

STRATEGIC FLOOD RISK ASSESSMENT

FOR THE

SLIGO COUNTY DEVELOPMENT PLAN 2024-2030

for: Sligo County Council

County Hall
Riverside
Sligo



by: CAAS Ltd.

1st Floor
24-26 Ormond Quay Upper
Dublin



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Section 1 Introduction and Policy Background

1.1 Introduction and Terms of Reference

Sligo County Council has adopted the Sligo County Development Plan 2024-2030 hereafter referred to as the "Plan".

The preparation of the Plan has undergone an appropriate level of Strategic Flood Risk Assessment (SFRA) in accordance 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. The SFRA provides an assessment of flood risk and includes mapped boundaries for Flood Risk Zones.

This report accompanies the adopted Plan. An earlier version of this SFRA report was placed on public display alongside the Draft Plan.

1.2 Summary of Conclusion and Recommendations

The purpose of this document is to detail the findings of the SFRA that has been undertaken alongside the preparation of the Plan.

The SFRA has informed the Plan, including with respect to compliance with the Flood Risk Management Guidelines. Various SFRA recommendations – including those related to land use zoning and flood risk management provisions – have been integrated into the Plan.

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

1.3.1 Flood Risk

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 below.

Certain lands within the County 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 is being implemented through CFRAM studies that have been undertaken for each of the river basin districts in Ireland. The National CFRAM programme was completed in 2018.

The CFRAM Programme comprise three phases as follows:

- The Preliminary Flood Risk Assessment¹ (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.

The Programme provided 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 was 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.

¹ 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). AFAs were identified in County Sligo at Ballymote, Ballysadare, Collooney, Coolaney, Gorteen, Riverstown and Sligo Town (Incl. Rathbraghan).

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 LAP's 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);
- **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**.

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 as part of CFRAM activities.

This final SFRA report is a subsequent version of the original SFRA report that was placed on public display alongside the Draft Plan, which has been updated in response to recommendations made in submissions on the SFRA and in order to take account of changes made to the Draft Plan.

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 Sligo 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 area will integrate other new and emerging data.

1.6 Content of the County Development Plan

The Sligo County Development Plan is a land use plan and overall strategy for the proper planning and sustainable development of the functional area of County Sligo over the six-year period 2024-2030. The Plan sets out the Council's proposed policies and objectives for the development of the County over the Plan period.

The Plan provides for the proper planning and sustainable development of County Sligo over the period 2024-2030. The Plan has been structured in four volumes, with a number of appendices.

Volume 1 contains the sectoral strategies which, together, make up the Core Strategy of the Development Plan: Settlement, Housing, Economic, Retail and Transport Strategies. Climate Action is located at the forefront of the Plan, setting the framework for the Council's commitments and obligations under the Climate Action Plan.

Volume 2 provides the detailed compact growth designations, zoning and specific objectives for the 12 towns and villages where development will be promoted during the Plan period. Fewer objectives are included in relation to Sligo Town, for which a Local Area Plan must be prepared following the adoption of the Development Plan.

Volume 3 contains all the general policies and objectives designed to guide development in the County, thematically grouped in chapters such as Residential Development, Community and Social Infrastructure, Economic Development, Water infrastructure, Transport Infrastructure, Energy and

Telecommunications etc. This volume also sets out the development management standards used by the Planning Authority in the assessment of planning applications.

Volume 4 includes specific objectives for the villages sustaining rural communities, where no significant population or housing growth is envisaged.

The most relevant parts of the Plan for this SFRA relate to land use zoning and provisions relating to flood risk management².

² Flood risk management recommendations made by the SFRA process and integrated into the Plan are provided under Section 4.

The 2018 Flood Risk Management Plans identify various general measures under "Measures Applicable for all Areas"³.

With regard to Ballymote, the Sligo Bay and Drowse River Basin FRMP identifies:

- No structural Flood Relief Scheme is proposed at this time for Ballymote

There is a relatively low level of flood risk to this community from rivers and/or the sea, and no structural flood relief measures are therefore proposed at this time. The current level of risk will be reviewed, along with all areas, on a regular basis into the future

With regard to Ballysadare & Environs, the Sligo Bay and Drowse River Basin FRMP identifies:

- No structural Flood Relief Scheme is proposed at this time for Ballysadare & Environs

There is a relatively low level of flood risk to this community from rivers and/or the sea, and no structural flood relief measures are therefore proposed at this time. The current level of risk will be reviewed, along with all areas, on a regular basis into the future

With regard to Collooney, the Sligo Bay and Drowse River Basin FRMP identifies:

- No structural Flood Relief Scheme is proposed at this time for Collooney

There is a relatively low level of flood risk to this community from rivers and/or the sea, and no structural flood relief measures are therefore proposed at this time. The current level of risk will be reviewed, along with all areas, on a regular basis into the future

With regard to Coolaney, the Sligo Bay and Drowse River Basin FRMP identifies:

- Undertake a Detailed Assessment of the Proposed Flood Relief Scheme

Potentially viable structural flood relief measures have been investigated for Coolaney. A technically viable flood relief scheme has been identified, however, a more detailed assessment of the costs and benefits will be completed to determine if the proposed Scheme is feasible

With regard to Gorteen, the Sligo Bay and Drowse River Basin FRMP identifies:

- No structural Flood Relief Scheme is proposed at this time for Gorteen

There is a relatively low level of flood risk to this community from rivers and/or the sea, and no structural flood relief measures are therefore proposed at this time. The current level of risk will be reviewed, along with all areas, on a regular basis into the future

With regard to Riverstown, the Sligo Bay and Drowse River Basin FRMP identifies:

- No structural Flood Relief Scheme is proposed at this time for Riverstown

There is a relatively low level of flood risk to this community from rivers and/or the sea, and no structural flood relief measures are therefore proposed at this time. The current level of risk will be reviewed, along with all areas, on a regular basis into the future

³ Including under the headings of:

- Prevention: Sustainable Planning and Development Management
- Prevention: Sustainable Urban Drainage Systems
- Prevention: Voluntary Home Relocation
- Prevention: Local Adaptation Planning
- Prevention: Land Use Management and Natural Flood Risk Management Measures
- Protection: Minor Works Scheme Maintenance of Arterial Drainage Schemes and Existing Flood Relief Schemes
- Protection: Maintenance of Drainage Districts Maintenance of Channels Not Part of a Scheme
- Preparedness: Flood Forecasting and Warning
- Preparedness: Review of Emergency Response Plans for Severe Weather
- Preparedness: Individual and Community Resilience
- Preparedness: Individual Property Protection
- Preparedness: Flood-Related Data Collection

With regard to Sligo Town and Environs, the Sligo Bay and Drowse River Basin FRMP identifies:

- Development of a Flood Forecasting System

To progress as part of the development of the National Flood Forecasting Service. High resolution forecasts are available at Galway Bay and could be used to provide warning to Sligo town. 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.

- Progress the development of a Flood Relief Scheme for Rathbraghan

Progress the project-level development and assessment of a Flood Relief Scheme for Rathbraghan, including environmental assessment as necessary and further public consultation, for refinement and preparation for planning/exhibition and, if and as appropriate, implementation

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.

Various rivers and their banks and culverts in the County are maintained by the Office of Public Works and Sligo County Council.

As provided for under Plan Policy P-FRM-1 it is Council policy to "Protect and enhance the County's floodplains, wetlands and coastal areas subject to flooding and associated dunes, beach sand and gravel. These areas represent a vital green infrastructure, which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future.". Such protection will, in combination with the direction of development within the existing footprints of settlements, safeguard flood plains from development throughout the County.

Met Éireann currently issues flood warnings for County Sligo. 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:

- Flood Risk Management Plan (Sligo Bay and Drowse), 2018;
- Flood Risk Management Plan (Moy and Killala Bay), 2018;
- Flood Risk Management Plan (Shannon Upper & Lower), 2018;
- Previous SFRA's in County Sligo; 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 and mapped at county and settlement level in **Appendix I**.

Indicators of flood risk that are based on computational models – predictive flood risk indicators – are identified and described on Table 3 and mapped at county and settlement level in **Appendix I⁴**.

⁴ The older Preliminary Flood Risk Assessment mapping, including Irish Coastal Protection Strategy Study Mapping, is not provided in this SFRA.

Table 2 Historical Flood Risk Indicators

Information Source	Description	Strategic Limitations
Recorded Flood Events from the OPW	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
Recurring Flood Events	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
OPW Flood Extent	A flood extent is an inundated area as recorded at a certain moment in time. This layer of information includes floods recorded in 1999/2000 and 1954.	Coverage limited
Alluvium Soils	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.
Benefitting lands (OPW)	Benefitting lands mapping is a dataset identifying land that might benefit from the implementation of Arterial (Major) Drainage Schemes (under the Arterial Drainage Act 1945) and indicating areas of land estimated or reported to be subject to flooding or poor drainage.	Identifies broad areas - low resolution for flood risk management
Drainage Districts (OPW)	This drainage scheme mapping dataset was prepared on behalf of the Drainage Districts (Local Authorities with statutory responsibility for maintenance under the Arterial Drainage Act, 1925). These maps identify land that might benefit from the implementation of Arterial (Major) Drainage Schemes and indicate areas of land subject to flooding or poor drainage.	Identifies large broad areas - very low resolution for flood risk management
Land Commission (OPW)	This dataset indicates areas of land defended to some degree against flooding that were formerly the responsibility of the Land Commission.	Identifies broad areas - low resolution for flood risk management
Historical groundwater flooding (Geological Survey Ireland (GSI))	<p>Historic groundwater flood map: The historic groundwater flood map is a national-scale flood map presenting the maximum historic observed extent of karst groundwater flooding. The map is primarily based on the winter 2015/2016 flood event, which in most areas represented the largest groundwater flood event on record. The map was produced based on the SAR imagery of the 2015/2016 event as well as any available supplementary evidence. The floods were classified by flood type differentiating between floods dominated by groundwater (GW) and floods with significant contribution of groundwater and surface water (GWSW).</p> <p>In addition to the historic groundwater flood map, the flood mapping methodology was also adapted to produce a surface water flood map of the 2015/2016 flood event. This flood map encompasses fluvial and pluvial flooding in non-urban areas and has been developed as a separate product.</p>	This 2015-2016 data shows surface water flooding and does not distinguish between fluvial and pluvial flooding.

Table 3 Predictive Flood Risk Indicators

Information Source	Description	Strategic Limitations
CFRAM Study, Flood Extent Mapping, 2016	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.
National Indicative Fluvial Mapping (NIFM) 2021	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.	Does not cover smaller sized catchments.
OPW Preliminary Flood Risk Assessment (PFRA) Fluvial, Groundwater and Pluvial flood maps, 2012⁵	The OPW PFRA mapping dataset has been arrived at by: <ul style="list-style-type: none"> • Reviewing records of floods that have happened in the past; • Undertaking analysis to determine which areas might flood in the future, and what the impacts might be; and • Extensive consultation with each local authorities and other Government departments and agencies. <p>This assessment has considered all types of flooding, including that which can occur from rivers, the sea and estuaries, heavy rain, groundwater, the failure of infrastructure, and so on. It has also considered the impacts flooding can have on people, property, businesses, the environment and cultural assets. Further information on the purpose and development of the OPW PFRA Maps are available on www.floodinfo.ie.</p>	The PFRA is only a preliminary assessment, based on available or readily derivable information. Analysis has been undertaken to identify areas prone to flooding, and the risks associated with such flooding, but this analysis is purely indicative and undertaken for the purpose of completing the PFRA. The mapping has been developed using simple and cost-effective methods and is based on broad-scale simple analysis and may not be accurate for a specific location/use. 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.
Irish Coastal Protection Strategy Study 2003-2013	National Coastal Protection Strategy Study flood and coastal erosion risk maps: the predicted flood extents that were produced under the Irish Coastal Protection Strategy Study (ICPSS) are based on analysis and modelling. The project included: <ul style="list-style-type: none"> • Analysis of historic recorded sea levels • Numerical modelling and statistical analysis of combined tide levels and storm surges to estimate extreme water levels along the national coastline • for defined probabilities • Calculation of the extent of the predictive flooding, by comparing calculated extreme tide and surge waters levels along the coast with 	This mapping was prepared for strategic purposes. Furthermore, any defence works potentially protecting the coastal floodplain are not taken into account. This means that areas may be shown to flood, even though at present a flood defence is protecting them. In addition the flood extent mapping only takes into account coastal flooding; any significant impact from fluvial or other sources (sewers etc.) is not accounted for and needs to be considered separately.

⁵ **Appendix I** of this assessment includes predictive fluvial (CFRAM Study Flood Extent and National Indicative Fluvial Mapping) and coastal (National Coastal Flood Hazard Mapping) mapping. Pluvial and groundwater flood risk is present in the County, however; it is not taken into account in the delineation of flood zones. Nonetheless, it has informed the development of recommendations detailed in Section 4.

Information Source	Description	Strategic Limitations
	<p>ground level based on a Digital Terrain Model (DTM).</p> <p>These indicative national coastal flood maps are included in the Draft PFRA Maps, provided in a separate volume, for the purposes of consultation on the PFRA.</p>	
<p>National Coastal Flood Hazard Mapping 2021</p>	<p>The OPW's National Coastal Flood Hazard Mapping, completed in 2021, provides updated national scale coastal flood extent and depth maps. Maps were produced for the 50% (equivalent to a one in two-year event), 20%, 10%, 5%, 2%, 1%, 0.5% and 0.1% (equivalent to a one in 1000-year event) Annual Exceedance Probabilities for the present-day scenario and for future climate change scenarios, which represent increases in sea level.</p>	<p>Although widely accepted methods have been used to prepare the maps, there is a range of inherent uncertainties within the process of preparing the flood extent and depth maps. These include:</p> <ul style="list-style-type: none"> • Uncertainties in the estimated extreme water levels: This can arise due to uncertainties in topographic and other survey data, meteorological data, assumptions and / or approximations in the hydraulic / hydrodynamic models in representing physical reality, assumptions in the hydraulic / hydrodynamic modelling, datum conversions, etc. • Uncertainties in the flood extents and depths: This can arise due to uncertainties in the estimated extreme water levels, topographic and other survey data, assumptions and / or approximations in the way that flooding spreads over a floodplain, etc. Due to the various sources of potential inaccuracies in the flood extent and depth maps, a quantitative assessment of their accuracy has not been carried out. A qualitative assessment of the maps was carried out as part of the quality control process. The flood extent and depth maps are therefore suitable for the assessment of flood risk at a strategic scale only, and should not be used to assess the flood hazard and risk associated with individual properties or point locations, or to replace a detailed flood risk assessment. The potential for inaccuracy should be recognised if these flood maps are to be used for any purpose.
<p>Predictive groundwater flood map</p>	<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 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>	<p>Not all turloughs are included in the predictive map as some sites could not be successfully monitored with SAR and/or modelled.</p>

2.5 Conclusion of Stage 1 SFRA

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

Section 3 Stage 2 SFRA - Flood Risk Assessment

3.1 Introduction

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

- OPW's CFRAMS fluvial flood extent mapping (2016) and other predictive indicators;
- Historical indicators of flood risk;
- Aerial photography;
- Documented Council knowledge of lands that have previously flooded;
- The potential source and direction of flood paths from the sea and 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 within the majority of the County's settlements for which land use zoning is included in the Plan, as shown in **Appendix I**.

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 above⁶.

The maps are provided in **Appendix I** and identify Flood Zone A (darker blue) and Flood Zone B⁷ (lighter blue). All other areas fall within Flood Zone C. As per the Guidelines, the flood zones in County Sligo are as follows:

- Flood Zone A – where the probability of flooding from rivers is highest (greater than 1% or 1 in 100 for river flooding);
- Flood Zone B – where the probability of flooding from rivers is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding); and
- Flood Zone C – where the probability of flooding from rivers is low (less than 0.1% or 1 in 1000 for river flooding).

⁶ Including taking into account predictive and historical indicators of flood risk, documented Council knowledge of lands that have previously flooded, 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.

⁷ 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.

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 recommends:

- 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 defences⁸, 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). A selection of Future Scenario Mapping is provided under Appendix I 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 CFRAMS potential future scenarios mapping and the potential impacts of climate change, including increased rainfall intensities and increased fluvial flood flows, are required to be further taken into account at lower tiers of decision making concerning individual projects.

Flood Risk Assessments shall apply the precautionary approach recommended in the Guidelines and shall be informed by the advice on the expected impacts of climate change and the allowances to be provided for future flood risk management provided in the OPW's (2019) Flood Risk Management Climate Change Sectoral Adaptation Plan and the guidance on potential future scenarios contained therein.

3.5 Sustainable Drainage Systems and Surface Water Guidance and Strategy

As provided for by various measures integrated into the Plan that are detailed in Section 4 of this SFRA report, including Policy P-SWD-1⁹, all new developments should be adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems. 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 key development sites within County Sligo, including to manage surface water run-off:

- Rainwater harvesting
- Green roofs
- Infiltration systems
- Proprietary treatment systems
- Filter strips
- Filter drains
- Swales

⁸ Defended areas are highly sensitive to climate change as the likelihood of defence failure and resulting flooding increases.

⁹ "Require all new developments, redevelopment of brownfield sites and extensions to existing developments (where appropriate) to provide a separate foul and surface water drainage system. Such developments shall connect to existing surface water drainage systems (where available) which, in the opinion of the Planning Authority, have adequate capacity to accommodate additional loading (refer also to Section 3.5 of the accompanying SFRA, "Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy")."

- Bioretention systems
- Trees
- Pervious pavements
- Attenuation storage tanks
- Detention basins
- Ponds and wetlands

Each land use zoning objective, including those for key sites, allows for a range of possible uses and the County Development Plan allows 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 wide range of land use types and associated developments and designs that could occur on sites under this type of Plan¹⁰, 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 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 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

At sites that are steeply sloping:

- 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.

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.

¹⁰ Refer to Plan "10.5.4 Land-use Zoning Matrix" from the Plan, for example, for the wide range of land uses possible at sites zoned with single land use zoning objectives.

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.

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 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 GSDSDS surface water drainage criteria"..

Section 4 Recommendations

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 contribute towards flood risk management within the Plan area, the recommendations below have been made by the SFRA process and integrated into the Plan.

4.2 Land Use Zoning

Text integrated into Volume 1 & 3

Refer to measures under Chapter 10. "Urban Development Principles", Chapter 30. "Water Infrastructure" and Chapter 32. "Flood Risk" and Chapter 33. "Development Management Standards" below.

Text integrated into Chapter 33. Development Management Standards:

33.2.5 Surface water drainage

All applications for planning permission shall incorporate proposals for the disposal of surface water. The use of nature-based solutions will be required in all medium to large scale development proposals. Nature-based solutions for managing rainwater and surface water runoff in urban areas seek to replicate the natural water cycle, whereby rainwater soaks into the open ground and from there into the groundwater. This slows down the speed of the runoff and also removes many of the pollutants through filtration.

All new developments in urban areas are required to provide separate drainage systems, including nature-based SUDs (sustainable urban drainage systems) where appropriate. This approach will protect the capacity of public wastewater treatment plants and will assist in managing surface water runoff onto public roads.

For all developments, regardless of scale, applicants will be required, as part of pre-planning and/or a planning application, to illustrate how they propose to manage rainwater. The use of nature-based solutions will be strongly encouraged. Nature-based solutions to rainwater management should be identified at the early stages of the planning and design process.

Planning applications for larger developments should include hydraulic and topographical surveys showing the proposed development within the existing natural catchment, as well as a detailed rainwater management plan showing how nature-based solutions are being applied.

Within the curtilage of buildings, every effort should be made to reduce the percentage of surfacing that is impermeable. Starting at ground or street level, the use of cellular grass paving systems should be considered for parking areas, hard standings, emergency median crossings and accesses.

The replacement of impermeable surfacing with nature-based planted areas that are designed to absorb, retain, store, and treat urban runoff prior to discharge back into the environment is strongly encouraged. The Planning Authority will encourage green roofs as a proportion of all roof space for all large commercial, industrial, institutional and residential buildings (apartment blocks).

Storm water will not generally be allowed into the foul sewerage network and should be disposed of, subject to suitable treatment where necessary, to available watercourses or through separate surface water drains to independent outfalls.

In rural areas, when creating a new vehicular access onto public roads, existing roadside drainage shall be maintained by the incorporation of a suitably sized drainage pipe. In these circumstances, each application shall be accompanied by design calculations or appropriate evidence to support the size of pipe selected. In any event, surface water shall not be allowed to discharge onto the adjoining public road from the proposed development.

33.2.6 Flood risk assessment

Development management should follow the sequential approach when considering the location of development in areas at risk of flooding. Applicants may be required to submit a detailed, site-specific flood risk assessment. Pre-planning consultation is critical to the consideration of flood risk in the planning application. It is the responsibility of the applicant at this stage to gather relevant information for flood risk screening.

Flood risk assessments should be:

- proportionate to the risk scale, nature and location of the development;
- undertaken by a competent person, such as a suitably qualified hydrologist, flood risk management professional or specialist water engineer;
- undertaken as early as possible in the particular planning process;
- supported by appropriate data and information, including historical information on previous events, but focusing more on predictive assessment of less frequent or more extreme events, taking the likely impacts of climate change into account;
- clearly state the risk to people and development, and how that risk will be managed over the lifetime of the development.

Where required, flood risk assessments shall specify, in exceptional circumstances and where the criteria of the Justification Test have been met, the design of structural or non-structural flood risk management measures as prerequisites to development in specific areas, ensuring that flood hazard and risk to other locations will not be increased or, if practicable, will be reduced.

These measures may relate to:

Floor levels

- In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.
- When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.
- Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal layout

- Internal space layout shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.
- With the exception of single-storey extensions to existing properties, new single-storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels. In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-resistant construction

- Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings, in order to mitigate the damage that flood water causes to buildings.
- Developments shall specify the use of flood-resistant construction, prepared using specialist technical input to the design and specification of the external building envelope, with measures to resist hydrostatic pressure (commonly referred to as "tanking") specified for the outside of the building fabric.
- The design of the flood-resistant construction shall specify the need to protect the main entry points for flood water into buildings, such as doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.
- The design of the flood-resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-resilient construction

- Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specifications for flood resilient construction which accepts that flood water will enter buildings, and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by flood water and allow relatively quick recovery.
- This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency response planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:

- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire and Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

Access and egress during flood events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that: flood escape routes have been kept to publicly accessible land; such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding; and this information will be provided in a welcome pack to new occupants.

Further information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.

4.3 Integration of other provisions relating to flood risk management into the Plan

Other provisions relating to flood risk management, including the following, have also been integrated into the Plan.

Table 4 Flood Risk Management Provisions from the Plan

No.	Reference	Provision
1	Chapter 10. Urban Development Principles	<p>10.5.4 Land-use Zoning Matrix Limitations related to Flood Risk Zones The limitation described in this note applies to a relatively small number of instances where Flood Risk Zones A and B overlap with certain land-use zoning objectives, including Open Space (OS) and Green Belt (GB). Uses under all zoning objectives (apart from where the Justification Test outlined in the Flood Risk Management Plan has been passed or where the uses comprise minor development in existing developed areas, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014) shall be limited to water-compatible uses in Flood Zone A, and less vulnerable or water-compatible uses in Flood Zone B. Detailed, site-specific Flood Risk Assessment will be required in these areas. This limitation shall take primacy over any other provision relating to these land use zoning objectives. The lands that have passed the Justification Test are listed in Appendix 1 of the Strategic Flood Risk Assessment that accompanies the Development Plan.</p>
2	Chapter 29. Transport Infrastructure	<p>P-NR-4 Safeguard the capacity and efficiency of the national road network drainage regimes in County Sligo and ensure that private developments do not discharge surface water to national road drainage.</p>
3	Chapter 30. Water Infrastructure	<p>30.3 Surface water management Stormwater flows can have a significant detrimental impact on the available capacity of combined sewer networks and at treatment plants. Climate change is exacerbating the impact by way of more frequent and intense rainfall. This brings challenges in terms of drainage and capacity, traditionally addressed by hard engineering options (concrete gullies, pipes, drains etc.). Sustainable (urban) Drainage Systems, commonly known as SuDS, seek to manage surface water as close as possible to its origin by various nature-based or engineering solutions that replicate natural drainage processes. SuDS and nature-based solutions provide many benefits, such as:</p> <ul style="list-style-type: none"> • Controlling the quantity of run-off to support the management of flood risk and maintain and protect the natural water cycle; • Improving water quality by preventing pollution; • Supporting biodiversity; • Contributing to the visual amenity of surrounding areas; • Building resilience to climate change through micro-cooling and carbon sequestration. <p>The application of SuDS techniques and nature-based solutions allows surface water to be either infiltrated or conveyed more slowly to water courses, using porous surface treatments such as bioretention areas, ponds, swales, basins, rain gardens, wetlands, filter drains, green roofs etc. These are often less expensive to construct and easier to maintain than underground solutions. The Planning Authority will require the application of SuDS and nature-based solutions in new development proposals, in the redevelopment of existing brownfield sites and proposals to extend existing developments. The use of soakaways is deemed suitable for single dwelling houses and extensions to single dwellings, but not suitable for urban areas.</p>

No.	Reference	Provision
		While traditionally the application of SDS techniques is site-specific and depends on the site's characteristics, the Council will work with designers and developers to deliver an integrated and area-based approach where possible, so that the approach works like a mini-catchment.
4	P-SWD-1	Require all new developments, redevelopment of brownfield sites and extensions to existing developments (where appropriate) to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems, where feasible. Such developments shall connect to existing surface water drainage systems (where available) which, in the opinion of the Planning Authority, have adequate capacity to accommodate additional loading (refer also to Section 3.5 of the accompanying SFRA, "Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy").
5	P-SWD-2	Require that planning applications are accompanied by a comprehensive SuDS assessment that addresses run-off quantity, run-off quality and its impact on the existing habitat and water quality. In the case of one-off rural dwellings or extensions to dwellings without access to existing surface water drainage systems, surface water shall be disposed of, in its entirety, within the curtilage of the development by way of suitably-sized soakaways. In all instances the use of nature-based solutions is preferred to engineering solutions. Developers will be required to apply the provisions of 'Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas' (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any subsequent review.
6	P-SWD-3	Seek to minimise the extent of hard surfacing and paving in all development proposals.
7	P-SWD-4	Ensure that adequately designed oil interceptors are installed in all commercial developments that include car-parks or other oil- and petrol-related activities.
8	P-SWD-5	Prohibit the alteration of natural and existing drainage systems, in order to preserve and protect historic drainage channels/paths and flow characteristics of existing catchments. In the case of development works, require the provision of acceptable mitigation measures in order to minimise the risk of flooding and negative impacts on water quality (including run-off, erosion and sedimentation).
9	P-SWD-6	Protect the drainage characteristics of river channels and streams that can facilitate surface water drainage, by ensuring that development is kept at an appropriate distance from stream banks and/or adequate protection measures are put in place.
10	Chapter 32. Flood Risk	32.1.2 Strategic Flood Risk Assessment (SFRA) In compliance with the DoEHLG and OPW Guidelines, a Strategic Flood Risk Assessment (SFRA) has been prepared as part of the CDP (it is published as a separate document accompanying this Plan). The SFRA provides a description of the spatial distribution of flood risk at appropriate scales for the Plan. The SFRA focused on land use zoning as well as flood risk management policy. It has considered available and emerging information on flood risk indicators, including the OPW's Flood Hazard and Risk Mapping and any flood defences. National CFRAM potential future scenario mapping has also been included in the SFRA and considered in the preparation of the Plan. The flood risk management provisions of this Development Plan explicitly integrate climate change considerations and have been informed by future scenario datasets (mapped in the accompanying SFRA). This includes Policy P-FRM-6 outlined below and the associated development management standards set out in Chapter 33, Section 33.2.6 (Flood risk assessment). The town and village plans contained in Volumes 2 and 4 have each been dealt with at a detailed local scale. In line with the requirements of the Flood Risk Guidelines, Flood Zones A and B have been identified for all settlements with proposed land-use zoning. Lands located in flood risk areas are generally not proposed to be zoned for uses that are vulnerable to flooding. In cases where a site is proposed to be zoned for a potentially inappropriate use in an area at flood risk, a 'Justification Test' has been carried out as part of the SFRA. The findings of the Justification Test and the sites that have passed the Justification Test are outlined in the accompanying SFRA Report. The impact of flood risk assessment on decisions regarding location of future development is recognised as being of significant importance to the growth of the county. The recommendations arising from the SFRA have been incorporated into town and village plans, and are complemented by the policies and objectives outlined below.
11	P-FRM-1	Protect and enhance the County's floodplains, wetlands and coastal areas subject to flooding and associated sand dunes, beach sand and gravel. These areas represent a vital green infrastructure, which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future.
12	P-FRM-2	Zone land for development in areas with a high or moderate risk of flooding only where it can be clearly demonstrated, on a solid evidence base, that the zoning satisfies the justification test set out in chapter 4 of the Planning System and Flood Risk Management Guidelines.
13	P-FRM-3	Contribute towards the general maintenance of a 20-metre-wide flood protection zone around lakes and along both sides of all rivers, and a 100-metre-wide flood protection zone from soft shorelines. Development proposals will be required to maintain these flood protection zones generally free from development. Exceptions may be considered for strategic road projects, water services infrastructure, river bank enhancement works, bridge and road repair works, in the case of brownfield sites, development on lands zoned subject to policy P-FRM-2 and in cases where the maintenance of the flood protection

No.	Reference	Provision
		zone is not practically achievable. Such cases will be assessed on an individual basis and subject to compliance with the Habitats and Birds Directives.
14	P-FRM-4	Ensure that new developments proposed in Arterial Drainage Schemes and Drainage Districts preserve access for maintenance and do not result in a significant negative impact on the integrity, function and management of these areas. Where developments are proposed in the vicinity of Flood Relief Schemes, drainage channels and rivers for which the OPW is responsible, the Planning Authority will consult with the OPW and, where appropriate, will require the retention of a strip on either side of such channels, to facilitate maintenance access thereto.
15	P-FRM-5	Restrict development in areas at elevated risk of flooding unless: <ul style="list-style-type: none"> - it is demonstrated that there are wider sustainability grounds for appropriate development; - the flood risk can be managed to an acceptable level without increasing flood risk elsewhere; - the overall flood risk is reduced, where possible. Developments considered necessary in order to meet the objectives of this Plan, or required on wider sustainability grounds, will be subject to the development management justification test outlined in chapter 5 of the Planning System and Flood Risk Management Guidelines.
16	P-FRM-6	Require development proposals, where appropriate, to be accompanied by a detailed flood risk assessment in accordance with the provisions of the DoEHLG's and OPW's Planning System and Flood Risk Management Guidelines for Planning Authorities and to address flood risk management in the detailed design of development, as set out in Appendix B of the Guidelines. The following provisions apply: The following provisions shall apply: A. Extensions of existing uses or minor development within flood risk areas may be permitted, provided that they: <ul style="list-style-type: none"> - do not obstruct important flow paths; - do not introduce a number of people into flood risk areas; - do not entail the storage of hazardous substances; - do not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; - do not increase the risk of flooding elsewhere. B. Applications for development within Flood Zones A or B and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works, shall be subject to site-specific flood risk assessment and shall provide details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events (for more detail refer to Chapter 33 "Development Management Standards" subsection 33.2.6 "Flood risk assessment"). Site-specific flood risk assessments shall consider climate change impacts and adaptation measures, shall apply the precautionary approach recommended in the Guidelines, and shall be informed by the advice on the expected impacts of climate change and the allowances to be provided for future flood risk management (refer to the OPW's 2019 Flood Risk Management Climate Change Sectoral Adaptation Plan and the guidance on potential future scenarios contained therein). C. Where a 'Justification Test' applies, it must be demonstrated to the satisfaction of the Planning Authority that the flood risk can be adequately managed, and that the use and the development of the lands will not cause unacceptable impacts elsewhere. D. 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 developers should satisfy themselves that the probability of flooding is appropriate to the development being proposed. Prospective applicants shall consult the SFRA datasets accompanying this Development Plan and the most up-to-date Catchment Flood Risk Assessment and Management (CFRAM) Programme climate scenario mapping. Applications for development on sites identified as "'benefitting lands' may be prone to flooding, and site-specific flood risk assessments may be required in these areas. E. Groundwater and pluvial flood risks shall be considered by any site-specific flood risk assessment undertaken at project level, in compliance with the Planning Systems and Flood Risk Management Guidelines (DEHLG, 2009). Note: For the avoidance of doubt, the OPW's Preliminary Flood Risk Assessment indicative pluvial maps (2012) are NOT considered to be reliable for assessing pluvial risk.
17	P-FRM-7	Support and facilitate the implementation of CFRAM Flood Risk Management Plans, and support the OPW in the development and implementation of sustainable flood risk management actions, including the delivery of Flood Relief Schemes.
18	P-FRM-8	Protect the integrity of any formal flood risk management infrastructure, thereby ensuring that any new development does not negatively impact any existing defence infrastructure or compromise any proposed new defence infrastructure.
19	P-FRM-9	Consider, as appropriate any new and/or emerging data, including, when available, any relevant information contained in the CFRAM Flood Risk Management Plans.





No.	Reference	Provision
20	Chapter 32. Flood Risk	<p>Disclaimer</p> <p>It is important to note that compliance with the requirements of the Guidelines on Flood Risk Management and of the Floods Directive 2007/60/EC is based on emerging and best available data at the time of preparing the accompanying Strategic Flood Risk Assessment (the SFRA), including Flood Risk Management Plans, which will be updated on a cyclical basis as part of Catchment-based Flood Risk Assessment and Management (CFRAM) activities. The SFRA process for the Draft Plan is ongoing and will be updated as relevant, including to take account of any submissions made and subsequent proposals for Material Alterations that may arise during the Plan-preparation process. 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 Office of Public Works, or future flood events. Any future SFRAs for the Plan area or for the County will integrate other new and emerging data.</p> <p>All landowners and developers are advised that Sligo County Council and its agents cannot accept any responsibility for losses or damages arising due to assessments of the vulnerability to flooding of lands, uses and developments. Prior to making planning or development decisions, owners, users and developers are advised to take all reasonable measures to assess the risk of flooding on lands in which they have an interest.</p>
21	Chapter 32. Flood Risk	<p>32.2.1 Coastal protection</p> <p>The OPW's National Coastal Flood Hazard Mapping, completed in 2021, provides updated national scale coastal flood extent and depth maps. Maps were produced for the 50% (equivalent to a one in two-year event), 20%, 10%, 5%, 2%, 1%, 0.5% and 0.1% (equivalent to a one in 1000-year event) Annual Exceedance Probabilities for the present-day scenario and for future climate change scenarios, which represent increases in sea level. The Irish Coastal Protection Strategy Study (ICPSS), completed in 2013, provides predictive erosion maps prepared for the years 2030 and 2050.</p> <p>Sligo has a varied coastline, over 197-km long. The identified areas of potentially significant coastal erosion in County Sligo are:</p> <ul style="list-style-type: none"> • Marley's Point to Strandhill • Raghly • Streedagh Point to Cliffony <p>Coastal protection works aim to reduce loss of land, infrastructure, and the impacts of coastal flooding. This may require hard-engineered defences in order to withstand the storms and retain and defend a location. Such defences may be necessary, but can cause alterations to nearby coastal behaviour. Softer-engineered solution may be appropriate in many areas and where loss of lives is unlikely. Other options include sacrificial areas and allowing nature to take its course.</p> <p>The Council will contribute towards adherence to the following general guidelines in the coastal zone:</p> <ul style="list-style-type: none"> • no building or development within 100 metres of 'soft' shorelines; • no further reclamation of estuary land; • no removal of sand dunes, beach sand or gravel; • all proposed coastal defence measures should be assessed for environmental impact and habitats directive assessment; • careful consideration should be given to the implications of using 'hard engineering' solutions, which should only be reserved for densely-populated coastal villages or for the protection of significant public infrastructure (e.g. harbours, piers, outfalls, public roads). <p>The planning and design of coastal protection works must have regard to the coastal dynamics. In light of the high cost of such defences, there is a case for restricting development near the coast, so as to minimise future demands for costly protection measures.</p>
22	P-CP-1	Ensure that visual and environmental considerations are considered in the design of coastal defence works including compliance with the Habitats and Birds Directives.
23	P-CP-2	Require that any development within the coastal zone is appropriately sited and designed, having regard to coastal flooding, future shoreline erosion, predicted sea-level rise and OPW flood mapping.
24	P-CP-3	Require that detailed flood risk assessment is carried out in relation to development proposals within the coastal zone and particularly on all low-lying areas, where appropriate.
25	O-CP-1	Identify, prioritise and implement coastal protection works within the coastal zone where considered necessary, subject to the availability of resources and subject to compliance with the Habitats and Birds Directives.
26	O-CP-2	Monitor existing dune management schemes on an ongoing basis and carry out appropriate repairs, improvements and extensions, subject to the availability of resources and compliance with the Habitats and Birds Directives. Where appropriate, continue to employ soft engineering techniques (i.e. dune stabilisation and planting).
27	O-CP-3	Examine existing beach bye-laws and make appropriate amendments, in the interest of protecting sand dunes from encroachment and damage.

4.4 Justification Tests

The levels of flood risk identified by the SFRA were a key informant of land uses in undeveloped areas in Flood Zones A and B. The Justification Test (including its various criteria – see **Appendix II**) is required to be passed for uses that would be otherwise considered inappropriate.

Justification Tests undertaken by Sligo County Council are provided at Table 6 overleaf.

Table 5 Justification Tests for Otherwise Inappropriate Land Use Zoning within Flood Zone A or B




Site	Zoning in Plan	Flood Zone	Justification Test (Fails, if one of the following fails; all must be passed for the test to be passed)			Overall Result and Decision by Planning Authority
			Is the settlement targeted for growth under the NPF, RSES, existing CDP 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 ¹¹ ?	Has flood risk assessment to an appropriate level of detail been carried out as part of the SEA as part of the 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 impact elsewhere?	
Aclare						
 Lands associated with existing village centre in Aclare overlapping with Flood Zones A and B	Rural Village	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.
 Lands associated with existing car park in Aclare overlapping with Flood Zones A and B	Transport and Utilities Infrastructure	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.
 Lands associated with existing water services infrastructure in Aclare overlapping with Flood Zones A and B	Transport and Utilities Infrastructure	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.
Ballinacarrow						
 Lands associated with existing water services infrastructure in Ballinacarrow overlapping with Flood Zone A	Transport and Utilities Infrastructure	A	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.

¹¹ (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.


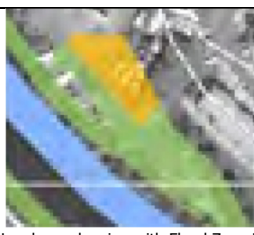
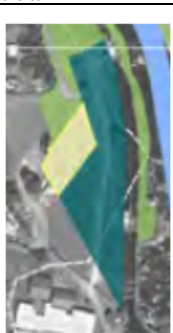

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	Rural Village	A	Yes	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
<p>Lands associated with existing village centre in Ballinacarrow overlapping with Flood Zone A</p>	Ballinacarrow					
<p>Extend the development limit and change the zoning of 0.49 ha of land from GB to RV. (this was Proposed Material Alteration PAZ-63 to the Draft Plan)</p>	Rural Village	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>Section 4 of the SFRA outlines the measures integrated into Draft 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however; Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
	Ballinacarrow					
<p>Lands associated with existing residential development in Ballinacarrow overlapping with Flood Zones A and B</p>	Rural Village	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>





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Ballymote						
 <p>Developed lands in Ballymote overlapping with Flood Zone A and B</p>	Business Park - Industrial Estate	A and B	Yes	<p>Yes, the site is a brownfield site and its redevelopment will assist in achieving the principles of compact town centre first development as provided for in the NPF and RSES.</p> <p>(i) These lands are zoned with potential to deliver employment which will further enhance Ballymote's role as a Support Town to the rural communities in south Sligo.</p> <p>(ii) The lands have been underutilised historically and offer a significant opportunity to facilitate employment opportunities for the town.</p> <p>(iii) The site is slightly removed from the town centre but is located along the main artery to the town the R293.</p> <p>(iv) The site is a brownfield site and its redevelopment will assist in achieving the principles of compact town centre first development as provided for in the NPF and RSES.</p> <p>(v) The redevelopment of this underutilised brownfield site along the R293 will support the consolidation of the town and as such no other suitable alternatives are available.</p>	<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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	Pass
<p>All lands associated with existing Residential development in Ballymote overlapping with Flood Zones A and B</p>	Residential (various objectives - Existing Residential, New Residential and Strategic Land Reserve)	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with Church of the Immaculate Conception in Ballymote overlapping with Flood Zones A and B</p>	Community Facilities	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with Community Nursing Unit in Ballymote overlapping with Flood Zones A and B</p>	Community Facilities	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>

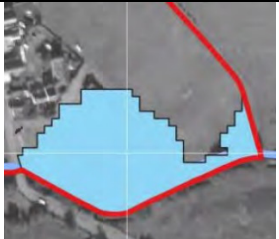



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 <p>Lands associated with the centre of the town in Ballymote overlapping with Flood Zones A and B</p>	Mixed Uses	A and B	Yes	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Ballysadare						
 <p>Lands overlapping with Flood Zone B in Ballysadare associated with the centre of the town</p>	Mixed Uses	B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing water related infrastructure in Ballysadare overlapping with Flood Zones A and B</p>	Transport and Utilities Infrastructure	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing development in Ballysadare overlapping with Flood Zone A</p>	Mixed Use	A	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>

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Banada						
 Lands within development limit in Banada	Not zoned for particular uses.	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail. Flood zones A & B to be shown on village map. The following text has been inserted in Chapter 53, Unserviced villages: Within the villages of Banada & Rathcormac any future development in the vicinity of flood zone A & B (Refer to Map) shall be supported by a site-specific flood risk assessment.
Bellaghy						
 Lands associated with existing water services infrastructure in Bellaghy overlapping with Flood Zones A and B	Transport and Utilities Infrastructure	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.
 Lands associated with existing development including service station in Bellaghy overlapping with Flood Zone B	Rural Village	B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.
Carney						
 Lands associated with existing water services infrastructure in Carney overlapping with Flood Zones A and B	Transport and Utilities Infrastructure	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.





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	Community Facilities	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Castlebaldwin						
	Business Park - Industrial Estate	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Cloonacool						
	Community Facilities	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
	Village Centre	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>

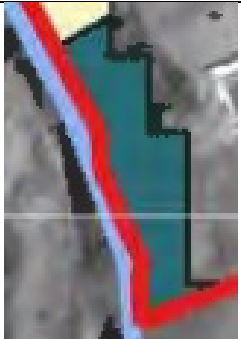

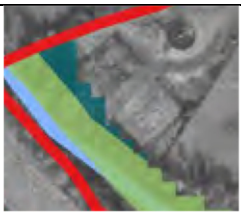
Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

Collooney						
	Mixed Use	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
	Mixed Use	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
	Business Park - Industrial Estate	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Coolaney						
	Transport and Utilities Infrastructure	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>






Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

 <p>Lands associated with existing water services infrastructure in Coolaney overlapping with Flood Zones A and B</p>	<p>Transport and Utilities Infrastructure</p>	<p>A and B</p>	<p>Yes</p>	<p>No</p>	<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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing residential development in Culfadda overlapping with Flood Zones A and B</p>	<p>Existing Residential</p>	<p>A and B</p>	<p>Yes</p>	<p>No</p>	<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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with the edge of existing residential and mixed-use development in Coolaney overlapping with Flood Zones A and B</p>	<p>Existing Residential; Mixed Uses</p>	<p>A and B</p>	<p>Yes</p>	<p>No</p>	<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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with the edge of existing primary care centre development in Coolaney overlapping with Flood Zones A and B</p>	<p>Community Facilities</p>	<p>A and B</p>	<p>Yes</p>	<p>No</p>	<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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>






Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

Culfadda						
	Transport and Utilities Infrastructure	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Lands associated with existing water services infrastructure in Culfadda overlapping with Flood Zones A and B						
Curry						
	Rural Village	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Lands associated with Rural Village/Rural Village developments in Curry overlapping with Flood Zones A and B	Rural Village Uses	B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>Section 4 of the SFRA outlines the measures integrated into Draft 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Change the zoning of 2.89 ha from GB to RV (this was Proposed Material Alteration PAZ-76 to the Draft Plan)	Transport and Utilities Infrastructure	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
	Transport and Utilities Infrastructure	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Lands associated with existing water services infrastructure in Curry overlapping with Flood Zones A and B						


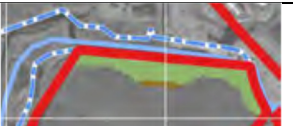


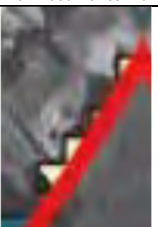
Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

Dromore West							
	Rural Village	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.	
	Rural Village	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.	
	Transport and Utilities Infrastructure	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.	
Drumcliff							
	Rural Village	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.	
	Transport and Utilities Infrastructure	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.	


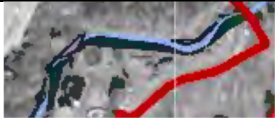



Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

 <p>Lands associated with existing residential developments in Drumcliff overlapping with Flood Zones A and B</p>	Rural Village	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Easky						
 <p>Lands associated with existing residential development in Easky overlapping with Flood Zones A and B</p>	Existing Residential Developments	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Change the zoning of 1.20 ha from GB to TOU (this was Proposed Material Alteration PAZ-62 to the Draft Plan)</p>	Tourism-Related Uses	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>Section 4 of the SFRA outlines the measures integrated into Draft 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	
Enniscrone						
 <p>Lands associated with existing mixed-use developments in Enniscrone overlapping with Flood Zones A and B</p>	Mixed Uses	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing residential areas in Enniscrone overlapping with Flood Zones A and B</p>	Existing Residential Areas	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>


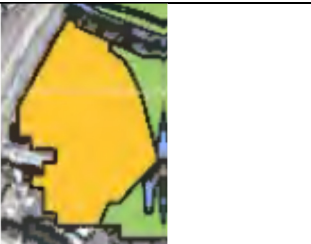


Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

 <p>Lands associated with Tourism-Related Uses overlapping with Flood Zones A and B</p>	Tourism-Related Uses	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>Section 4 of the SFRA outlines the measures integrated into Draft 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however; Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Change the zoning of land to the south of Enniscrone Town from Green Belt (GB) to 3.62 ha TOU and 1.34 ha OS (this was Proposed Material Alteration PAZ-34 to the Draft Plan)</p>	Tourism-Related Uses	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>Section 4 of the SFRA outlines the measures integrated into Draft 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however; Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Geevagh						
 <p>Lands associated with existing water services infrastructure in Geevagh overlapping with Flood Zones A and B</p>	Transport and Utilities Infrastructure	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing community development in Geevagh overlapping with Flood Zones A and B</p>	Community Facilities	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing residential developments in Geevagh overlapping with Flood Zone B</p>	Rural Village	B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>

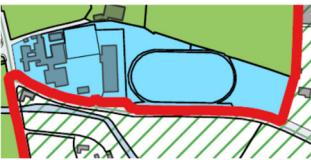

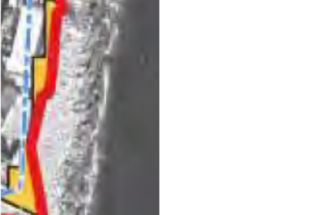

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Gorteen						
	Rural Village	A	Yes	No	A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.
	Transport and Utilities Infrastructure	A	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.
	Rural Village Uses	A and B	Yes	No	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 zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Draft 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however; Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.
	Rural Village Uses	A and B	Yes	No	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 zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Draft 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however; Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.
Grange						
	Existing Residential Areas	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.


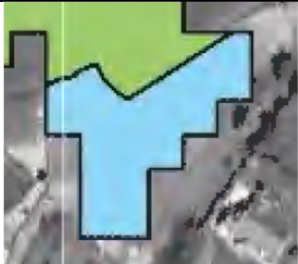

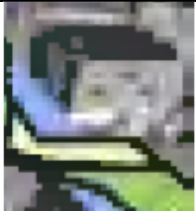
Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

 <p>Lands associated with existing community developments (school and church) in Grange overlapping with Flood Zones A and B</p>	Community Facilities	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing mixed-use development (B&B and Bar/Restaurant) in Grange overlapping with Flood Zones A and B</p>	Mixed Uses	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing car park in Grange overlapping with Flood Zones A and B</p>	Transport and Utilities Infrastructure	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing housing developments in Grange to west of Post Primary School overlapping with Flood Zones A and B</p>	Existing Residential Areas	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>

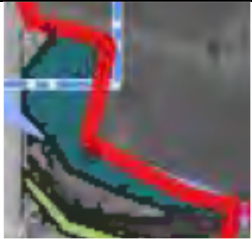



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 <p>Lands associated with existing community developments (school) in Grange overlapping with Flood Zones A and B</p>	Community Facilities	A and B	Yes	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Mullaghmore						
 <p>Lands associated with sailing club in Mullaghmore overlapping with Flood Zones A and B</p>	Community Facilities	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with hotel and sea farm in Mullaghmore overlapping with Flood Zones A and B</p>	Mixed Uses	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
Rathcormac						
 <p>Lands within development limit in Rathcormac associated with residential development and overlapping with Flood Zone A</p>	Included within development limit.	A	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail. Flood zones A & B to be shown on village map.</p> <p>The following text has been inserted in Chapter 53, Unserviced villages:</p> <p>Within the villages of Banada & Rathcormac any future development in the vicinity of flood zone A & B (Refer to Map) shall be supported by a site-specific flood risk assessment.</p>


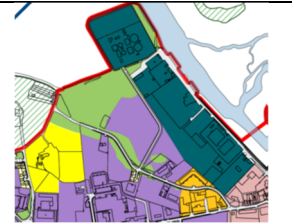

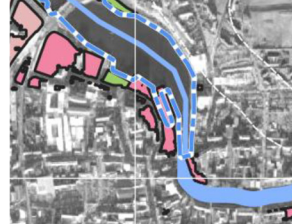
Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

	Included within development limit.	A	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail. Flood zones A & B to be shown on village map.</p> <p>The following text has been inserted in Chapter 53, Unserviced villages:</p> <p>Within the villages of Banada & Rathcormac any future development in the vicinity of flood zone A & B (Refer to Map) shall be supported by a site-specific flood risk assessment.</p>
Riverstown						
	Community Facilities	A	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
	Business Park - Industrial Estate	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
	Existing Residential Areas	B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>





Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

	Transport and Utilities Infrastructure	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>	
	Existing Residential Areas	B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>	
Rosses Point							
	Existing Residential Areas	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>	
	Community Facilities	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>	



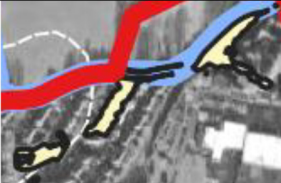

Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

Sligo						
	Existing Residential Areas	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and housing development under construction. Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
	Business Park - Industrial Estate	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
	Transport and Utilities Infrastructure	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
	City Centre Uses	A and B	Yes	<p>Yes. This land use zoning proposal fulfils all required sub criteria and would contribute towards overall sustainable, compact and balanced regional development as confirmed by the Planning Department.</p>	<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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Pass</p>

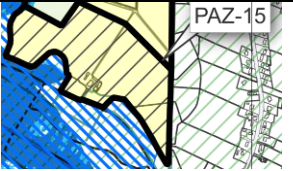
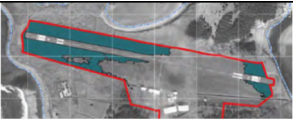
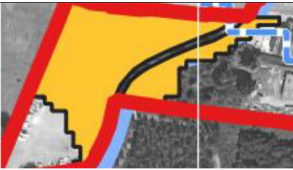

Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

 <p>Lands associated with existing commercial and mixed land uses in Sligo overlapping with Flood Zones A and B</p>	Commercial and Mixed Land Uses	A and B	Yes	Yes. This land use zoning proposal fulfills all required sub criteria and would contribute towards overall sustainable, compact and balanced regional development as confirmed by the Planning Department.	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Pass
 <p>Lands associated with existing community developments in Sligo overlapping with Flood Zones A and B</p>	Community Facilities	A and B	Yes	Yes. This land use zoning proposal fulfills all required sub criteria and would contribute towards overall sustainable, compact and balanced regional development as confirmed by the Planning Department.	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Pass
 <p>Lands associated with existing residential developments in Sligo overlapping with Flood Zones A and B</p>	Existing Residential Areas	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with housing development under construction. Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.
 <p>Lands associated with existing mixed uses in Sligo overlapping with Flood Zones A and B</p>	Mixed Uses	A and B	Yes	No	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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.	Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.

Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

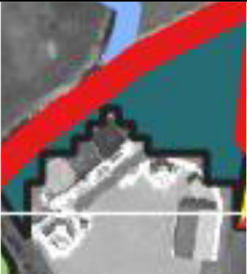

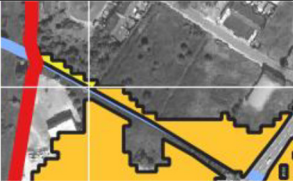
 <p>Lands associated with existing community facility developments in Sligo overlapping with Flood Zones A and B</p>	Community Facilities	A and B	Yes	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing residential developments overlapping with Flood Zones A and B</p>	Existing Residential Areas	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing residential developments in Sligo overlapping with Flood Zones A and B</p>	Existing Residential Areas	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing business / industrial uses in Sligo overlapping with Flood Zones A and B</p>	Business Park-Industrial Estate	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>

Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030


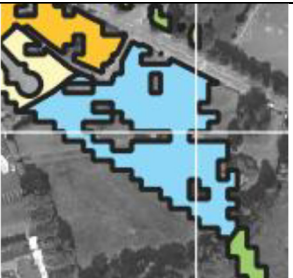
 <p>Change the zoning of 23.19 ha from GB to nRES and include in the Strategic Land Reserve (SLR) (this was Proposed Material Alteration PAZ-15 to the Draft Plan)</p>	<p>New Residential Uses - included in the Strategic Land Reserve (SLR)</p>	<p>A and B</p>	<p>Yes</p>	<p>No</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan. Section 4 of the SFRA outlines the measures integrated into Draft 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however; Note 1 from the Plan's Land Use Zoning Matrix¹² would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
<p>Strandhill</p>						
 <p>Lands associated with Strandhill Airport</p>	<p>Transport and Utilities Infrastructure</p>	<p>A and B</p>	<p>Yes</p>	<p>No</p>	<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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
<p>Tobercurry</p>						
 <p>Lands associated with existing mixed development (including retail, commercial, amenity) in Tobercurry overlapping with Flood Zones A and B</p>	<p>Mixed Uses</p>	<p>A and B</p>	<p>Yes</p>	<p>No</p>	<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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing residential developments (between the R294 AND Cnoc na Si) in Tobercurry overlapping with Flood Zones A and B</p>	<p>Existing Residential Areas</p>	<p>A and B</p>	<p>Yes</p>	<p>No</p>	<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 zoning proposals and policies and objectives 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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development. The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>

¹² "The limitation described in this note applies to a relatively small number of instances where Flood Risk Zones A and B overlap with certain land-use zoning objectives, including Open Space (OS) and Green Belt (GB). Uses under all zoning objectives (apart from where the Justification Test outlined in the Flood Risk Management Plan has been passed or where the uses comprise minor development in existing developed areas, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014) shall be limited to water-compatible uses in Flood Zone A, and less vulnerable or water-compatible uses in Flood Zone B. Detailed, site-specific Flood Risk Assessment will be required in these areas. This limitation shall take primacy over any other provision relating to these land use zoning objectives.
The lands that have passed the Justification Test are listed in Appendix 1 of the Strategic Flood Risk Assessment that accompanies the Development Plan."

Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

 <p>Lands associated with existing water services infrastructure in Tobercurry overlapping with Flood Zones A and B</p>	Transport and Utilities Infrastructure	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with existing mixed uses in centre of Tobercurry overlapping with Flood Zones A and B</p>	Mixed Uses	A and B	Yes	<p>Yes. The site is a brownfield site and its redevelopment will assist in achieving the principles of compact town centre first development as provided for in the NPF and RSES.</p> <p>(i) These lands are zoned with potential to deliver a mix of uses able to create and sustain vibrant residential and employment areas, which will further enhance Tobercurry's role as a Support Town to the rural communities in west Sligo.</p> <p>(ii) The lands have been underutilised historically and offer a significant opportunity to facilitate a mix of uses for the town.</p> <p>(iii) The lands lie immediately adjacent to the town core.</p> <p>(iv) The site is a brownfield site and its redevelopment will assist in achieving the principles of compact town centre first development as provided for in the NPF and RSES.</p> <p>(v) The redevelopment of this underutilised brownfield site will support the consolidation of the town centre and as such no other suitable alternatives are available.</p>	<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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	Pass
 <p>Undeveloped lands in centre of Tobercurry overlapping with Flood Zones A and B</p>	Mixed Uses	A and B	Yes	<p>Yes.</p> <p>(i) These lands are zoned with potential to deliver a mix of uses able to create and sustain vibrant residential and employment areas, which will further enhance Tobercurry's role as a Support Town to the rural communities in west Sligo.</p> <p>(ii) The lands have been underutilised historically and offer a significant opportunity to facilitate a mix of uses for the town.</p> <p>(iii) The lands lie immediately adjacent to the town core.</p> <p>(iv) The site is partially development and the further development of the site will assist in achieving the principles of compact town centre first development as provided for in the NPF and RSES.</p> <p>(v) The further development of the site will support the consolidation of the town centre and as such no other suitable alternatives are available.</p>	<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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	Pass

Strategic Flood Risk Assessment for the Sligo County Development Plan 2024-2030

 <p>Lands associated with existing residential areas in Tobercurry overlapping with Flood Zones A and B</p>	Existing Residential Areas	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>
 <p>Lands associated with church in Tobercurry overlapping with Flood Zones A and B</p>	Community Facilities	A and B	Yes	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 zoning proposals and policies and objectives contained in the Plan.</p> <p>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 or Recreational Amenities". Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the 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. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Note 1 from the Plan's Land Use Zoning Matrix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning should be retained.</p>

Section 5 Conclusion

Stage 2 SFRA has been undertaken as part of the Plan-preparation process and the SFRA has informed the preparation of the Plan.

The SFRA has mapped boundaries for Flood Risk Zones, taking into account factors including: predictive and historical indicators of flood risk; documented Council knowledge of lands that have previously flooded; 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. Various SFRA recommendations have been integrated into the Plan.