

SEA ENVIRONMENTAL REPORT APPENDIX II – NON-TECHNICAL SUMMARY

FOR

PROPOSED VARIATION No. 1 TO THE CAVAN COUNTY DEVELOPMENT PLAN 2022-2028

**INCORPORATING THE CAVAN TOWN
LOCAL AREA PLAN 2022-2028**

for: Cavan County Council



Comhairle Contae an Chabháin
Cavan County Council

by: CAAS Ltd.



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Section 1 Introduction and Terms of Reference

This is the Non-Technical Summary of the Environmental Report for Proposed Variation No. 1 to the Cavan County Development Plan 2022-2028, incorporating the Cavan Town Local Area Plan 2022-2028. The purpose of the Environmental Report is to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Proposed Variation. The Environmental Report has been prepared as part of a Strategic Environmental Assessment (SEA) process for the Proposed Variation.

What is SEA?

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic, social and other considerations.

Why is SEA needed? The Benefits

SEA is the planning authority's and the public's guide to what are generally the best areas for development.

SEA has enabled the planning authority to direct development under the Proposed Variation towards what are generally robust, well-serviced and connected areas – thereby facilitating the general avoidance of incompatible development in the most sensitive, least well-serviced and least well-connected areas. This approach will contribute towards environmental protection and sustainable development, including climate mitigation and adaptation

Compact development can be accompanied by placemaking initiatives to enable County Cavan to become a more desirable place to live, work and visit.

Compatible sustainable development in sensitive areas is also provided for, subject to various requirements relating to environmental protection and management being met.

SEA provides greater certainty to the public and to developers. Plans, and variations to plans, are more likely to be adopted without delays or challenges and planning applications are more likely to be granted permission. Environmental mitigation is more likely to cost less.

How does the SEA work?

All of the main environmental issues were assembled and considered by the team who prepared the Proposed Variation. This helped them to devise a Variation that contributes towards the protection and management of environmental sensitivities. It also helped to identify wherever potential conflicts between the Variation and the environment exist and enabled these conflicts to be mitigated.

The SEA was scoped in consultation with designated environmental authorities.

What is included in the Environmental Report that accompanies the Proposed Variation?

- A description of the environment and the key environmental issues;
- A description and assessment of alternatives for the Proposed Variation;
- An assessment of the provisions of the Proposed Variation; and
- Mitigation measures, which will avoid/reduce the environmental effects of implementing the Proposed Variation and will contribute towards compliance with important environmental protection legislation.

Difficulties Encountered during the SEA process

No significant difficulties have been encountered during the undertaking of the assessment to date.

What happens at the end of the process?

An SEA Statement is prepared which summarises, inter alia, how environmental considerations have been integrated into the Proposed Variation.

Section 2 The Proposed Variation

2.1 Purpose of the Variation

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

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

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

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

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

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

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

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

2.2 Strategic work undertaken by the Council to ensure evidence-based planning

In preparing the Proposed Variation, information relating to various sectors, from different Departments within the Council and from different bodies and organisations, was gathered and analysed, contributing towards the development of evidence-led provisions. This work included: preparing this SEA Environmental Report; preparing a Screening for Appropriate Assessment; preparing an Addendum to the existing Plan's Strategic Flood Risk Assessment; and considering information on capacity/delivery with respect to existing and planned infrastructure. The undertaking of the SEA process was part of this strategic work and contributed towards the integration of environmental considerations into the Proposed Variation as summarised in Section 6 of this report.

2.3 Relationship with other relevant Plans and Programmes

It is important to note that when reading the Proposed Variation, the provisions of the County Development Plan are relevant and, in this regard, both documents should be read in tandem with each other. The existing County Development Plan to be varied sits within a hierarchy of statutory documents setting out public policy for, among other things, land use planning, infrastructure, sustainable development, tourism, environmental protection and environmental management. The Proposed Variation must comply with relevant higher-level strategic actions and will, in turn, guide lower-level strategic actions.

The First Revision of the National Planning Framework sets out Ireland's planning policy direction up to 2040. The National Planning Framework is to be implemented through Regional Spatial and Economic Strategies and lower tier Development Plans and Urban Area Plans. The Regional Spatial and Economic Strategy for the Northern and Western Region sets out objectives for land use planning, tourism, infrastructure, sustainable development, environmental protection and environmental management that have been subject to environmental assessment and must, as relevant and appropriate, be implemented through the County Development Plan to be varied.

In order to be realised, projects included in the Proposed Variation (in a similar way to other projects from any other sector) will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent-granting framework.

Section 3 The Environmental Baseline

3.1 Introduction

A summary of the environmental baseline is described in this section. This baseline together with the Strategic Environmental Objectives, which are identified in Section 3.11, is used in order to identify, describe and evaluate the likely significant environmental effects of implementing the Proposed Variation and in order to determine appropriate monitoring measures.

3.2 Likely Evolution of the Environment in the Absence of a Proposed Variation

In the absence of a Proposed Variation, the framework for development for the relevant settlements would be primarily provided by the existing County Development Plan, as well as other related documents. There would be no Proposed Variation to provide additional detail beyond that provided already through the existing planning framework as how to achieve sustainable development and environmental protection and management.

As a result, there would be both:

- A decreased likelihood in the extent, magnitude and frequency of the positive environmental effects identified by this assessment occurring; and;
- An increased likelihood in the extent, magnitude and frequency of the adverse environmental effects identified by this assessment occurring.

3.3 Biodiversity and Flora and Fauna

Information on biodiversity and flora and fauna which is relevant to project planning and development and associated environmental assessment and administrative consent of projects includes available information on designated ecological sites and protected species, ecological connectivity (including stepping stones and corridors) and non-designated habitats.

The most ecologically sensitive, heavily designated and protected areas within County Cavan include an extensive network of wetlands comprising: lakes; ponds; rivers; streams; eskers; peatlands; turloughs; watercourses; fens; reservoirs; floodplains; marshes; swamps; and wet woodlands. These habitats support a variety of species and ecosystems that contribute to the biodiversity of the County. Rural and agricultural areas (including marginal land such as hedgerows and rough grassland) that may include ecological sensitivities occur throughout the County.

There are various ecologically designated sites within and surrounding the County. European sites comprise Special Areas of Conservation¹ (SACs) and Special Protection Areas² (SPAs). Such sites within a 15 km buffer around the County are mapped on Figure 3.1. There are 24 European sites (18 SACs and 6 SPAs) designated within this zone out of which 11 European sites are designated within or partially within County Cavan (seven SACs and four SPAs).

Natural Heritage Areas (NHAs) are designated due to their national conservation value for ecological and/or geological/geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. Proposed NHAs

¹ SACs have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) due to their conservation value for habitats and species of importance in the European Union. The Habitats Directive seeks to establish Natura 2000, a network of protected areas throughout the EU. It is the responsibility of each member state to designate SACs to protect habitats and species, which, together with the SPAs designated under the 1979 Birds Directive, form Natura 2000. The European Communities (Birds and Natural Habitats) Regulations 2011 consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats) (Control of Recreational Activities) Regulations 2010. The Regulations have been prepared to address several judgments of the Court of Justice of the European Union (CJEU) against Ireland, notably cases C-418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law.

² SPAs have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) - referred to as the Birds Directive - due to their conservation value for birds of importance in the EU.

(pNHAs) were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated. There are 2 NHAs and 20 pNHAs designated within or adjacent to the County.

Ramsar sites are wetlands designated to be of international importance under the Convention of Wetlands of International Importance (especially as Water Fowl Habitat), established at Ramsar in 1971 and ratified by Ireland in 1984. There is one Ramsar site designated within County Cavan: Lough Oughter (Site No: 853). Relevant Ramsar sites in Northern Ireland include: Upper Lough Erne (Site No: UK12024) and Cuilcagh Mountain (Site No: UK12005).

Existing Problems

Ireland's Article 17 report on the Status of EU Protected Habitats and Species in Ireland (NPWS/DHLGH, 2025) provides the most recent assessment of EU-protected habitats and species in Ireland. The report identifies that the overall conservation status of habitats remains poor, with 90% assessed as unfavourable and over half showing declining trends. While some species are better - 58% are in favourable status and many exhibit stable or improving trends - the report highlights that significant pressures persist, despite ongoing positive actions and targeted conservation measures.

The Proposed Variation includes measures to contribute towards the protection of biodiversity and flora and fauna and associated ecosystem services.

Previous changes in land uses arising from human development have resulted in a loss of biodiversity and flora and fauna; however, legislative objectives governing biodiversity and fauna were not identified as being conflicted with.

3.4 Population and Human Health

The results of Census 2022 recorded a population of 81,704 persons within County Cavan.

The Plan includes a hierarchy of the County's settlements as follows:

- Key towns (Cavan Town);
- Self-sustaining growth towns (Virginia);
- Self-sustaining towns (Ballyjamesduff, Baileborough, Kingscote, Cootehill);
- Medium Towns (Belturbet, Mullagh, Ballyconnell);
- Small Towns (Ballinagh, Ballyhaise, Shercock, Killeshandra, Arva and Kilnaleck);
- Village Category 1 (Swanlinbar, Butlersbridge, Blacklion, Lough Gowna); and
- Villages Category 2, Rural Community Nodes and Rural remainder (Bawnboy, Crossdoney, Crosskeys, Dowra, Kilcogy, Mountnugent, Redhills and Stradone).

In April 2025, the NPF First Revision was adopted to address evolving challenges in relation to climate change, housing, regional development and population growth. The NPF First Revision identified the need to plan for approximately 50,000 additional residential units per annum nationally to 2040. The Guidelines translate this requirement into estimated average annual housing growth requirements on a county-by-county basis.

Local authorities are now required to update their respective development plans to reflect the national targets set out by the Department. The Guidelines provide for an increased housing supply target for County Cavan. In accordance with Section 43 of the Planning and Development Act 2024 (as amended), the County Development Plan is required to be consistent with the NPF and the Regional Spatial and Economic Strategy. Accordingly, Proposed Variation No. 1, as required, seeks to integrate the updated housing figures into the County's Core Strategy to ensure consistency with the planning settlement hierarchy.

The population provided for by the varied Plan will interact with various environmental components. Potential interactions include:

- Recreational and development pressure on habitats and landscapes;
- Contribution towards increase in demand for waste water treatment at the municipal level;
- Contribution towards increase in demand for water supply and associated potential impact of water abstraction;
- Potential interactions in flood-sensitive areas; and
- Potential effects on water quality.

With regard to human health, impacts relevant to the SEA are those which arise as a result of interactions with environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors e.g. interactions with human health that could occur in urban locations that experience high-levels of traffic congestion and associated particulate matter and noise emissions to air.

Emission limits for discharges to air, soil and water are set with regards to internationally recognised exposure limit values. These are generally set to be many times the safe exposure limit - in order to provide protection. In the event that a plan or programme began to have adverse health effects on surrounding populations it is likely that it would have been identified as being in breach of such emission standards at a very early stage - and long before the manifestation of any adverse health effects in the population.

In the absence of mitigation, contaminated materials have the potential to adversely impact upon human health, water quality and habitats and species. As is the case with other historically developed areas across the country, there is potential for contamination at local sites within the County, especially where land uses occurred in the past in the absence of the high standards of today's environmental protection legislation.

Existing Problems

The number of homes within County Cavan with radon levels above the reference level is within the normal range experienced in other locations across the country.

Sources of flood risk within the County include: fluvial; pluvial (rainwater); groundwater; and surface drainage systems sources. There is historic and predictive evidence of flooding throughout the County.

3.5 Soil

The most dominant soil type³ surrounding the built-up areas⁴ in County Cavan are surface water gleys (wetland soils with slowly permeable horizons resulting in seasonal waterlogging); and brown earths (well drained mineral soils, associated with high levels of natural fertility). Peat soils (both minerotrophic and ombrotrophic) occur in the upland locations in the north-west and in other areas throughout the rest of the County.

GSI coordinate the Irish Geological Heritage Programme, whereby an objective has been set to identify and select sites of geological interest within each county across the country. County Geological Sites (CGSs) do not receive statutory protection like Natural Heritage Areas but receive an effective protection from their inclusion in the planning system. The audit of CGSs in County Cavan was completed in 2012. There are 27 CGS identified in County Cavan.

Source Protection Area delineation provides an assessment of the land area that contributes groundwater to a borehole or spring. There are various Source Protection Areas designated within the County.

The term "landslide" describes a wide variety of processes that result in the downward and outward movement of materials such as rock, debris, earth, mud and peat under the force of gravity. Issues such as existing ground conditions, slope stability and storage of excavated material have the potential to influence susceptibility to landslides/bog bursts. The potential impacts of landslides include loss of human life/injury, flooding, pollution of watercourses and impacts upon aquatic biodiversity. The County has several locations with a history of landslide events⁵. Many of these events are associated with the upland peatland areas in the Cuilcagh Mountains. The GSI have identified that most of County Cavan has relatively low levels of landslide susceptibility, with moderate and high susceptibility found mainly in the upland locations in the County.

Existing Problems

Legislative objectives governing soil were not identified as being conflicted with.

³ All soil types belong to a Sub-Group and so in turn to one of the 11 soil Great Groups. Great Groups and Sub-Groups are a hierarchical arrangement of soils used for taxonomical classification (<http://gis.teagasc.ie/soils/soilguide.php>).

⁴ The built-up areas are mainly made up of urban soils. Urban soils are soils, which have been disturbed, transported or manipulated by human activity in the urban environment and are often overlain by a non-agricultural, man-made surface layer that has been produced by mixing, filling or by contamination of land surfaces in urban and suburban areas.

⁵ <https://www.gsi.ie/en-ie/programmes-and-projects/geohazards/projects/Pages/Landslide-Susceptibility-Mapping.aspx>

3.6 Water

Since 2000, Water Management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The WFD requires that all Member States implement the necessary measures to prevent deterioration of the status of all waters - surface, ground, estuarine and coastal - and protect, enhance and restore all waters with the aim of achieving *good status*. All public bodies are required to coordinate their policies and operations so as to maintain the *good status* of water bodies that are currently unpolluted and improve polluted water bodies to *good status*.

Most of the County is situated within the Erne catchment (an area drained by the River Erne and all streams entering tidal water between Aughrus Point and Kildoney Point). The County is also partially drained by the catchments: Upper Shannon; Newry/Fane/Glyde/Dee; and Boyne. The main waterbodies in the County include Lough Oughter and the rivers: Upper Boyne; Erne; Shannon; and Dromore/Annalee in the middle of the County.

The current WFD status (2019-2024)⁶ of waterbodies that drain County Cavan ranges from *high* to *bad*. Subject to exemptions provided for by Article 4 of the WFD, some of these water bodies will need improvement in order to comply with the objectives of the WFD. Figure 3.3 illustrates the WFD surface water status within and surrounding County Cavan.

The WFD status (2019-2024) of groundwater underlying County Cavan is currently mostly identified as being of *good* status and meeting the objectives of the WFD. There are areas identified as being of *poor* status in the north and south of the County; the groundwater underlying these areas is currently not meeting the objectives of the WFD.

A Strategic Flood Risk Assessment (SFRA) document accompanies this SEA Environmental Report and the Proposed Variation. Requirements in relation to SFRA are provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. Flood risk management and drainage provisions are already in force through the Cavan County Development Plan 2022-2028. Predictive flood risk mapping is available from the Office of Public Works and included in the accompanying Strategic Flood Risk Assessment. Sources of flood risk within County Cavan include: fluvial; pluvial (rainwater); groundwater; and surface drainage systems sources. There is historic and predictive evidence of flooding throughout the County.

Existing Problems

Subject to exemptions provided for by Article 4 of the WFD, based on available water data, the recorded status of certain water bodies will need improvement in order to comply with the objectives of the WFD. The Development Plan includes provisions that will contribute towards improvements in the status of waters.

There is elevated levels of flood risk from fluvial sources at various locations across County Cavan. The preparation of the Proposed Variation, SEA and SFRA has taken place concurrently and the findings of the SFRA have informed both the content of the Proposed Variation and the SEA.

⁶ As per EPA's WFD Status 2019-2024 classification (<https://gis.epa.ie/EPAMaps/>).

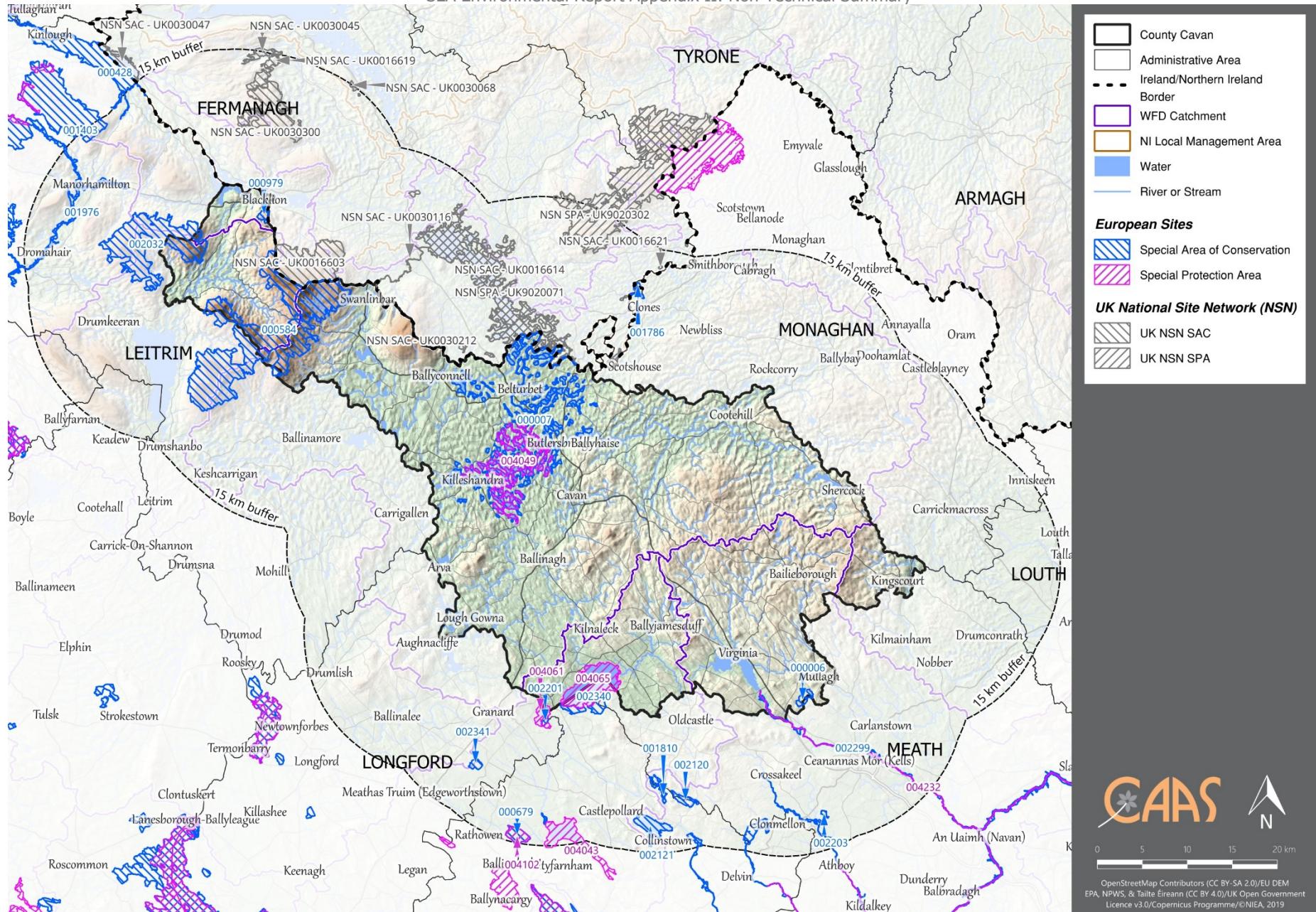


Figure 3.1 European Sites within and within 15 km buffer of County Cavan

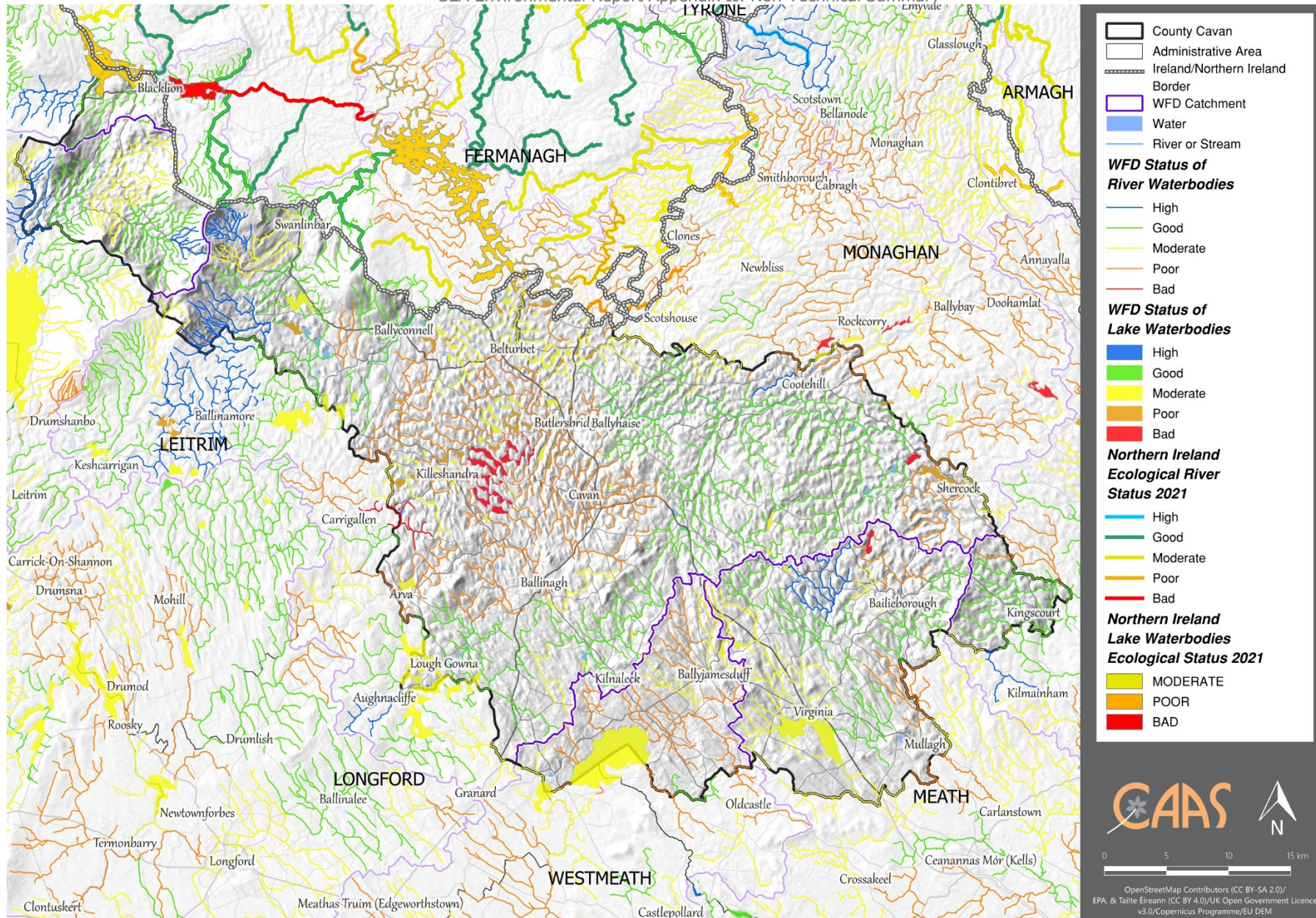


Figure 3.2 Surface Water Status (2019-2024)

3.7 Air and Climatic Factors

Total emissions of greenhouse gases by humans come from various sectors including transport, agriculture, energy industries, manufacturing combustion, industrial processes, residential developments, commercial services developments, waste management processes and fluorinated gases equipment (such as refrigeration and fire protection systems).

In 2023, Ireland's greenhouse gas emissions are estimated to be 55.01 million tonnes carbon dioxide equivalent (Mt CO₂ eq), which is 6.8% lower (or 4.00 Mt CO₂ eq) than emissions in 2022 (59.00 Mt CO₂ eq) and follows a 2.0% decrease in emissions reported for 2022. Emissions are 1.2% below the historical 1990 baseline for the first time in 33 years. In 2023, emissions in the stationary EU Emissions Trading System emissions (covering emissions from sectors including Agriculture, Transport, Energy, Industries, Residential, Manufacturing Combustion and Industrial Processes) decreased by 17%. When land use, land-use change and forestry is included, total national emissions decreased by 3.8%. Emissions under the Effort Sharing Regulation (covering emissions from the electricity and heat generation, industrial manufacturing and aviation sectors) decreased by 3.4%. Decreased emissions in 2023 compared to 2022 were observed in the largest sectors except for transport which showed an increase of 0.3%.

Climate mitigation describes the action to reduce the likelihood of climate change occurring or reduce the impact if it does occur. This can include reducing the causes of climate change (e.g. emissions of greenhouse gases) as well as reducing future risks associated with climate change. The National Climate Action Plan 2025 is the third statutory update to the plan since the Climate Action and Low Carbon Development (Amendment) Act 2021 was signed into law, committing Ireland to 2030 and 2050 targets for reducing greenhouse gas emissions. It builds on Climate Action Plan 2024, outlining how Ireland will accelerate the actions required to respond to the climate crisis, putting climate solutions at the centre of Ireland's social and economic development.

Climate adaptation is a change in natural or human systems in response to the impacts of climate change. These changes moderate harm or exploit beneficial opportunities and can be in response to actual or expected impacts. The National Adaptation Framework (2024) aims to create a unified approach involving both government and society to adapt to climate change. It outlines how various sectors and local authorities can implement adaptation measures to minimise Ireland's vulnerability to climate change's adverse effects while taking advantage of any beneficial impacts. The Framework emphasises the importance of integrating adaptation strategies into all levels of policy making, infrastructure development, and local planning.

The Cavan County Council Climate Action Plan 2024-2029 sets out mitigation, adaptation and other climate measures to create a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy in County Cavan. The Climate Action Plan sets out five strategic goals as follow:

SG1 Governance and Leadership

- SG1 Cavan County Council will provide robust leadership, governance and commitment to climate action to achieve our Vision, Mission and Strategic Goals in line with National Policy.

SG2 Built Environment and Transport

- To pursue climate actions to increase climate resilience of the built environment and transport to achieve our emissions reductions targets.

SG3 Natural Environment and Green Infrastructure

- To enhance the Natural environment of County Cavan to work in support of nature based solutions for climate resilience and emission reductions whilst promoting enriched biodiversity.

SG4 Communities: Resilience and Transition

- To support and empower communities to activate on climate action with enhanced sustainability and resilience.

SG5 Sustainability and Resource Management

- To influence and create a sustainable and resource conscious culture within County Cavan.

Cavan Town is identified as a Decarbonisation Zone and a number of additional actions are set out in the Climate Action Plan to reduce greenhouse gas emissions and improve energy efficiency in this area.

The EPA's (2025) *Air Quality in Ireland 2024 Report* is based on data from Ireland's extensive air monitoring network of 115 stations. It reveals that, while Ireland currently meets EU air quality standards,

it is projected to fall short of the stricter air quality standards set for 2030 under the new Ambient Air Quality Directive.

Information on Particulate Matter (PM) monitoring is available for Cavan Town from the EPA. PM is the main pollutant of concern in Ireland. It is responsible for a broad range of health impacts and decreased quality of life. PM consists of very small particles which can be solid or liquid. Some of these particles occur naturally, and many are man-made. The EPA monitors two types of PM and compares levels to limit values in the Cleaner Air for Europe Directive and World Health Organisation guidelines. These are PM₁₀ and PM_{2.5}. In Ireland the main source – especially of the smaller and more impactful PM_{2.5} particles – is solid fuel burning for home heating. PM₁₀ particles are larger and can be made up of several sources, many of which can be natural sources such as pollen, or wind-blown sea salt and others are man-made sources such as pollution from road transport or construction activities.

PM₁₀ monitoring at the Cavan Town site has been reported upon in EPA's Annual Air Quality Reports and Bulletins. The limit was not breached in any of the past five years (reports for 2020-2024, published in 2021-2025).

Existing Problems

Significant progress is being made in the reductions of greenhouse gas emissions; however, Ireland is not on track to meet the 51% emissions reduction target (by 2030 compared to 2018) based on the projections contained in the latest (2025) assessment.

The Climate Change Advisory Council's *Annual Review 2025* outlines Ireland's commitment to achieving climate resilience by 2050, emphasizing the need for effective adaptation measures and coordinated government action, however, it points out that significant gaps remain in preparedness for extreme weather events, particularly in critical infrastructure such as electricity, water, and communication networks. The National Climate Change Risk Assessment and revised National Planning Framework are positive developments, but implementation of adaptation measures is urgently needed.

The Review details that four sectors (Transport, Flood Risk Management, Built and Archaeological Heritage, and Local Government) demonstrated good overall progress, four showed moderate progress (Agriculture, Forestry and Seafood, National Adaptation Framework, Electricity and Gas Networks, and Water Quality and Water Services Infrastructure), two showed limited progress (Communications Networks and Health), and one sector (Biodiversity) showed no progress and supplied insufficient evidence.

The overall results showed a slight decline compared with the results in 2024 review, however, the transport sector was one of the four sectors that demonstrated good overall progress in the 2025. The transport sector has made significant progress in climate adaptation, particularly in enhancing infrastructure resilience and exploring innovative solutions. However, the review emphasizes the need for sustained investment, improved planning, and stronger cross-border collaboration to address vulnerabilities and ensure long-term resilience in the face of increasing climate risks.

Air quality and noise can present challenges, especially in urban areas, although air quality in County Cavan is considered to be good. The Proposed Variation will help to facilitate reductions in emissions and a transition from dependence on fossil fuel combustion powered transport.

3.8 Material Assets

Other material assets, in addition to those referred to below, covered by the SEA include archaeological and architectural heritage (see Section 3.9) natural resources of economic value, such as water and air (see Sections 3.6 and 3.7).

Public Assets and Infrastructure

Public assets and infrastructure that have the potential to be impacted upon by the Proposed Variation, if unmitigated, include: resources such as public open spaces, parks and recreational areas; public buildings and services; transport and utility infrastructure (electricity, gas, telecommunications, water supply, waste water infrastructure etc.); and natural resources that are covered under other topics such as water and soil.

Land

The Proposed Variation has the potential to assist with the reuse and regeneration of brownfield sites thereby contributing towards sustainable mobility and reducing the need to develop greenfield lands and associated potential adverse environmental effects. Brownfield lands are generally located within urban/suburban areas.

Green Infrastructure

There is a variety of green infrastructure throughout the area to which the Proposed Variation relates. Parks and open space promote health and well-being, provide recreational facilities and range of habitats for various species. Green Infrastructure is also a crucial component in building resilient communities capable of adapting to the consequences of climate change with trees, woodlands and wetlands providing carbon capture and slowing water flows while improving air quality.

Woodland

Woodlands provide recreational opportunities in addition to their heritage and economic benefits. They are a valuable resource in terms of biodiversity, recreation and tourism, and also important as links in the green infrastructure network.

Agriculture

Much of the land throughout the County is used for agriculture. Agriculture is a strong employer and a significant source of economic activity in the County. It contributes to exports and provides the raw materials for the food processing industry.

Peatland

Peatlands provide a valuable natural and archaeological resource. Peatlands are also important controllers of water levels in river catchments, providing a source of water in dry conditions and soaking up excess water during wetter periods; they actively capture and hold carbon and are an important natural resource in combatting climate change. Cutaway bogs have the potential to facilitate land uses such as employment, renewable energy generation, waste management, industrial, and tourism and recreation.

Transport

Transport infrastructure in the County has the potential to support reductions in energy demand from the transport sector, including through electrification of modes.

County Cavan and its main urban centres are well served by a hierarchy of roads including sections of motorways, national roads, regional roads and local roads. The N3, N16, N54, N55, and N87 national primary routes traverse the County providing important linkages and networks within, into and out of the County. Bus Éireann operate and other private bus services operate on number of routes to the County several times daily.

County Cavan shares the international land border with Northern Ireland and is seen as a 'Gateway' to the Northern and Eastern Regions, providing fundamental connections with other urban centres in these regions. Both regional and local roads provide vital links between the towns and villages to retail, service and employment centres throughout the County and to adjoining counties.

Minerals and Aggregates

The GSI have a suite of data sources available that would be useful in planning and assessing individual projects with regard to the environmental topic(s) of soil and/or material assets. These include:

- Aggregate Potential Mapping;
- Bedrock mapping;
- Quaternary and Physiographic mapping; and
- National Aquifer and Recharge mapping.

Water Services

From January 2014, Irish Water, now Uisce Éireann, became responsible for all public water services, involving the supply of drinking water and the collection, treatment and disposal of wastewater. Uisce Éireann is also responsible for the treatment and disposal of the sludge that is generated from both its water and waste water treatment plants. The Council is an agent of Uisce Éireann for operations and remains the designated Water Authority for the assessment and approval of on-site wastewater treatment systems and is responsible for surface water drainage in County Cavan.

There are currently five Wastewater Treatment Plants (WWTPs) in County Cavan listed as priority areas⁷, including:

- Bailieborough WWTP – due to inadequate treatment, failed EU treatment standards and significant pressures on waters at risk of pollution. A proposed action plan includes to upgrade the WWTP, with a proposed completion date of Q1 2029.
- Ballyconnell WWTP - due to inadequate treatment, failed EU treatment standards. An action plan with proposed completion date are still required from Uisce Éireann.
- Blacklion WWTP – due to significant pressures on waters at risk of pollution. A proposed action plan includes to upgrade the WWTP, with a proposed completion date of 2030.
- Kingscourt WWTP - due to inadequate treatment, failed EU treatment standards. An action plan with proposed completion date are still required from Uisce Éireann.
- Mullagh WWTP – due to significant pressure on waters at risk of pollution. A proposed action plan includes to upgrade the WWTP, with a proposed completion date of 2030.

As indicated by Uisce Éireann, there is spare capacity available in a majority of WWTPs within County Cavan, subject to level of service improvements, except for Kingscourt and Bawnboy WWTPs.⁸

As indicated by Uisce Éireann, spare capacity or potential capacity is available in all of drinking water supplies in County Cavan. Under Section 58 of the Environmental Protection Agency Act 1992, the EPA is required to collect and verify monitoring results for all water supplies in Ireland covered by the European Communities (Drinking Water) Regulations, 2000. The EPA publishes their results in annual reports that are supported by Remedial Action Lists (RALs). The RAL identifies water supplies that are not in compliance with the Regulations mentioned above. There are no County Cavan water supplies identified on the most recent RAL (Q4 of 2025, published in 2026)⁹.

Waste Management

The National Waste Management Plan for a Circular Economy (Regional Waste Management Planning Offices, 2024) sets out a framework for the prevention and management of waste in Ireland for the period 2024 to 2030. The Development Plan to which the Proposed Variation relates seeks to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to optimise circularity and enable compliance with policy and legislation.

Existing Problems

The provisions of the Proposed Variation will contribute towards protection of the environment with regard to impacts arising from material assets. The provision of infrastructure and supporting services for development, particularly water and wastewater services, is critical.

3.9 Cultural Heritage

Archaeological Heritage

Archaeology is the study of past societies through the material remains left by those societies and the evidence of their environment. Archaeological sites and monuments vary greatly in form and date; examples include earthworks of different types and periods, (e.g. early historic ringforts and prehistoric burial mounds), megalithic tombs from the Prehistoric period, medieval buildings, urban archaeological deposits and underwater features.

There are many sites of significant archaeological interest in County Cavan, including: Clough Oughter Castle (from the medieval period, situated on an island on the Lough Oughter); and Kilmore Church (from the 6th century).

County Cavan has significant industrial heritage with many industrial archaeological sites documented by the National Monuments Service, including mills, forges, road and railway bridges and structures along waterways. An Industrial Heritage Survey was carried out for the County in 2007 and identified 74 sites of important heritage value.

The Record of Monuments and Places (RMP) is an inventory, put on a statutory basis by amendment to the National Monuments Act 1994, of sites and areas of archaeological significance, numbered and mapped. There are hundreds of Recorded Monuments within the County including: round towers; high crosses;

⁷ <https://www.epa.ie/publications/compliance--enforcement/waste-water/Priority-areas-for-website-May-2026.pdf>

⁸ <https://www.water.ie/connections/developer-services/capacity-registers/wastewater-treatment-capacity-register/cavan>

⁹ Available at: <https://www.epa.ie/publications/compliance--enforcement/drinking-water/annual-drinking-water-reports/Q4-2025-RAL-Final-Print-Format.pdf>

burial sites; ringforts; tower houses; fulacht fia; raths; court tombs; portal tombs; wedge tombs; cairns; earthworks; abbeys; and souterrains.

Clusters of archaeological heritage are concentrated within and adjacent to the existing built-up footprint of the County's settlements and in the rural areas.

There are seven National Monuments in State Care within County Cavan (four in State Ownership and three in Guardianship):

- Cabragh Ringfort;
- Cohaw Court Tomb;
- Drumlane;
- Errigal Ringfort;
- Gartnanoul Court Tomb;
- Clogh Oughter Castle; and
- Lisnagowan Ringfort.

Architectural Heritage

The term architectural heritage is defined in the Architectural Heritage (National Inventory) and Historic Monuments Act 1999 as meaning all: structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and, sites which are of technical, historical, archaeological, artistic, cultural, scientific, social, or technical interest.

Records of Protected Structures are legislated for under the Planning and Development Act 2024, as amended. Similar to the general spatial spread of archaeological heritage, clusters of architectural heritage are indicated within developed urban and suburban locations across the County. There are hundreds of entries to the Record of Protected Structures within the County.

There are many traditional buildings in the County with architectural heritage value including industrial structures such as mills, forges, roads and railway bridges, vernacular buildings such as thatched cottages, farmhouses and old school houses, country estates and the country houses associated with these estates, such as Ballyhaise House, Bellamont Forest and Cabra Castle.

There are 16 ACAs designated in County Cavan:

- Farnham Street ACA (Cavan Town);
- Bridge Street ACA (Cavan Town);
- Lurgan Quarter (Virginia) ACA;
- Lower Market Street, Cootehill ACA;
- Kingscourt ACA;
- Mullagh ACA;
- Redhills ACA;
- The Diamond (Belturbet) ACA;
- Bawnboy ACA;
- The Lawn (Belturbet) ACA;
- Dowra ACA;
- Blacklion ACA;
- Kilnaleck ACA;
- Mouny Nugent ACA;
- Bailieborough ACA; and
- Butlersbridge ACA.

Relevant architectural heritage designations in Northern Ireland include Listed Buildings and entries to the Industrial Heritage Record.¹⁰

Existing Problems

The context of archaeological and architectural heritage has changed over time however no existing conflicts with legislative objectives governing archaeological and architectural heritage have been identified.

¹⁰ Mapping available at: <https://dfcgis.maps.arcgis.com>.

3.10 Landscape

Cavan has a diverse landscape, characterised by highlands in the east of the County, Cuilcagh-Anierin uplands in the north-west of the County and drumlin and lakelands throughout.

Landscape Areas in County Cavan include:

- High Landscape Areas:
 - Upland Areas of West Cavan;
 - Erne-Shannon Canal Corridor;
 - Lough Oughter 'Lakeland' Area;
 - Lough and Lea Mountain
- Special Landscape Area:
 - Kingscourt/Dun a Ri.

County Cavan encompasses many sites and vantage points from which views over areas of great natural beauty, local landmarks, historic landscapes, adjoining Counties may be obtained. There are 17 Scenic Viewing Points and three Scenic Routes designated within County Cavan that offer attractive cross-sectional views and overall impressions of differing landscapes in the County. These Protected Views and Routes are considered when assessing planning applications.

There are 25 designated County Heritage Sites in Cavan including:

- Burren Megalithic Cemetery;
- Moneygashel Ringfort;
- The Shannon Pot;
- Maguire's Chair, Glangevlin;
- Tullydermott Waterfalls;
- Templeport Lake, St. Peter's Church and St. Mogue's/ Port Island;
- Bloody Pass Derryvoney, River Erne;
- Turbot Island;
- Drumlane Abbey;
- Castle Saunderson;
- Ballyhaise House;
- Kilmore Motte and Bailey, Kilmore Cathedral, Kilmore Graveyard and See House;
- Clough Oughter Castle;
- Killykeen Forest Park;
- Trinity Island;
- Drumkeen House Woodlands;
- Bruse Hill;
- Cavan County Museum, Ballyjamesduff;
- Mullagh Lake;
- Moybologue Church;
- Dun a Ri Forest Park, Kingscourt;
- Shantemon Mountain;
- Cohaw Megalithic Tomb;
- Bellamont Castle; and
- Whitefathers Cave.

These sites are of important value to the built heritage of the landscape of Cavan

Existing Problems

New developments have resulted in changes to the visual appearance of lands across County Cavan however legislative objectives governing landscape and visual appearance were not identified as being conflicted with.

3.11 Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) are methodological measures developed from policies that generally govern environmental protection objectives established at international, Community or Member State level e.g. the environmental protection objectives of various European Directives that have been transposed into Irish law and which are required to be implemented. The SEOs are set out under a range of topics (see Table 3.1) and are used as standards against which the provisions of the Proposed Variation and the alternatives are evaluated in order to help identify which provisions would be likely to result in significant environmental effects and where such effects would be likely to occur, if – in the case of adverse effects – unmitigated.

Table 3.1 Strategic Environmental Objectives

Environmental Component	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> • Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats. • Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function. • Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species. • Enhance biodiversity in line with the National Biodiversity Strategy and its targets. • To protect, maintain and conserve the County's natural capital.
Population and Human Health	<ul style="list-style-type: none"> • Provide high quality residential, community, working and recreational environments with access to sustainable transport options. • Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection. • Ensure that existing population and planned growth is linked with the required infrastructure and the services. • Protect human health and well-being from environment-related pressures.
Soil (and Land)	<ul style="list-style-type: none"> • Protect soils against pollution, and prevent degradation of the soil resource • Promote the sustainable use of infill and brownfield sites over the use of greenfield • Safeguard areas of prime agricultural land and designated geological sites
Water	<ul style="list-style-type: none"> • Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive • Ensure water resources are sustainably managed to deliver proposed regional and County growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments • Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion • Integrate appropriate flood risk management measures and sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals
Material Assets	<ul style="list-style-type: none"> • Optimise existing infrastructure and provide new infrastructure to match population distribution proposals in the County. • Promote the circular economy, reduce waste, and increase energy efficiencies. • Ensure there is adequate sewerage, water and drainage infrastructure in place to support new development • Reduce the energy demand from the transport sector and support moves to electrification of transport modes and active travel.
Air	<ul style="list-style-type: none"> • To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture. • Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency. • Promote continuing improvement in air quality. • Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution. • Meet Air Quality Directive standards for the protection of human health — Air Quality Directive. • Significantly decrease noise pollution and move closer to WHO recommended levels.
Climatic Factors	<ul style="list-style-type: none"> • Minimise contribution to Climate Change by adopting mitigation and adaptation measures. • Integrate sustainable design solutions into the County's infrastructure (e.g. energy efficient buildings; green infrastructure). • Contribute towards the reduction of greenhouse gas emissions in line with national targets. • Encourage and promote development resilient to the effects of climate change. • Promote the use of renewable energy, energy efficient development and increased use of public transport and active travel.
Cultural Heritage	<ul style="list-style-type: none"> • Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage.
Landscape	<ul style="list-style-type: none"> • To implement the Development Plan's framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention.

Section 4 Alternatives

4.1 Introduction

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme, or variation to these) are identified, described and evaluated for their likely significant effects on the environment. Summaries of the alternatives for the Proposed Variation and their assessment are provided below.

4.2 Limitations in Available Alternatives

The alternatives available for the Proposed Variation are significantly limited by the provisions of higher-level planning objectives, including those of Ministerial Guidelines, the Revised National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Region and the existing County Development Plan which set out various requirements for the content of the Variation.

Alternatives have already been identified and assessed as part of the preparation of the existing Cavan County Development Plan 2022-2028 associated SEA.

Notwithstanding the above higher-level policy constraints and the limited scope of the Variation, alternatives to the land use zoning approach are identified and assessed.

4.3 Alternatives Description and Assessment Summary

Two alternatives (with associated components) for the approach to land use zoning for the Variation were identified and assessed:

Land Use Zoning Approach Alternative 1: "More Compact Development, More Transport Orientated, More Infrastructure-Led"

Under this Alternative, County Cavan would be facilitated in meeting the revised population targets, resulting in balanced, orderly development and implementation of the varied Core Strategy.

The approach under this alternative would allow for social and community, drinking water, waste water, electricity supply and transport related considerations to be integrated into the Plan as varied to the highest degree.

The infrastructure required to be in place to achieve the growth targets is generally already in place or planned under this alternative.

The development of the County's settlements would be more compact and sustainable under this scenario and would better support their longer-term viability. A higher number of residential units, in comparison with Alternative 2, would be expected to take place within the existing built-up footprints on brownfield, infill and under-utilised sites at appropriate densities, with a greater focus on use of consolidation and regeneration sites, with potential for wider regeneration benefits to central areas, including housing provision. Regeneration, reuse and redevelopment of more central and brownfield and infill lands and optimising the use of vacant, derelict, and underutilised sites and buildings would be more likely to be achieved. Giving a strong preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan, would provide for the proper planning and sustainable development of the County as envisaged by the wider planning framework to a greater degree.

There would be greater potential for transport orientated development, including proximate development patterns linked by active travel infrastructure and public transport where available. Associated benefits and improvements to the public realm and appearance of the built environment, including liveability and quality of life improvements, would be more likely.

This Alternative would make the greatest contribution towards the protection and management of the environment by facilitating development of lands (including those within the existing envelopes of the county's settlements) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the County's settlements and beyond. This Alternative would be considered the most effective out of both alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for the County and its settlements.

The approach under Alternative 1 would benefit the protection of various environmental components. Although potentially adverse effects associated with land use development would exist, they would be mitigated to a significant degree. Less residual environmental effects would result.

Under this alternative there would be:

- More optimum use of land and resources, with positive role for addressing climate change, such as potential for reduced carbon heavy travel patterns.
- Greater potential for modal shift to sustainable travel such as walking, cycling and public transport, with resultant benefits for climate resilience.
- Use of already serviced lands within the existing envelopes of the county's settlements could lead to potential reduced costs for delivery of new supporting infrastructure.
- Creation of more liveable built environments, with greater accessibility to services and amenities for local communities.

Land Use Zoning Approach Alternative 2: "Less Compact Development, Less Transport Orientated, Less Infrastructure-Led"

Under this Alternative, County Cavan would be facilitated in meeting the revised population targets, resulting in balanced, orderly development and implementation of the varied Core Strategy.

The approach under this alternative would not allow for social and community, drinking water, waste water, electricity supply and transport related considerations to be integrated into the Plan as varied to the highest degree.

Additional significant infrastructure would be required to accommodate sporadic development, more than would be required for Alternative 1 'More Compact Development, More Transport Orientated, More Infrastructure-Led'.

The development of the County's settlements would be less compact and less sustainable under this scenario and would not optimally support their longer-term viability. A lower number of residential units, in comparison with Alternative 1, would be expected to take place within the existing built-up footprints on brownfield, infill and under-utilised sites at appropriate densities. Under this alternative there would be potential for greater proportion of housing to be delivered outside of the built-up areas, including on urban fringe and outer areas, creating unsustainable travel patterns with a greater reliance on the private car. Giving less of a preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan, would provide for the proper planning and sustainable development of the County as envisaged by the wider planning framework to a lesser degree.

There would be greater potential for negative impacts on the vitality and viability of built-up areas, due to more sustained levels of vacancy and dereliction for existing buildings and brownfield lands. This alternative would be likely to result in a more dispersed pattern of low-density town/village centre development, that would be more difficult to serve with active travel infrastructure and public transport.

This Alternative would make less of a contribution towards the protection and management of the environment by facilitating development of lands (including those within the existing envelopes of the county's settlements) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services. Development of more sensitive, less well-serviced lands in the County's settlements would be provided for. This Alternative would be considered the least effective out of both Alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for the County and its settlements.

The approach under Alternative 2 would benefit the protection of various environmental components to a lesser degree. Although potentially adverse effects associated with land use development would exist, they would be mitigated to in many cases; however, more residual environmental effects would result.

Under this alternative there would be:

- An increase in car dependency and associated carbon heavy travel patterns, which would undermine efforts aimed at securing climate resilience.
- Increased peripheral pattern of residential development with potential for self-contained and disconnected built environments.
- Reduced potential for modal shift to sustainable travel options such as walking, cycling and public transport.
- Potential for increased costs associated with the delivery on new supporting infrastructure (roads, footpaths etc.) in more peripheral areas.
- Increased costs for the delivery of necessary supporting infrastructure for a higher level of urban fringe and outer areas.

The selected land use zoning approach for the Variation is Alternative 1. This compact development approach performed more favourably across multiple Strategic Environmental Objectives, including those relating to climate, human health, material assets and landscape. This approach would facilitate County Cavan in meeting the revised population targets and would enable the rapid activation of available and housing delivery in the interests of providing housing for people.

4.4 Reasons for Choosing the Selected Alternatives in light of Other Reasonable Alternatives Considered

The selected alternative for the Variation that emerged from the planning/SEA process is indicated above.

This alternative has been integrated into the Proposed Variation that is being placed on public display having regard to both:

1. The environmental effects which were identified by the SEA and are detailed above; and
2. Planning – including social and economic – effects that also were considered.

Section 5 Summary of Effects arising from the Proposed Variation

Table 5.1 summarises the overall environmental effects arising from Proposed Variation provisions. The effects encompass all in-combination/cumulative effects arising from implementation of the Proposed Variation and associated documents. The Proposed Variation would contribute towards the proper planning and sustainable development of County Cavan and the effects are consistent with those identified by the SEA for the Cavan County Development Plan 2022-2028.

The potentially significant adverse environmental effects (if unmitigated) arising from implementation of the Proposed Variation are detailed as are residual effects, taking into account mitigation integrated into both the Proposed Variation and the Cavan County Development Plan. Taking account of these measures and the statutory environmental assessment requirements applying at project level, no significant adverse residual environmental effects are predicted. Environmental impacts which occur will be determined by the nature and extent of multiple or individual projects and site-specific environmental factors.

Appropriate Assessment (AA) Screening is being undertaken alongside the Proposed Variation. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The Screening for AA for the Proposed Variation has concluded that the any likelihood for significant effect to any European site as a result of the Proposed Variation can be ruled out. The preparation of the Proposed Variation, SEA and Screening for AA has taken place concurrently and the findings of the Screening for AA have informed the SEA.

A Strategic Flood Risk Assessment (SFRA) has been undertaken as part of the preparation of the Proposed Variation. Requirements in relation to SFRA are provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed the content of the Proposed Variation.

The Cavan County Development Plan 2022-2028 has been subject to full SEA, which identified various environmental effects arising from implementation of the Plan, and facilitated the integration of measures into the Development Plan to ensure the appropriate protection and management of the environment with which lower tier plans/projects must comply. Proposed Variation No. 1 would contribute towards the proper planning and sustainable development of the County and the consequential environmental effects that have been identified by the SEA for the County Development Plan. Cavan County Council has integrated various recommendations arising from environmental assessment processes into the existing County Development Plan and Proposed Variation. Taking into account the measures that have been integrated into both the existing Cavan County Development Plan and the Proposed Variation that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from Proposed Variation No. 1, would either: be present already (beneficial) and would be further contributed towards; and/or would be mitigated so as not to be significant (adverse). The scope of the assessment (including description of baseline, the relationship to other plans and programmes and the evaluation of effects) has considered the environment of both Ireland and Northern Ireland. Taking into account, *inter alia*, the detailed mitigation which has been integrated into the Plan, it has been determined that: significant residual adverse environmental effects will not occur in Ireland; and significant environmental effects will not occur in Northern Ireland.

The SEA process that has been undertaken alongside the preparation of the existing County Development Plan has informed the Plan through an iterative process. Similarly, mitigation measures have been integrated into the Proposed Variation. By integrating provisions for environmental protection and management into the Proposed Variation, Cavan County Council is helping to ensure that:

- The potential significant adverse effects of implementing the Proposed Variation, in combination with implementation of other provisions from the Development Plan and other plans, programmes, etc., are avoided, reduced or offset; and
- The beneficial environmental effects of implementing the Proposed Variation, in combination with implementation of other provisions from the Development Plan and other plans, programmes, etc., are maximised.

Table 5.1 Overall Findings –Effects arising from the Proposed Variation

Environmental Component	Environmental Effects, in combination with the wider planning framework			SEO Codes
	Effects include in-combination effects that are planned for through the wider planning framework including the NPF and associated NDP, the Northern and Western RSES, the Cavan County Development Plan and adjacent Development Plans and lower-tier land use plans.			
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> Contribution towards protection of ecology (including designated sites, ecological connectivity, habitats) by facilitating development of lands (including those within and adjacent to the County's settlements) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the County and beyond. Contribution towards the maintenance of existing green infrastructure and associated ecosystem services, listed species, ecological connectivity and non-designated habitats. Contribution towards protection and/or maintenance of biodiversity and flora and fauna by contributing towards the protection of natural capital including the environmental vectors of air, water and soil. Biodiversity and flora and fauna includes biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species (including birds and bats), listed/protected species, ecological connectivity and non-designated habitats (including terrestrial and aquatic habitats), and disturbance to biodiversity and flora and fauna – including terrestrial and aquatic biodiversity and flora and fauna. Sustains existing sustainable rural management practices – and the communities who support them – to ensure the continuation of long-established managed landscapes and the flora and fauna that they contain. 	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats - and including: effects on Northern Ireland Priority Species and their habitats; and barriers to Northern Ireland Priority Species movement, including migratory fish species. 	<ul style="list-style-type: none"> Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces. Losses or damage to ecology (these would be in compliance with relevant legislation). 	BFF
Population and Human Health	<ul style="list-style-type: none"> Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management. Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the County's settlements) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the County and beyond. Contribution towards the protection of human health by facilitating development of lands (including those within and adjacent to the County's settlements) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the County and beyond. Contributes towards protection of human health as a result of contributing towards the protection of natural capital including environmental vectors, such as air and water. 	<ul style="list-style-type: none"> Potential adverse effects arising from flood events. Potential interactions with human health if effects arise from environmental vectors. 	<ul style="list-style-type: none"> Potential interactions with residual effects on environmental vectors – please refer to residual adverse effects under "Soil", "Water" and "Air and Climatic Factors" below. 	PHH

SEA Environmental Report Appendix II: Non-Technical Summary

Environmental Component	Environmental Effects, in combination with the wider planning framework			SEO Codes
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Soil	<ul style="list-style-type: none"> Contribution towards the protection of soils (including those used for agriculture) and designated sites of geological heritage by facilitating development of lands (including those within and adjacent to the County's settlements) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the County and beyond. Contribution towards the protection of the environment from contamination by requiring the highest standards of remediation and, where appropriate, consultations with the EPA and other relevant bodies in order to resolve any instances of environmental pollution created by contaminated land. 	<ul style="list-style-type: none"> Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. Potential for riverbank erosion. 	<ul style="list-style-type: none"> Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces. Riverbank erosion will continue to occur naturally over time and is likely to be enhanced by climate change. 	S
Water	<ul style="list-style-type: none"> Contribution towards the protection of water by facilitating development of lands (including those within and adjacent to the County's settlements) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the County and beyond. Contributions towards the protection of water resources including the status of surface and groundwaters and water-based designations. Contribution towards flood risk management and appropriate drainage. 	<ul style="list-style-type: none"> Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. Increase in flood risk and associated effects associated with flood events. 	<ul style="list-style-type: none"> Any increased loadings as a result of development to comply with the River Basin Management Plan. Flood related risks remain due to uncertainty with regard to extreme weather events – however such risks will be mitigated by measures that have been integrated into the Proposed Variation. 	W
Material Assets	<ul style="list-style-type: none"> Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands (including those within and adjacent to the County's settlements) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the County and beyond. Contribution towards compliance with national and regional water services and waste management policies. Contribution towards increase in renewable energy use by facilitating renewable energy and electricity transmission infrastructure developments. Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth and associated contribution towards energy security. Contribution towards reductions in average energy consumption per capita including promoting sustainable compact growth, sustainable mobility, sustainable design and energy efficiency. 	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. Interactions between agriculture and soil, water, biodiversity and human health - including phosphorous and nitrogen deposition as a result of agricultural activities and the production of secondary inorganic particulate matter. Risk of aggregate potential sterilisation. 	<ul style="list-style-type: none"> Exceedance of capacity in critical infrastructure risks remain, including due to uncertainty with regard to climate – however, such risks will be mitigated by: measures, including those requiring the timely provision of critical infrastructure, and compliance with the Water Framework Directive and associated River Basin Management Plan. Residual wastes to be disposed of in line with higher-level waste management policies. Any impacts upon public assets and infrastructure to comply with statutory planning/consent-granting framework. 	MA

SEA Environmental Report Appendix II: Non-Technical Summary

Environmental Component	Environmental Effects, in combination with the wider planning framework Effects include in-combination effects that are planned for through the wider planning framework including the NPF and associated NDP, the Northern and Western RSES, the Cavan County Development Plan and adjacent Development Plans and lower-tier land use plans.			SEO Codes
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Air and Climatic Factors	<ul style="list-style-type: none"> • Contribution towards climate mitigation and adaptation by facilitating compact development of lands (including those within and adjacent to the County's settlements) that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the County and beyond. • In combination with other plans, programmes etc., contribution towards the objectives of the wide policy framework relating to climate mitigation and adaptation, and associated contribution towards maintaining and improving air quality and managing noise levels, including through measures relating to: <ul style="list-style-type: none"> ○ Sustainable compact growth; ○ Sustainable mobility, including walking, cycling and public transport; ○ Drainage, flood risk management and resilience; ○ Sectors including agriculture, forestry, residential heating and buildings; and ○ Sustainable design solutions including energy efficient buildings and green infrastructure. 	<ul style="list-style-type: none"> • Potential conflict between development under the Plan as varied and aiming to reduce carbon emissions in line with local, national and European environmental objectives. • Potential conflicts between transport emissions, including those from cars, and air quality. • Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors. • Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<ul style="list-style-type: none"> • An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions that have been integrated into the Proposed Variation, including those relating to sustainable compact growth and sustainable mobility. • Interactions between noise emissions and sensitive receptors. Various provisions have been integrated into the Proposed Variation to ensure that noise levels at sensitive receptors will be minimised. 	AC
Cultural Heritage	<ul style="list-style-type: none"> • Contributes towards protection of cultural heritage elsewhere by facilitating compact development. • Contributes towards protection of cultural heritage, by facilitating brownfield development and regeneration. 	<ul style="list-style-type: none"> • Potential effects on protected and unknown archaeology¹¹ and protected architecture¹² arising from construction and operation activities. 	<ul style="list-style-type: none"> • Potential effects on known architectural and archaeological heritage and unknown archaeology however, these will occur in compliance with legislation. 	CH
Landscape	<ul style="list-style-type: none"> • Contributes towards protection of wider landscape and landscape designations by facilitating compact development. 	<ul style="list-style-type: none"> • Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<ul style="list-style-type: none"> • Landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments that will occur in compliance with the Development Plan's landscape protection measures. 	L

¹¹ Archaeological heritage encompasses designated and unknown archaeological heritage including entries to the Record of Monuments and Places, underwater archaeology, entries to the Northern Ireland Sites and Monuments Record and Northern Ireland Areas of Significant Archaeological Interest and Archaeological Potential. Also encompassed are intervisibility and interrelationships between archaeological heritage within the wider landscape, including cross-border intervisibility and interrelationships.

¹² Architectural heritage encompasses that which is designated or included within the National Inventory of Architectural Heritage (NIAH), NIAH Historic Gardens and Designed Landscapes, Records of Protected Structures and Northern Ireland's Listed Buildings and Northern Ireland's Historic Parks, Gardens and Demesnes. Also encompassed are intervisibility and interrelationships between architectural heritage within the wider landscape, including cross-border intervisibility and interrelationships.

Section 6 Mitigation and Monitoring Measures

6.1 Mitigation

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Proposed Variation. Various environmental sensitivities and issues have been communicated to the Council through the environmental assessment processes. By integrating related recommendations into the existing Development Plan and the Proposed Variation, the Council has ensured that both the beneficial environmental effects of implementing the Plan to be varied have been and will be maximised and that potential adverse effects have been and will be avoided, reduced or offset.

Mitigation was achieved through:

- Strategic work undertaken by the Council to ensure evidence-based planning;
- Considering alternatives for the Proposed Variation;
- The integration of individual provisions into the text of the existing, already in force, County Development Plan; and
- The integration of environmental considerations into the zoning provisions and text of the Proposed Variation¹³.

6.2 Monitoring

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. Monitoring is based around indicators that allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives identified at Table 3.1 and used in the evaluation. Monitoring indicators, targets, sources and remedial action is provided at Table 6.1 overleaf.

¹³ The land use zoning and objectives provided for by the Variation have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water. Zoning has been applied in a way that considers sustainable and compact growth, taking into account the various requirements set out in the higher-level Revised National Planning Framework, Northern and Western RSES and existing Cavan County Development Plan. Flood risk management and drainage provisions are already in force through the County Development Plan. In addition, land use zoning contained within the Variation has been informed by an iterative SFRA process, including both: the delineation of flood risk zones; and future climate scenario risk areas (mid-range as well as high-end). The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of elevated flood risk. Additional flood risk management provisions are proposed as part of the Variation to ensure continued compliance with the Flood Risk Management Ministerial Guidelines.

Land Use Zoning takes account of the tiered approach required by the National Planning Framework and will contribute towards a co-ordination of zonings with existing and planned infrastructure and services.

In addition to the individual mitigation measures integrated into the text of the existing County Development Plan, mitigation measures have also been integrated into the text of the Proposed Variation.

Table 6.1 Indicators, Targets, Sources and Remedial Action

Environmental Component	SEO Code	Selected Indicators for Two-Year Progress Review Stage	Selected Targets for Two-Year Progress Review Stage	Selected Sources for Two-Year Progress Review Stage	Selected Remedial Actions for Two-Year Progress Review Stage ¹⁴
Biodiversity, Flora and Fauna	BFF	<ul style="list-style-type: none"> Condition of European sites 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Implement and review, as relevant, the County Cavan Heritage Plan 2017-2021 (and any superseding plan) Confirmation of compliance with Plan provisions relating to the protection of European Sites and sustaining resources 	<ul style="list-style-type: none"> DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years) (2019)¹⁵ DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years) (2019)¹⁶ Internal review of local land use plans. Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.
		<ul style="list-style-type: none"> Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Implement and review, as relevant, the County Cavan Heritage Plan 2017-2021 (and any superseding plan) 	<ul style="list-style-type: none"> Internal review of local land use plans. 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> SEAs and AAs as relevant for new Council policies, plans, programmes etc. under the Development Plan 	<ul style="list-style-type: none"> Screen for and/or undertake SEA and AA as relevant for new Council policies, plans, programmes etc. under the Development Plan 	<ul style="list-style-type: none"> Internal review of new Council policies, plans, programmes etc. under the Development Plan 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> Status of water bodies 	<ul style="list-style-type: none"> Included under Water below 	<ul style="list-style-type: none"> Included under Water below 	<ul style="list-style-type: none"> Included under Water below
		<ul style="list-style-type: none"> Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – see Chapter 10 “Natural Heritage” 	<ul style="list-style-type: none"> For planning permission to be only granted when applications demonstrate that they comply with all Plan measures providing for the protection of biodiversity and flora and fauna – see Chapter 10 “Natural Heritage” 	<ul style="list-style-type: none"> Internal review of development management / of grants of permission 	<ul style="list-style-type: none"> Review internal systems
Population and Human Health	PHH	<ul style="list-style-type: none"> Implementation of Plan measures relating to the promotion of economic growth as provided for by Chapter 6 “Economic” 	<ul style="list-style-type: none"> Progress in successfully implementing Plan measures relating to the promotion of economic growth as provided for by Chapter 6 “Economic” 	<ul style="list-style-type: none"> Internal review of progress on implementing Plan objectives 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Plan 	<ul style="list-style-type: none"> No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan 	<ul style="list-style-type: none"> Review of published information from the Health Service Executive and EPA Internal consultations with the Council’s Environment Department 	<ul style="list-style-type: none"> Consultations with the Health Service Executive and EPA

¹⁴ Where remedial action is required, consultations with government agencies (e.g. DECC, DT, EPA, HSE, NPWS, Regional Assembly, Uisce Éireann) may be undertaken in order to confirm causes of any identified changes in the environment and in order to develop appropriate responses.

¹⁵ https://www.npws.ie/sites/default/files/publications/pdf/NPWS_2019_Vol1_Summary_Article17.pdf

¹⁶ <https://www.npws.ie/maps-and-data/habitat-and-species-data/article-12-data> and <https://www.eea.europa.eu/themes/biodiversity/state-of-nature-in-the-eu/article-12-national-summary-dashboards-archived/breeding-population-and-distribution-trends>

SEA Environmental Report Appendix II: Non-Technical Summary

Environmental Component	SEO Code	Selected Indicators for Two-Year Progress Review Stage	Selected Targets for Two-Year Progress Review Stage	Selected Sources for Two-Year Progress Review Stage	Selected Remedial Actions for Two-Year Progress Review Stage ¹⁴
		<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures Number of spatial plans that include specific green infrastructure mapping 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Plan measures relating to active travel Require all local level land use plans to include specific green infrastructure mapping 	<ul style="list-style-type: none"> CSO data¹⁷ Internal review of progress on implementing Plan objectives Internal review of local land use plans. 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response. Review internal systems
Soil (and Land)	S	<ul style="list-style-type: none"> Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets) 	<ul style="list-style-type: none"> Contribute towards NPF target of maintaining built surface cover nationally to below the EU average of 4% In accordance with National Policy Objectives 3c of the National Planning Framework, a minimum of 30% of the housing growth targeted in any settlement is to be delivered within the existing built-up footprint of the settlement To map brownfield and infill land parcels across the County 	<ul style="list-style-type: none"> Compilation of greenfield and brownfield development for the DHLGH Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.
		<ul style="list-style-type: none"> Instances where contaminated material generated from brownfield and infill must be disposed of 	<ul style="list-style-type: none"> Dispose of contaminated material in compliance with EPA guidance and waste management requirements 	<ul style="list-style-type: none"> Internal review of development management / grants of permission where contaminated material must be disposed of 	<ul style="list-style-type: none"> Consultations with the EPA and Development Management
		<ul style="list-style-type: none"> Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Review internal systems
Water	W	<ul style="list-style-type: none"> Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD 	<ul style="list-style-type: none"> Subject to exemptions provided for by Article 4 of the Water Framework Directive, not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' Implementation of the objectives of the River Basin Management Plan 	<ul style="list-style-type: none"> EPA Monitoring Programme for WFD compliance 	<ul style="list-style-type: none"> Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		<ul style="list-style-type: none"> Number of incompatible developments permitted within flood risk areas 	<ul style="list-style-type: none"> Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk Management Guidelines and include appropriate flood risk mitigation and management measures.

¹⁷ Survey data for the year 2022, published 2023
CAAS for Cavan County Council

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Environmental Component	SEO Code	Selected Indicators for Two-Year Progress Review Stage	Selected Targets for Two-Year Progress Review Stage	Selected Sources for Two-Year Progress Review Stage	Selected Remedial Actions for Two-Year Progress Review Stage ¹⁴
Material Assets	MA	<ul style="list-style-type: none"> Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan 	<ul style="list-style-type: none"> All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan Where individual on-site wastewater treatment systems are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the individual on-site wastewater treatment system will not – in- combination with other septic tanks – contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure See also targets relating to greenfield and brownfield development of land under Soil 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Plan measures relating to active travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Plan objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.
Air	A	<ul style="list-style-type: none"> Proportion of journeys made by car compared to previous levels NO₂ (Nitrogen Dioxide), PM10 (particulate matter with diameter of 10 microns or less) and O₃ (Ozone) 	<ul style="list-style-type: none"> Decrease in proportion of journeys made by car compared to previous levels Improvement in Air Quality trends, particularly in relation to transport related emissions Progress in successfully implementing Plan measures relating to sustainable mobility and travel 	<ul style="list-style-type: none"> CSO data EPA Air Quality Monitoring Internal review of progress on implementing Plan objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DECC and NTA to develop a tailored response. See also entry under Population and human health above
Climatic Factors	C	<ul style="list-style-type: none"> Implementation of Plan measures relating to climate reduction targets 	<ul style="list-style-type: none"> For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> A competitive, low-carbon, climate-resilient and environmentally sustainable economy 	<ul style="list-style-type: none"> Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050 	<ul style="list-style-type: none"> Confirmation of progress in implementing of Cavan County Council's 2019 Climate Change Adaptation Strategy and 2024 Climate Action Plan EPA Greenhouse Gas Emissions reporting Internal review of implementation of Plan provisions relating to renewable energy in transport, including facilitating the development of electricity charging and transmission infrastructure 	<ul style="list-style-type: none"> Where targets are not achieved, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
		<ul style="list-style-type: none"> Share of renewable energy in transport 	<ul style="list-style-type: none"> Contribute towards the National Energy and Climate Plan 2021-2030 sectoral target for transport (RES-T) of 14%, by 2030 (this may be increased following a provisional European agreement on 30 March 2023 for a binding overall RES target of at least 42.5% by 2030) 		
		<ul style="list-style-type: none"> Greenhouse gas emissions 	<ul style="list-style-type: none"> Contribute towards the target of aggregate reduction in carbon dioxide (CO₂) emissions of at least 51% (compared to 1990 levels) by 		

SEA Environmental Report Appendix II: Non-Technical Summary

Environmental Component	SEO Code	Selected Indicators for Two-Year Progress Review Stage	Selected Targets for Two-Year Progress Review Stage	Selected Sources for Two-Year Progress Review Stage	Selected Remedial Actions for Two-Year Progress Review Stage ¹⁴
		<ul style="list-style-type: none"> Energy consumption, the uptake of renewable options and solid fuels for residential heating Proportion of journeys made by car compared to previous levels Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<p>2030 (helping to set Ireland on a path to reach net-zero emissions by 2050)</p> <ul style="list-style-type: none"> To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating Decrease in the proportion of journeys made by residents of the County using car compared to previous levels Progress in successfully implementing Plan measures relating to sustainable mobility and travel Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Plan measures relating to active travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Plan objectives CSO data¹⁸ Internal review of progress on implementing Plan objectives 	<ul style="list-style-type: none"> Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions. Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.
Cultural Heritage	CH	<ul style="list-style-type: none"> Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Plan Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan 	<ul style="list-style-type: none"> Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Plan Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan 	<ul style="list-style-type: none"> Internal review of development management / grants of permission Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with the Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.
Landscape	L	<ul style="list-style-type: none"> Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Plan provisions and the effectiveness of their implementation

¹⁸ Survey data for the year 2022, published 2023