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**Adopted Variation Number 1 of Cavan County Development Plan 2014-2020.**

**Adopted at Council Meeting of 8th October 2018.**

**Format of Proposed Variation**

The existing text of the Cavan County Development Plan 2014-2020 is shown in normal text.

* Deletions are shown as a strikethrough text e.g. ~~deleted text is shown like this.~~
* Amendments/Additions arising from adoption of Variation No.1 are shown in red text e.g. new text in shown in red

**Text of Proposed Variation**

The adopted Variation No. 1 consists of the following material amendments to the Cavan County Development Plan 2014-2020.

**Chapter 1 Section 1.2.Content of the Development Plan**

The renewal and development of areas in need of regeneration identified having regard to the core strategy, that are in need of regeneration, in order to prevent –

1. Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
2. Urban blight or decay
3. Anti-social behaviour, or
4. A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses

**Chapter 2, Section 2.4.1, Subsection 3**

**3. A rural County with increased Urbanisation**

Our Challenge is to recognise the rural nature of our county while supporting the continued development of our towns and villages. This can be achieved by ensuring that our towns and villages develop in a compact way with residential developments of an appropriate size developing close to town cores and a strict adherence to the principles of sustainable development which will ensure the protection of our biodiversity and natural heritage. The Council will implement the provisions of the Urban Regeneration and Housing Act 2015 which includes where appropriate the Vacant Site Levy in facilitating and encouraging the development and renewal designated vacant sites as provided for in the 2015 Act.

**Section 2.5.1**

**Tier One**

Cavan Town & Environs is our Tier one town. It is our County Town and has been classified as a hub town in the NSS and BRPG. The town is of strategic importance within the Border Region and has excellent transport linkages nationally, regionally and locally. This town became a Large Town within the context of census towns, in the 2011 census with a population in excess of 10,000. The Cavan Town & Environs Development Plan provides greater details and specific policies and objectives with regards to this town. The Council will implement in Tier One, Cavan Town, the provisions of the Urban Regeneration and Housing Act 2015 which includes where appropriate the Vacant Site Levy in facilitating and encouraging the development and renewal designated vacant sites as provided for in the 2015 Act.

**Tier Two**

Tier Two towns are the larger towns in the County, they are located in the east of the County mainly towards the border with Meath. While much smaller than the county town these towns are important as centres of population and employment and act as drivers of growth within the County. They support the continued development of the county town with which they have good linkages. These towns have populations of over 2,000 and a good mix of retail, social, professional, educational and commercial services. They are also providers of employment. Ballyjamesduff is the largest of these towns but has the lowest number and mix of retail and other services. Each of the towns will be considered in detail in the individual town plans which are accompanied by zoning maps which include land zoned for future residential use. These lands include a number of unfinished estates which require considerable work and therefore can not be considered to be developed lands. The quantum of residential land is zoned on the basis of the targeted population growth in the following section. Each of the larger towns has been provided with the same target growth to ensure that they have sufficient land available to cater for existing and future populations. It is not anticipated that they will all develop at the same rate, several factors could affect growth for example in-migration contributed to the high growth rate in Ballyjamesduff, if this were to reverse then the population growth could slow down. The viability of all future development must be considered in the context of the existing capacity of infrastructure such as Waste Water Treatment Systems. The Council will implement in Tier Two Towns, the provisions of the Urban Regeneration and Housing Act 2015, which includes where appropriate the Vacant Site Levy in facilitating and encouraging the development and renewal designated vacant sites as provided for in the 2015 Act.

**Tier Three**

Tier three towns have a good mix and variety of retail and some professional, educational and social providers. In the west of the county these are the larger towns and so have an important role to play as providers of essential services such as retail, education and recreational. In the east Mullagh town is classified as medium sized town but has a lower retail and service provision than the other medium towns. The proximity of this town to the Greater Dublin Area and the high population growth suggests that this town has become somewhat of a commuter town which in turn has had an effect on the development of services. Detailed zoning maps which will include land zoned for residential purposes will be included in the town plans. The lands zoned for future residential use include a number of unfinished estates which require considerable work and therefore can not be considered to be developed lands. The quantum of residential land is zoned on the basis of the targeted population growth in the following section. It is not anticipated that these towns will grow at an even rate but it is important that sufficient land is allocated to cater for existing and future growth. The viability of all future development must be considered in the context of the existing capacity of infrastructure such as Waste Water Treatment Systems. The Council will implement in Tier Three Towns, the provisions of the Urban Regeneration and Housing Act 2015 which includes where appropriate the Vacant Site Levy in facilitating and encouraging the development and renewal designated vacant sites as provided for in the 2015 Act.

**Section 2.8 Core Strategy Policies**

**Policy CSP3:**

To guide development of towns in a sequential manner, outwards from the core area to maximise the use of existing and future infrastructure provision, promote sustainable development and make better use of underutilised lands by implementing the provisions of the Urban Regeneration and Housing Act 2015 which includes where appropriate the Vacant Site Levy in facilitating and encouraging the development and renewal of designated vacant sites as provided for in the 2015 Act.

**Policy CSP21**

To facilitate in the implementation of the Urban Regeneration and Housing Act 2015, in particular, by way of utilising site activation measures, including the provision of the Vacant Site Levy, as appropriate to assist in bringing forward vacant and/or underutilised ‘residential’ and ‘regeneration’ lands into beneficial use within lands identified in the Cavan County Development Plan 2014-2020. For the purposes of clarity, ‘residential’ and ‘regeneration lands’ as identified in the Urban Regeneration and Housing Act 2015 to be interpreted within the Cavan County Development Plan 2014-2020 as follows

Residential: includes all lands zoned ‘Town Core’, ‘Existing Residential’, ‘Proposed Residential’ and ‘Residential, Mixed Use and Other Uses’ within Tier within Large (Tier 2) and Medium (Tier 3) Towns of the County.

Regeneration: includes all lands zoned ‘Town Core’, ‘Industry’, ‘Enterprise and Employment’, ‘Existing Retail’, ‘Commercial’, ‘Residential, Mixed Use and Other Uses’ within Large (Tier 2) and Medium (Tier 3) Towns of the County.

**CSP22**

To undertake site activation measures (including the utilisation of the Vacant Site Levy, where appropriate) set out under the Urban Regeneration and Housing Act 2015 to ensure that designated vacant sites, as provided for in the 2015 Act, are brought into beneficial use, while also ensuring more efficient return on investment in enabling infrastructure and to counter unsustainable urban sprawl.

**Chapter 5**

**Section 5.3 Provision of Housing**

It is a recommendation of the Housing Strategy that;

* ~~20%~~ 10% of land, that is zoned for residential use or a mix of residential and other uses shall be reserved for the purpose of ;

1. Housing for persons referred to in section 9(2) of the Housing Act 1988.
2. ~~Affordable housing, as defined in section 93 of the Planning and Development Act 2000.~~

HO12 Require, as provided for under Section 95 of the Act, as amended, that ~~20%~~ 10% of land zoned for residential use or for a mixture of residential and other uses shall be reserved for

~~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).~~

the provision of housing, in order to comply with the Planning and Development Act 2000, as amended and Urban Regeneration and Housing Act 2015.

~~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.~~

**~~HO13~~** ~~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 12**

**12.2 Zoning Objectives**

Town Core Development

**Objective:** Establishes the extent of the town core and identifies the most suitable location for a mix of retail, commercial, residential, cultural and social uses. The overall aim is to strengthen the vitality and viability of the town core by actively facilitating the reuse of existing buildings, as well as, brownfield and Greenfield sites. The emphasis will be on high quality urban design which does not detract from the existing urban framework. All Town Core zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for regeneration and residential purposes where appropriate.

Existing Residential

**Objective:** To promote the development of balanced communities and ensure that any new development in existing residential areas would have a minimal impact on existing residential amenity. New housing and infill developments should be in keeping with the character of the area and existing buildings and shall not impact on the amenities of current or future residents. The design of new dwellings shall be of high quality with good layout design and adequate private and, where appropriate, public open space and an appropriate mix of house sizes, types and tenures. All Existing Residential zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for residential purposes where appropriate.

**Proposed Residential**

**Objective:** To provide for residential development and to protect and improve 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 towns. All Proposed Residential zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for residential purposes where appropriate.

**Proposed Residential, Mixed Use and Other Uses**

**Objective:** This zone has been identified in Virginia town and is to provide for a mix of residential development and other uses which would allow for both an expansion of the residential, employment and economic development of the town without detracting from the town core. This is a strategically located site which is mainly undeveloped. It is environmentally sensitive being located in close proximity to Lough Ramor, all proposals must consider potential impacts on this lake. A buffer zone around the lake is provide but shall not be used as part of any allocation of open space and shall be developed as amenity space. An overall Masterplan shall be submitted to the Planning Authority for approval prior to the submission of any planning application. 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 town. All Proposed Residential, Mixed Use and Other Uses zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for regeneration and residential purposes where appropriate.

**Industry, Enterprise and Employment**

**Objective:** Identifies areas developed and suitable to be developed for industrial, enterprise and employment use, including all compatible activities and operations. Inappropriate mix of uses will not be encouraged, such as office based industry and retailing.All Industry, Enterprise and Employment zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for regeneration purposes where appropriate.

**Existing Retail**

**Objective:** Identifies areas outside of town cores that have been developed as retail use.The development of any additional retail or the division of existing retail units into smaller units shall not be permitted. Proposals for any change of use shall include an assessment of impacts on town cores. All Existing Retail zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for regeneration purposes where appropriate.

**Commercial**

**Objective:** Identifies areas developed and suitable for commercial development such as hotel, community, car parking, tourism and recreation. These are out of town core sites and so are not suitable for retail or town core commercial uses. All Commercial zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for regeneration purposes where appropriate.

**Appendix 6**

**Housing Strategy**

**Section 4**

**Recommendations**

4. ~~20%~~ 10% of land, that is zoned for residential use or a mix of residential and other uses shall be reserved for the provision of housing for the purposes of

~~- 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).~~**

**compliance with the Planning and Development Act 2000 as amended and the Urban Regeneration and Housing Act 2015.**