

# STRATEGIC FLOOD RISK ASSESSMENT

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FOR THE

## GORT LOCAL AREA PLAN 2025-2031

for: Galway County Council



**Comhairle Chontae na Gaillimhe**  
**Galway County Council**

by: CAAS Ltd.



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# Section 1 Introduction and Policy Background

## 1.1 Introduction

Galway County Council have adopted a Local Area Plan for Gort under the Planning and Development Act 2000 (as amended). The Plan sets out an overall strategy for the proper planning and sustainable development of the town over the years 2025-2031.

This Strategic Flood Risk Assessment (SFRA) document has been prepared alongside the Plan taking into account *The Planning System and Flood Risk Management - Guidelines for Planning Authorities* (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Department of the Environment, Community and Local Government Circular PL 2/2014.

## 1.2 The Plan

Local Area Plans are required to be consistent with the policy objectives of the relevant Development Plan(s) and its Core Strategy, as well as the National Planning Framework and relevant Regional Spatial Economic Strategy.

Land use zoning contained within the Plan has been informed by the SFRA process and associated delineation of flood risk zones. The detailed Plan 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. A variety of written provisions have been integrated into the Plan that will contribute towards flood risk management and sustainable drainage.

## 1.3 Flood Risk and its Relevance as an Issue to the Plan

Flooding is an environmental phenomenon and can pose a risk to human health as well as causing economic and social effects. Some of the effects of flooding are identified on Table 1.

Certain lands within the Plan area have the potential to be vulnerable to flooding and this vulnerability could be exacerbated by changes in both the occurrence of severe rainfall events and associated flooding. Local conditions such as low-lying lands and slow surface water drainage can increase the risk of flooding.

**Table 1 Potential effects that may occur as a result of flooding**

Tangible Effects	Intangible Human and Other Effects
Damage to buildings (houses)	Loss of life
Damage to contents of buildings	Physical injury
Damage to new infrastructure e.g. roads	Increased stress
Loss of income	Physical and psychological trauma
Disruption of flow of employees to work causing knock on effects	Increase in flood related suicide
Enhanced rate of property deterioration and decay	Increase in ill health
Long term rot and damp	Homelessness
	Loss of uninsured possessions

## 1.4 Flood Risk Management Policy

### 1.4.1 EU Floods Directive

The European Directive 2007/60/EC on the assessment and management of flood risk aims to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and

economic activity. The Directive applies to inland waters as well as all coastal waters across the whole territory of the EU. The Directive requires Member States to:

- Carry out a preliminary assessment by 2011 in order to identify the river basins and associated coastal areas where potential significant flood risk exists (preliminary mapping was prepared and a list of Areas for Further Assessment finalised in 2012).
- Prepare flood extent maps for the identified areas (finalised in 2016 for inclusion in Flood Risk Management Plans – see below).
- Prepare flood risk management plans focused on prevention, protection and preparedness. These plans are to include measures to reduce the probability of flooding and its potential consequences. These Plans were adopted in 2018.

Implementation of the EU Floods Directive is required to be coordinated with the requirements of the EU Water Framework Directive and the current National River Basin Management Plan.

### **1.4.2 National Flood Policy**

Historically, flood risk management focused on land drainage for the benefit of agricultural improvement. With increasing urbanisation, the Arterial Drainage Act, 1945, was amended in 1995 to permit the Office of Public Works (OPW) to implement localised flood relief schemes to provide flood protection for cities, towns and villages.

In line with changing national and international paradigms on how to manage flood risk most effectively and efficiently, a review of national flood policy was undertaken in 2003-2004. The review was undertaken by an Inter-Departmental Review Group, led by the Minister of State at the Department of Finance with special responsibility for the OPW. The Review Group prepared a report that was put to Government, and subsequently approved and published in September 2004 (Report of the Flood Policy Review Group, OPW, 2004).

The scope of the review included a review of the roles and responsibilities of the different bodies with responsibilities for managing flood risk, and to set a new policy for flood risk management in Ireland into the future. The adopted policy was accompanied by many specific recommendations, including:

- Focus on managing flood risk, rather than relying only flood protection measures aimed at reducing flooding;
- Taking a catchment-based approach to assess and manage risks within the whole-catchment context; and
- Being proactive in assessing and managing flood risks, including the preparation of flood maps and flood risk management plans.

### **1.4.3 National CFRAM Programme**

The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive. The Programme has been implemented through CFRAM studies that have been undertaken for each of the river basin districts in Ireland.

The CFRAM Programme comprises three phases as follows:

- The Preliminary Flood Risk Assessment<sup>1</sup> (PFRA) mapping exercise, which was completed in 2012;
- The CFRAM Studies and parallel activities, with Flood Risk Management Plans finalised in 2018; and
- Implementation and Review.

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<sup>1</sup> The PFRAs identified areas at risk of significant flooding and includes maps showing areas deemed to be at risk. The areas deemed to be most significant risk, where the flood risk that is of particular concern nationally, are identified as Areas for Further Assessment (AFAs). Gort was identified as an AFA. The OPW has undertaken a detailed assessment on the extent and degree of fluvial flood risk for various areas, including these AFAs, producing Flood Extent Mapping.



The Programme provides for three main consultative stages as follows:

- Consultation for the PFRA mapping that was adopted in 2012;
- Consultation for Flood Extent mapping, that was finalised in 2016 for inclusion in Flood Risk Management Plans; and
- Consultation for Flood Risk Management Plans, that were adopted in 2018.

The OPW is the lead agency for flood risk management in Ireland. The coordination and implementation of Government policy on the management of flood risk in Ireland is part of its responsibility. The European Communities (Assessment and Management of Flood Risks) Regulations 2010 (S.I. No. 122) identifies the Commissioners of Public Works as the 'competent authority' with overall responsibility for implementation of the Floods Directive 2007/60/EC. The OPW is the principal agency involved in the preparation of CFRAM Studies.

## **1.4.4 Flood Risk Management Guidelines**

### **1.4.4.1 Introduction**

In 2009, the OPW and the then Department of the Environment and Local Government (DEHLG) published Guidelines on flood risk management for planning authorities entitled *The Planning System and Flood Risk Management - Guidelines for Planning Authorities*. The Guidelines introduce mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. Implementation of the Guidelines is intended to be achieved through actions at the national, regional, local authority and site-specific levels. Planning authorities and An Bord Pleanála are required to have regard to the Guidelines in carrying out their functions under the Planning Acts.

The core objectives of the Guidelines are to:

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

### **1.4.4.2 Principles of Flood Risk Management**

The key principles of flood risk management set out in the flood Guidelines are to:

- Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible;
- Substitute less vulnerable uses, where avoidance is not possible; and
- Mitigate and manage the risk, where avoidance and substitution are not possible.

The Guidelines follow the principle that development should not be permitted in flood risk areas, particularly floodplains, except where there are no alternative and appropriate sites available in lower risk areas that are consistent with the objectives of proper planning and sustainable development.

Development in areas that have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed *Justification Test*) if adequate land or sites are not available in areas that have lower flood risk. Most types of development would be considered inappropriate in areas that have the highest flood risk. Only water-compatible development such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation and essential transport infrastructure that cannot be located elsewhere would be considered appropriate in these areas.

### 1.4.4.3 Stages of SFRA

The Flood Risk Management Guidelines recommend a staged approach to flood risk assessment that covers both the likelihood of flooding and the potential consequences. The stages of appraisal and assessment are:

**Stage 1 Flood risk identification** – to identify whether there may be any flooding or surface water management issues related to either the area of Regional Spatial and Economic Strategies, Development Plans and Local Area Plans or a proposed development site that may warrant further investigation at the appropriate lower-level plan or planning application levels.

**Stage 2 Initial flood risk assessment** – to confirm sources of flooding that may affect a Plan area or proposed development site, to appraise the adequacy of existing information and to scope the extent of the risk of flooding which may involve preparing flood zone maps. Where hydraulic models exist the potential impact of a development on flooding elsewhere and of the scope of possible mitigation measures can be assessed. In addition, the requirements of the detailed assessment are scoped.

**Stage 3 Detailed flood risk assessment** – to assess flood risk issues in sufficient detail and to provide a quantitative appraisal of potential flood risk to a proposed or existing development or land to be zoned, of its potential impact on flood risk elsewhere and of the effectiveness of any proposed mitigation measures.

### 1.4.4.4 Flood Zones

Flood risk is an expression of the combination of the flood probability or likelihood and the magnitude of the potential consequences of the flood event. It is normally expressed in terms of the following relationship:

$$\text{Flood risk} = \text{Likelihood of flooding} \times \text{Consequences of flooding}$$

Likelihood of flooding is normally defined as the percentage probability of a flood of a given magnitude or severity occurring or being exceeded in any given year. For example, a 1% Annual Exceedance Probability (AEP) indicates the severity of a flood that is expected to be exceeded on average once in 100 years, i.e. it has a 1 in 100 (1%) chance of occurring in any one year.

Consequences of flooding depend on the hazards associated with the flooding (e.g. depth of water, speed of flow, rate of onset, duration, wave-action effects, water quality) and the vulnerability of people, property and the environment potentially affected by a flood (e.g. the age profile of the population, the type of development and the presence and reliability of mitigation measures).

Flood zones are geographical areas within which the likelihood of flooding is in a particular range and they are a key tool in flood risk management within the planning process as well as in flood warning and emergency planning.

There are three types of flood zones defined for the purposes of the Flood Guidelines:

- **Flood Zone A** – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding<sup>2</sup>);
- **Flood Zone B** – where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding); and
- **Flood Zone C** – where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). Flood Zone C covers all other areas that are not in zones A or B.

A summary of the requirements of the Flood Guidelines for land uses across each of the above flood zones is provided at Appendix I.

<sup>2</sup> Coastal flooding is not relevant to the Gort Local Area Plan.

## **1.5 Emerging Information and Disclaimer**

It is important to note that compliance with the requirements of the Flood Risk Management Guidelines is currently based on emerging and best available data at the time of preparing the assessment, including Flood Risk Management Plans, which will be updated on a cyclical basis.

Following adoption of the Plan, information in relation to flood risk may be altered in light of future data and analysis, by, for example, the OPW, or future flood events. As a result, all landowners and developers are advised that Galway County Council and their agents can accept no responsibility for losses or damages arising due to assessments of the vulnerability to flooding of lands, uses and developments. Owners, users and developers are advised to take all reasonable measures to assess the vulnerability to flooding of lands and buildings (including basements) in which they have an interest prior to making planning or development decisions.

Any future SFRAs for the Plan area or for the Counties will integrate other new and emerging data.

# Section 2 Stage 1 SFRA - Flood Risk Identification

## 2.1 Introduction

Stage 1 SFRA (flood risk identification) has been undertaken in order to identify whether there may be any flooding or surface water management issues within or adjacent to zoned lands and consequently whether Stage 2 SFRA (flood risk assessment) should be proceeded to. It is reproduced in part this document.

Gort is located within the Shannon Upper & Lower River Basin for which the "Flood Risk Management Plan for the Shannon Upper & Lower River Basin (UOM25-26)" has been prepared. Stage 1 SFRA is based on existing information on flood risk indicators based on historical evidence and computational models. A selection of key indicators are mapped for Gort in Appendix II.

## 2.2 Drainage, Defences and Early Warning Systems

With regard to areas benefitting from drainage and defences (flood relief scheme works), there are various measures that have been implemented in Gort area that will contribute towards flood risk management. These include the culverting of streams and rivers in urban areas.

Benefited land, land that was drained as part of the Drainage District measures, are also identified within the Plan area.

The 2018 Flood Risk Management Plan (FRMP) for the Galway Bay South East River Basin (UOM29) identifies the following general measures applicable to the catchment under "Measures Applicable for all Areas":

- Prevention: Sustainable Planning and Development Management
- Prevention: Sustainable Urban Drainage Systems
- Prevention: Adaptation Planning
- Prevention: Land Use Management and Natural Flood Risk Management
- Protection: Maintenance of Channels Not Part of a Scheme
- Preparedness: Flood Forecasting and Warning
- Preparedness: Emergency Response Planning
- Preparedness: Promotion of Individual and Community Resilience
- Preparedness: Individual Property Protection
- Preparedness: Flood-Related Data Collection
- Prevention: Voluntary Home Relocation

The FRMP identifies the following existing measures for the Galway Bay South East Catchment:

- Maintenance of Arterial Drainage Schemes<sup>3</sup>;
- Maintenance of Drainage Districts<sup>4</sup>; and
- Development of a Flood Forecasting System<sup>5</sup>.
- Maintain the existing Gort Flood Relief Scheme:  
"There is an existing Flood Relief Scheme providing protection to properties in Gort. Ongoing maintenance will be undertaken of this scheme. The Gort River (Bridge Street) Drainage Scheme was initiated in 1996 following major flooding in 1990 and 1994/1995, and was constructed in 1997. The Scheme comprises channel deepening

<sup>3</sup> The OPW has a statutory duty under the Arterial Drainage Act, 1945, and the Amendment of the Act, 1995, to maintain the Arterial Drainage and Flood Relief Schemes constructed by it under those Acts.

<sup>4</sup> The statutory duty of maintenance for 4,600 km of river channel benefitting from Drainage District Schemes rests with the relevant Local Authorities.

<sup>5</sup> The development of a coastal flood forecasting system for Galway Bay - To progress as part of the development of the National Flood Forecasting Service.

and widening upstream and downstream of the N18 Road Bridge on the Gort/Cannahowna River for a length of 260m including associated bank protection walls, underpinning of the N18 Road Bridge and the construction of a flood embankment along the southern side of the N18 east of the bridge. The scheme provides protection against a 100-Year flood (1% Annual Exceedance Probability) from the Gort/Cannahowna River for 21 properties.”

- Development of a Flood Forecasting System:

“The development of a flood forecasting system for Gort - To progress as part of the development of the National Flood Forecasting Service. This system would include a "level trigger flood warning" which would require the installation of a new telemetered level gauge at Gort Bridge. This system would provide the ability to inform managing authorities and the public of the potential for failure or overtopping of flood defence structures and to trigger emergency response plans.”

The provision of flood protection measures can significantly reduce flood risk. However, the Ministerial Guidelines require that the presence of flood protection structures should be ignored in determining flood zones. This is because of risks relating to failure and severe flood events that exceed design capacity (the risk of severe events is exacerbated with climate change). Notwithstanding this, new development can proceed in areas that are at elevated levels of flood risk subject to the Justification Test provided for by the Guidelines being passed, which takes into account proposals to manage flood risk, such as the development of defences. Although insurance can be challenging to attain in these instances.

Met Éireann currently issues flood warnings for County Galway. Met Éireann, in collaboration with the OPW, is currently engaged in the establishment of a National Flood Forecasting and Warnings Service to forecast for fluvial and coastal flood events.

## 2.3 Other Flood Studies

Other Flood Studies considered in the preparation of this assessment include:

- Previous SFRA in County Galway;
- Flood Risk Management Plan (Galway Bay South East River Basin), 2018; and
- Regional Flood Risk Assessment for the Northern and Western Regional Spatial and Economic Strategy, 2020.

## 2.4 Flood Risk Indicators

Indicators of flood risk that are based on historical flooding events are identified and described on Table 2. Indicators of flood risk that are based on computational models – predictive flood risk indicators – are identified and described on Table 3. A selection of the historical and predictive flood risk indicators that were considered by the SFRA are mapped at settlement level for Gort in Appendix II.

**Table 2 Historical Flood Risk Indicators**

Information Source	Description	Strategic Limitations
<b>Recorded Flood Events from the OPW</b>	A flood event is the occurrence of recorded flooding at a given location on a given date. The flood event is derived from different types of information (reports, photographs etc.).	This dataset only provides a spot location
<b>Recurring Flood Events</b>	A flood event that has occurred more than once at a certain area is named a recurring flood event.	This dataset only provides a spot location
<b>OPW Flood Extent</b>	A flood extent is an inundated area as recorded at a certain moment in time. This layer of information includes floods recorded in Winter 1994-95 at Gort Ardrahan and Cannahowna Gort.	Coverage limited
<b>Alluvium Soils</b>	Mineral alluvial soil mapping is indicative of recurrent or significant fluvial flooding at some point in the past and was generated by Teagasc with co-operation of the Forest Service, EPA and GSI. This project was completed May 2006.	Drainage may have changed significantly since these soils were deposited.

**Table 3 Predictive Flood Risk Indicators**

Information Source	Description	Strategic Limitations
<b>CFRAM Study, Flood Extent Mapping, 2016</b>	Following the undertaking of the PFRA, the OPW, through its engineering consultants and working with local authorities and other stakeholders, conducted extensive engineering assessments to better understand and detail the actual risk from flooding for areas that were at highest levels of risk. This was the subject of public consultation. The outcome of that work includes Predicted Flood Extent maps that were finalised in 2016. For fluvial flood levels, calibration and verification of the models make use of the best available data including hydrometric records, photographs, videos, press articles and anecdotal information.	Spatial spread is limited, including to the areas that are considered to be at most risk of flooding.
<b>National Indicative Fluvial Mapping (NIFM) 2020</b>	The PFRA indicative flood maps have now been superseded by the recently published NIFM. The OPW NIFM project has produced second generation indicative fluvial flood spatial data that are of a higher quality and accuracy to those produced for the first cycle PFRA. This project has covered 27,000 km of river reaches, separated into 37 drainage areas, consisting of 509 sub-catchments. Data has been produced for catchments greater than 5km <sup>2</sup> in areas for which flood maps were not produced under the National CFRAM Programme and should be read in this context.	Does not cover smaller sized catchments less than 5km <sup>2</sup> .
<b>Predictive groundwater flood mapping</b>	<p>The predictive groundwater flood map presents the probabilistic flood extents for locations of recurrent karst groundwater flooding. It consists of a series of stacked polygons at each site representing the flood extent for specific AEP's mapping floods that are expected to occur every 10, 100 and 1000 years (AEP of 0.1, 0.01, and 0.001 respectively). The map is focussed primarily (but not entirely) on flooding at seasonally inundated wetlands known as turloughs. Sites were chosen for inclusion in the predictive map based on existing turlough databases as well as manual interpretation of Synthetic Aperture Radar (SAR) imagery.</p> <p>The mapping process tied together the observed and SAR-derived hydrograph data, hydrological modelling, stochastic weather generation and extreme value analysis to generate predictive groundwater flood maps for over 400 qualifying sites.</p>	Not all turloughs are included in the predictive map as some sites could not be successfully monitored with SAR and/or modelled.

## 2.5 Conclusion

The information detailed above indicates elevated levels of flood risk in various locations across the town; therefore, a Stage 2 SFRA was proceeded to.

## Section 3 Stage 2 SFRA - Flood Risk Assessment

### 3.1 Introduction

Stage 2 SFRA (flood risk assessment) has been undertaken in order to:

- Confirm the sources of flooding that may affect zoned and adjacent areas;
- Appraise the adequacy of existing information as identified by the Stage 1 SFRA; and
- Scope the extent of the risk of flooding through the preparation of flood zone maps.

### 3.2 Findings and Adequacy of Existing Information and Delineation of Flood Zones

Desk and in-field studies were undertaken taking into account the following factors:

- Predictive indicators, including the emerging findings of the Gort Flood Relief Scheme Project;
- Historical indicators of flood risk;
- Documented Council knowledge of lands;
- The potential source and direction of flood paths from rivers and streams;
- Vegetation indicative of flood risk; and
- The locations of topographic/built features that coincide with the flood indicator related boundaries/topographical survey.

Within the annual exceedance probabilities specified by the Flood Guidelines for Flood Zones A and B, there are elevated levels of flood risk at certain areas in Gort, as shown in Appendix II.

### 3.3 Flood Risk Zone Mapping

Flood Risk Zone maps have been produced taking into account the findings of the Stage 1 and Stage 2 SFRA desk and in field studies as identified above<sup>6</sup>.

The Flood Risk Zone map for Gort is provided in Appendix II and identifies Flood Zone A (darker blue) and Flood Zone B<sup>7</sup> (lighter blue). All other areas fall within Flood Zone C. As per the Guidelines, the flood zones are as follow:

- **Flood Zone A** – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding<sup>8</sup>);
- **Flood Zone B** – where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding); and
- **Flood Zone C** – where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). Flood Zone C covers all other areas that are not in zones A or B.

<sup>6</sup> Including taking into account predictive and historical indicators of flood risk, documented Council knowledge of lands, Council Engineer review and input into indicators and flood zones (local knowledge), the potential source and direction of flood paths from rivers and streams, vegetation indicative of flood risk and the locations of topographic/built features that coincide with the flood indicator related boundaries/topographical survey.

<sup>7</sup> As identified by the Guidelines, in rivers with a well-defined floodplain or where the coastal plain is well defined at its rear, the limits of Zones A and B will virtually coincide. Zone B will only be significantly different in spatial extent from Zone A where there is extensive land with a gentle gradient away from the river or the sea.

<sup>8</sup> Coastal flooding is not relevant to the Gort Local Area Plan.

### 3.4 Sensitivity to Climate Change

'The Planning System and Flood Risk Management Guidelines for Planning Authorities and Technical Appendices, 2009' recommends that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential effects. In this regard, the Guidelines recommend:

- Recognising that significant changes in the flood extent may result from an increase in rainfall or tide events and accordingly adopting a cautious approach to zoning land in these potential transitional areas;
- Ensuring that the levels of structures designed to protect against flooding such as flood defences<sup>9</sup>, land raising or raised floor levels are sufficient to cope with the effects of climate change over the lifetime of the development they are designed to protect (normally 85-100 years); and
- Ensuring that structures to protect against flooding and the development protected are capable of adaptation to the effects of climate change when there is more certainty about the effects and still time for such adaptation to be effective.

The CFRAM Programme include maps for two potential future scenarios taking account of different degrees of climate impact, the Mid-Range Future Scenario (more likely to occur over the coming decades) and the High-Range Future Scenario (less likely to occur over the coming decades). Furthermore, the National Coastal Flood Hazard Mapping 2021 provides updated national scale coastal flood extent and depth maps for the present-day scenario and for various future scenario maps, representing projected future scenarios for the end of century (c. 2100).

A selection of Future Scenario Mapping is provided under Appendix II of this SFRA report. In compliance with the Guidelines, the Flood Zones identified by the SFRA are defined on the basis of current flood risk.

The Guidelines state that:

"A precautionary approach should be applied, where necessary, to reflect uncertainties in flooding datasets and risk assessment techniques and the ability to predict the future climate and performance of existing flood defences. Development should be designed with careful consideration to possible future changes in flood risk, including the effects of climate change and / or coastal erosion so that future occupants are not subject to unacceptable risks."

As identified in Section 1.2 "Climate Change" of the Plan:

- "The Gort LAP is subject to a Stage 2 Strategic Flood Risk Assessment. The Stage 2 Flood Risk Assessment undertaken accords with the Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009. These Guidelines recommend that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential effects and this approach has been followed in the preparation of the LAP and the undertaking of the Strategic Flood Risk Assessment."
- Policy Objective GSST 59 Flood Risk Management and Assessment provides that: "...Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts..."
- Policy Objective GSST 64 "Flood Risk Assessment and Climate Change" provides that: "Flood Risk Assessment in Gort shall provide information on the implications of climate change with regards to flood risk in relevant locations. The Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019 (or any superseding document) shall be consulted with to this effect."

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<sup>9</sup> Defended areas are highly sensitive to climate change as the likelihood of defence failure and resulting flooding increases.



### 3.5 Sustainable Drainage Systems and Surface Water Guidance and Strategy

As provided for by measures integrated into the existing, already in force, Galway County Development Plan and the Local Area Plan (including the measures reproduced at Section 4 of this report), new developments will be required to incorporate the requirement for Sustainable Urban Drainage Systems (SuDS) where appropriate. In combination, these provisions contribute towards a sustainable drainage strategy for the Plan area.

It is likely that some or all of the following SuDS techniques will be applicable to opportunity sites<sup>10</sup> within Gort, including to manage surface water run-off:

- Rainwater harvesting
- Green roofs
- Infiltration systems
- Proprietary treatment systems
- Filter strips
- Filter drains
- Swales
- Bioretention systems
- Trees
- Pervious pavements
- Attenuation storage tanks
- Detention basins
- Ponds and wetlands

Each land use zoning objective, including those for opportunity sites, allows for a range of possible uses and the Local Area Plan, and associated County Development Plan, allow for a range of scales, heights, densities configurations/layouts and designs. The application of different SuDS techniques will be dependent on a combination of the site's characteristics and the development (when known) being considered.

Because of the infinite range of land use types and associated developments and designs that could occur on sites within the Plan area under this type of Plan<sup>11</sup>, the guidance from this SFRA is to consider the full range of SUDs available, taking into account the recommendations and information provided above and below. On key development/opportunity sites, in particular, integrated and area-based provision of SuDS and green infrastructure may be appropriate in order to avoid reliance on individual site by site solutions.

Some sites, such as those for which guidance is provided for below, will pose particular challenges for SuDS. The best practice manuals cited at the end of this sub-section should be considered in determining solutions at these and other development sites.

At sites with high groundwater levels:

- Infiltration techniques may be particularly challenging and shallow infiltration basins or permeable pavements, may be most appropriate.
- Storage and conveyance systems need to be kept above maximum groundwater levels and membranes of appropriate robustness should be used to line any tanks
- Locating storage tanks or lined sub-base systems below the maximum likely groundwater level can cause result in flotation and structural risks

<sup>10</sup> Including: Opportunity Sites identified comprise Opportunity Site 1 – Town Centre Georges Street & Loughrea Road, Opportunity Site 2 – The Barracks, Opportunity Site 3 – Courtney's Lane and Opportunity Site 4 – Community Lands.

<sup>11</sup> Refer to Local Area Plan Section "1.7 Land Use Zones", including "Land Use Matrix Table".

At sites that are very flat:

- On very flat sites, it is often not possible to construct piped drainage systems with sufficient falls to achieve minimum self-cleansing velocities. The solution can involve the use of shallow SuDS components such as swales, pervious pavements or high-capacity linear drainage channels, often dividing the site into small sub-catchments and providing local combined storage and conveyance components.
- A slight fall on any subgrade exposed to water is preferred in order to avoid ponding of water and reduction in strength in the soil due to waterlogging. If this is not possible then reduction in strength should be taken into account in the structural design of tanks or pervious pavements.
- Pumping should be a last resort and only allowable in situations where guaranteed maintenance of the pumps can be ensured.

At sites that include areas of floodplain:

- Notwithstanding that all storage volume should normally be provided within the development footprint, outside of the floodplain, SuDS on floodplains can be effective in managing routine rainfall/treatment for frequent events.
- SuDS should be selected and designed taking account of the likely high groundwater table and vulnerability to erosion during periods of high flows/water levels and SuDS should not reduce floodplain storage or conveyance.
- Conveyance routes should limit grading and the creation of surface features that could either reduce floodplain capacity or be washed out in a flood.
- Surface discharge from SuDS should be dispersed with point discharges minimised or eliminated.
- All SuDS within or crossing a floodplain should take full consideration of the likely influence of river water levels on the design performance. Combined probability assessments may be required.
- Siltation and subsequent clearance after a flood event has subsided should also be taken into account in the design.

At sites that are steeply sloping (less relevant to the Gort Plan area):

- Effective utilisation of SuDS storage capacity should be considered, which can benefit from aligning with contours of roads and other structures, where these sites are terraced. Terraced car-parking areas can allow for storage of water through pervious pavements. Basins on terraces can provide open space. The runoff catchment on these sites can also be divided into smaller sub catchments.
- Velocities in swales and basins due to the steep slope can be managed by using check dams in swales or in storage layers, such as below permeable pavements.
- The possibility of infiltrating water resurfacing downslope or to increase pressure on downslope structures, such as walls, causing them to fail should be considered.

SuDS are effective technologies, which aim to reduce flood risk, improve water quality and enhance biodiversity and amenity.

The systems should aim to mimic the natural drainage of the application site to minimise the effect of a development on flooding and pollution of existing waterways. SuDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs. The integration of nature-based solutions, such as amenity areas, ecological corridors and attenuation ponds, into public and private development initiatives, is applicable within the provisions of the Plan and should be encouraged. Applications for development should take into account, as appropriate, the Department of Housing, Local Government and Heritage's (2022) "Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Water Sensitive Urban Design - Best Practice Interim Guidance Document".

In some exceptional cases, and at the discretion of the relevant Council, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or

enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort. Proposals for surface water attenuation systems should include maintenance proposals and procedures.

Urban developments, both within developments and within the public realm, should seek to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flood risk. Development proposals should be accompanied by a comprehensive SuDS assessment that addresses run-off rate, run-off quality and its impact on the existing habitat and water quality.

For larger sites (i.e. multiple dwellings or commercial units) master planning should ensure that existing flow routes are maintained, through the use of green infrastructure. In addition, where multiple individual proposals are being made SuDS should be integrated where appropriate and relevant.

All proposed development, should consider the impact of surface water flood risks on drainage design e.g. in the form of a section within the flood risk assessment (for sites in Flood Zone A or B) or part of a surface water management plan.

Pluvial flood risk is likely to be present in local areas, however; it is not taken into account in the delineation of flood zones. Furthermore, PFRA indicative pluvial maps (2012) are not considered to be reliable for the purposes of zoning or decision-making. Particular attention should be given to development in low-lying areas which may act as natural ponds for collection of run-off. The drainage design should ensure no increase in flood risk to the site, or the downstream catchment. Where possible, and particularly in areas of new development, floor levels should be at an appropriate height above adjacent roads and hard standing areas to reduce the consequences of any localised flooding. Where this is not possible, an alternative design appropriate to the location may be prepared.

Further to the above, proposals for development should consider the Construction Industry Research and Information Association (CIRIA) SuDS Manual 2015 and any future update of this guidance and Greater Dublin Strategic Drainage Study documents in designing SuDS solutions, including the New Development Policy, the Final Strategy Report, the Code of Practice and "Irish SuDS: guidance on applying the GSDS surface water drainage criteria".

The Plan seeks to maintain and enhance as appropriate the existing surface water drainage system in Gort, as required by Policy Objective GSST 61.

## Section 4 Flood and Drainage Provisions

### 4.1 Introduction

In order to comply with *The Planning System and Flood Risk Management - Guidelines for Planning Authorities* (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Department of the Environment, Community and Local Government Circular (*PL 2/2014*) and in order to contribute towards flood risk management within the Plan area, the measures below have been integrated into the Gort Local Area Plan and the existing, already in force, Galway County Development Plan.

### 4.2 Land Use Zoning

That Flood Zones identified by the SFRA were used in line with the requirements provided for by the Flood Guidelines for land uses in Flood Zones A and B.

### 4.3 Integration of flood risk management provisions into the Galway County Development Plan

Provisions relating to flood risk management have already been integrated into the Galway County Development Plan. These are detailed on Table 4.

**Table 4 Galway County Development Plan Provisions relating to Flood Risk Management**

Galway County Development Plan Provision
<p>Policy Objectives Flood Risk Management</p> <p>FL 1 Flood Risk Management Guidelines It is the policy objective of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DEHLG/OPW publication <i>The Planning System and Flood Risk Management Guidelines</i> (2009) (and any updated/superseding legislation or policy guidance) and Department Circular PL2/2014 or any updated / superseding version.</p> <p>FL 2 Flood Risk Management and Assessment Comply with the requirements of the DoEHLG/OPW <i>The Planning System and Flood Risk Management Guidelines for Planning Authorities</i> and its accompanying Technical Appendices Document 2009 (including any updated/superseding documents). This will include the following: (a) Avoid, reduce and/or mitigate, as appropriate in accordance with the Guidelines; (b) Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a Site-Specific Flood Risk Assessment, and justification test where appropriate, in accordance with the provisions of <i>The Planning System and Flood Risk Management Guidelines 2009</i> (or any superseding document); Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts; (c) Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted; (d) Galway County Council shall work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the County, from risk of flooding.</p> <p>FL 3 Principles of the Flood Risk Management Guidelines The Planning Authority shall implement the key principles of flood risk management set out in the <i>Flood Risk Management Guidelines</i> as follows: (a) Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible; (b) Substitute less vulnerable uses, where avoidance is not possible; and (c) Mitigate and manage the risk, where avoidance and substitution are not possible. Development should only be permitted in areas at risk of flooding when there are no alternative, reasonable sites available in areas at lower risk that also meet the objectives of proper planning and sustainable development. Vulnerable development in areas which have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas which have lower flood risk</p> <p>FL 4 Flood Relief Schemes The Planning Authority shall support and co-operate with the Office of Public Works (OPW) in the delivery of Flood Relief Schemes.</p> <p>FL 5 Catchment Planning The Planning Authority will support the OPW'S CFRAM Programme and catchment-based Flood Planning Groups, especially where catchments go beyond the Council's administrative boundary, in the development and implementation of catchment-based strategies for the management of flood risk - including those relating to storage and conveyance.</p> <p>FL 6 Surface Water Drainage and Sustainable Drainage Systems (SuDs) Maintain and enhance, as appropriate, the existing surface water drainage system in the County. Ensure that new developments are</p>

## Galway County Development Plan Provision

adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in all new developments. Surface water run-off from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and sustainable drainage systems proposals.

### FL 7 Protection of Waterbodies and Watercourses

Protect waterbodies and watercourses within the County from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine, wetland and coastal areas as appropriate.

### FL 8 Flood Risk Assessment for Planning Applications and CFRAMS

"Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document) and the guidance contained in Development Management Standard 69.

Site-specific Flood Risk Assessment (FRA) is required for all planning applications in areas at elevated risk of flooding, even for developments appropriate to the particular flood zone. The detail of these site-specific FRAs will depend on the level of risk and scale of development. A detailed site-specific FRA should quantify the risks, the effects of selected mitigation and the management of any residual risks. The Planning Authority shall have regard to the results of any CFRAM Studies in the assessment of planning applications.

Development proposal will need to be accompanied by a Development Management Justification Test in addition to the site-specific Flood Risk Assessment.

Where only a small proportion of a site is at risk of flooding, the sequential approach shall be applied in site planning, in order to seek to ensure that no encroachment onto or loss of the flood plain occurs and/or that only water compatible development such as Open Space would be permitted for the lands which are identified as being at risk of flooding within that site.

In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific Flood Risk Assessment may be required and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed.

In addition to the County Plan SFRA datasets (including the Flood Zones, CFRAMS mapping, historical and predictive groundwater mapping, predictive pluvial mapping and historical flood risk indicator mapping, such as the Benefitting Lands mapping), new and emerging datasets (such as the OPW's National Fluvial Mapping that will supersede existing PFRA fluvial mapping for catchments greater than 5km<sup>2</sup>) must be consulted by prospective applicants for developments and will be made available to lower-tier Development Management processed in the Council. Applications for developments in coastal areas and associated assessments shall also consider wave overtopping and coastal erosion.

### FL 9 SFRA of Lower Tier Plans

Lower tier plans shall undertake SFRA (Strategic Flood Risk Assessment) in compliance with the Flood Risk Management Guidelines.

### FL 10 SFRA/FRA and Climate Change

SFRAs and site-specific FRAs shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.

### FL 11 FRA and Environmental Impact Assessment (EIA)

Flood risk may constitute a significant environmental effect of a development proposal that in certain circumstances may trigger a sub-threshold EIA. FRA should therefore be an integral part of any EIA undertaken for projects within the County.

### FL 12 Inland Fisheries

It is a policy objective of the Planning Authority to consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the construction of flood alleviation measures in County Galway.

### FL 13 CFRAM

It is a policy objective of the Planning Authority to take account of and incorporate into local planning policy and decision making, including possible future variations to this plan, CFRAM measures that may be published in the future, including planned investment measures for managing and reducing flood risk.

### FL 14 Flood Vulnerable Zones

It is a policy objective of the Planning Authority to ensure that applications pertaining to existing developments in flood vulnerable zones provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following - floor levels, internal layout, flood resilient construction, flood resistant construction, emergency response planning, access and egress during flood events.

### FL 15 Flood Risk Management

Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.

### FL 16 Benefitting Land

Applications for development on land identified as benefitting land may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas.

### FL 17 Consultation with OPW

Consult with the OPW in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible and retain a strip on either side of such channels where required, to facilitate maintenance access thereto. In addition, promote the sustainable management and uses of water bodies and avoid culverting or realignment of these features.

### FL 18 Inappropriate Development on Flood Zones

Where a development/land use is proposed within any area subject to this objective the development proposal will need to be accompanied by a detailed hydrological assessment and robust SUDS design which demonstrates the capacity to withstand potential flood events to maintain water quality and avoid potential effects to ecological features.

- Any development proposals should be considered with caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 & the associated Development Management Justification Test.
- Climate Change should be duly considered in any development proposal.
- Protect the riparian zones of watercourse systems throughout the plan area through a general 10 metre protection buffer from rivers within the plan area as measured from the near riverbank, (this distance may be increased and decreased on a site by site basis, as appropriate).
- Any development proposals submitted for this site will require a detailed ecological report (s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority.
- The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints attached.
- A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands.

## 4.4 Integration of flood risk management provisions into the Local Area Plan

Further to the land use zoning approach contained in the Local Area Plan (see Section 4.2 above) and the measures contained in the existing County Development Plan (see Section 4.3 above), a number of other measures relating to flood risk and drainage have been integrated into the Local Area Plan as detailed on Table 5.

**Table 5 Local Area Plan Provisions relating to Flood Risk Management**

Local Area Plan Provision
<p><b>GSST 25 Constrained Land Use</b> To facilitate the appropriate management and sustainable use of land within Flood Zones A and B. New development in these areas will generally be limited (apart from where the Plan-level Justification Test outlined in the accompanying SFRA has been passed or where the uses comprise minor developments in existing developed areas, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014) to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B, and a detailed site-specific Flood Risk Assessment will be required in these areas. This limitation shall take primacy over any other provision relating to land use zoning objectives. The Plan-level Justification Test has been passed for the lands zoned Town Centre overlapping within Flood Zone A or B.</p> <p><b>GSST 35 Green Infrastructure</b> Galway County Council shall promote the benefit of open spaces and implement the integration of green infrastructure/networks (e.g., interconnected network of green spaces (including aquatic ecosystems) and other physical features on land) into new development and regeneration proposals in order to mitigate and adapt to climate change.</p> <p><b>GSST 57 Biodiversity &amp; Ecological Networks</b> Support the protection of biodiversity and ecological connectivity within the Plan Area including woodlands, trees, hedgerows, rivers, streams, natural springs, peatlands, wetlands, stonewalls, and other landscape features, where these form part of the ecological network. Seek to retain and/or incorporate these natural features into developments, to avoid ecological fragmentation and maintain ecological corridors.</p> <p><b>GSST 58 Flood Risk Management Guidelines</b> It is the policy objective of Galway County Council to support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DEHLG/OPW publication The Planning System and Flood Risk Management Guidelines (2009) (and any updated/superseding legislation or policy guidance) and Department Circular PL2/2014 or any updated / superseding version.</p> <p><b>GSST 59 Flood Risk Management and Assessment</b> It is a Policy Objective of the Council to comply with the requirements of the DoEHLG/OPW The Planning System and Flood Risk Management Guidelines for Planning Authorities and its accompanying Technical Appendices Document 2009 (including any updated/superseding documents). This will include the following: a) Avoid, reduce and/or mitigate, as appropriate in accordance with the Guidelines; b) Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere will be required to carry out a Site- Specific Flood Risk Assessment, and justification test where appropriate, in accordance with the provisions of The Planning System and Flood Risk Management Guidelines 2009 (or any superseding document); Any flood risk assessment should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts; c) Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted; d) Galway County Council shall work with other bodies and organisations, as appropriate, to help protect critical infrastructure, including water and wastewater, within the County, from risk of flooding.</p> <p><b>GSST 60 A Principles of Flood Risk Management Guidelines</b> The Council shall implement the key principles of flood risk management set out in the Flood Risk Management Guidelines as follows: a) Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible; b) Substitute less vulnerable uses, where avoidance is not possible; and, c) Mitigate and manage the risk, where avoidance and substitution are not possible. Development should only be permitted in areas at risk of flooding when there are no alternative reasonable sites available in areas at lower risk that also meet the objectives of proper planning and sustainable development. Vulnerable development in areas which have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed Justification Test) if adequate land or sites are not available in areas which have lower flood risk.</p> <p><b>GSST 60 B Gort Lowlands Flood Relief Scheme</b> The Council will have full regard to the ongoing design planning and implementation of the Gort Lowlands Flood Relief Scheme, and the maintenance requirements of the Gort River (Bridge Street) drainage scheme to ensure zoning or development proposals do not impede or prevent the progression or maintenance of the schemes. Following the completion of the Gort Lowlands Flood Relief Scheme, the Council will consider the integration of a register of key flood risk infrastructure into the Plan/future land use plans for the town.</p> <p><b>GSST 61 Surface Water Drainage and Sustainable Drainage Systems (SuDs)</b> Maintain and enhance, as appropriate, the existing surface water drainage system in Gort. Ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in all new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals. To maximise the capacity of existing collection systems for foul water, the discharge of additional surface water to combined (foul and surface water) sewers is not permitted. Refer also to Section 3.5 of the accompanying SFRA, "Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy".</p> <p><b>GSST 62 Protection of Waterbodies and Watercourses</b> Protect waterbodies and watercourses within the County from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in the riverine, wetland and coastal areas as appropriate. To contribute towards protection and improvement of the status of surface and ground waters in accordance with the Water Framework Directive. Applications for development under the Plan must demonstrate that the proposed development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in</p>

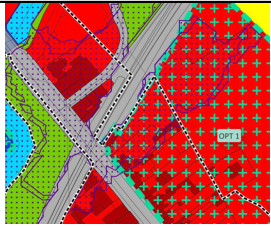
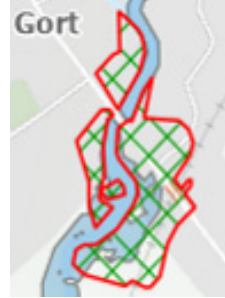
Local Area Plan Provision
<p>combination with other developments.</p> <p><b>GSST 63 Flood Risk Assessment for Planning Applications and CFRAMS</b> Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document) and the guidance contained in Development Management Standards 2 and 3. Site-specific Flood Risk Assessment (FRA) is required for all planning applications in areas at elevated risk of flooding, even for developments appropriate to the particular flood zone. The detail of these site-specific FRAs will depend on the level of risk and scale of development. A detailed site-specific FRA should quantify the risks, the effects of selected mitigation and the management of any residual risks. The Council shall have regard to the results of any CFRAM Studies in the assessment of planning applications. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test in addition to the site-specific Flood Risk Assessment. In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific Flood Risk Assessment may be required, and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed.</p> <p><b>GSST 64 Flood Risk Assessment and Climate Change</b> Flood Risk Assessment in Gort shall provide information on the implications of climate change with regards to flood risk in relevant locations. The Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019 (or any superseding document) shall be consulted with to this effect.</p> <p><b>GSST 65 River Basin Management Plan and Protection of Waters</b> Support the implementation of the relevant recommendations and measures as outlined in the National River Basin Management Plan or any other plan that may supersede same during the lifetime of this Local Area Plan. Development shall only be permitted where it can be clearly demonstrated that the proposal would not have an unacceptable impact on the water environment, including surface water, groundwater quality and quantity, river corridors and associated wetlands. Galway County Council will support the protection and, where appropriate, the restoration of all water bodies in order to reach good status and will seek to prevent deterioration in the status of all water bodies.</p> <p><b>GSST 66 Flood Vulnerable Zones</b> It is a policy objective of the Council to ensure that applications pertaining to existing developments in flood vulnerable zones provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following – floor levels, internal layout, flood resilient construction, flood resistant construction, emergency response planning, access and egress during flood events.</p> <p><b>GSST 67 Flood Risk Management</b> Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.</p>

## 4.5 Justification Tests

In order to meet the objectives of proper planning and sustainable development various uses are provided for in Flood Zones A and B. The limitations outlined in Policy Objective GSST 25 Constrained Land Use, as detailed in Table 5 of this SFRA above (including “This limitation shall take primacy over any other provision relating to land use zoning objectives.”) applies to all lands zoned in Flood Zone A and B, apart from those which pass the Justification Test set out in the Guidelines.

Table 6 provides the findings of the Justification Test undertaken for certain lands within Flood Zones A and B, as required by the Flood Guidelines, informed by Galway County Council.

**Table 6 Justification Test**

Map of Site and Land Use Zoning	Flood Zone  (A and / or B)	Justification Test (Fails, if one of the following fails; all must be passed for the test to be passed)					Overall Result  (Fail or Pass)	
		Settlement targeted for growth under the NPF, RSES and/or CDP?	Is the zoning of the lands required to achieve the proper planning and sustainable development of the settlement and in particular has the required sub-criteria been satisfied <sup>12</sup> ?					
			(i) – see footnote	(ii) – see footnote	(iii) – see footnote	(iv) – see footnote		(v) – see footnote
 <p>Lands beside Gort Train Station zoned Town Centre. Some of these lands are part of Opportunity Site 1.</p>	A and B	Yes	Yes	Yes	Yes	Yes	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the land use zoning and written provisions contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space/Recreation &amp; Amenity" or "Agriculture".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Local Area Plan and relevant County Development Plan (see Section 4 above), including structural and non-structural risk management measures<sup>13</sup>. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk – these are subject to the Constrained Land Use Provisions of the Plan. Development is subject to the provisions of the Local Area Plan and relevant County Development Plan that relate to flood risk and climate change.</p> <p>The areas below would be protected from a 1% AEP event as indicated.</p> 	Pass

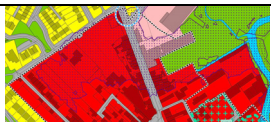
<sup>12</sup> (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement; (ii) Comprises significant previously developed and/or under-utilised lands; (iii) Is within or adjoining the core of an established or designated urban settlement; (iv) Will be essential in achieving compact and sustainable urban growth; and (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

<sup>13</sup> The degree to which mitigation measures can be fully identified at Plan level with a project level of specificity is limited. However, details on measures that will help to ensure risks are mitigated can be provided. General flood risk management measures would include those from the County Development Plan (FL 4 Flood Relief Schemes, FL 5 Catchment Planning, FL 6 Surface Water Drainage and Sustainable Drainage Systems and FL 10 SFRA/FRA and Climate Change) and the Local Area Plan (GSST 59 Flood Risk Management and Assessment, GSST 61 Surface Water Drainage and Sustainable Drainage Systems, GSST 63 Flood Risk Assessment for Planning Applications and CFRAMS and GSST 64 Flood Risk Assessment and Climate Change). FL 14 Flood Vulnerable Zones from the County Development Plan and GSST 66 Flood Vulnerable Zones from the Local Area Plan identify structural and non-structural measures relating to mitigate risks. Measures that could be used at this site to mitigate risk comprise floor levels, internal layout, flood resilient construction, flood resistant construction, emergency response planning and access and egress during flood events. Furthermore, this site would be benefitted by the Gort Flood Relief Scheme, which provides protection from a 1% AEP event as indicated in the map above.

Proposed development at this site with Flood Zones A and B will be subject to site-specific Flood Risk Assessment, which shall identify how flood risk has been mitigated and managed through the location, lay-out and/or design of the development to reduce risks to an acceptable level. The residual risks to the proposed development should be considered carefully, taking into account the type of development and its vulnerability, how flood risks to the occupants will be managed, insurance provision, scale of the risks and the provision of flood defence works. A precautionary approach would be to set floor levels above the 1% flood level ignoring the moderating effects of flood defences. However, within the existing built-up area the approach above may not produce an appropriate streetscape and therefore for proposed developments with a lower vulnerability, flood resistant and flood resilient construction methods to reduce the impact of flooding would be appropriate. Site flood risk assessment to be undertaken at this site shall be thorough and measures to manage these residual risks should be carefully detailed. In all cases, a precautionary approach should be taken to allow for uncertainties in data and risk assessment procedures and to enable adaptability to future changes in risk, including the effects of climate change.



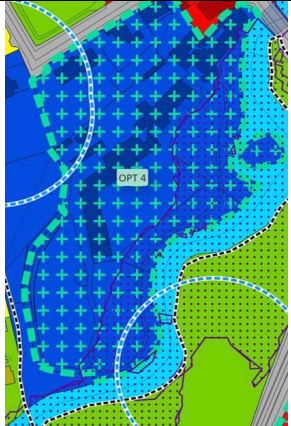
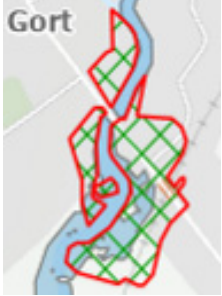
Strategic Flood Risk Assessment for the Gort Local Area Plan 2025-2031

 <p>Lands zoned Town Centre in the north of the town centre.</p>	A and B	Yes	Yes	Yes	Yes	Yes	Yes	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the land use zoning and written provisions contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks.</p> <p>A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space/Recreation &amp; Amenity" or "Agriculture".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Local Area Plan and relevant County Development Plan (see Section 4 above), including structural and non-structural risk management measures<sup>14</sup>. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk – these are subject to the Constrained Land Use Provisions of the Plan. Development is subject to the provisions of the Local Area Plan and relevant County Development Plan that relate to flood risk and climate change.</p>	<b>Pass</b>
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<sup>14</sup> The degree to which mitigation measures can be fully identified at Plan level with a project level of specificity is limited. However, details on measures that will help to ensure risks are mitigated can be provided. General flood risk management measures would include those from the County Development Plan (FL 4 Flood Relief Schemes, FL 5 Catchment Planning, FL 6 Surface Water Drainage and Sustainable Drainage Systems and FL 10 SFRA/FRA and Climate Change) and the Local Area Plan (GSST 59 Flood Risk Management and Assessment, GSST 61 Surface Water Drainage and Sustainable Drainage Systems, GSST 63 Flood Risk Assessment for Planning Applications and CFRAMS and GSST 64 Flood Risk Assessment and Climate Change). FL 14 Flood Vulnerable Zones from the County Development Plan and GSST 66 Flood Vulnerable Zones from the Local Area Plan identify structural and non-structural measures relating to mitigate risks. Measures that could be used at this site to mitigate risk comprise floor levels, internal layout, flood resilient construction, flood resistant construction, emergency response planning and access and egress during flood events. Furthermore, this site would be benefitted by the Gort Flood Relief Scheme, which provides protection from a 1% AEP event as indicated in the map above.

Proposed development at this site with Flood Zones A and B will be subject to site-specific Flood Risk Assessment, which shall identify how flood risk has been mitigated and managed through the location, lay-out and/or design of the development to reduce risks to an acceptable level. The residual risks to the proposed development should be considered carefully, taking into account the type of development and its vulnerability, how flood risks to the occupants will be managed, insurance provision, scale of the risks and the provision of flood defence works. A precautionary approach would be to set floor levels above the 1% flood level ignoring the moderating effects of flood defences. However, within the existing built-up area the approach above may not produce an appropriate streetscape and therefore for proposed developments with a lower vulnerability, flood resistant and flood resilient construction methods to reduce the impact of flooding would be appropriate. Site flood risk assessment to be undertaken at this site shall be thorough and measures to manage these residual risks should be carefully detailed. In all cases, a precautionary approach should be taken to allow for uncertainties in data and risk assessment procedures and to enable adaptability to future changes in risk, including the effects of climate change.


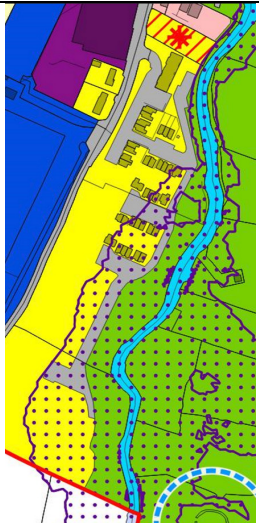
Strategic Flood Risk Assessment for the Gort Local Area Plan 2025-2031

 <p>Lands zoned Community Facilities close to church. Some of these lands are part of Opportunity Site 4.</p>	A and B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the land use zoning and written provisions contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space/Recreation &amp; Amenity" or "Agriculture".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Local Area Plan and relevant County Development Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk – these are subject to the Constrained Land Use Provisions of the Plan. Development is subject to the provisions of the Local Area Plan and relevant County Development Plan that relate to flood risk and climate change.</p> <p>The areas below would be protected from a 1% AEP event as indicated.</p> 	<p><b>Fail,</b> however Policy Objective 25 Constrained Land Use will limit development at these lands. As detailed under Policy Objective GSST 25, the limitation provided (related to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B – for more information refer to Section 3 of the Flood Risk Management Guidelines) "shall take primacy over any other provision relating to land use zoning objectives".</p>
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Strategic Flood Risk Assessment for the Gort Local Area Plan 2025-2031

 <p>Lands zoned Commercial/Mixed Use to the north of the town centre.</p>	A and B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the land use zoning and written provisions contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space/Recreation &amp; Amenity" or "Agriculture".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Local Area Plan and relevant County Development Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk – these are subject to the Constrained Land Use Provisions of the Plan. Development is subject to the provisions of the Local Area Plan and relevant County Development Plan that relate to flood risk and climate change.</p>	<p><b>Fail,</b> however Policy Objective GSST 25 Constrained Land Use will limit development at these lands. As detailed under Policy Objective GSST 25, the limitation provided (related to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B – for more information refer to Section 3 of the Flood Risk Management Guidelines) "shall take primacy over any other provision relating to land use zoning objectives".</p>
 <p>Lands zoned Industrial in the north of the town.</p>	B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the land use zoning and written provisions contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space/Recreation &amp; Amenity" or "Agriculture".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Local Area Plan and relevant County Development Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk – these are subject to the Constrained Land Use Provisions of the Plan. Development is subject to the provisions of the Local Area Plan and relevant County Development Plan that relate to flood risk and climate change.</p>	<p><b>Fail,</b> however Policy Objective GSST 25 Constrained Land Use will limit development at these lands. As detailed under Policy Objective GSST 25, the limitation provided (related to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B – for more information refer to Section 3 of the Flood Risk Management Guidelines) "shall take primacy over any other provision relating to land use zoning objectives".</p>

Strategic Flood Risk Assessment for the Gort Local Area Plan 2025-2031

 <p>Lands zoned Business and Technology off Glenbrack Road</p>	A and B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the land use zoning and written provisions contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space/Recreation &amp; Amenity" or "Agriculture".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Local Area Plan and relevant County Development Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk – these are subject to the Constrained Land Use Provisions of the Plan. Development is subject to the provisions of the Local Area Plan and relevant County Development Plan that relate to flood risk and climate change.</p>	<p><b>Fail,</b> however Policy Objective GSST 25 Constrained Land Use will limit development at these lands. As detailed under Policy Objective GSST 25, the limitation provided (related to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B – for more information refer to Section 3 of the Flood Risk Management Guidelines) "shall take primacy over any other provision relating to land use zoning objectives".</p>
 <p>Lands zoned Residential/Residential Infill off Tubber Road.</p>	A and B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the land use zoning and written provisions contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space/Recreation &amp; Amenity" or "Agriculture".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Local Area Plan and relevant County Development Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk – these are subject to the Constrained Land Use Provisions of the Plan. Development is subject to the provisions of the Local Area Plan and relevant County Development Plan that relate to flood risk and climate change.</p>	<p><b>Fail,</b> however Policy Objective GSST 25 Constrained Land Use will limit development at these lands. As detailed under Policy Objective GSST 25, the limitation provided (related to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B – for more information refer to Section 3 of the Flood Risk Management Guidelines) "shall take primacy over any other provision relating to land use zoning objectives".</p>

Strategic Flood Risk Assessment for the Gort Local Area Plan 2025-2031

Any lands zoned Transport Infrastructure overlapping with Flood Zone A or B	A and B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the land use zoning and written provisions contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space/Recreation &amp; Amenity" or "Agriculture".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Local Area Plan and relevant County Development Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk – these are subject to the Constrained Land Use Provisions of the Plan. Development is subject to the provisions of the Local Area Plan and relevant County Development Plan that relate to flood risk and climate change.</p>	<p><b>Fail,</b> however Policy Objective GSST 25 Constrained Land Use will limit development at these lands. As detailed under Policy Objective GSST 25, the limitation provided (related to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B – for more information refer to Section 3 of the Flood Risk Management Guidelines) "shall take primacy over any other provision relating to land use zoning objectives".</p>
All Agriculture zoned lands	A and B	Yes	No	No	No	No	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the land use zoning and written provisions contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for "Open Space/Recreation &amp; Amenity" or "Agriculture".</p> <p>Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Local Area Plan and relevant County Development Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk – these are subject to the Constrained Land Use Provisions of the Plan. Development is subject to the provisions of the Local Area Plan and relevant County Development Plan that relate to flood risk and climate change.</p>	<p><b>Fail,</b> however Policy Objective GSST 25 Constrained Land Use will limit development at these lands. As detailed under Policy Objective GSST 25, the limitation provided (related to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B – for more information refer to Section 3 of the Flood Risk Management Guidelines) "shall take primacy over any other provision relating to land use zoning objectives".</p>

## **Section 5 Conclusion**

Galway County Council have adopted a Local Area Plan for Gort under the Planning and Development Act 2000 (as amended). The Plan sets out an overall strategy for the proper planning and sustainable development over the years 2025-2031.

Land use zoning contained within the Plan has been informed by the SFRA process and associated delineation of flood risk zones. The detailed Plan 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. A variety of written provisions have been integrated into the Plan that will contribute towards flood risk management and sustainable drainage.

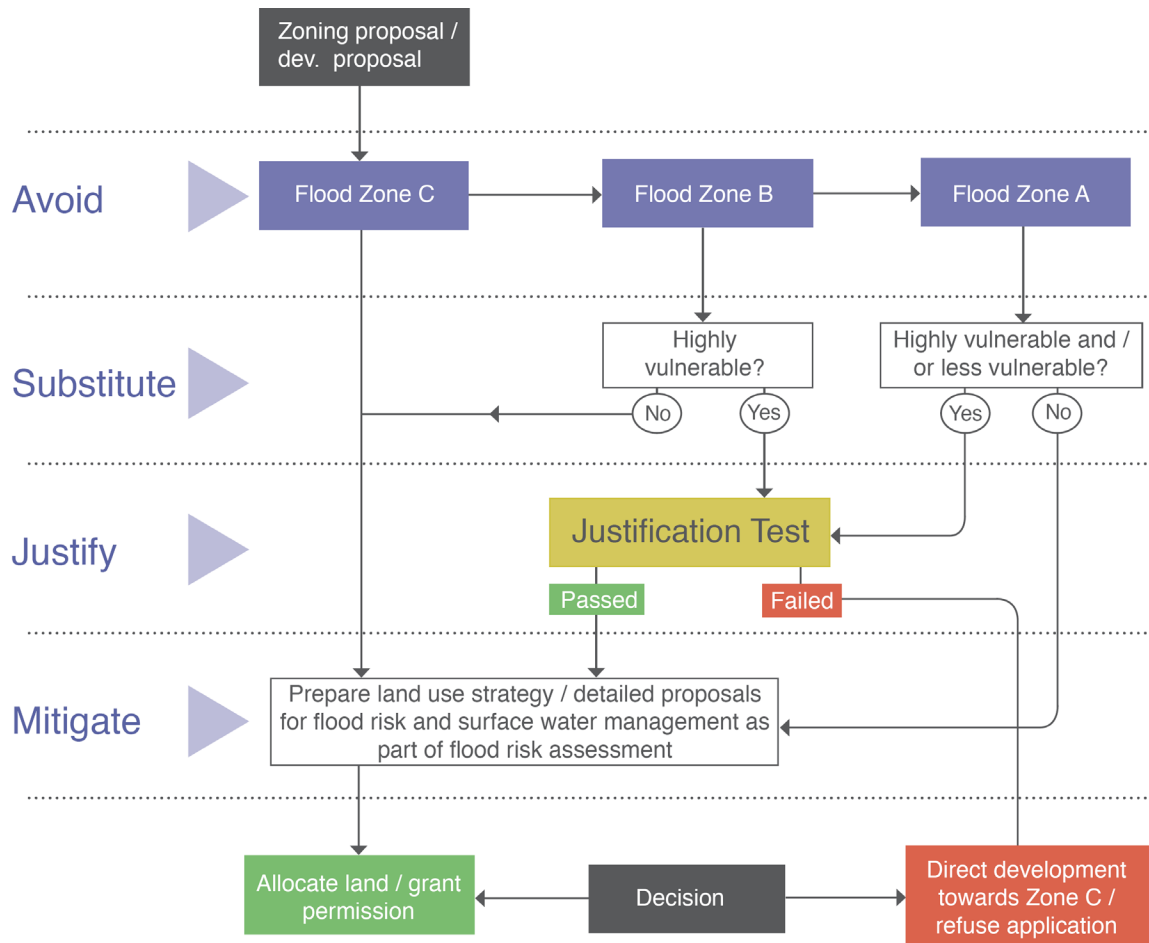
## **Appendix I: Summary of the requirements of the Flood Guidelines for land uses in Flood Zones**

Requirements relating to land uses in Flood Zones as set out in the Department of Environment, Heritage and Local Government (DEHLG) and Office of Public Works (OPW) 2009 Flood Guidelines (including at Chapter 3 Principles and Key Mechanisms and Chapter 5 Flooding and Development Management) and Departmental Circular PL2/2014 should be adhered to.

### **- The Sequential Approach, including the Justification test -**

The key principles of the Guidelines' risk-based sequential approach (see Figure 1) are:

- Avoid development in areas at risk of flooding. If this is not possible, consider substituting a land use that is less vulnerable to flooding. Only when both avoidance and substitution cannot take place should consideration be given to mitigation and management of risks.
- Inappropriate types of development that would create unacceptable risks from flooding should not be planned for or permitted.
- Exceptions to the restriction of development due to potential flood risks are provided for through the use of a Justification Test, where the planning need and the sustainable management of flood risk to an acceptable level must be demonstrated.



**Figure 1 Sequential Approach Process<sup>15</sup>**

In summary, the **planning implications** for each of the flood zones are:

**Zone A** - High probability of flooding. Most types of development would be considered inappropriate in this zone. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in city and town centres, or in the case of essential infrastructure that cannot be located elsewhere, and where the Justification Test has been applied. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.

**Zone B** - Moderate probability of flooding. Highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate in this zone, unless the requirements of the Justification Test can be met. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone. In general however, less vulnerable development should only be considered in this zone if adequate lands or sites are not available in Zone C and subject to a flood risk assessment to the appropriate level of detail to demonstrate that flood risk to and from the development can or will adequately be managed.

**Zone C** - Low probability of flooding. Development in this zone is appropriate from a flood risk perspective (subject to assessment of flood hazard from sources other than rivers and the coast) but

<sup>15</sup> Flood Zone C covers all areas outside of Zones A and B



would need to meet the normal range of other proper planning and sustainable development considerations.

Table 7 overleaf classifies the vulnerability of different types of development while Table 8 identifies the appropriateness of development belonging to each vulnerability class within each of the flood zones as well as identifying what instances in which the Justification Test should be undertaken. Inappropriate development that does not meet the criteria of the Justification Test should not be considered at the plan-making stage or approved within the development management process.

**Table 7 Classification of vulnerability of different types of development**

Vulnerability class	Land uses and types of development which include*:
<b>Highly vulnerable development (including essential infrastructure)</b>	<p>Garda, ambulance and fire stations and command centres required to be operational during flooding;</p> <p>Hospitals;</p> <p>Emergency access and egress points;</p> <p>Schools;</p> <p>Dwelling houses, student halls of residence and hostels;</p> <p>Residential institutions such as residential care homes, children’s homes and social services homes;</p> <p>Caravans and mobile home parks;</p> <p>Dwelling houses designed, constructed or adapted for the elderly or, other people with impaired mobility; and</p> <p>Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution (SEVESO sites, IPPC sites, etc.) in the event of flooding.</p>
<b>Less vulnerable development</b>	<p>Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions;</p> <p>Land and buildings used for holiday or short-let caravans and camping, subject to specific warning and evacuation plans;</p> <p>Land and buildings used for agriculture and forestry;</p> <p>Waste treatment (except landfill and hazardous waste);</p> <p>Mineral working and processing; and</p> <p>Local transport infrastructure.</p>
<b>Water-compatible development</b>	<p>Flood control infrastructure;</p> <p>Docks, marinas and wharves;</p> <p>Navigation facilities;</p> <p>Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location;</p> <p>Water-based recreation and tourism (excluding sleeping accommodation);</p> <p>Lifeguard and coastguard stations;</p> <p>Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms; and</p> <p>Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to a specific warning and evacuation plan).</p>
*Uses not listed here should be considered on their own merits	

**Table 8 Vulnerability Classes and Flood Zones**

	Flood Zone A	Flood Zone B	Flood Zone C
Highly vulnerable development (including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less vulnerable development	Justification Test	Appropriate	Appropriate
Water-compatible development	Appropriate	Appropriate	Appropriate

The **Justification Test** which is referred to as part of the Sequential Approach is an assessment of whether a development proposal within an area at risk of flooding meets specific criteria for proper planning and sustainable development and demonstrates that it will not be subject to unacceptable risk nor increase flood risk elsewhere. The Justification Test should be applied only where development is within flood risk areas that would be defined as inappropriate under the screening test of the sequential risk based approach outlined above. This Justification Test is shown below.

Where, as part of the preparation and adoption or variation and amendment of a development/local area plan<sup>1</sup>, a planning authority is considering the future development of areas in an urban settlement that are at moderate or high risk of flooding, for uses or development vulnerable to flooding that would generally be inappropriate as set out in Table 3.2, all of the following criteria must be satisfied:

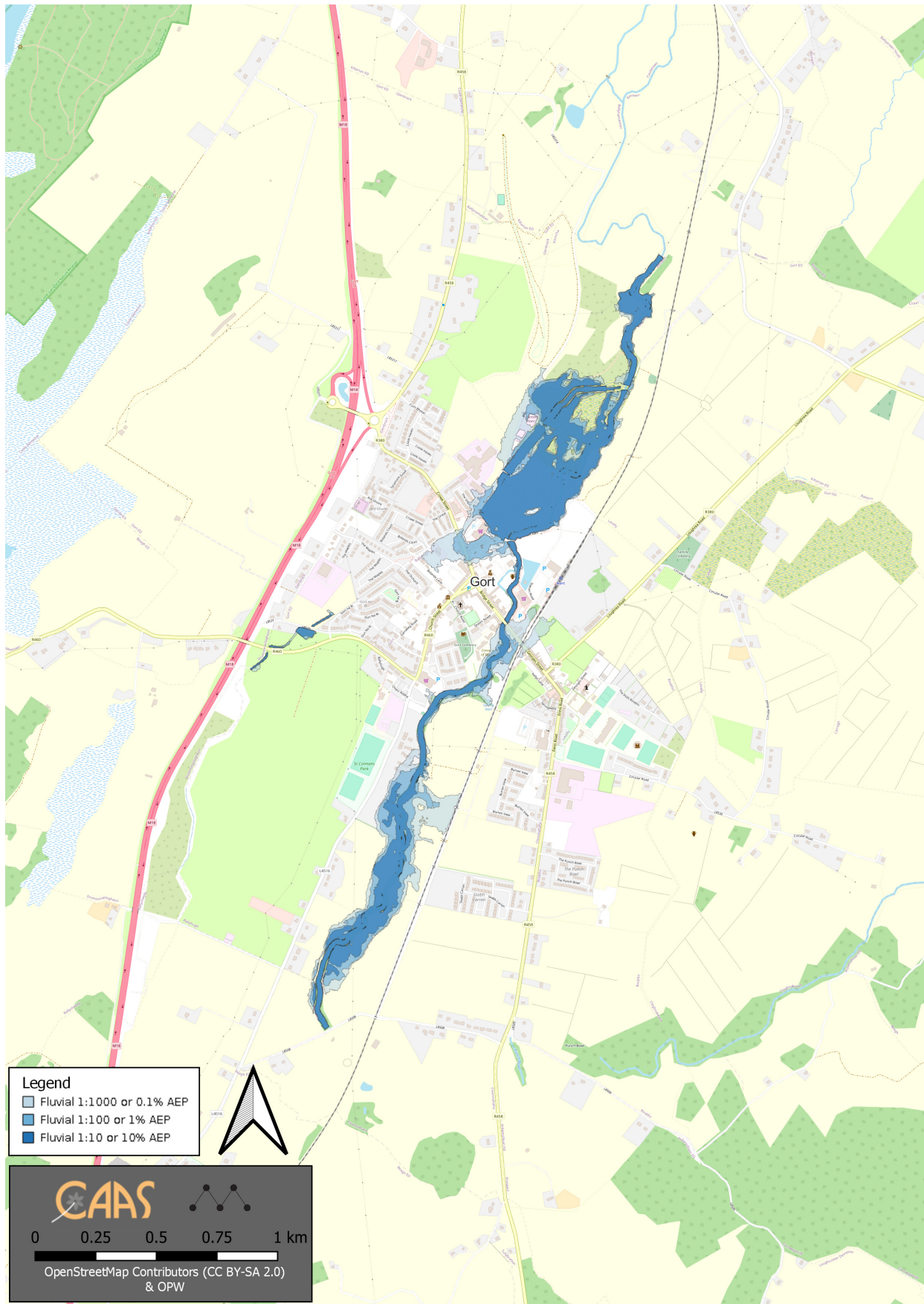
- 1 The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.
- 2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:
  - (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement<sup>2</sup>;
  - (ii) Comprises significant previously developed and/or under-utilised lands;
  - (iii) Is within or adjoining the core<sup>3</sup> of an established or designated urban settlement;
  - (iv) Will be essential in achieving compact and sustainable urban growth; and
  - (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement<sup>4</sup>
- 3 A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.

N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.

**Figure 2 Justification Test** 16

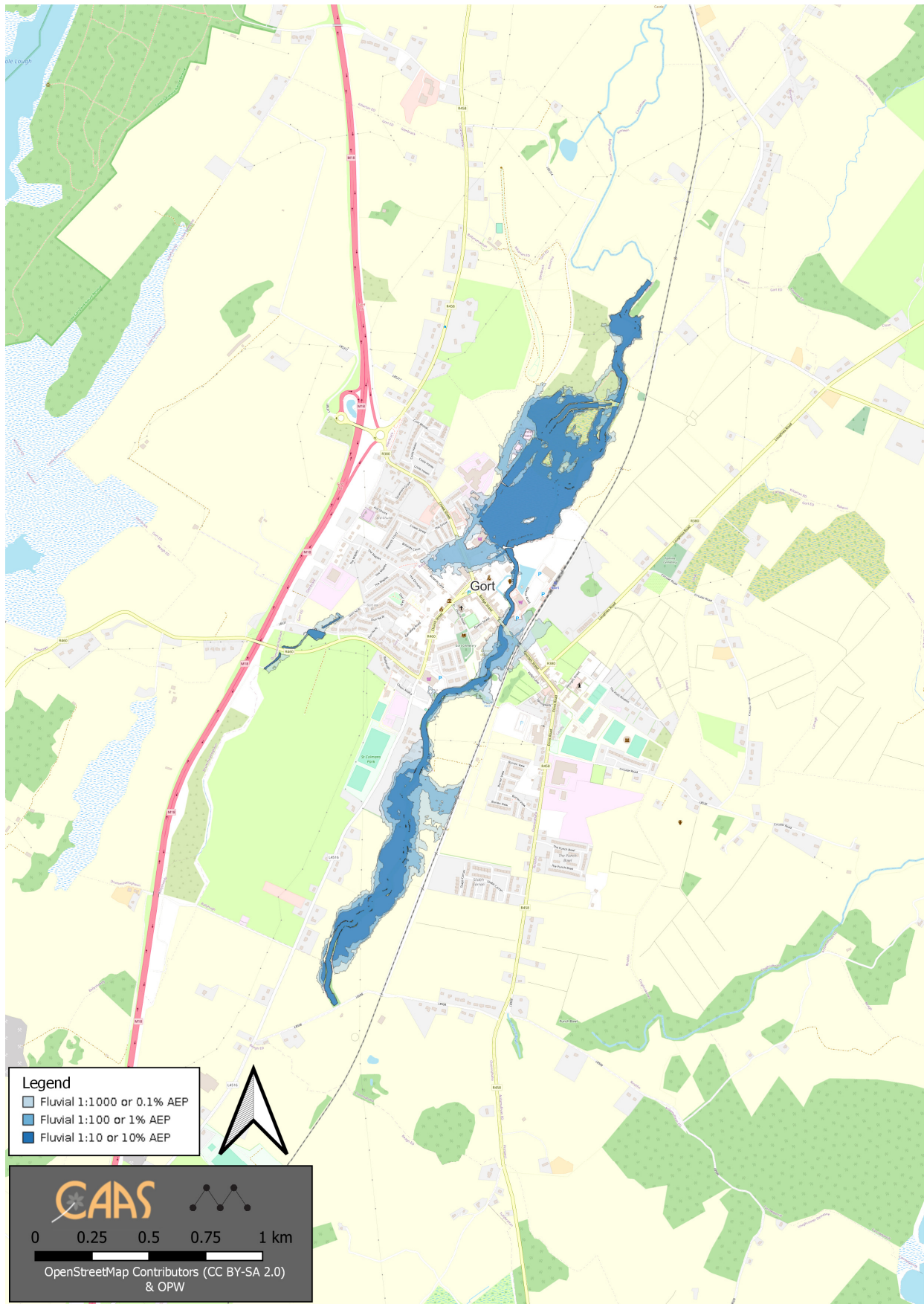
<sup>16</sup> Footnotes: <sup>1</sup> Including Strategic Development Zones and Section 25 Schemes in the area of the Dublin Docklands Development Authority <sup>2</sup>In the case of Gateway planning authorities, where a number of strategic growth centres have been identified within the overall area of the authority, the Justification Test may be applied for vulnerable development within each centre. <sup>3</sup> See definition of the core of an urban settlement in Glossary of Terms. <sup>4</sup> This criterion may be set aside where section 4.27b applies.

## **Appendix II: Flood Risk Indicator and Flood Zone Mapping**

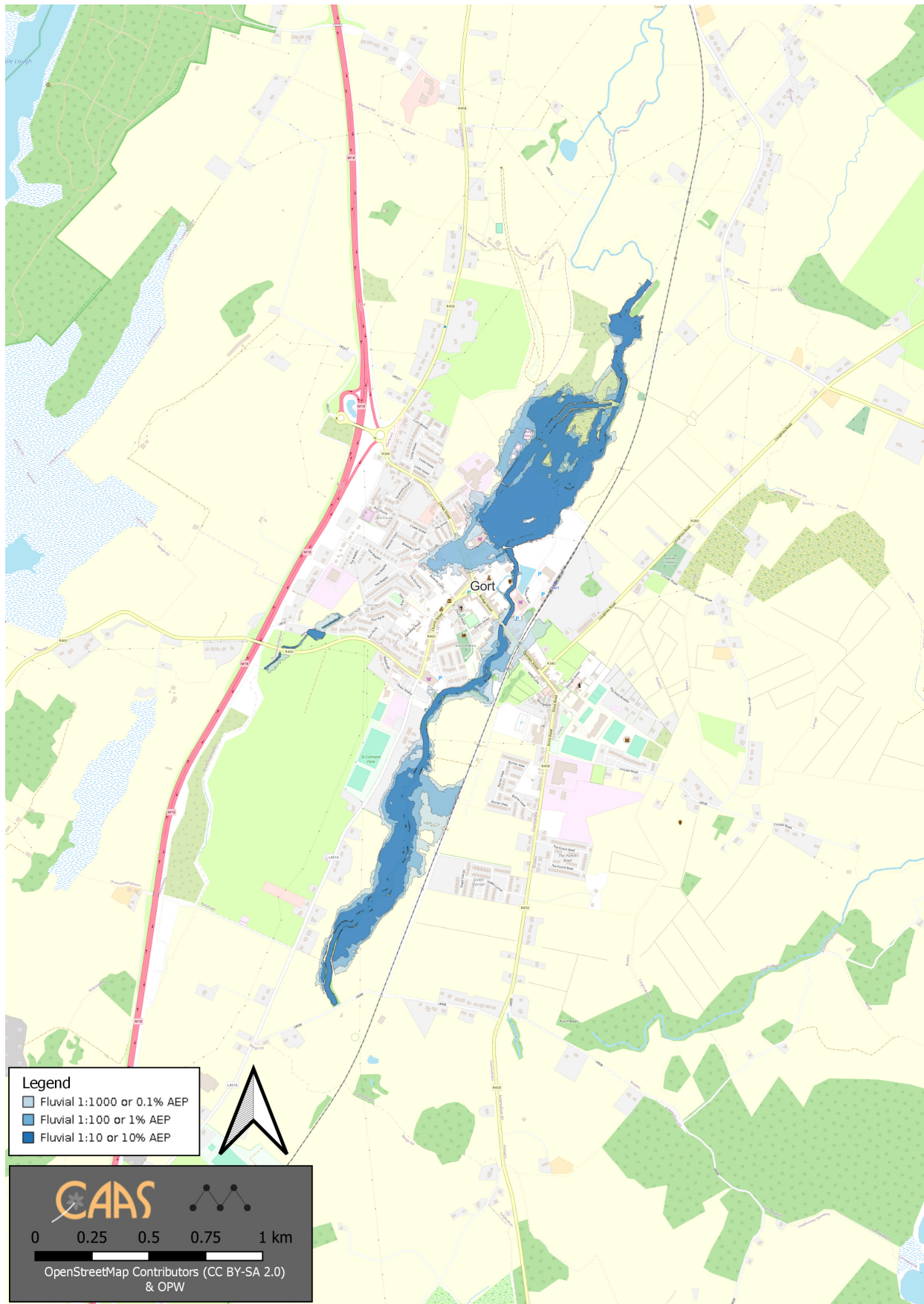


**CFRAMS Flood Extent Present Day Scenario**



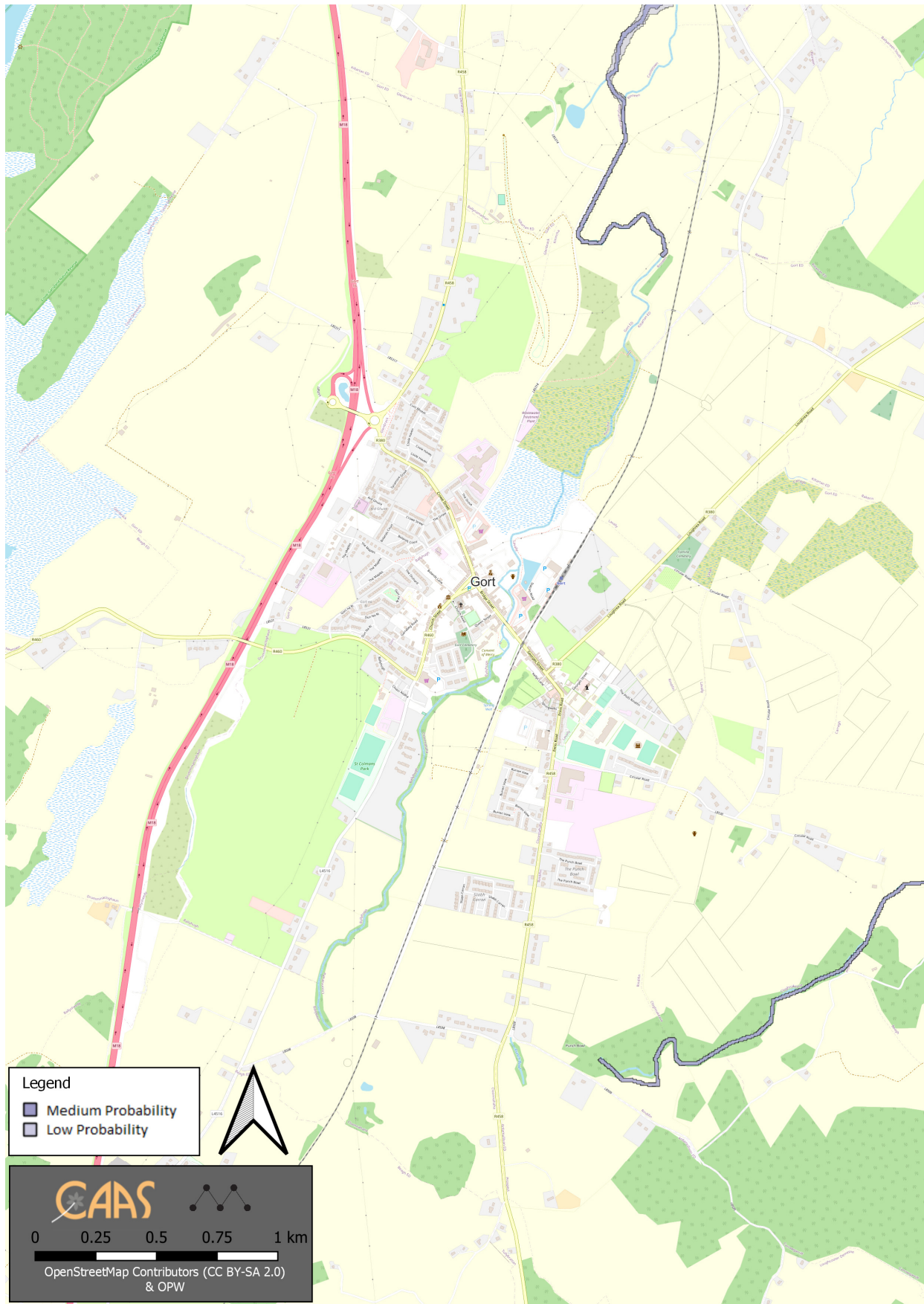


**CFRAMS Flood Extent Mid Range Scenario**



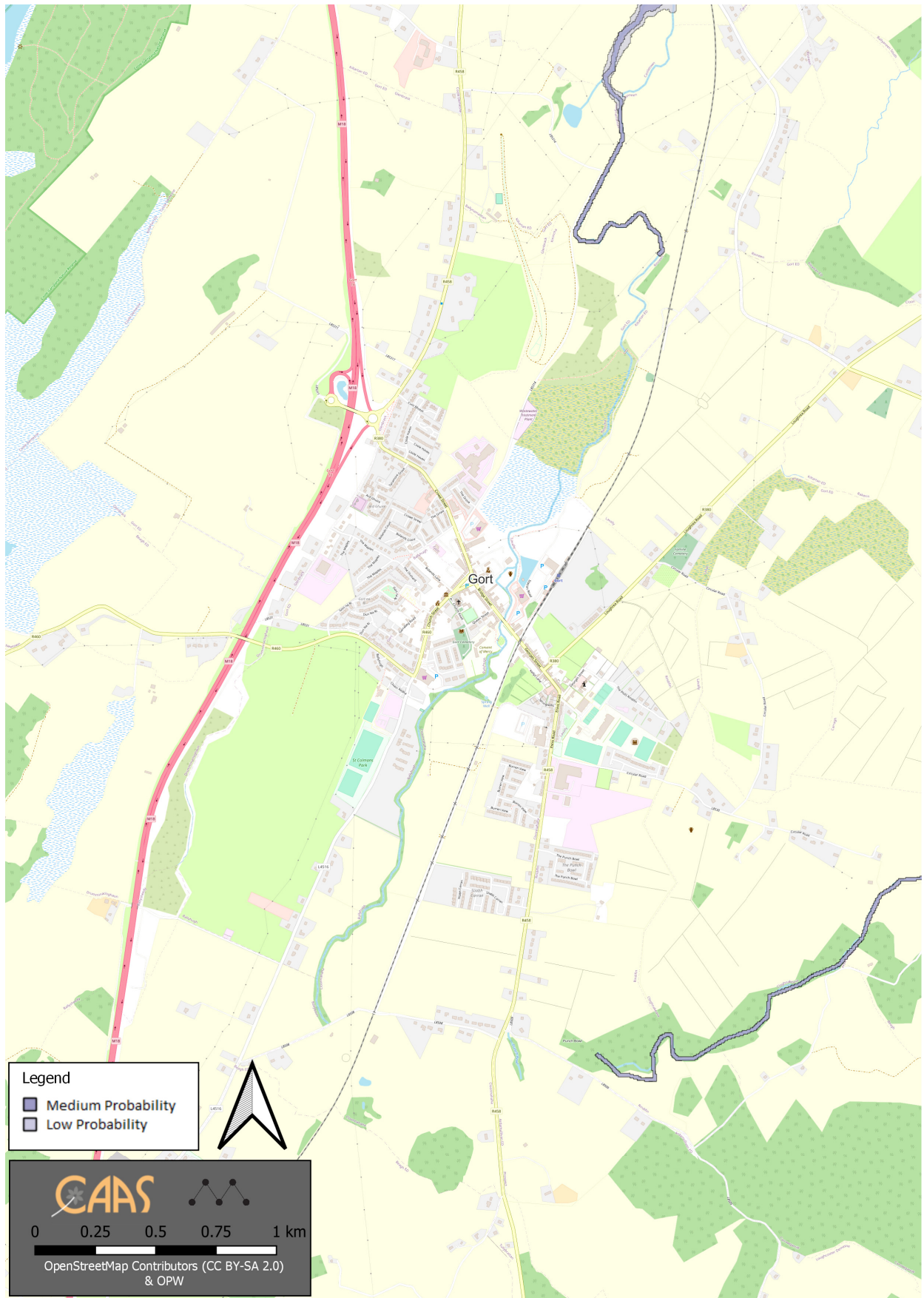
**CFRAMS Flood Extent High End Scenario**



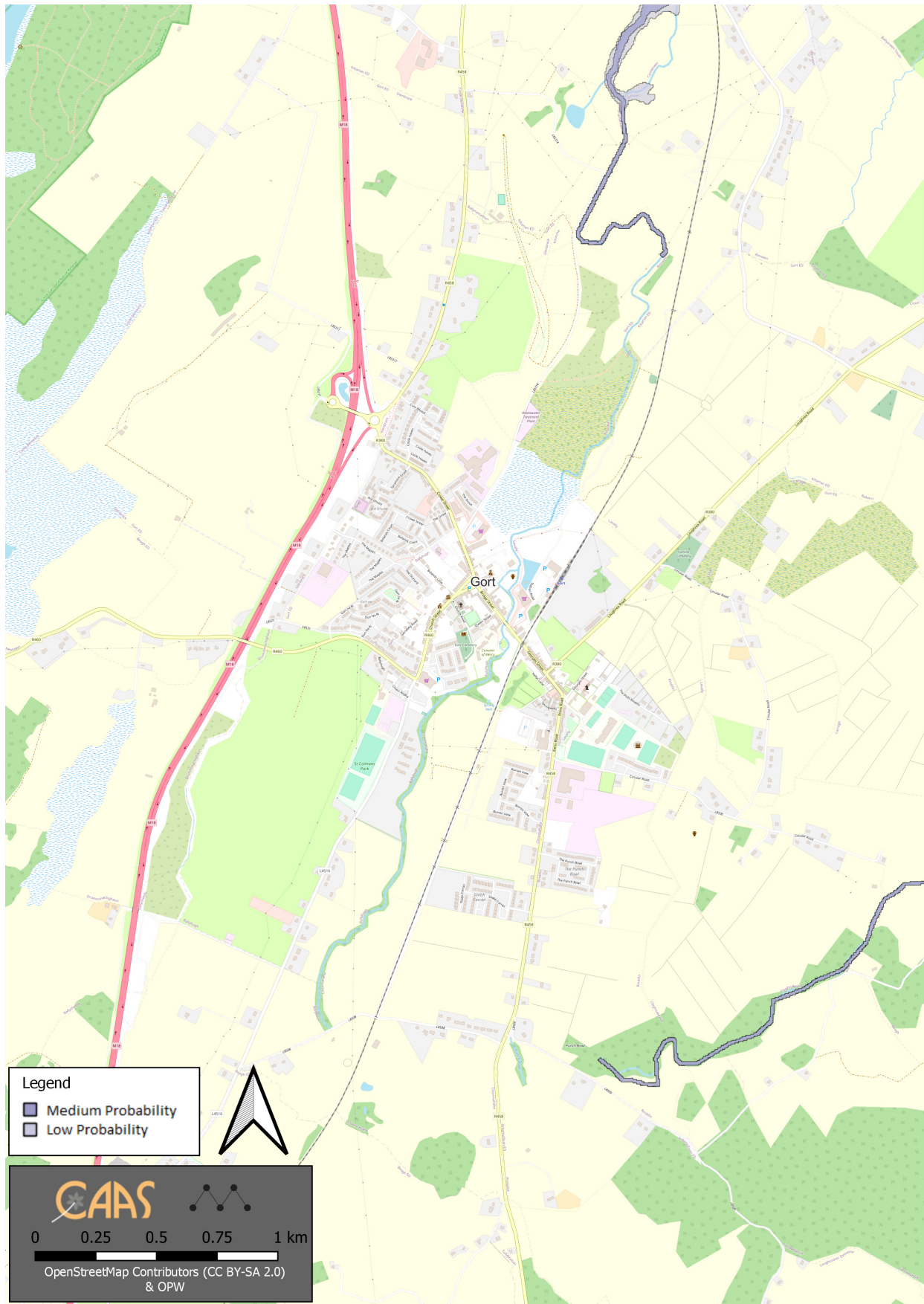


**NIFM Flood Extent Present Day Scenario**



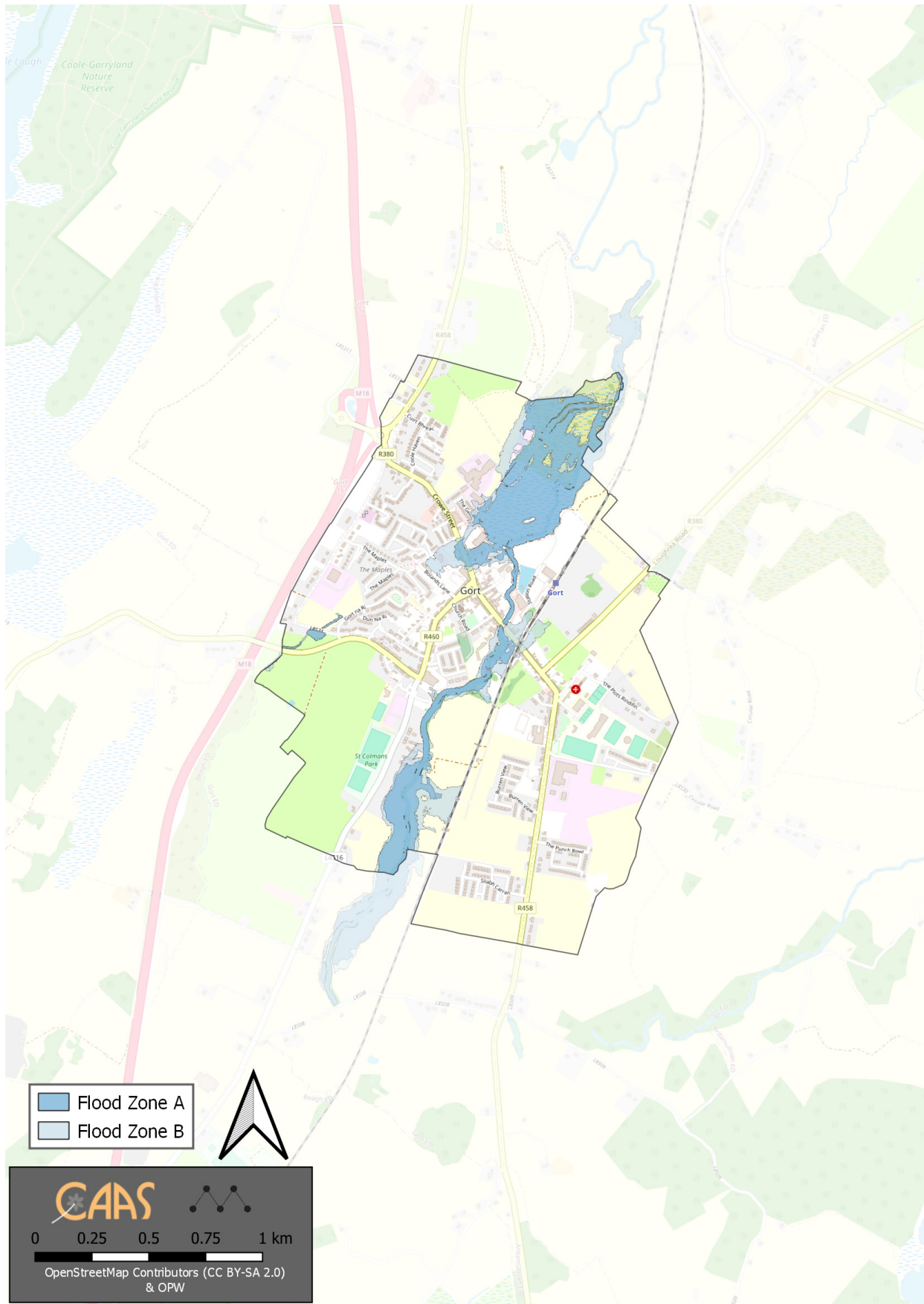


**NIFM Flood Extent Mid Range Scenario**



**NIFM Flood Extent High End Scenario**





**Flood Zones A and B**