



OPW

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The Office of Public Works



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Meath County Council,
Planning Department,
Buvinda House,
Dublin Rd.,
Navan,
Co. Meath

RE: Draft Variation No.3 Navan Development Plan 2009 - 2015

RECEIVED
PLANNING DEPT.

18 JUL 2019

POST
REFERENCE NO.

Dear Sir/Madam,

I refer to your recent correspondence regarding Draft Variation No. 3 Navan Development Plan 2009-2015.

The OPW welcomes the opportunity to comment on the Draft Variation No.3 of the Navan Development Plan 2009 - 2015. A National Preliminary Flood Risk Assessment (PFRA) was carried out in 2010 for the purpose of an initial assessment of areas of potentially significant flood risk. Navan was assessed as part of the PFRA and designated a Flood Risk Index (FRI) of 3670 indicating a degree of risk in the area.

Navan Area for Further Assessment (AFA) was examined as part of the Boyne River Basin Flood Risk Management Plan. An undertaking has been given to undertake detailed assessment of the proposed Flood Relief Scheme in future.

OPW have the following comments regarding the Draft Variations:

- The 2014 Strategic Flood Risk Assessment Document carried out by JBA Consulting contains National PFRA Flood Extents. While this was considered the most up to date information at the time of their publication OPW have since completed the Catchment Flood Risk Assessment and Management Programme. The latest information from this project are available at www.floodinfo.ie. OPW consider that the latest information should have been acknowledged and used in the SFRA Addendum or in any subsequent assessment.
- There are un-modelled watercourses highlighted in the 2014 SFRA in close proximity to or directly impacted by flooding including the following:

- Designated New Residential (A2) Lands at Metges Road, Balreask Manor and Centerbrook, Adjacent to Windtown Road and adjacent to the River Blackwater.
- Mixed Use (C1) adjacent to Metges Road and off Convent Lane and an area North of Kells Road.
- High Technology (E1) in the area of Navan Business and Technology Park (IDA)
- Community Infrastructure (G1) lands in Johnstown, upstream of Balreask Manor / Centerbrook and North of the River Blackwater.

Again, there is new information available on some of these previously un-modelled watercourses as part of the CFRAM. OPW recommend that should any development of these lands take place that the most current information and modelling be used as what is within the 2014 SFRA is now out of date.

- OPW recommend a paragraph be added to the 'Recommendations' Section of the SFRA Addendum indicating a commitment to adhere to the Planning System and Flood Risk Management Guidelines. OPW acknowledge that this commitment is in the 2014 SFRA but as this document may be read in isolation this commitment should be clearly added to the Addendum. It is important that for any lands (previously Zoned or un-zoned) which are within Flood Zones A or B that these areas be subject to site specific flood risk assessment to an appropriate level of detail in each case should they be developed/further developed.

While OPW recognises that a balanced view of land use and flood risk should be taken, it considers that this can be achieved in full compliance with the Guidelines.

For further information, please refer to the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) or contact OPW.

Yours sincerely,



Nora Carey

Administration Unit,
Engineering Services.

July 17th 2019