be included in development plans. Part III of the First Schedule deals with community facilities and includes the following objectives:

- Facilitating the provision and siting of services and facilities necessary for the community, including the following:
 - a. Hospitals and other healthcare facilities.
 - b. Centres for the social, economic, recreational, cultural, environmental, or general development of the community.
 - c. Places of public worship and meeting halls.
 - d. Recreational facilities and open spaces, including caravan and camping parks, sports grounds and playgrounds.
 - e. Shopping and banking facilities.
 - f. Reserving land for burial grounds.

It should be noted that specific objectives concerning reservation of land for community infrastructure will be addressed in the individual plans for each urban area.

6.2 Policy Context

The National Spatial Strategy (NSS) and the Regional Planning Guidelines for the Border Region stresses the importance of developing strong, vibrant and sustainable communities. The overriding aim of the NSS is to promote a better spread of job opportunities, high quality of life for all and better places to live and work in. The NSS indicates that;

“The enhancement of quality of life, through integrating the provision of social infrastructure with policies that affect where people live and work, is dependent on the fact that different types of infrastructure are appropriate to different points within the urban and rural structure.”

Cavan Local Authorities recognise that various settlements throughout the plan area require different community infrastructure and aims to provide for the future security of the residents by ensuring the provision of required services and facilities by means of consultation.

Consultation for the Cavan Anti Poverty Strategy (2011-2015) indicated that local communities place a high priority on the availability of amenity facilities and recreational space for community use, improved transport options, targeted environmental enhancements in urban communities, and support for the expansion of broadband infrastructure as a means to improving quality of life and inclusion for all. This local plan is modelled on the lifecycle approach contained in the National Anti Poverty Strategy.

6.3 Social Inclusion

Cavan Local Authorities are committed to developing a society based on equality, inclusion and participation for all, with each person having a right to live their life in a pleasant, safe environment with access to necessary services and facilities to fulfil their aspirations and potentials. In all communities, despite the provision of community services and opportunities, certain groups and individuals tend to remain isolated and face barriers in accessing the same opportunities as others. A dedicated ‘Social Inclusion’ unit was set up in 2007. The role of the Social Inclusion Unit is to work with other agencies, to support the local authorities’ involvement in tackling social exclusion across the range of their activities in a cohesive and focused

manner. The Unit is responsible for raising awareness of social inclusion issues in all Departments as well as with elected members.

Social Inclusion Policies

SI –P1 Seek to improve equality of access to and provision of community infrastructure in the county.

SI-P2 Counteract social exclusion.

SI-P3 Ensure the staff of Cavan Local Authorities are aware of social inclusion issues and that all members of society have access to services and information provided by the Authorities as well as the opportunity to help shape policy and service delivery.

Social Inclusion Objectives

SI-O1 Promote equality of access to community infrastructure for all members of society.

SI-O2 Promote the provision of community infrastructure in areas which may experience a deficit.

SI-O3 Promote local employment opportunities to enable people to live and work locally.

SI-O4 Facilitate equality of access to education and childcare facilities so as to remove barriers to participation in the workforce and provide for full participation in society.

SI-O5 Support and promote the work of the Social Inclusion Unit in tackling issues of social exclusion within the County Council as well as within the County.

6.4 Gender

Women and men have different needs and often require a different type of response to ensure equality of outcome. For example, women's full participation in social and economic life is greatly facilitated by having the necessary childcare supports and infrastructure in place, as women are more likely to be the primary care giver.

We need to also plan for the inclusion of men, who may be less likely to take up community supports or be involved in community based initiatives. Several local studies have highlighted men can be socially isolated. Initiatives such as the development of Men's Sheds in various locations in the county are seen a very important mechanism for involving and including men at local level and for supporting their capacity building.

Gender Policy

G-P1 Planning processes to pay attention to gendered differences in community needs / Development to take place in a way that is sensitive to gender issues.

Gender Objectives

G-O1 To ensure public spaces and buildings are accessible and family friendly

G-O2 To support and facilitate the development of gender sensitive community supports such as Men's Sheds in the county.

G-O3 To develop and sustain the local childcare infrastructure and elder care infrastructure.

6.5 Older People

Cavan Local Authorities recognises that some older people in Cavan may have additional needs, for example, some health issues increase with age. The local authority acknowledges the need to make provision for ageing-related issues. This is especially important as life expectancy increases and the proportion of older people in our population increases. Older people in Cavan currently account for 12.11 per cent of the population (8,866 people out of a total population of 73,183).

Cavan County Council has been the lead agency for the development of an Age Friendly Strategy for County Cavan (2013-2016). This strategy outlines planned changes and improvements for older people in County Cavan including Cavan Town and Environs. It is based on research with older

people across the county who told us that they are concerned with issues related to transport, particularly in rural areas, loneliness and isolation, and the Age Friendly design of housing and streetscapes, among other things. While we have done much in terms of improving access for people with disabilities, we recognise that remaining issues need to be addressed and this will be a priority for the new Development Plan. We will be guided by the Cavan Older Person's Forum and the disability groups in this regard.

Cavan has a higher age dependent rate (55.4%) than the State (49.3%) which means that we have a higher proportion of younger and older people in our population than elsewhere in the State. The age dependent population is the proportion of the population that are not of working age.

Older Persons Policies

OP –P1 To ensure older people have a voice in decisions affecting them and are central to planning for local communities.

OP-P2 To ensure that local services and facilities meet the particular needs of the older population, and particularly more marginalised members of that group.

Older Persons Objectives

OP-O1 To increase amenities and facilities available to older people including bowling greens, parks and public seating.

OP-O2 To enhance transport routes throughout the county with the provision of bus shelters and seating.

6.6 Access for People with disabilities

Cavan Local Authorities are committed to the creation of a fully inclusive society where all members are guaranteed full participation. The CRAIC (Creating Reasonable Accommodation in Cavan) Advisory Group was set up within the County to ensure people with disabilities have opportunities to participate in decision making. An internal staff working group, the CRAIC team was also set up within Cavan Local Authorities to ensure people with disabilities have fair and equal access to facilities and services. The Disability

Act 2005 Section 25(3) requires that all public buildings should be brought into compliance with Part M of the Building Regulations 2000. Cavan Local Authorities have developed an implementation plan to ensure that all our buildings and services will be accessible thus promoting an accessible barrier free environment. They are also committed to developing an integrated interagency approach in this area. There are over 3,200 more people with a disability in Cavan in 2011 than there were in 2006. Disabled people in Cavan now account for 12 per cent population, an increase from 8.5 per cent in 2006.

People with Disabilities Policies

PWD –P1 Ensure people with disabilities have equal access to community infrastructure and that their needs are catered for to enable their full participation in society.

People with Disabilities Objectives

PWD-O1 Promote disability awareness.

PWD –O2 Ensure that provision is made for the educational needs of people with disabilities and special needs.

PWD –O3 Ensure that new services or built facilities are accessible to persons with disabilities.

PWD –O4 Promote and ensure participation by persons with disabilities in decision making through the County Council CRAIC Advisory Group and other structures such as the Social Inclusion Measures Group/Socio Economic Committee and other structures..

PWD –O5 Ensure access to information on local authority services for people with disabilities and similar access to information on services provided by the DoEHLG and bodies under its aegis.

PWD –O6 Ensure a high level of awareness among all staff in regard to the requirements of person with disabilities.

PWD –O7 Encourage and facilitate access to appropriate housing and accommodation for persons with disabilities.

PWD-O8 Ensure representative and consultative structures are in place with people disabilities, representing the range of disabilities

6.7 The Travelling Community

Cavan Local Authorities recognise the need to ensure that appropriate community infrastructure is provided and maintained for minority groups in the county and acknowledges the Traveller Community as a distinctive minority ethnic social grouping. In 2007 Cavan County Development Board (CCDB) set up the Cavan Traveller Interagency Group which developed the first Cavan Inter-agency Strategy for the Traveller Community. The strategy, which was updated in 2011, strives to promote a co-ordinated interagency approach to the delivery of services and supports for Travellers. It contains a number of key actions ranging from community consultation to housing. Members of the interagency committee are involved in its implementation including representatives from state agencies, local government, local development bodies and community representatives including members of the Traveller community.

The current Traveller Accommodation Plan runs to 2013. This plan was reviewed in December 2011 and this recommended that there be no amendment to the Traveller Accommodation Programme. This was approved at Council Meeting on 11th April 2012 by elected members. A new 5 year programme for 2014 will commence at the end of 2013/early 2014 and this review will be based on the 2013 Social Housing Assessment.

Travelling Community Policy

TC- P1 Ensure access to community infrastructure is provided for minority groups in the county.

TC-P2 Have a special focus on housing issues for the Traveller Community through the Traveller Accommodation Programme.

Travelling Community Objectives

TC –O1 To recognise and promote the special character of the Travelling Community.

TC-O2 To promote equal access to all facilities for this minority group.

TC-O3 To work on an interagency basis at strategic and operational level to deliver actions that will bring about greater equality for the Traveller Community (Traveller Interagency Working Group)

6.8 Ethnic Minorities

The changing nature of Irish society has resulted in the growing numbers and variety of ethnic minorities in our society. The 2011 Census of Population records the ethnic diversity of Cavan County.

Table 5 :Population Usually Resident and Present in the State (Number) in County Cavan by Ethnic or Cultural Background, 2011

	2011
Cavan	
White Irish	62,033
White Irish Traveller	452
Any other White background	6,833
Black or Black Irish - African	645
Black or Black Irish - any other Black background	73
Asian or Asian Irish - Chinese	119
Asian or Asian Irish - any other Asian background	606
Other including mixed background	554
Not stated	1,217
All ethnic or cultural backgrounds	72,532

Twelve per cent of the county's population (8,830 people) are categorised as being of other (i.e. non-Irish) ethnic or cultural background. It is likely that this profile will further change and expand into the future. It is essential then, that we cater for the different minority groups in the county to ensure that they are integrated into our society rather than living on the fringes. It is important that we recognise that they are unique social groupings that may have special needs and may experience difficulties such as language barriers, access to employment etc. An inclusive society is one that embraces changing demographics and ensures integration whilst accepting and catering for differences.

Ethnic Minorities Policy

EM-P1 Ensure the integration of minority groups into our communities whilst recognising and catering for their cultural differences and special needs.

Ethnic Minorities Objectives

EM-O1 Promote awareness of the changing ethnic profile of our communities and the need to enable integration of minority groups.

EM-O2 Promote the use of other languages when providing information regarding social infrastructure e.g. language classes, location of social welfare offices, libraries.

EM –O3 Facilitate the provision of social infrastructure for minority groups in our County with an emphasis on integration while recognising diversity.

6.9 Open Space/Amenity

Open space and amenity areas in Cavan Town and Environs and within individual residential developments have a major impact on the attractiveness of an area and are leisure and amenity resources. Such spaces are part of our communities being areas where people congregate, where children play and are a focal point which adds to a sense of community and thus are factors in the creation of sustainable communities. The provision of adequate, useable open space has amenity, leisure, health as well as, social importance making villages, towns and residential areas places where people enjoy living.

Open Space Policies

OP-P1 Recognise the amenity, leisure and social importance of the provision of attractive useable open space and amenity areas.

Open Space Objectives

OP-O1 Ensure the protection of existing areas of open space in residential estates *and to encourage the promotion and inclusion of new and where possible, interconnected areas of open space in any proposed residential developments.*

OP-O2 Ensure the protection of areas of amenity, leisure and social value within our towns and villages.

OP-03 Ensure new open space is useable and of leisure and amenity value.

OP-04 Encourage the provision of facilities at amenity areas such as public seating and toilets to make them fully assessable.

6.10 Recreation

Recreation facilities and groups are of prime importance within our rural and urban communities. It is a priority that existing facilities are maintained and that groups are supported as much as is practical. Cavan Town and Environs have recreation facilities including football pitches, tennis courts, community halls and so forth. Many of these are part of school grounds and access may be limited. Cavan Local Authorities are committed to supporting the development of recreation facilities for all ages, abilities and interests.

Cavan Sports Partnership has a strategic plan in place and operates a Sports Inclusion Programme. The Partnership aims to encourage the uptake of sport and physical activity opportunities across all sectors of the community

Recreation Policies

R –P1 Seek to ensure the provision of recreation facilities to cater for different abilities, ages and interests within the County, as far as is practical.

R-P2 Support a partnership approach to increase the participation in sports and physical activity.

Recreation Objective

R-O1 To meet the recreational needs of all communities in the county

R-O2 To ensure all communities (rural/urban) and communities of interest have access to recreational facilities and opportunities.

6.11 Education and Training

Cavan Local Authorities recognise the important role that education plays in developing sustainable and balanced communities. Responsibility for the provision of National, Post Primary School and Third Level education in Cavan County lies with the Department of Education and Skills. In addition to the latter, facilities such as Youthreach services, adult education and literacy promotion and further education courses are available throughout the county. The provision of lifelong education services and facilities is an important factor in creating sustainable communities and ensuring equal access to employment. The ability to achieve this was greatly enhanced by the opening of the new Cavan Institute in 2006. There have also been considerable improvements in the educational infrastructure at both primary and secondary level in Cavan, including a new building in St Patrick's College and extensions to St. Felim's National School. The population growth in recent years has resulted in increased pressure for educational facilities.

6.11.1 Primary and Secondary

There are five primary schools and four secondary schools located within the Cavan Town and Environs area. Most secondary schools are particularly proactive in promoting the concepts of entrepreneurship and self-employment amongst their pupils. This is demonstrated by numerous student achievements in enterprise competitions at regional, national and international levels.

6.11.2 Third Level

Cavan Institute (formerly Cavan College of Further Studies which was established in 1984) provides a wide range of Third Level Certificate and Diploma Courses and is now recognised as one of the fastest growing Third Level Institutes in the Country. The college operates from a purpose built campus in Cavan town and offers state of the art facilities for a variety of courses including life long learning. Its recent acquisition is the old army barracks which is located on the Dublin Road, Cavan Town and this will provide additional required classroom and well as sporting facilities to meet the needs of this growing institute. The Institute is now the third-largest

provider of further education in the state, having enrolled almost 1,650 students on its full-time courses and over 350 students on part-time certified courses during the 2010-2011 academic year. The Institute attracts students from throughout the region, with nearly 50% coming from outside of the county.

6.11.3 VEC

Cavan VEC is a local statutory education and training authority established under the 1930 Vocational Education Act. Cavan and Monaghan VECs are in the process of amalgamating and will become the Cavan and Monaghan Education and Training Board by 1 July 2013.

The VEC is involved in education provision for Second Level, Post Leaving Cert Courses, Vocational Training, Prison Education, Adult Education, Literacy and Community Education and Youthreach.

The VEC provides a comprehensive range of full-time, part-time education and training services. It aims to provide lifelong learning. It achieves this through its own schools, colleges and learning centres and in conjunction with other providers of education and training and aims to meet the changing technological, economic, social and cultural needs of the community.

6.11.4 Outreach

Cavan Innovation & Technology Centre (CITC) is an approved distance learning / outreach centre for the central border area. It has been developed as part of a cross border programme to support local, regional and national agencies in stimulating an environment conducive to innovation, entrepreneurship and inward investment in the Cavan / Fermanagh region.

Education Policies

E-P1 Support existing educational and training facilities and facilitate the provision of adequate, quality, infrastructure for education and training.

E-P2: Promote social equality in the provision of and access to education and training facilities.

E-P3: *Applications for new educational developments shall demonstrate consistency with the following documents issued by the Department of Education and Skills:*

- *Technical Guidance Documents – 025: ‘Identification and Suitability Assessment of Sites for Primary Schools’.*
- *Technical Guidance Document 027 – ‘Identification and Suitability Assessment of sites for Post Primary Schools’.*

E-P4: *All applications for new educational developments shall be assessed for their compliance with the ‘Code of Practice for Planning Authorities and the Provision of Schools’.*

Education Objectives

E-01 Encourage full and equal access to educational and training services and facilities for people with disabilities and ethnic minorities.

E-02 Promote the provision of lifelong learning and training services and facilities.

E-03 To facilitate the development of primary, post primary, third level, outreach research, adult and further educational facilities to meet the present and predicted needs of the county.

E-04 Confer with the Department of Education and Skills concerning the location and provision of adequate educational facilities.

E-05 To promote, support and develop opportunities to expand existing school buildings to wider community use.

E-06 Facilitate the provision of schools by ensuring that suitable lands are zoned for the establishment, improvement and expansion of current facilities, as appropriate.

E-07 Encourage and facilitate the development of suitable recreational and amenity space in the vicinity of schools.

6.12 Libraries

Cavan County Council’s Library Service provides unlimited, easy access to information and leisure, education and entertainment, business development and quality of life. Our Library Service is a conduit for active citizenship and a hub for local activity. It provides for

- e-Library services
- multi-purpose spaces hosting over one thousand events each year
- free access to books, DVDs, newspapers, magazines, the internet, reading groups, cultural events, local studies, the county archives and information of every type and variety
- study, photocopying and printing facilities
- a prison library and a service to primary school pupils

In 2012 Johnston Central Library had 6,681 members and 152,618 visits. Close to 3,000 people every week visited Johnston Central Library during 2012. Quality library services are an essential part of daily life for the people of Cavan town and environs.

Johnston Central Library has a lending stock of more than 30,000 items for children and adults. Books, Audio Books, DVDs, Newspapers and Magazines for all ages and on every subject matter can be found. A wide variety of reading spaces are provided, reflecting the different needs of all ages. Parents, teachers and children avail of great Children's' Services. The Reference Section of the new library is an information and research centre.

Johnston Central Library has an Events Space where a yearly programme of events takes place. The public enjoys access to a great programme of visual arts exhibitions, reading group meetings, dance workshops, lectures, readings, community group meetings and much more.

Six strategic goals have been set for Cavan County Library Service, each containing several clearly defined objectives, with actions detailed for each objective. The strategic goals are as follows:

- Goal One: Deliver quality library services
- Goal Two: Develop library resources
- Goal Three: Improve library infrastructure
- Goal Four: Harness advances in Information Technology
- Goal Five: Build community cohesion in Cavan

Goal Six: Develop the library organisation through human resources, support services and funding

“Libraries Matter: Cavan County Library Service Development Plan 2010 – 2015” sets out what is needed, what is achievable and how it can be achieved, in the context of a time of economic restraint.

Library Policy

L-P1 Cavan County Council’s Library Service mission is to provide educational, informational, cultural and recreational library resources and services in a professional and inclusive way, enabling people living in County Cavan to improve the quality of their lives.

6.13 Arts and Culture

Cavan Arts Office increases engagement with the creative arts and fosters a strong cultural identity for County Cavan through enabling, supporting and facilitating arts development throughout the county in partnership with artists, organisations and the wider community.

Values

Cavan Arts Office defines a number of values which guide its work and underpins its mission. The Office is

- Flexible
- Approachable
- Inclusive
- Partnership-based
- An advocate for the arts

This Mission and these values guide the Arts Office for the current Strategic Arts Plan 2011 - 2015.

Strategic Aims

Strategic Aim 1

Support artistic excellence and innovation in the arts

Strategic Aim 2

Consolidate and build on strategic partnerships across all art forms

Strategic Aim 3

Raise the public profile of the arts across County Cavan

Strategic Aim 4

Foster public engagement and participation

Strategic Aim 5

Strengthen the management and operation of the Arts Office

6.14 Burial Grounds and Places of Public Worship

Cavan Local Authorities aims to provide an appropriate level of cemetery provision taking into account both existing and future needs, as well as, the reservation and acquisition of land in order to meet the needs identified.

Burial Ground and Places of Public Policy

BG&PPW –P1 Seek the protection and maintenance of existing burial grounds, where appropriate and make provision, where necessary for the future need for burial grounds in the County.

Burial Ground and Places of Objectives

BG&PPW –O1 Ensure that the management and maintenance of burial grounds is in accordance with the principles of best conservation practice.

BG&PPW –O2 Encourage local community groups to develop, manage and maintain new burial facilities.

6.15 Fire Service

The role of the fire service in the community involves community fire safety, fire protection of the built environment, major emergency management and operational response of the fire service.

The Fire Service is the only emergency service provided by Cavan County Council. The fire service has a duty regarding fire safety activities in public

and private buildings in the area of design, improvement and change of use. Its functions include advising on planning applications, dangerous substances licensing, community fire safety activities and inspections of other non-licensed buildings.

In accordance with the Building Control Regulations a Fire Safety Certificate is required before construction is commenced for particular building types. The Building Control Authority forwards copies of these applications for technical review to the fire service and recommendations are made in relation to the applications.

The Council shall carry on promoting its programme of fire safety promotion, prevention and protection.

Fire Service Policy

FS –P1 Continue to co-operate with the County Fire Service in the operation of its duties and in the design of new buildings.

Fire Service Objectives

FS – O1 Review and monitor applications for fire safety certificates through the Chief Fire Officer.

FS- O2 Promote the fire service Fire Prevention Programme.

FS –O3 Ensure the effective working relationships and co-operations between the fire service and the other local authority services is maintained and promoted.

FS-O4 Carry out ongoing risk analysis.

6.16 Childcare

Changes in traditional roles in Irish society along with increased participation in the workforce has increased the need for childcare provision at unprecedented levels. Cavan Local Authorities recognise the significance of the provision of good quality childcare facilities in order to contribute to the social, emotional and educational facilities of children. This will improve

access to employment opportunities for parents or guardians. There are a wide range of high quality childcare facilities in strategic locations throughout the County. The provision of childcare facilities is subject to the Child Care Act and the Child Care (Pre-School Services) Regulations 1996 as amended. The Planning Authority recognises the necessity of properly run and suitably located childcare facilities throughout the Town and Environs area.

Childcare Policies

C –P1 Recognise the importance of the provision of quality and accessible childcare facilities to ensure full and equitable participation in society for parents and guardians as well as providing for the educational, social and emotional needs of children.

C –P2 Co-operate with local development partnerships/groups, the HSE, the County Childcare Committee and the County Development Board in the provision and monitoring of childcare services.

Childcare Objectives

C –O1 Have regard to the ‘Childcare Facilities; Guidelines for Planning Authorities’ issued by the DoEHLG, June 2001’ in assessing applications.

C-O2 Promote the provision and expansion of appropriate childcare facilities in suitable locations as a key element in the provision of sustainable communities:

- Residential areas.
- Places of employment.
- Educational establishments.
- Town centres, neighbourhood and district centres.

6.17 Health Care Facilities

Healthcare and medical facilities are provided by public, private and voluntary agencies within the county. The Health Service Executive – North Eastern Area is the primary organisation responsible for the delivery of health care and personal social services in County Cavan. Current health care infrastructure in County Cavan includes Cavan General Hospital, Primary Health Care Teams,

and private GP provision. With the continuing trend of significant population increases in the county it is expected that there will be a demand for more healthcare and medical facilities within the county to cater for the resident population.

Healthcare Policy

H-P1 To co-operate with the Health Service Executive, North East Area, other statutory and voluntary agencies in the provision of appropriate health care facilities covering the full spectrum of such care from hospitals to the provision of community based care facilities subject to proper planning considerations and the principles of sustainable development.

Objectives

H –O1 To ensure that adequate lands and services are available for the improvement, establishment and expansion of health services.

H –O2 Support the development of healthcare functions at suitable locations in liaison with the appropriate health authorities.

6.18 Cavan County Development Board

The role of Cavan County Development Board is to facilitate the co-ordination of services at the point of delivery and to address the challenge of local service integration at county level.

The County Development Board prepared an overarching strategy in 2002 for the economic, social and cultural development of County Cavan. This was updated with a new plan in 2009. The focus of the strategy is to facilitate interagency working across in the areas of employment and enterprise, agriculture and environment, and social inclusion.

Detailed monitoring and evaluation of the strategy is essential to its success. The Board operates through a subgroup structure to implement and monitor actions, with each action having a lead agency.

Chapter 7: Built Heritage & Archaeology

7.0 Architectural Heritage of Cavan Town

Cavan Town has a long history. The town's urban origins can be identified to the bridge at Bridge Street and the friary and abbey at Abbey Street (12th Century). As a Gaelic town, the "O'Reilly money" of the 16th Century introduced the concept of a market economy into the region. This was unusual beyond the anglicised east coast. The town developed as a trade service centre and a market so that by the plantation period of the early 17th Century, Cavan Town (now a Barracks Town with a fort at Barrack Hill) had already an established street pattern and buildings of notable architectural value.

The town suffered under the Williamite advance following the lifting of the siege at Derry. As a Jacobean point of resistance it was sacked and burned by William's forces in 1689 and the extensive damage destroyed much of the town and pre 17th Century architectural features are thus limited to the actual street patterns and some stone detailing from the friary in Abbey Street. Indeed the only identifiable Pre-17th Century architectural detail in the town is the doorcase (now bricked up and incorporated into the boundary wall) of the Abbey. The old church tower now stands in the Abbey grounds, which is the remains of the reformation 18th Century church and the only substantial architectural survivor of the 18th Century town (The Old Surgical Hospital is now gone (1780's).

The modern town's architectural origins are firmly rooted in the 19th Century, a period of unprecedented prosperity of the landed ascendancy in Ireland with rising agricultural prices which was expressed through monumental building programmes in the towns and villages of rural Ireland. In Cavan Town, the Maxwell family of Farnham embarked on the development of the town by the layout of Farnham St. – as a mall – with the Royal School (1819), Jail (1810) and National School (1820 approx.), Church of Ireland (1820) and Courthouse (1824) at the north end of the street and the elegance of the reformist Churches, Georgian style terraces, gardens, halls and residences between, infilled the street during the mid 19th Century period.

This period ended with the solidity and security symbolised in the construction of the Town Hall (1909), Ulster Bank (1911) and Bank of Ireland (1911).

The town's architectural heritage can thus be summarised:

1. The value of the early street pattern of the old Irish Town (pre 17th Century): that is the form and expression of Abbey Street, Bridge Street, Market Square, Main (Market) Street and Barrack Hill.
2. The surviving architectural elements of the medieval construction including the Friary site at Abbey Street, and the remains of the old Abbey Tower.
3. The 18th Century is a period of economic inertia and static town growth. There is a noted paucity of any surviving building of this period of architectural value.
4. The Georgian period of construction of Farnham Street with its important buildings – extending into the Victorian completion of the Street: that is the Church of Ireland, Courthouse, Schoolhouse, Royal School and the later terraces, non-conformist Churches and residences and Masonic Hall.
5. The early 20th Century completion of the secular and commercial town: that is the Town Hall, Ulster Bank, Bank of Ireland and some valued surviving elements of these commercial properties – particular shop fronts in the town.

7.1 Cavan County Council Heritage Plan

Cavan County Heritage and Cavan Biodiversity Plans will continue to actively work in partnership with the Heritage Council, statutory agencies, social partners and the community and voluntary sector to ensure that strategic objectives and actions of the plans are met. It is the intention of Cavan Local Authorities to review its County Heritage and Biodiversity Plans in partnership with Cavan County Heritage Forum, relevant stakeholders and the community.

7.2 Protected Structures

The Planning and Development Act, 2000, as amended, sets out that 'a development plan shall include objectives for;

- (f) the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest'

Part IV of the Planning and Development Act, 2000, as amended makes it a mandatory requirement that Development Plans include a Record of Protected Structures (RPS).

The NIAH –National Inventory of Architectural Heritage has been carried out for the County since the adoption of the previous County Development Plan 2008-2014. This has resulted in an increase in the number of proposed protected structures for this plan period. These are listed in the Table below.

7.2.1 What is a Protected Structure?

A Protected Structure is any structure which is included in the Record of Protected Structures. The purpose of the RPS under section 51 of the Planning and Development Act is to protect structures or parts of structures, which form part of the architectural heritage of the County or area and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Each owner and occupier of a Protected Structure is legally obliged to ensure that the structure is preserved. Part 1 Section two of the Planning and Development Act 2000 (as amended) defines a structure as;

“any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and-

(b) a protected structure or a proposed protected structure, includes-

- (i) The interior of the structure,
- (ii) The land lying within the curtilage of the structure,
- (iii) Any other structures lying within that curtilage and their interiors, and
- (iv) All fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii)”.

7.2.2 Purpose of the Designation

The purpose of including structures or parts of structures on the RPS is to ensure that any works which, in the opinion of the Council, have a material effect on the character of the structure require planning permission. This ensures that potential changes or alterations to the character of the structure would be carried out in such a way that the existing character is retained.

7.2.3 Section 57 Declarations

Not all works to Protected Structures require planning permission. Under Section 57 of the Planning and Development Act, 2000, owners and occupiers of Protected Structures may request a declaration from the Planning Authority stating the types of works, which it considers, would or would not affect the character of the structure.

Built Heritage Policies

BH -O1 To protect, preserve and enhance the architectural heritage of County Cavan by taking into consideration the advice contained in the 'Architectural Protection, Guidelines for Planning Authorities', 2004.

BH -O2 To encourage the sympathetic retention, reuse and rehabilitation of Protected Structures and their settings and to promote their sensitive adoption to accommodate modern requirements.

BH -O3 To actively encourage and promote the conservation of Cavan's built heritage. To promote best practice conservation in works to protected structures and to encourage the use of tradesmen and professionals trained in the use of traditional skills, materials and building techniques.

Built Heritage Objectives

BH-P1 To continue to develop the Council's advisory/educational role with regard to Heritage matters and to promote awareness and understanding of the architectural heritage. To continue to administer conservation grants/structures at risk fund for owners /occupiers of protected structures.

BH -P2 Review and maintain the Record of Protected Structures on an on-going basis and to add structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest as appropriate, including modern structures. To have regard to the National Inventory of Architectural Heritage, as appropriate.

BH - P3 To protect the architectural heritage of Cavan and to include all structures, or parts of structures, considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the RPS.

BH -P4 To promote cultural tourism in Cavan and to fully recognise the potential of the Town's and County's architectural heritage in this role.

BH -P5 Prohibit development in gardens or landscapes which are deemed to be an important part of the setting of Protected Structures or where they contribute to the character of an Architectural Conservation Area.

BH -P6 To identify and retain good examples of historic street furniture and other non structural elements that contribute to the character of an area and help create a distinctive sense of place or are in themselves unique elements of our built heritage. These should be retained in situ, where appropriate. Such items include water pumps, signage, lamp standards, post boxes, milestones, paving, street lighting, kerbing, plaques, states, other monuments and stone walls etc.

7.3 Record of Protected Structures within the Plan Area

Table 6. Record of Protected Structures in Cavan Town and Environs

Ref. No.	Building & Address	Special Interest	Description
1.	Brookvale Cottage, Railway Road	Architectural	Private Dwelling
2.	Cavan Number One School, Farnham St.	Architectural and Social	Primary School
3.	Abbey, Graveyard and Tower Abbey Street.	Architectural, Historical, Social & Archaeological	Burial Ground &Park
4.	Cavan Presbyterian Church, Farnham Street.	Architectural & Social	Church
5.	Presbyterian Manse, Farnham Street.	Architectural, Historical & Social	Presbyterian Manse
6.	Former Methodist Church, Farnham Street.	Architectural, Historical, Social & Artistic	Former Methodist Church
7.	Former Methodist Manse, Farnham St.	Architectural & Social	Private Residence
8.	Masonic Lodge, 90 Farnham St.	Architectural, Artistic & Social	Masonic Lodge
9.	23 Farnham St.	Architectural	Commercial Offices

10.	Erskine Terrace, Farnham St.	Architectural & Artistic	Offices
11.	Erskine Terrace (private Dwelling), Farnham Street.	Architectural & Artistic	Private Dwelling
12.	Old County Library, Farnham St.	Architectural	County Council Offices
13.	Lynton House 21 Farnham Street		HSE Offices
14.	Courthouse, Farnham St.	Architectural, Social & Historical	Courthouse & County Council Offices
15.	Kelly, Rahill & Co Accountants, Farnham Street.	Architectural, Artistic & Social	Commercial Offices
16.	Cathedral of St. Patrick & St. Feilim, Farnham St.	Architectural, Artistic, Social & Technical	Church
17.	Saint Augustine's Hall, (Stepping Stones), Farnham Street		Playgroup and Church Use
18.	Cavan Town Presbytery, Farnham St.		Church
19.	Church of Ireland Church, Farnham St.	Architectural, Social, Artistic & Historical	Church
20.	7 Farnham St. O'Gorman's Solicitors	Architectural & Artistic	Commercial Offices
21.	6 Farnham St. GV Maloney's	Architectural	Commercial Offices
22.	5 Farnham St. Private Dwelling	Architectural	House
23.	4 Farnham Street. Coillte Offices	Architectural	Office
24.	18 Farnham Street Malone's Dentist	Architectural	Dentist Surgery
25.	16 Farnham Street	Architectural Historical	Not in Use
26.	1 Farnham Street (Gaffney & Cullivan Architects)	Architectural	Architects Office
27.	Town Hall, Town Hall St.	Architectural, Social, Cultural & Artistic	Town Hall
28.	Sandstone Flagstones, Church St.	Architectural & Technical	Paving
29.	63 Annesley Terrace,	Architectural	Terraced House

	Church St.		
30.	61 Annesley Terrace, Church St.	Architectural	Terraced House
31.	59 Annesley Terrace Church St.	Architectural	Commercial Offices
32.	57 Annesley Terrace Church St.	Architectural	Commercial Offices
33.	55 Annesley Terrace Church St.	Architectural	Commercial Offices
34.	53 Annesley Terrace Church St.	Architectural	Commercial Offices
35.	51 Annesley Terrace Church Street	Architectural	Terraced House
36.	Convent Court Apartments		
37.	49 Church Street		Private Dwelling house
48.	47 Church Street		Private Dwellinghouse
39.	33 Church Street (Vanilla Boutique)	Architectural	Shop
40.	31 Church Street	Architectural	House
41.	29 Church St.	Architectural	House
42.	27 Church St. (John V Kelly Solicitors)	Architectural	Commercial Offices
43.	Former Convent, Main Street	Architectural, Social & Historical	Bank & Offices
44.	Former Convent, Main St.	Architectural, Historical & Social	Convent, School & Retail Units
45.	St. Clares Church, Main Street (rear)	Architectural, Historical & Social	Chapel
46.	Blacks/Elegant Gems, Main Street.	Architectural	Retail & Apartment
47.	Geraldine Sheehan, Optometrist, Main St.	Architectural	Retail & Apartment
48.	AOR Auctioneers, Main St.	Architectural	Commercial Office & Apartment
49.	Boots Chemists Main St.	Architectural, Social & Technical	Pharmacy
50.	Cavan Travel, 34 Main St.	Architectural & Technical	Retail Unit
51.	Ulster Bank,	Architectural &	Bank

	Main St.	Social	
52.	Bank of Ireland, Main St.	Architectural & Social	Bank
53.	Fox Shoe Specialist, Main St.	Architectural	Shop
54.	Main St. Oak Rooms Restaurant 32 Main St.	Architectural	Shop
55.	Main St. Ladbrokes	Architectural	Shop
56.	3 Bridge St. (Hair Gallery & Infinite Boutique)	Architectural	Shop & Accommodation
57.	4 Bridge Street 99 Shop	Architectural	Retail Unit
58.	The Eagle Bar, The Begruders 30 Bridge St.	Architectural	Public House & Private Residence
59.	St. Vincent de Paul, 29 Bridge St.	Architectural	Shop & Accommodation
60.	Mill, Lifeforce Mill, Mill Rock/River St,	Architectural, Social & Technical	N/A
61.	Mill Race, Lifeforce Mill, Mill Rock/River St.	Technical	N/A
62.	Royal School	Architectural, Social, Historical & Artistic	School
63.	VEC Offices, Former Rectory, Keadue.	Architectural, Social	Offices
64.	St. Patrick's College	Architectural, Social & Historical	School
65.	St. Patrick College Gatelodge	Architectural, Social & Historical	Dwelling
66.	St. Felim's Old Hospital	Architectural, Social & Historical	Offices
67.	St. Felim's Gatelodge	Architectural, Social & Historical	Vacant
68.	Drumkeen House, Loreto College	Architectural, Social & Historical	School
69.	Old Railway Station, Anglo Celt Offices	Architectural, Social & Historical	Offices and Printers
70.	Masonry Walls, Railway Road.	Architectural, Social & Historical	N/A

71.	Cavan Mart Railway Road		
72.	Moynehall House Crowes	Architectural, Social & Historical	Dwelling
73.	Bridge, Bridge St	Architectural, Social & Historical	N/A
74.	St Clare's Cottage, Dublin Road Lurganboy		
75.	Cavan School (Cavan Water Property) Lurganboy Dublin Road		
76.	Killynebber House Killynebber Cavan		
77.	Edermin House Edermin Cavan		
78.	Drumconnick Old Post Office Drumconnick		
79.	Drumbar House		
80	Old Schoolhouse Farnham		

7.4 Older Buildings

There are number of older buildings in the County that are not protected structures but are of local architectural, historical, archaeological, artistic, cultural, scientific, social or technical value and would warrant retention and sympathetic reuse. The retention, rehabilitation and reuse of older buildings can play a pivotal role in the sustainable development of the Town and Environs. The plan area contains a number of older buildings and the Council recognises the contribution they make, both individually and collectively, to the unique character, heritage and identity of the whole County.

Older Buildings Objectives

OB -O1 To encourage the retention of original windows, doors, renders, roof coverings and other significant features and fabrics of historic buildings, whether protected or not.

OB -02 To encourage the retention, rehabilitation and reuse of older buildings that are not Protected Structures in recognition of their contribution both individually and collectively to the unique character, heritage and identity of local areas and the County.

OB -03 To seek the retention of original and early fabric of older buildings, including windows, doors, roof material, glazing and render or external finishes. The Planning Authority will encourage reinstatement of known original or early features where possible.

Vernacular Architecture Objective

VA- 01 Protect vernacular architecture, such as thatched cottages, farmhouses and old school houses in the Town and Environs for the benefit of future generations

Shop Fronts Objectives

SF -01 Seek the repair and retention of traditional timber and/or rendered shop fronts and pub fronts, including, where appropriate, those that may not be Protected Structures.

SF -02 To seek to promote the maintenance and repair of the traditional timber, Vitrolite and rendered shopfronts and pub fronts.

7.5 Industrial Heritage

The industrial structures of our County, which includes Mills, Forges, Road and Railway Bridges and Structures along our Waterways etc. are a significant but often forgotten aspect of our built heritage. With changing industrial types and other societal developments many historic local industries e.g. linen are no longer in existence in our County and the buildings and other structures that accompanied them are either no longer in use nor do they easily transfer over to other uses. In an effort to identify and, where appropriate, protect such structures an Industrial Heritage Survey was carried out for the County in early 2007 and identified 74 sites of important heritage value through the Heritage Office of Cavan County Council. See Appendix 3. Our industrial heritage is a valuable connection with our shared history giving us a picture of the lives our ancestors lived and how our County has

developed over the generations. The character of our towns and villages were often shaped by the industry prevalent in the area or county, thus they are important elements of the character of an area.

Objective

IH -O1 To protect our industrial architecture and to encourage appropriate new uses for vacant structures.

7.6 Architectural Conservation Areas (ACAs)

The Planning and Development Act 2000, as amended puts an obligation on planning authorities to preserve the character of ACA's.

Section 71 of the Act states;

“A development plan shall include an objective to preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights and, that –

- (a) is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- (b) contributes to the appreciation of protected structures.”

If the Planning Authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area group of structures or townscape concerned and any such place, area, group of structures or townscape shall be known as and is in this Act referred to as an ‘Architectural Conservation Area’.

The designation of an ACA does not place a ban upon all new development within its boundaries. However, new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or appearance of the area.

7.6.1 What is an Architectural Conservation Area

‘The Architectural Heritage Protection; Guidelines for Planning Authorities’ defines an Architectural Conservation Area (ACA) as;

“A place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the

appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve.”⁵

The guidelines identify that the following can be protected as part of an ACA;

- a) Groups of structures of distinctiveness or visual richness or historical importance;
- b) The setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit protection;
- c) The setting of a Protected Structure where this is more extensive than its curtilage;
- d) Designed landscapes where these contain groups of structures as in, for example, urban parks, the former demesnes of country houses and groupings of archaeological or industrial remains;
- e) Groups of structures which form dispersed but unified entities but which are not within the attendant grounds of a single dominant protected structure.

7.6.2 Purpose of the Designation

In designating ACAs the Planning Authority seeks to guide change and development in areas of special heritage value or interest or where Protected Structures are affected. The aim is to retain the overall special architectural or historic character of an area or place. Section 74 of the Planning and Development Act 2000, as amended enables the Planning Authority to designate all or part of an ACA as an ‘Area of Special Planning Control’, where it considers, it is of special importance. In this case, the Planning Authority may prepare a scheme setting out development objectives for the preservation and enhancement of that area.

The inclusion of a structure within an ACA does not necessarily mean that this structure should be included in the Record of Protected Structures, however, some structures may warrant inclusion in the RPS as well as within an ACA.

7.6.3 Architectural Conservation Areas in Cavan Town and Environs

A number of areas within County Cavan have been identified as candidate ACA’s. Most structures within these ACA’s are important in that they

⁵ Department of the Environment Heritage and Local Government (2005), Architectural Heritage Protection: Guidelines for Planning Authorities, p41

contribute to the overall streetscape or special character of the ACA and then to the area in which they are situated. In ACA's, protection is placed on the external appearance of such areas or structures. Any works that would have a material effect on the character of the ACA will require planning permission. A detailed survey, character appraisal, and set of policies and objectives will be produced for each candidate ACA. The appraisal will identify works which would not affect the character of each candidate ACA and which would allow for the sustainable development of the ACA.

Architectural Conservation Area Objectives

ACA -O1 Produce and publish, subject to resources, character appraisals and area specific policies for each ACA, in order to preserve, protect and enhance the character of these areas.

ACA –O2 Ensure all planning applications in an ACA or proposed ACA should be referred to the prescribed bodies prior to a decision being made.

7.7 Archaeological Heritage

The Minister for Arts, Heritage and Gaeltacht is responsible for the protection of our archaeological heritage, including the licensing of archaeological excavations, through the exercise of powers under the National Monuments Act 1930 to 2004. The National Monuments Service (NMS) of the Department of Arts, Heritage and Gaeltacht have responsibility for the designation of National Monuments through the Archaeological Survey of Ireland and implementing the protective and regulatory controls on our archaeological heritage established under the National Monuments Acts 1930 to 2004. The NMS also provide advice to the Planning Authority in respect of individual planning applications, projects and plans that may affect our archaeological heritage.

7.7.1 What our Archaeological Heritage is

In essence, it is the surviving remains of human presence in our County from early times. Any objects, materials, sites and structures from past times are all part of our Archaeological Heritage. Our archaeological heritage consists of known and as yet unidentified sites, monuments, objects and environmental

evidence and includes round towers, high crosses, burial sites, ringforts, tower houses, Fulacht Fia, Rathes, Court Tombs, Portal Tombs, Wedge Tombs, Cairns, Earthworks, Abbeys and souterraines. The main concern for Planning Authorities will be the protection of monuments and sites. A monument can be defined as a man-made structure or group of structures or a natural structure altered by man. They may consist of sites where there are no visible features, but where below surface archaeological remains are known or expected to exist.

7.7.2 Importance of Archaeological Heritage

County Cavan is abounding with evidence of early human settlement, archaeology as a study enables us to understand how these humans interacted with their environment, how their societies worked and their development into present day. Archaeological remains help us understand our origins as a society, are a connection to our distant past, an educational tool, as well as, a tourist resource. It is essential that the evidence of our origins and development over time is preserved for future generations to appreciate, as well as, learn from. Once lost, such elements can never be replaced and, in many respects, it is the cumulative knowledge and understanding garnered from a number of archaeological monuments and structures that gives us a real picture of our past. This makes it essential that even relatively insignificant structures are preserved or at a minimum carefully examined and recorded.

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

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

Archaeological Heritage Objectives

AH -O1 To protect and enhance archaeological monuments, their settings and zones of archaeological potential.

AH -O2 To facilitate appropriate guidance in relation to the protection of the archaeological implications of a proposed development.

AH -O3 To promote public awareness of the rich archaeological heritage in the area.

AH -O4 To secure the preservation of sites and features of historical and archaeological interest.

Archaeological Heritage Policies

AH -P1 Ensure the preservation in-situ of any part of our archaeological heritage is to be undertaken by Archaeological assessment⁶ which is to be carried out by a suitably qualified professional archaeologist.

AH -P2 The avoidance, as far as possible, of developmental impacts on the archaeological heritage of the County. The preservation in-situ of archaeological monuments and sites as a preferred option.

AH -P3 Cognisance will be taken of the 'Code of Practice between ESB National Grid and the Minister of the Environment Heritage and Local Government in relation to Archaeological Heritage.'

7.7.3 Archaeological Investigations

- It is the policy of Cavan Local Authorities to ensure that archaeological material is not disturbed so that an opportunity will be given to investigate and record any material of archaeological value that may be found on sites or to protect them in-situ'.
- Where archaeology is likely to be encountered or impacted upon by a proposed development, developers will be advised of their obligations under the National Monuments (Amendment) Act 1994. Developments that impact on the archaeology of the County will be treated as follows:
 - Within the zone of archaeological potential, archaeological remains will be investigated, recorded and/or preserved.

⁶ Costs of archaeological work necessitated by development are to be considered a legitimate part of development costs.

- Outside the zone of archaeological potential, where in the opinion of the Planning Authority, developments involve major ground disturbances; conditions relating to archaeology may be applied.
- The Local Authority will require that archaeological investigations be undertaken by a licensed archaeologist prior to the commencement of development.
- The developer will be liable for the cost of archaeological investigations.
- The Local Authority may require the developer to submit a report, prepared by a suitably qualified archaeologist, on the archaeological implications of the proposed development. The Planning Authority may impose conditions requiring:
 - Professional archaeological supervision of site excavations.
 - Funding by the applicant for archaeological monitoring, testing and/or assessment.
- Preservation of all or part of any archaeological remains.
 - Conditions may be imposed which modify the development in order to facilitate archaeological investigation or preservation.
 - Developers will be encouraged to supply an archaeological assessment and method statement outlining construction procedures as part of their planning application.
- It is the policy of the Planning Authority to ensure that all planning applications for new development, refurbishment and restoration works within identified Zones of Archaeological Potential and within close proximity to individual Recorded Monuments or Sites, are submitted to the Department of Arts, Heritage and Gaeltacht (DOAHG). On receipt, the DOAHG shall provide advice and recommendations regarding treatment of archaeology as an integral part of the development process. The planning decision made by the Planning Authority will have due regard to the recommendations made by the DOAHG.
- Under the National Monuments (Amendment) Act, 1994, it is necessary for the owner and/or occupier of a monument or place, which has been

recorded by the DOAHG to give notice in writing to the DOAHG of their proposal to carry out work within the vicinity of these sites. The proposed works shall not commence for a period of two months after having given this written notice, unless authorised within this period by the DOAHG.

- The applicant may be formally requested, as part of a request for further information or as a planning condition attached to the grant of permission, to have a report prepared by an archaeologist on the archaeological implications, if any, of the proposed development. The archaeologist shall be employed by the applicant/developer. These archaeological reports shall be submitted to the Planning Authority, the National Museum and the DOAHG as appropriate, for their consideration prior to the making of the planning decision in the case of requested additional information, and prior to the commencement of site preparation and/or construction works in the case of archaeological reports requested as a condition attached to the grant of planning permission.

7.8 Recorded Monuments

Cavan Town and Environs Recorded Monuments

- 1..Urban Archaeological Zone for Cavan Town.
2. Enclosure Site at Latt.
3. Rath at Cullies.
4. Rath at Cullies.
5. Rath at Carrickane.
6. Rath at Drumlark.
7. Enclosure at Drumlark.
8. Holy well at Keadue.
9. Church Site at Keadue.
10. Rath site at Drumelis.
11. Rath site at Lisdarn.
12. Rath at Lisdarn.
13. Rath at Keadue.
14. Rath at Swellan Upper.
15. Rath at Swellan Lower.
16. Rath at Swellan Lower.
17. Rath at Aghnaskerry.
18. Rath at Killynebbber.

19. Church Site at Annagelliff.
20. Graveyard at Annagelliff.
21. Enclosure at Kilnavara.
22. Rath at Rosscolgan.
23. Crannog at Creighan.
24. Rath at Creighan.
25. Rath at Pollamore Near.
26. Rath at Pollamore Near.
27. Standing stone at Pollamore Near.
28. Rath at Gortnakesh.
29. Rath at Oldtown.
30. Bawn site at Moynehall.
31. Rath at Moynehall.

Recorded Monuments Policies

RM –P1 To protect and enhance archaeological monuments, their settings and zones of archaeological potential.(As identified on the accompanying Maps: Cavan Town & Environs)

RM-P2 To promote public awareness of the rich archaeological heritage in the area.

RM –P3 To secure the preservation of sites and features of historical and archaeological interest.

Recorded Monument Objectives

RM-O1 To facilitate appropriate guidance in relation to the protection of the archaeological implications of a proposed development.

RM-O2 To promote pre-planning consultations in relation to the archaeological heritage with the Planning Authority and with the Department of the Arts, Heritage and Gaeltacht in its capacity of being charged with the implementation of the National Monuments Acts.

RM-O3 To endeavour to ensure the dissemination of the results of archaeological excavation in a timely and appropriate manner.

Chapter 8: Natural Heritage

8.0 Introduction

Natural Heritage can be described in terms of its biological diversity or 'biodiversity' which is the diversity of plants and animals (including genetic diversity), and the habitats or landscapes where they are found. The biodiversity we see today is the result of billions of years of evolution, shaped by natural processes and increasingly by the influence of human beings. It underpins important economic sectors such as agriculture and tourism and provides many other benefits or ecosystem services free of charge which can be grouped into three main categories:

- Provisioning services (such as food production, water and timber) and regulating services (control of climate, disease and water quality);
- Supporting services (nutrient cycling, soil formation and crop pollination) and;
- Cultural services (spiritual and recreational benefits).

Cavan's natural heritage forms the rich tapestry of our landscape bogs, drumlins, lakes, wetlands, farmland and mature hedgerow networks. This natural heritage is valuable for its social, educational and recreational benefit for the county.

This chapter seeks to conserve, protect and manage Cavan's natural heritage and environment. It is within this context that the policies and objectives for this chapter will be formulated.

The following principles guide Cavan Local Authorities heritage objectives and policies:

- Avoid negative impacts or unnecessary impacts to natural heritage;
- Promote natural heritage as a key principle to every development;
- Ensure that all developments include adequate provisions to mitigate the effects of impact upon heritage where it can be avoided;
- Maximise the benefits to Cavan arising from its unique natural heritage.

8.1 Statutory and Policy Context:

Section 10(2) of the Planning and Development Acts 2000-2012 sets out a list of mandatory objectives to be included in a Development Plan. A number of these objectives relate to heritage. These have been outlined in Chapter 1 of this document.

The government has signed and ratified a number of International, European, National and Regional agreements. These agreements have influenced and shaped national legislation to protect natural heritage, landscape and biodiversity. This chapter intends to draw on such frameworks, policies and agreements which are already in place.

The Border Regional Authority Guidelines (2010-2022) embraces natural heritage, biodiversity and landscape. The policies and objectives contained within this chapter of the draft Cavan Town and Environs Development Plan reflect the principles and policies within the Border Regional Guidelines.

Natural Heritage and Environment Policies

NH&EN -P 1 To conserve, protect and manage Cavan Local Authorities natural heritage assets for future generations while encouraging appreciation / understanding and enjoyment of the amenity value for the present generation.

NH&EN-P2 To maximise the social, economic and environmental benefits that may be derived from conservation and management of Cavan's Natural Heritage and green infrastructure.

NH&EN -P3 To promote an understanding and awareness of Cavan's unique natural heritage and elements of this heritage which should be conserved, managed and enhanced.

NH&EN -P4 To implement, in partnership with Cavan County Heritage Forum, relevant stakeholders and the wider community, Cavan County Heritage and Biodiversity Plans and any revisions thereof.

8.2 Local Level – Cavan County Heritage Plan and Cavan County Biodiversity Action Plan

The above plans were agreed in partnership with Cavan County Heritage Forum and adopted by the elected members of Cavan Local Authorities following extensive public consultation. A number of key actions have been delivered in terms of our natural heritage including a wetland survey, habitat mapping for Cavan Town, audit of biological datasets and a hedgerow survey. Through the implementation of these plans, Cavan Local Authorities is engaging with the wider community to promote greater understanding of natural heritage in the county and encouraging greater public participation. Cavan Local Authorities is committed to working in close partnership with the Heritage Council, National Parks and Wildlife Service, Fisheries Boards, Fáilte Ireland, Office of Public Works, Geological Survey of Ireland etc to deliver on the strategic actions of the above plans. Cavan Local Authorities will review County Heritage Plans and Biodiversity Plans in partnership with Cavan County Heritage Forum, relevant stakeholders and the wider community.

Policies for Natural Heritage and Biodiversity:

NH&B -P1 To protect, manage and conserve and seek to enhance the County's biodiversity.

NH&B- P2 To integrate biodiversity consideration into all Cavan Local Authorities activities through the County Biodiversity Action Plan process.

NH&B- P3 To ensure the protection of species of flora and fauna afforded legal protection under Irish and European Legislation.

NH&B -P4 To assess the impact on biodiversity of proposals for large developments, particularly those on greenfield sites, or in environmentally sensitive areas. Any such developments where they do occur must include measures for enhancement of biodiversity.

NH&B -P5 To increase public participation in biodiversity conservation through community-led initiatives.

Objectives for Natural Heritage and Biodiversity

NH&B-O1 To implement the aims, objectives and actions identified in Cavan County Heritage and Biodiversity Plans and any revisions thereof during the lifetime of Cavan Town and Environs Development Plans.

NH&B-O2 To promote the conservation of biodiversity outside of designated areas, including features such as wetlands, woodlands, hedgerows and uplands.

NH&B-O3 To Protect and enhance important landscape features including streams, rivers, canals, lakes, and associated wetlands such as reedbeds and swamps; ponds, springs, bogs, fens, trees, woodland and scrub, wildlife and riparian corridors, hedgerows and other boundary types such as stone walls and ditches which are of importance for wild flora and fauna.

8.3 Sites Designated in County Cavan

There are a number of internationally and nationally designated sites in close proximity to the town and environs plan area.

8.3.1 European Sites (Natura 2000)

Together, Special Protection Areas (SPAs) and Special Areas of Conservation (SAC's) make up a network of European Sites known as the Natura Network. These sites are designated to conserve habitats and species of European importance pursuant to the EU Habitats and Birds Directives. There are no Natura 2000 sites within the Cavan Town and Environs plan area. The nearest Natura 2000 site is Lough Oughter SAC and SPA. During the lifetime of Cavan Town and Environs Development Plan other sites may be proposed for designation. Further information is available on the National Parks and Wildlife Website (www.npws.ie). Planning Authorities must ensure that an Appropriate Assessment of the implications of proposals on designated Natura Sites is undertaken. This assessment is required for all planning applications which have shown likely significant effects on these sites through a screening process. Screening for Appropriate Assessment applies to all development proposals, either within or outside a Natura 2000.

8.3.2 Natural Heritage Areas

Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) are designated under the Wildlife (Amendment) Act (2000) and encompass nationally important semi-natural and natural habitats, landforms and geomorphological features. There is one Natural Heritage Area in Cavan Town & Environs area namely, Drumkeen House Woodland (pNHA) code 000980.

Designated Sites Policies:

DS -P1 Development on or adjacent to National or European designated sites or proposed designated sites during the lifetime of this plan will be permitted only where an assessment has being carried out to the satisfaction of Cavan Local Authorities, in consultation with National Parks and Wildlife Service and indicates that the overall integrity of the site will not be compromised or adversely affected.

DS-P2 To have regard to the views of the National Parks and Wildlife Service in respect of proposed development where such development may have an impact on a designated National or European site or proposed site for designation.

DS-P3 To continue to undertake surveys and collect data that will assist Cavan Local Authorities in building its knowledge base and meeting its obligations under Article 6 of the Habitat Directives.

Designated Sites Objectives:

DS-O1 To ensure an Appropriate Assessment in accordance with Article 6(3) and Article 6(4) of the Habitats Directive, and in accordance with the Department of the Environment, Heritage and Local Government *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009* and relevant EPA and European Commission guidance documents, is carried out in respect of any Plan or Project not directly connected with or necessary to the management of the site but likely to have significant effect on a Natura 2000 site(s), either individually or in combination with other plans or projects, in view of the site's conservation objectives. (Buffer Map)

DS-O2 To protect and conserve the conservation value of Special Protection Areas, Special Areas of Conservation, Natural Heritage Areas and proposed Natural Heritage Areas as identified by the Minister for Arts, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this plan.

8.4 Geological Heritage

The Department of Arts, Heritage and the Gaeltacht together with the Geological Survey of Ireland (GSI) are currently identifying and selecting the very best national sites for Natural Heritage (NHA) designation. The aim of the programme is to conserve our geological heritage against threats and promote its value with landowners and the public. The Geological Heritage of Ireland is evaluated within sixteen themes and there are currently 20 identified sites in Co. Cavan none of which are in the Cavan Town and Environs area.

Geological Heritage Policy

GH -P1 To have regard to the geological and geomorphological heritage values of County Cavan geological heritage sites and to avoid inappropriate development, through consultation with the Geological Survey of Ireland.

Geological Heritage Objectives

GH-O1 To undertake an audit of geological heritage sites within County Cavan during the lifetime of this plan.

GH-O2 To raise awareness of the importance of the geological heritage of the county and to disseminate information on sites of geological heritage value in County Cavan, when this information becomes available.

8.4.1 Marble Arch Caves, Global Geopark

A Geopark is an area with a particular geological heritage and a sustainable development strategy. It must have clearly defined boundaries and sufficient area to allow for economic development. A Geopark must contain geological sites of special significance in terms

of scientific quality, rarity, aesthetic appeal and educational value. In 2008, the Marble Arch Caves Geopark expanded across the border into West Cavan to become the first international Global Geopark. A shared geological heritage consisting of dramatic cliffs, rugged rocky outcrops and upland blanket bog dominated the north west of the Geopark, whilst the landscape to the south east of the Geopark gives way to gentle rolling drumlins and flooded hollows. These are married together by the presence of the major lake systems of the Erne, MacNean and Oughter. Recently, the Geopark has taken in sites in Cavan Town & Environs including Con Smith Park and the Green Lough.

Geopark Policy:

GP-P1 To conserve and manage the geological resources of a discrete area to develop sustainable tourism, enterprise and community life.

Geopark Objectives:

GP-O1 To increase the geotourism and recreational potential of Cavan Town & Environs and County Cavan through increased social use of the landscape, with attendant conservation, economic, social and community benefits within the region.

GP-O2 To co-ordinate the continuing development of strategic walking routes, trails and other countryside recreational opportunities.

GP-O3 To enhance the geodiversity, biodiversity and natural environments of the region including additional measures to conserve geosites and natural habitats where appropriate.

GP-O4 To develop knowledge and understanding of geology, related Earth Sciences, endangered habitats and associated environmental issues through education and research programmes.

GP-O5 To encourage enquiry through fieldwork and inspire scientific research through education and research programmes.

8.5 Invasive Species

Invasive non-native plant and animal species are a major threat to biodiversity (www.invasivespeciesireland.com) . They can negatively impact on native species, can transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. Invasive species may be spread during excavation and construction works.

Invasive Species Policies:

INS-P1 To support initiatives, which reduce the risk of invasions, help control and manage new and established invasive species, monitor impacts and raise public awareness.

INS-P2 To encourage the use of native species in amenity planting and stocking and related community actions to reduce the introduction and spread of non-native species.

INS-O1 *To initiate a study to establish the range and extent of invasive species currently established within, and adjacent to the Plan Area, within the lifetime of the current plan.*

8.6 Wetlands

A wetland is an area that is frequently saturated by water for periods of time. These diverse ecosystems are generally characterised by extreme conditions and contain species which have specially adapted for survival in saturated soil and low oxygen conditions. Wetland can be applied to a variety of habitats including bogs, river flood plains, wet meadows, riparian wetlands along streams and rivers.

Wetlands Policy

WL-P1 To protect existing wetlands from destruction, infilling, fragmentation and degradation.

Wetlands Objective

WL-O1 To resist development that would destroy, fragment and degrade wetlands.

WL-O2 To support the management, protection and where appropriate, the enhancement of wetlands and associated ecosystems services within the Plan area.

8.7 Woodlands, Trees, Hedgerows and Stonewalls

Woodlands and Trees contribute to our natural landscape and are an important environmental and economic resource. They provide visual amenity in the rural and urban environment, shelter and clean air and play a significant role in carbon storage. Woodlands are scattered throughout the County. Trees were measured by the Tree Council of Ireland see Appendix 5.

Hedgerows and stone walls are an important amenity contributing to the historic character of the landscape as features of traditional farming practices. They act as field boundaries and townland boundaries. In 2006, the Heritage Office commissioned a Hedgerow Survey of County Cavan. Careful management and enhancement of hedgerows and the planting of new ones will have a lasting benefit for everyone in County Cavan.

Woodlands, Trees, Hedgerows and Stonewalls Policies

WTHS-P1 To encourage the retention of mature trees and the use of tree surgery rather than felling where possible when undertaking, approving or authorising development.

WTHS-P2 To protect Champion and Heritage Trees where identified on the Tree Register of Ireland and Heritage Tree Database when undertaking, approving, or authorising development.

WTHS-P3 To encourage the use of native species wherever possible in Cavan Local Authorities own landscaping work, and on Council property.

WTHS-P4 To promote and encourage planting of native hedgerow species of local provenance.

WTHS-P5 To encourage the retention of hedgerows and stonewalls and other distinctive boundary treatments in rural areas and prevent loss

and fragmentation, where possible. Where removal of a hedgerow or stone wall is unavoidable, mitigation by provision of the same type of boundary will be required.

Woodlands, Trees, Hedgerows and Stonewalls Objectives

WTHS-O1 To continue to co-operate with relevant stakeholders to improve public access to State forests for amenity purposes and consider development which will enhance the amenity provided by existing trees and woodlands.

WTHS-O2 To promote awareness, understanding and best practice in the management of Cavan's woodland, tree, hedgerow and stone wall resource.

8.8 Public Rights of Way

The Planning and Development Acts 2000-2012 (Section 10(2)(0)) state that a Development Plan shall include an objective for *‘the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank and other place of natural beauty or recreational utility, which form public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan’*.

This a long process which will be conducted throughout the lifetime of this Development Plan. A list of known rights of way has been included in the draft county plan and none are known to date, in the Town and Environs Area.

Public Rights of Way Policies

PRW-P1 To preserve and protect for the common good, existing public rights of way which give access to places of natural beauty or recreational utility as indicated in appendix....map....

Public Rights of Way Objective

PRW-P1 It is an objective of Cavan Town & Environs Development Plan: To seek to identify and protect over the lifetime of the plan further existing rights of way which give access to places of natural beauty or recreational utility.

8.9 Green Infrastructure

Green Infrastructure is the strategically planned and interconnected networks of green space and water capable of delivering ecosystem services and quality of life benefits to people. Green Infrastructure can include parks, open spaces, rivers, farmland, woodlands and private gardens. The Regional Planning Guidelines recommend the development of a green infrastructure approach to all levels in the planning system and at a county level the preparation of a Green Infrastructure Strategy.

Green Infrastructure Policies

GI-P1 To undertake a Green Infrastructure Strategy for Cavan Town and County Cavan during the lifetime of this Development Plan and to ensure that County Cavan's Natura 2000 sites are central to this strategy.

GI-P2 To protect existing green infrastructure in the county and to provide additional green infrastructure, where possible.

GI-P3 To require that all Land Use Plans protect, manage and provide where possible green infrastructure in an integrated and coherent manner.

Green Infrastructure Objectives

GI-O1 To develop and support the implementation of a Green Infrastructure Strategy for County Cavan during the lifetime of this plan.

GI-O2 To implement the aims and recommendations of the Green Infrastructure Strategy, once developed, within the lifetime of the plan and future development plans.

GI-O3 To identify sites of local biodiversity value in County Cavan over the lifetime of this plan.

8.10 Public Amenity Areas

This is a generic term which includes the following areas;

- Areas of High Landscape Value. These are determined within the County Plan.
- Areas of Special Amenity Value. These are designated in the County Plan and include lakeside and riverside amenity areas, public and other viewing points, parks and features of special cultural interest.
- Public Open Space Areas of recreational or similar value.
- Private Open Space Areas of recreational or similar value.
- Tree or tree groups of notable landscape, amenity or value. The woodland associated with the river is recognised as a major asset to the town. Trees as identified in this plan should be retained as groups and any tree removed should be in the context of overall good environmental management rather than motivated by commercial redevelopment or similar reasons.

The areas identified within the plan are as follows:-

- High Landscape Areas
- Special Amenity Areas
- Public Open Space Areas and Amenities
- Private Open Space Areas & Amenities
- Tree or Tree Groups

8.11 Special Amenity Areas

- Green Lough and associated wetlands.
- Swellan Lough and associated wetlands.
- Drumgola Lake and associated wetlands.
- Killynebber Lough and associated wetlands.
- Loreto Woodlands/ Drumkeen House Woodland (proposed Natural Heritage Area) lake and parkland area.

8.12 Public Open Space Areas and Amenities

- Con Smith Park.
- Swimming & Leisure Complex and associated open space.

8.13. Private Open Space Areas & Amenities

- County Cavan Golf Club.
- Breffni Park G.A.A. Grounds.
- Drumalee G.A.A. Grounds.
- Terry Coyle Park.

8.14 Tree or Tree Groups

- Ridgeline trees at Latt.
- St. Patrick's College Grounds, includes roadside group and northside treeline.
- Ridgeline Trees at Drumlark.
- Ridgeline Trees at Drumelis.
- Conifers bounding hospital grounds (west side).
- Tree Group at former Rectory (Voc. Ed. Offices).
- Ridgeline trees at Swellan Upper. Associated with the Rath.
- Riverside wooded area on Coleman Road (north-east side).
- Farnham Street Trees which includes;
 - Single trees on Library site.
 - Hedgerow trees to rear (west side).
 - Trees in Church of Ireland grounds.
 - Trees in Courthouse grounds.
 - Trees fronting Boy's School grounds.
- Trees in Old Abbey grounds.
- Trees bounding Terry Coyle Park.
- Trees on access to Royal School.
- Ridgeline trees at Killynebbber.

Also sports fields associated with schools are noted and recognised as 'closed gates' facilities, and commercial supervised professional recreational facilities.

8.15 Obsolete– Derelict Sites

A 'Derelict Site' is defined in Section 3 of the Derelict Sites Act, 1990 as any land which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the vicinity of the land.

There are a number of sites registered under legislation as 'Derelict' and these appear on the Cavan Local Authorities Derelict Sites Register.

ODS -P1 To review Derelict Sites Register annually and to proactively work within the legislation to remedy same.

CHAPTER 9 : DEVELOPMENT MANAGEMENT STANDARDS

9.0 General Development

This section sets out the development management standards for new developments within the Town and Environs. These are the standards that will be applied when assessing planning applications. The overall aim of the local authority in assessing planning applications is to ensure the any new development is consistent with the proper planning and development of the area.

Streetscapes

9.0.1 Building Heights

In general, proposed new building heights should respect existing buildings heights of adjoining structures/streetscape. In exceptional circumstances e.g. landmark buildings on individual sites, an increase in height may be considered appropriate. The design of new buildings will be assessed on a case by case basis in terms of height, scale and mass.

9.0.2 Overshadowing

A development of a significant height may require daylight and shadow projection diagrams in accordance with 'Site Layout Planning for daylight and Sunlight: A Guide to Good Practice (BRE 1991) or B.S. 8206 Lighting for Buildings Part 2 1992: Code of Practice for Day lighting.

9.0.3 Materials

The Council encourages the use of hardwood for windows and doors in all new structures rather than uPVC. The use of uPVC in new developments in streetscapes of towns and villages is not permitted. The Council encourages the use of local materials in the construction of new buildings so as to enhance and maintain the character of the local area. The choice of colours

for external finishes should blend in with local traditions and surrounding buildings.

9.0.4 Access for All

Where buildings are intended for public access they should be accessible to all people. Their facilities should be so designed as to accommodate people without difficulty. Part M of the Building Regulations 2000 and 2010 aims to ensure that buildings should be accessible and usable by everyone.

The Planning Authority considers that National Disability Authority 2012 document 'Building for Everyone –A Universal Design Approach', is invaluable in creating a more accessible environment and strongly recommends that new buildings and dwellings adhere to the standards in same. New dwellinghouses especially should consider the concept of building dwellings that are Lifetime Adaptable. This will be strongly encouraged at pre planning stage.

Layout and design of residential developments and open spaces should give consideration to the needs of everyone.

9.0.5 Extensions to Dwellings/Garages

The design and layout of extensions to houses should have regard to amenities of adjoining properties particularly as regards sunlight, daylight and privacy. Extensions shall not be permitted where this results in unacceptable negative impact on adjacent residential amenities. The character and form of the existing building should be respected and external finishes and window types should match the existing.

Extensions should:

- Follow the pattern of the existing building as much as possible.
- Be constructed with similar finishes, where appropriate and with similar windows to the existing building so that they will integrate with it.
- Have a pitched roof, particularly when visible from the public road.

- Dormer extensions should not obscure the main features of the existing roof, i.e. should not break the ridge or eave lines of the roof. Dormer extensions are not acceptable in streetscapes.
- Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows which would reduce the privacy of adjoining properties.
- In rural areas new domestic garages proposed shall be of a design and scale suited the rural setting and shall not comprise of industrial type design, finish or material. Second detached garages within the curtilage of dwellings shall not be permitted.

9.1 Residential Development

The location, design and integration of new developments into wider communities have significant impact on current inhabitants as well as future generations. It is the aim of this plan to ensure that all residential developments provide a high quality environment for people to live in. All applications for new developments will be assessed having regard to government policies, in particular

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), Department of Heritage and Local Government, May 2009 and
- Urban Design Manual, A Best Practice Guide, May 2009, a companion document to the above Guidelines.
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, September 2007.

9.1.1 Design Statement

A Design Statement shall be submitted for all applications for residential developments. A design statement is a short document in which applicant outlines why a particular design solution is considered the most suitable for a

particular site, especially for larger or more complex developments. The design statement should consist of both text and graphics. The statement shall include justification for the proposal and all design options considered. The Design Statement shall follow the recommendations of the Urban Design Manual 2009 which include the following 12 criteria:

1. Context - how does the development respond to its surroundings?
2. Connections – how well connected is the new neighbourhood?
3. Inclusivity - how easy can people use and access the development?
4. Variety - how does the development promote a good mix of activities?
5. Efficiency - how does the development make appropriate use of resources, including land?
6. Distinctiveness – how do the proposals create a sense of place?
7. Layout - how does the proposal create people friendly streets and spaces?
8. Public Realm - how safe, secure and enjoyable are the public areas?
9. Adaptability - how will the buildings cope with change?
10. Privacy and amenity – how does the scheme provide a decent standard of amenity?
11. Parking – how will the parking be secure and attractive?
12. Detailed design – how well thought through is the building and landscape design?

Applicants are required to comply with the Urban Design Manual 2009 with regard to design of Residential Developments.

The creation of a quality living environment is a requirement for all proposed housing developments. All new housing developments are required to include the following basic standards.

9.1.2 Density

The Sustainability Residential Development in Urban Areas will be used where appropriate. However whether or not a particular density is appropriate

in any given case will, in practice, depend on local conditions and on the design and layout of the scheme rather than on some predetermined scale of densities for the area. Where sewerage facilities exist or are being planned for, the main determinant of the density acceptable to the Planning Authority will be the extent to which a scheme:-

1. Provides for both public and private open space including supervised play areas.
2. Provides adequate privacy for each household.
3. Has a design that enables the scheme to merge successfully into the landscape.
4. Provides car parking, cycling and walking links.
5. Has a mix of dwelling types.

9.1.3 Residential Mix in House and Apartment Development

Cavan Local Authorities encourages diversity rather than uniformity. A mix of dwelling types and sizes will ensure that different categories of households are catered for. This mix could include 2 storey, single storey, semi-detached and detached and a different number of bedrooms as appropriate.

9.1.4 Separation between Dwellings

Adequate distance shall be provided between dwelling houses. These shall be equally divided between dwellings so and allow for a useable side entrance. Sites with difficult gradients will be required to provide a greater distance.

9.1.5 Privacy and security

Providing a sense of privacy and security is an important element of residential amenity and contributes towards a sense of security felt by people in their homes. The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas recommended the following:

- Where ground floor dwellings have little or no front gardens, it is important that “defensible space” is created behind the public footpath, for example, by means of a planting strip
- There should be adequate separation between opposing first floor windows

Designers can also contribute towards better safety by:

- Ensuring clear definition of private, communal and public spaces,
- Preventing unauthorised access to rear gardens by means of suitable boundary treatment,
- Maximising natural surveillance of the street from windows, and

9.1.6 Private Open Space

- All houses should have an area of private open space behind the building line in accordance with Urban Design Manual 2009.
- Private open space should be useable for residents. Long narrow rear gardens, difficult gradients or awkward shapes are not acceptable.
- Details of boundary treatment should be indicated on planning applications.

9.1.7 Public Open Space

The Sustainable Residential Development in Urban Areas Guidelines recommend the following standards for public open space:

- Green field sites should provide a minimum 15% of total site area as useable open space and, where appropriate, larger neighbourhood parks should be provided that could serve the wider community.
- Large infill sites or brown field sites should provide a minimum 10% of total site area as public open space

The emphasis should be on providing quality public open spaces including the following

- Design – the layout and facilities should be designed to include both active and passive recreation. Adequate supervision, passive

surveillance, boundary treatment and public lighting contribute to creating a sense of security. Public open spaces should be suitably proportioned – narrow tracts or ‘left over spaces’ which are difficult to manage are not acceptable.

- Accessibility – public open space should be carefully sited within residential areas so that they are easily accessible for all and overlooked by dwellings. Areas with high gradients or otherwise impractical to function effectively will not be acceptable as open space. Details of levels and cross sections should be included in planning application drawings
- Variety - a range of open space types should be considered including both active and passive recreational facilities
- Sustainable Urban Drainage Systems is required to reduce impact of urban runoff on the aquatic environment
- Biodiversity - public open spaces should provide a range of natural habitats that can facilitate the preservation of flora and fauna. The retention of natural features is required.
- Appropriate pedestrian and cycle linkages between and within open spaces.

Public open space must be carefully designed as an integral part of the layout of residential developments and the standards outlined above should be considered at the initial design stages.

9.1.8 Design of Residential Streets

In line with the Sustainable Residential Development Guidelines, it is recommended that the following principles shall influence the layout and design of residential streets:

- **Connectivity and permeability** – provide convenient access between and within areas, particularly to larger community and commercial facilities and places of work. Routes should be accessible for everyone and as direct as possible. Permeability for pedestrians and cyclists should take

precedence over permeability for vehicles. River or canal paths for walkers and cyclists can prove attractive connections within and between areas.

- **Sustainability** – priority should be given to needs of walking, cycling and public transport and the need to minimise car-borne trips
- **Safety** – streets, paths and cycle routes should provide for safe access by users of all ages and degrees of personal mobility
- **Legibility** – it should be easy for residents and visitors to find their way around the area.
- **Sense of place** – streets should contribute to the creation of attractive and lively mixed- use places.

Applications for residential development shall demonstrate how they have included these principles in the overall layout.

9.1.9 Car Parking in Residential Areas

Car parking standards are included in Chapter 4 Physical Infrastructure. Residential layouts should not be dominated by car parking along access roads. Any new residential development should generally take account of the following criteria regarding car parking

- Car parking for housing should be within the curtilage of the dwelling.
- Car parking for apartments and terraced housing should be in informal groups overlooked by housing units. The visual impact of large areas of car parking should be reduced by the judicious use of screen planting, low walls and the use of different textured or coloured paving for car parking bays.

9.1.10 Hard Landscaping

Hard Landscaping design, including paving and street furniture, is an important element in defining the character of the spaces between buildings and public open spaces. Hard landscaping shall be designed so as to:

- Provide a visual link to the surroundings

- Define and enclose spaces, and delineate public from private space
- Provide security to public areas
- Distinguish between pedestrian, cycle and vehicle movement
- Provide suitable play space for children

Materials must be appropriate, durable and of a good quality. Careful consideration must be given to the design of hard surfaces such as streets, squares, open spaces, paved areas, footpaths and driveways. The use of shared surfaces of appropriate material is encouraged and adds to the visual amenities of the housing development and integrate these surfaces into the area.

The textures and colours of the materials chosen must be sympathetic to the locality and be an integral part of the design.

The siting of street furniture should be provided so that it does not hinder accessibility.

9.1.11 Street Lighting and Public Utilities

Street lighting should be at least to the standards set out in the ESB publication 'Public Lighting in Residential Estates'. Pedestrian links shall be illuminated. Lighting levels within a new development must create a secure environment. Dark corners and alleyways should be avoided. The use of low pressure lighting and full cut lighting shall be encouraged for environmental, economic and road safety reasons. Lamp posts in prominent positions can help to define an area and promote a sense of place among residents.

To preserve the amenity and visual character of an area, and in the interests of public safety, all services including electricity, public lighting, telephone, broadband and television cables shall be provided underground in all new developments.

The location of street lighting shall be indicated on planning drawings.

9.1.12 Apartments

The provision of apartment schemes will be carefully considered in appropriate locations. Justification for apartment applications will be required with any planning application, having regard to the oversupply of same in the Cavan Town and Environs Area. The Planning Authority would have to be satisfied that there is a sustainable need for this type of accommodation before positively considering development of this nature during this plan period. Apartment schemes can be appropriate where there is a demand for smaller units of accommodation and where apartment building would generally be in harmony with the character of the area. Apartments can also facilitate higher densities especially where they are strategically located close to town cores and in locations close to schools, childcare facilities, shops, and recreational facilities. Where land is being developed for apartments the following considerations will be taken into consideration:

- The need for land to be used economically.
- Appropriate density.
- The adequacy of present and future community facilities.
- Adequate provision of car parking, open space, landscaping and planting.
- Integration with existing developments and the preservation of features on the site.
- The mix of apartment types proposed i.e. 1 bedroom, 2 bedroom etc.
- Compliance with Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, September 2007.
- Compliance with 'Waste Requirements for Apartments and Housing Developments in Cavan', refer to Appendix 1.

9.1.13 Naming of Estates

Naming of residential estates shall reflect local place names and local people of historical significance, heritage, language or topographical features as appropriate, and shall incorporate old and Irish place names from the locality

as much as possible. The use of bi-lingual or Irish-Language signs is encouraged.

Naming and numbering of residential estates shall be approved in advance by the Planning Authority. The final decision is made by the Place Names Committee. Along with suggested estate names, developers shall submit reasons for their choice. Signage should be of appropriate size and material, and shall be erected in a timely manner.

9.1.14 Home Based Economic Activity

Home based economic activity is defined as small scale commercial activity carried out by residents of a house, being subordinate to the use of the house as a single dwelling unit and including working from home. The Planning Authority recognises that such working arrangements can benefit individuals, families and the local community in addition to contributing to more sustainable land use patterns by reducing the need for commuting. There is no objection to minor changes of use to allow for this provided the use remains ancillary to the main residential use, the applicant continues to reside in the house and the use has no adverse impact on the amenities of neighbouring dwellings. In determining applications for developments involving working from home, the Planning Authority will have regard to the following considerations:

- The nature and extent of the work
- 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
- Arrangements for the storage of refuse and collection of waste

There will be a presumption in favour of this type of use in residential areas where the Planning Authority are satisfied that there is no negative impact on the residential amenities of the area. This type of development on estates shall be carefully considered and is not always appropriate having regard to the proximity of adjoining dwellings and also the traffic arrangements

Consideration will also be given to the sustainability of the intended use and whether a town centre location would be more appropriate.

Permissions for change of use shall be limited in duration to the period of such use by the applicant in question. A temporary permission for three years will be granted to enable the Planning Authority to monitor the impact of the development on the area.

9.2 Childcare Facilities

Cavan Local Authorities recognise the importance of the provision of good quality childcare facilities in order to contribute to the social and educational facilities of children. This will improve access to employment opportunities for parents or guardians. There are a wide range of high quality childcare facilities in strategic locations throughout the County. The provision of childcare facilities is subject to the Child Care Act and the Child Care (Pre-School Services) Regulations 1996 as amended.

As per the Childcare Facilities: Guidelines for Planning Authorities, the provision of at least 1 childcare facility per 75 new dwellinghouses shall be provided in new housing development applications. Applications for childcare facilities should include the following information:

- Nature of Facility – full day care, sessional, drop in or after school care
 - Numbers and ages of Children
 - Staff levels
 - Adequate parking set down areas in accordance with parking standards in Chapter x Physical Infrastructure
 - Hours of Operation
 - Open space provision
 - Local Traffic Conditions

Cavan Local Authorities encourage childcare providers, architects and designers of childcare facilities to consult with the guidance document for

childcare facilities “We like this place, Guidelines for Best Practice in the Design of Childcare Facilities, Department of Health, 2005. These best practice guidelines for the design of childcare facilities offer practical information and guidance on best practice in the planning, design and adaptation of childcare facilities. They aim to provide information to facilitate childcare providers to make informed decisions about the design, layout, alteration, renovation and extension of childcare facilities.

9.3 Nursing Home Developments

The demand for nursing homes has grown over the last number of decades due to increased average life expectancy. Nursing homes are not permitted in the open countryside for reasons relating to unsustainability, poor accessibility, social exclusion and visual intrusion. Nursing Home developments and ancillary facilities will be considered in town centres and serviced areas subject to normal technical considerations such as access, traffic safety and connection to public services etc and the consideration of the proper planning and sustainable development of the area. In assessing the suitability of potential sites for nursing homes developments consideration will be given to gradients of site, suitable access for pedestrians, proximity of services etc.

Applications for nursing homes shall comply with National Quality Standards for Residential Care Settings for Older People, Health Information and Quality Authority, February 2009.

9.4 Retail Development

Applications for all retail development will be assessed in accordance with the Retail Planning Guidelines for Planning Authorities published by the Department of the Environment, Community and Local Government in April 2012 and the accompanying Retail Design Manual. The existing Retail Strategy 2008-2014 shall remain in place until such time as a new Retail

Strategy has been adopted during the lifetime of this plan. See Chapter 3 Economic Development for further details on retail policy.

9.4.1 Shopfront Design

Shopfront Design

The preservation of the character and form of our town centres is an important element in the creation of sustainable towns. It provides a connection with our past and creates attractive centres that inhabitants can identify with and helps to provide the feeling that this is 'our Town'. Shopfronts are an essential element of the streetscapes of Cavan town. Traditional shopfronts and nameplates over shopfronts shall be preserved. When proposing alterations or any other changes to traditional shop fronts applications shall demonstrate that they have taken the DECLG guidance document 'Conservation Guidelines, No. 14; Shopfronts' into consideration. New shop fronts do not need to be copies of traditional shops fronts but should reinterpret the same basic classical principles. Innovative designs are actively encouraged however, new shop fronts should be in keeping with the existing character and traditional form of the streetscape.

Applications for proposed shopfronts and alterations to existing shopfronts shall comply with the following basic standards;

- Internally illuminated fascias and signs shall not normally be permitted.
- The design of the shopfront should be sympathetic to the scale and architectural character of the existing building and streetscape and shall not detract from it.
- The design, scale, colour and signage scheme should be submitted with the planning application for the replacement or alteration of shopfronts and for new shopfronts.
- Excess use of illuminated plastic or neon signage will not be permitted.

- The use of locally sourced materials e.g. timber, stone, glass and steel are encouraged.

9.4.2 Advertising Signs

Advertising signs not associated with shop fronts shall be in accordance with the adopted Cavan County and Town Signage Policy Statement (included in Appendix 4).

9.4.2 Fast Food Outlets/Takeaways

The cumulative impact of a number of take-away restaurants in any particular area will be considered in the assessment of any application. Impacts such as noise, litter, disturbance, residential amenities, proximity to residential dwellings and traffic, will also be taken into consideration. The Planning Authority will control the opening hours of take aways. Proposals for take-aways are generally permitted in appropriate locations as per the Zoning Descriptions except where

- Development would likely to prove detrimental to the amenities of nearby residential properties, to the visual amenity and to parking, traffic and litter problems which could not reasonably be controlled by use of planning conditions.
- The application has failed to demonstrate that a satisfactory ventilation flue could be provided that would not cause problems of noise and fumes for the occupiers of nearby properties and it would not be detrimental to the visual amenity or
- A further change of use would seriously affect the retail vitality and viability of the defined retail centre due to existing concentration of takeaway premises in an area.

9.4.3 Service Stations

New petrol stations and refurbished existing stations will be required to have a high standard of overall design and architectural layout to ensure an attractive

development that integrates with and complements or enhances its surroundings. The forecourt canopy should be integrated into the overall design and sited so that it does not dominate the surrounding buildings. Petrol filling stations must be located on the outskirts of a town/village but inside the 50km or 60km speed limits. The preferred location is on the near side of the roadway on the way out of town.

The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. The Council however recognises the more intensive role of petrol stations in recent times, and the expansion from merely fuel depots to the provision of a wide range of convenience and other goods and services. Applications for planning permission for such developments should contain the following:

- Detailed proposals for the service station will be required, including method of disposal of wastewater from carwash areas, traffic management, surface water outlet and oil interceptors etc. The development shall be designed and operated in such a manner that it does not adversely affect existing road drainage in the area.
- High quality design and material content. Advertising material should be restricted to a minimum and no lighting shall be installed so as to cause glare or interference to any user of an adjacent public road.
- Standard petrol station canopies may be required to be replaced with more sympathetic canopies designed to the satisfaction of the Council, such as light steel and glass or slated roofs with little or no attached signage.
- Strident and multiple colouring should be avoided and will be discouraged. The size and colour should be such as to take cognisance of its setting and location in the landscape.
- Any associated shop shall remain secondary to the use as a petrol filling station and any retail element shall clearly demonstrate that it would not affect the existing retail development in the town centre.

- The provision of deli counters shall comply with relevant standards from Water Services and Environment Section in relation to grease traps etc.

9.5 Unfinished Housing Estates/Taking in Charge

9.5.1 Unfinished Housing Estates

With regard to the issue of unfinished Estates in the County, the Council are working with the various interested parties (including funders, financial institutions, residents groups, management companies etc) to resolve issues on unfinished estates. The Council are taking the following necessary steps to ensure such developments are completed in accordance with the planning permissions (or revisions thereof) as follows:

- Identify responsibility levels (e.g. current owners, current planning status, previous owners etc)
- Identify funders
- Develop appropriate site resolution plans for occupied/unfinished estates
- Appropriate and timely action where deemed necessary on significant issues of Public Health and Safety.
- Providing direction to, and securing the co-operation of, developers and other relevant stakeholders in an effort to secure compliance with planning permission.
- Accommodating (under the development management process) appropriate revisions to the design, layout and/or use of the permitted development in order to secure their completion/occupation.

- Taking enforcement action and the “calling-in” of bonds and cash deposits in order to complete the developments, where appropriate.
- Increased efforts towards facilitating and promoting opportunities for enterprise and employment.
- Restricting (under the planning process) certain additional development types in areas where there is a surplus.

9.5.2 Taking in Charge of Housing Developments

In compliance with Section 180 of the Planning & Development Act 2000, Cavan County Council has an obligation to take in charge any private housing development that is in full compliance with the relevant permission and the criteria set out in Cavan County Council’s policy document ‘Policy for Taking in Charge of Housing Developments’ October 2006. This will include take over on a phased basis. Cavan County Council will take in charge all roads, sewers, footpaths, green areas associated with the development; however the maintenance of open space will be the responsibility of the residents once taken in charge. Cavan County Council will not take in charge apartment blocks, town houses or any development that is served by a public communal area. It is not the policy of Cavan County Council to take over the maintenance or operational cost of any services on private housing developments e.g. public lighting, sewer pumping station, treatment plants etc. until such time as the development is taken in charge.

Taking in Charge Objective

TIC-O1 To encourage a high standard for housing estates and to ensure that housing estates taken in charge by Cavan County Council are fully in compliance with Cavan County Councils document ‘Policy for the Taking in Charge of Housing Developments’ October 2006 (or most updated version)

9.5.3 Security Bonds

Conditional to the granting of planning permission, development work shall not commence on site until security has been given for the satisfactory completion and maintenance of residential developments and ancillary services until such time as they are taken into charge by the Council. The Planning Authority may require a security bond for any development where it is considered necessary to ensure the satisfactory completion and maintenance of site works/services. The amount of the security bond will be related to the estimated cost of the development works and services.

9.6 Existing Landuse Arrangement

- In the interest of sustainability it is recognised that it is appropriate to locate retailing, service and community facilities and places of work convenient to places of residence. Accessibility between residential and retail, service and industrial areas is desirable. The arrangement of landuses will reflect the dynamics of community and the planning objective is to where possible encourage greater convenience and efficiency and influence change where inefficiencies and inconvenience are evident.
- The existing landuse structure will clearly determine future landuse development that incompatible landuses will not be permitted within or adjoining established areas unsuitable for such uses while retaining this interzonal accessibility through an efficient road network and transportational system.
- Where landuses are established further compatible landuse development may be appropriate. It is also recognised that it is in certain situations desirable to encourage a mix of compatible landuses.
- Where anomalies exist in that incompatible uses exist in established landuse zones, where such uses are not normally permitted, these anomalies may continue to be tolerated but that any extension, intensification or expansion of the use would only be considered if it can be

shown that no aggravated adverse impact would arise in respect of the established principle landuse of the area.

- Zonal interface areas between landuse areas may be considered with some flexibility and consideration in respect of the adjoining established landusers.

9.7 Land Use Zoning Objectives

The purpose of zoning is to indicate the land use objectives for all the lands. Zoning aspires to promoting the orderly development by eliminating potential conflicts between incompatible land uses, and to establishing an efficient basis for investment in public infrastructure and facilities.

Zoning policy must also have regard to the strategic policies underlying the Development Plan. These include the principles of sustainable development and of consolidation, the integration of land use and transportation planning, and the maintenance of the quality of life within the county as a whole.

Land use zonings are formatted in the following manner:

- The names of Land Use Zoning categories reflect the use named
- A supporting Vision has been included in support of each Zoning Objective,
- The primacy of the Zoning Objective and its accompanying Vision has been highlighted. Uses which are neither 'Permitted in Principle' nor 'Not Permitted' will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision.

Uses not appropriate will be assessed in context of any established non-conforming issues relating directly to the development proposal and/or the extent or impact of such a non-conforming use on established or prospective amenities.

9.8 Zoning Descriptions

9.8.1 (TC) Town Centre

Objective

To protect and enhance the special physical and social character of Cavan Town Centre while providing and/or improving town centre facilities.

Vision

The aim is to further develop Cavan town centre by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, and civic spaces, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision in accordance with the County Retail Strategy (which will be prepared in the lifetime of the plan), emphasise urban conservation, ensure priority for sustainable transport modes, pedestrians and cyclists while minimising the impact of private car based traffic, enhance and develop the existing urban fabric. In the town centre new development must enhance its attractiveness and safety for pedestrians and reinforce the diversity of uses throughout the day and evening. It is important to develop and maintain a compact core where retail and commercial uses are in close proximity to support each other. The re-use of back lands for specialised uses will be encouraged as a means of restoring the urban grain of the town subject to the appropriate protection of the amenity of adjoining properties. Residential uses shall be protected and encouraged at upper floor levels.

The scale of non-residential activity would be such as to not affect the primary existing landuse character nor significantly reduce the established amenities of adjoining residential properties.

Use Classes Related To Zoning Objective

Permitted In Principle:

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

A.T.M., Bed & Breakfast, Betting Office, Carpark/ Multi storey/Commercial/Surface, Cash & Carry/Wholesale Outlet⁷ Casual Trading, Places of Worship, civic buildings and offices

⁷ Subject to the Retail Planning Guidelines and the County Retail Strategy (when adopted).

Community Facility, Conference Centre, Childcare facilities, Cultural Use, Night Club, Doctor/Dentist etc., Education, Enterprise Centre, Entertainment Uses, Farmers Market, Financial Institutions, Take-away/Fast Food Outlet, Funeral Home, Guesthouse, Health Centre, Doctor/Dentist etc., Sheltered Housing, Nursing Home, Home Based Economic Activity, Hotel/Conference Centre, Office less than 100 sq.m, Offices 100 sq.m-1,000 sq.m, Offices over 1,000 sq.m, Open Space, Petrol Station, Professional Services, Public House, Public Services, Utility Installations, Public Transportation Station, Recreational Buildings (Commercial), Recreational Facility/ Sports Club, Recycling Centre Facility, Residential, Residential institution, Restaurant/Cafe, Service Garage, Shop Neighbourhood, Shop-Major Sales Outlet, Taxi Office, Traveller Accommodation, Veterinary Surgery, Urban Forestry.

Not Permitted:

Abattoir, Agricultural buildings, Caravan Park Holiday, Burial Grounds, Boarding Kennels, Concrete /Asphalt etc. Plant in or adjacent to a Quarry, Heavy Vehicle Park, Extractive Industry, General Industry, Industry-Light, Refuse Landfill/Tip, Refuse Transfer Centre, Rural Industry, Scrap Yard.

9.8.2 Existing Residential

Objective

To protect and improve existing residential amenity

Vision

To promote the development of balanced communities and ensure that any new development in existing residential would have a minimal impact on existing residential amenity. Infill developments should be of sensitive design which is complimentary to their surroundings.

Use Classes Related To Zoning Objective

Permitted In Principle:

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Infill/One Off Residential development, Community Facility, Childcare Facility, Doctors/Dentists etc, Educational facilities, Health Centres, Home Based Economic Activity⁸, Traveller Community Accommodation, Recycling facilities, Nursing Home, Sheltered Housing, Open Space, Public Services, Places of Worship, Utility Installations,

Not Permitted:

Abattoir, Advertisements/Advertising Structures, Agricultural Buildings, Agri-Business, Agri-Tourism, Alternative Energy Installation, ATM, Betting Office, Boarding Kennels, Car-Park/Commercial Surface, Car-Park Commercial Multi-Storey, Caravan Park–Holiday, Cash & Carry Wholesale/Outlet, Take-away/ Fast Food Outlet, Casual Trading, Concrete/Asphalt etc. Plant in or Adjacent to Quarry, Night Club, Funeral Home, Garden Centre, Golf Course, Heavy Vehicle Park, Hospital, Hotel/Conference Centre, Household Fuel Depot, Extractive Industry, General Industry, Special Industry, Logistics, Warehousing, Science and Technology Based Enterprise, Transport Depot, Major Waste to Energy Uses, Motor Sales Outlet, Scrap Yard, Service Yard, Retail Warehouse, Shop Major Sales Outlet, , Offices 100 sq.m.-1,000 sq.m., Offices Over 1,000 sq.m., Petrol Station, Refuse Landfill, Refuse Transfer Station.

⁸ Where the use is ancillary to the use of the dwelling as a main residence.

9.8.3 Residential (Phase 1)

Objective

To provide for sustainable residential development and to protect and improve residential amenity

Vision

To promote the development of balanced communities and ensure that any new development in existing residential would have a minimal impact on existing residential amenity. New housing and infill developments should be of sensitive design which is complimentary to their surroundings. Residential development shall ensure the provision of high quality new residential environments with good layout design and adequate private and public open space and also provide an appropriate mix of house sizes, types and tenures. No piecemeal development can take place unless it does not conflict with the possible future development of the reserved development areas of the town.

Use Classes Related To Zoning Objective

Permitted In Principle:

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Residential, Community Facility, ATM, Childcare Facility, Doctors/Dentists etc, Educational facilities, Health Centres, Home Based Economic Activity⁹, Traveller Community Accommodation, Hotel/Conference Centre, Funeral Home, Recycling facilities, Nursing Home, Sheltered Housing, Open Space, Public Services, Places of Worship, Utility Installations,

Not Permitted:

Abattoir, Advertisements/Advertising Structures, Airfield, Agricultural Buildings, Agri-Business, Agri-Tourism, Alternative Energy Installation, Betting Office, Boarding Kennels, Car-Park/Commercial Surface, Car-Park Commercial Multi-Storey, Caravan Park–Holiday, Cash & Carry Wholesale/Outlet, Take-away/ Fast Food Outlet, Concrete/Asphalt etc. Plant in or Adjacent to Quarry, Night Club, Garden Centre, Golf Course, Heavy Vehicle Park, Household Fuel Depot, Extractive Industry, General Industry, Logistics, Warehousing, Science and Technology Based Enterprise, Transport Depot, Major Waste to Energy Uses, Motor Sales Outlet, Scrap Yard, Service Yard, Retail Warehouse, Shop-Discount Food Store, Shop Major Sales Outlet, , Offices 100 sq.m.-1,000 sq.m., Offices Over 1,000 sq.m., Petrol Station, Refuse Landfill, Refuse Transfer Station.

⁹ Where the use is ancillary to the use of the dwelling as a main residence.

9.8.4 Residential Phase 2, 3 and 4 lands

Objective

To identify lands that are not suitable for Residential development within the current development plan period.

Permitted in Principle

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. None listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Guest house/hotel/hostel, convenience shop, medical and related consultant, nursing home, cultural uses/library, car parks, workshops, playing fields, places of worship, park/playground, halting site, utility structures, crèche/playschool, community facility, Educational facilities, home based economic activity, recycling facilities, sheltered housing, Health Centres, Residential Care Home, open space, public services

Not Permitted

Residential, comparison shop, retail warehouse, garages/car repairs, petrol station, motor sales, heavy commercial vehicle parks, cinema dancehall/disco, warehouse (wholesale), repository store depot, industry, cattle shed/slatted shed, broiler house, stable yard, amusement arcade, hot food take away.

Open for Consideration

Restaurant, public house, health centre, community hall & sports centre, recreational buildings/marina, offices, industry (light), tourist camping site, tourist caravan park, funeral homes, single detached house¹⁰

With regard to the suitability of retail developments, applications will be assessed having due regard to the current County Retail Strategy (when adopted) and the Retail Planning Guidelines for Planning Authorities, April 2012.

¹⁰ Single detached house subject to policies contained in the Core Strategy- Chapter 2

9.8.5 Enterprise & Employment

Objective

To facilitate opportunities for general employment and enterprise and related activities.

Vision

Employment and Enterprise areas are intended to create, preserve, and enhance areas containing a full range of uses within a well designed and attractive setting with high quality buildings that would supply employment opportunities for the county. In existing Enterprise and Employment areas development proposals shall demonstrate through design how they improve the existing receiving environment. In as far as is possible the mobility needs of businesses will be matched with the accessibility of different locations therefore increasing efficiency. The development of inappropriate mixes of uses, such as office based enterprises and retailing will not be encouraged.

Use Classes Related To Zoning Objective

Permitted In Principle:

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Advertisements/Advertising Structures¹¹, Agri-businesses; Telecommunications Structures, Car park/Commercial surface, Park and Ride, Cash & Carry/Wholesale Outlet, Enterprise/Training Centre, Heavy Vehicle Park, Household Fuel Depot, Office, Petrol Station, Public Services, Refuse Transfer Station, Alternative Energy Installation, Recycling Centre, Scrap Yard, Service, Garage, Transport Depot, Telecommunications Structure, Utility Installations, Warehousing, Logistics, Tele-services, Hotel, Conference Centre.

Not Permitted:

Betting Office, Caravan Park-Holiday, Caravan Park-Residential, Burial Grounds, Residential, Residential Institution, Residential Care Home, Holiday Home, Shops-Major Sales Outlet, Golf Course &, Night Club,

¹¹ Subject to the preservation of visual amenities of the area and traffic safety implications.

9.8.6 Industry/Enterprise/Employment

Objective

To facilitate opportunities for general industrial, employment, enterprise and related activities.

Vision

General Industrial Areas are intended to create, preserve, and enhance areas containing a full range of industrial uses within a well designed and attractive setting that would supply employment opportunities for the county. In existing industrial areas development proposals shall demonstrate through design how they improve the existing receiving environment. Non-industrial uses are limited to prevent land use conflicts and to preserve land for industry. In as far as is possible the mobility needs of businesses will be matched with the accessibility of different locations therefore increasing efficiency. The development of inappropriate mixes of uses, such as office based industry and retailing will not be encouraged.

Use Classes Related To Zoning Objective

Permitted In Principle:

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Abattoir, Advertisements/Advertising Structures¹², Agri-business, Telecommunications Structures, Car park/Commercial surface, Park and Ride, Cash & Carry/Wholesale Outlet, Enterprise/Training Centre, Heavy Vehicle Park, Household Fuel Depot, General Industry, Light Industry, Office less than 100 sq.m, Petrol Station, Public Services, Refuse Transfer Station, Alternative Energy Installation, Recycling Centre, Scrap Yard, Service, Garage, Transport Depot, Telecommunications Structure, Utility Installations, Warehousing, Logistics, Tele-services.

Not Permitted:

Betting Office, Caravan Park-Holiday, Caravan Park-Residential, Burial Grounds, Residential, Residential Institution, Residential Care Home, Holiday Home, Shops-Major Sales Outlet, Golf Course, Night Club, Hotel, Conference Centre.

¹² Subject to the preservation of visual amenities of the area and traffic safety implications.

9.8.7 Commercial and Associated Services

Objective

To protect provide for and/or improve retail centre facilities.

Vision

This zoning objective seeks to provide retail uses of a bulky nature, which will be in accordance with the County Retail Strategy and assess proposals impact on the vibrancy and importance of Cavan town centre. By nature, proposals for these areas involve large-scale buildings and require a high degree of accessibility and parking space for car users and delivery vehicles

Use Classes Related To Zoning Objective

Permitted In Principle:

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Advertisements/Advertising Structures, ATM, Carpark-Commercial Surface, Community Facility, Cultural Uses, Childcare Facility, Education, Funeral Home, Garden Centre, Health Centre, Hospital and Acute Care Facilities , Offices less than 100 sq.m, Offices 100-1000 sq.m, Offices greater than 1000 sq.m, Office based industry, Science/ Technology based industry, Light industry (clean), Showrooms, Cash and Carry, Transport Depot, Public Services, Utility Installations, Public Transportation Station, Recreational Facility/Sports Club, Civic Amenity/Recycling Centre Facility, Retail Warehousing¹³, Veterinary Surgery.

Not Permitted:

Abattoir, Agricultural Buildings, Cafe, Caravan Park-Holiday, Caravan Park-Residential, Burial Grounds, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Heavy Industry, Heavy Vehicle Park, Extractive Industry, Refuse Landfill/Tip, Residential, Restaurants, Retail Shops, Scrap Yard, Shops-Major Sales Outlet.

¹³ Subject to the Retail Planning Guidelines and the County Retail Strategy.

9.8.8 Existing Retail and Retail Warehousing

Objective

To acknowledge existing retail and retailing warehousing located outside Town Core zoning.

Vision

This zoning objective seeks to acknowledge existing retail and retail warehousing that has occurred in the plan area outside of the town core area. All of these sites are currently operating as retail and/or retail warehouses. Proposals in this zoning shall be in compliance with Retail Planning Guidelines with regard to type of goods for sale and all proposals shall be assessed by their impacts on the vibrancy and importance of Cavan Town Centre.

Use Classes Related To Zoning Objective

Permitted In Principle:

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Advertisements/Advertising Structures, ATM, Carpark-Commercial Surface, Community Facility, Cultural Uses, Childcare Facility, Education, Funeral Home, Garden Centre, Health Centre, Primary Care Centre or Medical and Related Consultants, Offices less than 100 sq.m, Offices 100-1000 sq.m, Offices greater than 1000 sq.m, Office based industry, Science/ Technology based industry, Light industry (clean), Showrooms, Cash and Carry, Transport Depot, Public Services, Utility Installations, Public Transportation Station, Recreational Facility/Sports Club, Civic Amenity/Recycling Centre Facility, Retail Warehousing¹⁴, Veterinary Surgery.

Not Permitted:

Abattoir, Agricultural Buildings, Cafe, Caravan Park-Holiday, Caravan Park-Residential, Burial Grounds, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Heavy Industry, Heavy Vehicle Park, Hospital, Extractive Industry, Refuse Landfill/Tip, Residential, Restaurants, Retail Shops, Scrap Yard, Shops-Major Sales Outlet.

¹⁴ Subject to the Retail Planning Guidelines and the County Retail Strategy.

9.8.9 Amenity /Recreation:

Objective

To preserve and provide for open space and recreational amenities.

Vision

The zoning objective seeks to provide recreational and amenity for the community. **Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.** As such permitted in principle and not permitted uses are not listed for this zoning. The primary uses in these areas include playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped areas. They are often closely related to residential areas and town centres. High standards of accessibility are essential. These should be appropriate to the use that will be made of the area concerned. For example, local amenity areas and playgrounds may require emphasis on access for pedestrians and cyclists. Sports centres and training centres, serving a wider catchment area will require accessibility by public transport and car users.

9.8.10 Public /Community

Objective

To protect and provide community and public facilities.

Vision

Within this zoning category, uses which would provide for and improve social, community and public facilities are acceptable. The zoning aims to protect existing facilities and ensure further provision in the future. Such provision will be important in maintaining viable and stable communities within the town. These areas generally include community-related development including schools and colleges, health care institutions and development for other community uses. Often significant ancillary facilities such as staff accommodation and dedicated open space or sports facilities are included.

Use Classes Related To Zoning Objective

Permitted In Principle:

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Civic Buildings, Community Centre, Community Facilities, Cultural Uses, Open Space, Recreational Facilities, Public transport Interchange, Telecommunications Structures, Car park/Multi-storey/Commercial surface, Childcare Facility, Education, Enterprise/Training Centre, Hospital and Acute Care Facilities, Primary Care Centre or Medical and Related Consultants, Residential Care Home, Sheltered Housing, Nursing Home, Offices, Public Services, Utility Installations, Recycling Centre Facility.

Not Permitted:

Abattoir, Advertisements/Advertising Structures, Aerodrome/Airfield, Bed & Breakfast, Boarding Kennels, Betting Office, Residential Caravan Park, Cash & Carry Wholesale Outlet, Concrete/Asphalt etc. Plant in or Adjacent to Quarry, Night-Club, Funeral Home, Heavy Good Vehicle Park, Holiday Homes, Household Fuel Depot, Extractive Industry, Light Industry, General Industry, Special Industry, Logistics, Major Waste to Energy Uses, Motor Sales Outlet, Petrol Station, Refuse Transfer Station, Refuse Landfill, Retail Warehousing, Science and Technology Campus, Scrap Yard, Service Garage, Major Sales Outlets, Take-Away, Tele-Services, Transport Depot, Warehousing.

9.8.11 Integrated Waste Management Facility/ Industry

Objective

To promote the development of the integrated waste management facility with complimentary activities and uses.

Vision

This zone seeks to create, and enhance the integrated waste facility with a full range of complimentary uses within a well designed and attractive setting that would supply employment opportunities for the county using the best available technical and environmental practises. Non-industrial uses are limited to prevent land use conflicts and to preserve land for industry. The development of inappropriate mixes of uses, such as office based industry and retailing will be strongly discouraged.

Use Classes Related To Zoning Objective

Permitted In Principle:

The uses listed under the 'permitted in principle' paragraph below are not exhaustive. Non listed uses that are proposed may be considered, if supported in the context of the proper planning and sustainable development of the area.

Telecommunications Structures, Car park/Commercial surface, Park and Ride, Enterprise/Training Centre, Heavy Vehicle Park, Household Fuel Depot, General Industry, Light Industry, Open Space, Public Services, Refuse Transfer Station, Alternative Energy Installation, Recycling Centre, Science and Technology Based Enterprise, Scrap Yard, Special Industry, Transport Depot, Telecommunications Structure, Utility Installations and Landfill.

Not Permitted:

Aerodrome/Airfield, Betting Office, Caravan Park-Holiday, Caravan Park-Residential, Burial Grounds, Residential, Residential Institution, Residential Care Home, Holiday Home, Rural Industry-Cottage, Agri-Tourism, Retail Activities, Golf Course, Night Club, Hotel, Conference Centre, Shop-Discount Food Store.

9.9 Schedule of Map Specific Objectives

Specific objectives to direct development have been created and are indicated on the zoning map. These objectives are indicated in the following schedules for the Town and Environs.

9.9.1 Town Centre Specific Objectives (refer to Town Council Map)

- A.** To provide civic facilities.
- B.** To facilitate backland development to form a civic space.
- C.** To implement and provide for Abbeylands Redevelopment Scheme.
- D.** To improve and enhance Market Square.
- E.** To create new street and squares with appropriate streetscape and high standard of architectural treatment.
- F.** To facilitate regeneration of civic spaces.

- G.** To promote and redevelop the “Egg Market” with appropriate market and commercial uses.
- H.** To facilitate appropriate and co-ordinated backland development.
- I.** To promote environmental improvements and reduction in visual clutter.
- J.** To provide for linear river walk/parkland.
- K.** To promote redevelopment which shall reflect key site locations and improve traffic flows.
- L.** To protect vistas of the cathedral.
- M.** To protect residential areas from inappropriate development.
- N.** To provide linear walk for pedestrians and cyclists.
- O.** To provide for watersports activities and amenity use subject to feasibility plan.
- P.** Development within this location shall retain the mature trees and the amenity value of this area shall be protected.
- Q.** Development in this location will ensure the preservation of the Royal School, which is a protected structure and protect and enhance views and vistas of the Royal School.
- R.** Development within this area will be designed subject to strict compliance with the best engineering practices for surface drainage. As such sufficient areas of land will be required for amenity use.

- S. To maintain an exclusion zone along the length of the river, which would be kept free from development, this would be 10-20 meters depending on gradients along both sides of the river. This area will form a linear parkway and wildlife corridor.

- T. Masterplan to be prepared in conjunction with relevant stakeholders for town centre development which will improve town core vitality and viability. Development in this location must ensure that the redevelopment of the area respects the existing street layout and prevalent design features.

9.9.2 Environs Specific Objectives (refer to Town Environs Map)

1. Masterplan to be prepared in conjunction with relevant stakeholders for development of a technology park. (Proposals shall be subject to the policies and objectives contained in the DoECLG Guidelines (2012) on access to national roads and the intensification of access onto national roads. Refer to Objective RI-013 in this plan).

2. To provide for ecological park in conjunction with education, heritage and artistic uses and appropriate landuses.

3. To provide for water sport activities, amenity use subject to preparation of feasibility study and action plan.

4. To provide for linear amenity route along railway line.

5. To investigate potential for forest park.

6. To provide for river walk.

7. To protect water resource.
8. To facilitate the sustainable development of Farnham Estate in accordance with best practices.
9. To facilitate appropriate redevelopment of St. Felims using conservation-led best practices.
10. To provide for a neighbourhood facility.
11. To maintain an exclusion zone along the length of the river, which would be kept free from development, this would be 10-20 meters depending on gradients along both sides of the river. This area will form a linear parkway and wildlife corridor.
12. Development here is limited to development that complements uses intended for IDA Industrial Lands adjacent, and proposals must be accompanied by an ecological report. *Development shall be considered if it is complimentary to and consistent with the strategic transport function of the national road network. (Proposals shall be subject to the policies and objectives contained in the DoECLG Guidelines (2012) on access to national roads and the intensification of access onto national roads. Refer to Objective RI-013 in this plan).*
13. To prepare a site-Specific Flood Risk Assessment for development proposals on Greenfields sites adjacent to the Cavan River and its tributaries.

9.10 Masterplans

Masterplans establish strategic planning principles for each area including phasing, infrastructure provision, community facilities, density, layout, open spaces, landscaping and development design.

1. Master Plans will be prepared by the applicant/s in consultation with the Planning Authority and shall be agreed by the Council prior to grant of permission and will be submitted as part of any future planning applications. Masterplans to be approved by the planning authority, will be framed within development plan policy, shall be prepared prior to the submission of planning applications and be undertaken in conjunction with relevant stakeholders as designated by the planning authority. The cost of preparation will be borne by the landowners/developers.
2. Master Plans may be undertaken by the Planning Authority and in this case a Special Contribution towards the cost of preparation of same will be attached to planning applications subsequently approved.
3. Masterplans shall be submitted for the areas identified on Map A as Masterplan Areas (Where a Masterplan does not already exist) and shall be lodged as a stand-alone document. Any subsequent application within Masterplan Areas must comply with the Masterplan accepted as part of the first approved application or in the event that there is minor acceptable variance from provisions of the approved Masterplan, they must not be of a scale or significance that would prejudice the strategic objectives and provisions of the said Masterplan.

The Masterplan will require the provision of physical, community and social infrastructure to meet the needs of the growing population. The provision of these infrastructures will be funded by the developers of the proposed development. Open space provision in Masterplan areas will be provided in excess of the

normal standards and will be required in selected areas to maintain the character of such lands as well as suitable community based facilities. Notwithstanding, the fact that the lands have been zoned in this plan, no planning permission for development will be granted until an approved master plan for development of the area, as a whole, has been agreed by the planning authority. Subsequent planning applications will be adjudicated on compliance. Specific objectives have been included; please refer to the text and the Zoning Map.

The Masterplan will consist of:

- Written statement and a plan or series of plans indicating the objectives, in such detail as may be determined by the Planning Authority, for the proper planning and sustainable development of the area to which it applies.
- Be consistent with the policies and objectives of this plan and the County Development Plan.
- Establish an overall urban design framework for the development of the area including design guidance on quality architectural treatment (materials, height) in respect to topography, urban structure and built form consistent with the established character of the town.
- Overall engineering framework including road, footpath, lighting and water services.
- Recreational and amenity facilities, physical and community infrastructure, as appropriate, should be developed in association with the development and should be identified
- Show how the development links with the town centre and service facilities in terms of safe and accessible pedestrian and vehicular linkages.
- Include plans for the phasing of development.
- Issues pertinent to the sustainable management and conservation of Biodiversity shall be considered in all Masterplans.

It is necessary that the first applications (after a Masterplan is first introduced to an area) that is lodged for lands within the relevant Masterplan area must be accompanied by the developed Masterplan required for the overall area. It shall

therefore be a requirement that the full Masterplan document must form an integral part of such applications. Any subsequent application within Masterplan Areas must comply with the Masterplan accepted as part of the first approved application or in the event that there is minor acceptable variance from provisions of the approved Masterplan, they must not be of a scale or significance that would prejudice the strategic objectives and provisions of the said Masterplan. A Masterplan at 'Swellan' in Cavan Town has been adopted.

It is not proposed to change the zoning of lands to reflect the precise zonings as provided for in this Masterplan (or any other masterplan in the Town and Environs area). However, it is an objective of the Cavan Town and Environs Development Plan to ensure the implementation of the provisions of the Masterplan to an extent that proposals, for land uses, which are in accordance with general principles of a Masterplan, will not require a Material Variation of the Development Plan simply by virtue of technical conflict with the zoning description contained in the appropriate Development Plan.

9.10.1 Implementation Objective:

The required legal / financial agreement shall, inter alia, provide for the following -

- The design and construction of the Strategic Routes and Road improvements
- The design and construction of the appropriate foul sewers. The sewer shall be designed and constructed so that sufficient capacity is provided to accommodate the Plan lands and other lands that can drain by gravity to the sewer.
- Alterations to rivers lakes, streams and other surface water arrangements to provide suitable and sustainable surface water drainage of the area without negative flooding impacts elsewhere.
- The provision of the parks and amenities, including the sports facilities in accordance with the provisions of approved Masterplans.
- Arrangement to facilitate access to infrastructure from non-parties to the agreement subject to reasonable apportionment of the overall costs of providing the infrastructure.

Chapter 10: Implementation, Review and Monitoring

In accordance with the Planning and Development Act 2000(as amended) Planning Authorities have a statutory obligation to secure the implementation of the policies and objectives of Development Plan. The Council will engage with all relevant stakeholders, both statutory and non-statutory agencies and organisations in seeking to achieve the policies and objectives of the Plan in a proactive manner. The implementation of policies and objectives of the Plan may be constrained by factors such as the economic climate, political support, allocated local authority funding and the availability of funding from diverse sources. Accordingly, no funding of projects can be guaranteed in advance, nor can the implementation of all objectives contained within the Plan be assumed.

However, it is the intention of Cavan County Council & Cavan Town Council to exercise all legal powers to ensure that objectives are implemented. This includes the use of compulsory acquisition powers, where necessary.

The following projects shall be undertaken for the Cavan County Development Plan during the life time of the plan:

- A Retail Strategy
- A Landscape Character Assessment
 - Flood Risk Assessment in accordance with the DECLG Guidelines on Flood Risk Assessment.
- Wind Energy Strategy
- Renewable Energy Strategy
- Implement a programme which monitors and assess the operation of the Settlement Framework policies
- An Infrastructural Capacity Study to identify deficits within towns and villages.
- A Local Biodiversity Action Plan
- A Heritage Plan

- A review of Special Landscape Policy Areas
- An annual report of numbers and trends of rural housing
- A number of master plans in key towns
- A Village Design Framework Matrix
- An Audit of Community Infrastructure/Facilities in Towns and Villages
- List of Public Rights of Way

The above studies will have a direct implication for the policies and objectives of the Cavan Town & Environs Development Plan. The following is a list of specific actions required in terms of the objectives of the Town Plan

- Preparation of an annual report on the Core Strategy targets – emerging from the Department’s HLA study
- Monitoring of the phased release of existing residential units on Greenfields sites;
- Retail Strategy
- Review of Derelict sites Register
- Green Infrastructure Strategy

Monitoring and Reporting

The Planning Section is the main section in Cavan County Council which oversees the implementation of the policies and objectives of the Development Plan. This is mainly achieved through the development management function. However, it is important to note that this Plan co-ordinates the work and objectives of other key departments within the local authority, including Roads, Housing, Community and Enterprise.

In some cases, the body responsible for the implementation of certain Plan objectives may be external for example the NRA.

The large number of objectives included in the Plan represents a significant challenge for the Council and while it is an aim of the plan to ensure their implementation within the lifetime of the development plan some objectives will be implemented within a longer timeframe.

Review

Section 15(2) of the Planning and Development Act 2000 (as amended) states that the manager of a planning authority shall, not more than two years after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives of the Plan.

44 This progress report will be prepared within that time frame and will include appropriate inputs from all the relevant local authority sections and departments in charge of implementing and/or monitoring the implementation of Plan objectives. A further Progress Report will be prepared upon the commencement of the next review of the County Development Plan and the Cavan Town & Environs Development Plan in 2015, and will be used to inform pre-draft public consultation.

Prioritising and Time Frames

The implementation of the Development Plan is possible the most important aspect of the Development Plan process and it is essential that time frames are put in place to ensure this implementation occurs in a timely fashion.

Bearing in mind that Development Plans are enforce for six years, projects and tasks will be prioritised as follows:

- Priority one tasks will occur in years one and two of the Plan
- Priority two in years three and four
- Priority three in years four and five
- Priority four in year six

Action	Priority	Lead Sections
Strategic Flood Risk Assessment (SFRA) or Cavan Town & Environs	1	Planning; Roads; Area Engineer; OPW
County Retail Strategy (variation to the Town & Environs Development Plan)	1	Planning Section

Heritage Plan – Actions to be undertaken for the Town & Environs Area. Variation to the plan.	2	Heritage Officer, Planning
Local Biodiversity Action Plan - Actions to be undertaken for the Town & Environs Area. Variation to the plan.	2	Heritage Officer, Planning
Energy Strategy - Actions to be undertaken for the Town & Environs Area. Variation to the plan	2	Planning
Green Infrastructure Strategy – To be prepared for the County and the Town	2	Heritage Officer, Planning
Derelict Sites Register – Reviewed annually for the Town	1	Planning

Appendix 1 for Cavan Town and Environs Plan

Waste Requirements for Apartments and Housing Developments in Cavan.

Apartments

New apartments shall comply fully with 'Design Standards for New Apartments, Guidelines for Planning Authorities. September 2007, in relation to Refuse Storage.

For Apartment and Housing Developments in Cavan Town and County Cavan.

1. Prior to introduction of Brown Bins

- 1 grey bin (1100 litre) per 15 occupants (bedspace)
- 1 green bin (1100 litre) per 15 occupants (bedspace)

2. Post introduction of Brown Bins

- 1 grey bin (1100 litre) per 20 occupants (bedspace)
- 1 green bin (1100 litre) per 15 occupants (bedspace)
- 1 brown bin (1100 litre) per 30 occupants (bedspace)

Appendix 2 Draft Housing Strategy

Table of Contents

Overview	173
Section One	173
1.0 Introduction	173
1.1 Statutory Background.....	174
1.2 Compliance with the Core Strategy	174
1.3 Other Key Policy Documents and Guidelines.....	175
Section Two.....	177
2.0 Housing Demand and Population Analysis	177
2.1 Population.....	177
2.1.1 Existing Population.....	177
2.1.2 Population Estimates.....	179
2.1.2 Household Sizes and Numbers	180
2.2 Household Income and affordability analysis	182
2.3 Conclusion.....	183
Section Three	185
3.0 Social Housing	185
3.1.1 Long Term Rent Supplement	186
3.1.2 RAS Scheme	187
3.1.3 Social Housing Leasing Initiative.....	187
3.1.4 Tenant Purchase.....	188
3.1.5 Incremental Purchase Scheme.....	188
3.1.6 Voluntary Housing Sector	189
3.1.7 The Traveller Accommodation Programme 2009 – 2013...	191
3.1.8 Mortgage to Rent Scheme.....	192
3.1.9 Role of unfinished Housing Estates.....	192
Section Four	192
4.0 Policies and Objectives	192
4.1 Monitoring and Review	193

Overview

This Housing Strategy is prepared in accordance, with Part V of the Planning and Development Act 2000 and Part 11 of the Planning and Development Act 2002. It replaces the previous Housing Strategy and shall be for the period of the Development Plan 2014 – 2020. It is prepared in the context of the ‘Housing Policy Statement’ issued by the Department of the Environment, Community and Local Government (DECLG) in June 2011 which stated that a major review of part V is imminent. The Strategy also takes the Border Regional Planning Guidelines 2010 – 2022 along with the Core Strategies adopted as variations to the Cavan County and Cavan Town & Environs Development Plans into account.

Section One

1.0 Introduction

A major focus of this document is current housing policy as set out in the ‘Housing Policy Statement’ issued by the Department of the Environment, Community and Local Government (DECLG) in June 2011. This statement acknowledges that the over stimulation of the housing market contributed to the severity of the economic downturn. A significant point in this statement is that home ownership has, in the past, been assumed to be a status, which all do, and should aspire to. This puts unnecessary and unsustainable pressure on people to achieve this goal.

The statement provides a new vision for the future of the Irish housing sector:

“the objective will be to enable all households access good quality housing appropriate to household circumstances and in their particular community of choice.”

This new vision will neither force nor entice people, through fiscal or other stimuli, to treat housing as a commodity and a means of wealth creation. While home ownership is likely to remain a strong feature in Irish housing provision the onus will be on policy makers to ensure that those in the greatest housing need are catered for, as a priority.

In Cavan County, there have been a total of 79 units provided through part V agreements with developers. While some of these were delivered with the intention of providing affordable housing most have been converted to social housing. In the early years most developers complied with Part V requirements by providing money rather than sites or houses.

1.1 Statutory Background

This Housing Strategy has been prepared in accordance with Part V of the Planning and Development Act, 2000 and Part II of the Planning and Development (Amendment) Act 2002. It replaces the Housing Strategy adopted in 2008 and will be for the period of 2014 to 2020 which is the lifetime of the Development Plan.

In accordance with the Act, as amended, the Housing Strategy aims to

- Estimate the existing and likely future need for housing, ensure that sufficient zoned and serviced land is made available to meet these needs and that a scarcity of such land does not occur.
- Ensure that a mixture of house types and sizes are provided to meet the needs of different categories of households, including the special requirements of elderly persons, persons with disabilities, as well as, different levels of income.
- Counteract undue segregation between persons of different social backgrounds.
- Provide that a specified percentage, not being more than 20 percent, of land zoned for residential use, or for a mixture of residential uses, is reserved for the provision of social and affordable housing.
- Include, in development plans, objectives that secure the implementation of the housing strategy.

1.2 Compliance with the Core Strategy

Core Strategies have been adopted as Variations to the Cavan County and Cavan Town & Environs Development Plan 2008 -2014. The preparation of

Core Strategies was a requirement under the Planning and Development (Amendment) Act 2010. This amended Section 10 of the Principal Act with the insertion of the following, as a requirement for all development plans.

(1) shall include a core strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and regional planning guidelines.

(1B) A planning authority shall prepare a core strategy, other than where subsection (1C) applies, as soon as practicable and in any event not later than a period of one year after the making of regional planning guidelines under Chapter III which affect the area of the development plan, and shall accordingly vary the development plan under section 13 to include the core strategy.

The Core Strategies formed Variation Number Two to the Cavan County Development Plan 2008 – 2014 and Variation Number One to the Cavan Town and Environs Development Plan 2008 - 2014.

This Housing Strategy complies with the Core Strategies in terms of population analysis and zoning provision but updates these to reflect the publication of the 2011 census of population in which Cavan's population growth has performed better than expected.

1.3 Other Key Policy Documents and Guidelines.

As well, as policy changes which influence the quantitative analysis of housing provision there is also an increased emphasis on the provision of quality dwellings and living environments. The main documents in relation to these are outlined below.

1. Delivering Homes Sustaining Communities

The Department of the Environment, Heritage and Local Government published its statement on housing policy, 'Delivering Homes Sustaining Communities' in February 2007. The broad focus for the statement is to

facilitate the building of sustainable communities through the delivery of a proactive housing programme in the County. A sustainable community is identified as one where people want to live and work in now and in the future.

2 Quality Housing for Sustainable Communities 2007

Following the policy statement above, the DoEHLG issued the best practise guidelines for Local Authorities 'Quality Housing for Sustainable Communities', in February 2007. Essential these guidelines aim to assist in achieving the Department's housing policy statement. They seek to promote high standards in the design and construction of housing working towards the creation of compact, sustainable communities into the future.

Section Two

2.0 Housing Demand and Population Analysis

A key element of the housing strategy which will influence the amount of land to be zoned for housing purposes is the identification of existing and future housing need and where it can be best located. Needs should be estimated for the 6 year period of the plan (2014 – 2020) but in the context of a longer-term strategy of two to three times (2014 – 2030) that. To some extent this is an exercise which has already been undertaken in the Core Strategies adopted as Variations to the Cavan County and Cavan Town & Environs Development Plans 2008 -2014 respectively. However, the 2011 census of population has been released since the adoption of the variations and so this document will provide updated population targets.

2.1 Population

2.1.1 Existing Population

Cavan has continued to experience strong population growth as demonstrated in the 2011 census of population, see table 2.1. Cavan Town experienced a significant growth of over 29% though it should be noted that the town council area experienced a fall in population. The County experienced a growth of over 14% well above the Border Regions growth of 9.9% and that of the state which was just over 8%.

Table 2.1

County, Region or State		2006	2011	% Change 2006 - 2012
Cavan Town	Cavan Urban	3,934	3,649	-7.2
	Environs ¹⁵	3949	6,556	66
	Total	7883	10,205	29.4%
Cavan County		64,003	73,183	14.3
Border Region		468,375	514,891	9.9
State		4,239,848	4,588,252	8.2

¹⁵ Includes parts of the electoral division of Cavan Rural and Moynehall

Source: Population Classified by Area (2011 Census)

Table 2.2 below shows the components of population change in County relative to the Country as a whole. While deaths, births and natural increase are a little greater than that of the state the increase of in- migration of 16.9 % is significantly higher than that of the state which is 5.5%.

Table 2.2

Components of Population Change 2011	State	County Cavan
Change in Population since Previous Census (Number)	348,404	9,180
Births (Number)	367,191	5,921
Deaths (Number)	141,079	2,550
Natural Increase (Number)	226,112	3,371
Estimated Net Migration (Number)	122,292	5,809
Average Annual Births (Rate per 1,000 Pop.)	16.6	17.3
Average Annual Deaths (Rate per 1,000 Pop.)	6.4	7.4
Average Annual Natural Increase (Rate per 1,000 Pop.)	10.2	9.8
Average Annual Estimated Net Migration (Rate per 1,000 Pop.)	5.5	16.9

Table 2.3 below provides a closer look at the population growth in the county, we can see that 36.7% of the population growth is due to natural increase while 63.3% is due to in migration. While this indicates that Cavan's population growth is mainly due to immigration comparing it to the same figures from 2006, see Table 2.4 we can see that there has actually been a significant change in the proportion of growth due to natural increase relative to migration. In 2006 over 83% of the growth was due to migration and in 2011 this was reduced to over 63.3% of growth. With the proportion of the growth due to natural increase raising from 16.6 % in 2006 to 36.7% in 2011

Table 2.3

Population 2006	Population 2012	Pop. Increase	Natural Increase	% of Population Increase	Increase by net in-migration	% of Population
64,003	73,183	9180	3,371	36.7	5,809	63.3

Source: Derived from Census of Population, 2011.

Table 2.4

Population 2002	Population 2006	Pop. Increase	Natural Increase	% of Population Increase	Increase by net in-migration	% of Population
56,546	64,003	7,457	1,240	16.6	6,217	83.4

2.1.2 Population Estimates.

The first step in ascertaining housing demand is to estimate the number of additional households which will be formed in the county, this is achieved through an estimate of future population growth. The following population estimates are in compliance with the Border Regional Planning Guidelines 2010 – 2022, along with the Core Strategies of the Cavan County and Cavan Town & Environs Development Plan 2008 – 2014 and finally the 2011 census of population. For the purposes of this document the conclusions drawn are that the county and Cavan Town & Environs are on track for achieving the population targets set out in the Border Region Guidelines. To comply with the Border Guidelines and Core Strategy targets short term estimates are based on the BRG targets while long term estimates are based on a scenario where the strong population growth trends identified in the census of population continues. Ultimately the conclusions drawn to are shown in table 2.5.

Table 2.5

	2011 <i>(Census 2011)</i>	2016 <i>(BRG Target)</i>	2020 <i>(Estimated from BRG Targets)</i>	2022 <i>(BRG Target)</i>	2026 <i>(Estimated from census data)</i>	2030 <i>(Estimated from census data)</i>
Cavan County	73,183	77,378	81,326	83,300	92,173	97,237
Cavan Town & Environs	10,205	11,600	12,400	12,800	16,253	17,765
County (minus Cavan Town & Environs)	62,978	65,778	68,926	70,500	75,920	79,472

The population estimates for the period of the development plan are in compliance with the Border Regional Guidelines targets.

2.1.2 Household Sizes and Numbers

1. *County Cavan*

The household size for County Cavan, as identified in the 2011 census of population is 2.8, the estimated number of new households is calculated using this household size and the population estimates above

Table 2.6

Projected number of Households formed based on Population Targets for County Cavan (minus Cavan Town & Environs)					
Year	Population	Increase	Household Size	Additional Households required between 2011 - 2030	Zoning Requirement¹⁶ (incorporating a 50% over zoning)

¹⁶ Assuming average density of 12 units per hectare

2011	62,978	6858 ¹⁷	2.8	2,449	306
2016	65,778	2800	2.8	1,000	125
2020	68,926	3,148	2.8	1,124	140
2022	70,500	1,574	2.8	562	70
2026	75,920	5,420	2.8	1,936	242
2030	79,472	3,552	2.8	1,269	159
Total 2011 - 2030				5,891	736

For the plan period 2016 to 2020 it is estimated that there will be 2,124 additional households formed with a requirement for 265 hectares of additional land to be made available (including a 50% over zoning).

2. Cavan Town & Environs

Table 2.5

Projected number of Households formed based on Population Targets for Cavan Town & Environs				
Year	Population	Increase	Additional Households required between 2011 - 2030	Zoning Requirement¹⁸ (incorporating a 50% over zoning)
2011	10,205	2,322 ¹⁹	829	69
2016	11,600	1,395	498	42
2020	12,400	800	286	24
2022	12,800	400	143	12
2026	16,253	3,453	1,233	102

¹⁷ Difference between 2006 and 2011 census of population

¹⁸ Assuming average density of 18 units per hectare

¹⁹ Difference between 2006 and 2011 census of population

2030	17,765	1,512	540	45
Total			3,529	294

For the plan period 2016 to 2020 it is estimated that there will be 784 additional households formed with a requirement for 66 hectares of additional land to be made available (including a 50% over zoning).

2.2 Household Income and affordability analysis

An analysis of household income, house prices and affordability within the county has been made and the conclusion drawn to is that affordable housing will not be an issue in the county. There have been only two houses retained as affordable housing in the county with a further five planned. The, aforementioned, Housing Policy Statement issued by the department of the Environment, Community and Local Government in June 2011 states;

“The concept of ‘affordable’ housing reinforces the high and often disproportionate value placed on owner-occupation that has been so detrimental to Irelands society and economy.”

and

“The government is standing down all existing affordable housing programmes to reflect current affordability conditions.”

1. Disposable Incomes

The CSO Household Budget Survey, 2009 – 2010, First Results’, shows the disposable incomes have increased since the previous survey 2004 – 2005, however this is within a climate of economic decline and a national wide crash of the housing market, media reports indicate that both savings and consumer spending have fallen dramatically.

2. Residential Property Prices

The Residential Property Price Index published by the CSO, and the House Price Report published by DAFT.ie together provide a relatively clear indication of houses prices. The DAFT.ie report describes the measuring of house prices within the current market as being 'an art rather than a science'. Generally, residential property prices have fallen by around 50% since their height in 2007. However, residential rents have stabilised, though at their current rate this may indicate that property prices have further to fall before they too stabilise. The DAFT.ie report provides greater detail of house prices in County Cavan showing that average house prices in the county are now €141,077. They have fallen by 17.5% in the last year and are down by 49.8% since the peak in 2007.

In conclusion, the CSO house price index and the data collected by daft.ie indicate that the drop of house prices is continuing. The suggestion from the DAFT.ie data is that the drop will continue until it is on par with current residential property rents which, on a positive note, have stabilised.

3. Affordability

A housing affordability analysis has been undertaken, however given the now unfeasibility of a future and the lack of a current requirement for affordable housing it was conducted on a very basic level and concludes that at best 20 – 30% of the population that being those in the lowest 2 or 3 economic decile groups would have an affordability issue. Tables are contained in Appendix 1.

2.3 Conclusion

As indicated, in the foregoing assessment, there are a number of households with an affordability issue in the county, the best case scenario is that this would be 20 - 30% of the population being that 20 - 30% who are in the bottom two or three income decile groups. However, as stated in the Housing Policy Statement issued by the department of the Environment, Community and Local Government in June 2011;

“The concept of ‘affordable’ housing reinforces the high and often disproportionate value placed on owner-occupation that has been so detrimental to Irelands society and economy.”

and

“The government is standing down all existing affordable housing programmes to reflect current affordability conditions.

These will be wound up as part of a review of Part V of the Planning and Development 2000. The decision is not being taken to end Part V fully.”

To this end the requirement to provide affordable housing will not be considered in this plan.

In Cavan County (excluding Cavan Town and Environs and for the plan period 2016 to 2020 it is estimated that there will be a 2,124 additional households formed with a requirement for 265 hectares of land to be made available (including a 50% over zoning).

In Cavan Town and Environs it is estimated that there will be 784 additional households formed in County Cavan²⁰ with a requirement for 6671 hectares of land to be made available (including a 50% over zoning).

²⁰ Less Cavan Town & Environs.

Section Three

3.0 Social Housing

There are a number of schemes and programmes in place to meet social housing needs in the County. In Cavan County there have been a total of 79 units provided through part V agreements with developers. While some of these were delivered with the intention of providing affordable housing most have been converted to social housing. In the early years most developers complied with Part V requirements by providing money rather than sites or houses. The previous section concluded that affordable housing is not considered to be an issue which requires attention and thus this section deals solely with Social Housing and the schemes/programmes in operation.

3.1 Supply of Social Housing

Simply put, anyone who was in need of housing and can not afford it from their own resources can apply for Local Authority (Social) Housing. You can apply to the Local Authority for Housing if you meet certain conditions of eligibility and need, including income limits. These income limits vary depending on the local authority area. It also depends on the number of people living with you as the income of all the members of your household is taken into account, after income tax, PRSI and USC have been deducted. In assessing your application, the Local Authority will look at your household size, household income, your present accommodation, the condition of that accommodation, and any special circumstances including age, disability, medical circumstances etc. If you are allocated social housing, the rent will be related to your ability to pay. To be eligible to apply for social housing, you must have a long-term right to live in Ireland and homes will be allocated in accordance with each Council's Allocation Scheme. These schemes provide a means of prioritising applicants for Council housing. The Housing Acts give Local Authorities an obligation to provide housing to those in need. Methods used to address the demand for Social Housing are direct provision,

reallocation of units, allocation of vacant units, Rental Accommodation Scheme (RAS), social housing leasing initiative, Incremental purchase scheme or tenant purchase scheme and Voluntary housing associations. The Housing Policy Statement issued by the DECLG in June 2011 indicates that it is unlikely that there will be a return to large capital-funded construction. In Cavan there is some construction work on going with 52 social housing to be constructed in Virginia and 5 affordable houses in other parts of the county. There are no plans to construct any more social housing after these have been completed.

In Cavan, as in many other parts of the county, the Social Housing leasing initiative and the Rental Accommodation Scheme (RAS) will both play an important role in long term provision of social housing.

Current demand for social housing is indicated by the number of people on the councils housing list as well as the number who are considered to be long term rent supplement recipients (i.e. over eighteen months). It is government policy that those who are receiving rent supplement for over eighteen months will be placed on the RAS list. Currently there are 1412 houses in the county council stock of social housing and there are 540 people on the social housing list for the county and just over 300 on the Cavan Town Council housing list. In the future Cavan County Council will be leasing dwellings in private estates where there are high demands for housing.

3.1.1 Long Term Rent Supplement

The ever increasing long term reliance of some households on rent supplement is recognised. The Governments intention is that the responsibility for providing for the needs of long-term rent supplement recipients, will be transferred to the housing authorities on a phased basis. It is the intention that long term rent supplement recipients will be placed on the RAS list, the Cavan Housing Authority are working on implementing this.

3.1.2 RAS Scheme

The RAS scheme is a Government initiative which aims to provide accommodation for persons in long term receipt of rent supplement, normally over 18 months, and who have been assessed to be in long –term housing need. This scheme is a collaboration between the DECLG, local authority's, the Department of Social & Family Affairs and the Community Welfare Service.

In County Cavan there has been significant interest in the RAS Scheme, by the end of 2011 there were 292 individuals accommodated through this scheme.

A unique feature of this scheme is that housing provided under this scheme can be provided to the Local Authority from the voluntary housing sector. The scheme aims to provide good quality rented accommodation for those receiving rent supplements and assists local authorities in providing long-term housing for people who need it. Under this scheme it is the Local Authority who pays the full rent to the accommodation provider, on behalf of the tenant who pays a contribution. A key benefit is that tenants can stay in the scheme upon taking up full time employment unlike rent supplementation. As the tenant's income increases a higher contribution towards the rent will be sought. The accommodation must meet minimum standards for private rental accommodation and the landlord must register the tenancy with the Private Residential Tenancies Board. In some cases a potential tenants existing rented accommodation maybe e entered into the RAS scheme.

In Cavan, this scheme has been working quite successfully. Cavan Housing Section provides around 80 houses a year through the RAS Scheme.

3.1.3 Social Housing Leasing Initiative

Under this initiative properties are leased by the local authority from the private sector and used to provide housing to those on the local authority waiting lists. The local authority will enter into lease arrangements with

property owners for periods of between 10 and 20 years with a guarantee of rent for the lease period. The properties will be tenanted, managed and maintained by the local authority. In total the Local Authority provides housing to around 70 to 100 families through the RAS and Social Housing Leasing Initiative.

3.1.4 Tenant Purchase

The tenant purchase scheme gives tenants of Local Authority houses the option to purchase their house. Tenants must be residing in the house for at least a year before they can apply to the Local Authority to purchase the dwelling or for shared ownership. The price of the house will be its market value, as determined by the local authority. The structural condition of the house is taken into account and any increase in the market value due to improvements made to the house by the tenant will be disregarded in calculating the price. A discount is given for every year that the tenant has been in the dwelling.

3.1.5 Incremental Purchase Scheme

The purpose of this scheme was to contribute to the delivery of the housing objectives set out in the Government's housing policy statement, 'Delivering Homes, Sustaining Communities' and opens up an avenue for social housing applicants and tenants to purchase their own homes. The scheme is available to existing and prospective tenants of rented social housing. Some new social housing tenants will be given the opportunity, subject to meeting certain conditions, to become incremental purchasers rather than rental tenants. Existing social housing tenants [including tenants of local authorities, approved bodies and of the Rental Accommodation Scheme (RAS)] will also have the opportunity to purchase under this scheme if they are willing to transfer to a new house available for purchase under the scheme. The scheme will, therefore, support existing low-income tenants and assist prospective local authority tenants to make a start on the route to home

ownership. The scheme applies to only new- build houses, Cavan local authority set aside a certain number of new build houses as available for incremental purchase.

The general arrangement is that the full title to the new house is transferred to the purchaser on the payment of between 40% and 60% of the all-in-cost of the house, depending on the applicant's income. A charge is placed on the property in respect of the discounted amount which declines in annual increments of 2% of the total equity until the charge is eliminated. The buyer takes out a mortgage to meet the remaining cost of the house and accepts full responsibility for the maintenance, repair and insurance.

3.1.6 Voluntary Housing Sector

The Voluntary and Co-Operative Sector have developed as important providers of Social and Affordable Housing in the County and are funded under the Capital Assistance Scheme (CAS). CAS is the principle means by which Approved Housing Bodies gain funds to enable them to accommodate target groups. To qualify for this funding, a housing body must have approved status from the DECLG. The relevant local authority administers the scheme in order to provide assistance to approved Housing Bodies in their area.

The provision of housing for people with specific categories of need or sheltered housing is funded for the most part under the Capital Assistance Scheme (CAS). Under this scheme, in operation since 1984, funding of up to 100% of the approved cost of a project can be provided under the terms of the scheme in cases where all prospective tenancies are taken from the local authority housing waiting list. Where the approved bodies retain 25% of tenancy nomination rights, funding of up to 95% of the approved cost of a project is available. Allocations are made by the approved housing body in consultation with the local authority. However, 25% of tenancies can be allocated to elderly returning emigrants who are taken off a list of persons assessed as in need of housing by the Safe Home organisation who carry out an assessment of applications for housing from such emigrants. Funding for projects is provided by way of a grant from this Department to the local authority who provide the funding to the relevant approved housing body in the form of a 30 year mortgage. The loan charges are waived provided the terms of the scheme are complied with.

Source: <http://www.environ.ie/en/DevelopmentHousing/Housing/>

The Department of DECLG issued circular SHIP 2010/12 in June 2010 which made a commitment to align supply with identified demand to ensure efficient and cost effective delivery of housing. This circular states that *'It is essential that only those projects which meet identified house need are advanced beyond Project Appraisal stage and recommended for funding under the CAS programme'*. The recommend approach is for each housing authority to issue an annual 'call for proposals'. This circular was followed by a document from the department in June 2010 entitled a 'call for proposals for the provision of accommodation by approved housing bodies for people with specific categories of housing need'. The method outlined in these documents is that Approved Housing Bodies will submit proposals to the Housing Authorities who after examining them will submit suitable ones to the Department for inclusion in the voluntary & Co-operative work programme. The department will, in turn examine these and announce the projects to be approved depending on funding levels available.

Each approved housing body must have a fully functioning governing body, board of directors or trustees who have responsibility for the commissioning of projects as well as the ownership, management and maintenance of dwellings.

This sector has an important role to play in the provision of housing for households with specific needs namely single persons, older persons, persons with a physical, mental health, intellectual or sensory disability, homeless persons, travellers and other disadvantaged people. The sector has brought some level of balance to housing construction in the country by increasing the supply of good quality rental accommodation and providing housing for specific categories of households rather than the generic three bed, two storey semi-detached dwelling so common in this country. As stated in the 2002 report from the DECLG *'Capital Funding Schemes for the Provision of Rental Accommodation by Approved Housing Bodies (Voluntary & Co-Operative Housing)'*

“This new stock of rental dwellings has helped to widen the housing options for families and single persons drawn mainly from the local authority housing waiting lists. The Schemes have also provided a flow of funds for housing projects designed to meet the special needs of elderly persons, the homeless and persons with disabilities. In addition, Travellers and refugees have been successfully integrated into several of the housing projects completed to date.”

The Voluntary Housing Sector can obtain funding through the Capital Assistance Scheme, the Capital Loan and Subsidy Scheme (LSS) and the Lottery Funds Grant Scheme for Communal Facilities, collectively called ‘Capital Funding Schemes’. The payment of capital funding is conditional on the particular housing body complying with the conditions as set out for the relevant scheme, including providing accommodation for eligible or qualified persons.

In Cavan there are a number of Voluntary Housing Associations that provide housing for specific categories of people which are taken from the housing authorities list.

3.1.7 The Traveller Accommodation Programme 2009 – 2013

Cavan County Council is required under the ‘Housing (Traveller) Accommodation Act 1998’ to prepare and adopt a new ‘Traveller Accommodation Programme’ for the period 2009 – 2013. As part of this programme an assessment of the accommodation needs of the traveller population in County Cavan was undertaken. This included public consultation with the local traveller accommodation consultative committee and with individual traveller families regarding their accommodation needs. This report found that in 2008 there was accommodation provided for 27 families with an estimate that accommodation would be required for a further 22 families between 2009 and 2013 based on annual growth. This assessment was based on the existing locations of traveller families, their native area, and their preferred choice of location. The programme is

committed to providing housing by providing standard local authority housing, traveller specific accommodation, voluntary housing and private rented accommodation.

3.1.8 Mortgage to Rent Scheme

A new scheme was announced by the Government in June 2012, aimed at households who face the prospect of having their homes repossessed. Titled the 'Mortgage to Rent Scheme' it is targeted at low income families whose mortgage situation is unsustainable and where there is little or no prospect of a significant change in circumstances in the foreseeable future. The scheme enables families to remain in their existing home, the house is transferred to an approved housing body and the occupiers pay rent rather than a mortgage.

The mortgage to rent scheme is an option for families who:

- Have had their mortgage position deemed unsustainable.
- Are eligible for social housing.
- Agree to the voluntary repossession of the property.
- Do not have significant positive equity.

3.1.9 Role of unfinished Housing Estates

In 2010 under the DECLG issued a specific call for proposals aimed at targeting newly building housing units or units close to completion and which may be capable of meeting the needs of specific categories of people or being adapted for such persons.

Section Four

4.0 Recommendations

The following key recommendations shall be incorporated into the Housing Sections of the Cavan County and the Cavan Town and Environs Development Plans.

1. The Core Strategy of the Cavan County and Cavan Town and Environs Development Plan shall be in compliance with the Housing Strategy in terms of population and zoned land allocations.

2. The existing development boundaries and residentially zoned land in all towns including Cavan Town and Environs shall be reviewed and amended so that it is in compliance with population and corresponding land requirements.
3. Social and affordable housing shall be developed in compliance with the principles of proper planning and sustainable development, set out in the Development Plans and in line with 'Quality Housing for Sustainable Communities'.
4. 20% of land, that is zoned for residential use or a mix of residential and other uses shall be reserved for the purpose of ;
 - III. Housing for persons referred to in section 9(2) of the Housing Act 1988.
 - IV. Affordable housing, as defined in section 93 of the Planning and Development Act 2000.
5. The Development Plans to which this Housing Strategy applies to shall;
 - Ensure development of social and affordable housing is carried out in consultation with applicants/developers.
 - Ensure an appropriate mixture of housing types and sizes are provided in a development to cater for different sectors of the housing market.
 - Encourage social integration in residential developments
6. Promote the development of lifetime adaptable homes.
7. Utilise the existing Local Authority housing stock to its maximum potential.
8. Support partnership with the Voluntary Housing Sector especially in relation to its role in social housing provision and management.

4.1 Monitoring and Review

The Planning and Development Act 2000, as amended requires that, the manager of a Planning Authority shall, not more than 2 after the making of a

development plan, give a report to the members of the authority on the progress achieved in securing the objectives of the County Development Plan. This report shall include a review of the progress achieved in implementing the housing strategy and, where the report indicates that new or revised housing needs have been identified, the manager may recommend that the housing strategy be adjusted and the development plan varied accordingly. In addition the manager shall, where he considers that there has been a change in the housing market, or in the regulation made by the Minister under section 100 of the Planning and Development Act 2000, that significantly affects the housing strategy, give a report on the matter to the members of the authority and, where he considers it necessary, the manager may recommend that the housing strategy be adjusted and the development plan varied accordingly.

Appendix 3 –County Industrial Heritage

<u>Classification</u>	<u>Name and Address</u>	<u>Townland</u>
Canal Lock	Ballyconnell Lock	Doon (E.D. Ballyconnell)
Canal Lock	Kiltynaskellan Lock No. 3	Kiltynaskellan
Chimney Saw Mill	Fletchers Saw Mill, Killeshandra	Portaliff or Townparks
Creamery	Butlersbridge Creamery	Kilnaglare Upper
Creamery	Carrckallen Co-op Creamery	Tullyunshin (ED Larah North)
Distillery	Dickson Dunlop an Co. Distillery,Belturbet	Straheglin
Forge	Brady’s Forge, Carrickallen	Tullyunshin (ED Larah North)
Forge	John O’Donoghue’s Forge, Mullaghoran	Mullaghoran
Forge	Ballyjamesduff Road, Virginia	Virginia
Ice House	Cabra Castle Ice House, Dun a Ri Forest Park	Cabra
Lime Kiln	Ballyheady Limekiln	Ballyheady
Lime Kiln	Corrdooa Cross Roads, Killinkere	Corrdooa
Lime Kiln	Edenburt, Virginia	Edenburt
Pump House	Ballyhaise Houe Pump House	Drumcrow
Pump House	Belturbet Pump House	Straheglin
Railway Station (MGWR)	Arva Road Station, Annagh	Annagh
Railway Station (Cavan and Leitrim Railway)	Ballyconnell Railway Station	Cullyleenan
Railway Station (MGWR)	Ballyhaise Jnction Station, Cloverhill	Drumdrawn
Railway Station (Cavan and Leitrim Railway)	Ballyheady Station	Ballyheady
Railway Station (Cavan and Leitrim Railway)	Bawnboy Road Station	Cloneary
Railway Station (Cavan and Leitrim Railway)	Belturbet Railway Station	Corporation Lands
Railway Station (MGWR)	Cavan Railway Station (The Anglo Celt)	Drumnavannagh
Railway Station (MGWR)	Cavan Railway Station (Cavan Mart)	Keadew
Railway Station (GNR)	Cootehill Railway Station	Glebe
Railway Station	Crossdoney Railway	Grenard

(MGWR)	Station	
Railway Station (MGWR)	Drumhawnagh Station	Drumhawnagh
Railway Station (Cavan and Leitrim Railway)	Killywilly Stoppng Place	Killywilly
Railway Station (MGWR)	Kingscourt Railway Station	Corgarry
Railway Station (Cavan and Leitrim Railway)	Tomkinroad Station	Drumrush
Railway Bridge	Belturbet RailwayBridge, Belturbet	Kilconny/Straheglin
Railway Bridges	Coolnacarrick, Crossdoney	Coolnacarrick/Drumbar
Railway Bridge	Drumconlester, Killeshandra	Drmconlester/Drumroosk
Railway Bridge	Drumhawnagh	Drumhawnagh/Grousehall
Railway Bridge	Drumroosk, Killeshandra	Drumroosk
Railway Bridge	Dundavan Bridge, Kilcogy	Dundavan
Railway Bridge	Dundavan, Kilcogy	Dundavan
Railway Bridge	Gartinadress, Killeshandra	Gartinadress
Railway Bridge	Gartinadress, Killeshnadra	Gartinadress
Railway Bridge	Killyryan Bridge, Bawnboy	Killyryan
Railway Bridge	Knocknaveagh, Oldcastle	Knocknaveagh
Railway Bridge	Lahard Railway Bridge, Killeshandra	Lahard
Railway Bridge	Parisee, Cloverhill	Parisee
Road Bridge	Baker's Bridge	Stroane/Ashgrove
Road Bridge	Ballyconnell Bridge	Derryginny/Doon/Cullyleehan
Road Bridge	Ballyhaise Bridge	Drumcrow/Drumaraw
Road Bridge	Ballyheady Bridge	Ballyheady
Road Bridge	Ballynallon Bridge	Lisnigan/Corrawellis
Road Bridge	Butler's Bridge, Butlerbridge	Drummany/Kilnaglare
Road Bridge	Clement's Town Bridge, Cootehill	Corncarrow/Corbeagh
Road Bridge	Cromwell's Bidge, Dun a Ri Forest Park	Cabra/Lisnaclea (ED Kingscourt)
Road Bridge	Derrin Bridge	Derrin Upper/Aghawee
Road Bridge	Erne Bridge, Belturbet	Straheglin/Kilconny
Road Bridge	Foalies Bridge	Foalies
Road Bridge	Kilsaran Bridge	Kilsaran/Carnagh Lower

Road Bridge	New Bridge, Cootehil	Munnilly/Cornacarrow
Road Bridge	O'Daly's Bridge, Edenburt, Virginia	Edenburt
Road Bridge	Sarah Bridge, Dun a Ri Forest Park	Cabra/Lisnaclea (ED Kingscourt)
Road Bridge	Stramatt Bridge, Stramatt, Virginia	Stramatt/Ryefield
Vent Pipe	Cootehill Vent Pipe	Glebe
Water Mill (Corn and Flax)	Ballynllon Mills	Corrawellis
Water Mil (Corn)	Bennett's Mill, Balliagh	Garrymore
Water Mill (Corn)	Billis Mill, Virginia	Billis
Water Mill (Corn and Flax)	Bunnoe Mill	Bunnoe
Water Mill (Corn and Flax)	Brady'd Flax Mill, Corlismore	Lacken Lower
Water Mill (Corn)	Brady's Ryefield Cross Mills, Virginia	Ryefield
Water Mill (Corn)	Corratinner Mill, Killinkere	Corratinner
Water Mill (Corn)	Drumkilly Cornmill Kilnaleck	Drumkilly
Water Mill (Saw)	Elliott's Mill, Virginia	Rahardrum
Water Mill (Corn)	Foy's Mill, Cullies	Dumhillagh North
Water Mill (Corn and Flax)	Hall's Coppanagh Mills	Coppenagh
Water Mill (Corn)	Mc Cormack's Mill, Drumcassidy, Kilnaleck	Drumcassidy
Water Mill (Flax)	Murmod Mill, Virginia	Murmod
Water Mill (Corn and Flax)	O'Reilly's Darkley's Mill	Darkley
Water Mill (Corn)	O'Reilly's Lurganboy Mill, Madabawn	Lurganboy
Water Mill (Saw)	Rassan, Ballyjamesduff	Rassan
Water Mill (Corn)	Reilly's Mill, Kilnaleck	Kill
Water Mill (Corn)	Tegart's Ballynes Mill, Ballyconnell	Bofealan
Water Hydrant	Butlersbridge	Drummany
Water Hydrant	Killeshandra	Portaliff or Townparks
Water Hydrant	Virginia, Cavan Road	Virginia
Water Pump	Canningstown	Tullylorcan
Water Pump	Urcher (R-178) Bailieboro	Urcher
Wind Mill	Enagh Windmill	Enagh (ED Crossbane)

Appendix 4 – Signage Policy Document

**LOCAL INFORMATION
ROAD SIGNAGE
CAVAN COUNTY COUNCIL
POLICY DOCUMENT 2013**

Table of Contents

- 1.0 Introduction
- 2.0 Legal Framework
- 3.0 Policy Objective
- 4.0 Description of Local Information Signage
 - 4.1 Tourist Attractions/Facilities
 - 4.2 Local Information/Advisory directions
 - 4.3 Temporary event signage
 - 4.4 Children At Play – Advance Warning sign
- 5.0 Assessment Criteria
- 6.0 License Conditions
 - 6.1 Local Information Signage
 - 6.2 Temporary event signage
- 7.0 Unauthorised Signage

1.0 Introduction

Directional signage is signage that guides road users to areas of interest e.g. Cavan or Shercock. Local information signage is provided to aid road users to locate points of interest within these towns and cities e.g. museums and parks.

As with all signage, local information signs are an aid to safe and efficient navigation intended to complement, but not replace, preplanning of the journey and the use of verbal instructions, maps and road atlases.

The Council receives numerous applications from private commercial companies/premises requesting local informational signage be installed on public roads and these applications have been by and large turned down on the basis that they are not warranted, may constitute a traffic hazard, would lead to a proliferation of such signage and ultimately be unsightly and ineffective.

Throughout Cavan there is a large amount of signage that has been erected without permission. The majority of these signs do not comply with the current guidelines in size colour and layout. Local information signage has been erected in areas that detract from directional and regulatory signage. These unauthorised signs are quite often erected in areas that constitute a hazard to pedestrians and those with visual impairments.

Certain types of signage, which deemed minor in nature, do not require the submission of a formal planning application and are deemed “exempt” from the requirement to apply for planning permission.

It is the policy of Cavan County Council to enforce against the erection of unauthorised signage and to remove any signage that has been erected without the consent of the Council. This policy document will regularise the provision of new local information signage.

2.0 Legal Framework

Signage is authorised under Section 254(d) of the Planning and Development Act 2000, and the Planning and Development Regulations 2001 by way of a license.

If a sign has not been authorised by the Local Authority it is an unauthorised structure. Therefore, all applications for signage should be made in accordance with the above legislation.

A Local Authority has power to remove any signage from the public road under Section 71 of the Roads Act, 1993.

Signage of a temporary nature e.g. signs advertising a particular event require the approval of the Council's Roads & Transportation Department otherwise they can be prosecuted under the Litter Pollution Act, 1997 by the Council's Waste / Environmental Department.

3.0 Policy Objective

It is the policy of Cavan County Council:

- To allow the ease of navigation of road users by providing a high standard of directional signage and by supplementing this with local information signage where necessary;
- To promote a safer environment for pedestrians with particular reference to the mobility and visually impaired users by ensuring all signage complies with the guidelines set out in the Traffic Signs Manual;
- To have regard to National Roads Authority policy on the provision of tourist and leisure signage on national roads;
- To adopt consistent technical standards, which allow easier recognition and comprehension by the road user;
- To comply with the Official Languages Act 2003 to ensure that all new signage is bi-lingual;
- To ensure that signage complements, rather than dominates or intrudes upon, the character and visual amenity of an area;
- To encourage the rationalisation of signage;
- To utilise existing structures for the erection of signage where possible;
- To remove unauthorised signage;
- To provide clarity for businesses/groups/individuals seeking to erect signage; and
- To process applications in accordance with the criteria set out in this policy.

4.0 Description of Local Informational Signage

4.1 Tourist Attractions/Facilities

White symbols/letters on brown background

The primary purpose of tourist signage is to guide visitors to their intended tourist destination along the most appropriate route at the latter stages of their journey, particularly where destinations may be difficult to find. As with all signage, tourist signs are an aid to safe and efficient navigation intended to complement, but not replace, preplanning of the journey and the use of verbal instructions, maps road atlases.

A tourist destination is normally defined as a permanently established destination that attracts or is used by visitors. Signage may be permitted for significant tourist attractions and facilities for the following:

- Visitor and interpretative centres
- Historic buildings
- Museums
- Parks and Gardens
- Heritage sites
- Scenic routes
- Public Golf courses
- Principal GAA, Soccer and Rugby grounds
- Theatres
- Racecourses
- Hotels and Conference Centres
- Leisure Centres
- Holiday Parks
- Caravan and Camping Parks
- Youth Hostels
- Picnic Sites
- Tourist Information Centres

The above list is not exhaustive but gives a broad indication of the attractions and facilities coming within the tourist destination categories.

4.2 Local Information/Advisory directions

Black symbols/letters on white background

A local information/advisory direction is normally defined as a permanently established destination that attracts or is used by the public and of interest to the local community particularly where destinations may be difficult to find.

This signage may be permitted for significant local attractions and facilities for the following:

- Community Centres
- Parish/Pastoral Centres
- Churches
- Burial Grounds
- Cemeteries
- Hospitals
- Citizen advice centres
- Commercial centres

The above list is not exhaustive but gives a broad indication of the local attractions and facilities coming within this category.

4.3 Temporary event signage

This signage may be permitted to advertise an upcoming event-taking place in the community e.g. Fund raising events, drama group performances, Sale of Work events etc. For non-profit making organisations requesting permission to erect event signage, there is no fee. Where a profit making organization requests permission to erect event signage, a fee will apply. In the case of public meetings, signs may be erected so long as the name and address of the person/organisation organising the event is shown on the posters. Temporary Event Signage Application and consent is required for all type of Banner erection.

4.4 Children At Play – Advance Warning sign

Diamond shaped with black symbols/letters on yellow background

It is acknowledged that it is good practice to provide “Children at Play” signs as an advance warning to motorists. The Roads Section will examine requests for an advance warning “Children at Play” sign to alert motorists as to the likely presence of children on public roads.

Locations for consideration will include areas such as Playgrounds, Parks, Schools, Montessori schools, residential areas, etc. Cul-de-Sac roads including traffic-calmed roads are not generally considered appropriate for such signs. The Traffic Section at present bear all costs associated with this signage. Only the “Children at Play” sign as outlined in the Traffic Signs Manual – figure 6.52 “Children Crossing” (in residential areas) will be installed.

5.0 Assessment Criteria

All applications for permanent local information signage (see section 4) will be assessed in accordance with the following criteria:

1. Signs will only be considered where a “need” can be demonstrated. In this context the term “need” relates to the requirements of the travelling public and not the desire of the applicant to advertise as widely as possible. Each such need will be assessed on its merits.
2. Fingerpost signage is the preferred type of signage. Other types of signage will be discouraged unless a “need” can be demonstrated.
3. Applications for signage will be refused where they give rise to a potential traffic hazard. In general, signage will not be permitted at roundabouts, at traffic signalised junctions, at locations where they obstruct sight lines, compete with other traffic signs, give rise to confusion for road users or endanger traffic safety.
4. Applications for signage along national routes and along approach roads to towns and villages will generally not be permitted except for tourist attractions of national or regional importance. Signage along national routes also requires the written approval of the NRA.
5. The number of signs for any one premise shall be kept to a minimum and will generally be restricted to a maximum of two in the local area. In exceptional cases this maximum may be exceeded at the discretion of Cavan County Council.
6. The number of signs that will be permitted on any one pole will be strictly limited by Cavan County Council. In the event of multiple applications for advertisement structures at any particular location, priority will be given to approved applicants on a first come first served basis.
7. Applications for signage shall comply with the requirements of the “Traffic Signs Manual” published by Department of the Environment and the “Policy on the Provision of Tourist & Leisure Signage on National Roads” published by the National Roads Authority. All lettering, logos and symbols are subject to the approval of Cavan County Council.

6.0 License conditions

6.1 Local Information Signage

- No sign is to be erected at any location prior to the granting of the appropriate license and payment of the fees in full.
- Applications must be accompanied by the appropriate details and fees as outlined in the application form.
- The fee is for design, supply and erection of each new sign including administration and site inspections costs. A license fee per sign per annum will be applicable thereafter. Fees must be paid in full prior to the issuing of a license.
- The applicant will be responsible for the cost of the provision and replacement of any signage approved under this application.
- Any application in respect of proposed signage on a National Primary Route will require the prior approval of the National Roads Authority.
- No claim for damages or loss of income under any heading shall be taken against the Council for suspending, cancelling or varying the terms of the License. Signs shall be removed immediately if requested by the Council. The Council reserves the right to cancel, suspend or vary the terms of the license at any time.
- The Applicant when requested by officials from the Council must produce a copy of the license.
- The granting of a License does not automatically guarantee renewal.
- The Area Traffic Engineer will consider all license applications and approve the final locations of all signage having due regard for road safety.
- Whoever holds the license for the sign must indemnify Cavan County Council against all actions, suits, claims or demands by anyone who is injured or suffers damage to themselves or their property due to the sign. This includes demands by anyone arising from injury or damage to themselves or their property due to the sign being placed on the footpath.
- Whoever holds the license for the sign must have public liability insurance cover to a minimum value of €6,500,000 indemnifying the Council against third-party claims. The name of the insurance company providing this cover, together with the policy number and date of expiry must be on the license.
- You must submit this insurance policy for inspection before issue of the license.

6.2 Temporary Event Signage

- You must not erect signs more than 4 weeks before the event. A charge will be incurred for those wishing to erect signage 6 weeks prior to an event.
- You must remove signs within 7 days of the event ending.
- Our Litter Wardens will remove any signs erected at places other than those specified and they will issue appropriate fines.
- You may put only one sign on each pole.
- You may erect a maximum of 50 signs in the County for any one event.
- Signs must be erected on approach roads to towns only and within speed limits of national routes. Areas for signage erection must be agreed with area engineers.

- You must not put signs on bridge parapets, traffic islands or roundabouts.
- Signs must not be within 30 metres of a junction (approach and exit).
- Signs must not be bigger than 3sqm
- You must not erect sign poles or use 'sandwich board' signs.
- Signs must not obstruct (or distract from) existing road signs.
- Signs must be between 2.1 and 3 metres above the footpath or other surface.
- Signs on poles should not obstruct pedestrian movement.
- Signs must be set back at least 0.3 metres from the inside kerb.
- Signage will be permitted on edge of road at ground level only.
- Signs must be attached securely so that they are always safe for pedestrians and vehicles. The Council accepts no responsibility for any damages that may arise from the improper use or installation of event signage. The licensee is solely responsible for their event signage.
- Signs must be erected in line with any extra conditions set out by the Roads Section/Area Engineer if approval is given. These conditions may relate to location, size and other requirements.

7.0 Unauthorised Signage

Unauthorised signage can give rise to a potential traffic hazard and can hinder the reasonable use of the public road. In addition, such signage can intrude upon the character and visual amenity of an area and can create a nuisance.

All signage on the public road must be authorised by Cavan County Council by way of a license. If an advertisement structure has not been authorised by the Council it is an unauthorised structure.

Under section 254(9) of Planning and Development Act, 2000 any person who erects a sign on the public road without having a license, otherwise than in accordance with a license or in contravention of any condition of a license shall be guilty of an offence.

Under Section 71 of the Roads Act, 1993 it is also an offence to erect a sign or other structure on a public road without the consent of Cavan County Council. The Council has the power to remove, store and dispose of an unauthorised structure from the public road. Owners of such structures are liable for any costs incurred.

Appendix 5 – Tree Stands or Champion Trees

The trees are arranged according to their girths. These are usually measured at 1.5 m above ground level, but where this is impossible because of the shape or branching of the tree, then this is noted (i.e. 3.1 @ 0.5 means the trees circumference was 3.1 m at a height of half a metre from the ground. Many of the trees in the Register are on private property and are not normally accessible to the public; furthermore the locations given in the guide are constrained by space, and may only be specific to an estate or village (Tree Council of Ireland).

Ireland's Champion Trees by County as per Tree Council of Ireland Website

County	Tallest	Largest Girth
Cavan	King Boris's Fir 3.88 x 35m Castlehamilton, Killeshandra, Co Cavan	Common Oak 8.09 x 28m Farnham Estate, Farnham, Co Cavan.

The Heritage Trees of County Cavan as per Tree Council of Ireland Website

[Avenue, Yew, Virginia](#)

[Beech, Templeport](#)

[Bishop Bedell's Tree Kilmore Co Cavan](#)

[Common Lime, Templeport](#)

[Cucumber Tree, The Bishop's See Kilmore, Co. Cavan](#)

[Doonaree Horse Chesnut, Kingscourt, Co. Cavan](#)

[Giant's Grave](#)

[Hawthorn, Drumersee Swanlinbar, Co Cavan](#)

[Juniper, Blacklion](#)

[Landscape at Farnham Estate, Co. Cavan](#)

[Landscape at The Bishop's See, Co. Cavan](#)

[Largest Noble Fir, Castle Sanderson](#)

[Pedunculate Oak, Castlehamilton](#)

[Pedunculate Oak, Castlehamilton](#)

[Pedunculate Oak, Castlehamilton](#)

[Pedunculate Oak, Farnham Estate](#)

[Primate's Tree, The Rockview, Knockfad, Ballyhaise](#)

[Sessile Oak, Rahardrum](#)

[Sycamore, Templeport](#)

APPENDIX 6: DEVELOPMENT CONTRIBUTION SCHEME (2013)

CAVAN TOWN COUNCIL

Comhairle Bhaile an Chabháin



DEVELOPMENT CONTRIBUTION SCHEME 2013

Section 48, Planning & Development Act, 2000

**PROGRAMME OF INVESTMENT IN INFRASTRUCTURE AND
FACILITIES**

July, 2013

PREAMBLE

1. *Sub-section (1) of Section 48 of the Planning and Development Act, 2000 enables a planning authority, when granting a planning permission under Section 34 of the Act, to include conditions for requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority, and that is provided, or that it is intended will be provided, by or on behalf of a local authority (regardless of other sources of funding for such infrastructure and facilities).*
2. (i) Subsection (2) of Section 48 requires that the basis for the determination of a contribution under subsection (1) shall be set out in a development contribution scheme made under this section.
 - (ii) A scheme may make provision for payment of different contributions in respect of different classes or descriptions of development.
3. (i) Subsection (3) of Section 48 specifies that a scheme shall state the basis for determining the contributions to be paid in respect of public infrastructure and facilities, in accordance with the terms of the scheme.
 - (ii) In stating the basis for determining the contributions to be paid, the scheme must indicate the contribution to be paid in respect of the different classes of public infrastructure and facilities which are provided or to be provided by any local authority and the planning authority shall have regard to the actual estimated cost of providing the classes of public infrastructure and facilities, except that any benefit which accrues in respect of existing development may not be included in any such determination.
 - (iii) A scheme may allow for the payment of a reduced contribution or no contribution in certain circumstances, in accordance with the provisions of the scheme.
4. A planning authority may by agreement facilitate the phased payment of contributions under Section 48 of the Planning and Development Act, 2000.

DEFINITIONS

- 5.(i) Section 48 of the Planning and Development Act, 2000 (“The Act”) gives the following meaning to “public infrastructure and facilities” –

- (a) the acquisition of land,
 - (b) the provision of open spaces, recreational and community facilities, amenities and landscaping works,
 - (c) the provision of roads, car parks, car parking places, sewers, waste water and water treatment facilities, drains and watermains,
 - (d) the provision of bus corridors and lanes, bus interchange facilities (including car parks for these facilities) infrastructure to facilitate public transport, cycle and pedestrian facilities, and traffic calming measures,
 - (e) the refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking spaces, sewers, waste water and water treatment facilities, drains or watermains, and
 - (f) any matters ancillary to paragraphs (a) to (e)".
- (ii) "Scheme" means a development contribution scheme made under Section 48 of the Act.
 - (iii) "Manager" means a Manager for the purposes of Section 144 of the Local Government Act, 2001 (No. 37 of 2001).
 - (iv) "Urban" refers to an area where residential development can be accommodated by existing or proposed public utilities (water & wastewater) or by private extensions of such utilities.
 - (v) "Rural" refers to an area where no public utilities (water & wastewater) or private extensions of such utilities are available or proposed.

BASIS FOR DETERMINATION OF CONTRIBUTION

- 6.(i) The criteria used to determine the level of contribution under the Cavan Town Council Development Contribution Scheme 2013 ("the Scheme") is as follows:
- (a) The estimated income to be generated by the scheme over its lifetime is €1.8m.
 - (b) The projected number of housing units to be constructed in the town administrative area over the period of the scheme is 214.
 - (c) Contributions for commercial/industrial development are based on 3,000 metres² of floor space being constructed annually,
 - (d) Expenditure on water and wastewater projects over the period has been apportioned on the following basis:
 - 70% domestic development,
 - 30% non-domestic development,
 - (e) Expenditure on recreational projects over the period has been apportioned on the following basis:
 - 70% existing development,
 - 30% proposed development,

(f) Expenditure on recreational projects has been distributed on the basis of residential units to be constructed in the administrative areas of Cavan County Council and Cavan Town Council.

(ii) The classes of public infrastructure and facilities and the amount of costs which are attributable over the period of the scheme are listed hereunder:-

	Expenditure €	GRANT	E.B.D.D.* %	Expenditure attributable to Scheme €	Expenditure attributable to Scheme %
Roads	830,505			830,505	46
Water & Wastewater	26,088,754	16,638,851= 9,449903	95	472,495	26
Surface Water	200,000			200,000	11
Recreational	1,000,000		70	300,000	17
				1,803,000	100.00

*Existing Benefit Development Discount

(iii) The basis for determining the spread of contributions between the various classes of development is set out hereunder:-

Housing:	€1,550,000
Commercial (Class 4)	€ 105,000
Other Development	€ 148,000
Total	€1,803,000

(iv) Contributions will be utilised to construct capital projects for which no other source of funding can be made available or where deficits in other sources of funding on capital projects arise (i.e. local contributions).

(v) The type of projects to benefit under each of the categories are set out in Appendix I.

7. This Cavan Town Council Development Contribution Scheme 2013 (“the Scheme”) is made under Section 48 of the Planning and Development Act, 2000 (“the Act”).

8. Under the Scheme, Cavan Town Council will, when granting a planning permission under Section 34 of the Act, include conditions for requiring the payment of a contribution (the amount of which is indicated below under the heading Level of Contribution) in respect of certain classes of public infrastructure and facilities benefiting development in the Town of Cavan and that is provided, or that it is intended will be provided, by or on behalf of Cavan Town Council.

LEVEL OF CONTRIBUTION

9. Under the Scheme, the contributions to be paid (except where an Exemption applies, see Paragraph 10 below), in respect of the different classes of public infrastructure and facilities are as follows:-

(a) Where a valid application is received by Cavan Town Council on or before 8th July 2013 :-

Class of infrastructure	€per unit of residential development—including extensions	€per square metre of development (Class 4)	Expenditure attributable to Scheme %
Roads	2,912	17	36.4
Water	2,180	4	27.25
Wastewater	2,180	4	27.25
Recreation	728		9.1
TOTAL	8,000	25	100

Contributions shall be levied in respect of other classes of development as set out hereunder:

Class of Development	Contribution
3. The provision of buildings or other structures for the purposes of agriculture	€5 per m ² (in excess of 1,000 m ²)
4. The provision of buildings other than buildings coming within Class 1, 2 or 3.	€25 per square metre of development

<p>5.</p> <p>(a) The use of uncultivated land or semi-natural areas for intensive agriculture purposes.</p> <p>(b) Initial afforestation</p> <p>(c) The replacement of broad-leaf high forest by conifer species</p> <p>(d) Peat extraction</p>	<p>€1,000 per hectare or part thereof</p>
<p>6.</p> <p>The use of land for –</p> <p>(a) the winning and working of minerals, including quarrying</p> <p>(b) the deposit of refuse or waste</p>	<p>€50,000 per hectare or part thereof</p>
<p>7.</p> <p>The use of land for –</p> <p>(a) the keeping or placing of any tents, campervans, caravans or other structures, for the purpose of caravanning or camping or the sale of goods.</p> <p>(b) The parking of motor vehicles The open storage of motor vehicles or other objects or substances.</p>	<p>Where no public water/ wastewater facility available €1,200 per hectare or part thereof</p> <p>Where public water/wastewater facility to be availed of €2,400 per hectare or part thereof</p>
<p>8.</p> <p>The provision on, in, over or under land of plant or machinery, or of tanks or other structures (other than buildings) for storage purposes.</p>	<p>€220 per 0.1 hectare or part thereof €220 per structure (other than masts/antennae)</p> <p>Masts/Antennae €12,000 per unit</p>
<p>9.</p> <p>The provision of an advertisement structure or the use of an existing structure or other land for the exhibition of advertisements.</p>	<p>€20 per m² of advertising</p>
<p>10.</p> <p>The provision of overhead transmission or</p>	<p>Exempt</p>

distribution lines for conducting electricity, or overhead telecommunication lines.	
11. The use of land as a golf course or a pitch and putt course.	€1,100 per hectare
12. The use of land as a burial ground.	Exempt
13. Development not coming within any of the foregoing classes.	Wind Turbines €4,000 per turbine Masts/Antennae €12,000 per unit

- (a) Where a valid application is received by Cavan Town Council on or after 9th July 2013 or where Commencement Notices are received after 9th July 2013 where the new scheme is more equitable to the applicant's and/or developer's and where work has not commenced on the site:-

Class of infrastructure	€ per square metre of residential development—including extensions	€ per square metre of development (Class 4)	Expenditure attributable to Scheme %
Roads	14.72	16.1	46
Water	4.16	4.55	13
Wastewater	4.16	4.55	13
Surface Water	3.52	3.85	11
Recreation	5.44	5.95	17
TOTAL	32	35	100

Contributions shall be levied in respect of other classes of development as set out hereunder:

Class of Development	Contribution
1. The Provision of a dwelling house	€32 per square metre (subject to minimum payment of €5000)
2. The extension of a dwelling house	€32 per square metre over 40 square metres
3. The provision of buildings or other structures for the purposes of agriculture	€5 per m ² (in excess of 800 m ²)
4. The provision of buildings other than buildings coming within Class 1, 2 or 3.	€35 per square metre of development
5. (a) The use of uncultivated land or semi-natural areas for intensive agriculture purposes. (b) Initial afforestation (c) The replacement of broad-leaf high forest by conifer species (d) Peat extraction	€1,000 per hectare or part thereof
6. The use of land for – (a) the winning and working of minerals, including quarrying (b) the deposit of refuse or waste	(a) €12,000 per hectare or part thereof (b) €50,000 per hectare or part thereof
7. The use of land for – (a) the keeping or placing of any tents, campervans, caravans or other structures, for the purpose of caravanning or camping or the sale of goods. (b) The parking of motor vehicles	Where no public water/ wastewater facility available €1,200 per hectare or part thereof Where public water/wastewater

The open storage of motor vehicles or other objects or substances.	facility to be availed of €2,400 per hectare or part thereof
8. The provision on, in, over or under land of plant or machinery, or of tanks or other structures (other than buildings) for storage purposes.	€220 per 0.1 hectare or part thereof €220 per structure (other than masts/antennae)
9. The provision of an advertisement structure or the use of an existing structure or other land for the exhibition of advertisements.	€20 per m ² of advertising
10. The provision of overhead transmission or distribution lines for conducting electricity, or overhead telecommunication lines.	Exempt
11. The use of land as a golf course or a pitch and putt course.	€1,100 per hectare
12. The use of land as a burial ground.	Exempt
13. Development not coming within any of the foregoing classes.	Wind Turbines €15,000 per turbine Wind turbines for domestic and agriculture use and within curtilage of same and up to 10KW €3,000 Masts/Antennae €15,000 per unit
14. Hospitals, schools, social and educational developments	€19 per square metre

(c) **Where a shortfall in carparking arises, a contribution of €2,500 per space calculated in accordance with guidelines incorporated in the Cavan Town Development Plan 2003-2009, or its replacement, shall be levied on all applications received on or after 9th July 2013:-**

(d) The following Notes shall apply to the administration of the scheme:

Note 1 : these rates of contribution shall be effective from 9th July 2013. The above rates shall be fixed from 9th July 2013 to 8th July 2016.

Note 2: the floor area of proposed development shall be calculated as the gross floor area. This means the area ascertained by the internal measurement of the floorspace on each floor of a building (including internal walls and partitions) and including mezzanine floors.

Note 3: New extensions to existing developments, including domestic extensions shall be charged at the above rates also.

Note 4: Retention Permissions shall be charged at 1.5 times the applicable rate of the development contribution.

EXEMPTIONS AND REDUCTIONS

10.(i)The following categories of development will be exempted from the requirement to pay development contributions under the Scheme

- (a) The first 40sq metres of extensions to a residential development (subsequent extensions or extensions over and above 40 square metres to be charged
- (b) Permissions for a change of use from one commercial use to another are exempt. Any net additional floorspace will be charged at the commercial rate.
- (c) Development in receipt of a Housing Adaption Grant for People with a Disability will be exempted – only for the portion of the development that relates to the needs of the person in question
- (d) Social and Affordable housing units, including those which are provided in accordance with an agreement made under Part V of the Planning and Development Act 2000, as amended or which are provided by a voluntary or co-operative housing body, which is recognised as such by the Council.
- (e) Not for profit community run facilities and Charitable Organisations as defined in Valuation Act, 2001.
- (f) Development used for social, recreational or religious purposes and not to be used for profit or gain.
- (g) Development to be used as a workshop, training facility, hostel or other accommodation specifically for persons with disabilities and not to be used for profit or gain
- (h) Works to Protected Structures where such works substantially contribute to the restoration or protection of the protected structure i.e. waiver would not apply, for example, to works for the purposes of adding an extension to a protected structure
- (i) Ancillary surface car parking as part of a planning application

- (j) Masts and antennae, dish and other apparatus/equipment for communication purposes that form part of the National Broadband Scheme (NBS) as defined by the Department of Communication, Energy and Natural Resources (DCENR). Any new buildings associated with Masts and Antennas will be charged at commercial rate.
 - (k) For developments that are for change of use permissions, where change of use does not lead to the need for new or upgraded infrastructure/services or significant intensification of demand placed on existing infrastructure.
 - (l) For any agricultural developments that result in no increase in overall production and are made in order to comply with National or EU Directive.
 - (m) For replacement dwellings which meet the following criteria 'a habitable dwelling that could prove that it had been recently inhabited by receipt of a payment for a Second Home Charge or Property Tax for the year preceding the planning application'.
- 11.(i) The following categories of development will be liable for a reduced rate of development contributions under the Scheme:**
- (a) In the case of applications for businesses grant aided or supported by IDA/Enterprise Ireland as well as developments that would progress the Governments Jobs Initiative a 50% reduction on the applicable rate of development contribution.
 - (b) In the case of applications for redevelopment projects, the Scheme shall charge only the net additional development e.g. a redevelopment totalling 200m² of which 150m² is replacing existing development, contribution shall be levied only on additional 50m².
 - (c) Where development contributions under a Section 48 Scheme were paid in respect of the former use, the contribution payable on the new proposal will be net of the quantum of the development previously paid for. The Development Contribution Scheme does not provide for any rebate or refund in this regard. Agents/applicants should provide evidence of prior payment at application stage in order to expedite assessment and avail of this provision.
 - (d) In the case of a development in town centre that supports town centre development, development contributions will be calculated at 50% of the applicable rate. A development which supports town centre development should be located in a Brownfield Town/Village Centre Zoning and shall comprise of a re-development permission.
 - (e) Temporary permissions shall be liable for development contributions at the following rates
 - 33% of normal rate for permissions of up to 3 years
 - 50% of normal rate for permissions up to 5 years
 - 66% of normal rate for permissions up to 10 years

Further temporary permissions granted for the same development will not be charged provided they are granted within 5 years from the expiry date of the original temporary grant of permission (a maximum of one such additional permission will apply). In cases where a subsequent full planning permission is granted for the same development the contribution payable on the new proposal will be net of the amount already paid.

NOTE: Exemptions and reductions shall not apply to permissions for retention of development.

Special Circumstances

- (ii) Where, having regard to the nature and extent of the development, it is considered that the development contribution to be levied is unreasonably high, the Manager may waive all or part of that contribution.

DEVELOPMENT CONTRIBUTION SCHEME

- (iii) This Cavan Town Council Development Contribution Scheme 2013-2016 ('the Scheme') is made under Section 48 of the Planning and Development Act 2000, as amended ('the Act').
- (iv) Under the Scheme, Cavan Town Council will, when granting a planning permission under Section 34 of the Act, include conditions for requiring the payment of a contribution (the amount of which is indicated below the heading -Level of Contribution) in respect of public infrastructure and facilities benefiting development in the Town and that is provided, or that it is intended will be provided, by or on behalf of Cavan Town Council (regardless of other sources of funding for the infrastructure and facilities).

PAYMENT OF CONTRIBUTION

- 12. Conditions requiring payment of the contributions provided for in the Scheme will be imposed in all decisions to grant planning permissions made following the making of the Scheme by the Council. The operative date of the Scheme is 9th July 2013.
- 13. The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed by the Council.
- 14. The Council may facilitate the phased payment of contributions payable under the Scheme, and the Council may require the giving of security to ensure payment of contributions. Agreements shall be made with the Council prior to the commencement of work on site.
- 15. The Council, in accordance with statutory powers, may recover as a simple contract debt in a court of competent jurisdiction any contribution (including interest and legal costs) due to it under the terms of this scheme. Furthermore, the Council may instigate enforcement action under the Planning and Development Acts 2000, as amended in respect of unpaid development contributions and all associated costs and fees.
- 16. Where applicable, connections to water and sewerage services will be denied at commencement of development where the development contribution has not been paid in full or paid in part in an agreed instalment plan. The development contribution is required for capital expenditure and therefore costs incurred for such matters as connections to such services are not

included in the development contribution and are subject to separate connection fees.

APPEAL TO AN BORD PLEANLA

17. An appeal may be brought to the Board where the applicant for planning permission under Section 34 of the Act considers that the terms of the Scheme have not been properly applied in respect of any conditions laid down by the Council.

REVIEW OF THE SCHEME

18. The Scheme may be reviewed from time to time by the Council having regard to the circumstances prevailing at the time. After a review of the Scheme, a new Scheme may be made. The Scheme is effective from 9th July 2013 to 8th July 2016 unless a new Scheme is made in the interim. Following a review of the Scheme, a new Scheme may be made. This Scheme shall expire on 8th July, 2016 (unless a new Scheme is made before then).

SPECIAL DEVELOPMENT CONTRIBUTIONS

19. A special development contribution may be imposed under Section 48 of the Act where exceptional costs not covered by Cavan Town Council Development Contribution Scheme 2013-2016 are incurred by the Council in the provision of a specific public infrastructure or facility. (The particular works will be specified in the planning conditions where special development contributions are levied). Only developments that will benefit from the public infrastructure or facility in question will be liable to pay the special development contribution. Conditions imposing special contributions may be appealed to An Bord Pleanala.

WORKS PROGRAMME

20. A programme of works to be undertaken arising from income generated by the scheme shall be prepared annually. This programme shall have regard to the level of contributions raised in the preceding year.

RINGFENCING OF INCOME

21. Money accruing to the Council under the Scheme must be accounted for in a separate account and can only be applied as capital for public infrastructure and facilities. A report on works carried out shall be published in the Annual Report.

REDUCED CONTRIBUTION

22. Where infrastructure is provided by a developer which benefits not only the developer but also the local authority and/or the wider community, the Manager may apply a reduced contribution in such circumstances.

AREA TO WHICH THE SCHEME APPLIES

23. The Scheme shall apply to the entire administrative area of Cavan Town Council.

COMMENCEMENT

24. The Scheme shall come into effect on 9th July 2013.

APPENDIX 1

Types of Projects falling within each Class

Roads	Roads infrastructure including Local and Regional Roads, Town and Village Improvements, Public Lighting, Footpaths, Car parking, Contribution to Capital Schemes, Traffic Management, Drainage, Clár Matching Funding.
Water and Wastewater	Water and Wastewater facilities including: Contributions to Water Services Investment Programme, Small Water and Sewerage Schemes Programme, Small Public DBO Schemes, Serviced Land Initiatives, Clár Matching Funding, Surface Water and Drainage
Recreational	Libraries, Cultural Development and Leisure including: Contribution to Library facilities, Leisure facilities, Art Centres, Amenities and Open Spaces, acquisition of lands.

Glossary of Terms: Retail

(source: Retail Planning Guidelines - 2012)

This glossary covers forms of retail development and types of retail location. As retailing is dynamic, it should be noted that new forms of retailing may evolve which are inadequately described by current terminology, and should be assessed on their merits.

A 1.1 Types of Retail Floorspace

Total Shopping Centre Floorspace – internal space (measured from inside walls) of a covered shopping centre including circulation space toilets, lifts and escalators gross retail area, gross non-retail area floorspace devoted to incidental activities such as foodcourt, administrative offices, walkways, car parking both integrated and surface.

Gross Retail Floorspace – the total floorspace, as measured from inside the shop walls, which includes sales space, plus storage space, offices, toilets, canteen, and circulation space.

Net Retail Floorspace – the area within the shop or store which is visible to the public and to which the public has access including fitting rooms, checkouts, the area in front of checkouts, serving counters and the area behind used by serving staff, areas occupied by retail concessionaires, customer service areas, and internal lobbies in which goods are displayed, but excluding storage areas, circulation space to which the public does not have access to, cafes, and customer toilets.

A 1.2 Types of Retail Goods

Although there is a trend for “scrambled merchandising” whereby some retail businesses sell both convenience goods and comparison goods, greater definitional clarity is obtained by adopting a goods-based retail classification. Retail goods categories can be divided into convenience goods and comparison goods as follows:

Convenience Goods:

- food;
- alcoholic and non-alcoholic beverages;
- tobacco;
- non-durable household goods;

Comparison Goods: - clothing and footwear;

- furniture, furnishings and household equipment (excluding non-durable household goods);
- medical and pharmaceutical products, therapeutic appliances and equipment;
- educational and recreation equipment and accessories;
- books, newspapers and magazines;
- goods for personal care;
- goods not elsewhere classified;
- bulky goods

-Goods generally sold from retail warehouses --where DIY goods or goods such as flatpack furniture are of such size that they would normally be taken away by car and not be portable by customers travelling by foot, cycle or bus, or that large floorspace would be required to display them e.g. repair and maintenance materials; -- furniture and furnishings; -- carpets and other floor coverings; -- household appliances; -- tools and equipment for the house and garden;-- bulky nursery furniture and equipment including --perambulators; bulky pet products such as kennels and --aquariums; audio-visual, photographic and information --processing equipment; catalogue shops and other bulky durables for --recreation and leisure.

The list is not exhaustive – bulky goods not mentioned in the list should be dealt with on their merits in the context of the definition of bulky goods

A 1.3 Types of Retailing

Supermarket

Single level, self service store selling mainly food, with a net retail floorspace of less than 2,500 M₂.

Superstore

Generally single level, self service stores selling mainly food, or food and some non-food goods, with at least 2,500 M₂ net retail floorspace but not greater than 5,000 M₂ net retail floorspace and with integrated or shared parking.

Hypermarket

Single or multi-level self service store selling both food and a range of comparison goods, with net retail floorspace area in excess of 5,000 M₂ with integrated or shared parking.

Shopping Centre

Predominantly purpose-built centres comprising a mix of large and small units, typically anchored by a large convenience goods stores

Retail Parks

A single development of a least three retail warehouses with associated car parking.

Retail Warehouse

A large single-level store specialising in the sale of bulky household goods such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers.

Factory Shop

A shop located as part of or adjacent to the production facility and specialising in the sale of manufacturers' products direct to the public.

Outlet Centres

Groups of retail units in particular focusing on fashion and accessories which are generally associated with designer groups. They specialise in selling surplus stock and end-of-line goods at discounted prices.

Forecourt Retailing

Mini-supermarket linked to petrol filling stations.

A 1.5 Types of Centre

City and Town Centres

Provide a broad range of facilities and services and fulfill a function as a focus for both the community and public transport. The term excludes district centres, retail parks, and local centres.

District Centre

Provides a range of retail and non-retail service functions (e.g. banks, post office, local offices, restaurants, public houses, community and cultural facilities) for the community at a level consistent with the function of that centre in the core strategy. They can be purpose built as in new or expanding suburbs or traditional district centres in large cities or town

Local Centre or Neighbourhood Centre

Comprise a small group of shops, typically comprising newsagent, small supermarket/general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population.

A 1.6 Types of Location

Retail Area

That part of a town centre which is primarily devoted to shopping.

Centre

For the purposes of these guidelines, a centre refers to a city or town centre and can also, refer to the centre of a district or neighbourhood centre which has been identified in the settlement hierarchy of a development plan

Edge-of-Centre

A location within easy walking distance of the primary retail area of a city town centre or district centre.

Out-of-Centre

A location that is clearly separate from a town centre but within the town development boundary, as indicated in a development plan or local area plan.

A 1.7 Other Terms

Settlement Hierarchy

A ranking given by the planning authority to a city or town in the areas of its development plan.

Retail Hierarchy

A ranking given by the planning authority to the range and quantity of retailing appropriate to a settlement as dictated by its role in the settlement hierarchy.

Urban Grain

Pattern (morphology) of streets, buildings and other features within an urban area.