

SFRA Addendum - Navan Development Plan 2009-2015

JBA Project Code 2017s5916
Contract Navan Development Plan 2009-2015 As Varied
Client Meath County Council
Day, Date and Time 28 May 2019
Author Ross Bryant
Subject Navan Settlement Review

1 Introduction

Meath County Council proposes to make a variation (No.3) to the Navan Development Plan 2009-2015 under Section 13 of the Planning and Development Act 2000, as amended.

A previous Strategic Flood Risk Assessment (SFRA) Report was published under Appendix 6 of the plan, the current SFRA version (v1.4 June 2014) was undertaken as part of a Variation to the Development Plan. This document is an addendum to v1.4 of the SFRA from June 2014.

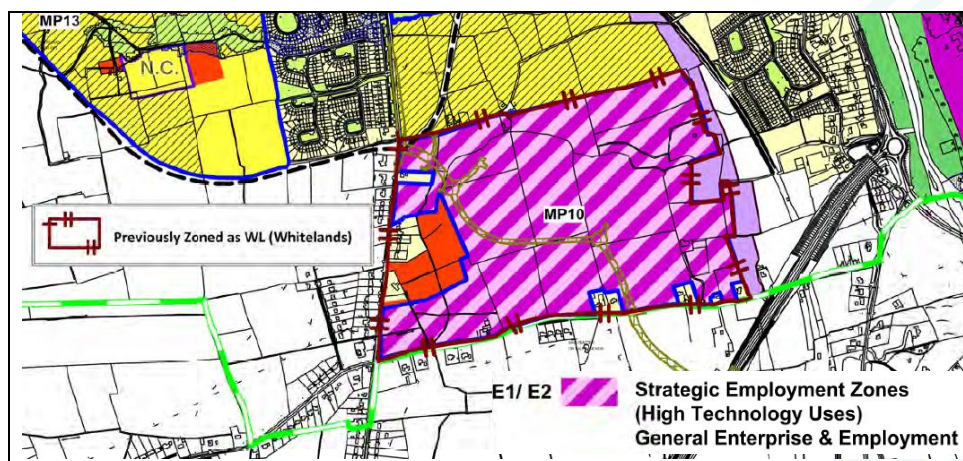
2 Review of Navan

Under the proposed Variation to the Navan Development Plan it is intended to amend the proposed land use from White Lands (WL) to Strategic Employment Zones (E1/E2), Existing Residential (A1) and Community Infrastructure (G1) for a parcel of land (MP10) on the southern periphery of the settlement (see **Figure 2-1**).

Section 4 of the Navan Development Plan SFRA confirms that there is a small unnamed watercourse flowing through the site. Since publication of the SFRA the watercourse was subsequently modelled under the CFRAM programme and new flood mapping is available (see **Figure 2-2**). The predictive risk from the stream is low and flows are kept in bank.

Section 4 of the previous SFRA is able to confirm that there are no historic flood events recorded for this watercourse. Pluvial risk is present in all areas and any development of greenfield or brownfield land should mitigate any potential negative impacts (increase in runoff) by applying the suitable surface water management design.

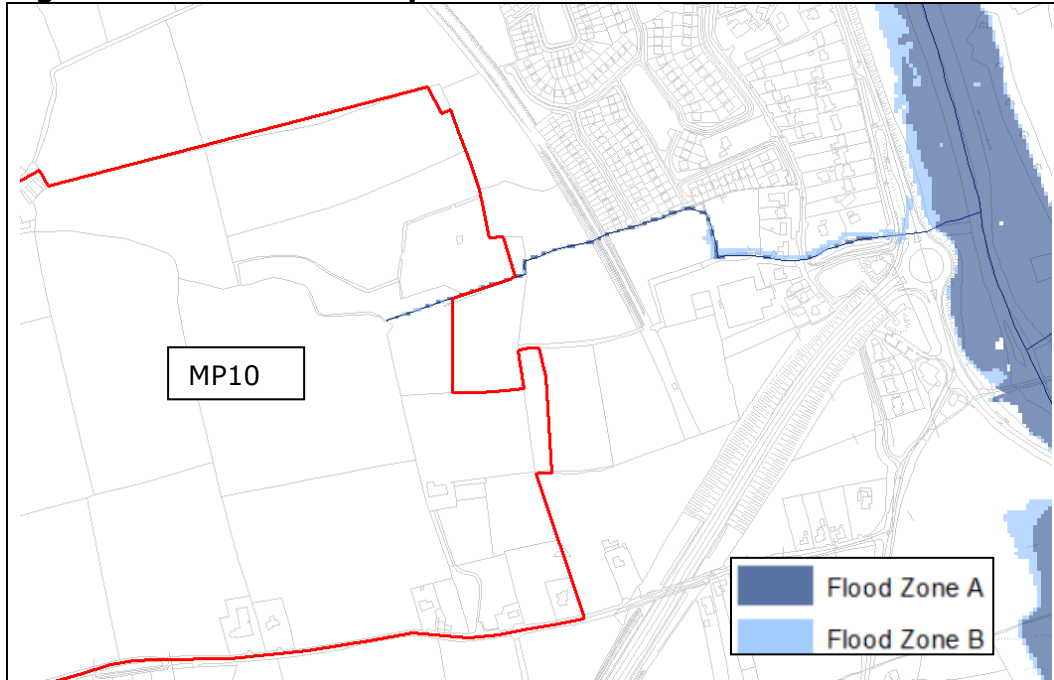
Figure 2-1 MP10 Land Use Zoning



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Figure 2-2 Flood Zone Map



3 Recommendations

Flood risk within the MP10 E1/E2 site is low and it is recommended that any new development should be managed in line with approved policies (WS POL 29-36) under Volume 1, Section 7.15 of the 2013-19 County Development Plan and the Navan Development Plan 2009-2015 as varied (INF POL 49-57 & INF OBJ 47-56). Any sites bordering the watercourse would require an appropriately detailed Flood Risk Assessment that specifically assesses the residual risk of downstream culvert blockage (under the railway line).

Also of relevance is WS POL 31 of the County Development Plan and INF POL 64 of the Navan Development Plan which states that any future development should have regard to the surface water management policies of the Greater Dublin Strategic Drainage Study (GSDSDS). This is in the interests of managing potential pluvial flood risk.