STRATEGIC FLOOD RISK ASSESSMENT REPORT

FOR

PROPOSED VARIATION NO. 1

TO THE

CAVAN COUNTY DEVELOPMENT PLAN 2022-2028

INCORPORATING THE CAVAN TOWN LOCAL AREA PLAN 2022-2028

ADDENDUM I

TO THE

STRATEGIC FLOOD RISK ASSESSMENT

FOR THE

CAVAN COUNTY DEVELOPMENT PLAN 2022-2028

for: Cavan County Council

Cavan

Comhairle Contae an Chabháin
Cavan County Council

by: CAAS Ltd.

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Section 1 Introduction

1.1 Scope

This is the Strategic Flood Risk Assessment (SFRA) Report for Proposed Variation No. 1 to the Cavan County Development Plan 2022-2028, incorporating the Cavan Town Local Area Plan 2022-2028. It provides the findings of the SFRA considerations undertaken with respect to Proposed Variation No. 1 and forms Addendum I to the Stage 2 SFRA prepared for the Cavan County Development Plan 2022-2028.

The report follows the SFRA methodology detailed in, and should be read in conjunction with, the Cavan County Development Plan 2022-2028 Stage 2 SFRA Report, which is available alongside the Development Plan[1].

1.2 The County Development Plan

The Cavan County Development Plan 2022-2028, provides for sustainable development and proper planning within the administrative area of Cavan County Council.

The Cavan County Development Plan 2022-2028 was subject to Stage 2 SFRA that, inter alia, informed the land use zoning provided for by the Plan and facilitated the integration of various provisions into the Plan that contribute towards flood risk management and drainage. A selection of measures contained in the Plan relating to flood risk management and drainage are provided below. All projects under the Development Plan when varied will continue to need to demonstrate compliance with the provisions of the existing Development Plan relating to flood risk management and drainage. County Development Plan measures relating to flood risk management and drainage include those reproduced on the table below.

Table 1 Existing County Development Plan Flood Risk Management Measures

Existing Plan Reference	Provision
Text integrated into Chapter 8 Environment, Water and Drainage	Land use zoning objectives provided for by the Plan are subject to the following strict conditions: • Undeveloped land in Flood Zone A that is the subject of any zoning objective shall only be developed for water compatible uses as identified in the Guidelines. • Undeveloped land in Flood Zone B that is the subject of any zoning objective shall only be developed for water compatible or less vulnerable uses as identified in the Guidelines. • With respect to lands that have already been developed in Flood Zone A or B the potential conflict (between zoning and highly or less vulnerable development in Flood Zone A and between zoning and highly vulnerable development in Flood Zone B) will be avoided by applying the following zoning approach: o The Council will facilitate the appropriate management and sustainable use of these areas. This will mean generally limiting new development, but facilitating existing development uses that may require small scale development such as small extensions. Development proposals within these areas shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development. o Proposals shall only be considered favourably where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations and be in accordance with the proper planning and sustainable development of the area. The nature and design of structural and non-structural flood risk management measures required for development in such areas (please refer to the Development Management Chapter 13) will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.
Text integrated into Chapter 13 Development Management Standards	**13.7.1 Flood Zones and Appropriate Uses** The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within the Plan area, in accordance with the 2009 Flood Risk Management Guidelines for Planning Authorities and Departmental Circular PL2/2014 (or any updated/superseding legislation or policy guidance). Where developments/land uses are proposed that are considered inappropriate to the Flood Zone, then a Development Management Justification Test and site-specific Flood Risk Assessment will be required in

[1] Including here

Existing Plan Reference	Provision

accordance with The Planning System and Flood Risk Management Guidelines 2009 (and as updated).

Flood Zones	Overall probability	Planning implications for land uses		
		Highly Vulnerable Development	Less Vulnerable Development	Water Compatible Development
Flood Zone A	**Highest**	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Appropriate – screen for flood risk
Flood zone B	**Moderate**	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Inappropriate due to climate change – if proposed then Justification Test and detailed Flood Risk Assessment is required	Appropriate – screen for flood risk
Flood Zone C	**Lowest**	Appropriate – detailed Flood Risk Assessment may be required	Appropriate – detailed Flood Risk Assessment may be required	Appropriate – screen for flood risk

Note (refer to Flood Risk Management Guidelines 2009 and 'SFRA for the Cavan County Development Plan 2022-2028' for additional detail):

- Highly Vulnerable Development – Houses, schools, hospitals, residential institutions, emergency services, essential infrastructure, etc.
- Less Vulnerable Development – Economic uses (retail, leisure, warehousing, commercial, industrial, non-residential institutions, etc.), land and buildings used for agriculture or forestry, local transport infrastructure, etc.
- Water Compatible Development – Docks, marinas, wharves, water-based recreation and tourism (excluding sleeping accommodation), amenity open space, sports and recreation, flood control infrastructure, etc.

13.7.2 Structural and Non-Structural Risk Management Measures in Flood Vulnerable Zones

Applications for development in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings – with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels. In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings – to mitigate the damage floodwater caused to buildings.

Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as "tanking") specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings – including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and

Existing Plan Reference	Provision
	dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes. *Emergency Response Planning* In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development. Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained: • Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work; • Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire and Rescue, Civil Defence and An Garda Siochána through the SFRA; and • Awareness of risks and evacuation procedures and the need for family flood plans. *Access and Egress During Flood Events* Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that: • flood escape routes have been kept to publicly accessible land; • such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding; and this information will be provided in a welcome pack to new occupants. *Further Information* Further and more detailed guidance and advice can be found at http://www.flooding.ie and in the Building Regulations.
Text integrated into Chapter 14 Land Use	***14.2.1 Land Uses and Flooding*** Flood Zones A and B have been identified by the Strategic Flood Risk Assessment. These zones generally limit new development, but facilitate existing development uses that may require small scale development such as small extensions. Development proposals within these zones shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development. Proposals shall only be considered favourably where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations and be in accordance with the proper planning and sustainable development of the area. The nature and design of structural and non-structural flood risk management measures required for development in such areas will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development. Proposals seeking to change the use of existing buildings from a less vulnerable use to a more vulnerable use to the effects of flooding will not normally be considered acceptable to the Planning Authority whilst some change of use proposals not increasing the vulnerability to the effects of flooding or small scale extensions to such buildings will be considered on their individual merits but are acceptable in principle. An existing dwelling or building that is not located within an area at risk of flooding but has a large rear garden / curtilage that is located within Flood Zone A or B would not be suitable for a more in-depth residential development proposal which would propose a residential use within a designated constrained land use area. ***Land Uses and Flooding Objective CLU 01*** Facilitate the appropriate management and sustainable use of Flood Zones A and B identified by the Strategic Flood Risk Assessment.
CSD 02	Restrict development in areas at risk of flooding in accordance with the Flood Risk Management Guidelines for Planning Authorities (DoECLG/OPW 2009).
Cavan Town Local Area Plan 2022-2028 Map Based Specific Objectives 29.	With respect to lands within Flood Zones A and B (with underlying zoning as Proposed Residential), permissible Uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone, (refer to the accompanying Strategic Flood Risk Assessment and Plan Section 13.7)
CP12	Encourage the use of materials and engineering solutions that optimise natural surface water drainage as part of Sustainable Urban Drainage Systems (SuDS) (Refer to Strategic Flood Risk Assessment) associated with large scale car parks.
RIC 19	Seek to implement the principals of the 'Green Street' concept for all future, urban regeneration of streets, prioritising the integration of Sustainable Drainage Systems (SuDS) (Refer to Strategic Flood Risk Assessment).
RIC 21	Require the incorporation of Sustainable Drainage Schemes (SuDS) (Refer to Strategic Flood Risk Assessment) for all future developments with an identified need.
FDW 16	Ensure new developments provide adequate storm water infrastructure in order to accommodate the planned levels of growth and ensure there is appropriate flood management measures implemented to protect property and infrastructure.
FRM 01	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. This will

Existing Plan Reference	Provision
	include the following: • Avoid, reduce and/or mitigate, as appropriate in accordance with the Guidelines, the risk of flooding within the flood risk areas indicated in the accompanying Strategic Flood Risk Assessment report, including fluvial, pluvial and groundwater flooding, and any other flood risk areas that may be identified during the period of the plan or in relation to a planning application. • Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a site-specific Flood Risk Assessment, and Justification Test where appropriate, in accordance with the provisions of The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009, (or any superseding document) and Circular PL2/2014 (as updated/superseded). Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts. • Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted. • Where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or European sites downstream, such measures will undergo environmental assessment and Appropriate Assessment, as appropriate.
FRM 02	Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document) and the guidance contained in Development Management Chapter.
FRM 03	Site-specific Flood Risk Assessment (FRA) is required for all planning applications in areas at risk of flooding (fluvial, coastal, pluvial or groundwater), even for developments appropriate to the particular Flood Zone. The detail of these site specific FRAs will depend on the level of risk and scale of development. A detailed site-specific FRA should quantify the risks, the effects of selected mitigation and the management of any residual risks. The assessments shall consider and provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) and available information from the CFRAM Studies shall be consulted with to this effect.
FRM 04	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. Where only a small proportion of a site is at risk of flooding, the sequential approach shall be applied in site planning, in order to seek to ensure that no encroachment onto or loss of the flood plain occurs and/or that only water compatible development, such as Open Space, would be permitted for the lands which are identified as being at risk of flooding within that site.
FRM 05	In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific Flood Risk Assessment may be required and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed. The County Plan SFRA datasets and the most up to date CFRAM Programme climate scenario mapping should be consulted by prospective applicants for developments in this regard and will be made available to lower-tier Development Management processes in the Council.
FRM 06	Applications for development in flood vulnerable zones, including those at risk under the OPW's Mid-Range Future Scenario, shall provide details of structural and non-structural risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.
FRM 07	Protect water bodies and watercourses within the County from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include buffers in riverine and wetland areas as appropriate. Consult with the OPW in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, and retain a strip on either side of such channels where required, to facilitate maintenance access thereto. In addition, promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.
FRM 08	Recognise the important role of peatland and other wetland areas in flooding patterns. Development in these areas shall therefore be subject to a Flood Risk Assessment.
FRM 09	Work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the county, from risk of flooding and to ensure the sustainable development of flood risk management infrastructure and practices.
FRM 10	Where resources are available and subject to compliance with the Habitats and Birds Directives, the Council will contribute towards the improvement and / or restoration of the natural flood risk management functions of flood plains.
FRM 11	Take account of and incorporate into local planning policy and decision making, including possible future variations to this plan, CFRAM measures that may be published in the future, including planned investment measures for managing and reducing flood risk.
FRM 12	Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.
FRM 13	Any potential future variations to the Plan shall consider, as appropriate any new and/or emerging data, including, when available, any relevant information contained in the CFRAMS Flood Risk Management Plans and as recommended in the SFRA for the Plan.
FRM 14	Applications for development on land identified as benefitting land may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas.
FRM 15	Co-operate with the Office of Public Works (OPW) in the delivery of Flood Relief Schemes. The Council will seek to ensure that zoning and development proposals support and do not impede or prevent the progression

Existing Plan Reference	Provision
	of schemes. The Council will also seek to ensure that existing and future key flood risk infrastructure will be protected from interference and removal.
WL4	Protect wetlands, floodplains and watercourses for biodiversity and flood protection value.
WL5	Ensure land zonings carefully consider appropriate riparian setback distances that support high ecological status of water bodies, the conservation of biodiversity, healthy ecosystems and buffer zones from flood plains.
14.10.1 Objective	White Lands: Provide for appropriate mixed-use development within the development envelopes of small towns and villages of the county. With respect to lands within Flood Zones A and B, permissible Uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone, (please refer to the accompanying Strategic Flood Risk Assessment and Plan Section 13.7.2).

1.3 Proposed Variation No. 1

1.3.1 Purpose of the Variation

It is proposed to vary the Cavan County Development Plan 2022-2028 in the following manner to reflect the following new Guidelines introduced:

- Sustainable Residential Development and Compact Settlement Guidelines 2024;
- National Planning Framework First Revision 2025; and
- NPF Implementation Housing Growth Requirements, Guidelines for Planning authorities issued under Section 28 of the Planning and Development Act 2000, 2025.

The Variation proposes increased Residential zoned land in the towns of Cavan Town, Virginia, Ballyjamesduff, Bailieborough, Kingscourt, Cootehill, Belturbet, Ballyconnell and Mullagh. This includes lands currently zoned lands for other uses, lands currently not zoned and, in Cavan Town and Cootehill, lands currently zoned as Residential Strategic Reserve.

This increased zoning for residential purposes is to provide for the requirement in the NPF Guidelines for an additional provision of up to 50% over and above the housing growth requirement needed. The Housing Growth Requirement for County Cavan adopted in the 2022 Development plan of 666 houses per annum has not altered in the Guidelines.

The Variation proposes text changes to the following chapters of the Development Plan's written statement:

- Introduction and Chapter 1 Core Strategy
- Chapter 2 Settlement Strategy
- Chapter 3 Housing
- Chapter 4
- Chapter 7
- Chapter 13

Overall, the introduction of the new National Planning Framework First Revision, April 2025 is incorporated throughout the Development Plan. This requires deletion to old references and updates from the new NPF First Revision. Old National Policy Objectives are intended to be deleted with new National Policy Objectives being inserted.

References to the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities 2009 will be replaced with refences to the Sustainable Residential Development and Compact Settlement Guidelines 2024. This change includes changes to Development Objectives throughout the Plan.

1.4 Iterative SFRA/Variation-Preparing Process

Land use zoning proposed by the Variation has been informed by an iterative SFRA process, including both: the delineation of flood risk zones; and future climate scenario risk areas (mid-range as well as high end).

The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitates zoning that will help to avoid inappropriate development being permitted in areas of elevated flood risk.

Section 2 Consideration of Flood Risk and Proposed Variation No. 1

Land use zoning contained within the Variation has been informed by an iterative SFRA process, including both: the delineation of flood risk zones; and future climate scenario risk areas (mid-range as well as high-end). The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of elevated flood risk.

2.1 Present Day Flood Risk – Flood Zones

Most undeveloped sites where land use zoning is proposed to be changed under the Proposed Variation are situated within Flood Zone C. This is the Flood Zone with the lowest flood risk. The uses permissible / open for consideration under the Land use Zoning Objectives being proposed for these sites are considered to be appropriate to this Flood Zone. All projects under the Development Plan when varied will continue to need to demonstrate compliance with the provisions of the existing Development Plan relating to flood risk management and drainage (refer to Section 1.2 of this report).

However, one site in Belturbet Site F (Enterprise and Employment to Existing Residential) is situated partially within Flood Zone B (see map in Appendix I). This site would fail the Justification Test – see Table 2 overleaf.

The following **Map-Based Specific Objective 9** has been integrated into the Variation for Belturbet in order to significantly limit future development at this site:

> "Site partially within Flood Zone B and has areas identified as being at risk under future climate scenarios (see Appendix I of the SFRA Addendum). Any new uses at this site will generally be limited to less vulnerable uses, while facilitating existing development uses that may require small scale development such as small extensions. This limitation shall take primacy over any other related land use zoning provision. Any proposals for development at this site shall demonstrate compliance with the Plan's flood risk management and drainage provisions."

2.2 Future Climate Risk Scenario Areas

Some areas beyond Flood Zones A and B are identified as being at risk under OPW Mid-Range and High-End Future Climate Risk Scenario Area Mapping. Most sites where land use zoning is proposed to be changed under the Proposed Variation are situated outside of these areas. The following areas of Proposed Variation No. 1 lands are identified as being at risk by OPW Future Climate Risk Scenario Area Mapping:

- **Belturbet Site E** (Enterprise and Employment to Existing Residential) has overlaps with the High-End Future Climate Scenario Flood Risk Area (see map in Appendix I). The following **Map-Based Specific Objective 10** has been integrated into the Variation for Belturbet in order to significantly limit future development at this site:

  "Site has areas identified as being at risk under future climate scenarios, (see Appendix I of the SFRA Addendum. Any new uses at this site will generally be limited to less vulnerable uses, while facilitating existing development uses that may require small scale development such as small extensions. This limitation shall take primacy over any other related land use zoning provision. Any proposals for development at this site shall demonstrate compliance with the Plan's flood risk management and drainage provisions."

- **Belturbet Site F** (Enterprise and Employment to Existing Residential) has overlaps with the High-End and Mid-Range Future Climate Scenario Flood Risk Area (see map in Appendix I). The following **Map-Based Specific Objective 9** has been integrated into the Variation for Belturbet in order to significantly limit future development at this site:

"Site partially within Flood Zone B and has areas identified as being at risk under future climate scenarios (see Appendix I of the SFRA Addendum). Any new uses at this site will generally be limited to less vulnerable uses, while facilitating existing development uses that may require small scale development such as small extensions. This limitation shall take primacy over any other related land use zoning provision. Any proposals for development at this site shall demonstrate compliance with the Plan's flood risk management and drainage provisions."

- **Cavan Town Site G** (Amenity and Open Space to Existing Residential) has overlaps with the High-End Future Climate Scenario Flood Risk Area (see map in Appendix I). The following **Map-Based Specific Objective 31** has been integrated into the Variation for Cavan Town in order to significantly limit future development at this site:

  "Site identified as being at risk under future climate scenarios (see Appendix I of SRFA Addendum). Any new uses at this site will generally be limited to less vulnerable uses. This limitation shall take primacy over any other related land use zoning provision. Any proposals for development at this site shall demonstrate compliance with the Plan's flood risk management and drainage provisions."

Any future development at the above sites would also need to comply with the provisions of the existing Plan relating to flood risk management and drainage (refer to Section 1.2 of this report).

Table 2 Justification Test

Land Use Zoning	Flood Zone	Justification Test (if one of the following fails; all must be passed for the test to be passed)						Overall Result (Fail or Pass)
		Settlement targeted for growth under the NPF, RSES and/or CDP?	Is the zoning of the lands required to achieve the proper planning and sustainable development of the settlement and in particular has the required sub-criteria been satisfied[2] ?					Has flood risk assessment to an appropriate level of detail been carried out as part of the SEA as part of the plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impact elsewhere?
			(i) – see footnote	(ii) – see footnote	(iii) – see footnote	(iv) – see footnote	(v) – see footnote	
Belturbet Site F, Enterprise and Employment to Existing Residential	B	Yes	No	No	No	No	No	A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed land use zoning and written provisions. The SFRA outlines the measures integrated into the existing Plan and the Proposed Variation to adequately manage flood risks. A precautionary approach has been applied to the zoning of undeveloped lands. Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan as varied, including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk – these are subject to the Constrained Land Use Provisions. Development will be subject to the provisions of the Plan as varied that relate to flood risk and climate change.	Fail, however the Variation and Plan text will limit development at these lands.

[2] (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement; (ii) Comprises significant previously developed and/or under-utilised lands; (iii) Is within or adjoining the core of an established or designated urban settlement; (iv) Will be essential in achieving compact and sustainable urban growth; and (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

Section 3 Conclusion

This SFRA Addendum demonstrates that the Cavan County Development Plan 2022-2028, as varied, will continue to be consistent with the Flood Risk Management Ministerial Guidelines.

Appendix I SFRA Mapping

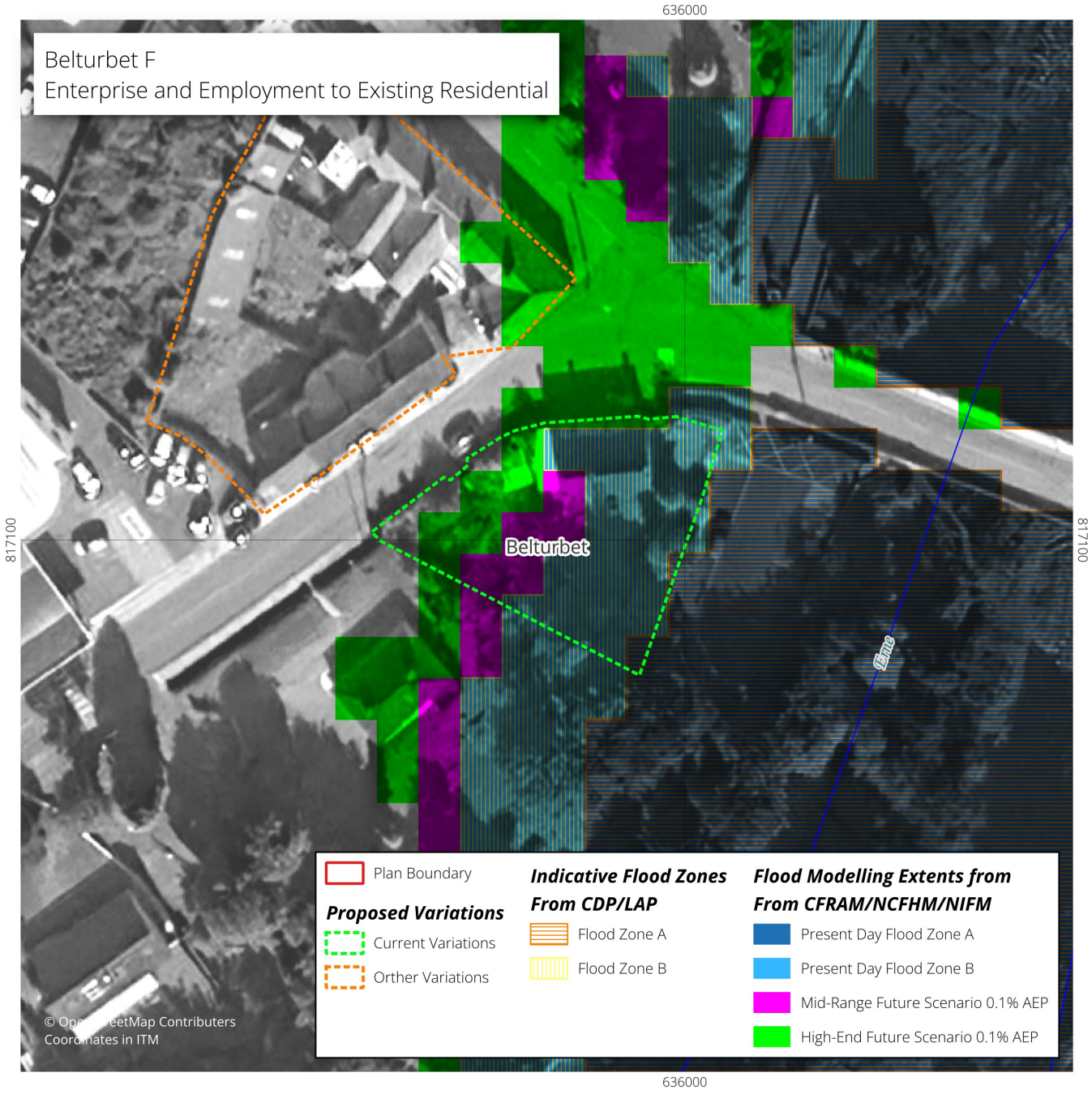

Figure 1 Belturbet Site F (Enterprise and Employment to Existing Residential) and Overlaps with Flood Zones B and Future Climate Scenario Flood Risk Areas

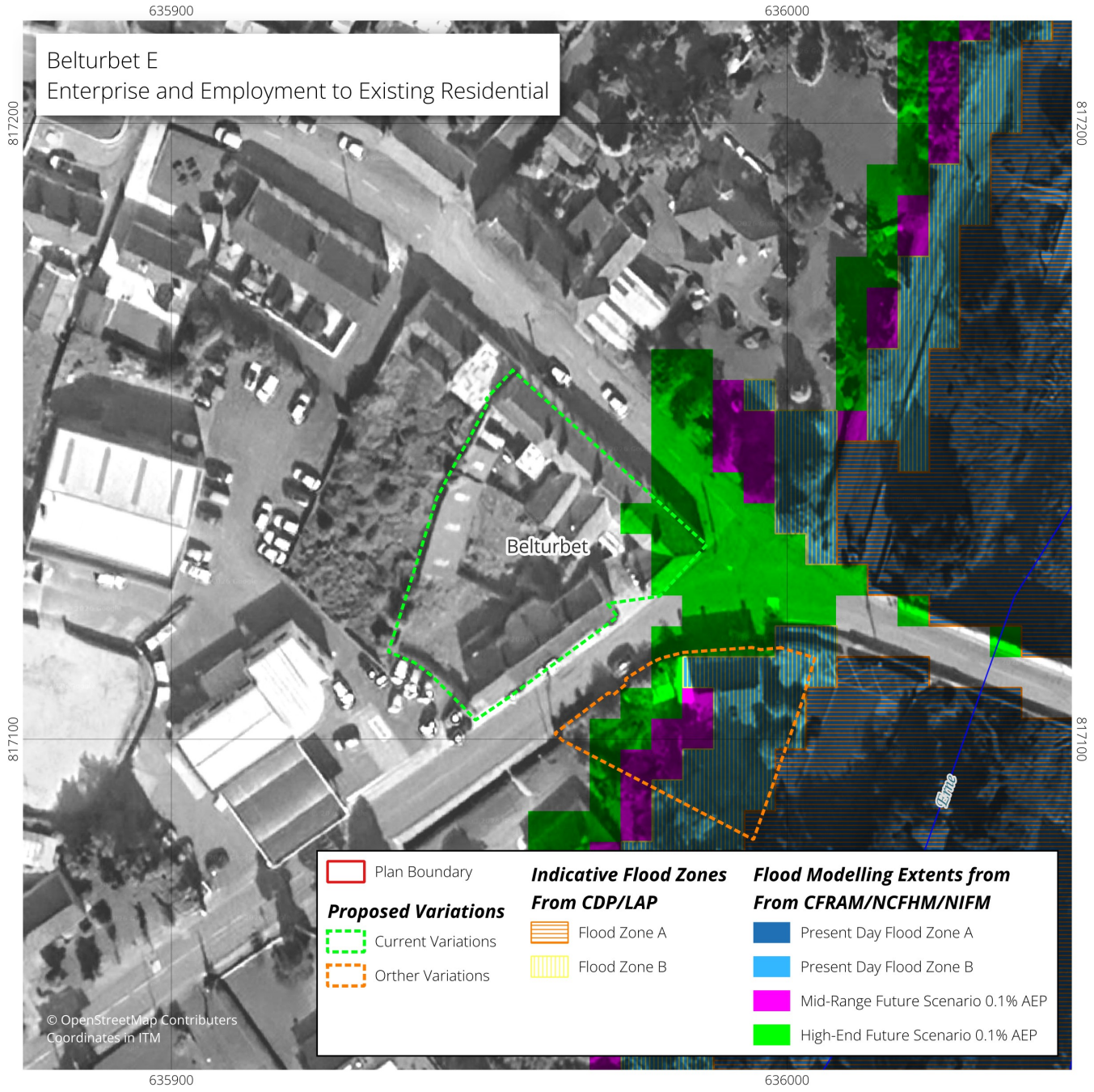

Figure 2 Belturbet Site E (Enterprise and Employment to Existing Residential) and Overlaps with Flood Zones B and Future Climate Scenario Flood Risk Area

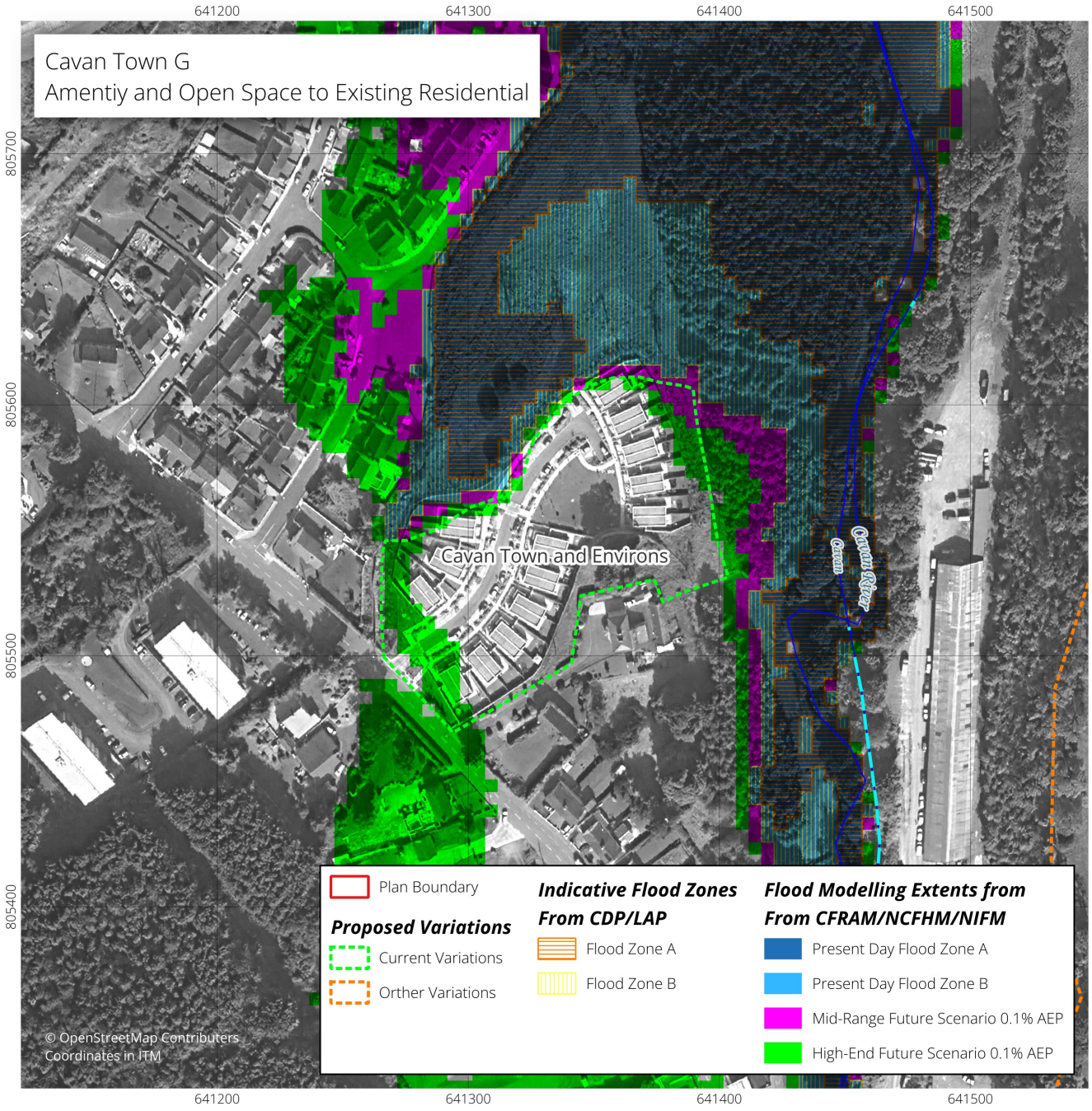

Figure 3 Cavan Town Site G (Amenity and Open Space to Existing Residential) and Overlaps with Flood Zones B and Future Climate Scenario Flood Risk Areas