

27<sup>th</sup> June 2022

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

**Re: Adopted Cavan County Development Plan 2022-2028, incorporating a Local  
Area Plan for Cavan Town**

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Cavan County Development Plan 2022-2028, incorporating a Local Area Plan for Cavan Town, by the members of Cavan County Council on the 30<sup>th</sup> May 2022 (the Plan).

The Office also acknowledges receipt of your letter dated 2<sup>nd</sup> June 2022, further to section 31(AM)(6) of the *Planning and Development Act 2000*, as amended (the Act). The Office has reviewed the adopted plan in accordance with the legislative requirements set out in section 31(AM) of the Act.

The Office commends the planning authority for preparing such a comprehensive document, which includes zoning maps for all settlements and masterplans for Bailieborough, Cootehill and Virginia. This approach provides a high degree of certainty and transparency in response to the core strategy's objectives and providing for the housing supply target over the plan period.

The Office welcomes the modifications made in the adoption of the Plan in response to MA Recommendations 1 parts (ii) & (iii), 3 part (ii), 6, 7 and 8 and also MA Observations 1, 3, 5, 7 and 8. In particular, the Office commends the planning authority for the modifications to the core strategy table, rural housing policies and land use zoning maps to address issues raised about flood risk and sequential development.

In respect of MA Recommendation 1 part (i), MA Recommendation 2 part (i), MA Recommendation 3 parts (i) and (iii) and MA Recommendation 4, the Office accepts the rationale provided in the Chief Executive's response or elected members' statement for retaining the zoning changes adopted in material amendments 168, 185, 203, 206 and 212.

Notwithstanding, the Office has reservations that facilitating further peripheral development on greenfield sites at the edge of the county's settlements has the potential to undermine objectives in the development plan promoting compact growth and consolidation such as CSD 08 and SCZ 01 over the plan period and beyond.

In this regard, the planning authority is advised to closely monitor the location of residential development permitted consistent with development plan objectives CSD 11 and HS 13 in order to measure progress with development of consolidation and brownfield / infill sites versus greenfield lands outside the CSO boundary over the plan period.

In respect of MA Recommendation 2 part (ii), the Office accepts the rationale provided by the Chief Executive that the unfinished Drumlins estate lands are likely to be eliminated from the bypass scheme given the adjoining National Monument and established housing which currently encroach into the preferred bypass corridor. Notwithstanding, the matter will require ongoing consultation with the local Roads Design Office and Transport Infrastructure Ireland.

While the Office does not accept that the rationale provided by the members for not supporting the Chief Executive's recommendation to reinstate the General Enterprise & Employment zoning as part of masterplan area M5, the Office considers on balance that the adopted plan provides for sufficient General Enterprise & Employment lands in Virginia for this plan period.

Given the issues to be resolved at the Burrencarragh M6 lands and the reduction in the extent of lands zoned General Enterprise & Employment on the Mullagh Road, however, the planning authority is advised to closely monitor whether there is a need to revisit the extent and location of employment lands in Virginia over the plan period.

Notwithstanding the above, the Office is satisfied with the overall outcome of the adopted plan and the manner in which the vast majority of its recommendations and observations

were addressed, and considers that the Plan as adopted sets out an overall strategy for the proper planning and sustainable development of the area that is consistent with national and regional policy.

In conclusion, the Office welcomes the adoption of the Cavan County Development Plan 2022-2028, incorporating a Local Area Plan for Cavan Town, and looks forward to continued engagement with Cavan County Council in the implementation of national and regional policy at the local level.

Is mise le meas,

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A handwritten signature in blue ink that reads "AM O'Connor". The signature is written in a cursive style with a diagonal slash at the end of the name.

**Anne Marie O'Connor**

Deputy Planning Regulator and Director of Plans Evaluation

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