

DRUMAKILLA LIMITED

# Residential Development, Monastery Lands, Delgany

Strategic Housing Development Application to  
An Bord Pleanála

## Statement of Consistency with Ministerial Guidance

The Planning System and Flood Risk Management Guidelines for Local  
Authorities (2009)





# Table of Contents

**SECTION 1: STATEMENT ..... 1**  
**SECTION 2: FLOOD RISK ASSESSMENT..... 1**

## SECTION 1: STATEMENT

1.1 This statement of consistency confirms the following:

- The Flood Risk Assessment that forms part of the Pre Planning Application documentation to An Bord Pleanála has been prepared in accordance with the Planning System and Flood Risk Management Guidelines for Local Government (2009)

## SECTION 2: FLOOD RISK ASSESSMENT

2.1 The Site Specific Flood Risk Assessment (SSFRA) addresses the following:

### 1 INTRODUCTION

- 1.1 Background
- 1.2 Location and general description of the site

### 2 FLOOD RISK ASSESSMENT METHODOLOGY

#### 2.1 Methodology used for FRA

Step 1 – Identification of the Flood Zones at the Development

- Flood Zone A–Risk of river flooding (greater than 1 in 100 year return period (RP)) and risk of coastal flooding greater than (1 in 200 year return period) is highest
- Flood Zone B–Risk of river flooding (between the 1 in 1000 year return period and the 1 in 100 year period) and risk of coastal flooding (between the 1 in 1000 year and the 1 in 200 year return period) is moderate
- Flood Zone C- Risk of river and coastal flooding is low(less than 1 in 1000 year return period)

Step 2 – Identification of the vulnerability class of the Development

- Highly vulnerable Development (incl essential infrastructure)
- Less vulnerable Development
- Water compatible Development

Step 3 – Use of vulnerability class v’s Flood Zone to identify the necessity for Justification Test for the Development

	<b>Flood Zone A</b>	<b>Flood Zone B</b>	<b>Flood Zone C</b>
Highly Vulnerable Development	Justification Test	Justification Test	Appropriate
Less Vulnerable Development	Justification Test	Appropriate	Appropriate
Water Compatible Development	Appropriate	Appropriate	Appropriate

#### 2.2 Data collection

- Greater Dublin Strategic Drainage Study (GDSDS) – 2005.

- National Flood Hazard Mapping website.
- National CFRAM Study.
- Greystones-Delgany and Kilcoole Local Area Plan (2013-2019).

### 3 EXISTING HYDROLOGICAL ENVIRONMENT

- 3.1 Existing hydrology and drainage
- 3.2 Existing geology and hydrogeology
- 3.3 Existing flood regime
- 3.4 Existing flood studies and design tide levels
- 3.6 Discussion on hydrological review and recommendation

### 4 FLOOD RISK ASSESSMENT

- 4.1 Introduction
- 4.2 Stage 1 - Flood Risk Identification
  - Coastal/Tidal Flood Risk
  - Fluvial Flood Risk
  - Groundwater Flood Risk
  - Pluvial Flood Risk
  - Artificial Drainage Systems Flood Risk
- 4.3 Stage 2 - Initial Flood Risk Assessment
  - Step 1: Identification of the Flood Zone(s) at the Development
  - Step 2: Identification of the vulnerability of the Development
  - Step 3: Prepare matrix of vulnerability v Flood Zone(s) in respect of Justification Test for the Development
- 4.4 Flood Risk Mitigation Measure and Residual Risks
  - Building Finished Floor Levels
  - Impact of flooded outfalls/tide locking
  - Adequate flood routing
  - Assessment of Residual Risks

### 5 CONCLUSIONS

- 5.1 Summary of results
- 5.2 Impact of the development on the existing flood regime
- 5.3 Vulnerability of the proposed development to flooding

It will include the following Maps in the Appendices:

APPENDIX A: Flood Map, Subsoil Map and Aquifer Vulnerability Map

APPENDIX B: Flood Risk Maps from CFRAMS

Appendix C: Layout of the Proposed Development