

Strategic Flood Risk Assessment Addendum

**Strategic Flood Risk Assessment
of the
Proposed Amendments / Material Alterations
to the
Draft Kerry County Development Plan 2022-2028**

May 2022

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Introduction

This Strategic Flood Risk Assessment (SFRA) report is an addendum report to the SFRA report prepared at the Draft Kerry County Development Plan 2022-2028 stage and primarily assesses the 'proposed amendments / material alterations to the draft Kerry County Development Plan (CDP) 2022-2028', within the context of sustainable flood risk management. Submissions / observations received at draft plan stage have also been taken into account at this stage in the SFRA process.

Proposed omissions and deletions to the Draft CDP referred to in this report have a strikethrough ~~in the text~~, while proposed additional text to the Draft CDP are highlighted in yellow. Where any discrepancy exists in the wording between the proposed amendments / material alterations as outlined in this report and as outlined in the 'Proposed Amendments / Material Alterations to the Draft Kerry County Development Plan 2022-2028' document, those outlined in the latter will take precedence.

This report should be read in conjunction with the following documents:

- Proposed Amendments / Material Alterations to the Draft Kerry County Development Plan 2022-2028
- Draft Kerry County Development Plan 2022-2028 (Volumes 1-6)

Section 2 of this report contains the strategic flood risk assessment of proposed amendments, while Section 3 clarifies and reinforces aspects of the SFRA prepared at Draft plan stage, based on submissions / observations received. Section 4 provides a conclusion to the report and a summary of its main findings.

1. Strategic Flood Risk Assessment of proposed Amendments / Material Alterations

The proposals under consideration as part of this assessment are the proposed amendments / material alterations to the Draft Kerry County Development Plan 2022-2028, as set out in the document titled 'Proposed Amendments / Material Alteration to the Draft Kerry County Development Plan 2022-2028.

As part of this, objectives, policies and supporting text are proposed to be amended. Key proposed amendments / material alterations as they relate to flood risk management are listed below in Section 2.1

Following on from this a detailed screening exercise was carried out on the proposed amendments / material alterations, the results of which are outlined in Section 2.2.

2.1 key proposed amendments / material alterations include;

Amend the flood zoning maps for Tralee, Killarney and Listowel towns indicating the flood Zones A and B, for fluvial/coastal.

Include the following text in section 11.5.2 **within the existing built-up areas of some town centres an existing residual flood risk remains pending the construction of flood mitigation infrastructure. The redevelopment of these existing sites and the undeveloped infill sites should take into consideration the identified and mapped flood risk in any design proposal. Development proposals in relation to these sites should seek to avoid the identified flood risk areas or if not possible ensure that the flood risk is not increased for adjacent properties and consider flood resilient or flood resistant construction design methodologies.**

Amend the Tralee zoning map from R1 (proposed residential) to P1 (agriculture) , **see map below.**

Insert new objectives

Land use & Flood risk management	
It is an objective of the Council to;	
11-	<p>Ensure that zoning or development proposals support and do not impede or prevent the progression of flood relief schemes throughout the county.</p> <p>Ensure that access requirements are preserved for the maintenance of Arterial Drainage Schemes and Drainage Districts</p>

Insert new objectives to read as follows;

(Note; An objective number will be placed on each site on the landuse map in Volume 2 for Tralee, Killarney and Listowel)

Tralee Flood Risk Management	
It is an objective of the Council to;	
TR114	Ensure that only water compatible development is permitted
TR115	Ensure that less vulnerable development and water compatible development only is permitted with suitable mitigation measures
TR116	Ensure that less vulnerable development and water compatible development only is permitted with suitable mitigation measures
TR117	Ensure that less vulnerable development and water compatible development only is permitted with suitable mitigation measures
TR118	Ensure that highly vulnerable development is not permitted in areas identified in Flood Zone A and B.
TR119	Development within existing built-up areas located within Zone A & B; Ensure that development proposals avoid the identified flood risk area, or if not possible ensure that proposals avoid the identified flood risk properties and consider flood resilient or flood resistant construction design methodologies.

Killarney Flood Risk Management	
It is an objective of the Council to;	
KA84	Ensure that only water compatible development is permitted in flood zone A and less vulnerable development is permitted in flood zone B.
KA85	Ensure that highly vulnerable development is not permitted in areas identified in Flood Zone A and B.
KA86	Ensure that highly vulnerable development is not permitted in areas identified in Flood Zone A and B.
KA87	Development within existing built-up areas located within Zone A & B (&C5.2); Ensure

	that development proposals avoid the identified flood risk area, or if not possible ensure that proposals avoid the identified flood risk properties and consider flood resilient or flood resistant construction design methodologies
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Listowel Flood Risk Management	
It is an objective of the Council to;	
Lis-98	Ensure that a Stage 3 Detailed Flood Risk assessment shall be carried out as part of the preparation of a masterplan for these lands.
LIS-99	Ensure that only water compatible development is permitted.
LIS-100	Site specific flood risk assessment shall be submitted with any application.
LIS-101	Ensure that proposals avoid the identified flood risk areas or if not possible ensure that the flood risk is not increased for adjacent properties and consider flood resilient or flood resistant construction design methodologies.

Insert text into s11.5.1; Kerry County Council will have full regard to the development of proposed Flood relief schemes, and ensure that zoning or development proposals support and do not impede or prevent the progression of these measures

Amend the wording

Flood Risk Management & Sustainable Planning		
It is an objective of the Council to;		
KCDP	11-63	Liaise with the OPW on all issues involving river drainage and flood relief, especially when dealing with any development consent applications in the vicinity of important drainage channels, benefiting lands and in maintaining access for OPW.

2.2 Detailed screening exercise on the proposed amendments / material alterations

All the material alterations/amendments were assessed. Table 1 contains only those material alterations/amendments that were considered relevant to the flood risk assessment. It is also considered that the remaining proposed amendments are likely to have a positive impact from a sustainable flood risk management perspective. The results of the strategic flood risk assessment on the proposed amendments / material alterations are presented in Table 1.

- (note; read table 1 in conjunction with the Proposed Amendments / Material Alterations to the Draft Kerry County Development Plan 2022-2028 Report)

Table 1: Strategic Flood Risk Assessment of proposed amendments / material alterations

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 1.1-1.6	SFRA Comments / Recommendations.
Chapter 1 Introduction	
1.1	-
1.2 Amend Goal 9: Protect and enhance the Natural and Built Environment including biodiversity.	Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective.
1.3 – 1.6	-

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 2.1-2.16	SFRA Comments / Recommendations.
Chapter 2 Climate Action & Achieving a Sustainable Future	
2.1-2.3	-
2.4 KCDP 2-4: Support measures to build resilience to climate change throughout the county to address impact reduction, adaptive capacity, awareness raising, emergency planning, providing for giving priority, where feasible, to integrated nature-based solutions and emergency planning biodiversity.	Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective.
2.5 KCDP 2-5 Support the development of sustainable communities that enhance the health and wellbeing of our people and places giving priority to local biodiversity and integrated nature-based solutions.	Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective
2.6	-
2.7 KCDP 2-10 Support integrated nature-based solutions and biodiversity to climate change challenges and also initiatives aimed at increasing soil carbon retention, sequestration, and storage.	Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective.
2.8-2.9	-
2.10 Promote awareness of the value of restored peatlands in storing carbon and mitigating climate change and promote and support efforts to both prevent further degradation of peatlands and to restore already-degraded peatlands.	Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective.
2.11-2.12	-
2.13 Actively implement measures detailed in the 'Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design Best Practice Interim Guidance Document'.	Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective.
2.14	-

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 2.1-2.16	SFRA Recommendations.	Comments	/
Chapter 2 Climate Action & Achieving a Sustainable Future			
2.15 Engage with local community groups on a voluntary basis in relation to boglands to access funding for restoration.		Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective	
2.16 Support the continued cutting and distribution of turf in order for people to heat their homes.		Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 3.1-3.12	SFRA Recommendations.	Comments	/
Chapter 3 Core & Settlement Strategy			
3.1-3.10		-	
3.11 This Plan does not set out a quantum of lands to be zoned residential in order to meet the proposed population growth. The zoning of residential land will occur as part of the relevant settlement Local Area Plan (LAP) taking into consideration the level of housing demand indicated in the core strategy (see also Section 3.10), and a Settlement Capacity Audit of these settlements. Zoning Maps for Tralee, Killarney & Listowel are included in Volume 2 of the Draft Kerry County Development Plan 2022-2028. As per Table 3.7, the Zoned Land Required, has been determined based on the Settlement Capacity Audit contained in Volume 2 for these settlements. It is proposed to phase residential lands in Tralee and Killarney in order to meet the housing targets of these settlements allowing for the contribution of brownfield/infill sites and to reflect the tiered approach to zoning.		Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective. While land/sites within urban areas can be located in flood risk areas this matter is assessed within the justification tests and will be further assessed at local area plan preparation stage when land use zonings are being proposed.	
3.12		-	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 4.1-4.12	SFRA Recommendations.	Comments	/
Chapter 4 Towns & Villages			
4.1-4.12		-	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 5.1-5.11	SFRA Recommendations.	Comments	/
Chapter 5 Rural Housing			
5.1-5.11		-	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 6.1-6.12	SFRA Recommendations.	Comments	/
Chapter 6 Sustainable Communities			
6.1 KCDP 6-3: Continue to support the creation of sustainable communities throughout the County by facilitating the creation of attractive neighbourhoods where there are strong links and connections to local services, community facilities and employment areas and where walking, cycling, and public transport is prioritised and which supports the retention of existing ecological features and supports the planting of native species in green and public areas.		Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective	
6.2-6.12		-	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 7.1-7.2	SFRA Recommendations.	Comments	/
Chapter 7 Housing for All			
7.1 Support the completion and consolidation of unfinished estates where services have been satisfactorily completed.		Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective such as SUDs measures	
7.2		-	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 8.1-8.28	SFRA Recommendations.	Comments	/
Chapter 8 Gaeltacht Areas, Culture & Heritage			
8.1-8.28			

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 9.1-9.28	SFRA Recommendations.	Comments	/
Chapter 9 Economic Development			
9.1-9.23		-	
9.24 Amend Chapter 9, Section 9.7.6.2.1, last paragraph, last line: The council will look favourably on the siting and design of these facilities within existing quarry sites subject to detailed environmental assessment. The council will have regard to the Quarries and Ancillary Activities-Guidelines for Planning Authorities (2004) and the 'Geological Heritage Guidelines for the Extractive Industry'.		EIA and EIA Screening will provide additional flood risk management safeguards	
9.25 KCDP 9-66: Ensure all extractive development proposals comply		Proposed amendment likely to	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 9.1-9.28	SFRA Recommendations.	Comments /
Chapter 9 Economic Development		
with the objectives of this plan including development management standards, flood risk management requirements and the protection of landscape, biodiversity, infrastructure, water and air quality, built, and cultural and geological heritage [Geological Heritage Guidelines for the Extractive Industry]		have a positive impact from a sustainable flood risk management perspective
9.26-9.28	-	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 10.1-10.26	SFRA Recommendations.	Comments /
Chapter 10		
10.1-10.15	-	
10.16 While the Council considers that camping sites should be located on appropriately zoned land within established/or adjacent to existing settlements, small-scale proportionate camping sites may be appropriate to complement tourism assets in rural and coastal locations within or adjacent to existing settlements.		Any such development proposals will be required to comply with flood risk management safeguards as outlined elsewhere in the plan.
10.17-10.26	-	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 11.1-11.16	SFRA Recommendations.	Comments /
Chapter 11 Environment		
11.1 The conservation of biodiversity is also of particular significance in Kerry given its rich natural heritage of wildlife habitats, Kerry's Bogs, species, geological features and landforms, including some of international importance		Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective as bogs retain a vast amount of water
11.2-11.3	-	
11.4 Facilitate and support the protection and enhancement of wetlands as nature-based solutions to flood management, climate change, and the biodiversity crisis.		The protection and enhancement of wetlands and watercourses is compatible with sustainable flood risk management
11.5-11.10		
11.11 Kerry County Council will have full regard to the development of proposed Flood relief schemes, and ensure that zoning or development proposals support and do not impede or prevent the progression of these measures.		Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective
11.12 KCDP 11-63: Liaise with the OPW on all issues involving river drainage and flood relief, especially when dealing with any development consent applications in the vicinity of important		Proposed amendment likely to have a positive impact from a sustainable flood risk

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 11.1-11.16	SFRA Recommendations.	Comments /
Chapter 11 Environment		
drainage channels, benefiting lands and in maintaining access for OPW.		management perspective
11.13 Facilitate and support dredging and/or pumping where appropriate to protect rivers and waterways.		Any such proposals will be required to comply with habitat conservation and flood risk management safeguards as outlined elsewhere in the plan.
11.14 Include the following text in section 11.5.2 within the existing built-up areas of some town centres an existing residual flood risk remains pending the construction of flood mitigation infrastructure. The redevelopment of these existing sites and the undeveloped infill sites should take into consideration the identified and mapped flood risk in any design proposal. Development proposals in relation to these sites should seek to avoid the identified flood risk areas or if not possible ensure that the flood risk is not increased for adjacent properties and consider flood resilient or flood resistant construction design methodologies.		This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county.
11.15 Ensure that zoning or development proposals support and do not impede or prevent the progression of flood relief schemes throughout the county.		This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county.
11.16 Ensure that access requirements are preserved for the maintenance of Arterial Drainage Schemes and Drainage Districts		Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendments 12.1-12.23	SFRA Recommendations.	Comments /
Chapter 12 Energy		
12.1-12.23		-

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendment 13.1-13.5	SFRA Recommendations.	Comments /
Chapter 13 Water and Waste Management		
13.1; KCDP 13-16: Facilitate and support Irish Waters Investment Plan 2020-2024 and Small Towns and Villages Growth Programme (STVGP) and any other successor capital plans/ strategies in the county, including the consideration of Integrated Constructed Wetlands (ICW), at appropriate locations, which have the added benefits of providing any amenity area for the public and enhance biodiversity.		Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendment 13.1-13.5	SFRA Recommendations.	Comments	/
Chapter 13 Water and Waste Management			
13.2-13.5	-		

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations) Amendment 14.1-14.44	SFRA Recommendations.	Comments	/
Chapter 14 Connectivity			
14.1-14.22	-		
14.23 Safeguard the capacity and efficiency of the national road network drainage regimes in County Kerry for national road drainage purposes.		Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective	
14.24-14.44	-		

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations)	SFRA Recommendations.	Comments	/
Vol 2 Tralee			
T1-T8	-		
T9; TR114-Ensure that only water compatible development is permitted		This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the town	
T10; TR115-Ensure that less vulnerable development and water compatible development only is permitted with suitable mitigation measures		This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county	
T11; TR116-Ensure that less vulnerable development and water compatible development only is permitted with suitable mitigation measures		This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county	
T12; TR117-Ensure that less vulnerable development and water compatible development only is permitted with suitable mitigation measures		This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county	
T13; TR118- Ensure that highly vulnerable development is not permitted in areas identified in Flood Zone A and B.		This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county	
T14; Amend the zoning from R1 (proposed residential) to P1 (agriculture)		This proposed amendment is compatible with sustainable flood	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations)	SFRA Recommendations.	Comments /
Vol 2 Tralee		
	risk management	
T15; Amend the zoning maps to indicate Flood Zones A and B		This proposed amendment is compatible with sustainable flood risk management
T16; Indicate Flood Zones A & B on the maps.		This proposed amendment is compatible with sustainable flood risk management & in the interest of clarity.

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations)	SFRA Recommendations.	Comments /
Vol 2 Killarney		
K1 Facilitate and support Irish Water in developing solutions to the impacts of wastewater discharges to Lough Leane during summer droughts.		Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective
K2-K4	-	
K5; KA84- Ensure that only water compatible development is permitted in flood zone A and less vulnerable development is permitted in flood zone B.		This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county
K6; KA85- (R1.6) Ensure that highly vulnerable development is not permitted in areas identified in Flood Zone A and B.		This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county
K7; KA86-(R4.6.1/R4.6.2/R1.6.2) Ensure that highly vulnerable development is not permitted in areas identified in Flood Zone A and B.		This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county
K8; KA87-(C5.2) &Development within existing built-up areas located within Zone A & B; Ensure that development proposals avoid the identified flood risk area, or if not possible ensure that proposals avoid the identified flood risk properties and consider flood resilient or flood resistant construction design methodologies.		This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county
K9	-	
K10 Amend the zoning maps to indicate Flood Zones A and B		This proposed amendment is compatible with sustainable flood risk management
K11	-	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations)	SFRA Recommendations.	Comments /
Vol 2 Listowel		
L1-L2	-	
L3; LIS 36 Require the preparation of masterplans/design briefs and preliminary environmental assessments where appropriate		Proposed amendment likely to have a positive impact from a

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations)	SFRA Recommendations.	Comments	/
Vol 2 Listowel			
prior to the redevelopment of the Castleinch lands for the development of a landmark riverfront site in a sustainable manner, providing new mixed use/ tourist facilities, subject to a flood risk assessment in accordance with 'The Planning systems and Flood Risk Management -Guidelines for Planning Authorities' and compatibility with nature conservation objectives for the Lower River Shannon SAC	sustainable flood risk management perspective		
L4-L5	-		
L6; Lis-98 (O.1.1) Ensure that a Stage 3 Detailed Flood Risk assessment shall be carried out as part of the preparation of a masterplan for these lands.	This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county		
L7; LIS; 99-(C5.1) Ensure that only water compatible development is permitted.	This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county		
L8; LIS-100-(C2.1.1) Ensure that site specific flood risk assessment shall be submitted with any application.	This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county		
L9; LIS-101 -(C2.1. 2)Ensure that proposals avoid the identified flood risk areas or if not possible ensure that the flood risk is not increased for adjacent properties and consider flood resilient or flood resistant construction design methodologies.	This proposed amendment will provide additional flood risk management safeguards and promote sustainable development in the county		
L10; Amend the zoning maps indicating Flood Zones A and B	This proposed amendment is compatible with sustainable flood risk management		
	-		

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations)	SFRA Recommendations.	Comments	/
Volume 2.6			
Amend Tables 1-3 of the Settlement capacity Audit to include a potential housing yield for each site.	This proposed amendment is compatible with sustainable flood risk management		

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations)	SFRA Recommendations.	Comments	/
Volume 3,4 & 5			
RPS 1-4 (deletions) & RPS 1-7(additions)	-		

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations)	SFRA Recommendations.	Comments /
Volume 3,4 & 5		
ACA1	-	
TB1	-	

Policy/Objective/Text changes to Draft Plan (Text in yellow indicates change made to policy/objectives/text by way of proposed amendments / material alterations)	SFRA Recommendations.	Comments /
Vol6 Development Management Standards & Guidelines		
DM1-5	-	
DM6; The Council will require an Ecological Impact Assessment or Natura Impact Statement for all proposals within or in the vicinity of an SPA, SAC or NHA. Where a quarry development falls within a conservation designation, the developer is advised to consult with the National Parks and Wildlife Service prior to making an application. As regards the protection of the county's geo-heritage, the developer is also advised to consult with Geological Survey Ireland (GSI). Such plans will need to consider the following geo-heritage mitigation, in consultation with GSI, as appropriate: 1. The facilitation, where feasible, of access to quarry faces by appropriate geo-scientists during quarrying to assess any geologically interesting new stratigraphies / relationships as they might become exposed and to establish if the quarry site is worthy of recognition post extraction and through aftercare/restoration planning, and 2. If deemed appropriate, exploring opportunities for a representative section of the quarry face at the end of the quarry life or inclusion of information panels to promote the geology to the public or develop tourism or educational resources if appropriate depending on the future use of the site, in consultation within the Geo-heritage Programme of GSI.	Proposed amendment likely to have a positive impact from a sustainable flood risk management perspective	
DM7-8	-	
BAP1	-	

3. Clarification of aspects of the SFRA raised by way of submissions / observations received at Draft Plan stage

3.1 Office of public works (OPW) & Office of the Planning Regulator.

Response and recommendations

Having regard to submissions from the OPR and the OPW, the requirements of The Planning System and Flood Risk Management, Guidelines for Planning Authorities(2009), as amended by Circular PL 2/2014,the planning authority consider it necessary to:

(i)incorporate all key flooding requirements and mitigation measures identified in the SFRA and Justification Test into the Plan, in particular in respect to sites in Tralee and Killarney.

(ii) include specific objectives in the plan to ensure development in those areas is restricted to minor development and to support the requirement for a site specific flood risk assessment-

The Planning Authority will use all datasets available to produce combined Flood Zone A and B mapping and this mapping will be overlaid on land use zoning, in order to assist the assessment of consistency of the plan with the sequential approach as set out in the Guidelines.

The towns have been identified by the OPW CFRAMS project as an area at risk of either/both fluvial and tidal flooding. Preliminary flood prevention measures have been developed and costed by the OPW.

The OPW have identified preferred flood mitigation infrastructure to mitigate flood risk arising from the river network and from the coast in the CFRAM Flood Risk Management Plan for Tralee Bay – Feale River Basin (UOM 23). It is an objective of the plan to facilitate the implementation of this infrastructure and the Tralee flood relief scheme subject to project level environmental assessments.

The OPW have identified preferred flood mitigation infrastructure to mitigate flood risk along the Feale in the CFRAM Flood Risk Management Plan for Tralee Bay – Feale River Basin (UOM 23). It is an objective of the plan to facilitate the implementation of this infrastructure and the Clieveragh flood relief scheme. For more details regarding flood risk management see Chapter 11 Environment, Chapter 13 Water and Waste Management and the Development Management Standards and Guidelines. It is also an objective to prepare a masterplan for the Castleinch lands, this plan will include flood management proposals.

In accordance with the Department Guidelines; The Planning System and Flood Risk Management, vulnerable development such as residential development should not be located upon lands at risk of flooding. The Planning Authority is satisfied that this approach is appropriate and will result in the sustainable development of the town.

It is necessary to include a new objective to ensure that only water compatible development is permitted in areas of flood risk. This new objective will be applicable to all those areas that are located within a flood Zone A and Less Vulnerable in Flood Zone B (namely those specified for Sites C5.2, C5.4, M1.1 in Tralee, and Sites C5.1 9, R1.6.1, R1.6.2, R4.6.1 and R4.6.2.)

The redevelopment of existing sites and the development of infill sites in the town centres/ settlements that are adjacent to /within flood risk areas should take into consideration the identified flood risk in any design proposal. Development proposals should seek to avoid flood risk areas of the site, or if not possible should ensure that the flood risk is not increased for adjacent properties and consider flood resilient or flood resistant construction methods. Development proposals must be in accordance with The Planning System and Flood Risk Management Guidelines (2009).

It is considered necessary to include additional mitigation measures for existing development in areas zoned Town Centre ((M2), Built Up Area (M4), Existing Residential (R2), and Tourism & Related zoned lands C5.1, C5.3 and C5.4. Applications for any future development in these areas shall be considered in accordance with Section 5.28 of the Guidelines, and that a Site-Specific Flood Risk Assessment (SSFRA) will be required. Specific objectives shall be included in the plan to ensure development in these areas is restricted to minor development as defined therein, and to support the requirement for an SSFRA.

Site R1.6.1 (Ballyard, Tralee) is located within a Flood Zone A, it is considered necessary to amend the zoning to P1 Agriculture (see map below).

The zoning of a portion of the Tarbert/Ballylongford site has been amended for habitat reasons and therefore there will be no vulnerable development on the site (see map below).

Clieveragh(Listowel); A flood relief scheme is proposed for this area. Details of the flood risk area's A and B will be indicated on a map (see attached maps).

Greenville Road(Listowel); With respect to the lands at Island Ganniv North, on Greenville Road, the Planning Authority has carried out additional further assessment on these lands and is satisfied that this land is outside

flood zone B (the land rises sharply at this point) and that subject to a flood risk assessment at planning application stage that the development of these lands would be in accordance with the Guidelines.

The Council acknowledges the proposed flood relief schemes planned in Kenmare, Ballylongford, Castleisland & Tullig, and Dingle. The Council will have full regard to the development of these proposed schemes, to ensure that zoning or development proposals support and do not impede or prevent the progression of these measures, and it is considered prudent to include an additional objective regarding this.

The Council will have regard to all OPW schemes in the preparation of all plans and projects, it is not considered appropriate to include a county wide register for flood risk areas. All these areas are included within the SFRA for each MD LAP.

In relation to Arterial Drainage Schemes, the Council will endeavour to ensure that access requirements are preserved for the maintenance of Arterial Drainage Schemes and Drainage Districts. It is acknowledged that applications for development on land identified as benefiting land may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas, and it is considered prudent to include an additional objective regarding this.

Recommendations

1. Amend the flood zoning maps for the towns indicating the flood Zones A and B, for fluvial/coastal.
2. Include the following text in section 11.5.2 within the existing built-up areas of some town centres an existing residual flood risk remains pending the construction of flood mitigation infrastructure. The redevelopment of these existing sites and the undeveloped infill sites should take into consideration the identified and mapped flood risk in any design proposal. Development proposals in relation to these sites should seek to avoid the identified flood risk areas or if not possible ensure that the flood risk is not increased for adjacent properties and consider flood resilient or flood resistant construction design methodologies.
3. Amend the zoning from R1 (proposed residential) to P1 (agriculture) , see map below.
4. Include a new objective 11-66a; ensure that zoning or development proposals support and do not impede or prevent the progression of flood relief schemes throughout the county.
5. Include a new objective 11-66b Ensure that access requirements are preserved for the maintenance of Arterial Drainage Schemes and Drainage Districts
6. Include new objectives for following specific sites and indicate these on the maps;

Tralee;

TR114- (C5.2) ; Ensure that only water compatible development is permitted

TR115- (C5.4); Ensure that less vulnerable development and water compatible development only is permitted with suitable mitigation measures

TR116-(C5.5); Ensure that less vulnerable development and water compatible development only is permitted with suitable mitigation measures

TR117- (M1.)1 Ensure that less vulnerable development and water compatible development only is permitted with suitable mitigation measures

TR118-(C2.1.1/R1.6.2/R1.6.3/S1.1); Ensure that highly vulnerable development is not permitted in areas identified in Flood Zone A and B.

TR119-Development within existing built-up areas located within Zone A & B; Ensure that development proposals avoid the identified flood risk area, or if not possible ensure that proposals avoid the identified flood risk properties and consider flood resilient or flood resistant construction design methodologies.

Killarney;

KA84- (C5.1) Ensure that only water compatible development is permitted in flood zone A and less vulnerable development is permitted in flood zone B.

KA85- (R1.6) Ensure that highly vulnerable development is not permitted in areas identified in Flood Zone A and B.

KA86-(R4.6.1/R4.6.2/R1.6.2) Ensure that highly vulnerable development is not permitted in areas identified in Flood Zone A and B.

KA87-(C5.2) &Development within existing built-up areas located within Zone A & B; Ensure that development proposals avoid the identified flood risk area, or if not possible ensure that proposals avoid the identified flood risk properties and consider flood resilient or flood resistant construction design methodologies.

Listowel;

Lis-98 (O.1.1) Ensure that a Stage 3 Detailed Flood Risk assessment shall be carried out as part of the preparation of a masterplan for these lands.

LIS; 99-(C5.1) Ensure that only water compatible development is permitted.

LIS-100-(C2.1.1) Ensure that site specific flood risk assessment shall be submitted with any application.

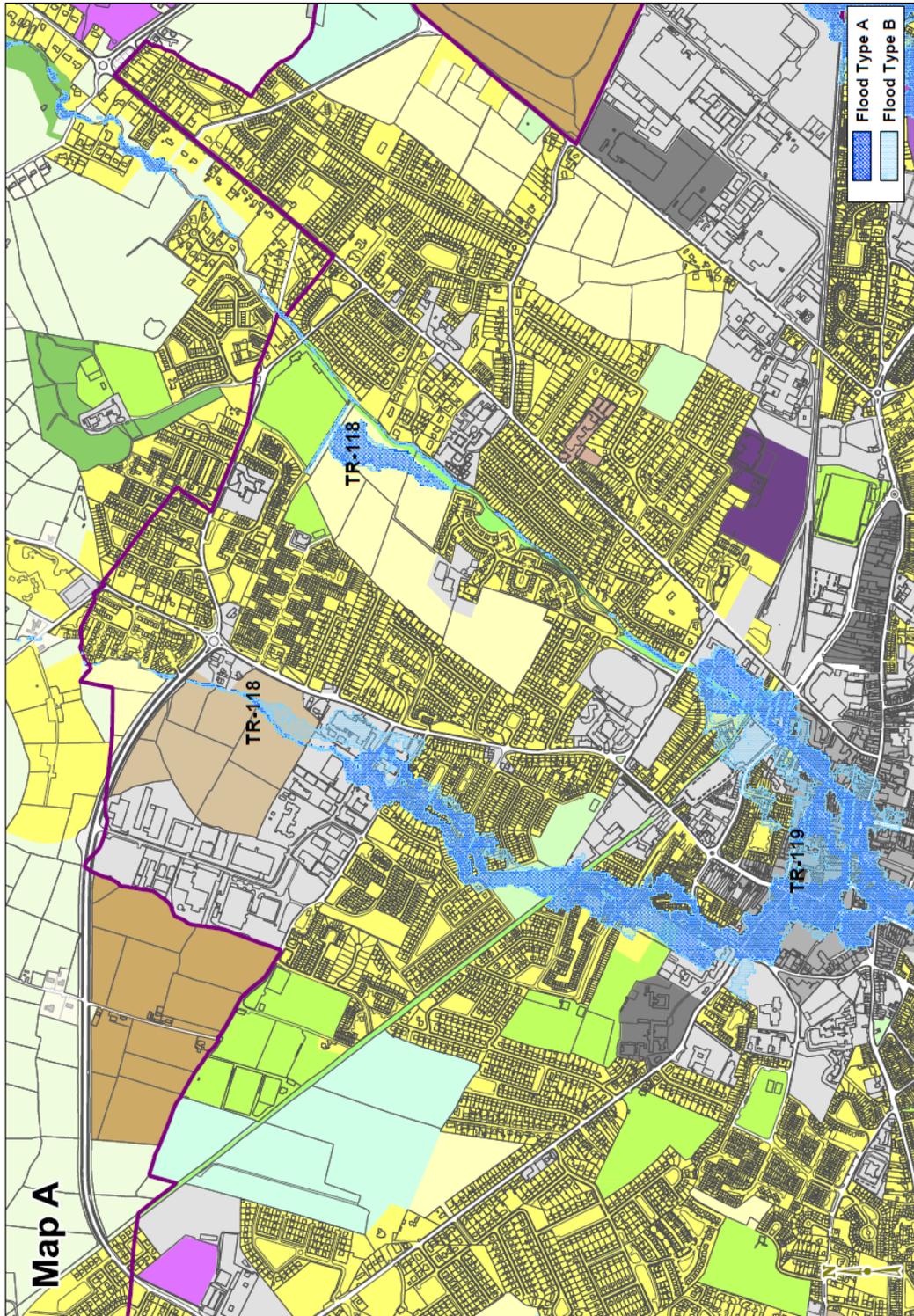
LIS-101 –(C2.1. 2)Ensure that proposals avoid the identified flood risk areas or if not possible ensure that the flood risk is not increased for adjacent properties and consider flood resilient or flood resistant construction design methodologies.

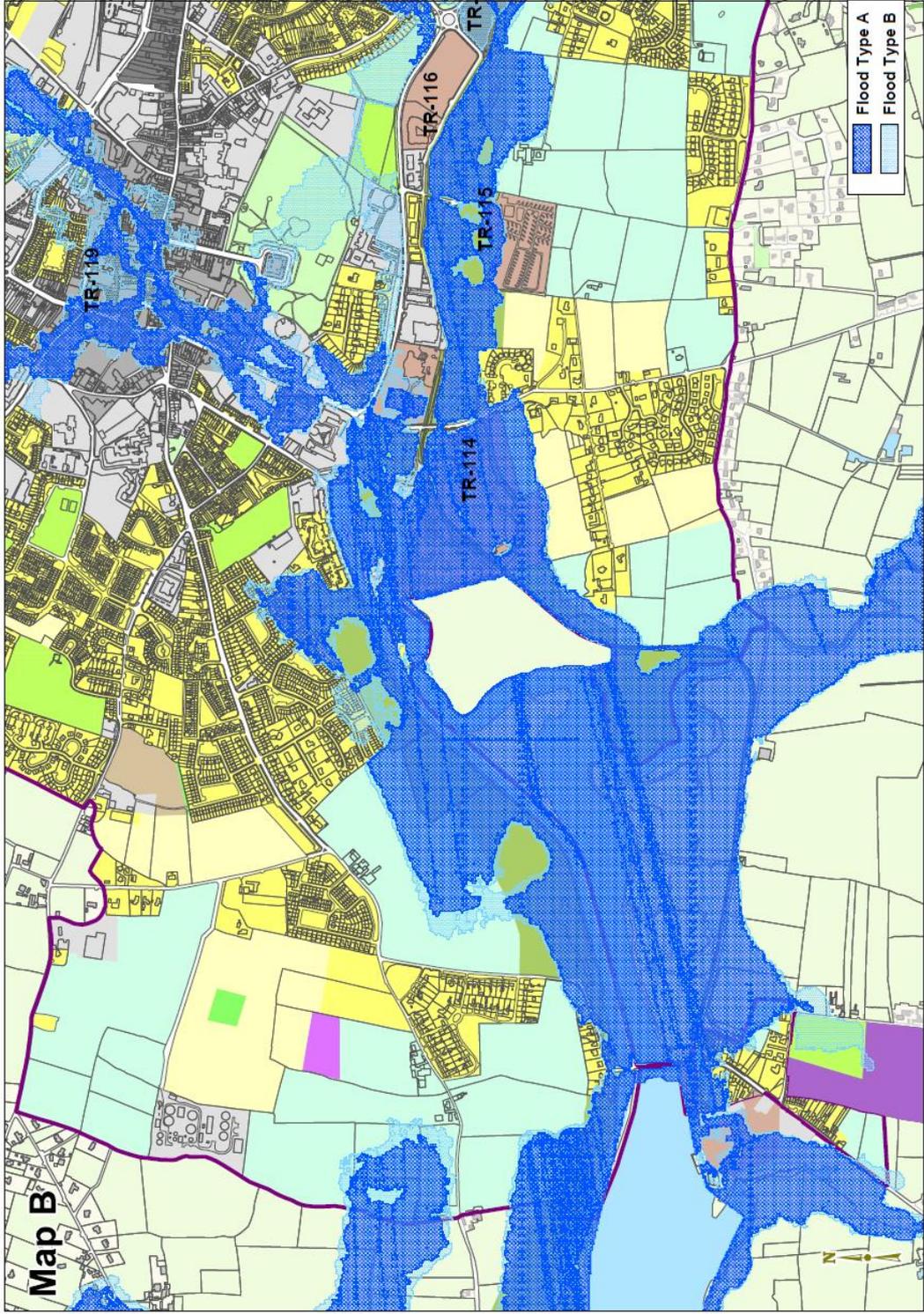
An objective number will be placed on each site (above) on the landuse map with a corresponding objective for Tralee, Killarney and Listowel. See maps below

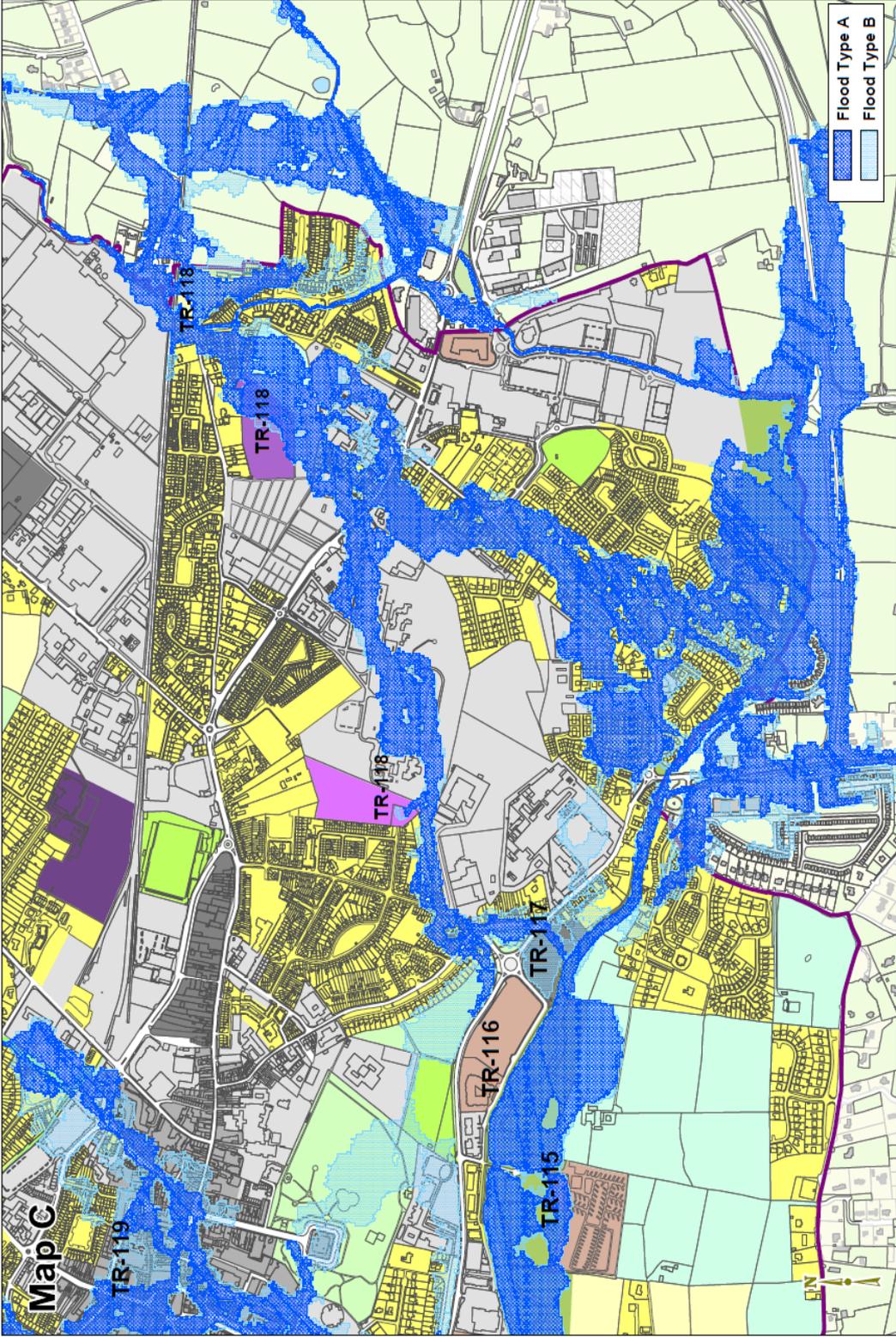
7. Additional text to be added to Section 11-5 “full regard to the scheme to ensure proposal support and do not impede”

8. Amend Objective KCDP 11-63 – include benefiting lands and in maintaining access for OPW.

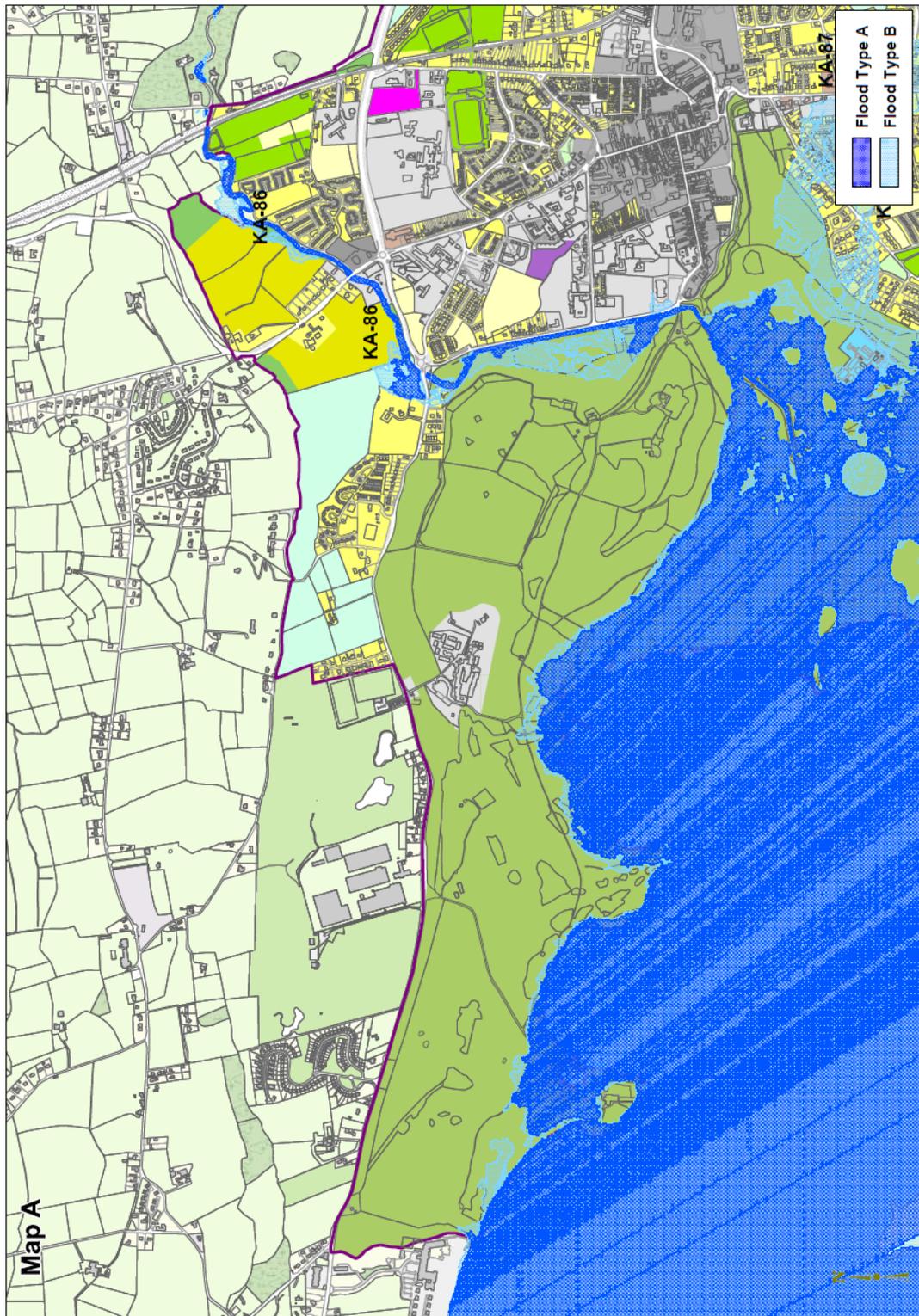
Revised Flood Risk Maps (Tralee, Killarney & Listowel)
A. Tralee

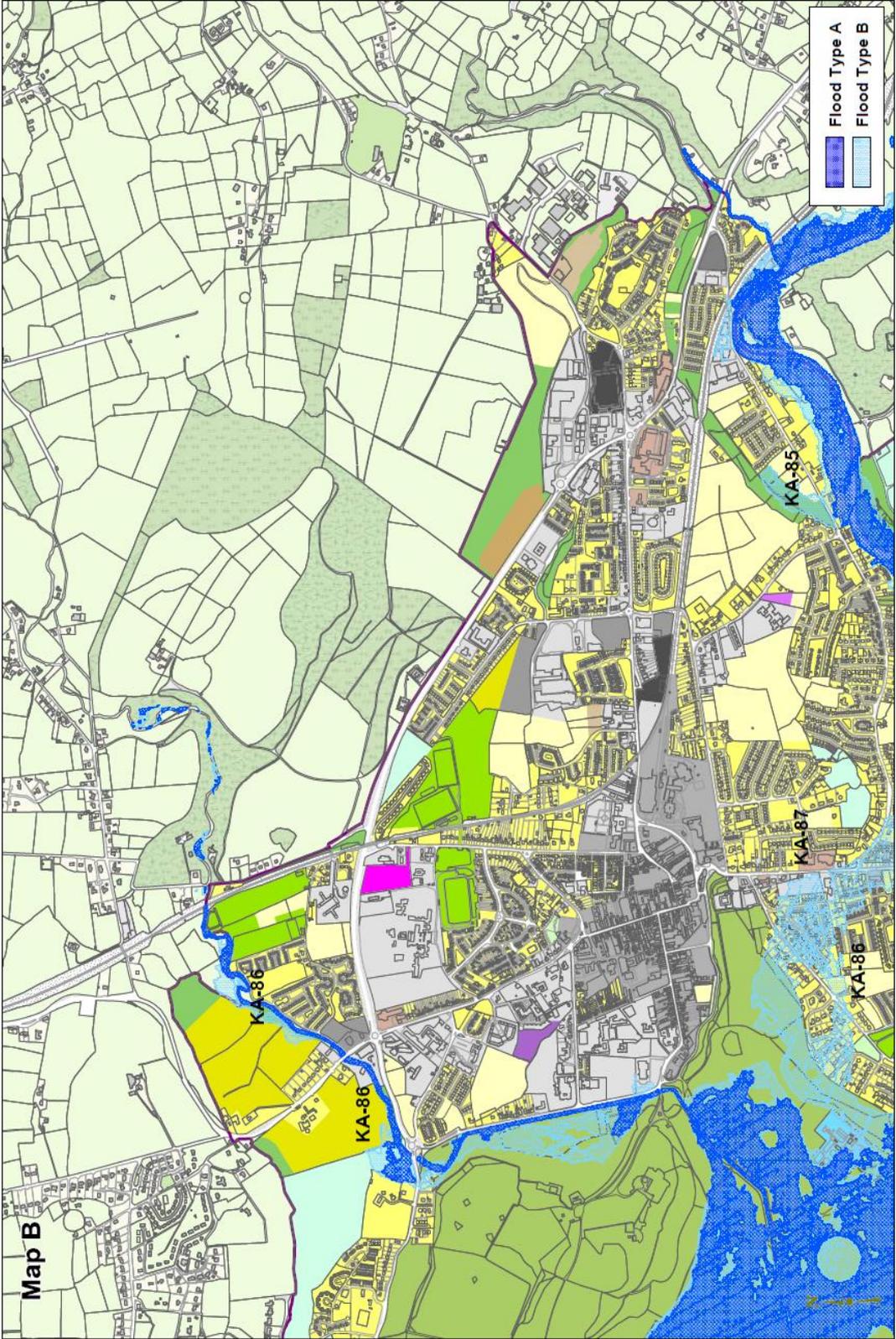


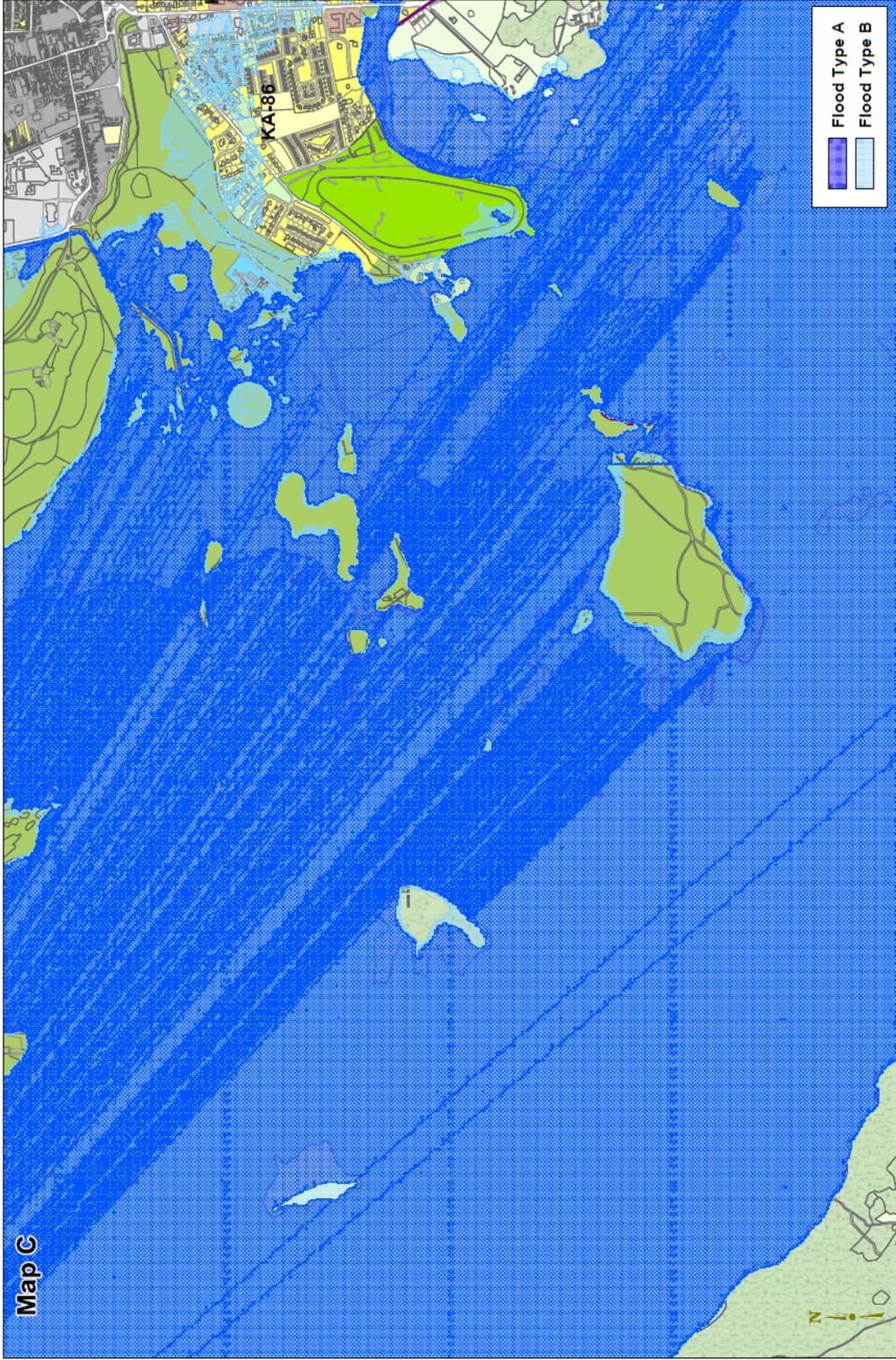


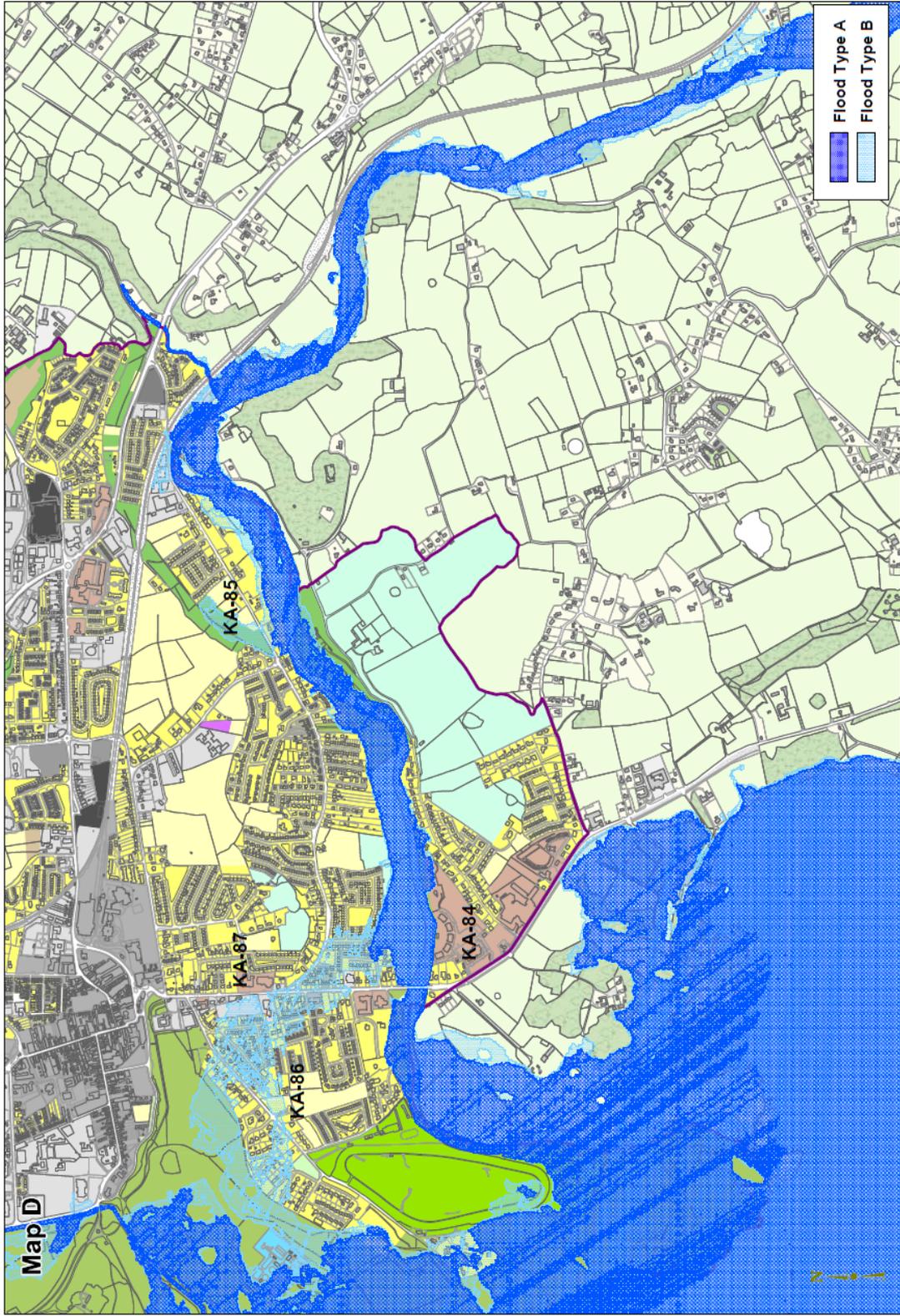


B. Killarney

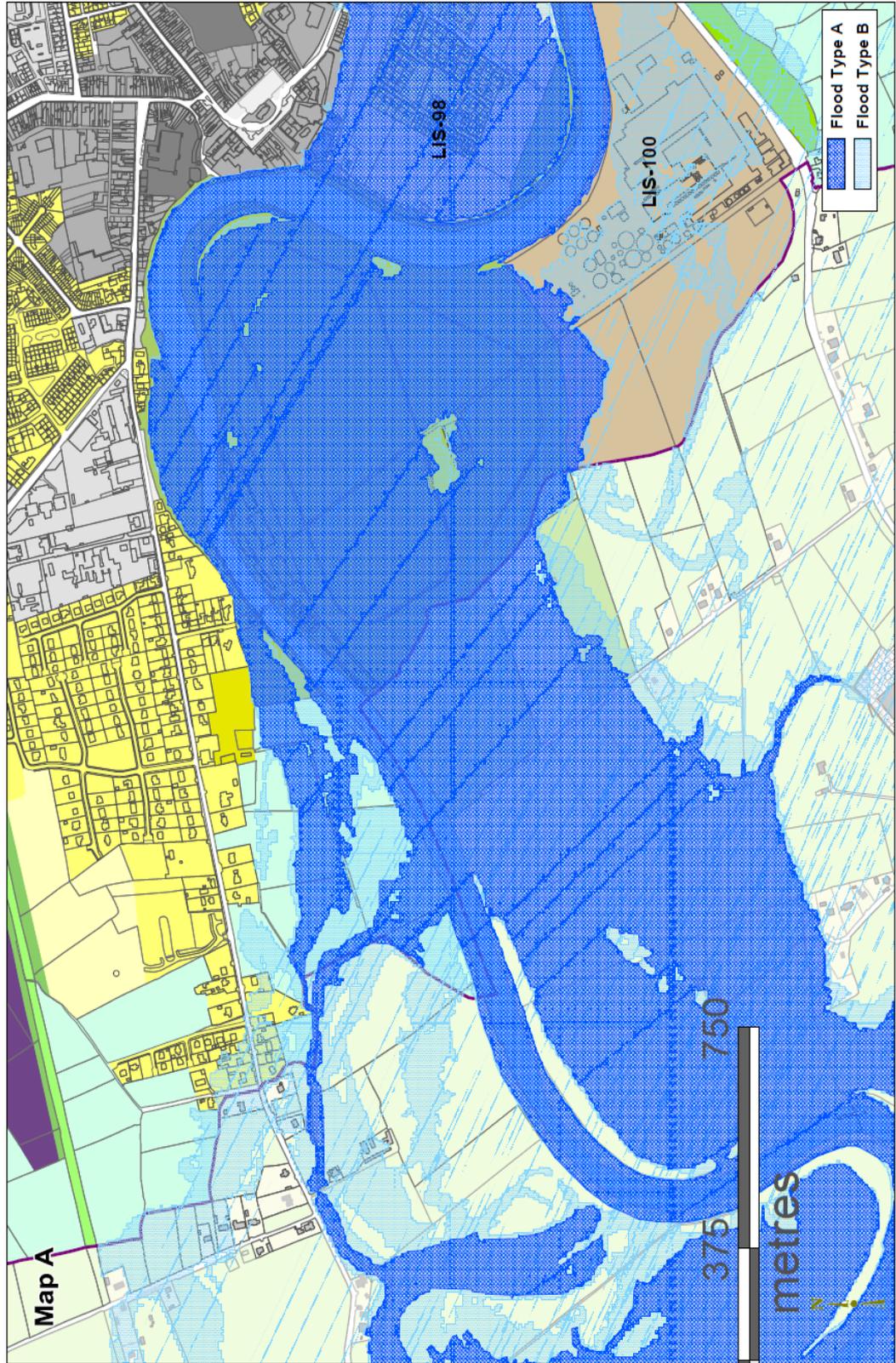


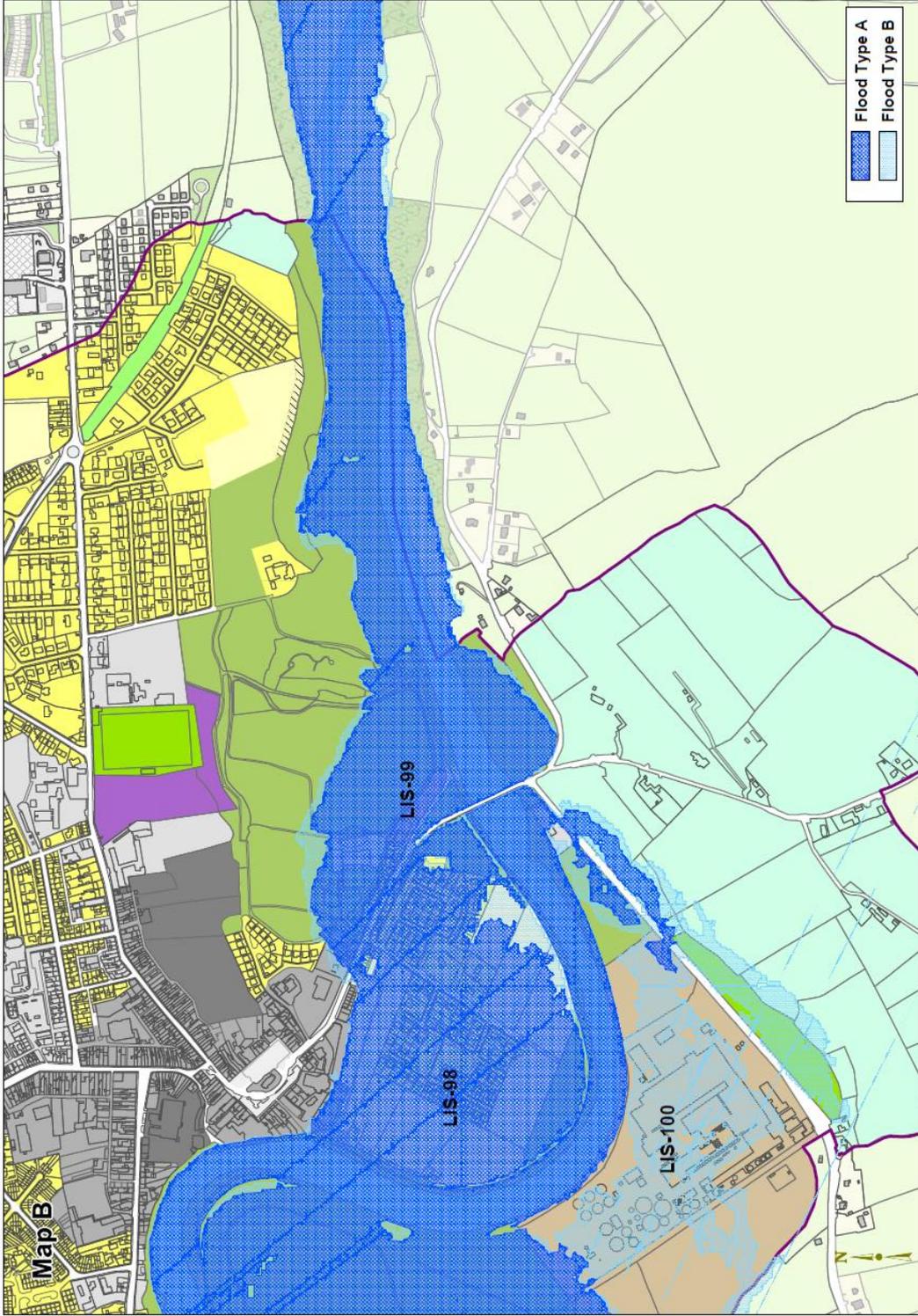




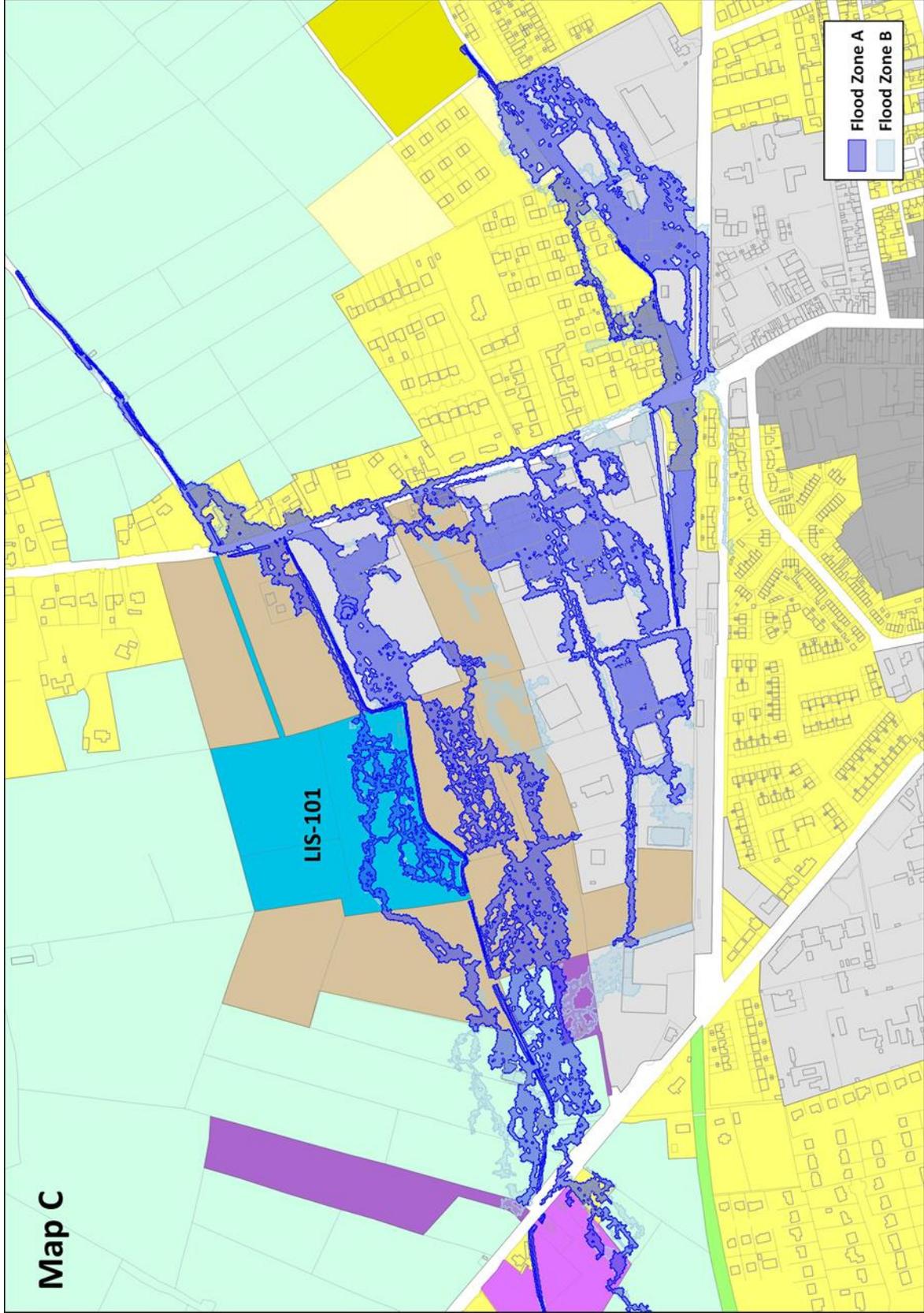


C Listowel



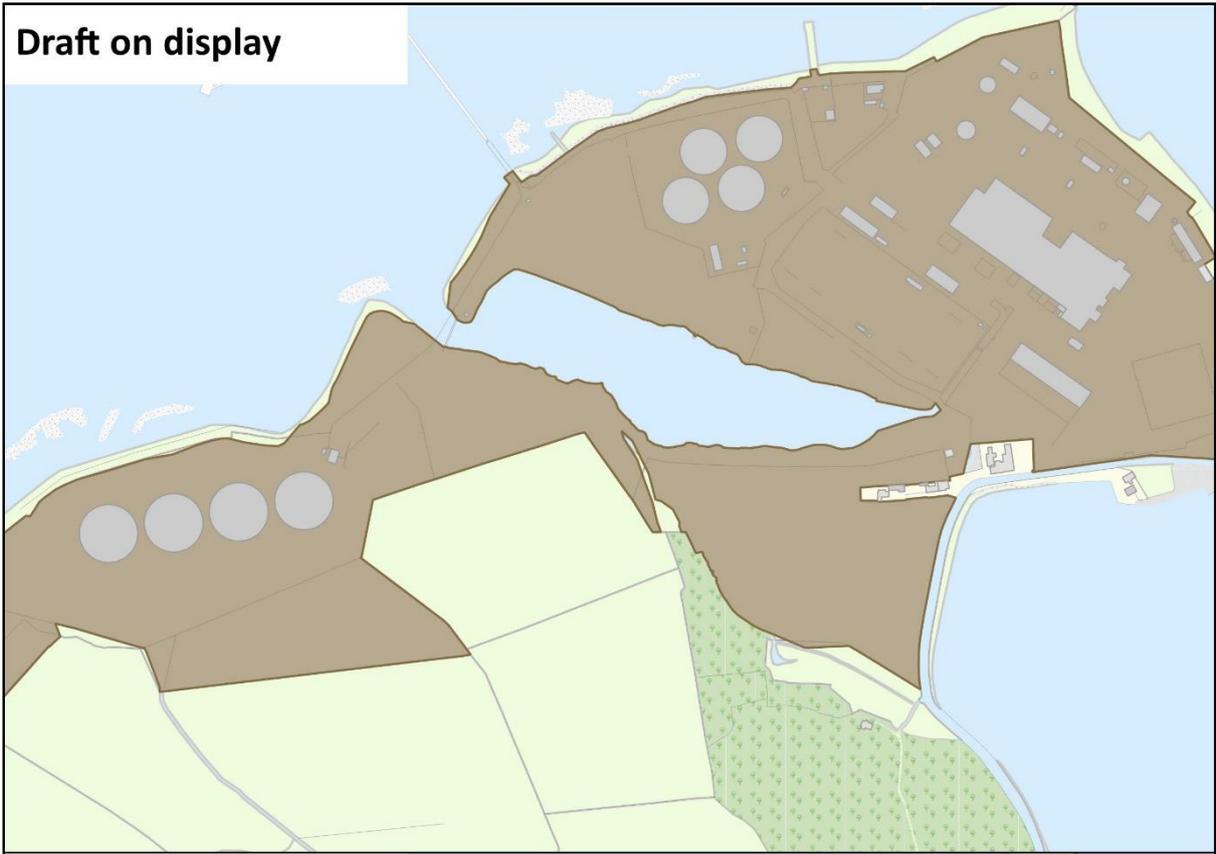


Map C

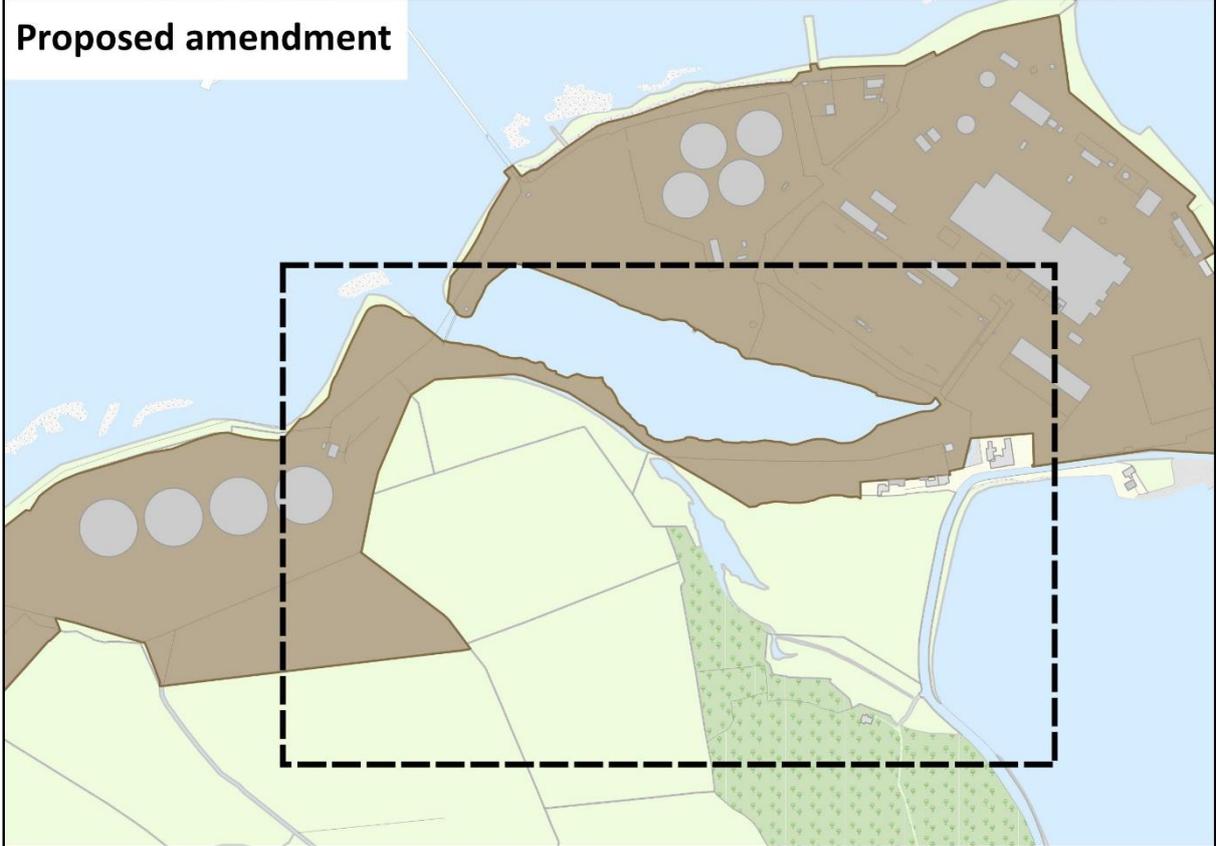


Map; revised zoning maps for Tarbert Island

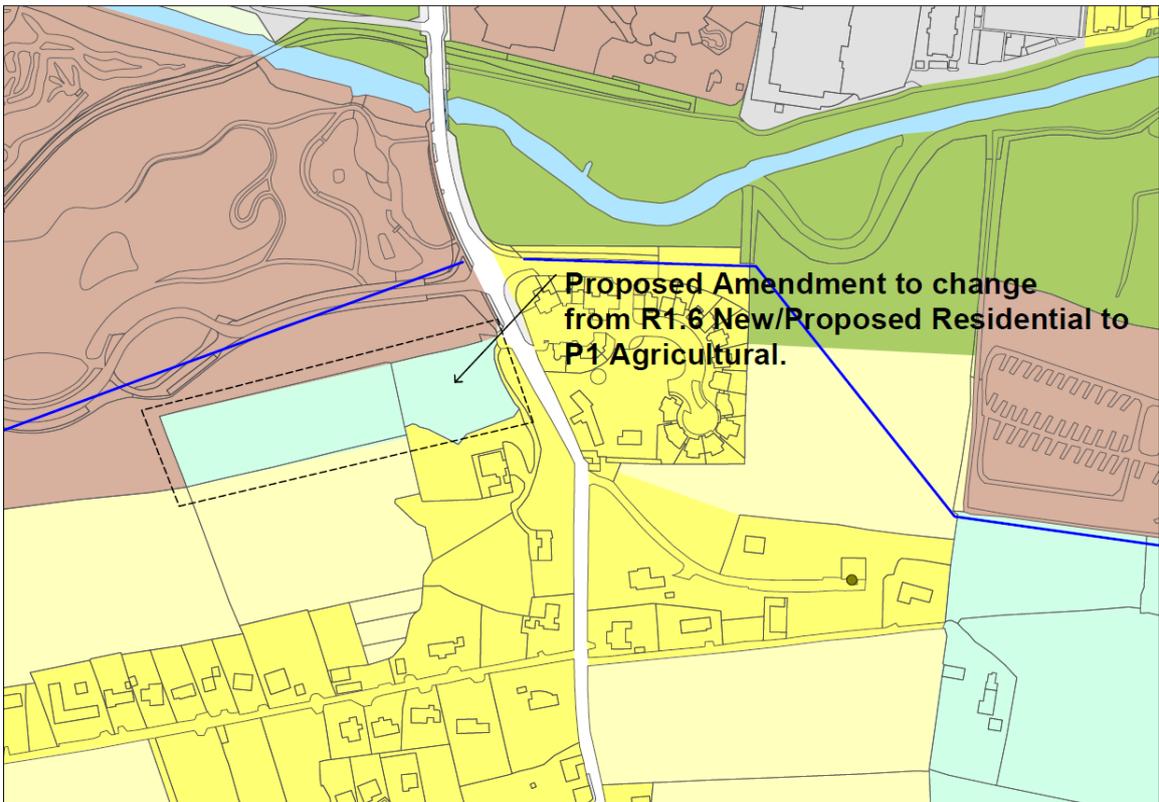
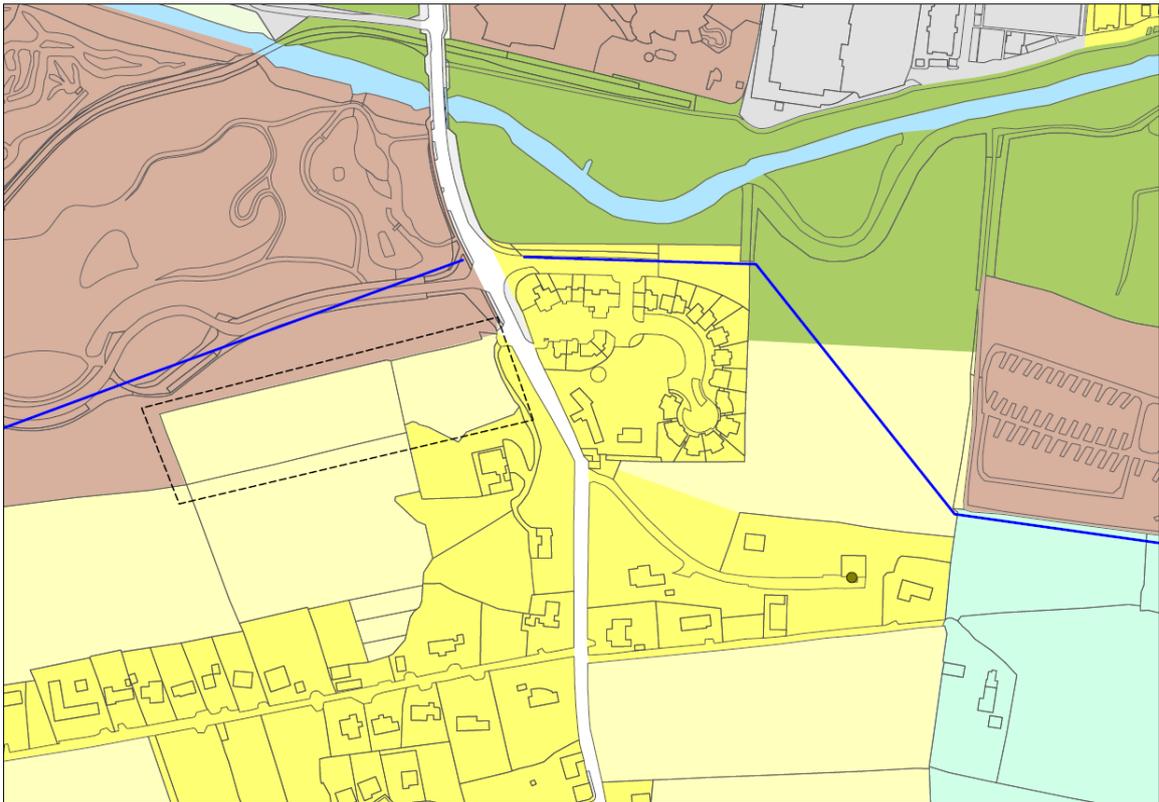
Draft on display



Proposed amendment



Map; Amend zoning in Ballyard, Tralee



4. Strategic Flood Risk Assessment Conclusion and Summary of Main Findings

This report systematically assessed the proposed amendments / material alterations for impact on flood risk management. For the most part, no impact on flood risk management are considered to be likely. Elsewhere positive impacts are anticipated as the modifications provide additional flood risk management safeguards. Notable proposed amendments / material alterations include the incorporation of Flood Zones A and B and the inclusion of additional objectives on specific sites within Tralee, Killarney and Listowel which mitigate potential flood risk.