Oifig an Rialaitheora Pleanála
Office of the Planning Regulator

28th October 2026

Senior Planner,
Planning Department,
Cavan County Council,
Farnham Street,
Cavan,
H12 R6V2.

Re: Variation No. 1 to the Cavan County Development Plan 2022-2028

A chara,

The Office of the Planning Regulator (Office) writes in relation to Variation No. 1 to the Cavan County Development Plan 2022-2028 (Variation) which was made by members of Cavan County Council (Planning Authority) on 13th July 2026.

The Office welcomes the Planning Authority's positive response to its recommendations regarding flood risk management and the Virginia Bypass and is satisfied that both matters have been appropriately addressed.

Having carried out an assessment of the adopted Variation, pursuant to section 63(1), the Office is satisfied, insofar as there is any inconsistency with the National Planning Framework First Revision (2025), Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly or National Planning Policies and Measures it is not material, having regard to the broad parameters of the relevant objective or policy, and the absence of significant wider implications.

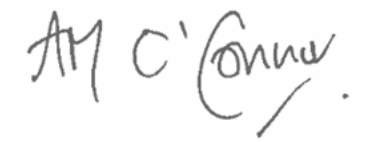
On this basis the Office has formed the opinion that none of the criteria that would require it to recommend to the Minister that a draft Direction be issued have been met.

In forming this opinion, the Office has given particular consideration to national and regional planning policy, the submissions made by this Office, the National Transport Authority and Transport Infrastructure Ireland and the legislative requirements under

the Planning and Development Act 2024. The Office has also considered the Chief Executive's Report at draft stage.

The Office looks forward to continued engagement with your authority in the implementation of national and regional policy at the local level.

Is mise le meas,



Anne Marie O'Connor

Deputy Regulator and Planning Policy Implementation

Designated Public Official under the Regulation of Lobbying Act 2015