



Cork County Development
Plan Review

Section 12(4)
Chief Executive's Report

**Volume Two Parts One, Two,
Three and Four:**
*Proposed Supplementary
Amendments to the Draft Plan
Volumes One, Three, Four and
Five arising from the Updated
Strategic Flood Risk Assessment*



Comhairle Contae Chorcaí
Cork County Council

Volume Two Part One:

Proposed Amendments to the Draft Plan Volume One

1 Chapter 11 Water Management

PROPOSED AMENDMENT NO. 1.11.1

ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions, the OPR and the updated Strategic Flood Risk Assessment.

CHANGE TO PROPOSED AMENDMENT

It is proposed to amend the original proposed amendment to reflect the outputs and recommendations of the updated Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Delete existing paragraphs 11.11.1 – 11.11.25 and objectives WM-11-14 and WM 11-15 and replace with new text and objectives. (For clarity - Objective WM 11-13 is being retained and is subject to a separate amendment below).

Flooding when it occurs has often devastating effects on local communities across the county. The impact of climate change is visible through increased rainfall days per year, more intense rainfall events, sea level rises, increased river flows and surface water flooding. In order to reduce the impact of increased flood risk for the County, there are options available which may include flood protection works, stormwater attenuation and avoidance of development in floodplains except in very limited circumstances.

A key function of floodplains and wetlands subject to flooding is to hold excess water until it can be released slowly back into the river system or seep into the ground as a storm surge subsides. Floodplains or wetlands subject to flooding should, therefore, be recognised and preserved to the maximum extent possible, in both urban and rural areas as green infrastructure which provides a natural defence against flood risk.

*The Coastal and Flood Projects Department in Cork County Council works in partnership with the Office of Public Works (OPW) on the delivery of major flood relief schemes within the county. This section also coordinates the funding application process for smaller flood mitigation schemes under the OPW's **Minor Flood Mitigation Works and Coastal Protection Scheme** ~~Coastal and Non-Coastal Minor Works Scheme~~ and also procures the delivery of capital coastal infrastructure projects, with funding assistance from Government Departments, principally the Department of Agriculture, Food and Marine.*

An updated Strategic Flood Risk Assessment (SFRA) has been carried out on this Plan based on best available data and mapping and in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. This updated SFRA should be consulted as additional guidance in the application of the flooding policies set out hereunder and provides significant information on how flood risk has been appraised in each settlement including the outcome of Justification Tests containing site specific guidance.

Flood Risk Management

The coordination and implementation of the EU Floods Directive (2007/60/EC) is the responsibility of the Office of Public Works (OPW). They are responsible for preparing predictive flood mapping and catchment-

based flood risk management plans. The OPW are responsible for a €1 billion investment over a 10-year period in a programme of flood relief measures. Their delivery is set out in the OPW publication 'Implementing the National Flood Risk Policy'.

The OPW in partnership with Cork County Council, have recently completed two Major Flood Relief Schemes in the county in Mallow and Fermoy. Works are nearing completion in Bandon and Skibbereen and are ongoing in Clonakilty. There are several Flood Relief Schemes at design stage around the County for example at Castlemartyr, Innishannon, Macroom and Midleton and Ballinacurra. There are several more projects at design stage, which may lead to works to mitigate flood risk. Also, a number of smaller schemes / studies are being carried out under the OPW Minor Works Programme. A full list of Flood Relief Schemes across the county can be viewed in the updated SFRA.

The Planning System and Flood Risk Management

The national approach to planning and flood risk management is set out in the 2009 Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the then Minister for the Environment, Heritage and Local Government and Circular PL 2/2014.

The approach is to:

- Avoid inappropriate development in areas at risk of flooding; and
- 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.

National Policy Objective (NPO) 57 reiterates and expands on these guidelines by ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding. Further the objective seeks to ensure that the River Basin Management Plan objectives should be fully considered throughout the physical planning process and sustainable water management solutions should be integrated to create safe places.

Overall Approach to Flood Risk Assessment

The ~~Indicative Flood Zones~~ ~~Extent~~ ~~is~~ ~~are~~ shown on the zoning maps in the development plan, and they provide information on two main areas of flood risk i.e. Flood Zone A – High Probability of Flooding from rivers and the sea, and Flood Zone B – Moderate Probability of Flooding from rivers and the sea. The third area, Flood Zone C, is all the areas of the ~~plan~~ **County** which are not in Zones A or B, and ~~these are~~ ~~is~~ not specifically highlighted on the maps. These **Flood Zones** are described in Section 2 of the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management'. Localised flooding from sources other than rivers and the coast can still occur within Flood Zone A, B or C and will need to be taken into account at the pre planning and planning application stage. Flooding from other sources does not inform the extents of ~~the~~ **the** flood zones ~~A and B~~, in accordance with the Guidelines. As is set out in detail in the SFRA the most up to date data has been used to inform the **Flood Zone** mapping.

Flood Risks and 'Zoning'

Generally, proposals for new zoning which significantly conflict with the ~~'Indicative Flood Zones~~ ~~Extent~~ ~~Maps'~~ have not been included as zoned land unless the proposed use or development satisfied the 'Justification Test for Development Plans' set out on page 37 of the Ministerial Guidelines. The Justification Tests are included within the updated SFRA.

A strategic approach to managing flood risk in County Cork has been taken in this Plan. Specifically;

- Areas at risk of flooding have been identified ~~and there is a greater understanding of why flooding occurs in the general area.~~
- A precautionary approach has largely been employed, **applying the sequential approach** to landuse zoning to ~~avoid directing~~ development **away from towards** areas at risk of flooding.
- Areas at risk of flooding as identified which are being put forward for landuse zoning have been subject to assessment through the ~~plan-making~~ **Justification Test for Development Plans.**
- **A flood risk assessment / drainage impact assessment will be required to support all planning applications, including those in Flood Zone C.**
- Where particular areas ~~identified as being liable to flood~~ **within Flood Zone A and B** were ~~examined~~ **identified** as being strategically important for the consolidated and coherent growth of the county's settlements and zoned accordingly, **and the Justification Test for Development Plans has been applied and passed as part of this Development Plan, the Development Management Justification Test will also need to be passed. This will be undertaken as part of the design stage of a specific development and will include, under Part 3, a site-specific flood risk assessment will be required to accompany development proposals for these areas and mitigation measures for site and building works will be required to be integrated.**
- ~~They will also need to pass the development management Justification Test.~~ Where these sites are subject to a specific development objective **and are within Flood Zone A or B** an **"***" has been included as part of the objective to highlight the need for a site specific flood risk assessment. **This does not remove the need to undertake a flood scoping/ drainage assessment of all other sites.**
- **On sites which are not subject to a specific zoning objective, or have failed the Justification Test for Development Plans, highly and less vulnerable development within Flood Zones A and highly vulnerable development in Flood Zone B will not be permitted.**

Applications for Planning Permission in Areas at Risk of Flooding

Requirements for Flood Risk Assessment

It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.

Assessment of flood risk is required in support of all proposals for development. The level of detail will vary depending on the risks identified and the proposed land use. As a minimum, all proposed development, including that in Flood Zone C, must carry out a flood risk screening assessment to include:

- An examination of all potential sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the ~~indicative~~ **Flood Zone** maps. This may include flooding associated with overland flows, flooding from artificial drainage systems, ground water flooding, pluvial flooding, flooding from unmapped streams, **and flooding indicated by from OPW's benefiting lands** (See www.floodinfo.ie for more information about Arterial Drainage Schemes).
- A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodinfo.ie, and through wider internet / newspaper / library search, local knowledge of the flooding area).
- Assessment of potential impact of development on adjoining **land and development, whether in Flood Zones A, B or C**, particularly with respect to surface water management and
- the potential impacts of climate change.

The assessment may be a qualitative appraisal of risks, including consideration of the impact of surface water flood risk on drainage design. Alternatively, the findings of the CFRAM, or other detailed study, may be drawn upon to inform **site design and layout and finished floor levels or the need for other mitigation measures.** In other circumstances a **more detailed flood risk assessment, including modelling study and flood risk assessment** may need to be undertaken. ~~If no evidence of flooding or surface water drainage issues are evident no further action is required.~~

~~For sites within Flood Zone A or B, a site-specific Stage 2—Initial Flood Risk Assessment will be required and may need to be developed into a Stage 3—Detailed Flood Risk Assessment. Within the Site Specific Flood Risk Assessment (SSFRA) the impacts of climate change and residual risk (including culvert/structure blockage) and more extreme scenarios (such as the 0.1% AEP fluvial and tidal event) should be considered and modelled or remodelled where necessary.~~

~~Although there are many locations where development may, in the future, benefit from a flood relief scheme, the assessment must progress on the basis of the current level of protection and any risks to the development itself or third party land must be managed as part of the development design. It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.~~

The **detailed** site-specific flood risk assessment process will generally include:

- Plans showing the site and development proposals and its relationship with watercourses and structures which may influence local hydraulics;
- Survey of site levels and cross-sections relating to relevant development levels to sources of flooding and likely flood water levels;
- Description of the site and surrounding area, including ground conditions, levels and land use.
- Assessments of:
 - All potential sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps. This may include flooding associated with overland flows, flooding from artificial drainage systems, ground water flooding, pluvial flooding, flooding from unmapped streams, and flooding from benefiting lands (See www.floodinfo.ie for more information about Arterial Drainage Schemes);
 - A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodinfo.ie, and through wider internet / newspaper / library search, local knowledge of the flooding area).
 - Flood alleviation measures already in place;
 - The potential impact of flooding on the site;
 - How the layout and form of the development can reduce those impacts, including arrangements for safe access and egress;
 - Proposals for surface water management according to sustainable drainage principles;
 - The effectiveness and impacts of any necessary mitigation measures;
 - The residual risks to the site after the construction of any necessary measures and the means of managing those risks; and
 - A summary sheet which describes how the flood risk have been managed for occupants of the site and its infrastructure.

Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development. Guidance on how to carry out a detailed site-specific flood risk assessment including potential sources of information and key outputs of any assessment are outlined in the **SFRA and the 'Planning system and Flood Risk Management Guidelines 2009, and Technical Appendices A'**.

It should be noted that for residential buildings within Flood Zone A or B, bedroom accommodation is more appropriate at upper floor levels. For commercial operations, business continuity must be considered, and steps taken to ensure operability during and recovery after a flood event for both residential and commercial developments. Emergency access must be considered as in many cases flood resilience will not be easily achieved in the existing build environment.

~~Where the site does not benefit from a specific zoning objective and there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted.~~

~~Where development in floodplains cannot be avoided, a sequential approach to flood risk management in accordance with Chapter 3 of the Flood Risk Guidelines will be applied. It is a key tool in ensuring that development is first and foremost directed towards land that is at low risk of flooding. The sequential approach is applicable in the layout and design of development sites and detailed information on its application is set out in the Technical Appendices to the Guidelines.~~

Drainage Impact Assessment

All proposed development must consider the impact of surface water flood risks on drainage design. The drainage design should ensure no increase in flood risk to the site, or the downstream catchment. 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. Where possible, and particularly in areas of new development, floor levels should at a minimum be 300mm 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. The use of Sustainable Drainage Systems and green infrastructure in developments are addressed in more detail earlier in this chapter and also in [Chapter 14 Green Infrastructure and Recreation of the Plan](#).

Minor Developments

Section 5.28 of the Planning Guidelines on Flood Risk Management identifies certain types of development as being 'minor works' and therefore exempt from the Justification Test. Such development relates to works associated with existing developments, such as extensions, renovations and rebuilding of the existing development, small scale infill and changes of use. **The SFRA has clearly identified zoning objectives which are at flood risk but where the land has remained zoned to reflect the existing use, but where new development is limited to Section 5.28 only.**

While the 'Sequential Approach' and 'Justification Test' does not apply **in these areas**, an assessment of the risks of flooding should accompany such applications. This must demonstrate that the development would not increase flood risks, by introducing significant numbers of additional people into the flood plain and/or put additional pressure on emergency services or existing flood management infrastructure. The development must not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. The design of built elements in these applications should demonstrate principles of flood resilient design.

~~Generally, the approach to deal with flood protection would involve raising the ground floor levels above the level of extreme high tides. However, in some parts of the plan area, which are already developed, ground floor levels for flood protection could lead to floor levels being much higher than adjacent streets, thus creating an unattractive streetscape for pedestrians. This would cause problems for infill development sites if floor levels were required to be significantly higher than those of neighbouring properties. In this regard, for key sites in the plan area it has been recognised that ground floor levels below predicted high tide levels could be allowed, in limited circumstances, on a site by site basis, for commercial and business developments. However, if this is the case, then these would be required to be flood resistant construction using water resistant materials and electrical fittings placed at higher levels. For high risk areas it would also be necessary to impose planning restrictions in these areas. Residential Uses would not be permitted at ground flood levels in high risk zones.~~

~~It should be noted that for residential buildings within Flood Zone A or B, bedroom accommodation is more appropriate at upper floor levels. For commercial operations, business continuity must be considered, and steps taken to ensure operability during and recovery after a flood event for both residential and commercial developments. Emergency access must be considered as in many cases flood resilience will not be easily achieved in the existing build environment.~~

Climate Change

The impacts of climate change on flood risk, and in particular residual flood risk, should be considered for all proposed developments. This is particularly important for development near areas at risk of tidal flooding. **For example, a development which is currently in Flood Zone C may be shown to be at risk when 0.5m is added to the extreme design (1 in 200 year) tide level. Development proposals should include consideration of climate change impacts on fluvial, pluvial and tidal source of flooding.**

Areas **which benefit from flood defences can be of residual risk** are highly sensitive to climate change impacts as an increase in flood levels will increase the likelihood of defence failure; **it is important that this is recognised in the FRA although the means of managing increased risks may be associated with the longer term scheme maintenance and adaptation plan.** ~~New development should include consideration of climate change impacts on fluvial, pluvial and tidal source of flooding.~~

The **Flooding** Guidelines recommend that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential effects. Specific advice on the expected impacts of climate change and the allowances to be provided for future flood risk management in Ireland is given in the OPW draft guidance¹. However, this guidance is over 10 years old now and climate science, particularly in relation to sea level rise, has developed rapidly. There are many coastal related climate change impacts, these include:

- continued sea level rise;
- potentially more severe Atlantic storms, which could generate more significant storm surges and extreme waves;
- increased water depths lead to larger waves reaching the coast.

The OPW guidance recommends two climate change scenarios are considered and an allowance provided. These are the Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS). The allowances should be applied to the 1% AEP fluvial or 0.5% AEP tidal levels. Where a development is critical or extremely vulnerable (see Table 11.4) the impact of climate change on 0.1% AEP flows should also be applied, and greater climate change allowances tested for resilience purposes.

Development vulnerability	Fluvial climate change allowance (increase in flows)	Tidal climate change allowance (increase in sea level)	Storm water/ surface water
Less vulnerable	20%	0.5m (MRFS)	20% increase in rainfall
Highly vulnerable	20%	0.5M (MRFS)	
Critical or extremely vulnerable (e.g. hospitals, major sub-stations, blue light services)	30%	1.0M (HEFS)	
<i>Note: there will be no discounting of climate change allowances for shorter lifespan developments.</i>			

Further work on the impacts of climate change on flood levels was undertaken as part of the various CFRAM Studies and the ICPSS. The studies provided flood extents for both fluvial and coastal risk, which are

¹ OPW Assessment of Potential Future Scenarios, Flood Risk Management Draft Guidance, 2009

available on www.floodinfo.ie. Assessment of climate change impacts can be carried out in a number of ways more detail on which can be found in the updated SFRA.

Flood Resilient Design

For any development proposal in an area at moderate or high risk of flooding that is considered acceptable in principle (i.e. has passed the Plan Making Justification Test), the site specific FRA must demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels. This may include the use of flood-resistant construction measures that are aimed at preventing water from entering a building and that mitigate the damage floodwater causes to buildings. Alternatively, designs for flood resilient construction may be adopted where it can be demonstrated that entry of floodwater into buildings is preferable to limit damage caused by floodwater and allow relatively quick recovery. See Section 4 - Designing for Residual Flood Risk of the Technical Appendices to the DoECLG Flooding Guidelines for further guidance. Further detail on flood mitigation measures at site design can be found in the updated SFRA.

County Development Plan Objective

WM- 11-XX: Strategic Flood Risk Management

- a. *Support the implementation of*
 - *the EU Flood Risk Directive (20010/60/EC) on the assessment and management of flood risks,*
 - *the Flood Risk Regulations (SI No 122 of 2010),*
 - *the Guidelines on ‘The Planning System and Flood Risk Management’ (2009) and*
 - *the recommendations of the South Western CFRAM study.*
- b. *Application of the flood policies of this Plan shall be fully informed by the recommendations contained in the updated Strategic Flood Risk Assessment (~~September~~ **October** 2021) accompanying the Plan, including the conclusions of Justification Tests contained therein.*

County Development Plan Objective

WM- 11-XX: Flood Risk Assessments

To require flood risk assessments to be undertaken for all new developments within the County in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) and the requirements of DECLG Circular P12/2014 and the EU Floods Directive.

- *For sites within Flood Zone A or B, a site specific Flood Risk Assessment will be required.*
- *For sites within Flood Zone C, an examination of all potential sources of flooding, and consideration of climate change (flood risk screening assessment), will be required. In limited circumstances where the ‘Flood Risk Screening assessment’ identifies potential sources of flood risk, a site specific flood risk assessment may also be required.*
- *All proposed development must consider the impact of surface water flood risks on drainage design through a Drainage Impact Assessment. The drainage design should ensure no increase in flood risk to the site, or the downstream catchment.*

County Development Plan Objective

WM 11-xx: Flood Risks – Overall Approach

Take the following approach in order to reduce the risk of new development being affected by possible future flooding:

- *Avoid development in areas at risk of flooding; and*
- *Apply the sequential approach to flood risk management based on avoidance, substitution, justification and mitigation of risk.*
- *Where development in floodplains cannot be avoided, applications for development must meet the definition of Minor Development or have passed the Justification Test for Development Plans in the updated SFRA and can pass the Justification Test for Development Management to the satisfaction of the planning authority.*
- *Consider the impacts of climate change on the development.*

In areas where the Justification Test for Development Plans has not been applied, or has been failed, the sequential approach should be applied as follows:

- *In areas where there is a high probability of flooding - 'Flood Zone A' - avoid **highly and less vulnerable** development ~~other than 'water-compatible development'~~ as described in Section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.*
- *In areas where there is a moderate probability of flooding - 'Flood Zone B' - avoid 'highly vulnerable development' described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.*
- *In areas where there is low probability of flooding – 'Flood Zone C' all uses may be considered subject to a full consideration of all flood risks.*

County Development Plan Objective

WM 11-xx: Development in Flood Risk Areas

When considering proposals for development, which may be vulnerable to flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, the following criteria must be satisfied:

1. *The subject lands have been zoned or otherwise designated for the particular use or form of development in an operative development plan, which has been adopted or varied taking account of these Guidelines.*
2. *The proposal has been subject to an appropriate flood risk assessment that demonstrates:*
 - a. *The development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk;*
 - b. *The development proposal includes measures to minimise flood risk to people, property, the economy and the environment as far as reasonably possible;*
 - c. *The development proposed includes measures to ensure that residual risks to the area and/or development can be managed to an acceptable level as regards the adequacy of*

- existing flood protection measures or the design, implementation and funding of any future flood risk management measures and provisions for emergency services access; and*
- d. The development proposed addresses the above in a manner that is also compatible with the achievement of wider planning objectives in relation to development of good urban design and vibrant and active streetscapes.*

The acceptability or otherwise of levels of residual risk should be made with consideration of the type and predicted future use of the development and the local development context.

The development is assessed not to have the potential to give rise to negative or adverse impacts on the integrity of Natura 2000 sites or Natural Heritage Areas or proposed Natural Heritage Areas.

In conjunction with the guidance on 'Planning system and Flood Risk Management' (2009), Sustainable Drainage Systems and Green Infrastructure it is also important that all developments adhere to the Office of Public Works statutory consent process to assist in mitigating flood risk. The Office of Public Works (OPW) have a number of statutory consent processes required under the Arterial Drainage Acts (ADA) and SI 122. These consents are under a separate statutory process and are required to be put in place by the applicant (body or person) prior to commencement of the development. These consents are:

Section 50: Arterial Drainage Amendment Act, 1945 and EU (Assessment and Management of Flood Risks) Regulations SI 122 of 2010 - Restrictions on the construction or alteration of bridges and culverts. This requires all bodies and persons proposing to carry out any works to a bridge or culvert (new or alteration to an existing) to seek consent from the OPW prior to construction. A Section 50 consent is required on watercourses which appear on 6-inch maps or a watercourse where there is a known flood risk (where it has caused flooding in the past).

Section 9: Arterial Drainage Amendment Act, 1995 - Modification or Relocation of Watercourse, Embankment or Other Works. All bodies and persons proposing to carry out alterations to existing watercourses or structures in Drainage Schemes, must seek the consent of the OPW. This section applies to regrading or relocation of watercourses, replacement or relocation of embankments and various other works on Drainage Schemes (i.e. a Flood Relief Scheme).

Section 47: Arterial Drainage Act, 1945 - Restrictions on the Erection/Alteration of Weirs. A person planning to erect or alter a weir must first get consent from the Commissioners or all the affected landowners.

County Development Plan Objective

WM- 11-XX: Arterial Drainage Schemes and Flood Relief Schemes

- a. Ensure that access requirements are preserved for the maintenance of Arterial Drainage Schemes, Drainage Districts and Flood Relief Schemes.*
- b. Where the construction, replacement or alteration of bridges and culverts over any watercourse is proposed, appropriate consent from the Commissioners is required under Section 50 of the Arterial Drainage Act 1945.*

TEXT CHANGE ONLY

Volume Two Part Two:

Proposed Amendments to the Draft Plan Volume Three North Cork

Fermoy MD

Fermoy MD - Fermoy

Water Management

PROPOSED AMENDMENT NO. Fermoy SFRA 1

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.4.54 by including additional text as follows:

“Flooding is a significant issue in Fermoy and parts of the town, following the path of the River Blackwater through the town, have been identified as being at risk of flooding. Flood defences comprising embankments, permanent walls, millrace gates and demountable flood barriers have been provided to protect the town centre against a 100-year flood event. In line with Government Guidelines on Flood Risk Management defended areas are considered to remain at risk of flooding as the defences may fail and there is no guarantee that they will be maintained in the long term. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

Fermoy MD - Mitchelstown

Water Management

PROPOSED AMENDMENT NO. Fermoy SFRA 2

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.5.50 by including additional text as follows:

“Parts of Mitchelstown have been identified as being at risk of flooding. The areas at risk follow the path of the Gradoge River through the town and are illustrated on the settlement map. Part of the built-up area of the town is affected. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

Fermoy MD - Rathcormac

Water Management

PROPOSED AMENDMENT NO. Fermoy SFRA 3

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.7.22 by including additional text as follows:

“Parts of Rathcormac have been identified as being at risk of flooding. The areas at risk follow the path of the Shanowen River through the village and are illustrated on the settlement map. The Rathcormac Flood Relief Scheme is at the design stage. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

Fermoy MD – Castlelyons-Bridebridge

Water Management

PROPOSED AMENDMENT NO. Fermoy SFRA 4

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.9.25 by including additional text as follows:

“Parts of Castlelyons-Bridebridge have been identified as being at risk of flooding. The areas at risk follow the path of the Shanowennadrimina stream through the village and are illustrated on the settlement map. Part of the built-up area of the village is affected. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

Fermoy MD – Castletownroche

Water Management

PROPOSED AMENDMENT NO. Fermoy SFRA 5

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.10.27 by including additional text as follows:

“Parts of Castletownroche have been identified as being at risk of flooding. The areas at risk follow the path of the Awbeg River running to the east of the village and are illustrated on the settlement map. [The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment \(SFRA\), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.](#)”

TEXT CHANGE ONLY

Fermoy MD – Conna

Water Management

PROPOSED AMENDMENT NO. Fermoy SFRA 6

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.11.4 by including additional text as follows:

*“Parts of Conna have been identified as being at risk of flooding. The area affected is a small area following the path of the River Bride to the north of the village as illustrated on the settlement map. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

Fermoy MD – Doneraile

Water Management

PROPOSED AMENDMENT NO. Fermoy SFRA 7

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.11.4 by including additional text as follows:

“Parts of Doneraile have been identified as being at risk of flooding. The areas at risk follow the path of the Awbeg River through the village and are illustrated on the settlement map. [The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment \(SFRA\), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.](#)”

TEXT CHANGE ONLY

Fermoy MD – Glanworth

Water Management

PROPOSED AMENDMENT NO. Fermoy SFRA 8

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.13.15 by including additional text as follows:

*“Parts of Glanworth have been identified as being at risk of flooding. The areas at risk follow the path of the River Funshion through the village and adjacent low-lying areas and are illustrated on the settlement map. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

Fermoy MD – Glenville

Water Management

PROPOSED AMENDMENT NO. Fermoy SFRA 9

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.14.25 by including additional text as follows:

“While there are no records *of* flood events within the development boundary of Glenville, the R614 to the east is prone to flooding events. Other parts of Glenville have been identified as being at risk of flooding. The area at risk follow the path of the river that runs to the south of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at risk of flooding. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

Fermoy MD – Killavullen

Water Management

PROPOSED AMENDMENT NO. Fermoy SFRA 10

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to insert new paragraph 1.21.4 by including additional text as follows:

“Large parts of Killavullen have been identified as being at risk of flooding. The areas at risk follow the path of the River Blackwater and Ross River and are illustrated on the settlement map. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”

TEXT CHANGE ONLY

Kanturk Mallow MD

Kanturk Mallow MD – Churchtown and Kiskeam

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 1

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Amend the specific objective text to include an * (referencing flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management) as follows:

- | | |
|------------------|--|
| GC-02 Churchtown | Open space. This prominent site makes a significant contribution to the rural character of the village and the setting of Churchtown House in particular * |
| GC-01 Kiskeam | Public Open Space and amenity. This site includes the Blackwater SAC. The ecological value of this habitat is to be retained and protected * |

TEXT CHANGE ONLY

Kanturk Mallow MD – Buttevant

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 2

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.6.38 by including additional text as follows:

~~“Parts of Buttevant have been identified as being at risk of flooding. The areas at risk follow the path of the Awbeg River through the town and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is available in Volume One, Chapter 11 Water Management and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’ issued by the Minister of the Environment, Heritage and Local Government in 2009. See Chapter 11 Water Management. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”~~

TEXT CHANGE ONLY

Kanturk Mallow MD – Charleville

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 3

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.4.62 by including additional text as follows:

*“Charleville has been identified as being at risk of flooding. The areas at risk occur along the path of the Glen River through the town and are illustrated on the settlement map. Parts of the built up area are affected comprising lands at Smiths Road and lands along and to the north of regional road R515. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas at risk of flooding. See Chapter 11 Water Management. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

Kanturk Mallow MD – Kanturk

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 4

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.5.45 by including additional text as follows:

“Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Volume One of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’ issued by the Minister of the Environment, Heritage and Local Government in 2009. See Chapter 11 Water Management.~~ The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”

TEXT CHANGE ONLY

Kanturk Mallow MD – Kanturk

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 5

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to add a new paragraph after 2.5.45 to including additional flooding text as follows:

“The need for flood relief works in Kanturk was identified by the Catchment Flood Risk Assessment Management (CFRAM) programme, and are to be progressed in the future and will be funded under the Office of Public Works’ flood relief capital works programme. Until the flood relief scheme is completed, significant new development in Flood Zones A and B is considered premature. Development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities ‘The Planning System and flood Risk Management’.

TEXT CHANGE ONLY

Kanturk Mallow MD – Mallow

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 6

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.3.93 by including additional text as follows:

“Mallow has a long history of flooding and a flood relief scheme to provide protection from a 1 in a 100 year flood event has recently been completed which includes demountable defences, defence walls and embankments, culverts, storm drains and pumping stations. A flood warning system has also been provided. Some areas including the Town Park and Park Road continue to function as part of the floodplain and are inundated during some flood events. In line with Government Guidelines on Flood Risk Management, defended areas are considered to remain at risk of flooding as the defences may fail and there is no guarantee that they will be maintained in the long term. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

Kanturk Mallow MD – Mallow

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 7

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update amendment 3.2.2.11 to include part of MW-RR-01 as part of as green infrastructure GC-01 and a consequential change to the boundary of MW-RR-01 as follows:

“It is proposed to increase the extent of the MW-GC-01 zoning. This will result in a consequential reduction to the *MW-RR-01*, MW-R-03, MW-R-04, Existing Residential/Mixed Residential and Other Uses (ER) zoning, MW-AG-01 zoning, Greenbelt zoning and necessitate a small increase in the development boundary.”

TEXT CHANGE ONLY

Kanturk Mallow MD – Newmarket

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 8

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.7.40 by including additional text as follows:

*“Parts of Newmarket, along the route of the River Duala and Rampart Stream, are at risk of flooding. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding regardless of the presence of flood defences. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Volume One, Chapter 11 Water Management and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’ issued by the Minister of the Environment, Heritage and Local Government in 2009.~~ **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”***

TEXT CHANGE ONLY

Kanturk Mallow MD – Ballydesmond

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 9

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.8.14 by including additional text as follows:

*“The surface water drainage infrastructure of the village needs improvement with better storm water storage facilitates provided. The Flood Risk assessment indicates that the village is at risk of flooding from the River Blackwater, particularly the lands to the south and west of the Main Street. These lands are currently used for open space purposes. There is also potential for some localised flooding along the banks of the tributary flowing into the Blackwater from the North. These areas are designated on the attached settlement map. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

Kanturk Mallow MD – Banteer

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 10

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.9.17 by including additional text as follows:

“The Flood Risk assessment indicates that the village is at risk of flooding from the Rivers Blackwater and Glen. The areas at risk are shown on the settlement map. [The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment \(SFRA\), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.](#)”

TEXT CHANGE ONLY

Kanturk Mallow MD – Churchtown

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 11

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.11.22 by including additional text as follows:

*“Parts of Churchtown have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse to the east of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Volume 1, Chapter 11 (Water Management) of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009..~~ **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

Kanturk Mallow MD – Milford

PROPOSED AMENDMENT NO. Kanturk Mallow SFRA 12

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.16.17 by including additional text as follows:

*“Parts of Milford have been identified as being at risk of flooding. The areas at risk follow the path of the River Deel through the village and are illustrated on the settlement map. Of particular concern is the potential impact on the village centre. ~~See relevant sections of this plan for further guidance on flood risk management.~~ *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”*

TEXT CHANGE ONLY

Proposed Amendments to the Draft Plan Volume Four South Cork

Carrigaline MD

Carrigaline MD - Carrigaline

Flooding

PROPOSED AMENDMENT NO. Carrigaline SFRA 1

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to amend paragraph 1.3.70 and insert a new paragraph 1.3.71 with additional text as follows:

- 1.3.70 Carrigaline has been subject to recurring flood events due to the low-lying nature of the town centre and the tidal influences on the Owenboy River. A large section of the town centre is *at risk of flooding as illustrated on the settlement maps.* ~~within the “flood risk” zone and any proposals here will need to follow the approach required under National Guidelines relating to flood risk management.~~ *The need for flood relief works in Carrigaline was identified by the CFRAM programme and are to be progressed in the future and will be funded under the Office of Public Works’ flood relief capital works programme. Until the flood relief scheme is completed, significant new development in Flood Zones A and B is considered premature. Development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities ‘The Planning System and flood Risk Management’.*
- 1.3.71 *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”*

TEXT CHANGE ONLY

Carrigaline MD - Carrigaline

Flooding

PROPOSED AMENDMENT NO. Carrigaline SFRA 2

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to delete paragraph 1.3.90 and update paragraph 1.3.103 and insert additional text as follows:

~~1.3.90 The existing flood maps in the County Development Plan relate to flood risk maps prepared by the OPW and JBA. Since 2011, the OPW have produced Preliminary Flood Risk Assessment Maps (PFRA) for Cork and the entire Shannonpark site has been mapped. There is a pluvial flood risk identified through the PFRA and the OPW have advised that any future development on land affected will require a more detailed Flood Risk Assessment (FRA) as required by the Flood Risk Guidelines.~~

1.3.90 The Shannonpark site has *previously* been identified as being at risk of pluvial flooding *and a Flood Risk Assessment (FRA) will be necessary, as required by the Flood Risk Guidelines and the objectives of the development plan.*

1.3.103 This phase of development measures approximately 9.3 hectares and is expected to deliver approximately 250 houses in CL-R-13 (previously CL-R-16) and CL-R-14 (previously CL-R-17). Phase 3 will require the continuation of the construction of the open space (CL-GR-09), the construction of the east west estate road (CL-U-01), the upgrading of Rock Road (CL-U-12) and the greenway project (CL-U-13), which will connect into the wider cycle network in the locality. The draft stage 3 flood risk assessment prepared does not extend to this portion of the site. However, this area has been identified as being at *risk of pluvial flooding and a Flood Risk Assessment (FRA) will be necessary, as required by the Flood Risk Guidelines and the objectives of the development plan.*

TEXT CHANGE ONLY

Carrigaline MD – Passage West / Glenbrook / Monkstown

Flooding

PROPOSED AMENDMENT NO. Carrigaline SFRA 3

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to amend paragraph 1.4.96, delete paragraph 1.4.97 and insert new paragraphs 1.4.97, 1.4.98 and 1.4.99 as follows:

- 1.4.96 In recent years there have been significant flooding events in Passage West and Glenbrook, resulting in flood relief works at Glenbrook. ~~The last recorded A~~ flood event occurred in November 2009 and ~~was~~ caused by heavy rainfall, storm force gusts and high tides. This resulted in low lying areas of Passage West and Glenbrook being severely affected by tidal flooding.
- 1.4.97 *Parts of Passage West/ Glenbrook/ Monkstown have been identified as being at risk of flooding. The areas at risk are broadly along the coastline and are affected by tidal flooding as illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding.*
- 1.4.98 *There is potential for significant increases in frequency and depth of flooding associated with climate change in Passage West/ Glenbrook/ Monkstown. It is recommended that a climate change adaptation plan be prepared for the settlement. Until a detailed assessment of climate risk is undertaken, development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities ‘The Planning System and flood Risk Management’.*
- 1.4.99 *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”*

TEXT CHANGE ONLY

Carrigaline MD – Ringaskiddy

PROPOSED AMENDMENT NO. Carrigaline SFRA 4

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.5.59 and 1.5.60 by including additional text as follows:

- 1.5.59 There have been a number of flooding events in Ringaskiddy over the last decade. ~~The last recorded~~ **A** flood event occurred in 2014 and was caused by surface water due to extremely heavy rainfall. This resulted in the low lying areas close to Ringaskiddy village and the NMCI being impassable. Minor flood events have also been recorded at Coolmore Crossroads and Rafeen Bridge.
- 1.5.60 Parts of Ringaskiddy have been identified as being at risk of flooding. The areas at risk are mainly the areas affected by tidal flooding along the coastline as illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009.~~ ***The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.***

TEXT CHANGE ONLY

Carrigaline MD – Crosshaven and Bays

PROPOSED AMENDMENT NO. Carrigaline SFRA 5

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.6.34 by including additional text and insert new paragraphs 1.6.35 and 1.6.36 as follows:

- 1.6.34 Parts of Crosshaven and Bays have been identified as being at risk of flooding as illustrated on the settlement map. Parts of the headland at Myrtleville are susceptible to coastal erosion which has impacted on intermittent sections of a coastal amenity walk around the Bay.
- 1.6.35 *Flood risk is tidal in nature and climate change impacts could be severe and as such the long term sustainability of the developments would be better achieved by applying the sequential approach and setting development back from the water's edge.*
- 1.6.36 *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development."*

TEXT CHANGE ONLY

Carrigaline MD – Ringaskiddy

PROPOSED AMENDMENT NO. Carrigaline SFRA 6

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Update Amendment No. 4.1.5.2 of the Chief Executives Report which introduced new zoning objective RY-GC-14 include an * which references flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

RR-GC-14 Protect this area which lies within Monkstown Creek pNHA and Cork Harbour SPA. This area is not suitable for development. *

TEXT CHANGE ONLY

Cobh MD

Cobh MD - Carrigtwohill

Flooding

PROPOSED AMENDMENT NO. Cobh SFRA 1

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to remove paragraphs 2.3.78, 2.3.79 and 2.3.80 and replace them with paragraph 2.3.78 as follows:

- ~~2.3.78~~ The Lee CFRAMS report identified areas at risk of flooding in the south of the town and had recommended that there was a need for a more detailed flood risk assessment study for the whole town, including the urban expansion area.
- ~~2.3.79~~ As a result of this a more detailed flood risk assessment was carried out by Cork County Council which identified a number of areas within the Carrigtwohill area which are considered at risk of flooding and are reflected in the zoning maps of this plan.
- ~~2.3.80~~ It is important to note that the flood risks shown in this document refer to fluvial (river) and tidal flooding only. Some areas may also be at risk of groundwater flooding or pluvial flooding (intense periods of rainfall) but these are not shown on the flood zone maps included in this Plan. However, such risks still need to be assessed when planning a development.
- 2.3.78 *Parts of Carrigtwohill have been identified as being at risk of flooding. This risk refers to fluvial or tidal risk, however, some areas may also be at risk of groundwater or pluvial flooding and while not shown on the flood risk maps, such risks will still need to be assessed when planning a development. The areas at risk follow the path of the Tibbotstown River through the town and are illustrated on the settlement maps. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development."*

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. Cobh SFRA 2

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Amend the specific objective text of CH-U-11, and CT-R-06 to include an * which references flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

- | | |
|---------|---|
| CH-U-11 | Multi Storey Car Park. Subject to high specification design approach. |
| CT-R-06 | Carrigtwohill North UEA. High density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8. |

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. Cobh SFRA 3

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Amend the specific objective text of CT-B-02, and CT-B-07 to remove an * which references flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

- CT-B-02 Business development. Proposals shall optimise connectivity with the proposed rail passenger station at Fota Business and Retail Park, particularly for pedestrians and cyclists, and to the Burys bridge to Carrigtwohill cycleway. This land adjoins the Cork Harbour SPA and the Great Island Channel SAC. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. Buffering and screening will also be required to protect views from the N25. The existing scrub woodland habitat in the eastern area of the site creates a buffer to the SAC and SPA and should be retained. ^
- CT-B-07 Fota Retail and Business Park. Business including retail warehousing. Provision to be made for Carrigtwohill West rail station, in consultation with Iarnród Éireann.

TEXT CHANGE ONLY

Cobh MD – Cobh

Flooding

PROPOSED AMENDMENT NO. Cobh SFRA 4

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.4.87 by including additional text as follows:

*“Flood risk is not a significant issue for Cobh apart from an elements of **some** coastal flooding **including** at Rushbrook dockyard **and is illustrated on the settlement map. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

Cobh MD – Little Island

PROPOSED AMENDMENT NO. Cobh SFRA 5

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.5.40 by including additional text as follows:

- 2.5.40 ~~Flood maps have been prepared in association with the OPW and~~ Parts of Little Island have been identified as being at risk of flooding. *The areas at risk follow the path of the Tibbotstown River, Glashaboy River and Lough Mahon.* The areas at risk are illustrated on the settlement map. ~~These areas most directly affected include lands to the east and west of the settlement.~~ *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”*

TEXT CHANGE ONLY

Cobh MD – Monard

PROPOSED AMENDMENT NO. Cobh SFRA 6

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to include a new paragraph after paragraph 2.6.40 as follows:

- “2.6.40 It is a requirement of the SEA directive and the Planning and Development (SEA) Regulations 2004 to include an Environmental report with a Draft Planning Scheme for an SDZ. The Environmental Report accompanies the 2015 Planning Scheme, it is the main output of the SEA process. The primary aim of the SEA process is to integrate environmental and sustainability considerations into strategic decision making. The SEA process has been an iterative one which has taken place in tandem with the formulation of the Draft Planning Scheme. The Strategic Flood Risk Assessment completed for the site is contained in Appendix 2 of the Environmental Report.
- 2.6.41 *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

Cobh MD – Carrignavar

PROPOSED AMENDMENT NO. Cobh SFRA 7

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to include a new paragraph after paragraph 2.7.17 as follows:

“Parts of Carrignavar have been identified as being at risk of flooding. The areas at risk follow the path of the Glashaboy River and are illustrated on the settlement map. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”

TEXT CHANGE ONLY

Cobh MD – Glounthaune

PROPOSED AMENDMENT NO. Cobh SFRA 8

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to include a new paragraph after paragraph 2.8.25 as follows:

“Parts of Glounthaune have been identified as being at risk of flooding. The areas at risk follow the path of the Tibbotstown River and Lough Mahon and are illustrated on the settlement map. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”

TEXT CHANGE ONLY

Cobh MD – Watergrasshill

PROPOSED AMENDMENT NO. Cobh SFRA 9

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.9.28 by including additional text as follows:

“There is no known significant risk of *fluvial* flooding in this settlement. A new storm holding tank was recently constructed. All new development will be required to demonstrate application of Sustainable Urban Drainage systems (SUDs) – see Ch11 Water Management (Incl. Surface Water and Flood Risk).”

TEXT CHANGE ONLY

Cobh MD – Marino Point

PROPOSED AMENDMENT NO. Cobh SFRA 10

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.10.7 by including additional text as follows:

- 2.10.7 Parts of Marino Point have been identified as being at risk of flooding. The areas at risk comprise the western and northern side of the peninsula and other lands to the north-east on the Great Island and are illustrated on the settlement map. Lands on the Northern edge were reclaimed during IFI's occupation. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Chapter 11 Water Management, in this Plan, and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.~~ *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development."*

TEXT CHANGE ONLY

Cobh MD – Haulbowline Island

PROPOSED AMENDMENT NO. Cobh SFRA 11

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.16.11 by including additional text as follows:

- 2.16.11 The island is close to sea level at a number of locations however any risk of tidal flooding appears to be confined to the perimeter of the site. Therefore as a precaution, any development proposals on this site should be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in ~~objectives of this plan~~ *Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.* The Flood Risk Assessment should take account of potential rises in sea level and the finished floor levels for any development particularly on reclaimed land.

TEXT CHANGE ONLY

East Cork MD

East Cork MD - Midleton

PROPOSED AMENDMENT NO. East Cork SFRA 1

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 3.3.96 by including additional text as follows:

“The proposed scheme is to be developed to defend properties at risk from all four sources of flooding, i.e. tidal, fluvial, pluvial and groundwater flooding. The Draft Catchment Flood Risk Management Plan identified a preferred option for the alleviation of flood risk in the Midleton catchment. Cork County Council, acting as Agents for the OPW, has commissioned Arup to develop a Flood Relief Scheme for Midleton. The project will comprise five stages with the first stage to be completed by the end of 2021 and the final stages including the construction and handover of the works to commence in 2024. *Until the flood relief scheme is completed, significant new development in Flood Zones A and B is considered premature. Development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities ‘The Planning System and flood Risk Management’.*”

TEXT CHANGE ONLY

East Cork MD – Midleton

PROPOSED AMENDMENT NO. East Cork SFRA 2

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 3.3.98 by including additional text as follows:

“Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is outlined in Chapter 11 ‘Water Management’ in Volume One of this Plan, and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”~~

TEXT CHANGE ONLY

East Cork MD – Midleton

PROPOSED AMENDMENT NO. East Cork SFRA 3

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update MD-R-08 by including additional text as follows:

MD-R-08 High Density residential development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas and in particular, direct, safe and convenient access to the proposed Water-Rock rail-stop by pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6. *Any flood risk assessment shall include consideration of groundwater flood risk and ensure compatibility with the Flood Relief Scheme **

TEXT CHANGE ONLY

East Cork MD – Midleton

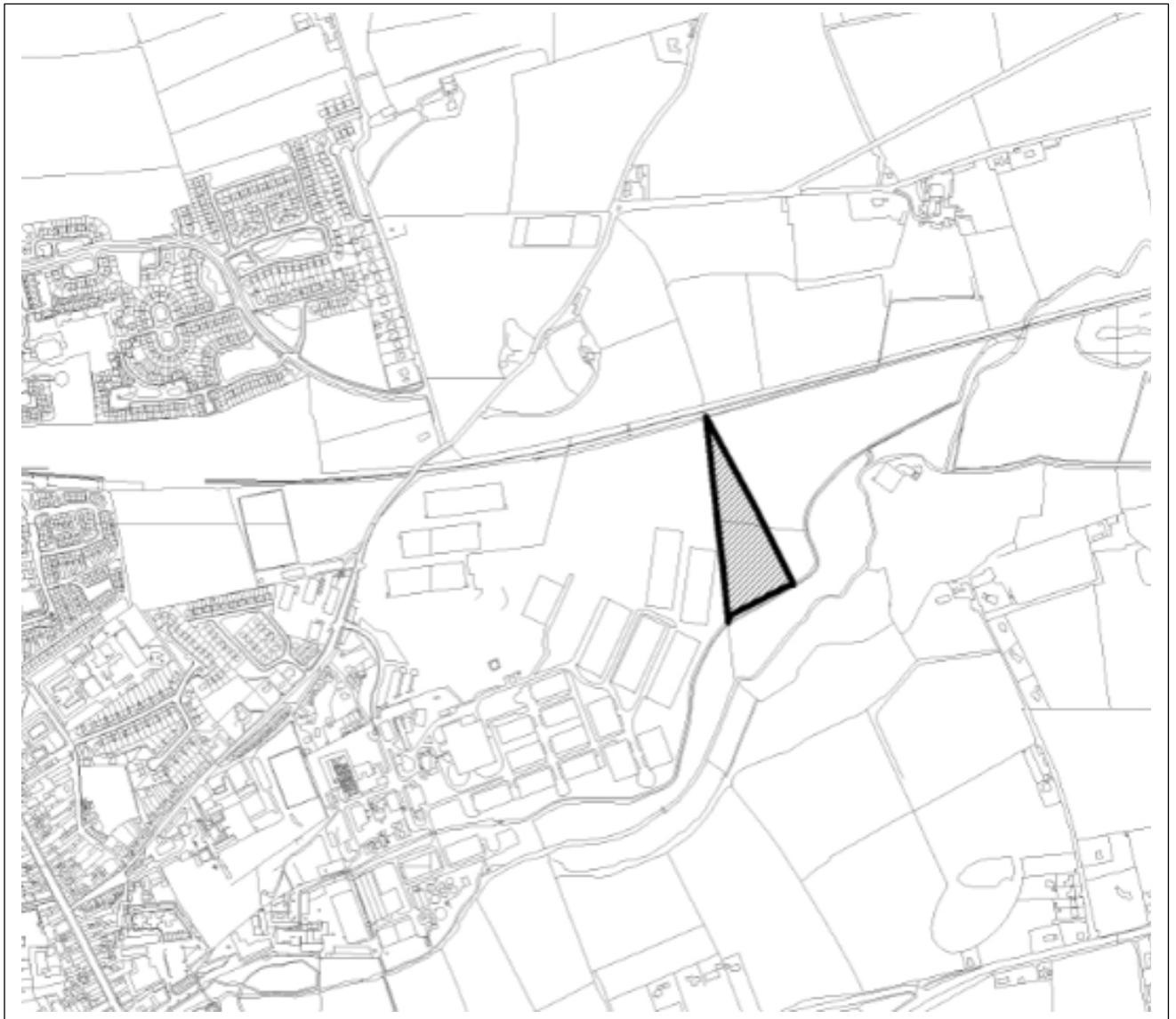
PROPOSED AMENDMENT NO. East Cork SFRA 4

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update Amendment 4.3.3.31 to remove MD-I-03, rezone as GB1 and consequently bring in the settlement boundary as follows:



TEXT AND MAP CHANGE

East Cork MD – Midleton

PROPOSED AMENDMENT NO. East Cork SFRA 5

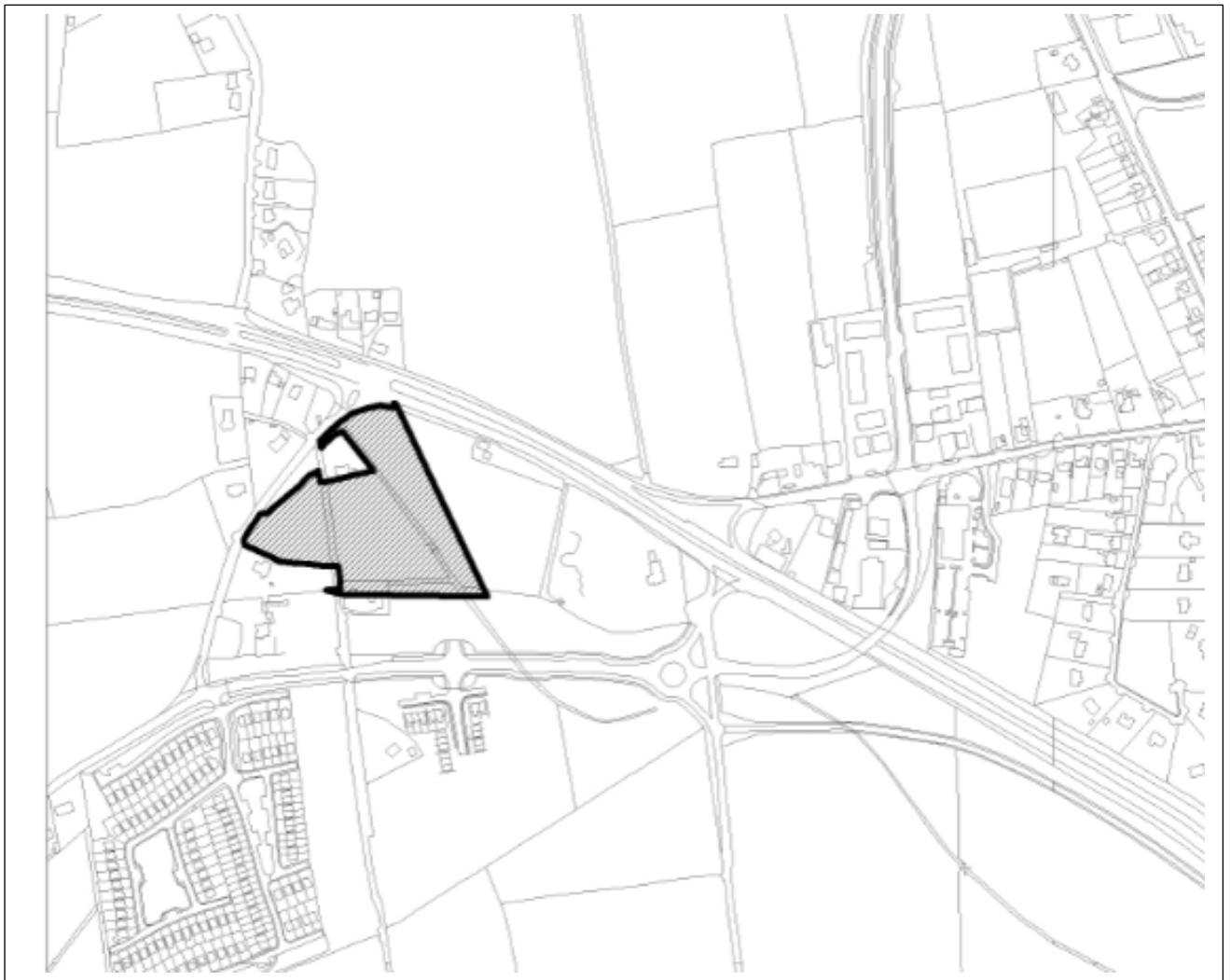
ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to amend the boundary of MD-R-01 and rezone the lands prone to flooding as Green Infrastructure MD-GC-19 and include text in the Specific Development Objectives Table for Midleton as follows;

*MD-GC-19: Open Space suitable for water compatible uses. **



TEXT AND MAP CHANGE

East Cork MD – Midleton

PROPOSED AMENDMENT NO. East Cork SFRA 6

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update MD-HT-02 by including additional text as follows:

MD-HT-02 High Technology Campus Development to include a suitable landscaped buffer zone between the site and MD-R-07 and MD-R-06 to the north. Development should include safe, convenient, and pleasant pedestrian and cyclist linkages with the proposed Water-Rock rail stop. The function and amenity of any existing commercial active uses are to be protected through the redevelopment of the site. *Further development on this site should be limited to Minor Development, as defined in Section 5.28 of the Planning Guidelines until the Flood Relief Scheme has been completed and an assessment of residual risks can be made. Any flood risk assessment shall include consideration of groundwater flood risk and ensure compatibility with the Flood Relief Scheme* *

TEXT CHANGE ONLY

East Cork MD - Youghal

PROPOSED AMENDMENT NO. East Cork SFRA 7

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.8.38 by including additional text as follows:

*“Indicative flood risk maps prepared for the town have identified a potential risk of flooding in a number of places within, and on the northern and southern outskirts of the town, from both fluvial and tidal flooding. Government Guidelines require, and it is an objective of this plan that future development is avoided in areas indicated at being at risk of flooding. The planning proposals of this plan make provision for dealing with this flood risk. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Volume of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

East Cork MD - Castlemartyr

PROPOSED AMENDMENT NO. East Cork SFRA 8

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 3.6.23 by including additional text and delete paragraph 3.6.24 as follows:

~~“Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”~~

~~“The ‘Indicative Flood Extent Map’ shown as part of the zoning map for Castlemartyr may be subject to some local uncertainties inherent in the flood risk modelling process used to generate the maps. Those contemplating development in or near the areas shown as being subject to a possible risk of future flooding are recommended, in consultation with County Council staff, to consider the need to undertake Stage 1 of the site specific flood assessment process set out in Section 1 of this plan in order to address any uncertainty in relation to flood risks before submitting an application for planning permission”~~

TEXT CHANGE ONLY

East Cork MD - Castlemartyr

PROPOSED AMENDMENT NO. East Cork SFRA 9

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to amend proposed amendment 4.3.6.3 and change the land use of the south eastern portion of CM-T-01 from Town Centre to Green Infrastructure Recreation as follows;

*CM-GR-03 -Open Space and Water Compatible Community Uses. These lands are at risk of flooding but may be suitable for car parking, amenity/green infrastructure or other flood compatible uses. Sustainable urban Drainage Systems (SUDS) measures should be an important component of any proposals on this site. **

Also include a new site area for CM-T-01.

TEXT CHANGE ONLY

East Cork MD – Cloyne

PROPOSED AMENDMENT NO. East Cork SFRA 10

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 3.7.23 by including additional text as follows:

~~“Parts of Cloyne have been identified as being at risk of flooding. The areas at risk largely follow the path of the Shanagarry River north of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”~~

TEXT CHANGE ONLY

East Cork MD – Whitegate and Aghada

PROPOSED AMENDMENT NO. East Cork SFRA 11

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 3.8.27 by including additional text as follows:

*“Lee CFRAMS has identified a number of areas at risk from tidal flooding along the shoreline and there are three recorded flood events, occurring at Whitegate Village and two on the Rostellan Road. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

East Cork MD – Killeagh

PROPOSED AMENDMENT NO. East Cork SFRA 12

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 3.9.21 by including additional text as follows:

*“Substantial parts of Killeagh have been identified as being at risk of flooding. The areas at risk largely involve the village centre and lands east of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

East Cork MD – Killeagh

PROPOSED AMENDMENT NO. East Cork SFRA 13

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to delete paragraph 3.9.22 as follows:

~~“The ‘Indicative Flood Extent Map’ shown as part of the zoning map for Killeagh may be subject to some local uncertainties inherent in the flood risk modelling process used to generate the maps. Those contemplating development in or near the areas shown as being subject to a possible risk of future flooding are recommended, in consultation with County Council staff, to consider the need to undertake Stage 1 of the site-specific flood assessment process set out in Section 1 of this Local Area Plan in order to address any uncertainty in relation to flood risks before submitting an application for planning permission.”~~

TEXT CHANGE ONLY

East Cork MD – Midleton, Whitegate and Killeagh

PROPOSED AMENDMENT NO. East Cork SFRA 14

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Amend the specific objective text to include an * (referencing flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management) as follows:

- | | |
|----------|---|
| MD-R-09 | Medium B density residential development to include a mix of house types. The layout shall allow for permeability between housing areas and in particular direct, safe and convenient access to the proposed railway station at Water-Rock by pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6. * |
| MD-R-20 | Medium B density residential development to include a mix of house types and serviced sites. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6. * |
| MD-R-22 | Medium A Density residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6. * |
| MD-U-04 | Provision of a Link Street and road bridge over the railway line, designed and constructed in accordance with the DMURS guidance document to a standard which meets the approval of Cork County Council. * |
| MD-U-05 | Water-Rock Rail-stop and ancillary services. * |
| MD-U-08 | Provision of a new Feeder Street designed in accordance with the DMURS Guidance document to a standard which meets the approval of Cork County Council. Ensure this existing road and its junction arrangement with the Water-Rock Road meets appropriate standards upon connection to the upgraded Water-Rock Road (MD-U-07). The Road shall be to a DMURS Feeder Street Standard which meets the approval of Cork County Council. * |
| MD-HT-01 | High Technology Campus Development. Broad proposals for the development of the site in line with the zoning and including a detailed traffic management plan showing phasing of development in tandem with the delivery of the rail stop at Water-Rock and safe, convenient and pleasant pedestrian and cyclist linkages with the proposed Water-Rock rail stop and |

- Midleton Railway Station, Midleton town centre and residential areas shall be submitted prior to any detailed applications being made on the site. *
- MD-HT-02 High Technology Campus Development to include a suitable landscaped buffer zone between the site and MD-R-07 and MD-R-06 to the north. Development should include safe, convenient, and pleasant pedestrian and cyclist linkages with the proposed Water-Rock rail stop. The function and amenity of any existing commercial active uses are to be protected through the redevelopment of the site. *
- MD-GA-02 Maintain existing pitch and sports facilities for Midleton Rugby Club and Midleton College. Proposals for new or improved sports related facilities may be considered *
- MD-GR-11 Provision of a small pocket park as part the Water-Rock Urban Expansion Area. The Park shall be delivered in accordance with the delivery of the infrastructure described in Tables 4.3.5 and 4.3.6. *
- MD-B-02 Business uses. Access to the site from the Northern Relief Road shall be provided to the south of the site in consultation with the Non National Roads Design Office (CCC). The layout of the proposed development shall also make provision for access to the lands to the east of the site - now at risk – needs *(doesn't have an * in draft plan) *
- MD-U-01 Northern Relief Road (Phases 2 and 3) *
- WG-X-01 Area with potential for major, large-scale energy and renewable energy related development, including port-related activities and bulk liquid storage and processing activities. The siting and design of large structures or buildings shall have regard to the existing site contours, the need to minimise the visual impact of the development and the requirement to protect the residential amenities of existing properties. It is not intended that the entirety of this site be development but that proposals for the development of the site shall include for the provision of long term structural landscaping with particular attention to the site boundaries and existing residential development. Development proposals shall also provide for the upgrading of road, water supply and wastewater infrastructure to a standard acceptable to the Council. Proposals on this site shall also include adequate measures for the protection of recorded monuments on site. *
- Killeagh GR-01 Protect the special character and amenity value of Glenbower Wood. *

TEXT CHANGE ONLY

East Cork MD – Midleton and Killeagh

PROPOSED AMENDMENT NO. East Cork SFRA 15

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Amend the specific objective text to delete the * (referencing flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management) as follows:

- | | |
|---------------|---|
| MD-C-04 | Provision of land to allow for the expansion of the adjoining school *. |
| Killeagh B-01 | Business development. Access shall be by means of a single access point from the national road and will require a Traffic Impact Assessment and Road Safety Audit.* |
| MD-GR-10 | Delete amendment 4.3.3.29 in Chief Executives report (proposing to add an asterisk) as site is not in a flood zone. |

TEXT CHANGE ONLY

East Cork MD – Mogeely

PROPOSED AMENDMENT NO. East Cork SFRA 16

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update GA-01 Mogeely, Amendment no. 4.3.17.2, by including additional text as follows:

Maintain and improve active open space and amenity area including the children’s playground and sports uses. *The provision of a Community Sports Hall located outside of areas at risk of flooding will also be supported, subject normal planning considerations including a flood risk assessment.* *

TEXT CHANGE ONLY

Macroom MD

Macroom MD - Macroom

Flooding

PROPOSED AMENDMENT NO. Macroom SFRA 1

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 4.3.26 by including additional text as follows:

*“Parts of Macroom have been identified as being at risk of flooding. The areas at risk follow the path of the Sullane River through the town **and** are illustrated on the ~~land use zoning~~ **settlement** maps. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

It is proposed to amend paragraph 4.3.27.

4.3.27 The OPW has **a record of** ~~recorded 3~~ flood events in the town since **1986** ~~and 2008~~ and **they intend to carry out a** more detailed study **which** will review the hydrology and hydraulic analysis completed under the Lee Pilot CFRAM Study **to determine whether a flood protection scheme may be potentially viable for Macroom.**

TEXT CHANGE ONLY

PROPOSED AMENDMENT NO. Macroom SFRA 2

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Amend the specific objective text of MM-U-04 and MM-U-03 to include an * which references flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

- MM-U-03 Facilitate a number of road improvements and upgrades along the following local routes:
- (i) Coolyhane Road: This will also require a realignment with the N22 Macroom Bypass.
 - (ii) Mill Road: Partly in place, intended to be developer driven.
 - (iii) Chapel Hill – Cork Street: Online improvements to facilitate better connectivity with Cork Street.
 - (iv) New Road: Footpath and public lighting improvements. *
- MM-U-04 Facilitate the maintenance of a pedestrian walkway on the north face of the Macroom River Bridge and consider the possibility of providing two pedestrian bridges over the Sullane at the following locations:
- (v) Mill Lane – Town Centre
 - (vi) Castle Demesne - Masseytown *

TEXT CHANGE ONLY

Macroom MD – Millstreet

Flooding

PROPOSED AMENDMENT NO. Macroom SFRA 3

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 4.4.34 by including additional text as follows:

“Millstreet has been identified as being at risk of flooding and the areas at risk follow the path of the Finnow River around the town and its hinterland. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding notwithstanding the presence of flood defences. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.* More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is *also* given in the ‘Planning System and Flood Risk Management’; Guidelines for Planning Authorities, issued by the Minister of the Environment, Heritage and Local Government in 2009.”

TEXT CHANGE ONLY

Macroom MD – Killumney/Ovens

PROPOSED AMENDMENT NO. Macroom SFRA 4

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 4.6.13 by including additional text as follows:

“Parts of Killumney/Ovens have been identified as being at risk of flooding. The areas at risk follow the path of the River Bride through the village and are illustrated on the settlement map. [The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment \(SFRA\), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.](#)”

TEXT CHANGE ONLY

Macroom MD – Béal Átha an Ghaorthaidh

PROPOSED AMENDMENT NO. Macroom SFRA 5

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraphs 4.7.13 and 4.7.14 by including additional text as follows:

“4.7.13 The River Lee rises to the west of the village, at Gougán Barra National Park. The Lee is joined by the Bunsheelin River at Béal Átha an Ghaorthaidh (Ballingeary) before flowing into Lough Allua, a chain of lakes to the east of the village. The OPW *has a record ~~one~~ of flood events* in Béal Átha an Ghaorthaidh (Ballingeary), *the most recent of which was recorded* in 2009 when torrential rain resulted in the Bunsheelin River bursting its banks at the eastern end of the village. The resultant floodwaters caused extensive flooding throughout the village.

4.7.14 Parts of Béal Átha an Ghaorthaidh (Ballingeary) have been identified as being at risk of flooding. The areas at risk follow the path of the Bunsheelin River through the village and are illustrated on the settlement map. The OPW have proposed a *new Flood Relief* Scheme to determine the most appropriate flood defence measures in the village (2019.) *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”*

TEXT CHANGE ONLY

Macroom MD – Baile Mhic Íre / Bhaile Bhuirne

PROPOSED AMENDMENT NO. Macroom SFRA 6

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 4.8.16 by including additional text as follows:

“Parts of Baile Mhic Íre / Bhaile Bhuirne (Ballymakeery / Ballyvourney) have been identified as being at risk of flooding. The areas at risk follow the path of the Sullane River through the village and are illustrated on the settlement map. Baile Mhic Íre / Bhaile Bhuirne (Ballymakeery / Ballyvourney) Flood Relief Scheme is on the list of 118 Flood Relief Schemes in the Flood Risk Management Plans to be implemented under the 10-year €1 billion investment programme. Some of the works relevant to the Baile Mhic Íre / Bhaile Bhuirne (Ballymakeery / Ballyvourney) Flood Relief Scheme comprise of a combination of embankments, walls, channel straightening, bridge underpinning and localised dredging and is expected to provide protection against a 100-Year flood (1% Annual Exceedance Probability) for 80 Properties against fluvial flooding. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

Macroom MD – Coachford

PROPOSED AMENDMENT NO. Macroom SFRA 7

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 4.9.16 by including additional text as follows:

*“Parts of Coachford have been identified as being at risk of flooding. The areas at risk follow the path of the River Lee (**partly culverted**) through the village and are illustrated on the settlement map. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

Proposed Amendments to the Draft Plan Volume Five West Cork

Bandon Kinsale MD

Bandon Kinsale MD – Kinsale and Bandon

PROPOSED AMENDMENT NO. Bandon Kinsale SFRA 1

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Amend the specific objective text to include an * (referencing flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management) as follows:

- | | |
|----------|--|
| KS-GC-05 | Open Space and Amenity Area including protection of the historic Charles Fort and its setting. The site contains dry meadows which have ecological value and form part of the Charlesfort Meadows Local Area of Biodiversity. There is a general presumption against new development in the area as it makes a significant and prominent contribution to the entire setting of the town and its amenities. * |
| KS-GC-06 | Open Space. Passive Open Space. This prominent site makes a significant contribution to the setting of the town. The site contains broadleaved woodland which have ecological value and form part of the Knocknabohilly Woodlands Local Area of Biodiversity. * |
| KS-GC-13 | Open Space. Passive Open Space. This is an important woodland area which makes a positive contribution to the setting of the town and is of local biodiversity value * |
| BD-GC-07 | Open Space. Lands to remain predominantly open to protect the setting of the town. The open space zoning includes habitats of ecological importance including mixed broadleaved conifer woodland and scattered trees and parkland which forms part of the Parkview Local Area of Biodiversity. Ensure protection and enhancement of these habitats where possible * |
| BD-GC-08 | Open Space. Lands to protect trees and local biodiversity area * |
| BD-U-01 | Develop pedestrian walkway and cycleway from town centre, through BD-X-01, town park (BD-GR-01) and through to BD-R-01. The proposed route traverses habitats of ecological importance including broadleaved woodland, scrub and wet grassland which forms part of the Kilbrogan Stream and Glebe House Local Area of Biodiversity. Ensure protection and enhancement of these habitats where possible * |
| BD-U-02 | Provision of Northern Relief Road * |

BD-U-04

Maintain and where possible extend the pedestrian walk along river bank to the Cottage Road Wood. Riverside walks to be developed in accordance with recommended best practise including providing for appropriate set-backs from the river bank to avoid impacts on freshwater habitats and species *

TEXT CHANGE ONLY

Bandon Kinsale MD – Bandon

PROPOSED AMENDMENT NO. Bandon Kinsale SFRA 2

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.4.41 by including additional text as follows:

*“The Plan carries forward the four sites zoned for town centre/town centre expansion from the previous Plan. All of these town centre sites are within the “flood risk” area and will need to comply with the appropriate Ministerial Guidelines. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

Bandon Kinsale MD – Bandon

PROPOSED AMENDMENT NO. Bandon Kinsale SFRA 3

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.4.68 by including additional text as follows:

“Flooding is an issue for parts of Bandon, in particular the town centre. Areas at risk follow the path of the River Bandon and its tributaries. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

Bandon Kinsale MD – Kinsale

PROPOSED AMENDMENT NO. Bandon Kinsale SFRA 4

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.5.32 by including additional text as follows:

*“Areas of the town at risk of coastal flooding are outlined in the zoning maps. **Flood risk in Kinsale is extensive, and includes flood risk from tidal sources. Until a detailed assessment of climate risk is undertaken, extensive redevelopment or significant new development in Flood Zones A and B is considered premature particularly as climate change risks have the potential to be significant. Development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities ‘The Planning System and flood Risk Management’.***

TEXT CHANGE ONLY

Bandon Kinsale MD – Ballinspittle

PROPOSED AMENDMENT NO. Bandon Kinsale SFRA 5

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.6.22 by including additional text as follows:

“Parts of Ballinspittle have been identified as being at risk of flooding. The areas at risk follows the path of the Ballinspittle River through the village and are illustrated on the settlement map.. [The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment \(SFRA\), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.](#)”

TEXT CHANGE ONLY

Bandon Kinsale MD – Belgooly

PROPOSED AMENDMENT NO. Bandon Kinsale SFRA 6

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.7.19 by including additional text as follows:

*“Parts of Belgooly have been identified as being at risk of flooding. The areas at risk follow the path of the Belgooly River through the village and are illustrated on the settlement map. Built Heritage. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

Bandon Kinsale MD – Courtmacsherry

PROPOSED AMENDMENT NO. Bandon Kinsale SFRA 7

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.8.20 by including additional text as follows:

“Parts of Courtmacsherry have been identified as being at risk of flooding. The areas at risk follow the path of the coastline to the north of the village and are illustrated on the settlement map. ~~Government Guidelines require, and it is an objective of this Plan, that future development is avoided in areas indicated as being at risk of flooding.~~ [The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment \(SFRA\), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.](#)”

TEXT CHANGE ONLY

Bandon Kinsale MD – Inishannon

PROPOSED AMENDMENT NO. Bandon Kinsale SFRA 8

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 1.9.23 by including additional text as follows:

*“Parts of Inishannon have been identified as being at risk of flooding. The areas at risk follow the path of the Bandon River through the southern lower lying parts of the village and are illustrated on the settlement map. ***The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.***”*

TEXT CHANGE ONLY

Bandon Kinsale MD – Riverstick

PROPOSED AMENDMENT NO. Bandon Kinsale SFRA 9

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to add a new paragraph after 1.10.21 to address flooding as follows:

“Parts of Riverstick have been identified as being at risk of flooding. The areas at risk follow the path of the river and are illustrated on the settlement map. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”

TEXT CHANGE ONLY

Bandon Kinsale MD – Timoleague

PROPOSED AMENDMENT NO. Bandon Kinsale SFRA 10

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to add a new paragraph after 1.11.23 to address flooding as follows:

“Parts of Timoleague have been identified as being at risk of flooding. The areas at risk follow the Estuary and watercourses through the village and are illustrated on the land use zoning map. ~~Government Guidelines require, and it is an objective of this Plan, that future development is avoided in areas indicated as being at risk of flooding.~~ [The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment \(SFRA\), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.](#)”

TEXT CHANGE ONLY

West Cork MD

West Cork MD - Bantry

PROPOSED AMENDMENT NO. West Cork SFRA 1

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.6.61 by including additional text as follows:

“Cork County Council, in partnership with the OPW, are progressing plans for a Flood Relief Scheme for Bantry. It is envisaged that the Scheme will progress to Stage 1 – Scheme Development and Design following the appointment of Consultants. *Until the flood relief scheme is completed, significant new development in Flood Zones A and B is considered premature. Development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities ‘The Planning System and flood Risk Management’.*”

TEXT CHANGE ONLY

West Cork MD - Bantry

PROPOSED AMENDMENT NO. West Cork SFRA 2

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.6.62 by including additional text as follows:

“More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Chapter 11 Water Management of Volume One of this Plan, *in the updated Strategic Flood Risk Assessment (SFRA), October 2021* and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009. *The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

West Cork MD – Bantry and Ballylickey

PROPOSED AMENDMENT NO. West Cork SFRA 3

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

Amend the specific objective text of U-02 Ballylickey and BT-GR-03 Bantry to include an * (referencing flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management) as follows:

U-02 Ballylickey	Prioritise the provision of and upgrading footpaths in particular footpaths linking the camping/caravan park to the Seaview Hotel and future riverside walking route. *
BT-GR-03 Bantry	Open Space, including the Peace Park, providing visual amenity and informal public recreation, green infrastructure asset and biodiversity area. Retain and promote openness, seating, trees, and shrubs. *

TEXT CHANGE ONLY

West Cork MD - Skibbereen

PROPOSED AMENDMENT NO. West Cork SFRA 4

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.7.67 by including additional text as follows:

“In extreme weather conditions the town is at risk of flooding from the tide, the Ilen River, and the Caol Stream. The areas at risk of flooding are illustrated on the ~~land-use zoning~~ **settlement** map. The suitability of the current zoned land supply in the town has been reviewed in this plan and amendments to the zoning designations have been made having regard to the potential flood risk of these lands. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

West Cork MD - Dunmanway

PROPOSED AMENDMENT NO. West Cork SFRA 5

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.8.38 by including additional text as follows:

“Parts of Dunmanway have been identified as being at risk of flooding. The areas at risk follow the path of the River Bandon and other watercourses and are illustrated on the ~~land-use zoning~~ **settlement** map. Major flood prevention works have been carried out by the OPW along the Bandon River. An additional major flood relief project is necessary for improved stormwater drainage throughout the town, in order to secure future development in the town. The suitability of the current zoned land supply in the town has been reviewed in this plan and amendments to the zoning designations have been made having regard to the potential flood risk of these lands. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

West Cork MD - Castletownbere

PROPOSED AMENDMENT NO. West Cork SFRA 6

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.9.4 by including additional text as follows:

“Parts of Castletownbere have been identified as being at risk of flooding. The areas at risk follow the path of the Aghakista River, Creevoge Stream, and tributaries of these. Some coastal areas including parts of Dinish Island are also at risk. There is also evidence of occasional flood events relating to the existing stormwater drainage system. There is a requirement for improvement works to the network serving the back lands to the northwest of the town centre. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

West Cork MD - Schull

PROPOSED AMENDMENT NO. West Cork SFRA 7

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.10.37 by including additional text as follows:

“Parts of Schull have been identified as being at risk of flooding. These areas at risk follow the path of a watercourse which traverses the town west to east and is illustrated on the ~~land-use zoning~~ **settlement** map. In particular the ‘at risk’ area affects much of the established town centre of Schull. Some local watercourses used for the disposal of surface water pass under buildings in the town centre which has potential to lead to some localised flooding. *The OPW intend to progress the development of a flood relief scheme in Schull in the future. Until the flood relief scheme is completed, significant new development in Flood Zones A and B is considered premature. Development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities ‘The Planning System and flood Risk Management.*

The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”

TEXT CHANGE ONLY

West Cork MD - Ballineen/Enniskeane

PROPOSED AMENDMENT NO. West Cork SFRA 8

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.12.26 by including additional text as follows:

*“Parts of Ballineen / Enniskeane have been identified as being at risk of flooding. The areas at risk follow the path of the River Bandon and tributary through the village and are illustrated on the settlement map (i.e. areas to the north and south of the village. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

West Cork MD - Ballydehob

PROPOSED AMENDMENT NO. West Cork SFRA 9

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.13.19 by including additional text as follows:

“Parts of Ballydehob have been identified as being at risk of flooding. The areas at risk follow the path of the Rathruane River through the village and are illustrated on the land use zoning map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”

TEXT CHANGE ONLY

West Cork MD - Baltimore

Water Management

PROPOSED AMENDMENT NO. West Cork SFRA 10

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.14.9 by including additional text as follows:

*“Parts of Baltimore have been identified as being at risk of flooding. The areas at risk follow the path of the coastline to the north of the village and are illustrated on the land use zoning map. ~~Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.~~ **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

West Cork MD – Drimoleague

PROPOSED AMENDMENT NO. West Cork SFRA 11

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.15.22 by including additional text as follows:

*“Parts of Drimoleague have been identified as being at risk of flooding. These areas at risk are illustrated on the land-use zoning **settlement** map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development..”***

TEXT CHANGE ONLY

West Cork MD - Durrus

Water Management

PROPOSED AMENDMENT NO. West Cork SFRA 12

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.16.19 by including additional text as follows:

*“Parts of Durrus have been identified as being at risk of flooding. The areas at risk follow the path of the Four Mile River and Ahanegavanagh stream through the village and are illustrated on the land use zoning **settlement** map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

West Cork MD - Glengarriff

PROPOSED AMENDMENT NO. West Cork SFRA 13

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.17.23 by including additional text as follows:

*“Parts of Glengarriff have been identified as being at risk of flooding. The areas at risk follow the path of the Glengarriff River and other tributaries which drain into Glengarriff Harbour and are illustrated on the land use zoning **settlement** map. ~~Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.~~ **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.**”*

TEXT CHANGE ONLY

West Cork MD - Leap

PROPOSED AMENDMENT NO. West Cork SFRA 14

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.18.17 by including additional text as follows:

*“Significant parts of Leap have been identified as being at risk of flooding. These areas at risk are illustrated on the land-use zoning **settlement** map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. **The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”***

TEXT CHANGE ONLY

West Cork MD - Rosscarbery

PROPOSED AMENDMENT NO. West Cork SFRA 15

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.19.15 by including additional text as follows:

~~“Parts of Rosscarbery have been identified as being at risk of flooding. The areas at risk follow the path of the Estuary and watercourses in the village and are illustrated on the land use zoning **settlement** map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”~~

TEXT CHANGE ONLY

West Cork MD – Union Hall

PROPOSED AMENDMENT NO. West Cork SFRA 16

ORIGIN OF AMENDMENT

This is a supplemental amendment and is required to address issues raised by the Strategic Flood Risk Assessment.

PROPOSED AMENDMENT

It is proposed to update paragraph 2.20.17 by including additional text as follows:

~~“Parts of Union Hall have been identified as being at risk of flooding. These areas at risk follow the coastline through the village and are illustrated on the land-use zoning **settlement** map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*”~~

TEXT CHANGE ONLY



Comhairle Contae Chorcaí
Cork County Council