



**Oifig an
Rialaitheora Pleanála**
Office of the
Planning Regulator

Plan evaluation of flood risk – key learning

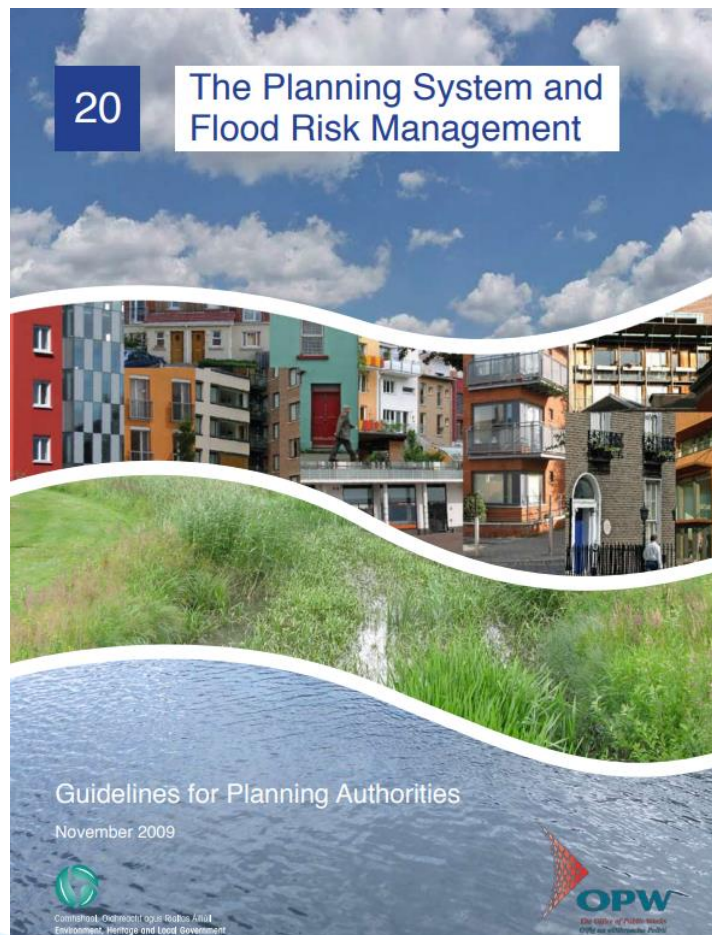
John Desmond
Date: 27 January 2023

Role of OPR

- 31AM(2) / 31AO(2) evaluate & assess plans
 - **In particular** 10(2)(n) climate actions
 - Consistency with NPOs & RPOs
 - Consistency with DP objectives
 - Relevant s.28 guidelines



Flood guidelines?



- 'have regard to' in preparing the DP
- Gateways to direction – NPF

National Policy Objective 57

Enhance water quality and resource management by:

- Ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities;
- Ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process;
- Integrating sustainable water management solutions, such as Sustainable Urban Drainage (SUDS), non-porous surfacing and green roofs, to create safe places.

- NPO54, NPO58 & NPO41b
- 10(2)(n)

Key Documents

Cork County Development
Plan Review

Updated Strategic
Flood Risk
Assessment

18th January 2022



Comhairle Contae Chorcaí
Cork County Council

Comhairle Cathrach na Gaillimhe
Dréacht an Phlean Forbartha 2023-2029

Measúnachtaí Timpeallachta
Dréacht-Tuarascáil Straitéiseach
Measúnachta Timpeallachta

Galway City Council
Draft City Development Plan 2023-2029

Environmental Assessments
Draft Strategic Environmental Assessment
Environmental Report

Eanáir 2022 | January 2022

CATHAIR NA GAILLIMHE
PLEAN FORBARTHA
GALWAY CITY
DEVELOPMENT PLAN

Comhairle Cathrach na Gaillimhe
Galway City Council

Policy Objective

IU 27 To ensure all proposals for development falling within Flood Zones A or B are consistent with the "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" 2009. Proposals for development identified as being vulnerable to flooding must be supported by a site specific Flood Risk Assessment and demonstrate to the satisfaction of the Planning Authority that the development and its infrastructure will avoid significant risks of flooding and not exacerbate flooding elsewhere.

In Flood Zone C, where the probability of flooding is low (less than 0.1%), 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.

The County Plan SFRA datasets and the most up to date CFRAM Programme climate scenario mapping should be consulted by prospective applicants for developments in this regard and will be made available to lower-tier Development Management processes in the Council.

Applications for development in flood vulnerable zones, including those at risk under the OPW's Mid-Range Future Scenario, shall provide details of structural and non-structural risk management measures, such as those relating to floor levels, internal layout, flood-resilient construction, emergency response planning and access and egress during flood events.

Policy Objective

IU 28 Where a site specific Flood Risk Assessment demonstrates that there are significant residual flood risks to a proposed development or its occupiers in conflict with 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' 2009, planning permission will normally not be granted unless the requirements of Section 5.28 'Assessment of minor proposals in areas of flood risk' can be satisfied.

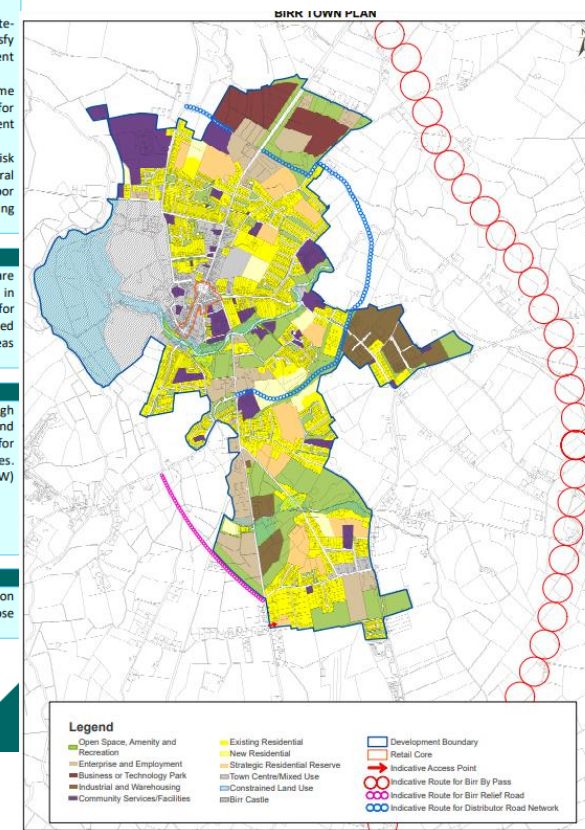
Policy Objective

IU 29 To implement the Flood Risk Management Measures as detailed in the Neagh Bann Flood Risk Management Plan, the Eastern Flood Risk Management Plan and the Dunleer Flood Risk Management Plan, ensuring that proposals for development support and do not impede the progression of these measures. Louth County Council will, in partnership with the Office of Public Works (OPW) deliver the following Flood Relief Schemes:

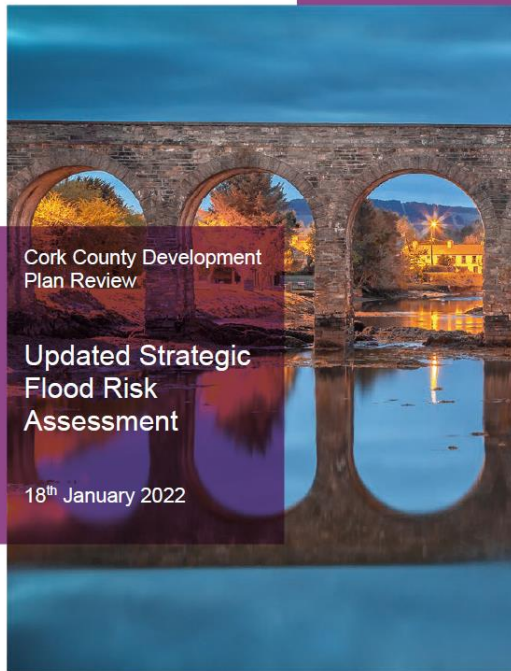
- Dundalk, Blackrock and Ardee;
- Drogheda and Baltray; and
- Carlingford and Greenore.

Policy Objective

IU 30 To work with the Office for Public Works in the development and implementation of catchment-based strategies for the management of flood risk – including those relating to storage and conveyance.



Key considerations - SFRA



Cork County Development
Plan Review

Updated Strategic
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Comhairle Contae Chorcaí
Cork County Council

Box 4.1: Justification Test for development plans

Where, as part of the preparation and adoption or variation and amendment of a development/local area plan¹, 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 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.
- 3 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 settlement²;
 - (ii) Comprises significant previously developed and/or under-utilised lands;
 - (iii) Is within or adjoining the core³ 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.

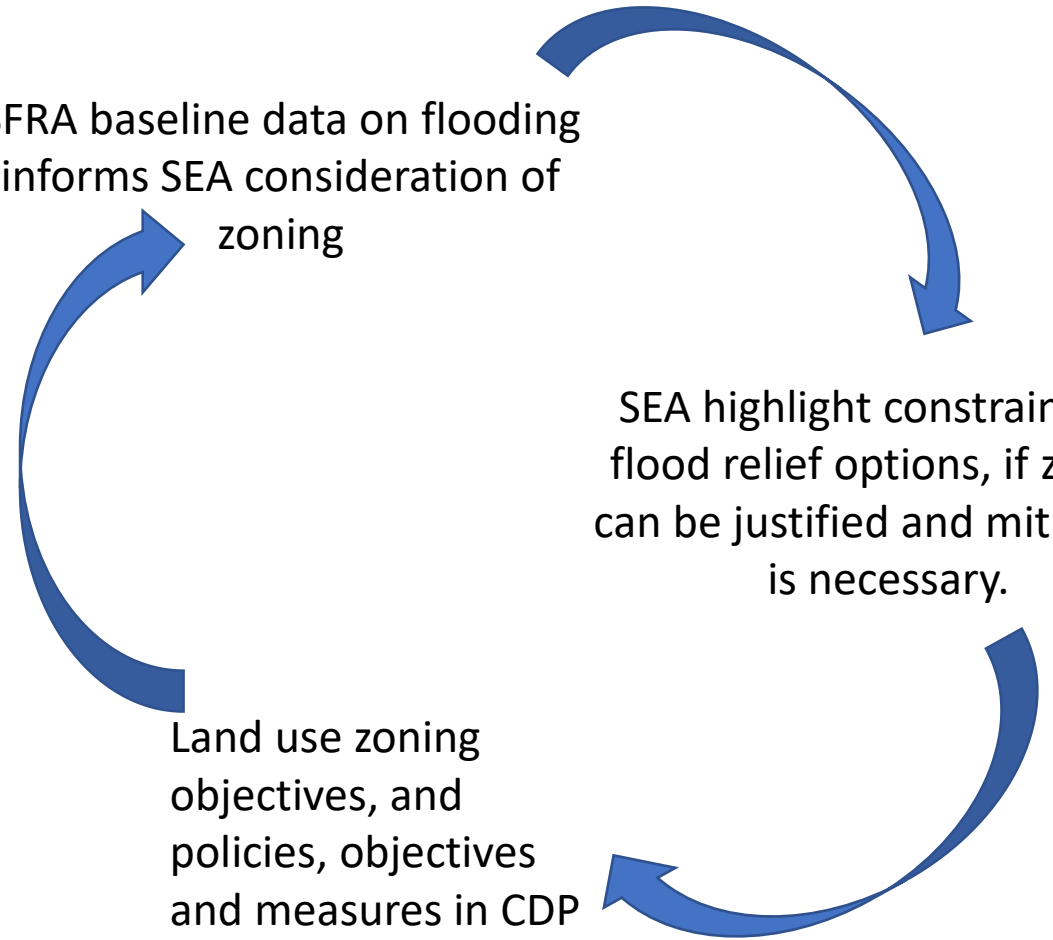
Key considerations - SEA



SFRA baseline data on flooding informs SEA consideration of zoning

SEA highlight constraints on flood relief options, if zoning can be justified and mitigation is necessary.

Land use zoning objectives, and policies, objectives and measures in CDP



Key considerations – Policy etc

- policies
- zoning matrix
- flood management measures
- standards
- nature based solutions and SuDS;
- green infrastructure

Policy Objective	
IU 27	<p>To ensure all proposals for development falling within Flood Zones A or B are consistent with the "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" 2009. Proposals for development identified as being vulnerable to flooding must be supported by a site specific Flood Risk Assessment and demonstrate to the satisfaction of the Planning Authority that the development and its infrastructure will avoid significant risks of flooding and not exacerbate flooding elsewhere.</p> <p>In Flood Zone C, where the probability of flooding is low (less than 0.1%), 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>The County Plan SFRA datasets and the most up to date CFRAM Programme climate scenario mapping should be consulted by prospective applicants for developments in this regard and will be made available to lower-tier Development Management processes in the Council.</p> <p>Applications for development in flood vulnerable zones, including those at risk under the OPW's Mid-Range Future Scenario, shall provide details of structural and non-structural risk management measures, such as those relating to floor levels, internal layout, flood-resilient construction, emergency response planning and access and egress during flood events.</p>
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Policy Objective	
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FRM considerations



Rialtas na hÉireann
Government of Ireland

Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas

Water Sensitive Urban Design

Best Practice Interim Guidance Document



Prepared by the Department of Housing, Local Government and Heritage
gov.ie/housing

SUDS



National Policy Objective 58

Integrated planning for Green Infrastructure and ecosystem services will be incorporated into the preparation of statutory land use plans.

Objective

- 9A Continue to identify and map habitats and green infrastructure of county importance, and raise awareness and understanding of the county's natural heritage and biodiversity identifying green corridors and measures to connect them.

Development Management Requirements:

- To ensure that development proposals, where relevant, improve the ecological coherence of the Natura 2000 network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the Habitats Directive.
- To protect and where possible enhance wildlife habitats and landscape features which act as ecological corridors/networks and stepping stones, such as river corridors, hedgerows and road verges, and to minimise the loss of habitats and features of the wider countryside (such as ponds, wetlands, trees) which are not within designated sites.
- To ensure that appropriate mitigation and/or compensation measures to conserve biodiversity, landscape character and green infrastructure networks are required in developments where habitats are at risk or lost as part of a development.

9.2.3 Green Infrastructure

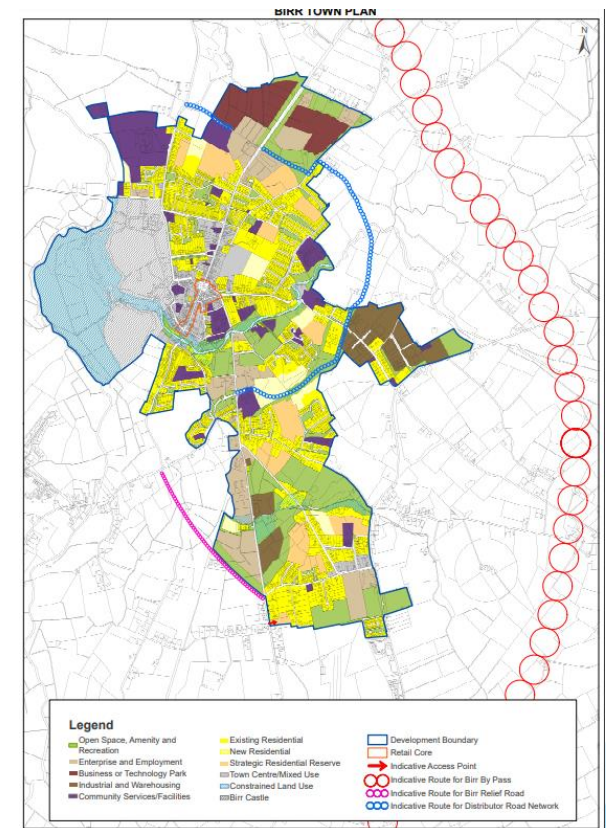
Green Infrastructure can be defined as strategically planned and interconnected networks of green space and water capable of delivering ecosystem services and quality of life benefits. Green Infrastructure can include parks, open spaces, rivers, farmland, playing fields, woodlands, allotments and private gardens which surround and intersperse our towns and villages. The National Planning Framework (NPF) highlights the importance of the interrelationships between biodiversity, natural heritage, landscape and our green spaces. The NPF states that integrated planning for green infrastructure and ecosystem services will be incorporated into the preparation of statutory land use plans It should be designed and managed as a multifunctional resource capable of delivering a wide range of economic, environmental and quality of life benefits for local communities including:

- adaptation to the impacts of climate change and flooding
- high-quality environment which can attract investment and new business
- places for people to access nature, outdoor recreation and for social interaction
- local food production - in allotments, gardens and through agriculture
- space for nature and wildlife to flourish
- a sense of place and local distinctiveness
- a resource for environmental education

Green Infrastructure planning has a significant role to play in assisting in the protection of Natura 2000 sites, biodiversity in the wider countryside and climate resilience. The Council's Land Use Plans will protect, manage and provide, where possible, green infrastructure in an integrated and coherent manner.

Key considerations

- flood zones
- up to date GIS data
- clear
- overlaid on land use zoning maps
- Consistent with SFRA & JT



Key considerations - discussions



OPW

Oifig na
nOibreacha Poiblí
Office of Public Works



Outcomes

Consistent issue across draft
statutory plans

5 of 13 directions
on CDP review

recommendations on 12
MA stage CDPs

Observations
including on
NBS, maps &
etc.

recommendations on 22 out of 28
draft CDPs

Outcomes

Maps

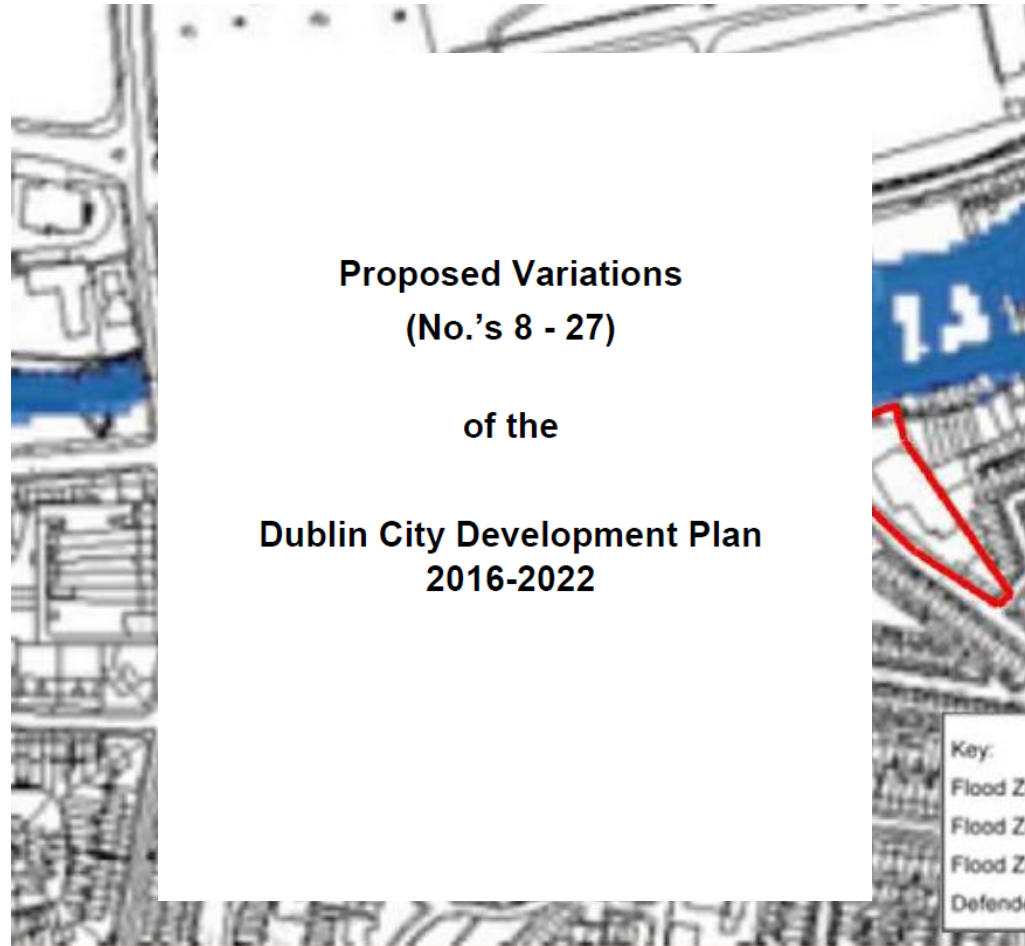
Zonings haven't
passed JT

Written statement

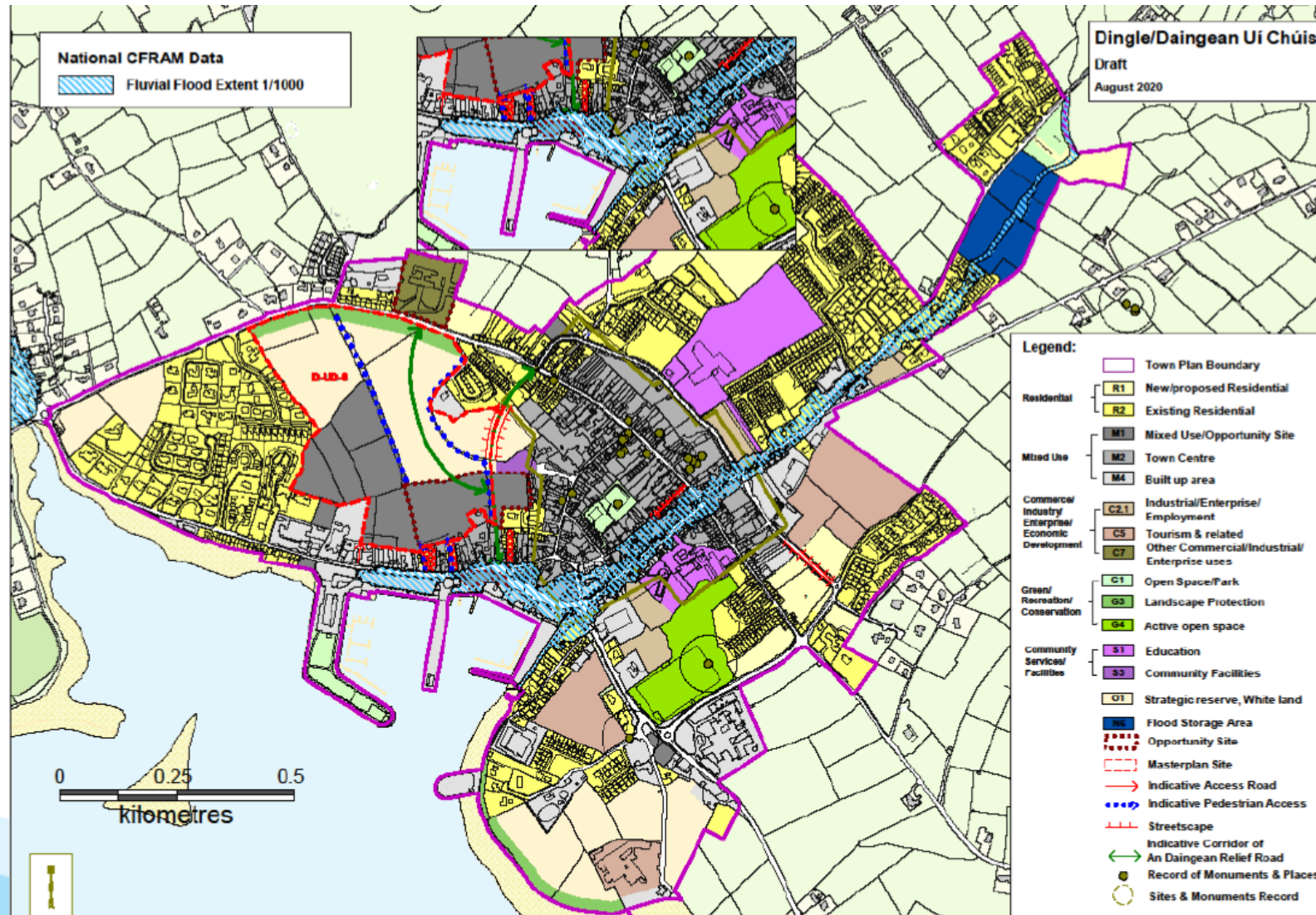
Alignment
with SEA

Justification test incomplete

Draft Plan Evaluation – DCC variations



Draft Plan Evaluation – Dingle LAP

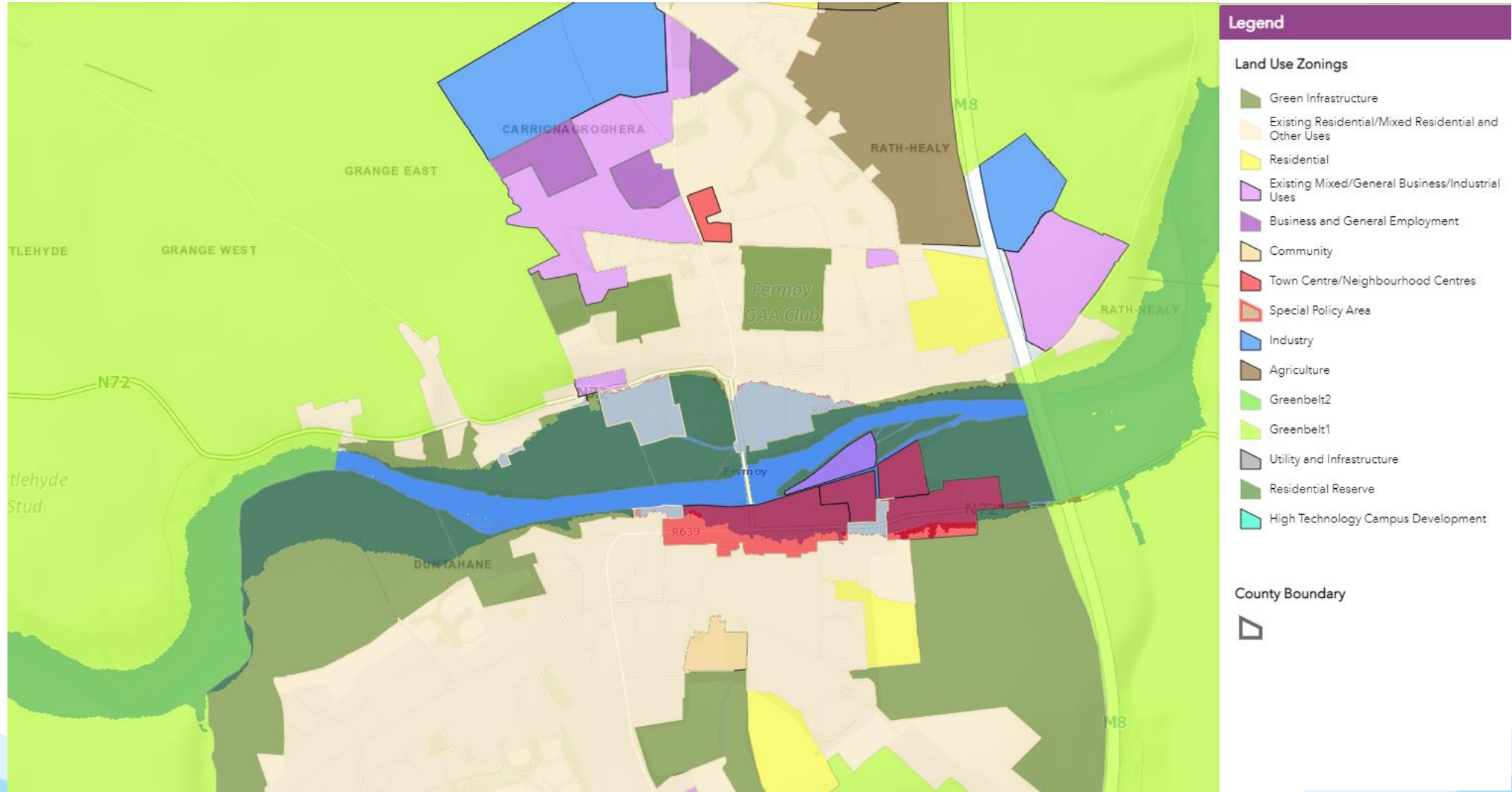


Draft Plan Evaluation – Cork Co DP

Settlement	Justification test for sites within Flood Zone A and / or B	Fermoy FY-T-01	Fermoy FY-T-04	Fermoy Existing Mixed/General Business/Industrial Uses lands North of FY-T-02
Fermoy	The urban settlement is targeted for growth	Fermoy is a medium sized market town and one of two main towns in the Fermoy Municipal District. It is an important residential and employment centre identified for moderate scale growth.	Fermoy is a medium sized market town and one of two main towns in the Fermoy Municipal District. It is an important residential and employment centre identified for moderate scale growth.	Fermoy is a medium sized market town and one of two main towns in the Fermoy Municipal District. It is an important residential and employment centre identified for moderate scale growth.
Fermoy				
-	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	The site is zoned town centre. It is the existing town centre i.e. the primary location for retail and mixed uses in Fermoy. The zoning will provide for employment opportunities for residents of the settlement and wider hinterland.	The site is zoned town centre. It is the existing town centre i.e. the primary location for retail and mixed uses in Fermoy. The zoning will provide for employment opportunities for residents of the settlement and wider hinterland.	This site is located in the existing built up area and the zoning reflects this.
Fermoy				
Fermoy	Result	Pass	Pass	Pass
	Recommendation for zoning	Retain current zoning objective, but limit highly vulnerable development at ground level unless FFL can be appropriately raised, even behind defences.	Retain current zoning objective, but limit highly vulnerable development at ground level unless FFL can be appropriately raised, even behind defences.	Retain current zoning objective, but limit highly vulnerable development at ground level unless FFL can be appropriately raised, even behind defences.



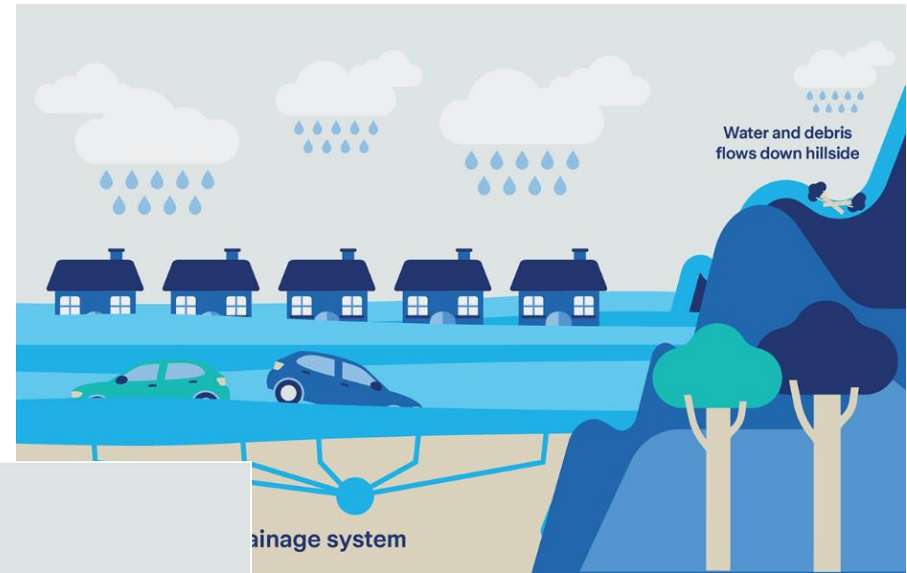
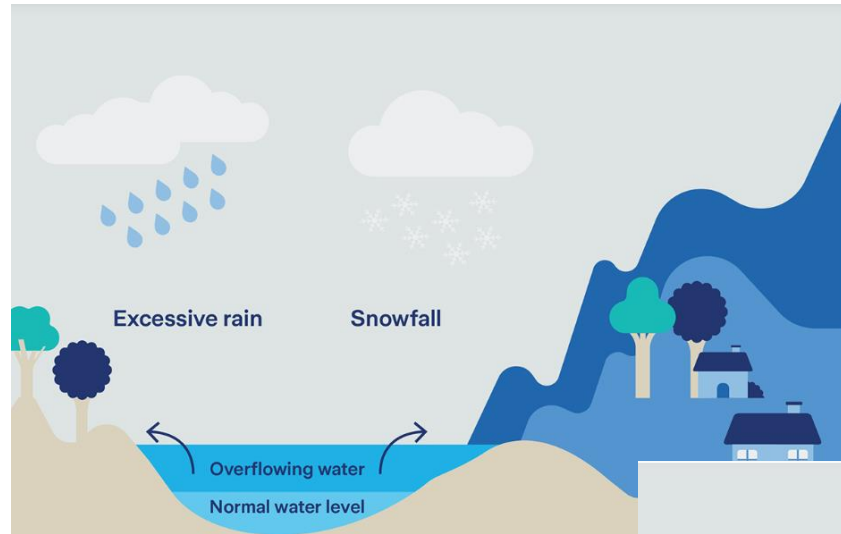
Draft Plan Evaluation – Cork Co DP



Draft Plan Evaluation – Meath CDP



Conclusions





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Thank you