

Cavan County Council
**Cavan Regional Sports
Campus**

Planning Statement

Ref. 140-01

Final | 8 March 2024



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1 Introduction & Background

Carlin Planning Limited have been commissioned to provide planning consultancy services on behalf of Cavan County Council for the development of a Cavan Regional Sports Campus on land located between the Kingspan Breffni Park and the Royal School, Cavan town, Co. Cavan.

The planning application prepared on behalf of Cavan County Council has been submitted to An Bord Pleanála (ABP) under Section 175 and 177AE of the Planning and Development Regulations 2001-2023 (As amended) and is accompanied by a Natura Impact Statement and an Environmental Impact Assessment Report (EIAR).

1.1 Project Background

The project site (Figure 1) relates to circa 28ha situated to the southwest of Cavan Town, located between Kingspan Breffni Park and the Royal School, Cavan. The site incorporates existing sporting facilities used by the Royal School for physical education and incorporates one shale gravel hockey pitch and adjoining soccer field. The school has been subject to a number of extensions in the past (see planning history section below), however the remainder of the school lands are undeveloped. The site also includes lands to the southwest of Breffni Park.

Page 54, Paragraph 2.2.9.1 of the Cavan County Development Plan 2022-2028 sets in detail the background to the scheme including the process that has taken place to date which ultimately resulted in the lands being zoned for the proposed use (See Section 3.2 below).

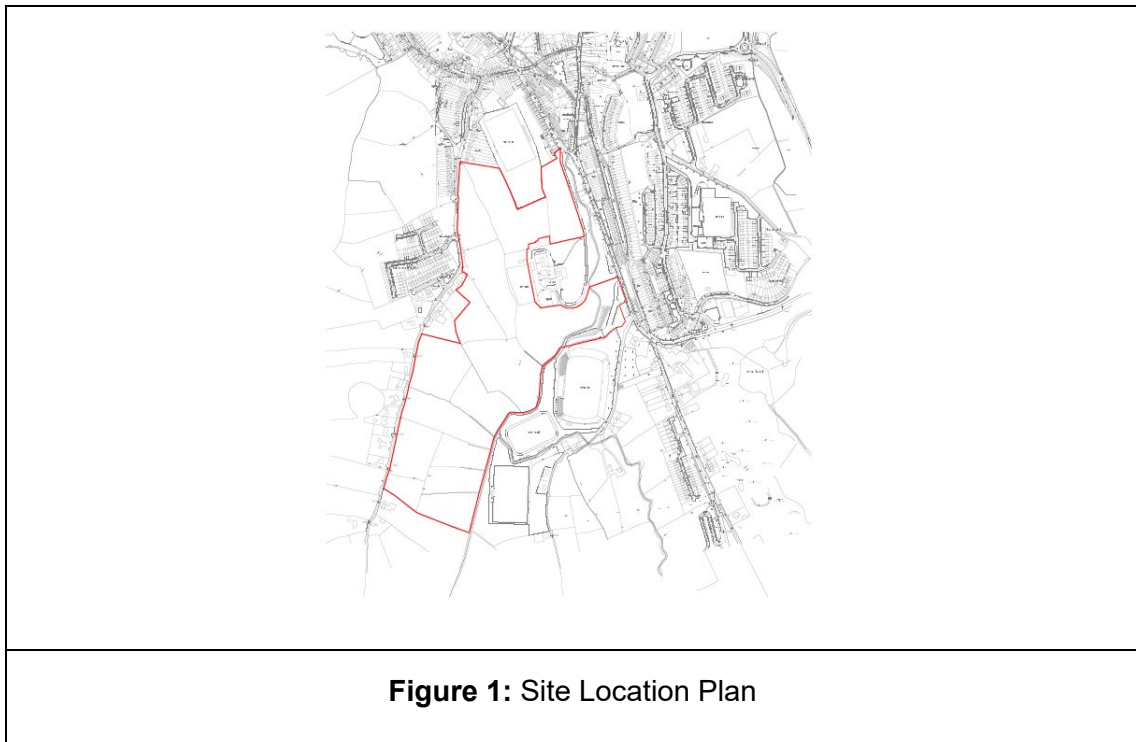
Cavan County Council commissioned a feasibility study for the development of a regional sports facility for County Cavan. This report sets out; the findings from a consultation process with sports clubs, community organisations and statutory bodies; the need, demand and strategic context for the development of sporting facilities and an emerging capital vision for sports facilities in County Cavan. An assessment of multiple sites and potential locations for regional sports facilities; a preferred development option and way forward for Cavan County Council and associated partners and stakeholders. Cavan Town was identified as the most appropriate location for a facility of regional significance for the County.

The consultation process, review of the strategic context and analysis of existing provision has led to the establishment of a recommended capital vision for Cavan. This includes indoor facility with synthetic pitch surface that is suitable for a range of sports

including hockey, soccer, GAA, rugby, tug of war, badminton, tennis, basketball. The indoor facility will include spectator capacity. A Sports Centre building including an enhanced four court sports hall, a gymnasium and multipurpose/flexible studio space. A 400m athletics track, plus facilities for associated field events such as hammer, javelin, discus, shot putt, long jump, triple jump, high jump, and pole vault and grass soccer pitch inset. An outdoor, multi-sport, multi lined and floodlit 3G pitch with dimensions will be sufficient to enable Gaelic games along its length, with soccer and rugby across its width. A 25m 6 lane swimming plus secondary pool and wet changing. A changing provision and ancillary provision services both indoor and outdoor facilities and a walking & perimeter trail.

The proposed facility mix would establish a sports facility of regional significance and considerably enhance Cavan as a destination for sport and recreation, whilst meeting the need and demand identified in the consultation process.

Securing the preferred option will require partnerships with the Cavan County GAA Board and the Royal School regarding the transfer or purchase of lands to Cavan County Council and the integration with the existing capital plans at Kingspan Breffni Park. The development seeks the provision of a link road between the existing Kingspan Breffni Park stadium and the Royal school, connecting Dublin Road to Kilnavara Lane. This opens up access to Swellan and the potential for future development of outdoor 89 activity and lakeside activity. In addition, the link road should be developed to alleviate traffic congestion into the Town Centre on the Dublin Road.



1.2 Proposal Description

The proposals involve the provision of a Regional Sports Campus as envisaged within the Cavan County Development Plan 2022-28. The project description includes the following:

The description of development reads as follows:

The proposed development involves the provision of Cavan Regional Sports Campus, consisting of the following components:

- Indoor sports complex to include sports halls with spectator seating, fitness studios, changing facilities, reception, café and ancillary accommodation.
- 7 no. outdoor sports pitches.
- Covered sports arena with playing pitch, spectator seating and other ancillary accommodation.
- Ancillary sporting facilities include 8 lane athletics track and cricket practice nets.
- New vehicular access / junction and closure of Park Lane (Roscolgan Lane L65072-0)/ Dublin Road (R212) vehicular junction, relocation of existing Breffni Park turnstiles to facilitate reconfiguration of Park Lane (Roscolgan Lane L65072-0), bridge structure, internal roads, cycle/pedestrian paths, associated car/bus/cycle parking, electric charge points and streetlighting.
- Pedestrian access points from Kilnavara Lane (L2540-0 & L65091-0) and Dublin Road (R212)
- Hard and soft landscaping including acoustic fencing, wildlife habitat area/corridors, artificial badger-sett, walking trails and other ancillary works such as spectator stands, retaining walls, fencing and ball stop fencing, team shelters, toilet block, floodlighting, signage, drainage infrastructure including attenuation tanks, SUDS and culverting of a minor watercourse, storage space, ESB Substation, ancillary accommodation and all associated site works to accommodate the development.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared and included as part of the application for approval in respect of the proposed development.

The proposed site plan is included at Figure 2. The proposals can be broken down in detail into the following elements:

- GAA sports facilities including:

- 4 no. external floodlit sand mattress grass pitches with ball stop fencing at both ends (12m H x 30m W), pitch dimensions – 143m x 86m plus 5m wide run-off width to all sides.
- Covered Spectator Stand accommodating 599 people.
- Toilet Block
- Car parking
- External floodlit 4G multisport pitch with 4.2m high open mesh perimeter fencing, 1.1m high spectator fencing to one side, ball stop fencing at both ends (12m H x 30m W), 2 x pitch side team shelters, and covered spectator stand accommodating 242 people, pitch dimension – 115 x 72m plus 5m (ends) & 3m (sides) wide run-off widths.
- External floodlit synthetic hockey pitch with 4.2m high open mesh perimeter fencing, 1.1m high spectator fencing to one side, and 2 x pitch side team shelters, pitch dimension – 91.4m x 55m plus 5m (ends) & 4m (sides) wide run-off widths.
- Sports Arena - fabric covered tensile roof structure with cladding side walls and end gables to accommodate internal synthetic pitch with mezzanine level spectator seating along one side, and ancillary accommodation with GIA of 8,280 sqm.
- Sports Building – 2 storeys with physical link to Sports Arena with a GIA of 6,000sqm incorporating.
 - 8 court sports hall with retractable bleachers spectator seating
 - Changing Rooms
 - Gym, Fitness studios, Reception, café, social spaces
 - Storage and ancillary accommodation
- 8 Lane external floodlit athletics track with grass soccer pitch to infield including:
 - Covered Spectator Stand accommodating 452 people with storage accommodation under.
- New road junction to Dublin Road for access to the sports campus with the provision of a right-hand turn lane and pedestrian crossings.
- Internal site access roads including bridge structure over Cavan River
- Stopping up of the Park Lane /Dublin Road vehicular junction and use for pedestrians only.

- Relocation of the existing Breffni Park turnstiles to facilitate the reconfiguration of Park Lane,
- Pedestrian access points off Kilnavaragh Lane and the Dublin Road
- Car/Accessible Parking for 310 vehicles
- Bus Parking for 4 vehicles
- Cycle Parking for 24 bicycles
- External and Landscaping works including;
 - Soft and hard landscaping including public realm and connecting paths and steps.
 - Wildlife habitat creation area
 - Wildlife Foraging Corridors and Walking Trails
 - Artificial badger sett
- Other ancillary development:
 - Bin Storage Compound
 - Retaining Wall Structures
 - Fencing and ball stop fencing, acoustic fencing.
 - Boundary wall and railings and pedestrian access gates to site boundary with Royal School Cavan
 - Cut and Fill earthworks to provide level surfaces for pitches and buildings and creation of grass banking to GAA pitches and grass terraced banking to athletics track.
 - Drainage works and infrastructure including attenuation tanks, Sustainable Urban Drainage (SuDs) and culverting of a minor watercourse.
 - Storage space
 - ESB Substation and other ancillary electrical engineering works.
 - Ancillary accommodation and all associated site works to accommodate the development.



Figure 2: Proposed Site Layout

1.3 Need for the Project

The Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media aims to increase participation and interest in sport, to improve the standards of performance and to develop sports facilities at a national, regional and local level through a Departmental policy and resource framework in partnership with its Agencies, other Government Departments and the National Governing Bodies of Sport.

The Need for this development is outlined within the Regional Spatial and Economic Strategy for the Northern and Western Region and within the National Planning Framework 2040 which establish the baseline for the economic development strategy for Cavan Town include:

- Build upon its excellent Jobs to Resident Workers ratio of 1.388, clearly demonstrating the important regional function that Cavan Town performs.
- Promote Cavan Town as an attractive investment location for the County, utilising Cavan County Economic Forum and building upon the towns proven record as an excellent investment location, which is aided by the IDA business park in the town.
- Promote the delivery of third-level education in the Cavan/Monaghan sub-region, building on the foundations and success of the Cavan Institute.
- Promote the development of the Abbeylands Cultural Quarter to regenerate this important town centre site with vibrant town centres uses, new pedestrian street and public spaces.
- Develop a regional standard multi-sports facility to service the current and future needs of the town and wider county.
- Support the development of Cavan General Hospital as the regional centre for this sub-region.

Further detail on the strategic planning context for the site is set out at Section 3.1 below.

1.3.1 National Sports Policy (2018)

The National Sports Policy was published in July 2018 and provided for a Large-Scale Sport infrastructure Fund. The aim of the fund is to provide support for larger sports facility projects and in some cases, these may be large scale venues/stadia where the focus is more related to social participation and high-performance sport.

In response, Cavan County Council submitted an application for proposals for the Cavan Regional Sports Campus, located and associated with the Royal School and the Cavan GAA County Board. The proposals were supported by a wide range of local and national sporting bodies, local stakeholders and community groups.

1.3.2 Sustainable Communities

The Cavan County Development Plan sets out in detail an identified need for the proposed regional sports campus.

Section 2.2.9 of the Plan sets out the Council's aspiration for sustainable communities:

There is an identified need for additional facilities within Cavan Town to cater for the large number of sporting organisations. It is recommended that support is provided for community and sporting groups within these identified areas, in particular to avail of funding opportunities under Sports Capital and the newly launched 'Realising Our Potential: An Action Plan for Rural Development'.

The Local Economic and Community Plan (LECP) identified that we have a growing youth population which will result in increased pressure to provide an outlet for our young people through sport and appropriate facilities. A specific action within the LECP states that Cavan County Council is to 'Develop a multi-purpose sports facility for the county' and the findings from this report add weight for such a need.

The issue of health and wellbeing is becoming an increasingly important aspect for our society and one which should be encouraged. It is recommended that Cavan Sports Partnership and other supporting organisations provide support to organisations and groups on how to develop sporting activities and facilities.

*Space can be an issue for many of the facilities based within urban areas, with many having limited availability to meet the demands for their use, or in other cases, facilities do not have the sufficient room or size available to cater for larger groups. **As identified within the LECP, there is a need for a new community hub to be developed within walking distance of Cavan Town, which presents itself as a reoccurring issue under various local consultations carried out. A community hub in Cavan town is an important project that is required and which forms part of Abbeylands URDF project.***

1.3.3 Regional Sports Facility

Section 2.2.9.1 of the Plan sets out that Cavan County Council commissioned a feasibility study for the development of a regional sports facility for County Cavan with Cavan Town identified as the most appropriate location for a facility of regional significance for the County.

The consultation process, review of the strategic context and analysis of existing provision has led to the establishment of a recommended capital vision for Cavan. This includes:

- Indoor facility with synthetic pitch surface that is suitable for a range of sports including hockey, soccer, GAA, rugby, tug of war, badminton, tennis, basketball. The indoor facility will include spectator capacity.
- A Sports Centre building including an enhanced four court sports hall, a gymnasium and multipurpose/flexible studio space.
- A 400m athletics track, plus facilities for associated field events such as hammer, javelin, discus, shot putt, long jump, triple jump, high jump, and pole vault and grass soccer pitch inset.

- An outdoor, multi-sport, multi lined and floodlit 3G pitch with dimensions will be sufficient to enable Gaelic games along its length, with soccer and rugby across its width.
- A 25m 6 lane swimming plus secondary pool and wet changing.
- A changing provision and ancillary provision services both indoor and outdoor facilities and a walking & perimeter trail.

The proposed facility mix would establish a sports facility of regional significance and considerably enhance Cavan as a destination for sport and recreation, whilst meeting the need and demand identified in the consultation process. Securing the preferred option will require partnerships with the Cavan County GAA Board and the Royal School regarding the transfer or purchase of lands to Cavan County Council and the integration with the existing capital plans at Kingspan Breffni Park. The development seeks the provision of a link road between the existing Kingspan Breffni Park stadium and the Royal school, connecting Dublin Road to Kilnavara Lane. This opens up access to Swellan and the potential for future development of outdoor activity and lakeside activity. In addition, the link road should be developed to alleviate traffic congestion into the Town Centre on the Dublin Road.

The above sections of the plan have advised the objectives for the community and sports facilities as set out above.

2 Planning History

The site has been subject to a number of planning applications in the past. The red line boundaries for some of these schemes would overlap with the application site. These include an application at the Kingspan Breffni Park, Kilnavaragh & Creighan, Cavan (Ref. 17507) to develop 2 no. training pitches, floodlights, spectator stand, fencing, formation of a new roadway and access bridge from existing car park and also alterations to site layout to include widening existing access route and all associated site works.

There have been a number of historical planning approvals associated with the Royal School. Planning application (Ref. 00991521) was granted in December 2000 to extend existing Royal School comprising link corridor, classroom, staffroom toilets, showers and entrance at ground floor level, staircase, link corridor and refurbished toilet facilities at basement level, all connected to existing services.

Planning application (Ref. 09991953) was granted in July 2009 to construct a fully serviced single story extension to existing detached science laboratory building and all associated site works within the curtilage of The Royal School, Lurganboy Td., Cavan.

Other applications which bound the site include application Ref. 18204 at The Royal School, Lurganboy Road, Cavan and included proposals for new external lighting along existing avenue and student walkways together with all associated site works. These proposals works are in the curtilage of a Protected Structure ref no. 61 as part of the Cavan Town & Environs Development Plan 2014 - 2020.

3 Planning Policy Context

3.1 National Planning Policy Context

3.1.1 Project Ireland 2040: National Planning Framework (NPF)

Project Ireland 2040: National Planning Framework (NPF) is the Government's high-level framework plan for the future development of Ireland, with a particular focus on strategic growth. It is designed to improve the effectiveness of public investment in infrastructure and other relevant services around the country, and to deliver more balanced social, economic and physical development and population growth across Ireland. The NPF contains 10no. National Strategic Outcomes, one of which involves enhancing amenities and heritage. The NPF notes:

This will ensure that our cities, towns and villages are attractive and can offer a good quality of life. It will require investment in well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure.

NSO 7 notes that enhancing sports facilities throughout Ireland, including major sporting infrastructure development through the Large-Scale Sport Infrastructure Fund as well as continued investment in the Sports Capital and Equipment Programme is a strategic investment priority.

In support of the Cavan County Development Plan, support has been drawn from the NPF to evidence the towns position in the settlement hierarchy. The NPF at Appendix 2 identifies population and jobs in all urban settlements in Ireland as defined by the Central Statistics Office (CSO). Cavan Town has been identified as having a very strong Jobs to

Resident Workers ratio of 1:388. The town is also the location of the Cavan Business and Technological Park and the newly established Cavan Digital Hub.

3.1.2 Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy (RSES) is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives (RPO). It provides a framework for investment to better manage spatial planning and economic development throughout the region. The RSES aims to plan for compact growth, prioritise strategic infrastructure, and attract, build and retain talent and business capability.

Specifically with regard to Cavan, RSES identifies the town as seeing a 13% increase in populations. The Strategy recognises that Cavan alongside Monaghan have an easterly focus and the NPF recognises that the towns comprise part of the Eastern Functional area where the key driver is the Dublin – Belfast cross border network, that influences both these counties. The Cavan/Monaghan sub-region also provides an important connection between the remainder of the Northern and Western region of the greater Dublin area. Furthermore, Cavan is one of four counties that share an international land border which brings its specific challenges and opportunities for communities which is evidenced at Section 1.6 of the Plan which shows that the economic downturn has taken its toll on rural regions more so than urban.

The Strategy identifies Cavan town as a key town that performs a regional function, being the largest town within the sub-region and has experienced the largest growth in the last 10 years. The Plan highlights the key future priorities for Cavan Town which includes the development of a regional standard multi-sports facility to service the current and future needs of the town and the wider county.

Growth Ambition 4 acknowledges the importance recreational facilities within urban areas and how they have a direct link to physical and mental wellbeing.

3.1.3 Local Economic and Community Plans (LECPS)

LECPs are part of the overarching policy framework of Project Ireland 2040 which includes the above national strategies and frameworks (3.1.1 - 3.1.2). The LECPs are one of the primary mechanisms (at a local level) to bring forward relevant actions arising from national and regional strategies and policies. The LECP identifies the following key actions for Cavan town:

- A growing youth population is applying pressure to provide an outlet for young people through sport and other appropriate facilities.

- A specific action states that Cavan County Council will, ‘develop a multi-purpose sports facility for the county’.
- Health and wellbeing is becoming increasingly important aspect of our society. It is recommended that Cavan Sports Partnership and other sporting organisations provide support to organisations and groups on how to develop sporting activities and facilities.

3.2 Local Planning Policy Context

3.2.1 Cavan County Development Plan 2022-28

The Cavan County Development Plan, incorporating the Local Area Plan for Cavan Town 2022 - 28 was adopted on the 11th July 2022 and is the statutory development plan for the County and sets out the strategic vision for future growth. The Plan sets out the Councils proposed policies and objectives for the development of the County of the Plan period.

3.2.1.1 Strategic Context

The plan is based on achieving the following strategic vision for the County to be a ***“progressive, vibrant county which is smart, connected, innovative, inclusive and sustainable”***.

As set out at Section 2.8.1 of the Development Plan, Cavan Town sits on top of the settlement hierarchy with a population 10,914 (2016) and is described as the Councils only “County Town” which are towns with large economically active services that provide employment for their surrounding areas and with high quality transport links and the capacity to act as growth drivers. Section 2.10.1 of the Plan reiterates that set out within the Regional Spatial and Economic Strategy (RSES) highlighting that Cavan Town performs a regional function, being the largest town within the Cavan/Monaghan/Leitrim sub-region and the tow which has experienced the largest growth within the last 10 years.

The Plan highlights the strategic importance of Cavan as a Border Region, located close to Co. Fermanagh with excellent transport linkages, nationally, regionally and locally. The town is on the main N3 road that links Dublin with Enniskillen, Ballyshannon and Donegal Town. As the County Town, it has strategic facilities such as an acute hospital, the Local Authority Headquarters, the Department of Agriculture, Cathedrals and Sports Stadium. The town also has a third level college, Cavan Institute, which is the largest provider of FETAC courses in the northeast region.

The following Core Strategy objectives for Cavan town as a key town are relevant to the proposals and include:

1. KTC 01: Support the continued growth and sustainable development of Cavan Town to act as a growth driver in the region and to fulfil its role as a Key Town, focused on employment, retail, quality of life and economic investment.
2. KTC 02: Promote Cavan Town as an attractive investment location for the County, utilising Cavan County Economic Forum and building upon the towns proven track record as an excellent investment location, which is aided by the IDA Business Park in the town.
3. KTC 03: Support the delivery of additional economic development land to overcome significant recognised deficit that exists in the town.
4. KTC 04: Require sustainable, compact, sequential growth in Cavan town by consolidating the built-up footprint through a focus on regeneration and development of town centre infill and brownfield sites, and encouraging regeneration of underutilised, vacant and derelict lands for residential development and mixed use to facilitate population growth.
5. KTC 05: Commence the preparation of a Local Transport Plan (LTP) for Cavan town in conjunction with the National Transport Authority (NTA) and other relevant stakeholders within one year of the adoption of the County Development Plan.

It is considered that the proposals for the regional sports campus in this location within Cavan town would further the core objectives as set out above.

3.2.2 Local Zonings and Objectives

The site is subject to a number of local land use zonings which are set out in detail at Table 1 below. In regard to 'land use zonings' Section 14.1 of Chapter 14 of the Plan highlights that 'permitted uses' as stipulated within the zoning polices are 'permitted in principle' which means that the proposed use is generally acceptable subject to the normal planning process and compliance with the relevant policies, objectives, standards and requirements as set out in the County Development Plan, in accordance with the proper planning and sustainability of the area. If a proposal is indicated to be 'permitted in principle' in the zoning matrix, this does not imply that planning permission will automatically be granted as other factors must be considered and each proposal will be considered in their own merits.

The site is subject to a number of zoning and planning/environmental constraints as set out below and illustrated at Figure 3: Extract of Zonings Map from the Development Plan.

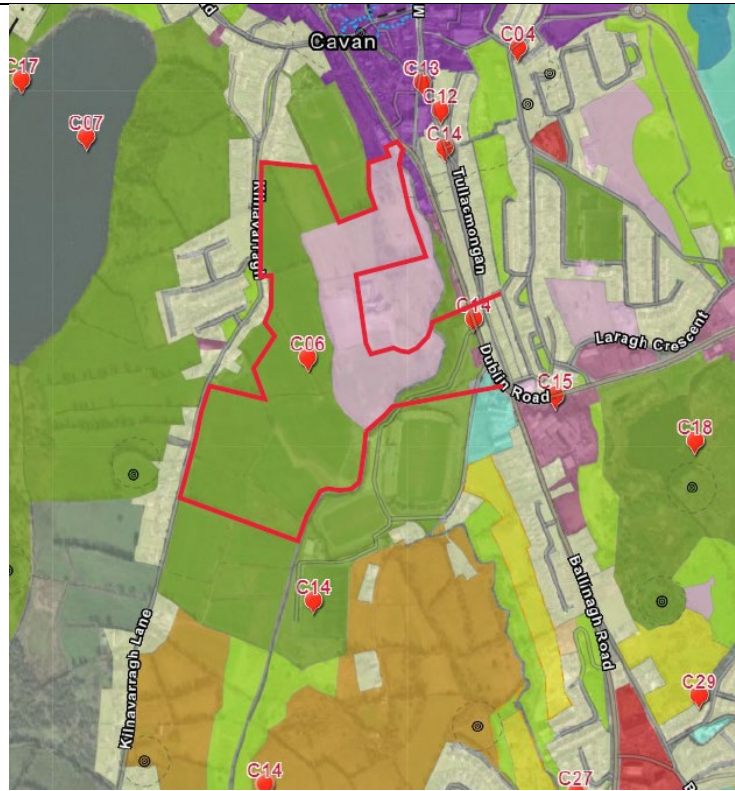


Figure 3: Cavan County Development Plan, incorporating a Local Area Plan for Cavan Town 2022-2028

Table 1 outlines the zonings and objectives of the Development Plan relevant to the proposed scheme:

Table 1: Summary of Zonings and Objectives: Cork County Development Plan 2022-28
<p>Zoning 2022-28: Sport and Recreation, Protect and provide for sporting and recreational areas. (20Ha) as highlighted in Green at Figure 3.</p>
<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Allotments • Golf Course/Pitch and Putt • Open Space/Park • Playground • Sports Facility • Tourism-recreational complex
<p>Objective C06: Support the provision of a Sport Campus to build on existing sporting facilities, with the provision of additional pitch's and supporting infrastructure.</p>

<p><i>Support the provision of a Sport Campus to build on existing sporting facilities, with the provision of additional pitches and supporting infrastructure as well as:</i></p> <ul style="list-style-type: none"> • <i>Create permeability and linkages to the central town core and Dublin Road through strategic movement corridors.</i> • <i>Identify appropriate development opportunities.</i> • <i>Create visual and physical linkages to Swellan Lough</i> • <i>Support and provide amenity opportunities</i>
<p>Objective C14: Provide for linear river walk. To maintain an exclusion zone along the length of the river, which would be kept free from development, this would be of appropriate width depending on gradients along both sides of the river. This area will form a linear parkway and wildlife corridor.</p>
<p>Zoning 2022-28: Public Community: provide for and protect civic, religious, community, education, health care and social infrastructure. (9.64ha), as highlighted in pink at Figure 3.</p>
<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Allotments • Cemetery • Community Hall • Creche / Nursery • Education • Exhibition / Arts Space • Fire / Ambulance Station • Halting Site / Traveller Community Accommodation • Health Care • Hospital • Open Space/ Park • Place of Worship • Playground • Residential Institution /Retirement Home • Sports Facility • Telecommunications • Tourism- recreational complex • Training Centre

3.3 Environmental Context

3.3.1 Historic Environment

Figure 4 below is an extract from the National Monuments Service setting out the built heritage assets on or within close proximity to the site. It identifies the following:

National Inventory of Architectural Heritage:

- Royal School Cavan (Reg No. 40001142) - Detached neo-classical E-plan five-bay three-storey over basement school, built 1819.
- Royal School Cavan (outbuilding) (Reg No. 40001143) - Multiple-bay two-storey former outbuildings in three ranges, built 1819, comprising six-bay south elevation adjoining west of school front elevation with advanced pedimented end bay, nine-bay western elevation and four-bay northern range.

Both the above structures sit on the Council's most up to date Record of Protected Structures (RPS). The Royal Cavan School is considered to be of national importance and the outbuilding is considered to be of regional importance.

Sites and Monuments Records:

The following record is located over 100metres beyond the western boundary of the site and sits outside the established Zone of Influence (Zoi):

- CV025-074: Description: Situated on a rise on a N-W ridge. This is a large, almost circular raised and grass-covered area (int. diam. 95m E-W; 89m N-S) defined by a slight but overgrown earthen bank (at W: int. H c. 0.3m; ext. H 2.5m) with an overgrown external fosse (at W: With of base 1.2m; ext. D 0.5m) which has been partially replaced by a modern drain. Both the bank and fosse have been levelled E-S-SSW, but their outline is still traceable. The original entrance may have been at ESE.
- The above description is derived from the published 'Archaeological Inventory of County Cavan' (Dublin: Stationery Office, 1995). In certain instances, the entries have been revised and updated in the light of recent research.
- Scheduled for inclusion in the next revision of the RMP: Yes

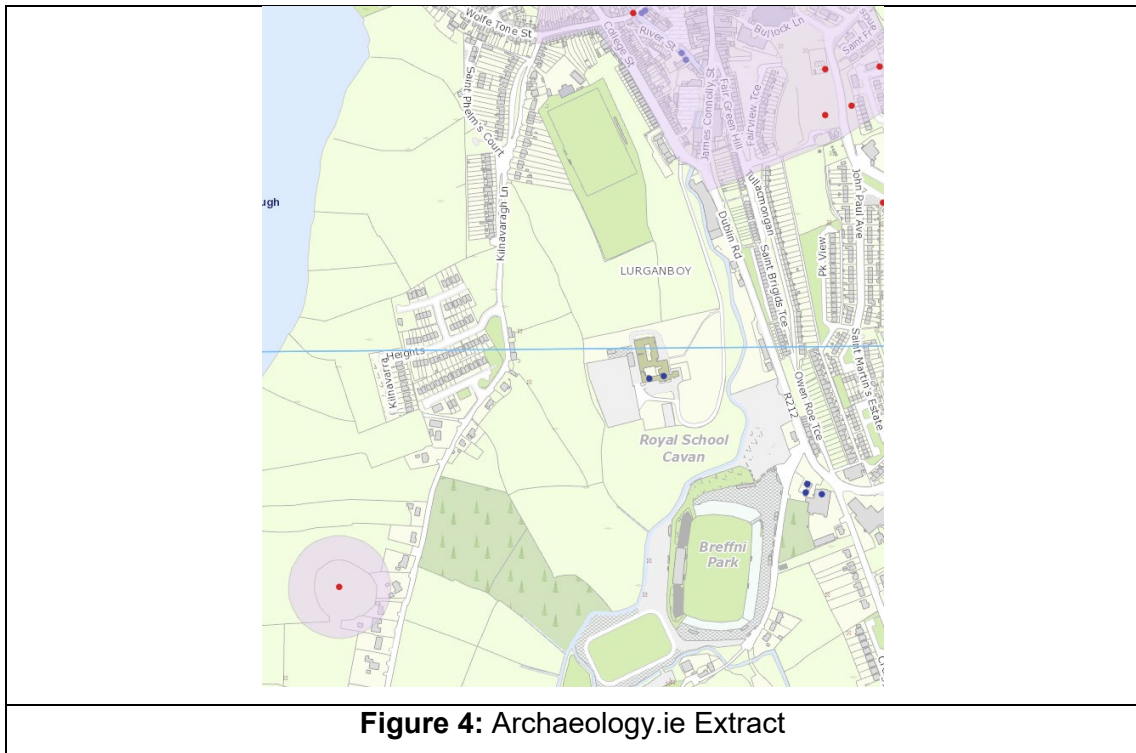


Figure 4: Archaeology.ie Extract

3.3.2 Natural Environment

As set out at Section 2.2.13 of the County Development Plan, Cavan Town is part of the UNESCO designated Cuilcagh Lakelands Global Geopark and includes the Green Lough, Kilmore Cathedral and Killykeen Forest Park outside of the town. The heritage of Cavan Town is very much influenced by its proximity to Lough Oughter and associated lakes. The natural heritage of Cavan Town includes the natural environment, biodiversity and green infrastructure. This heritage is an asset which can be promoted to present a positive image of the town. The Plan goes onto state that the natural heritage of the Town includes the natural environment, biodiversity and green infrastructure.

The natural environment context for the site can be summarised as follows:

- The site is impacted by Flood Zone A and B (see Figure 5)
- Special Area of Conservation: Lough Oughter and Associated Loughs SAC: Located 3.39km north-east and 4.98km south-west (See Figure 6)
- Special Protection Area: Lough Oughter SPA: 3.37km north-west (See Figure 6)
- Proposed Natural Heritage Area: Lough Oughter and Associated Loughs: 3.1km north-west of site (See Figure 6)
- The site comprises a number of trees sporadically located throughout the site and tree belts are located predominantly along the watercourse.



Figure 5: Flood Zone A and B

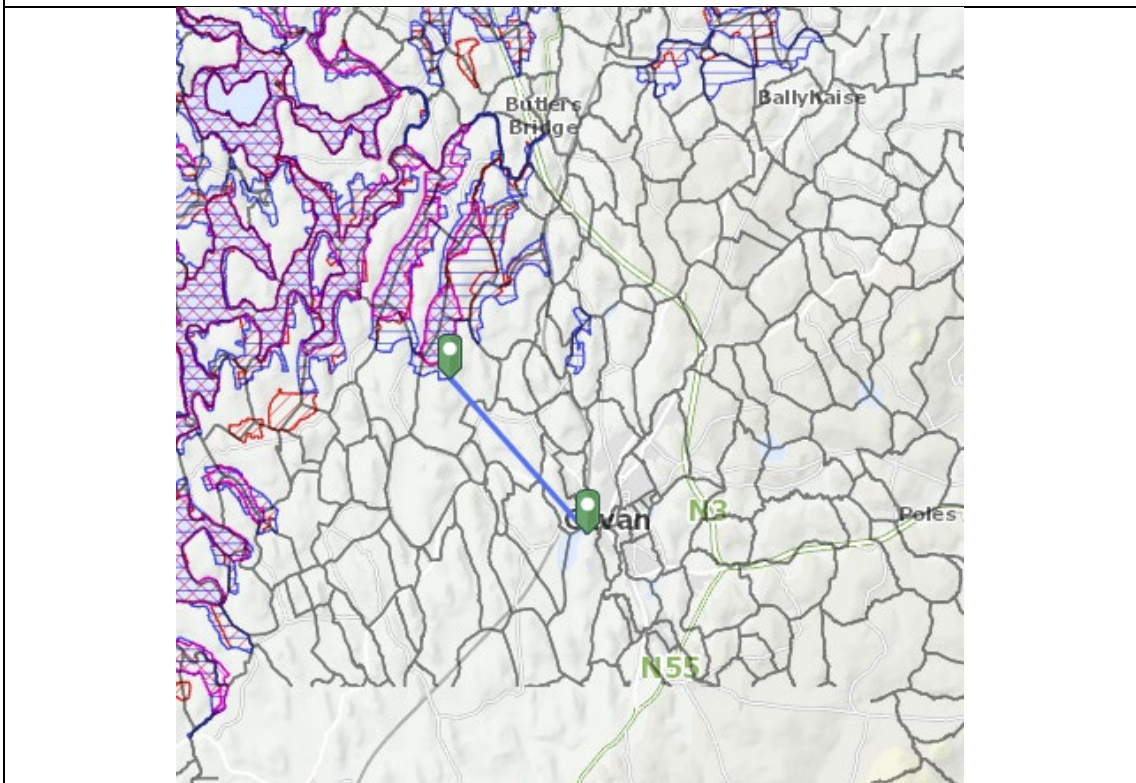


Figure 6: NWPS Designations

3.3.3 Appropriate Assessment (AA) Screening

An Appropriate Assessment Screening has been undertaken in relation to this project and its potential to either directly or indirectly impact on the Natura 2000 sites. The Appropriate Assessment Screening concluded that while the application site is located outside the Natura 2000 sites of Lough Oughter SAC and SPA, there is a hydrological link via the Cavan River which borders the site. As such, there is potential risk of impacts due to the link to the sites, their qualifying features and through in-combination effects.

As such, an Appropriate Assessment has been undertaken and has progressed to a Natura Impact Statement (NIS) which has identified mitigation measures that can full negate the risk of impact and ensure there is no significant impacts on the qualifying features of the SAC and SPA. The Mitigation has been set out at within the NIS and the mitigation measures have been secured within the Construction Environmental Management Plan (CEMP).

The AA and CEMP should be read in conjunction with this planning statement.

3.3.4 EIA Development

An Environmental Impact Assessment (EIA) Screening has taken place in relation to the proposals. A mandatory EIAR is required for developments that are a class of development specified within Annex 1 of the EIAR Directive (as amended) or within Schedule 5 of the Planning and Development Regulations 2001 (as amended).

The proposed development (as described in Section 1.2 above), has been screened under Part 2, Schedule 5 of the Regulations and it is considered to fall within Category 10(b)(vi) which relates to infrastructure projects and urban development which would have an area greater than 2ha within a business district, 10ha within a built up area or 20ha elsewhere.

It was considered that the site is located within a 'built up area' for the purposes of Schedule 5, Part 2, Category 10(b)(iv) and therefore the 10ha threshold would be exceeded and a mandatory EIAR required.

An EIAR accompanies this submission and should be read in conjunction with this planning statement in relation to the planning assessment set out at Section 4 below.

4 Planning Assessment

4.1 Principle of Development

The proposals are for the development of a regional sports campus and will comprise key sporting and recreational elements as described in Section 1.2 above.

The site is subject to 2 x land use zonings which are described in detail at Table 1 above;

1. Zoning 2022-2: Sport and Recreation which seeks to provide sports and recreational type facilities. The primary uses within these areas include playgrounds, parks, other areas for outdoor activities, sports centers, sports pitches, outdoor recreation training centers and landscaped areas.
2. Zoning 2022-28: Public community to provide for and protect civic, religious, community, education, health care and social infrastructure.

Both land use zonings confirm the acceptability of the proposed uses which are primarily sporting and recreational uses. It is therefore considered that the principle of the proposed development is acceptable.

4.2 Other Zonings Considerations:

4.2.1 Objective C06: Sports Campus

Objective C06 of the Development Plan supports the provision of a Sports Campus to build on existing sporting facilities, with the provision of additional pitches and supporting infrastructure as well as the following criteria:

1. **Create permeability and linkages to the central town core and Dublin Road through strategic movement corridors.**

The proposals are sought to establish permeability through the site and beyond its boundaries towards Cavan Town. This has been aided by the requirements set out in Object C14 below. A linear walk has been created through the site which connects directly to the formal focal and circulation points within the site including the car parking areas, public realm around the key development features such as the sports building. These areas connect directly to the Dublin Road at two points:

- a) Vehicular access is proposed off the Dublin Road to the east of the site. Access extends from Dublin Road south of the Royal School and is designed to an adoptable standard. The access road incorporates pedestrian footways on both sides ensuring the safety of pedestrians when entering and exiting the site.

- b) A further pedestrian link to the site has been provided at the north-eastern corner of the site. The walkway extends that envisaged at Objective C14 of the Plan, providing for pedestrian only access to the Dublin Road which then extends directly into the central town core.

2. Identify appropriate development opportunities.

Consistent with Cavan Town Sustainable Communities Development objective CSC 09 the proposals support opportunities for appropriate development opportunities that support the recreational use of Swellan Lough. The recreational use of the application site promotes pedestrian linkages from Cavan Town, through the site and towards Lough. The proposals will act as a catalyst for future recreational development opportunities that arise in and around Lough Swellan.

3. Create visual and physical links to Swellan Lough.

The application extends from the Dublin Road (eastern boundary) to the Kilnavaragh Road which forms the western boundary of the site. Some 300 west of the road is the Swellan Lough. The proposals seek to provide for pedestrian only connection points only onto the Kilnavara Road and therefore physical connection points to the Lough as provided so-far as possible within the boundaries of the site.

4. Support and provide amenity opportunities.

The proposals are considered to support and encourage the recreational use of Cavan and the wider area through the provision of green infrastructure, walking and cycle routes through the site and connecting to the wider town, creating enhanced permeability from the south and south-western areas of the town.

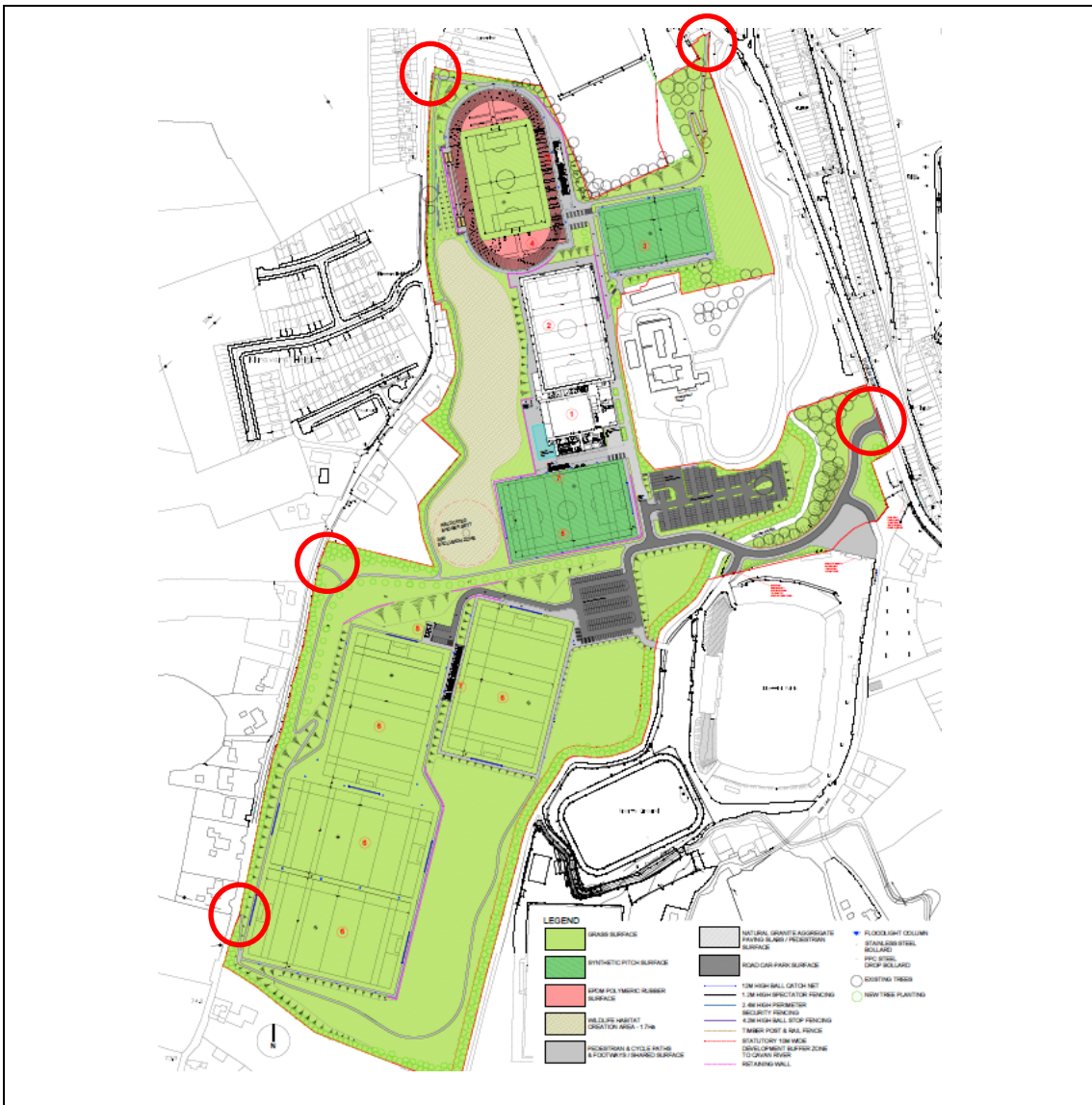


Figure X: Proposed site highlighting pedestrian and vehicle access points

4.2.2 Objective C14: Linear Walk

Objective C14 seeks to provide for a linear river walk and to maintain an exclusion zone along the length of the river, which would be kept free from development, this would be of appropriate width depending on gradients along both sides of the river. This area will form a linear parkway and wildlife corridor.

The south-eastern boundary of the site extends to the river and incorporates a linear walk while balancing the need to protect the environmental sensitives of the river as highlighted in the Appropriate Assessment and the EIAR. As such, a buffer zone is incorporated between the walkway and the river which extends along the south-east and southern boundaries of the site.

4.2.3 Zoning 2022-28: Existing Residential Areas

Zoning 2022-28 seeks to protect and enhance the amenity of existing residential areas and ensure that development does not adversely impact upon the amenity of existing properties.

A number of Existing Residential Areas have been identified beyond the western boundary of the site. The need to protect and enhance the residential amenities of these areas have influenced the design of the scheme considerable. The following has been considered in detail:

1. Operational Noise Impacts

Chapter 11 of the EIAR considers the noise impacts during both operational and construction phases of the development. Potential noise impacts during operation may arise from traffic and the sporting uses of the site. The EIAR considers that due to the separation distances of the various elements of the site which has been carefully located, and the closest residential units, the potential noise impacts can be fully mitigated. It is considered that only minor mitigation is required in the form of acoustic fences. As such, Chapter 11 of the EIAR confirms there is no residential amenity impacts by way of noise once mitigation in the form of acoustic barriers are incorporated into the design.

2. Daylight / Overshadowing

The proposals have no potential to impact on the daylight or result in overshadowing on any nearby sensitive receptors. Kilnavara Lane separates the site from residential properties to the south-west and to the north-west a buffer zone and landscaped walk has been incorporated into the design. Planting, fencing and the levels of site mean that all built form is separated and located at a level below these properties. There is no potential for impacts by way of overshadowing.

3. Impacts from Floodlighting

As above, the main elements of built form and the outdoor playing pitches are well removed from the existing residential areas. A Lighting Assessment has been undertaken and can be found within the EIAR confirming that the floodlights will have no impact on the existing residential properties.

4. Privacy / Overlooking

The topography of this site means that the application site sits below the existing residents on the eastern and western sides of Kilnavara Lane. In addition to this, landscaped boundaries are proposed to further integrate the proposals with the wider area. As such, there is no potential during either the construction or operational phases of this site for the privacy of residents to be impacted by way of overlooking.

4.3 Built Heritage

The Historic Environment context that has influenced the design of this scheme is set out in Section 3.3.1 above.

4.3.1 Archaeology

Objectives AH1 to AH14 relate to archaeological heritage and seek to protect archaeological sites and monuments. The site does not directly impact any identified archaeological sites or records, however, has been identified within 300m of record CV025-074.

Objective AH 3 states that development adjacent to or near to an archaeological site or monument should not interfere with the character of the site or its setting. Proposed developments should be sited to ensure minimal impact on the site or monument.

Chapter 15 of the EIAR assesses the potential environmental impacts on archaeological features of site and confirms that the proposals will have no impact on any features of the built heritage.

4.3.2 Protected Structures

Consideration has also been given to the potential impacts on protected structures, including any works within the curtilage of the structure which may impact on the character and appearance of the structure. The site is located within close proximity to the Royal School (Reg No. 40001142) and outbuilding (Reg No. 40001143) which are structures listed on the National Inventory of Architectural Heritage and the Councils most up to date Record of Protected Structures (RPS).

Cavan Town built heritage objectives includes;

- **CTH 09:** Conserve, protect and enhance the built heritage features of Cavan including all Protected Structures and attendant grounds, Bridge Street ACA and

Farnham Street ACA, Records of Monuments and Places in accordance with the best practice guidance.

- **CTH 14:** Ensure Archaeological assessment is carried out as required and promote 'preservation in situ of archaeological sites and /or features.

In addition, the County Development Plan incorporates the following built heritage objectives that apply to the region:

- **RPS1:** Protect, conserve and manage the built heritage of County Cavan and to encourage sensitive and sustainable development to ensure its preservation for future generations.
- **RPS3:** Positively consider proposals to improve, alter, extend or change use of Protected Structures so as to render them viable for modern use, subject to suitably qualified Conservation Architects and / or other relevant experts, suitable design materials and construction methods.
- **RPS4:** Quality contemporary and innovative designs will be supported. These designs should not detract from the historic fabric of a Protected Structure.
- **RPS7:** Applications for works to Protected Structures will be assessed in accordance with the Architectural Heritage Protection Guidelines 2011. Works should ensure that the special character and integrity of the Protected Structure is preserved.
- **RPS10:** Proposals for large scale developments and infrastructure projects should consider the impacts on the architectural heritage and seek to avoid them. The extent, route, services and signage for such projects should be sited at a distance from Protected Structures, outside the boundaries of designed historic landscapes, and not interrupt specifically designed vistas. Where this is not possible the visual impact must be minimised through appropriate mitigation measures such as high-quality design and/or use of screen planting

The application site does not directly impact on any identified built heritage features and sits directly outside the identified ACAs. Chapter 14 of the EIAR has assessed the potential significance of the proposals against the built heritage features, including any potential visual impact and concludes there would be no significant impact.

To further support the proposals compliance with Objective RPS 10, a landscape and visual impact assessments forms part of the EIAR (See Chapter 16). The Assessment considers the impacts of the proposals on both the landscape and natural and built heritage features. The LVIA confirms the proposals will have no detrimental visual impacts on any features of built heritage.

4.4 Natural Environment

4.4.1 Natural heritage

The natural environment context is set out at Section 3.3.2 above.

Policy NHP 01 seeks to *“Protect, conserve and enhance biodiversity, natural heritage, amenity and landscape in order to provide economic, social and wellbeing benefits for current and future generations of Cavan’s Citizens and visitors”*.

The following objectives of the plan are relevant to the proposals:

- **NH 1:** Conserve, protect and manage the County’s natural heritage assets for future generations while encouraging appreciation, understanding and enjoyment of the amenity value for the present generation.
- **NH 2:** Maximise the social, economic and environmental benefits that may be derived from the conservation and management of Cavan’s Natural Heritage and Green Infrastructure.
- **NH 7:** Assess the impact on biodiversity of proposals for large developments, particularly those on greenfield sites, or in environmentally sensitive areas. Such developments must include measures for the enhancement and protection of biodiversity.

Further in relation to non-designated sites Objective NHNS 1 through 5 seeks to protect non-designated habitats and landscapes to conserve biological diversity. The Objectives required that an Ecological Impact Assessment (EclA) may be required where there is potential for impacts on protected species.

Chapter 8 of the EIAR assesses in detail the potential impacts on biodiversity and the natural environment within and surrounding the site. As set out within the Report, the site has been subject to intense surveying to ensure that any impacts are mitigated.

The proposals include for the relocation of a badger sett subject to agreement with NPWS. Engagement has taken place with NPWS in preparation of the proposals.

As per the conclusions of the EIAR, the potential for the proposals to impact on biodiversity or natural heritage assets, in isolation from the development of in combination with other potential impacts can be successfully mitigated to ensure compliance with the policies set out above.

4.4.2 Natura 2000 Sites and Biodiversity

The site is not located within any sites that are nationally or internationally designated for their nature conservation importance. However, as set out in the accompanying AA Screening and Natura Impact Statement (NIS), the proposed development is located 3.69km south-east of the Lough Oughter SPA and Lough Oughter and Associated Loughs SAC. There is no Proposed Natural Heritage Areas within 15km of the site, with the closest being the proposed Lough Oughter and Associated Loughs NHA.

The AA Screening considered that due to the scale of the site and historical records identifying qualifying features of the designations in close proximity to the site, it was considered that indirect 'significant' risks to those qualifying features could not be ruled out due to hydrological links with the Cavan River.

A NIS was progressed, and it was concluded that subject to the proposed mitigation measures being employed, there would be no significant impacts on the qualifying features of the Lough Oughter SAC and SPA.

The conclusions of the NIS in conjunction with the conclusions of the relevant chapters of the EIAR, confirm compliance with the following Development Plan objectives:

The following objectives of the Development Plan is relevant:

- **NHDS 1:** Protect and conserve Special Areas of conservation, Special Protection Areas, Natural Heritage Areas and Proposed Natural Heritage areas.
- **NHDS 2:** ensure an appropriate Assessment is carried out in respect of any plan or project not directly connected with or necessary for the management of the site but likely to a significant impact on the integrity of a European site, either individually or in-combination with other plans or projects, in view of the site's conservation objectives.
- **NHDS 3:** Ensure that any plan or project that could have an adverse impact on a NHA, pNHA, SAC, SPA (either by themselves or in combination with other plans and projects) or upon the conservation objectives of the site or would result in the deterioration of any habitat or any species reliant on that habitat will be subject to the requirements of Article 6(3) and Article 6(4) of the Habitats Directive.
- **NHDS 4:** Ensure an Appropriate Assessment (AA) 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 likely to have significant effect on a Natura 2000 site(s), either individually or in combination.

- **NHDS 5:** Require an ecological appraisal for development not directly connected with or necessary to the management of Natura Sites, or a proposed Natura Site and which are likely to have significant effects on that site either individually or cumulatively.
- **NHDS 8:** Ensure that new development proposals affecting designated sites have regard to the sensitivities identified in the SEA Environmental Report prepared in respect of this plan.
- **NHDS 9:** 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.
- **NHDS 13:** Projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted except as provided for in Article 6(4) of the Habitats Directive, viz there must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan to proceed; and (c) adequate compensatory measures in place.
- **NHDS 14:** Contribute towards the protection and enhancement of biodiversity and ecological connectivity where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones.

A Natura Impact Assessment has been progressed in relation to the proposal (NHDS 2) in order to mitigate the potential for in-direct impacts on the Lough Otter SPA and SAC. The mitigation proposed within the NIS ensure that the SPA and SAC are protected and conserved (NHDS 1) and ensure that there is no impact either by themselves or in combination with other projects detrimentally impact on the conservation objectives of the designation or result in the deterioration of any habitats or species (NHDS 3). The AA has been progressed in accordance with Articles 6(3) and (4) of the Habitats Directive as well as the EPA guidance documents (NHDS 4).

The proposed mitigation included within the NIS has been secured within the Outline Construction Environmental Management Plan (oCEMP).

An Ecological Appraisal has been undertaken and incorporated into the EIAR the results of which can be found within the chapter 8.

In line with objective NHDS 9 engagements took place with the National Parks and Wildlife Service in respect of the proposed development.

The proposals comply with objective NHDS 13 as appropriate mitigation has been identified removing any potential for adverse effects on the integrity of European sites.

The proposals further contribute towards the protection and enhancement of the biodiversity and ecological connectivity through the site in accordance with Objective NHDS 14. A new wildlife corridor and additional ecological measures are proposed alongside a detailed landscaping and planting scheme which will enhance the biodiversity value to the site.

4.4.3 Trees and Woodland

The proposals involve the removal of a number of trees throughout the site to accommodate the proposals. The following objectives are relevant:

- **WTHS 2:** Promote awareness, understanding and best practice in the management of Cavan's woodland, tree, hedgerow and stone wall resource.
- **WTHS 3:** Encourage the retention of mature trees and the use of tree surgery rather than felling where possible when undertaking, approving or authorising development.
- **WTHS 6:** Promote and encourage planting of native hedgerow species of local provenance.

A detailed landscaping plan accompanies this planning submission confirming that the proposals will retain where possible trees and vegetation within the site. The location of existing mature trees and woodland in conjunction with other areas of mature vegetation have influenced the design of this scheme considerably, particular in relation to the siting of the various elements of built form and playing pitches.

The proposals, however, propose a significant level of tree planting throughout the site, in particular at the boundaries and within areas proposed for woodland walk and trails.

4.5 Transportation & Parking

4.5.1 Transportation

Chapter 7 Development Plan relates to Transportation and Infrastructure and seeks to *promote and facilitate movement to, from and within County Cavan by integrating land use with a high quality, sustainable transport system that prioritises walking, cycling and public transport, provides road infrastructure and traffic management that supports*

commercial and industrial activity and new development and seeks to reduce greenhouse gas emissions from transport. To promote and support the delivery of energy infrastructure in the County in an environmentally acceptable manner.

In addition, the following objectives are relevant:

- **LUR 01:** Support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements within the hierarchy of settlements as identified within the Core Strategy and which are well served by public transport.
- **LUR 03:** Provide for alternative forms of transportation and associated infrastructure in order to reduce the dependency on the private car, such as public transport initiatives and infrastructure for cyclists and pedestrians.
- **LUR 05:** Promote sustainable land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public transportation throughout the County.
- **LUR 09:** Require all major developments to submit Traffic Impact Assessments and Mobility Management Plans.

In line with Objective LUR 09, a Transport Impact Assessment has been prepared and incorporated into Chapter 13 of the EIAR.

In addition, the Plan sets out General Road Development Objectives (GR 01 to GR 07) as well as Regional and Local Road development objectives (RLR 01 to RLR 12). Objective RLR 04 seeks to support essential non-national road infrastructure including, relief roads for local towns and villages and proposed upgrade and improvement schemes and, where necessary, reserve the corridors of any such proposed routes free of development, which would interfere with the provision of such proposals. In addition the following objectives could be considered relevant:

- **Objective RLR 05** – Design Manual for Urban Roads and Streets ((DMURS)
- **Objective RLR 06** – Improve the standards and safety of the local roads, protect the investment of public resources in the provision, improvement and maintenance of the public road network.
- **Objective RLR 08** – Increase the safety of children at schools by assessing safe routes to schools for school children and by the installation of traffic management measures. Require School Travel Plans to be submitted with applications by

schools or colleges in accordance with actions as set out under Smarter Travel, A Sustainable Transport Future 2009-2020.

- **Objective RLR 09** - Promote road safety measures throughout the County, including traffic calming, road signage and parking.

As set out within Chapter 13 of the EIAR, the proposals seek to enhance the road network, particular along Dublin Road through the provision of a right turn lane and pedestrian crossings. In addition, the proposals seek to close the Park Lane/Dublin Road junction and remove any conflict between the two.

4.5.2 Mobility Management Plan

Objective MMP 01 relates to mobility management and is required for potentially trip intensive developments. The objective requires Mobility Management Plans for proposed, existing and established trip intensive developments to be submitted with planning applications. The Plans will seek to provide adequate, affordable and sustainable means of access for employees, visitors and others and will support alternative modes of transport to the private car.

As set out within the Transport Assessment some 310 parking spaces are provided which includes 5% allocated with electric charging points, accessible/disabled spaces as well as bus and cycle parking. Additional disabled/accessible parking is provided throughout the site. The parking arrangements alone demonstrate that the site caters for alternative modes of transport.

In addition, the proposal objectives seek to deliver on the objectives of the Development Plan relating to walking and cycling (See Section 4.5.3 below) and provide for better connectivity between the site and Cavan town. A particular emphasis has been to provide for better connectivity for those residents in Kilnavara Lane with the proposals providing for connectivity through the site from the Dublin Road.

4.5.3 Walking & Cycling

The proposals' urban location on the edge of Cavan town supports sustainable travel measures and alternative modes of transport other than private vehicles. Walking and cycling initiatives have been adopted in support of the following Development Plan objectives:

- **WC 01:** Promote walking and cycling as efficient, healthy and environmentally friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas and in vicinity of schools.
- **WC 02:** Design pedestrian, cycling and electric bike infrastructure in accordance with the principles, approaches and standards set out in the Transport Infrastructure Ireland Rural Cycleway Design Standard (Offline), National Cycle Manual and the Design Manual for Urban Roads and Streets and international best practice.
- **WC 03:** Encourage and seek sustainable transport movement at the earliest design stage of development proposals, to ensure accessibility by all modes of transport and all sections of society and promote the provision of parking spaces for bicycles in development schemes in accordance with Standards in Table 7.4.
- **WC 04:** Improve the streetscape environment for pedestrians, cyclists and people with special mobility needs by providing facilities to enhance safety and convenience, including separation for pedestrian infrastructure from vehicular traffic.
- **WC 07:** Ensure that all new relevant developments are fully permeable for walking and cycling, the principles of filtered permeability are applied and that the retrospective implementation of walking and cycling facilities should be undertaken where practicable in existing neighbourhoods.

Key urban design principles including legibility and the need for permeability throughout the site and the need to provide safe and secure connections beyond the site have been adopted into the design progression of the scheme. Objectives C06 (Sports Campus) and C16 (Linear Walk) have been influential objectives, both requiring a pedestrian first approach and high-quality pedestrian connections through the site and enhancing the pedestrian connections to Cavan Town and other historic and environmental assets, including Lough Swellan. Linear A linear walk has been created through the site which connects directly to the formal focal and circulation points within the site, including the car parking areas and public realm around the key development features such as the sports building. These areas connect directly to the Dublin Road at two points, one a pedestrian only connection located at the north-east corner of the site and the second a shared pedestrian and vehicular access which is the main vehicular access point to the site. In addition, a number of pedestrian access points are proposed along the western boundary of the site, again creating permeability through a once inaccessible part of Cavan Town and enabling enhanced pedestrian linkages both to Cavan town center and beyond.

Cycling has also been prioritised with some 24 cycle parking spaces proposed and cycle lanes incorporated into the design of the scheme.

4.5.4 Accessible Parking

Objective CP 01 of the development plan requires development proposals to provide adequate car parking provision and associated servicing arrangements. The specific amount of car parking will be determined according to the characteristics of the development and its location, having regard to the standards set out in Table 7.4.

Table 7.4 of the Development Plan sets out the maximum car parking and bicycle parking standards for sports grounds:

For Sports Clubs and Grounds, the following standards are applied:

- 1 space per 20sqm of GFS
- 1 bicycle stand per 20sqm of pool/rink + one per three staff

The standards refer to a pool/rink and are not comparable to the sporting uses within the sports campus proposed which include sporting and community buildings, soccer, GAA , hockey pitches, running tracks and other ancillary sporting uses.

In order to establish the realistic parking demand a number of comparable case studies were utilised and the parking and traffic demand for the uses were assessed. The most comparable was the Peace Link, Liseggerton, Clones, Co. Monaghan, Ireland a sporting complex of a similar scale. Surveys of this sporting and recreational operation took place on Saturdays and Sundays, which represent the site at its greatest capacity.

The proposed parking for the site is therefore proposed at 310 spaces which includes for 5% electric parking bays (as highlighted in green on the proposed site plan), 4 additional bus parking spaces, disabled and accessible parking spaces. Additional accessible and disabled parking spaces are proposed within close proximity to the various facilities, ensuring that there is never a significant distance between the space and the facility.

It is considered that the proposed car park represents a realistic number of parking spaces to serve the development proposals adequately. Parking has been designed to be consistent with the standards that accompany Table 7.4 in the Development Plan. Parking is designed with spaces measuring a minimum of 2.5m x 5m.

In addition, 12 covered Sheffield stands have been incorporated, equating to 24 cycling parking spaces.

4.6 Flooding & Drainage

4.6.1 Drainage

Objectives FDW 01 to FDW 18 of the development plan relates to drainage and wastewater development. FDW 01 seeks collaboration with Irish Water in contributing towards compliance with the relevant provisions of the Urban Wastewater Treatment Regulations 2001 and 2004 and the Waste Water Discharge (Authorisation) Regulations 2007, as amended and FDW 2 seeks to ensure development will only be permitted where there is sufficient capacity for appropriate collection, treatment and disposal of wastewater in compliance with the Water Framework Directive and the River Basin Management Plan.

A Drainage Assessment that has been prepared by McAdam Design as part of this submission confirms that the proposed storm drainage networks for the development will not exceed to existing 'Greenfield' run-off rates towards the adjacent watercourse. This will be accomplished by integrating appropriately sized stormwater attenuation, SuDS infrastructure, and flow controls. These proposals are tailored to manage flood risk from pluvial flooding within the development area while preventing an increase in runoff elsewhere. Additionally, the proposed elevation levels have been developed to safeguard properties against flooding in the event of a local drainage system failure. The foul sewerage for this development is proposed to be discharged to Uisce Éireann infrastructure.

FDW 05 seeks to ensure new development provides separate foul and water drainage system and to incorporate Sustainable Urban Drainage Systems (SUDs) in Local Authority developments where appropriate (FDW 06). The proposals include for separate foul and water drainage systems and have incorporated SuDS within the development.

4.6.2 Flooding

The site is impacted by Flood Zone A and B.

Core Strategy Development Objective CSD 02 seeks to restrict development in areas of risk of flooding in accordance with the Flood Risk Management Guidelines for Planning Authorities (DoECLG/OPW 2009). Objective FRM 01 and FRM 02 reiterates the core strategy objective stating the Council will support, in co-operation with the OPW, the

implementation of the EU Flood Risk Directive, the Flood Risk Regulations (S.I. No. 122 of 2010) and the 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and Department Circular PL2/2014 or any updated / superseding version.

FRM 03 and 04 require a Site-Specific Flood Risk Assessment for all planning applications and development proposals will need to be accompanied by a Development Management Justification Test when required by the Guidelines in addition to the site-specific Flood Risk Assessment.

The Ministerial Guidelines, The Planning System and Flood Risk Management sets out the following categories of development:

- **Highly Vulnerable Development:**
 - Emergency access and egress points;
 - Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution (SEVESO sites, IPPC sites, etc.) in the event of flooding.
- **Less Vulnerable Development:**
 - Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions;
- **Water Compatible Development:**
 - Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms

Figure 7 below sets out the process which developments should take and when a Justification Test is required alongside a Flood Risk Assessment.

	Flood Zone A	Flood Zone B	Flood Zone C
Highly vulnerable development (including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less vulnerable development	Justification Test	Appropriate	Appropriate
Water-compatible development	Appropriate	Appropriate	Appropriate

Figure 7: Matrix of vulnerability versus flood zone to illustrate appropriate development and that required to meet the Justification Test.

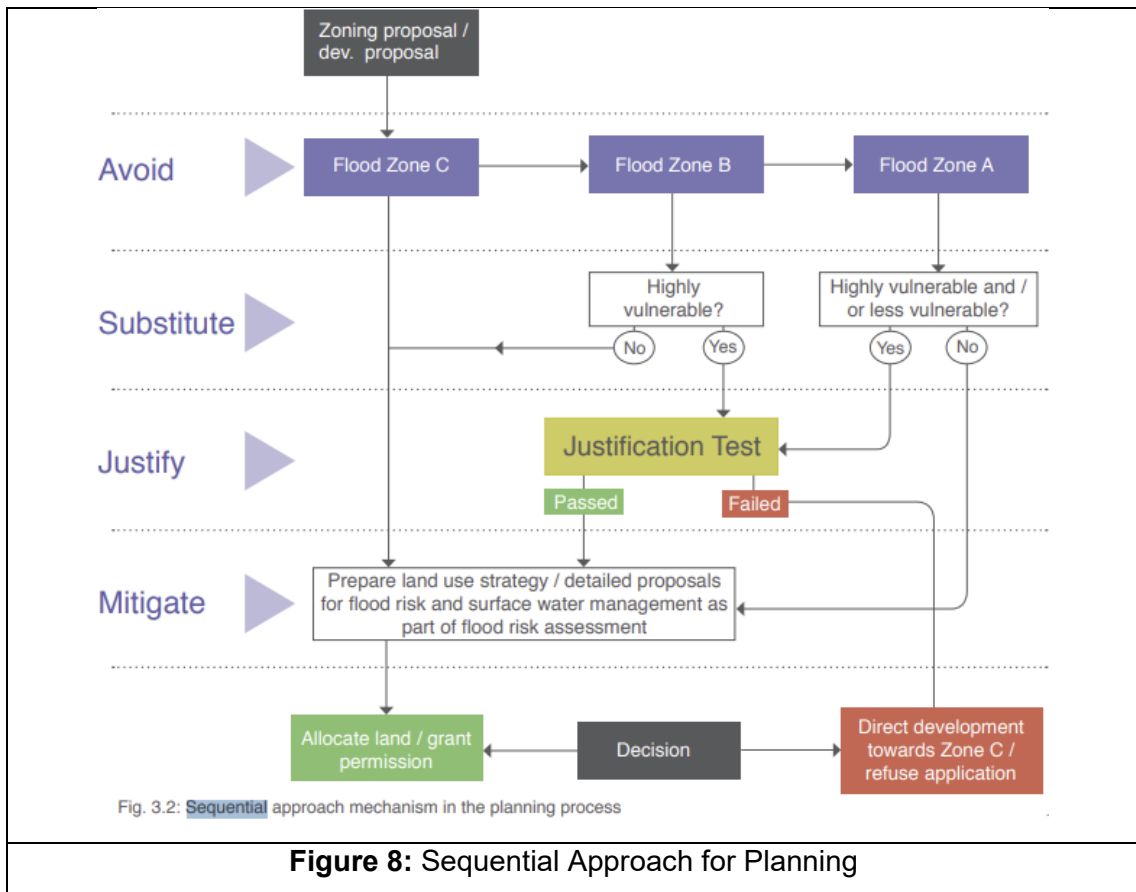


Figure 8: Sequential Approach for Planning

A Flood Risk Assessment and Justification Test is required for proposals on this site.

A Flood Risk Assessment has been prepared by McCloy Consulting in relation to the proposals in line with the above objectives. The FRA confirms that the assessment has been carried out in accordance with the Development Plan and the Ministerial Guidelines. Given the nature of the proposals being for recreational purposes, the majority of that proposed are considered to be 'water compatible' development with the remaining ancillary development such as the building, car parking and access points considered to be 'less vulnerable' development. The location of the flood zones has significantly influenced the layout and design of this scheme and has intentionally designed the main areas of built form outside of the floodplain. As such and through the process of 'substitution' associated with the sequential test, only a portion of the proposed sports and recreational facilities (Water compatible) and ancillary development such as the access and car parking ('less vulnerable') are located within the flood zones.

The next phase of the sequential approach for planning states that where development is considered to be 'less vulnerable' within Flood Zone A, then the justification test is required.

The Justification Test has been designed to rigorously assess the appropriateness, or otherwise, of particular developments that are being considered in areas of moderate or

high flood risk. The test in this case will be required to meet the Justification test set out at Box 5.1 of the Ministerial Guidelines which states that a Justification Test for development management to be submitted by the applicant must, when considering proposal for development, which may be vulnerable to flooding, and that would generally be inappropriate, the following criteria must be satisfied:

1. The subject lands have been zoned or otherwise designated for the particular use or form of development in an operative development plan, which has been adopted or varied taking account of these Guidelines.

As this Statement sets out previously, the lands are zoned within the Cavan County Development Plan for 'sporting and recreation'. As such the proposals, including the ancillary works required to deliver the project are considered to be acceptable in this regard.

2. The proposal has been subject to an appropriate Flood Risk Assessment that demonstrates:
 - a. The development proposed will not increase flood risk elsewhere, and if practicable, will reduce overall flood risk;
 - b. The development proposal includes measures to minimise flood risk to people, property, the economy and the environment as far as reasonably possible;
 - c. The development proposed includes measures to ensure that residual risks to the area and/or development can be managed to an acceptable level as regards to the adequacy of existing flood protection measures or the design, implementation and funding of any future flood risk management measures and provisions for emergency services access; and
 - d. The development proposed addresses the above in a manner that is also compatible with the achievement of wider planning objectives in relation to the development of food urban design and vibrant and active streetscapes.
3. The acceptability or otherwise of levels of residual risk should be made with consideration of the type and foreseen use of the development and the local development context.

A Flood Risk Assessment has been undertaken confirming that the proposals are flood-resilient and mitigation measures are to be put in place to manage any residual risks.

The proposed development has been determined to cause no measurable effect to flooding elsewhere. No mitigation, over and above that included within the proposals already is required. Table 5.1 of the Flood Risk Assessment sets out the mitigation that has been incorporated into the design of the scheme to ensure compliance with the above criteria and the relevant planning policy.

5 Conclusions

This Planning Statement has been prepared in support of proposals to An Bord Pleanála for the proposed development of Cavan Regional Sports Campus. The Report should be read in conjunction with the full suite of plans as well as the submitted EIAR and NIS and associated appendices.

The Statement seeks to set out how the Cavan County Development Plan, alongside the National Planning Framework and other strategic policy and guidance has influenced the design of the proposals and how the proposals both comply with and complement those objectives.