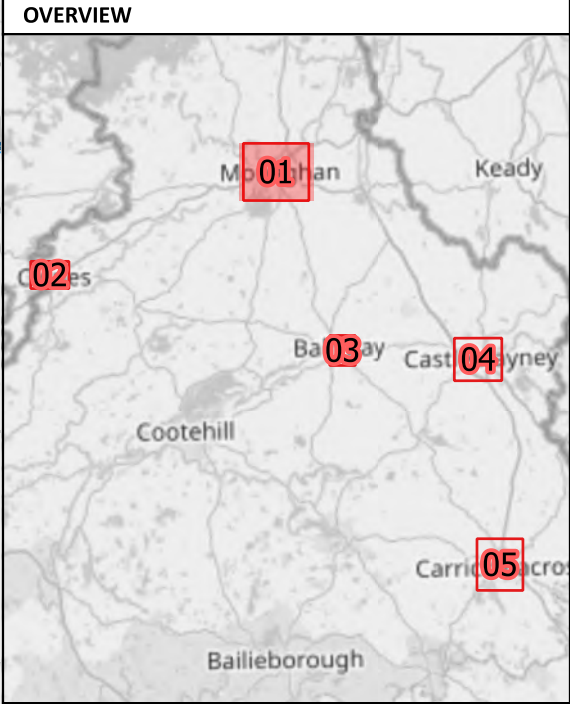
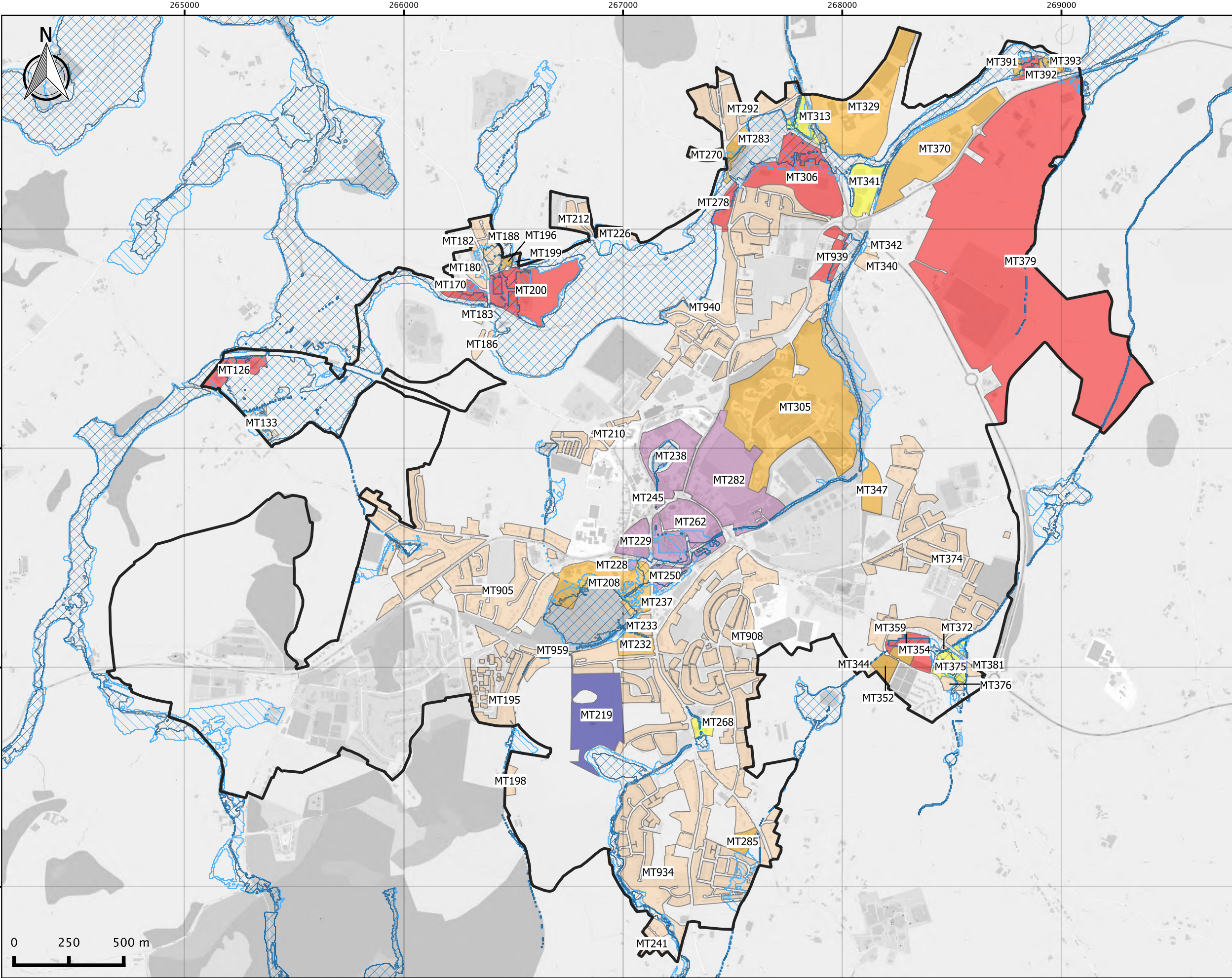



## **Appendix F**

### **Monaghan CC**

## **Plan Making Justification Tests**



OVERVIEW	
LEGEND	
	Settlement Envelopes
Flood Zones	
	Flood Zone A
	Flood Zone B
Zoning 2025-2031	
	Community Services/Facilities
	Existing Commercial
	Existing Residential
	Industry/Enterprise/Employment
	PRA
	PRB
	Strategic Residential Reserve
	Town Centre



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DESCRIPTION			
MONAGHAN SFRA - NOT SUITABLE ZONINGS			
PROJECT / FIGURE NO.			
M02230-01_SK101_MONAGHAN			
DRAWN BY	SCALE	REVISION	DATE
DL	AS SHOWN	8	30/05/2025

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ORDNANCE SURVEY IRELAND DATA © COPYRIGHT (2025)



Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT133 MT180 MT182 MT183 MT186 MT188 MT195 MT198 MT199 MT210 MT212 MT226 MT233 MT241 MT270 MT292 MT340 MT342 MT344 MT372 MT374 MT376 MT381 MT905 MT908 MT934 MT940	Existing Residential	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form parts of several areas with a number of long-established dwellings.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established dwellings and ancillary buildings and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is residential and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as small extensions to houses are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases, the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT268	Existing Commercial	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands comprise of a long-established convenience store, hire business and associated parking.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established commercial buildings and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of the settlement.</p> <p>(iv) The zoning of the lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is commercial and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				



Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT313	Existing Commercial	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the curtilage of a long established existing commercial premises.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established commercial buildings and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of the settlement.</p> <p>(iv) The zoning of the lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is commercial and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT341	Existing Commercial	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands comprise of a long-established hardware business, associated shop and parking and a veterinary practice.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established commercial buildings and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of the settlement.</p> <p>(iv) The zoning of the lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is commercial and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that the majority of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT375	Existing Commercial	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands comprise of a long-established fuel filling station, shop and associated parking and an equipment hire outlet.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established commercial buildings and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of the settlement.</p> <p>(iv) The zoning of the lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is commercial and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that the majority of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				



Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT228 MT229 MT238 MT245 MT262 MT282	Town Centre	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands comprise parts of the established town core, including a number of commercial and retail units with living accommodation above, Monaghan Shopping Centre and car parking within the urban core.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established buildings, and thus comprise significant previously developed lands.</p> <p>(iii) The affected lands are within the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Town Centre reflects the established development/use in the urban core and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The lands have an established use/development in the urban core and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as small extensions to houses, most changes of use of existing buildings and / or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> <b>PASS</b></p> <p>The zoning of these lands meets all of the criteria and thus passes the Justification Test.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT250	Town Centre	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands comprise of a crane hire yard, office building and a former public car park within the urban core. The lands have been subject to regular flooding. Planning permission was granted on the public car park under ref. 17/453 along with Extension of Duration ref. 24/9011 for a supermarket and associated parking. Development works are ongoing to construct the permitted supermarket development. Development on the affected area was justified prior to the granting of planning permission by a site-specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established uses and recently constructed buildings, and thus comprise significant previously developed lands.</p> <p>(iii) The affected lands are within the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Town Centre reflects the established development/use in the urban core and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The lands have an established use/development in the urban core and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as small extensions to houses, most changes of use of existing buildings and / or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> <b>PASS</b></p> <p>The zoning of these lands meets all of the criteria and thus passes the Justification Test.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT126 MT170	Industry, Enterprise and Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass existing Industry, Enterprise &amp; Employment areas which contain a number of units.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement</p> <p>(ii) The affected lands form parts of long-established industrial and employment, commercial sales enterprises, and thus comprises significantly previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Industry, Enterprise and Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Industry, Enterprise and Employment and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that the majority of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are inundated by flooding.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.</p> <p>The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases, the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				



Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT200	Industry, Enterprise and Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass the curtilage of a number of long-established employment premises. Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement</p> <p>(ii) The affected lands form parts of long-established industrial and employment, commercial sales enterprises, and thus comprises significantly previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Industry, Enterprise and Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Industry, Enterprise and Employment and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.</p> <p>The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases, the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT379	Industry, Enterprise and Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass open watercourses within small parts of undeveloped lands within a larger land bank zoned for Industry, Enterprise &amp; Employment adjacent to existing Industry, Enterprise &amp; Employment uses.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands do not contain any long-established buildings/uses, and thus do not comprise significant previously developed lands.</p> <p>(iii) The affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) As the affected lands are undeveloped, the zoning of the lands as Industry, Enterprise and Employment does not reflect the established development/use and are not essential in achieving compact and sustainable urban growth or the consolidation of an urban settlement.</p> <p>(v) There is no established use on the lands and thus the use could be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Monaghan is based upon the CFRAM study. The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses. Furthermore, Chapter 6 - Heritage, Conservation and Landscape, Chapter 8 - Environment, Energy and Climate Change, and Chapter 15 - Development Management Standards contain a number of objectives and policies in relation to the protection of watercourses including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains from inappropriate development and specify protection buffers.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA. Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.</p> <p>The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases, the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet the sub criteria and does not satisfy the Justification Test. However, it is noted that the affected lands relate to in channel flooding of an existing watercourse and therefore the lands should retain the zoning on this basis.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for that land use is not necessary.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT939	Industry, Enterprise and Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass undeveloped lands on the margins of lands zoned for Industry, Enterprise &amp; Employment.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands do not contain any long-established buildings/uses, and thus do not comprise significant previously developed lands.</p> <p>(iii) The affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) As the affected lands are undeveloped, the zoning of the lands as Industry, Enterprise and Employment does not reflect the established development/use and are not essential in achieving compact and sustainable urban growth or the consolidation of an urban settlement.</p> <p>(v) There is no established use on the lands and thus the use could be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.</p> <p>The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases, the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet the sub criteria and does not satisfy the Justification Test.</p> <p><b>FAIL</b> Consequently, the affected lands should be zoned as Landscape Protection / Conservation as a flood risk avoidance measure.</p>				



Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT278 MT306 MT392	Industry, Enterprise and Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form parts of long-established industrial enterprises, including an engineering works (MT278), creamery (MT306), and a poultry processing unit (MT392).</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement</p> <p>(ii) The affected lands form parts of long-established industrial enterprises, including an engineering works, creamery, and a poultry processing unit, and thus comprises significantly previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Industry, Enterprise and Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Industry, Enterprise and Employment and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are significantly affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.</p> <p>The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases, the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT354	Industry, Enterprise and Employment	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form parts an existing Industry, Enterprise &amp; Employment area which contains a number of business units.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement</p> <p>(ii) The affected lands form parts of long-established industrial and employment, commercial sales enterprises, and thus comprises significantly previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Industry, Enterprise and Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Industry, Enterprise and Employment and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are significantly affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases, the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT232 MT283 MT285 MT305 MT329 MT347 MT352 MT359 MT370	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form part of the curtilage of a church and adjoining cemetery and a public sewerage pumping station (MT283), a bus set down and pick up area associated with the adjoining school (MT329), buildings and grounds associated with Saint Louis Convent and Saint Louis Secondary School (MT232), a church and associated grounds (MT285), a small marginal part of the Monaghan public Waste Water Treatment Works (MT347), a small part of an existing church and associated grounds (MT352, MT359), part of the curtilage of Waste Water Treatment Works associated with the adjoining Saint Davnet's complex (MT305) and a small marginal part along watercourse of education campus (MT370).</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands form parts of long-established community services and facilities, including the curtilage of a church and adjoining cemetery, a public sewerage pumping station, a bus set down and pick up area associated with the adjoining school, grounds associated with Saint Louis Convent and Saint Louis Secondary School, a church and associated grounds, part of the Monaghan public Waste Water Treatment Works, part of an existing church and associated grounds, part of the curtilage of Waste Water Treatment Works associated with the adjoining Saint Davnet's complex and part of an education campus, and thus comprises significantly previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Community Services and Facilities reflects the established development/use and will be essential in achieving</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing buildings, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people in flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases, the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>

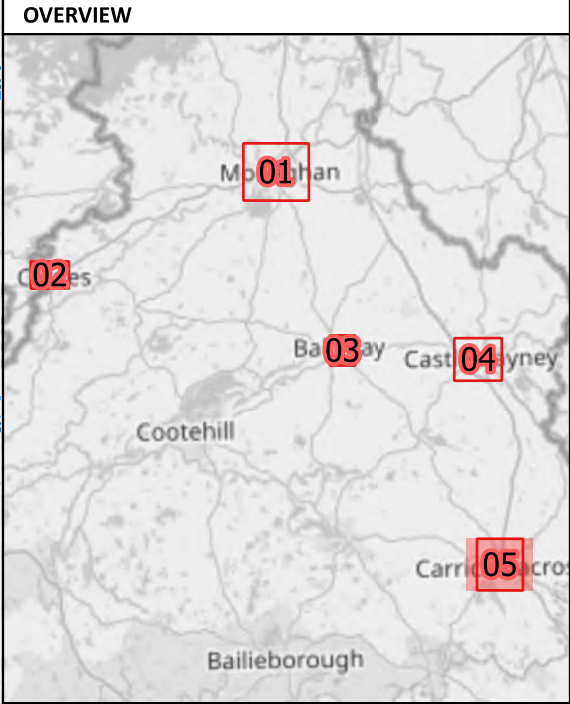
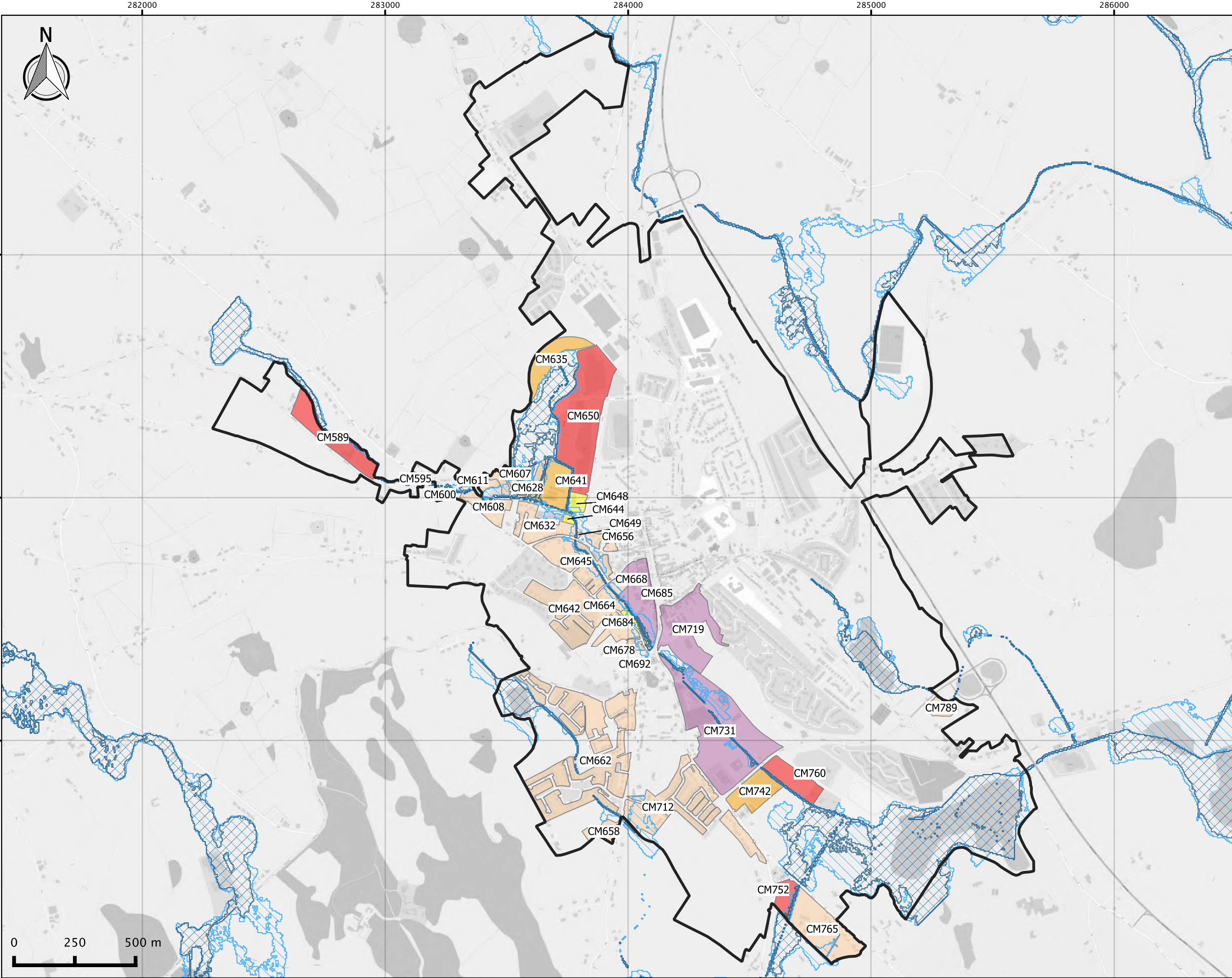


Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
			<p>compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Community Services and Facilities, and therefore there is no requirement to identify 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.</p>	
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT208 MT237	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form part of undeveloped parkland and grounds associated with Saint Louis Convent (MT208), buildings and grounds associated with Saint Louis Convent and Saint Louis Secondary School (MT237), a church and associated grounds (MT285).</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands form parts of long-established community services and facilities, including the undeveloped parkland and grounds associated with Saint Louis Convent, buildings and grounds associated with Saint Louis Convent and Saint Louis Secondary School, and thus comprises significantly previously developed lands.</p> <p>(iii) The affected lands adjoin the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Community Services and Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Community Services and Facilities, and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site-specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing buildings, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people in flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases, the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<b>Conclusion:</b> <b>FAIL</b>	<p>The zoning of these lands fails to meet sub criteria 2(i) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p>Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>			

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
MT196 MT391 MT393	Community Services / Facilities	<p>The National Planning Framework (NPF) recognises that a key driver for Monaghan is the Dublin-Belfast cross-border network, as well as that of the Dublin Metropolitan area. Monaghan is identified in the NWRA Regional Economic &amp; Spatial Strategy as a Key Town and the NPF identifies settlements such as these for significant (i.e. 30% or more above 2016 population levels) rates of population growth.</p> <p>The development and growth of Monaghan town as the County Town is also vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is also targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass the curtilage of an existing Monaghan County Council salt barn and maintenance yard (MT391), Knockaconny Public Wastewater Treatment Works (MT393), and an electricity substation (MT196) and thus comprises significant previously developed lands.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands form parts of long-established community services and facilities, including the curtilage of an existing Monaghan County Council salt barn and maintenance yard, Knockaconny Public Wastewater Treatment Works, and an electricity substation, and thus comprises significantly previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Community Services and Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Community Services and Facilities, and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that the majority of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Monaghan is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are inundated by flooding.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and/or Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing buildings, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people in flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases, the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				





**LEGEND**

Settlement Envelopes

**Flood Zones**

Flood Zone A

Flood Zone B

**Zoning 2025-2031**

Community Services/Facilities

Existing Commercial

Existing Residential

Industry/Enterprise/Employment

PRA

PRB

Strategic Residential Reserve

Town Centre

Unit 12,  
The Beat Centre,  
Stephenstown Industrial Estate,  
Balbriggan, Co. Dublin

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W: [www.mccloyconsulting.ie](http://www.mccloyconsulting.ie)

<b>DESCRIPTION</b>			
MONAGHAN SFRA - NOT SUITABLE ZONINGS			
<b>PROJECT / FIGURE NO.</b>			
M02230-01_SK105_CARRICKMACROSS			
<b>DRAWN BY</b>	<b>SCALE</b>	<b>REVISION</b>	<b>DATE</b>
DL	AS SHOWN	7	08/05/2025

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*BACKGROUND MAP CONTAINS OPENSTREETMAP DATA © (2025) OSM CONTRIBUTORS, AND CONTAINS ORDNANCE SURVEY IRELAND DATA © COPYRIGHT (2025)*



Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM595 CM600 CM607 CM608 CM611 CM628 CM632 CM642 CM645 CM649 CM656 CM658 CM662 CM694 CM712 CM789	Existing Residential	Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands comprise of a number of long established existing dwellings and associated private amenity space and thus comprise significant previously developed lands.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established dwellings and ancillary buildings and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is residential and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) acknowledges that applications for minor development, such as small extensions to houses are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM664 CM668 CM678 CM692	Existing Residential	Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands comprise of a number of long established existing dwellings and associated private amenity space and thus comprise significant previously developed lands.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established dwellings and ancillary buildings and thus comprise significant previously developed lands.</p> <p>(iii) The affected lands adjoin the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is residential and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) acknowledges that applications for minor development, such as small extensions to houses are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<b>Conclusion:</b> <b>FAIL</b>	<p>The zoning of these lands fails to meet sub criteria 2(i) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p>Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>			

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM765	Existing Residential	<p>Carrickmacross is identified in the NWRA Regional Economic &amp; Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands comprise of part of a long established existing dwelling and associated private amenity space and thus comprise significant previously developed lands.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established dwellings and ancillary buildings and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is residential and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) acknowledges that applications for minor development, such as small extensions to houses are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM644 CM648 CM684	Existing Commercial	Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands comprise part of long established existing commercial premises and associated curtilages.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established commercial buildings and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is commercial and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				



Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM685 CM719	Town Centre	<p>Carrickmacross is identified in the NWRA Regional Economic &amp; Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands comprise of curtilages associated with buildings fronting onto the Main Street within the urban core.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established buildings, and thus comprise significant previously developed lands.</p> <p>(iii) The affected lands are within the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Town Centre reflects the established development/use in the urban core and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The lands have an established use/development in the urban core and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> <b>PASS</b></p> <p>The zoning of these lands meets all of the criteria and thus passes the Justification Test.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM731	Town Centre	<p>Carrickmacross is identified in the NWRA Regional Economic &amp; Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands comprise of lands associated with a long established supermarket, and civic offices, a primary care centre (permitted under planning application 19/428) and some undeveloped lands within the urban core.</p> <p>A site specific flood risk assessment was carried out in respect of planning application 19/428 relating to the primary care centre. Development on the affected area was justified prior to the granting of planning permission by a site specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal. Consideration was also given to potential flooding in respect of the planning application for an extension to the supermarket (17/100) and the affected area was avoided.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established buildings, and thus comprise significant previously developed lands.</p> <p>(iii) The affected lands are within the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Town Centre reflects the established development/use in the urban core and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The lands have an established use/development in the urban core and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site specific flood risk assessments should be prepared in accordance with the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> <b>PASS</b></p> <p>The zoning of these lands meets all of the criteria and thus passes the Justification Test.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM589	Industry, Enterprise and Employment	<p>Carrickmacross is identified in the NWRA Regional Economic &amp; Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form a marginal part of lands which contains an established industrial unit. A Surface Water Assessment report was submitted as part of planning application 19/428 relating to development within the curtilage of the existing industrial unit. Development on the affected area within the curtilage of the existing industrial unit was justified prior to the granting of planning permission by a site specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement</p> <p>(ii) The affected lands form a small part of the curtilage of long established employment premises, and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement</p> <p>(iv) The zoning of the lands as Industry, Enterprise &amp; Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement</p> <p>(v) The established use of the lands is Industry, Enterprise &amp; Employment and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM650	Industry, Enterprise & Employment	<p>Carrickmacross is identified in the NWRA Regional Economic &amp; Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands comprise part of long established existing industrial and commercial premises and associated curtilages.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement</p> <p>(ii) The affected lands form a small part of the curtilage of long established employment premises, and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement</p> <p>(iv) The zoning of the lands as Industry, Enterprise &amp; Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement</p> <p>(v) The established use of the lands is Industry, Enterprise &amp; Employment and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for development on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				



Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM760	Industry, Enterprise & Employment	Carrickmacross is identified in the NWRA Regional Economic & Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands comprise part of long established existing industrial and commercial premises and associated curtilages.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement</p> <p>(ii) The affected lands form a small part of the curtilage of long established employment premises, and thus comprise significant previously developed lands.</p> <p>(iii) The affected lands adjoin the core of an urban settlement</p> <p>(iv) The zoning of the lands as Industry, Enterprise &amp; Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement</p> <p>(v) The established use of the lands is Industry, Enterprise &amp; Employment and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for development on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<b>Conclusion:</b> <b>FAIL</b>	<p>The zoning of these lands fails to meet sub criteria 2(i) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p>Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>			

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM752	Industry, Enterprise & Employment	<p>Carrickmacross is identified in the NWRA Regional Economic &amp; Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are a small area within a wider area zoned for industry, enterprise and employment related uses, which have been the subject of a number of planning applications (Ref No. 17/331, 18/15, and 19/151) relating to a bus depot, and these lands have now been developed.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement</p> <p>(ii) The affected lands form a small part of the curtilage of long established employment premises, and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement</p> <p>(iv) The zoning of the lands as Industry, Enterprise &amp; Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement</p> <p>(v) The established use of the lands is Industry, Enterprise &amp; Employment and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM635	Community Services / Facilities	<p>Carrickmacross is identified in the NWRA Regional Economic &amp; Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are at the edge of the settlement and comprise part of the lands over an aquifer supplying Carrickmacross Public Water Supply.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands are in use for public infrastructure (public water supply), and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Community Services / Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is for the supply of public water from a fixed aquifer source and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p>
<b>Conclusion:</b>	The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.			
<b>FAIL</b>	Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.			

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM641	Community Services / Facilities	<p>Carrickmacross is identified in the NWRA Regional Economic &amp; Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are at the edge of the settlement and comprise a marginal part of the curtilage of the long established Carrickmacross Workhouse, including its carpark and undeveloped lands to the rear of the building.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands are in use for community facilities, and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Community Services / Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Community Services / Facilities and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				



Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CM742	Community Services / Facilities	<p>Carrickmacross is identified in the NWRA Regional Economic &amp; Spatial Strategy as a town with strategic potential on a regional scale and is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. The development and growth of Carrickmacross town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are at the edge of the settlement and comprise a marginal part of the long established Carrickmacross Public Waste Water Treatment Plant.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established buildings in use for public infrastructure and thus comprise significant previously developed lands.</p> <p>(iii) The affected lands adjoin the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Community Services / Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Community Services / Facilities and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Carrickmacross is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<b>Conclusion:</b> <b>FAIL</b>	<p>The zoning of these lands fails to meet sub criteria 2(i) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p>Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>			





Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB404 BB411 BB452 BB453 BB463 BB467 BB470 BB472	Existing Residential	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands form part of the curtilage of long established existing dwellings.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established dwellings and ancillary buildings and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is residential and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Ballybay is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as small extensions to houses are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB409	Existing Residential	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form part of the curtilage of long established existing dwellings adjoining the urban core.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established dwellings and ancillary buildings and thus comprise significant previously developed lands.</p> <p>(iii) The affected lands adjoin the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is residential and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Ballybay is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as small extensions to houses are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<b>Conclusion:</b>  <b>FAIL</b>	<p>The zoning of these lands fails to meet sub criteria 2(i) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p>Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>			



Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB413	Existing Residential	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass a number of long established existing dwellings (Fairgreen) adjoining the urban core.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established dwellings and ancillary buildings and thus comprise significant previously developed lands.</p> <p>(iii) The affected lands adjoin the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is residential and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B.</p> <p>Although these dwellings were subject to flooding in the past, flood defence measures under the OPW Minor Works Scheme in the form of a flood barrier wall constructed along the river to the east, dredging of the river bed and improvement works to the bridge on Hall Street have been carried out since.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed to ensure that any further development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal. Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as small extensions to houses are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<b>Conclusion:</b>  <b>FAIL</b>	<p>The zoning of these lands fails to meet sub criteria 2(i) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p>Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>			

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB420	Existing Commercial	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands are within the curtilage of a long established existing commercial premises. Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established commercial buildings and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Existing Commercial reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is commercial and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Ballybay is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed to ensure that any further development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB418 BB421 BB423	Town Centre	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands form part of established buildings and curtilages, which are a mixture of dwellings and commercial properties within the urban core.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established buildings, and thus comprise significant previously developed lands.</p> <p>(iii) The affected lands are within the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Town Centre reflects the established development/use in the urban core and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The lands have an established use/development in the urban core and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Ballybay is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed to ensure that any further development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Although this area was subject to flooding in the past, flood defence measures under the OPW Minor Works Scheme in the form of a flood barrier wall constructed along the river to the east, dredging of the river bed and improvement works to the bridge on Hall Street have been carried out since.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as small extensions to houses, most changes of use of existing buildings and / or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<b>Conclusion:</b> <b>PASS</b>				
The zoning of these lands meets all of the criteria and thus passes the Justification Test.				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB426	Town Centre	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form part of an established public car park within the urban core.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands comprise significant previously developed lands.</p> <p>(iii) The affected lands are within the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Town Centre reflects the established development/use in the urban core and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The lands have an established use/development in the urban core and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Ballybay is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed to ensure that any further development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Although this area was subject to flooding in the past, flood defence measures under the OPW Minor Works Scheme in the form of a flood barrier wall constructed along the river to the east, dredging of the river bed and improvement works to the bridge on Hall Street have been carried out since.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as small extensions to houses, most changes of use of existing buildings and / or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> <b>PASS</b></p> <p>The zoning of these lands meets all of the criteria and thus passes the Justification Test.</p>				



Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB436 BB439	Town Centre	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form part of established buildings and curtilages, which are a mixture of dwellings and commercial properties (BB436) and the lower part of large gardens associated with the dwellings to the immediate north (1-10 Lakeview Terrace) some of which contain garden sheds (BB439) within the urban core.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands comprise significant previously developed lands.</p> <p>(iii) The affected lands are within the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Town Centre reflects the established development/use in the urban core and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The lands have an established use/development in the urban core and therefore there is no requirement to identify 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.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Ballybay is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed to ensure that any further development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as small extensions to houses, most changes of use of existing buildings and / or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> <b>PASS</b></p> <p>The zoning of these lands meets all of the criteria and thus passes the Justification Test.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB403 BB459	Industry, Enterprise & Employment	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass part of the curtilage of long established employment premises.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement</p> <p>(ii) The affected lands form a small part of the curtilage of long established employment premises, and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement</p> <p>(iv) The zoning of the lands as Industry, Enterprise &amp; Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement</p> <p>(v) The established use of the lands is Industry, Enterprise &amp; Employment and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Ballybay is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and / or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB414	Industry, Enterprise & Employment	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass the curtilage of a long established employment premises.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement</p> <p>(ii) The affected lands form a small part of the curtilage of long established employment premises, and thus comprise significant previously developed lands.</p> <p>(iii) The affected lands adjoin the core of an urban settlement</p> <p>(iv) The zoning of the lands as Industry, Enterprise &amp; Employment reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement</p> <p>(v) The established use of the lands is Industry, Enterprise &amp; Employment and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that the entirety of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Ballybay is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are inundated by flooding.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and / or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB435 BB438	Industry, Enterprise & Employment	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form a small part of the site of an extant planning permission for a large industrial development (21/587) which is an extension of a long established large engineering works (Leonard Engineering) to the immediate south located in the centre of Ballybay. Development on the affected area which comprises the entrance to the larger site was justified prior to the granting of planning permission by a site specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal.</p> <p>Furthermore, a site specific flood risk assessment has demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposals approved within the extant permitted development on the lands.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement</p> <p>(ii) The affected lands form a small part of the site of an extant planning permission for a large industrial development which is an extension of a long established large engineering works, and thus could be considered to comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement</p> <p>(iv) The zoning of the lands as Industry, Enterprise &amp; Employment reflects the permitted development/use and will be essential in achieving compact and sustainable urban growth</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A. The flood zone data throughout Ballybay is based upon the CFRAM study.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed to ensure that any further development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p>

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
			by facilitating the established development/use on these lands and thus consolidation of an urban settlement  (v) The permitted use of the lands is Industry, Enterprise & Employment and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.	
<b>Conclusion:</b> <b>FAIL</b>	The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the permitted development/use on them. Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.			

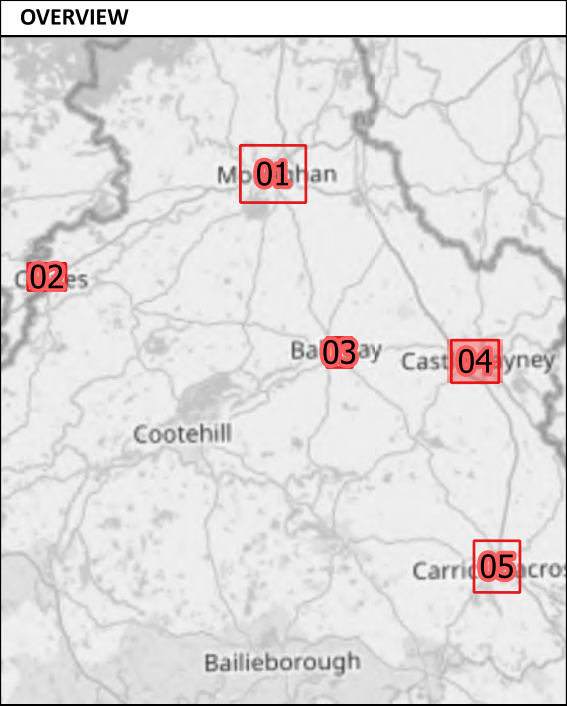
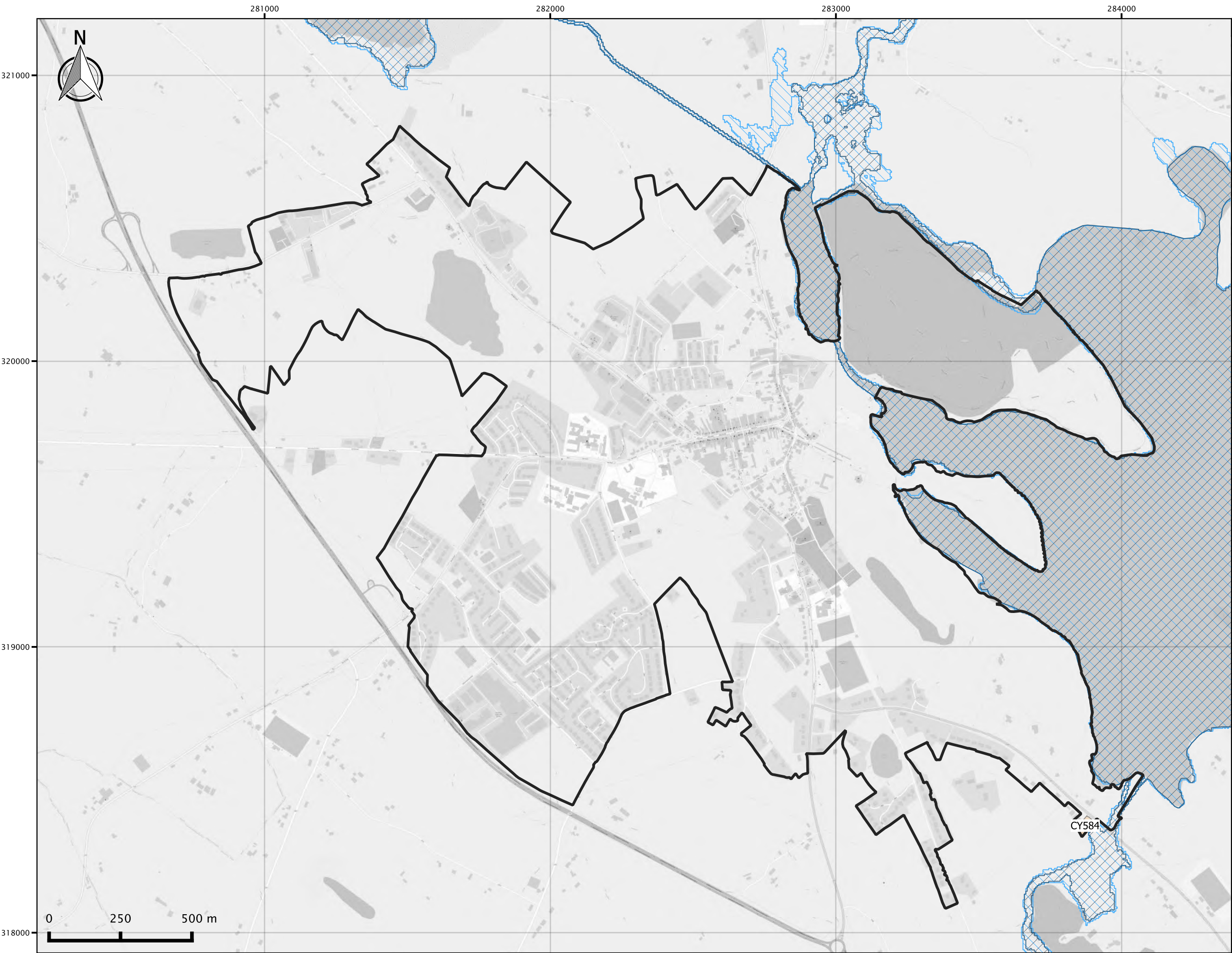


Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB405 BB454	Community Services / Facilities	The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.	<p>The affected lands form part of the lands attached to a long established nursing home (BB405), and the curtilage of a long established community childcare facility (BB454).</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established community buildings/use, and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Community Services / Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Community Services / Facilities and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Ballybay is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed to ensure that any further development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal. Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing buildings, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB406	Community Services / Facilities	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass the curtilage of a long established Ballybay Public Waste Water Treatment Plant.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established buildings in use for public infrastructure, and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Community Services / Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Community Services / Facilities and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that the entirety of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Ballybay is based upon the CFRAM study. The Stage 1 / Stage 2 flood risk assessment indicates that the lands are inundated by flooding.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage.</p> <p>Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and / or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b> The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p><b>FAIL</b> Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>				

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
BB914	Community Services / Facilities	<p>The development and growth of Ballybay town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands form part of the site of a recently constructed fire station which received consent under 22/8002. Development on the affected area which comprises the entrance to the fire station was justified prior to the granting of planning consent by a site specific flood risk assessment which demonstrated that the risk of flooding on the affected lands would be acceptably addressed as part of the proposal.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established community buildings/use, and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Community Services / Facilities reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is Community Services / Facilities and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Ballybay is based upon the CFRAM study.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. The findings of this assessment indicate that through application of the Sequential Approach, flood risk to the development could be adequately managed and ensure that the development of the lands will not cause unacceptable adverse impacts elsewhere.</p> <p>Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based may be considered suitable for site-specific Stage 3 Flood Risk Assessment subject to appropriate appraisal. Site-specific flood risk assessments should be prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and development management guidance set out in the SFRA. Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Furthermore, Section 5.28 of the OPW Guidelines acknowledges that applications for minor development, such as most changes of use of existing buildings and or extensions and additions to existing buildings, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<b>Conclusion:</b>  <b>FAIL</b>	<p>The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the permitted development/use on them. Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>			





LEGEND	
	Settlement Envelopes
Flood Zones	
	Flood Zone A
	Flood Zone B
Zoning 2025-2031	
	Community Services/Facilities
	Existing Commercial
	Existing Residential
	Industry/Enterprise/Employment
	PRA
	PRB
	Strategic Residential Reserve
	Town Centre

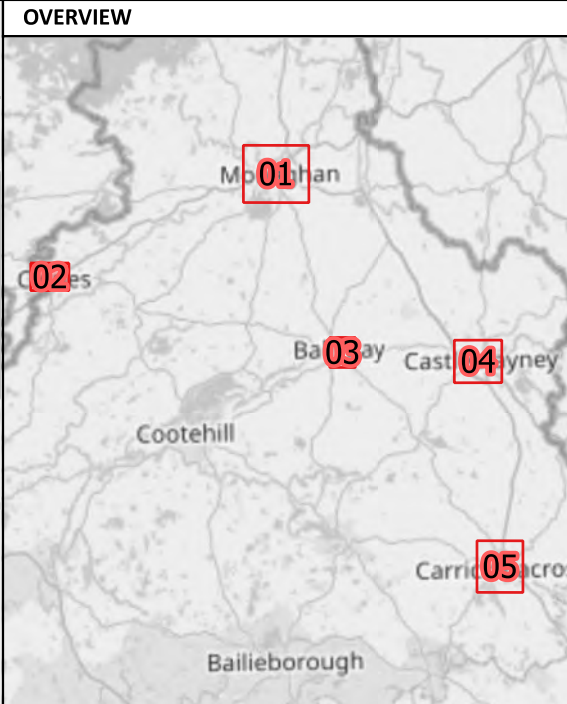
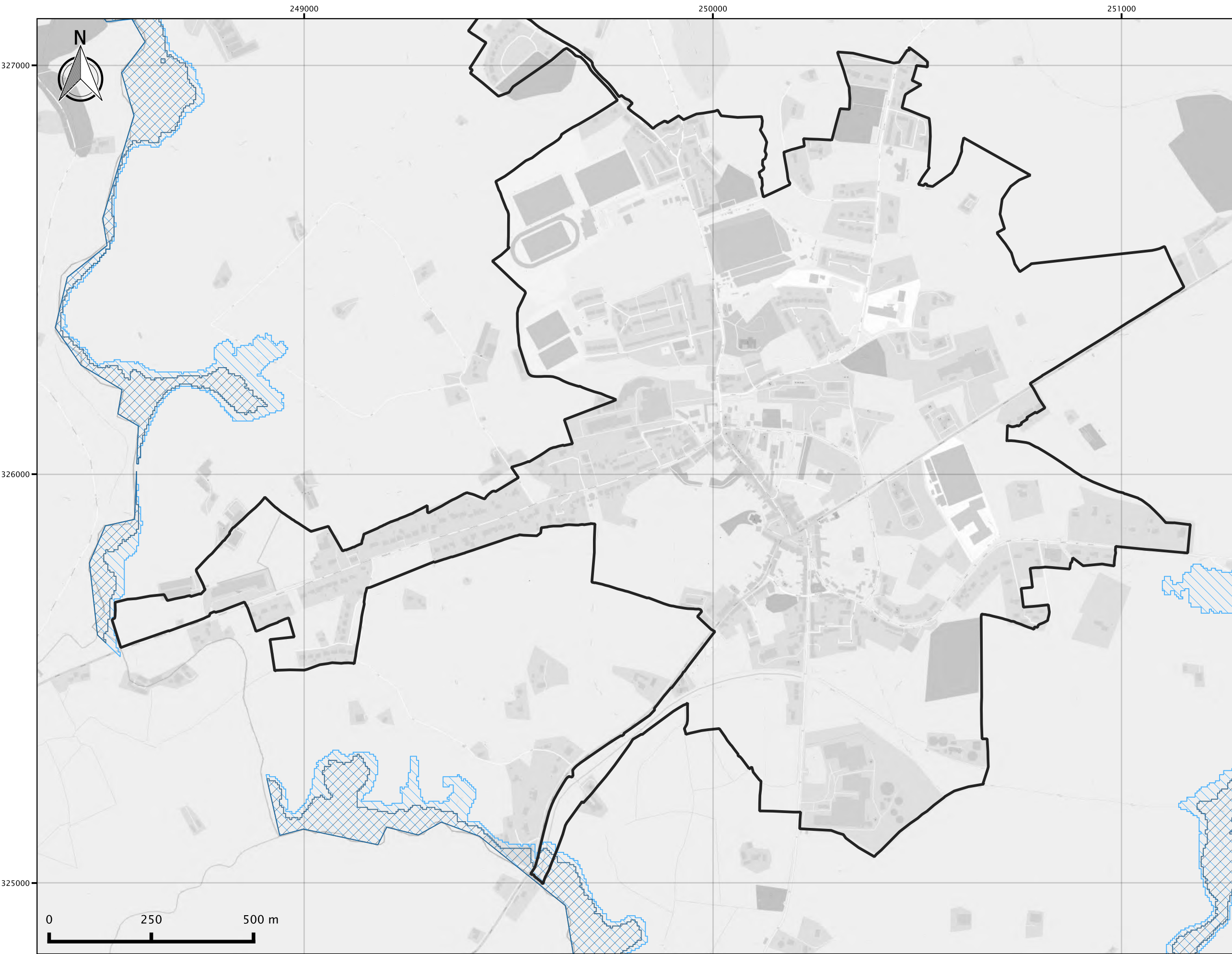
DESCRIPTION			
MONAGHAN SFRA - NOT SUITABLE ZONINGS			
PROJECT / FIGURE NO.			
M02230-01_SK104_CASTLEBLAYNEY			
DRAWN BY	SCALE	REVISION	DATE
DL	AS SHOWN	7	08/05/2025

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ORDNANCE SURVEY IRELAND DATA © COPYRIGHT  
(2025)

Land Use Zoning Ref.	Proposed Land Use Zoning	Justification Test Criteria 1	Justification Test Criteria 2	Justification Test Criteria 3
CY584	Existing Residential	<p>The development and growth of Castleblayney town is vital to provide a range of functions, including housing, employment, services, retail and leisure opportunities, for its resident population and the population of the surrounding catchment / hinterland. Furthermore, Castleblayney is located close to Dundalk, the M1 motorway and Eastern Economic Corridor, and the Greater Dublin Area which acts a driver for development of the town. Therefore, the town is targeted for growth under the County Development Plan, and the zoning of the lands is required to achieve the proper planning and sustainable development of the town.</p>	<p>The affected lands encompass a portion of the private amenity space within the curtilage of a long established residential dwelling.</p> <p>Having regard to criterion 2 the following is relevant:</p> <p>(i) The zoning of these lands is not considered essential to facilitate regeneration and/or expansion of the centre of an urban settlement.</p> <p>(ii) The affected lands contain a number of long-established dwellings and ancillary buildings and thus comprise significant previously developed lands.</p> <p>(iii) Although the affected lands are within the built-up footprint of the town and are fully serviced, the affected lands are not within or adjoining the core of an urban settlement.</p> <p>(iv) The zoning of the lands as Existing Residential reflects the established development/use and will be essential in achieving compact and sustainable urban growth by facilitating the established development/use on these lands and thus consolidation of an urban settlement.</p> <p>(v) The established use of the lands is residential and thus cannot be located elsewhere in an area at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>This SFRA has demonstrated that parts of the zoned lands are at risk of flooding and within Flood Zone A and / or Flood Zone B. The flood zone data throughout Castleblayney is based upon NIFM mapping.</p> <p>The Stage 1 / Stage 2 flood risk assessment indicates that the lands are marginally affected by flooding. Any proposals for additional development or redevelopment on these lands will require a site specific flood risk assessment at planning application stage. It is noted that the flood data upon which the flood zoning is based is not considered suitable for site-specific Stage 3 Flood Risk Assessment.</p> <p>Development proposals in Flood Zone A and Flood Zone B shall be subject to a Stage 3 site specific flood risk assessment and development management justification test in accordance with the objectives and policies contained within the development plan where applicable. In particular, Section 15.22.8 of the development plan states that where all criteria of the justification test cannot be satisfied, proposals involving existing development will be limited to minor development only as outlined in Section 5.28 of the Flood Risk Management Guidelines, new development in Flood Zone A will be limited to water compatible uses, and new development in Flood Zone B will be limited to water compatible and less vulnerable uses.</p> <p>Site-specific FRAs should be prepared in accordance with the OPW Guidelines and Development Management guidance set out in the SFRA.</p> <p>Furthermore, Section 5.28 of the OPW Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) acknowledges that applications for minor development, such as small extensions to houses are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. The OPW Guidelines further acknowledge that where existing buildings are involved, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. In these cases the OPW Guidelines state that a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.</p>
<p><b>Conclusion:</b></p> <p><b>FAIL</b></p>	<p>The zoning of these lands fails to meet sub criteria 2(i) and 2(iii) and does not satisfy the Justification Test. However, the lands should retain the zoning based on the long-established development/use on them.</p> <p>Consequently, although other areas at risk of flooding have been zoned as Landscape Protection / Conservation as a flood risk avoidance measure, the zoning of these lands for this land use would reflect the ongoing existing use.</p>			





- LEGEND**
- Settlement Envelopes
  - Flood Zones**
    - Flood Zone A
    - Flood Zone B
  - Zoning 2025-2031**
    - Community Services/Facilities
    - Existing Commercial
    - Existing Residential
    - Industry/Enterprise/Employment
    - PRA
    - PRB
    - Strategic Residential Reserve
    - Town Centre

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	<b>PROJECT / FIGURE NO.</b> M02230-01_SK102_CLONES			
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