

**Material Alterations to the**  
**Draft Castleconnell Local Area Plan 2023 – 2029**

**In accordance with Section 20(3)(e) of the Planning and  
Development Act, 2000 (as amended)**

**Public Display Period: 28<sup>th</sup> January – 27<sup>th</sup> February 2023**

Limerick City and County Council,  
Forward Planning,  
Economic Development and Enterprise Directorate,  
Merchants Quay,  
Limerick



Comhairle Cathrach  
& Contae **Luimnigh**

---

**Limerick** City  
& County Council



## **Contents**

Introduction .....	5
Amendments to Draft Local Area Plan Text.....	6
Amendments to Settlement Capacity Audit .....	13
Amendments to Maps .....	19
Amendments to Environmental Reports .....	28
Updated Strategic Flood Risk Assessment.....	30



## 1. INTRODUCTION

This report sets out the proposed Material Alterations to the Draft Castleconnell Local Area Plan (LAP) 2023 - 2029, following consideration of submissions received during the public display period of the Draft LAP. The report forms part of the statutory procedure for preparing a new LAP set out under Section 20 of the Planning and Development Act 2000 (as amended). It is a key element in the process of bringing the Draft Plan to adoption.

This report comprises the following parts:

1. Introduction;
2. Amendments to Local Area Plan Written Statement;
3. Amendments to the Settlement Capacity Audit;
4. Amendments to Local Area Plan Maps;

Updated Environmental reports are also set out in the document.

The Draft LAP was placed on public display for a period of 6 weeks from 1<sup>st</sup> of October 2022 to the 14<sup>th</sup> of November 2022 inclusive. A total of 48 no. written submissions were received within the statutory timeframe for public display.

The 48 no. submissions were considered by the Chief Executive, responses and recommendations were presented in a Chief Executive's report, dated the 14<sup>th</sup> of December 2022 and issued to the Elected Members of the Metropolitan District of Limerick for consideration. A briefing meeting was held for the Elected Members of the Metropolitan District of Limerick to outline the contents of the Chief Executive's Report on the 9<sup>th</sup> of January 2023.

The Elected Members of the Metropolitan District of Limerick at their meeting on the 9<sup>th</sup> of January 2023 passed a resolution to make the Draft LAP, subject to the alterations set out in the Chief Executives Report, subject to further public consultation on the Material Alterations.

In accordance with the Planning and Development Act 2000 (as amended), written submissions with respect to the proposed Material Alterations to the Draft Local Area Plan can **only** be considered. **The closing date for the submissions on the Material Alterations is 5pm on the 27<sup>th</sup> of February 2023.** This display period will be followed by the preparation of a second Chief Executive's Report to the Members on any submissions received on the proposed Material Alterations. Members may then decide to make the LAP, with or without the proposed alterations or with modifications to the proposed alterations, subject to the provisions of the Planning and Development Act, 2000 (as amended). The formal making of the LAP is by resolution of the Elected Members. During the LAP process, the Members of the Metropolitan District of Limerick must consider the proper planning and sustainable development of the area, statutory obligations and any relevant plans and policies of the Government or any Minister of the Government.

## Proposed Amendments to Draft Castleconnell Local Area Plan 2023 – 2029

The following sets out amendments, which include text to be omitted ~~struck through in red~~ and wording to be inserted underlined in green. Where policies or objectives are proposed to be included or amended, the policy/objective numbers of those in the Draft Plan may need to be revised.

### AMENDMENTS TO DRAFT LOCAL AREA PLAN TEXT

#### Chapter 3 Development Strategy

Proposed Amendment	Submission No./Elected Member Amendment No.
1. Amend text accompanying Table 2 to read “The following <u>minimum</u> densities shall apply to residential zoned lands in Castleconnell”.	1
2. Amend Objective H3 as follows <b>Objective H3: Density and New Residential Development:</b> It is an objective of the Council to: Ensure that all residential development complies with the residential density requirements set out in Table 2 <u>and encourage a range of densities on New Residential and other suitably zoned lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009).</u>	1

#### Chapter 5 Sustainable Communities

Proposed Amendment	Submission No./Elected Member Amendment No.
1. Amend Objective C2 b) by adding the following points <b>Objective C2: New Amenity Walkways and Cycleways</b> <ul style="list-style-type: none"> <li>• <u>Careful consideration shall be taken in areas containing sensitive habitats and species and in particular, Natura 2000 sites, environmental assessments shall be carried out to an appropriate level to safeguard these areas.</u></li> <li>• <u>Ensure that walkways are taken inland from the river bank to prevent disturbance of habitat features and bird life. Adequate buffer distances shall be provided to prevent disturbance of birds, other species and riparian habitats and shall also incorporate where possible screening or use of existing topography to screen human movements. Ecological assessment will determine the appropriate locations, access types and routes and may</u></li> </ul>	2

	<p><u>also identify sensitive areas which are not suitable for additional public access.</u></p> <ul style="list-style-type: none"> <li>• <u>Ensure that any proposals for access to the water or picnic areas, shall be confined to suitable locations within the existing settlement, which are already subject to human disturbance.</u></li> <li>• <u>Ensure that walkways are appropriately designed and developed to allow room for birds and other species to withdraw.</u></li> <li>• <u>Avoid looped walks around the entirety of ponds, lakes and water bodies and habitat features close to the river channel.</u></li> <li>• <u>Lighting shall be designed to take account of sensitive habitats and shall only be permitted, if deemed suitable and supported with an appropriate level of environmental assessment.</u></li> <li>• <u>Ensure that any access to the river shall have warning signs regarding biosecurity to prevent the transmission of diseases, such as crayfish plague or invasive species. In areas for waterside access use of bio-security facilities for washing and treating craft such as kayaks shall be made available.</u></li> </ul>	
2.	<p>Amend Objective C2 New Amenity Areas Walkways and Cycleways as follows:</p> <p><b>Objective C2 New Amenity Areas Walkways and Cycleways</b></p> <p>a) <u>Proposals for new Walkways/Cycleways, Greenways and Blueways within the Special Area of Conservation will be subject to appropriate environmental assessments. Any development which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.</u></p>	2
3.	<p>Amend Objective C1 <b>Community and Educational Facilities</b> as follows:</p> <p><u>h) Support the upgrade of the community centre and seek appropriate funding in conjunction with relevant community groups.</u></p>	10
4.	<p>Amend Objective C3 Parks Open Space and Recreation as follows:</p> <p><b>Objective C3 Parks Open Space and Recreation</b></p> <p>e) <u>This extension will be subject to appropriate environmental assessment and any development which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.</u></p>	2

## Chapter 6 Economic Development and Tourism

Proposed Amendment	Submission No./Elected Member Amendment No.
<p>1. Amend Objective ED 1 as follows:  <b>Objective ED 1: Enterprise and Employment Objectives</b>            b) Ensure any proposals for lands zoned for Enterprise and Employment adjoining the R445 <u>and the R525</u> <del>and the Belmont Road</del> include a Traffic and Transport Assessment, to ensure that the local road network and associated junctions with the regional roads have sufficient capacity to facilitate the extent of the development planned. The cost of implementing mitigation measures arising from the assessment shall be borne by the developer. Any proposal at this site shall ensure the provision of a minimum 20m landscaped buffer zone between proposed developments <u>and any existing or proposed</u> <del>the adjoining</del> residential developments.</p>	1
<p>2. Amend Objective ED 2 by adding the following:  <b>Objective ED 2: Tourism Objectives</b>  <u>b) Proposals for new Walkways/Cycleways, Greenways and Blueways within the Special Area of Conservation will be subject to appropriate environmental assessments. Any development which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.</u></p>	2
<p>3. Amend Section 6.2 to include:  <u>Any expanding walks adjoining or within the Special Area of Conservation which would have significant adverse effects on the integrity of European sites or cause a net loss of bio-diversity will not be permitted.</u></p>	2

## Chapter 7 Sustainable Mobility

Proposed Amendment	Submission No./Elected Member Amendment No.
<p>1. Amend Objective SM1 by adding the following:  <b>Objective SM1: Movement and Accessibility</b>            a) <u>Any development of the lands at Coolbawn for Residential and Enterprise and Employment use shall provide for pedestrian/cycling permeability between these lands and Station Road/Railway Road.</u></p>	1 and 6



<a href="#">(g)Support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response.</a>	
---	--

**Chapter 8 Climate Action, Environment and Heritage**

Proposed Amendment	Submission No./Elected Member Amendment No.
<p><b>1.</b> Amend Objective CH 09 by adding the following:  <b>Objective CH 09: Archaeological Heritage</b>            a) Seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest, <a href="#">including wreck, sites and objects underwater</a>. This is to include all sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994. <a href="#">In securing such preservation the Council will have regard to the advice and recommendations of the National Monuments Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the Local Authority Archaeologist.</a>            c) Ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument. <a href="#">In assessing proposals for development the Council will take account of the Archaeological potential of rivers and other waterways.</a>            e) <a href="#">Protect and preserve the industrial, military, maritime, riverine and post-medieval archaeological heritage of the plan area. Proposals for refurbishment, works to or redevelopment of these sites should be subject to a full architectural and archaeological assessment, including where appropriate underwater archaeological impact assessment.</a></p>	2
<p><b>2.</b> Amend Section 8.2 and add the following:            This Plan promotes networks of blue green infrastructure as aligned with higher-level plans, including the Limerick Development Plan 2022-2028, <a href="#">and the Regional Spatial and Economic Strategy for the Southern Region.</a></p>	2
<p><b>3.</b> Amend Section 8.4 Archaeological Heritage and add the following text:  <a href="#">Archaeological heritage is comprised of all material remains of past societies with the potential to add our knowledge of such societies.</a></p>	2
<p><b>4.</b> Amend Objective CH1 Climate Change by adding the following:  <b>Objective CH 01: Climate Change</b></p>	2

	<u>g) promote the appropriate adaption of built heritage to respond to the effects of climate change.</u>	
5.	Amend Objective CH 04 Special Control Area by adding the following: <b>Objective CH 04: Special Control Area</b> b) Ensure that development including holiday homes and holiday apartments shall not be permitted on land zoned special control area. Ancillary leisure/tourism development <u>that are water compatible</u> may be permitted.	9

## Chapter 9 Infrastructure and Utilities

Proposed Amendment		Submission No./Elected Member Amendment No.
1.	Amend Objective IU 05: Flood Risk by adding the following: <b>Objective IU 05: Flood Risk Management</b> b)..... <u>and in the requirements of Section 5.8 of the Flood Risk Assessment in the SFRA of the Limerick Development Plan.</u>  b) <u>These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.</u>  <u>e) ensure future development of lands within Flood Risk Zone A/B is in accordance with the plan-making Justification Tests in the SFRA.</u>	1 and 9
2.	Amend Section 9.2 Water Supply, Wastewater and Surface Water to include: <u>Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance’ document.</u>	8 and 9
3.	Amend Section 9.1 Water and Wastewater Infrastructure to change the completion date for the upgrade works to the wastewater plant from <del>2025</del> to <u>2026</u> .	8
4.	Amend Objective IU 02: Wastewater Infrastructure by adding the following: <b>Objective IU 02: Wastewater Infrastructure</b> b) This include the separation of foul and surface water through the provision of sewerage networks <u>and nature-based rainwater management measures.</u>	8

<b>5.</b>	Amend Objective IU 03: Water Supply Infrastructure as follows <b>Objective IU 03: Water Supply Infrastructure</b> <u>c) To promote water conservation and demand management measures along all water users, and to support Irish Water in implementing water conservation measures, such as leakage reduction and network improvements, including innovative solutions in specific locations.</u>	8
-----------	---	---

### Chapter 10 Land Use Framework, Zoning Matrix and Settlement Capacity Audit

Proposed Amendment		Submission No./Elected Member Amendment No.				
<b>1.</b>	Include the following text in Chapter 10 Land Use Zoning Objective and Purpose: for Open Space and Recreation, Special Control Area and Agriculture <u>Limit future development within Flood Risk Zone A/B to water compatible development.</u>	1				
<b>2.</b>	Amend Table 6 Section 10.3 as follows: <table border="1" style="width: 100%; margin-top: 5px;"> <tr> <td style="background-color: #00695C; color: white;">Education and community facilities</td> <td style="text-align: center;"><del>6.386</del> <u>7.283</u></td> </tr> <tr> <td style="background-color: #00695C; color: white;">Open Space and Recreation</td> <td style="text-align: center;"><del>75.018</del> <u>74.121</u></td> </tr> </table>	Education and community facilities	<del>6.386</del> <u>7.283</u>	Open Space and Recreation	<del>75.018</del> <u>74.121</u>	4
Education and community facilities	<del>6.386</del> <u>7.283</u>					
Open Space and Recreation	<del>75.018</del> <u>74.121</u>					

### Chapter 11: Monitoring and Evaluation

Proposed Amendment				Submission No./Elected Member Amendment No.
<b>1.</b>	Include the support for the upgrade of the community centre seeking appropriate funding in conjunction with the community as Action 9 in Table 7.			10
<b>Action 9</b>	<u>Upgrade of Community Centre</u>	<u>LCCC, relevant community group</u>	<u>Medium Long term</u>	

**Appendix II:**

<b>Proposed Amendment</b>	<b>Submission No./Elected Member Amendment No.</b>
<b>1.</b> Change development description in Appendix II - Record of Protected Structures(no 1079) by removing " <del>semi-detached pair of houses</del> " to " <u>detached 7 bay two storey house</u> "	32

## **AMENDMENTS TO SETTLEMENT CAPACITY AUDIT**

### **10.5 Settlement Capacity Audit**

In accordance with Appendix 3 of the National Planning Framework (NPF), the tiered approach to zoning has been applied to zoned lands as laid out in Fig.11.1 below. Tier 1 refers to lands that are adequately serviced and can connect to existing services (road, path, public lighting, water supply and surface water drainage). Tier 2 lands refer to lands that have constraints in terms of connecting to services, but have the potential to become fully serviced over the lifetime of the Plan. The Settlement Capacity Assessment sets out the sites identified for new residential development, serviced sites and enterprise and employment with respect to availability of key infrastructure to ensure that these lands are developable over the lifetime of the plan. The sites are identified as being serviced (utilities), served by public transport and community infrastructure and satisfies the principles of the Ten Minute Town Concept and compact growth, all promoted by higher level spatial plans. Where existing infrastructure is located in close proximity to a site and can potentially extended to service the site, these services have been indicated as available. It should be noted that the table below is for information purposes only and developers are advised to avail of pre-planning consultation with the service providers regarding development of these lands prior to submitting a planning application.

Site No.	Zoning	Area (ha)	Density	Est. Yield	Lighting	Footpath	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/Brown-field	Cost	Comments if applicable	Tier
1	NR	<del>26</del> .23	22 units/ha	<del>6</del> 5	✓	✓	●	✓	✓	✓	✓	✗	✓		Infill site <350m from Village Centre	1
2	NR	<del>63</del> .67	22 units/ha	14 15	✓	✓	●	✓	✓	✓	✓	✗	✓		Part of Opportunity Site 1(refer to Section 4.5 Opportunity Sites for Development Potential and Guidance). Site <250m from village centre. <a href="#">Sewer and water mains networks may need upgrading.</a>	1
3	NR	.62	22 units/ha	14	✓	✓	●	✓	✓	✓	✓	✗	✓		<250m from Village Centre with potential to provide residential frontage to the Scanlon Park estate and frame the entrance to the existing estate. <a href="#">Sewer and water mains networks may need upgrading.</a>	1
4	NR	6.1	22 units/ha	134	✓	✓	●	✓	✓	✓	!	✗	✓	€600K	Site <350m from village centre and adjacent to the National School. Part of site included as Additional Lands (2.5 ha), anticipated yield 55 units as per <i>Development Plans Guidelines for Planning Authorities June 2022</i> . A masterplan will be required for the overall development of the lands.	1
5	NR	.49	22 units/ha	11	✓	✓	●	✓	✓	✓	!	✗	✓	€75K	Extension of Duration granted for a dwelling 21/7001 which expires during the lifetime of the LAP. (14/3/26)	2
6	RSS	1.1	10 units/ha	11	✗	✗	✗	✓	✓	✓	!	✗	✗	€165	Adjacent to a successful cluster of Residential Serviced Sites within the village boundary.	2
7	RSS	1.4	10 units/ha	14	✗	✗	●	✓	✓	✓	!	✗	✗	€210K	Site adjacent to the National School <500m from village centre	2
8	RSS	1.6	10 units/ha	16	✗	✗	✗	✓	✓	✓	!	✗	✗	€240K	Adjacent to a successful cluster of Residential Serviced Sites at the outer edge of the village boundary.	2
9	E and E	6.5	n/a	n/a	✓	✓	●	✓	✓	✓	!	✗	✗	€975K	Site located <1km from village centre adjacent to the R445. Applicants will have to provide a TTA and a minimum landscaped buffer zone of 20m to the adjoining residential properties.	2

10	E and E	4	n/a	n/a											€600K	<p><del>Applicants will have to provide a TTA and a minimum landscaped buffer zone of 20m to the adjoining residential properties.</del></p> <p>Applicants will have to provide a TTA and a minimum landscaped buffer zone of 20m to the adjoining residential properties.</p>
10	E and E	4	n/a	n/a	✓	✓	!	✓	✓	✓	!	✘	✘	€600K		

Figure 11.1 Settlement Capacity Audit

Legend			
Serviced/Yes	✓	Serviceable/ Investment required	!
Not required/No	✘	Located within a 500m walk	●
NR	New Residential	RSS	Residential Serviced Sites
E and E	Enterprise and Employment	Cost (K)	Cost in Thousands

**Amendments to Settlement Capacity Audit Map**

Proposed Amendment		Submission No./Elected Member Amendment No.
1.	Amend map to change the location of site number 10.	1
2.	Amend map to change the boundary of site number 1.	1 and 9
3.	Amend map to change the boundary of site number 2.	36





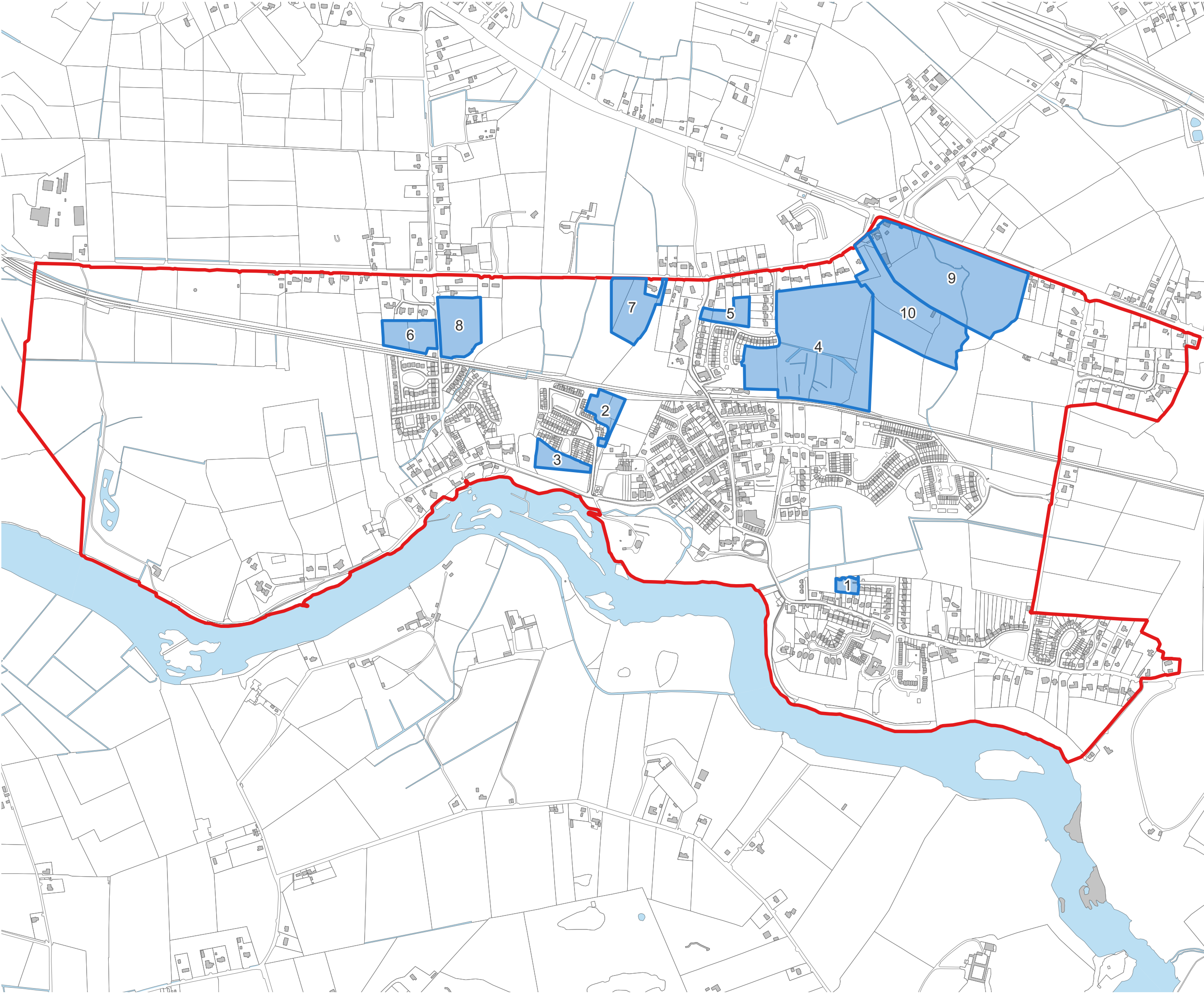
**Material Alterations**

- Legend**
- Settlement Capacity Audit Sites
  - Castleconnell LAP Boundary

Forward Planning  
Economic Development and  
Enterprise Directorate

Merchants Quay, Limerick  
Tel: (061) 556400  
E-mail: forwardplanning@limerick.ie

DATE:	January 2023	DWG. No.	
DRAWN BY:	J. D	CHECKED BY:	N.O'C
OSI LICENCE No.:	© Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/CCMA/Limerick City & County Council		





## AMENDMENTS TO MAPS

### Amendments to Land Use Zoning Map:

Proposed Amendment		Submission No./Elected Members Amendment No
1.	Amend map to zone an area of 4 hectares of Agricultural land as Enterprise and Employment lands and further amend map to zone an area of 4 hectares of Enterprise and Employment land as Agricultural land at Coolbawn at site number 10.	1 and 31
2.	Amend map to reduce area of residentially zoned land at site number 1 Stradbally North from 0.26 hectares to 0.23 hectares.	1 and 9
3.	Amend the Land use zoning map to change an area of 0.897 Hectares zoned Open Space and Recreation to Education and Community zoned lands.	4
4.	Amend map to increase an area for residentially zoned land at site number 2 Scanlon Park from 0.63 hectares to 0.67 hectares.	36

### Amendments to Map 2 Flood Zone:

Proposed Amendment		Submission No./Elected Member No
1.	Amend the Flood Map to reduce area of residentially zoned land at Stradbally North from 0.26 hectares to 0.23 hectares.	1 and 9
2.	Amend the Flood Map to zone an area of 4 hectares of Agricultural land as Enterprise and Employment lands and further amend map to zone an area of 4 hectares of Enterprise and Employment land as Agricultural land at Coolbawn at site number 10.	1 and 31
3.	Amend the Land use zoning map to change an area of 0.897 Hectares zoned Open Space and Recreation to Education and Community zoned lands.	4
4.	Amend map to increase an area for residentially zoned land at site number 2 Scanlon Park from 0.63 hectares to 0.67 hectares.	36
5.	Amend flood map to include the CFRAM flood extent at Worlds End	9

**Amendments to Map 3 Amenity and Sustainable Transport:**

<b>Proposed Amendment</b>	<b>Submission No./Elected Member Submission No.</b>
<b>1.</b> Amend map to extend walkway to identify existing walkway along the river to the rear of the Castle Oaks Hotel linking to Stradbally North.	25

**Material Alterations**

**Legend**

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Special Control Area
- Utilities
- Village Centre
- Opportunity Sites
- Castleconnell P&R
- LAP Boundary

Forward Planning  
Economic Development  
and Enterprise Directorate

Merchants Quay, Limerick  
Tel: (061) 556600  
E-mail: forwardplanning@limerick.ie

SCALE: January 2023		DWG. No.:
DRAWN BY: J. D.	CHECKED BY: N.O'C	DATE:
<small>© Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/CCMA/Limerick City &amp; County Council</small>		



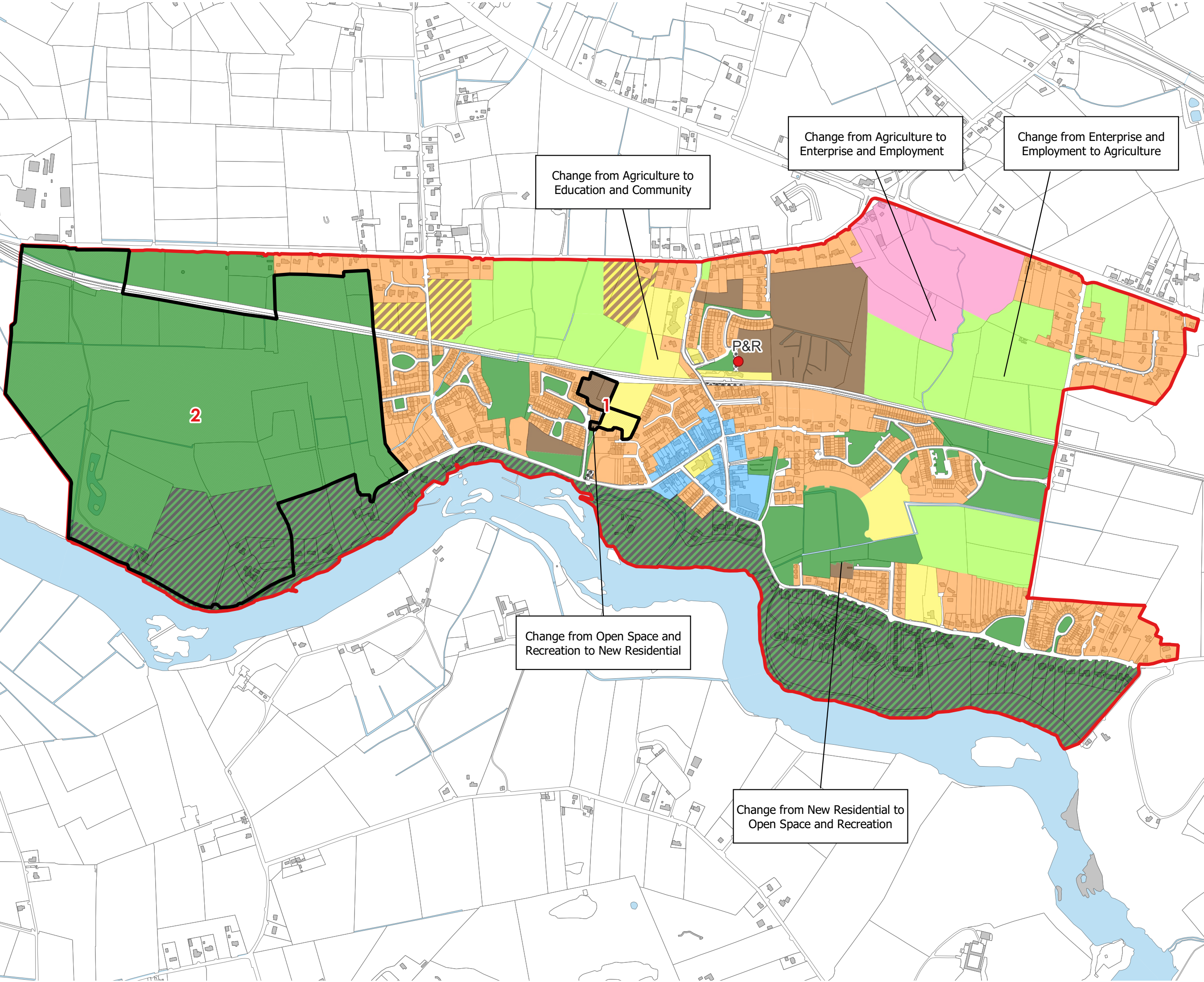
Change from Agriculture to  
Enterprise and Employment

Change from Enterprise and  
Employment to Agriculture

Change from Agriculture to  
Education and Community

Change from Open Space and  
Recreation to New Residential

Change from New Residential to  
Open Space and Recreation





Material Alterations

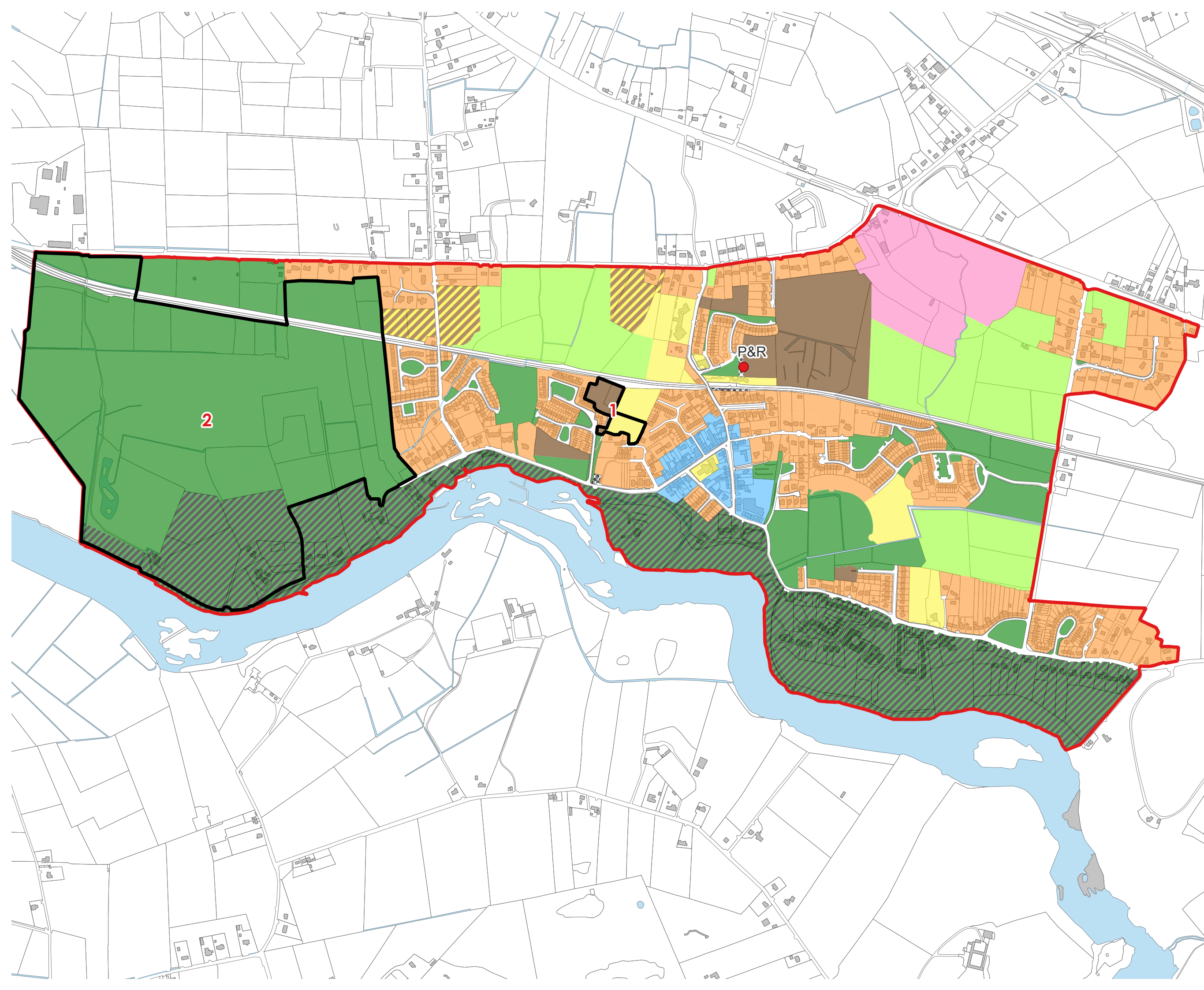
Legend

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Special Control Area
- Utilities
- Village Centre
- Opportunity Sites
- Castleconnell P&R
- LAP Boundary

Forward Planning  
Economic Development  
and Enterprise Directorate

Merchants Quay, Limerick  
Tel: (061) 556600  
E-mail: forwardplanning@limerick.ie

SCALE:	DATE:	
January 2023		
DRAWN BY:	CHECKED BY:	DATE:
J. D	N.O'C	
© Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/CCMA/Limerick City & County Council		







**Material Alterations**

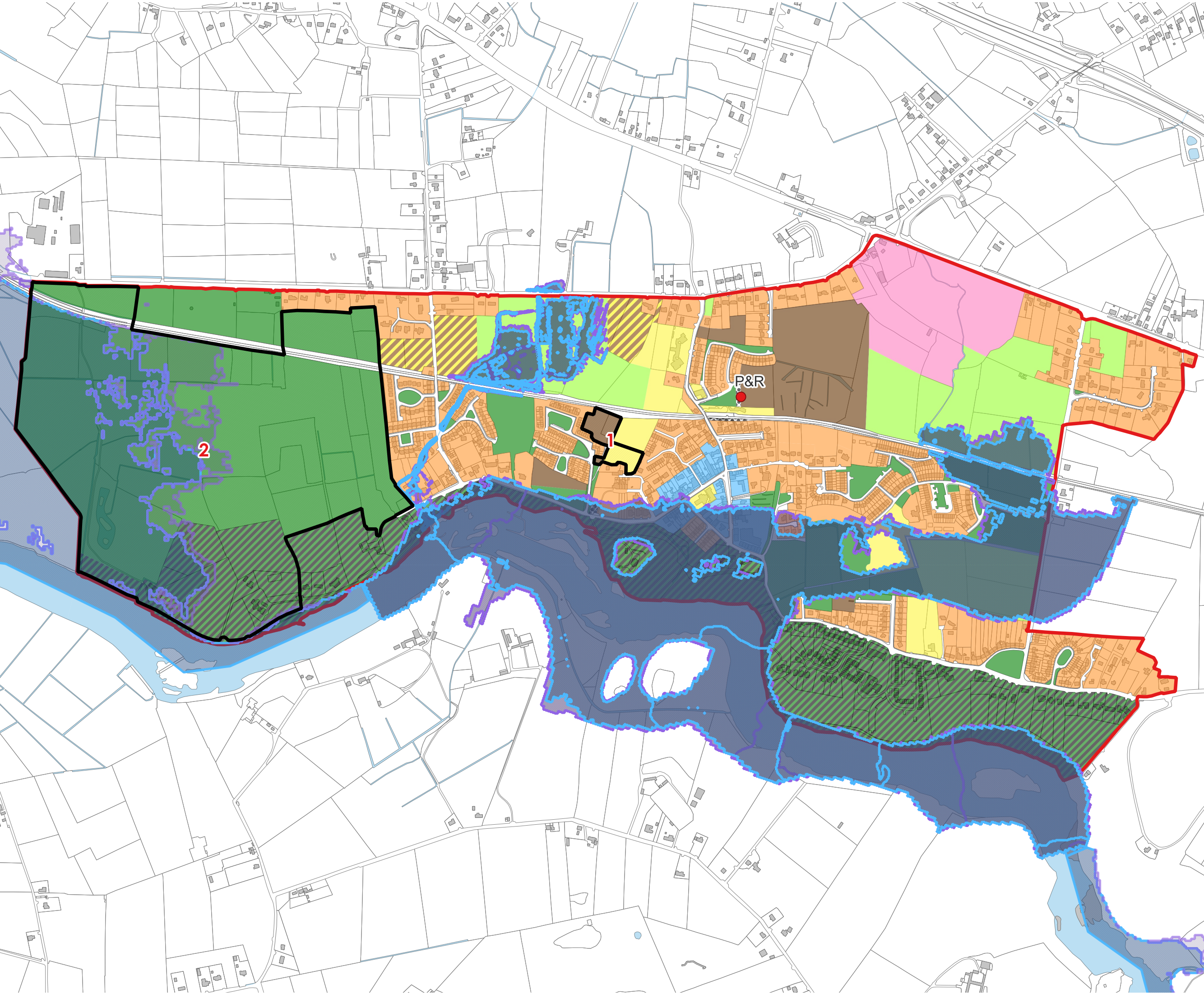
**Legend**

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Special Control Area
- Utilities
- Village Centre
- Flood Zone A
- Flood Zone B
- Opportunity Sites
- Castleconnell P&R
- Castleconnell LAP Boundary

Forward Planning  
Economic Development and  
Enterprise Directorate

Merchants Quay, Limerick  
Tel: (061) 556600  
E-mail: forwardplanning@limerick.ie

DATE: January 2023	DWG. No.:
DRAWN BY: J. D.	CHECKED BY: N.O'C
© Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/CCMA/Limerick City & County Council	





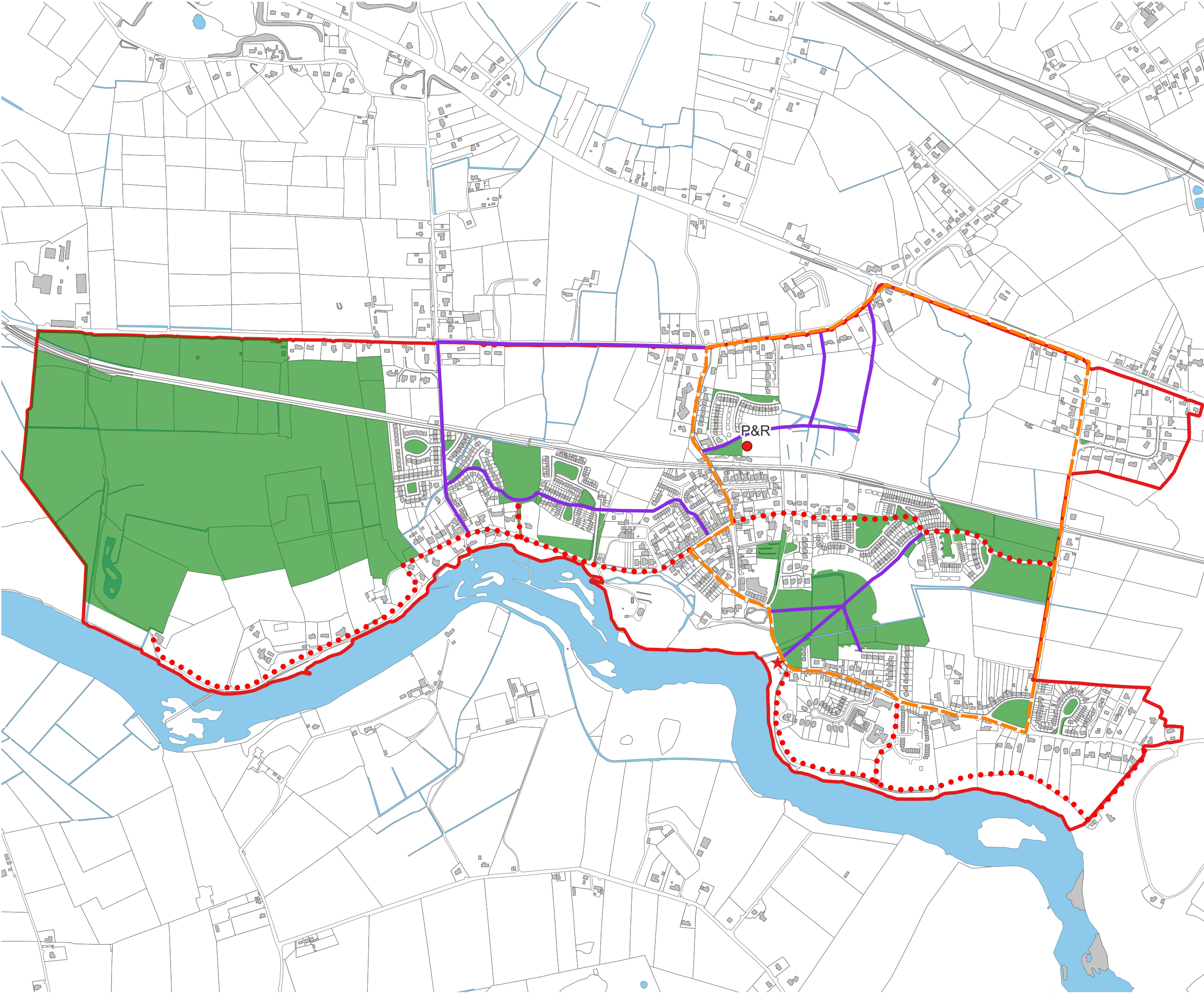
**Material Alterations**

- Legend**
- Existing Pedestrian/  
Cycle Routes/Links
  - Castleconnell  
Sli Na Slainte
  - Potential Pedestrian/  
Cycle Routes/Links
  - Castleconnell P&R
  - Open Space  
and Recreation
  - ★ Playground - LCCC
  - LAP Boundary

Forward Planning  
Economic Development  
and Enterprise Directorate

Merchants Quay, Limerick  
Tel: (041) 556400  
E-mail: forwardplanning@limerick.ie

DATE:	January 2023	DWG. No.	
DRAWN BY:	J. D.	CHECKED BY:	N.O'C
DATE:		DATE:	
OSI LICENCE No.:	© Ordnance Survey Ireland. All rights reserved. Licence No. 2017/09/CCMA/Limerick City & County Council		





## Amendments to Environmental Reports

Proposed Amendments	Submission No./Elected Members Submission No.
<p>1. Amend the report title from Natura Impact <del>Statement</del> to Natura Impact <u>Report</u>.</p>	1
<p>2. Amend the Natura Impact Report to include the following objectives.</p> <ol style="list-style-type: none"> <li>1. <del>Avoid areas with sensitive habitats and species.</del> <u>Careful consideration shall be taken in areas containing sensitive habitats and species and in particular, Natura 2000 sites, environmental assessments shall be carried out to an appropriate level to safeguard these areas.</u></li> <li>2. <del>Ensure that walkways are taken inland from river banks to prevent disturbance of habitat features and bird life. Careful planning is required to ensure adequate buffer distances to prevent disturbance of bird and other species and riparian habitats and shall also incorporate where possible elements of screening or use of existing topography to screen human movement. Ecological assessment will determine the correct locations and types of access and routes permissible in specific locations. It may also identify sensitive areas which would benefit from no additional public access.</del> <u>Ensure that walkways are taken inland from the river bank to prevent disturbance of habitat features and bird life. Adequate buffer distances shall be provided to prevent disturbance of birds, other species and riparian habitats and shall also incorporate where possible screening or use of existing topography to screen human movements. Ecological assessment will determine the appropriate locations, access types and routes and may also identify sensitive areas which are not suitable for additional public access.</u></li> <li>3. <del>Ensure that any proposals for access to the water or picnic areas, shall be confined to suitable locations within the existing settlement, which are areas already subject to a certain amount of human disturbance. This would ensure that disturbance through provision of access to water shall be kept to a minimum.</del> <u>Ensure that any proposals for access to the water or picnic areas, shall be confined to suitable locations within the existing settlement, which are already subject to human disturbance.</u></li> <li>4. <del>Ensure that walks are located on one side of the river only to allow room for birds and other species to withdraw.</del></li> </ol>	1

Ensure that walkways are appropriately designed and developed to allow room for birds and other species to withdraw.

5. Avoid looped walks around the entirety of ponds, lakes and water bodies and habitat features close to the river channel.
6. ~~Avoidance of lighting.~~  
Lighting shall be designed to take account of sensitive habitats and shall only be permitted, if deemed suitable and supported with an appropriate level of environmental assessment.
7. Ensure that any access to the river shall have warning signs regarding biosecurity to prevent the transmission of diseases, such as crayfish plague or invasive species. In areas for waterside access use of bio-security facilities for washing and treating craft such as kayaks shall be made available.

## UPDATED STRATEGIC FLOOD RISK ASSESSMENT





## TABLE OF CONTENTS

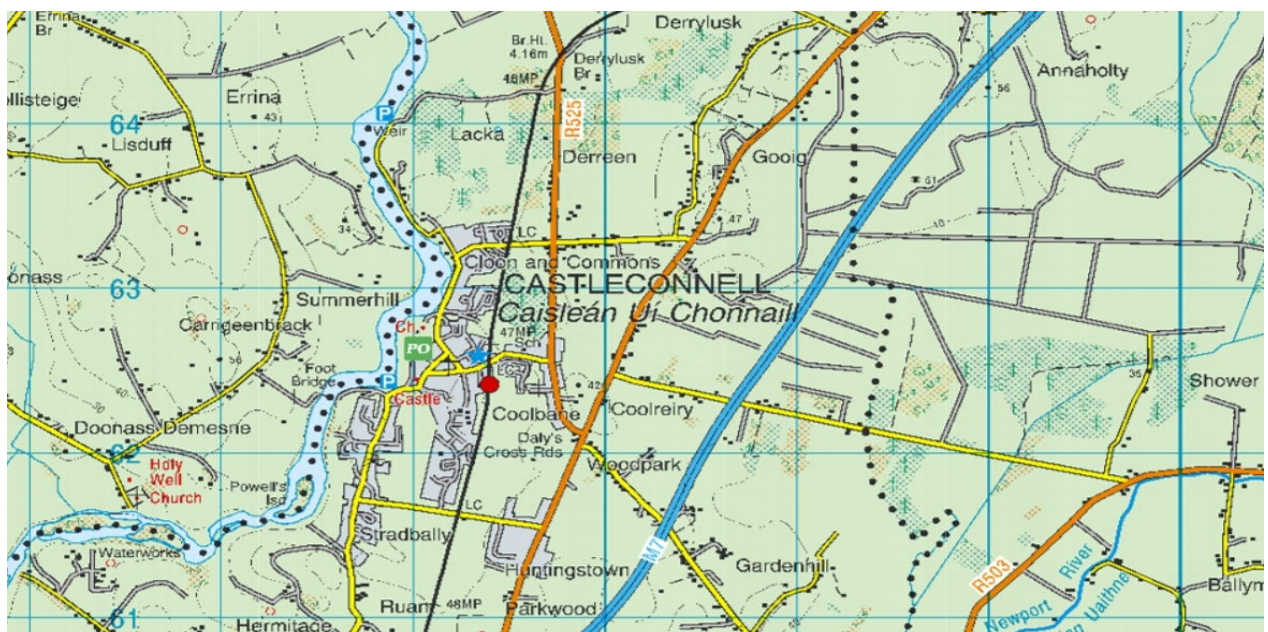
1.0	Introduction
2.0	Flood Risk Management Policy
2.1	EU Floods Directive
2.2	National Flood Policy
2.2.1	National CFRAM Programme
2.2.2	Flood Risk Management Guidelines
3.0	Flood Risk Identification
3.1	Introduction – Stage 1 Flood Risk Identification
3.2	Flood Risk Indicators
3.3	Conclusion of Stage 1 SFRA
4.0	Stage 2 Strategic Flood Risk Assessment
4.1	Assessment of information outlined above and Delineation of Flood Zones
4.2	Flooding from Other Sources
4.3	Flood defences
4.4	Flood Risk Zone Mapping
4.5	Climate change considerations
5.0	Recommendations and Integration with Local Area Plan
5.1	Introduction
5.2	Integration of provisions of Flood Risk Assessment and Flood Management into the Local Area Plan
6.0	Conclusion
	Appendix I - Flood Justification Tests

## 1.0 Introduction

The preparation of the Castleconnell Local Area Plan has been subject to a Strategic Flood Risk Assessment (SFRA), in accordance with The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Department of the Environment, Community and Local Government Circular PL 2/2014. The SFRA provides an assessment of flood risk and includes mapped extents of Flood Risk Zones. This report considers flood extents to inform the preparation of a land use plan.

The Local Area Plan is a land use plan and provides an overall strategy for the proper planning and sustainable development of the functional area of the village of Castleconnell over the six-year period 2023 – 2029. The principles on which the plan has been developed upon is compact growth, promotion of a self-sustaining settlement supported by sustainable transport choices, to promote the growth of the village, in an environmental manner.

Castleconnell is located approximately 10 kilometres northeast of Limerick City. The village adjoins the River Shannon, which is the county boundary between Counties Limerick and Clare. The village has developed in a linear fashion along the banks of the River Shannon with the Main Street running parallel to the River. The topography of Castleconnell and surrounding areas is largely low-lying. Flood risk in Castleconnell is largely dominated by the River Shannon and its associated tributaries.



**Figure 1:** Castleconnell village located on the banks of the River Shannon

## **2.0 Flood Risk Management Policy**

### **2.1 EU Floods Directive**

The European Directive 2007/60/EC provides the overarching European legislation, in relation to managing flood risk, it seeks to reduce and manage the risks that flooding pose to humans, the environment, cultural heritage and the environment. The legislation applies to both inland and coastal water sources and requires EU states to:

- Carry out a preliminary assessment in order to identify the river basins and associated coastal areas, where potential significant flood risk exists;
- Prepare flood extent maps for the identified areas;
- Prepare flood risk management plans focused on prevention, protection and preparedness. These plans are to include measures to reduce the probability of flooding and its potential consequences.

Implementation of the EU Floods Directive is required to be coordinated with the requirements of the EU Water Framework Directive and the current National River Basin Management Plan.

### **2.2 National Flood Policy**

In line with evolving European legislation and evolving national legislation, the government in 2004 established a Flood Policy Review Group and carried out an interdepartmental review of national flood risk management policy and approved a Flood Policy Review Report. The recommendations of the Report included appointment of the OPW as lead agency for co-ordinating delivery of flood risk management policy. The OPW carries out this role by co-ordinating the implementation of flood risk management policy and measures across three strategic areas:

- Prevention - avoiding construction in flood-prone areas;
- Protection - taking feasible measures to protect areas against flooding.
- Preparedness - planning and responding to reduce the impacts of flood events.

The review also identified a number of key measures for implementation in relation to flood risk management, most relevant to plan preparation is the "Planning System and Flood Risk Management Guidelines" published in 2009, which provide guidance to Local Authorities on plan formulation and decision making in areas at risk of flooding. The review also resulted in an enhancement to availability of data on flood risk and reporting on flood events, which assists in decision making in relation to land use planning.

### 2.2.1 National CFRAM Programme

The OPW undertook the National Catchment-based Flood Risk Assessment and Management (CFRAM) Programme in consultation with the Local Authorities and supported by external engineering consultants. The objectives of the CFRAM Programme was to:

- Identify and map the existing and potential future flood hazard and flood risk in the areas at potentially significant risk from flooding, called Areas for Further Assessment (AFAs);
- identify feasible structural and non-structural measures to effectively manage the assessed risk in each of the AFAs, and
- Prepare a set of Flood Risk Management Plans, and associated Strategic Environmental and Habitats Directive (Appropriate)Assessment, that set out the proposed feasible measures and actions to manage the flood risk in these areas and their river catchments.

The Programme is being implemented through CFRAM studies that have been undertaken for each of the river basin districts in Ireland. The CFRAM Programme comprises three phases as follows:

- The Preliminary Flood Risk Assessment (PFRA) mapping exercise, which was completed in 2012;
- The CFRAM Studies and parallel activities, with Flood Risk Management Plans and
- Implementation and Review.

The CFRAM programme has provided invaluable background information in relation to flooding throughout Ireland and is invaluable in terms of plan formulation. These maps have recently been updated with the National Indicative Fluvial Mapping and National Coastal Flood Hazard Mapping and probabilistic and historical ground water flood maps prepared by the Geological Survey of Ireland.

### 2.2.2 Flood Risk Management Guidelines

In 2009, the OPW and the Department of the Environment and Local Government (DEHLG) published Guidelines on flood risk management for Planning Authorities - **The Planning System and Flood Risk Management - Guidelines for Planning Authorities**. These Guidelines seek to establish a regime to assist with flood risk identification, assessment and management and embed this into the planning process.

The core objectives of the Guidelines are to:

- Avoid inappropriate development in areas at risk of flooding;

- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

The Guidelines follow the principle that development should not be permitted in flood risk areas, particularly floodplains, except where there are no alternative and appropriate sites available in lower risk areas that are consistent with the objectives of proper planning and sustainable development.

One of the key areas identified in the Flood Guidelines is around identifying flood risk, which is an expression of the combination of the flood probability or likelihood and the magnitude of the potential consequences of the flood event. It is normally expressed in terms of the following relationship:

**Flood risk = Likelihood of flooding x Consequences of flooding**

Likelihood of flooding is normally defined as the percentage probability of a flood of a given magnitude or severity occurring or being exceeded in any given year.

Consequences of flooding depend on the hazards associated with the flooding (e.g. depth of water, speed of flow, rate of onset, duration, wave-action effects, water quality) and the vulnerability of people, property and the environment potentially affected by a flood (e.g. the age profile of the population, the type of development and the presence and reliability of mitigation measures).

Flood zones are geographical areas within which the likelihood of flooding is in a particular range and they are a key tool in flood risk management within the planning process as well as in flood warning and emergency planning.

There are three types of flood zones defined for the purposes of the Flood Guidelines:

- Flood Zone A – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding);

- Flood Zone B – where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding); and
- Flood Zone C – where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).

Flood Zone C covers all other areas that are not in zones A or B.

### 3.0 Flood Risk Identification

#### 3.1 Introduction – Stage 1 Flood Risk Identification

Flood risk identification was undertaken in order to identify whether there may be any flooding or surface water management issues within or adjacent to zoned lands and consequently whether Stage 2 SFRA (flood risk assessment) should be proceeded to. Stage 1 SFRA is based on existing information on flood risk indicators based on available flood detail.

In Castleconnell, the River Shannon forms the western boundary of the village and tributaries of the River Shannon, such as the channel, which enters the river at Ferrybank, run though the village.



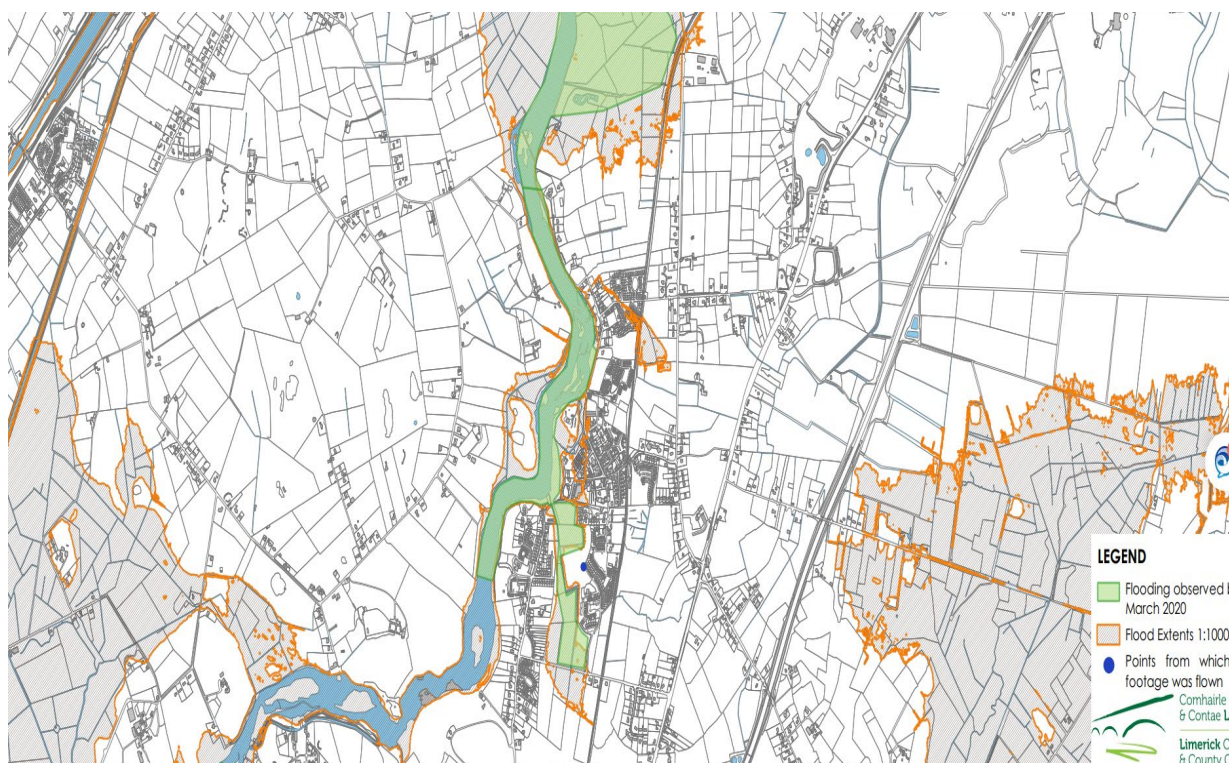
**Figure 2:** Channel entering the river at Ferrybank

Such tributary streams and channels extend throughout the plan area. Some of these are entirely artificial, while others have been heavily modified. All of them are designed to convey water as quickly as possible to the River Shannon. Given the rate of flow in the river during flood conditions, Castleconnell is susceptible to fluvial flood risk. Castleconnell and the surrounding area was badly flooded most recently in 2009, 2015 and 2020, following periods

of prolonged rainfall. The rise in water levels in the main river channel has the effects of backing up those tributaries in the plan area which drain into it and this contributes further to local flood risk within the plan boundaries.

CFRAMS provides for project-level development and assessment of a Flood Relief Scheme for Castleconnell, including environmental assessment as necessary and further public consultation, for refinement and preparation for planning / exhibition and, if and as appropriate, implementation. The potential measure would protect at-risk properties against the 1% AEP Fluvial flood event by a combination of flood defences, improved channel conveyance and other works. Limerick City and County Council in conjunction with OPW have engaged consultants to progress a flood relief scheme for Castleconnell.

To date, significant quantities of data has been gathered which has provided valuable insight into previous flooding mechanisms and issues throughout Castleconnell. As part of the development of the flood relief scheme, the project team reviewed a number of previous flood events (including 2009, 2015 and 2020) within Castleconnell in order to develop a detailed understanding of the relevant flood mechanisms throughout the scheme area. In particular, the flood event that occurred in February 2020 has been important in calibrating the 2D hydraulic model to accurately represent flooding in Castleconnell.

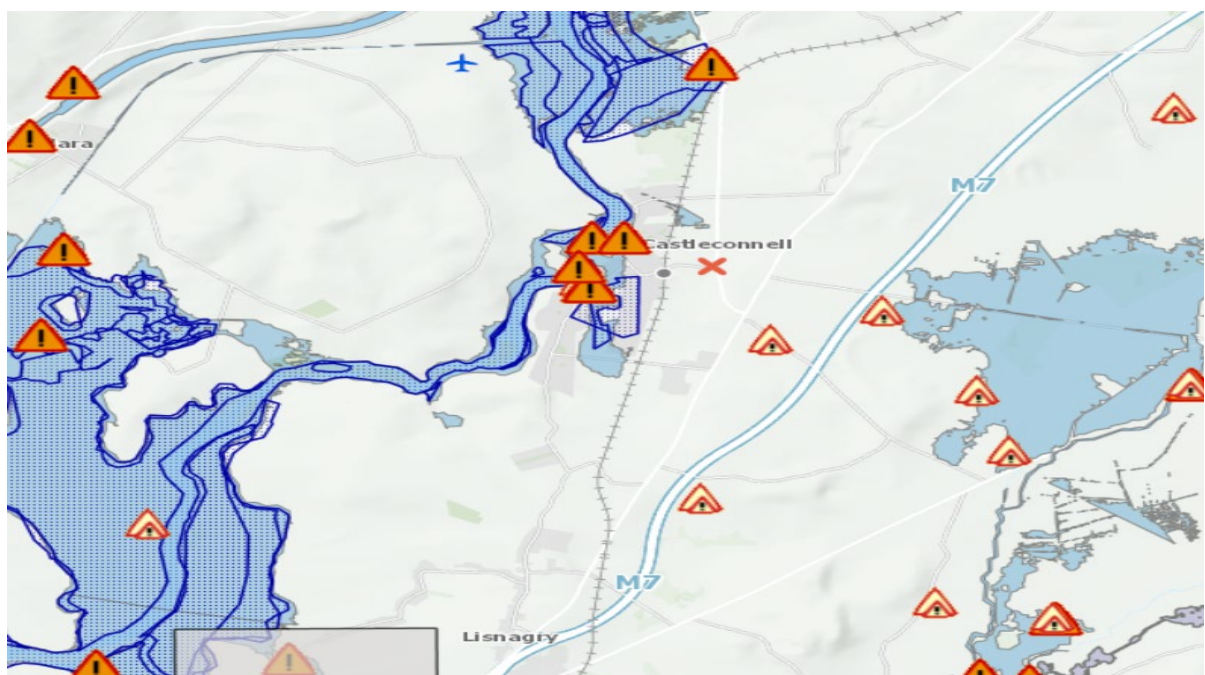


**Figure 3:** Maps produced from Drone footage showing the extent of flooding in March 2020

### 3.2 Flood Risk Indicators

In 2009, major flooding took place in Castleconnell. Approximately 70 houses were affected by flooding. The majority of these houses were located in the western portion of the plan area, close to the existing village centre. These are located to the east, south east and Further flooding took place in 2015 and in 2020, where infrastructure, such as roads were rendered impassable in Castleconnell village, south of the castle ruins. Commercial properties to the east, southeast and south of the castle ruins have been flooded. The health care centre southeast of the castle ruins was also flooded as was the pumping station north of the castle ruins. All of these are considered to be of high vulnerability risk.

Additional flooding events had taken place in 1990, so over a 30-year period at least four significant flood events had taken place in the village.



**Figure 4:** Taken from [www.floodinfo.ie](http://www.floodinfo.ie), this shows the concentration of Flood events in Castleconnell





**Figure 5:** High water levels close to Ferrybank, following heavy rain in early 2018.

### **3.3 Conclusion of Stage 1 SFRA**

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

## **4.0 Stage 2 Strategic Flood Risk Assessment**

### **Introduction**

Stage 2 SFRA is being undertaken to:

- Confirm the sources of flooding that may affect zoned and adjacent areas;
- Appraise the adequacy of existing information as identified by the Stage 1 SFRA; and
- Scope the extent of the risk of flooding through the preparation of a Flood Zone Map.

### **4.1 Assessment of information outlined above and Delineation of Flood Zones**

In order to inform the Stage 2 assessment, the village of Castleconnell was inspected, which involved numerous site visits in order to examine, the potential source and direction of flood paths from fluvial sources, locations of topographic features that coincide with the flood

boundaries and to identify vegetation associated with a high frequency of flood inundation. As the preparation of this report is coinciding with the preparation of the flood relief scheme for Castleconnell, various studies being carried out to support the scheme, has assisted in informing this report and has informed the zoning decisions in the Draft Local Area Plan.

Three factors influence the zoning decisions in relation to these areas. The first is the existence of the flood risk as presented by the CFRAM flood maps (see Figure 6 below) and discussions with Local Authority personnel, the second is the low-lying nature of the lands and history of flood risk. The six inch map series indicates regular drainage features identifying the potential for water logging. It was noted that streams run through part of this area, and some of them had been straightened and deepened to increase their conveyance capacity. The third factor to be considered is the core strategy that informs the Draft Plan. The Core Strategy Figures set out in Table 3.1 of the draft plan indicates that 15.0 ha is required for residentially zoned land. This is less than in the existing plan. In accordance with the Flood Guidelines for Planning Authorities, it is not considered appropriate to zone lands at risk of flooding. The reduction in zoned lands will also lead to a potential increase in lands, which have permeable, i.e. undeveloped surfaces within and close to the plan area, which would help manage surface water runoff, which is a factor to consider in flood risk management.

Discussions regarding drainage and flooding issues took place with Local Authority personnel, which indicated the vulnerability of Castleconnell to flooding and specific locations, which have been vulnerable to flood risk in the past and the need for progress in terms of the development and implementation of a Flood Relief Scheme in Castleconnell. The flood maps have informed the new zoning extent so that in these areas zoning is for uses compatible with flood risk, such as open space or amenity uses or agricultural uses. As noted above, much the Special Control Area is also subject to flood risk and this zoning pattern is also compatible with the relevant flood risk. This approach to zoning has evolved in the preparation of the plan, considering submission received to date and also as a result of analysis being carried out to support the Castleconnell Flood Relief Scheme.

Hydrology and hydraulics tasks are currently being finalised with the final reports to be published in the coming weeks. To facilitate this, a number of surveys including (but not limited to); topographic surveys, drainage (including CCTV) have been undertaken over the course of the project to gather a detailed understanding of flood risk in Castleconnell. This study has included a detailed review of all relevant watercourses and tributaries, which flow into and potentially affect Castleconnell with the main outputs consisting of predicted flood extents mapping for the design events, namely the Cedarwood Stream.

As a result of this work, it is considered that the 2009 flood event was of a similar magnitude to a 1% Annual Exceedance Event (AEP) also known as the 1 in 100-year event. The proposed

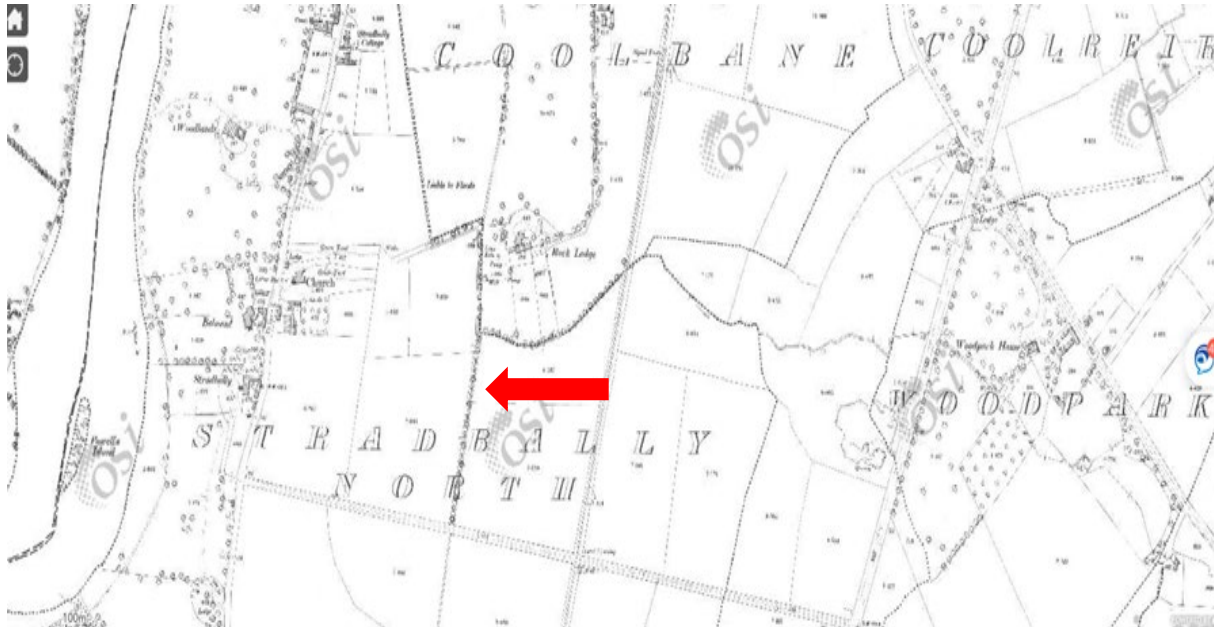
scheme will be designed to protect against a 1 in 100-year event and will also take appropriate account of the unique flow conditions that are experienced in Castleconnell downstream of Parteen Weir.

The Flood Relief Scheme is currently in the options appraisal phase. The project team have considered an extensive list of potential flood management measures, including flood walls, embankments, road raising, demountable barriers, river restoration and maintenance works, flow diversion, storage and more. Each of these measures have been assessed by technical, social, environmental or economic criteria. From this appraisal, three options are being brought forward to the public consultation stage for a more detailed assessment.

#### **4.2 Flooding from Other Sources**

While pluvial flood risk has not featured to great degree in flood risk assessment in the village, due to the far greater effects from fluvial flooding posed by the River Shannon, it is often the case in modern developed areas that it can have local effects. To date much development has not tended to rely on attenuation or nature friendly measures to try and control water flow and run off and local rain fall events can generate considerable volumes of water. In submissions to other plans and in the PFRA for Castleconnell, the OPW draws attention to the importance of local factors in determining flood risk and possible movement and in built up areas this is an important element.

In Castleconnell there has been significant development in the last twenty years which has altered local ground conditions. Even where open space occurs in developments where impermeable surfaces might not exist, the effects of the passage of construction traffic and machinery have often compacted soil and subsoil, which would diminish, waters ability to infiltrate through the soil. This has occurred in the plan area, where an increase in impermeable surfaces and soil compaction has resulted in increased water flow to the local watercourse and hence to the River Shannon. One watercourse would serve as an example, the Stradbally East stream (FRA, 2019 submitted with planning application 19/518). This is now heavily modified and is a straightened and deepened drain. This does increase its conveyance capacity but its original function was to convey water from agricultural land and now forms the boundary of a developed residential site.



**Figure 6:** The red arrow indicates the east Stradbally Stream on the 25-inch maps dating from c.1900



**Figure 7:** Taken in 2005 this picture shows Castle Rock under construction, and the red arrow shows the watercourse. It now absorbs run off at a rate greater than that associated with the previous agricultural usage

From the above it can be seen that local changes in development patterns and intensification of land usage can have an effects on over land flow and surface water movement in particular. This can exacerbated when the drainage of these tributaries to the River Shannon is impeded by high water levels in the main channel when the river is in flood. This is a factor that is being borne in mind in Castleconnell in the plan and has been reflected in the insertion of policies, which promote nature based solutions and Sustainable Urban Drainage (SuDs). This is dealt with further in Section 3.4 below.

Soil types around Castleconnell tend to be poorly drained. These vary from mineral soils (podzolics) to peat in the northern most part of the plan area. Gleys are present in the southern part of the plan area. All of these would have impeded drainage characteristics and as a result would not have a great deal of absorption capacity. Shown below is the winter 2015/16 surface waterflooding map, which reinforces that point.



**Figure 8:** Locations of 2015/2016 surface water flooding in Castleconnell. Source: GSI website.

### 4.3 Flood defences

In 2010, the OPW financed the construction of impermeable earthen embankment and associated works at rear of Meadow Brooke Estate/ Purchased of temporary booms and pumps /Placement of a sluice onto the bridge culvert at Island House (OPW, Flood Risk Management Plan County Summary). These measures have assisted in dealing with flood events in Castleconnell, however, the requirement remains for a designed flood relief scheme. The Flood Relief Scheme will consist of one or a combination of flood risk management measures: Floodwalls, Embankments, Road Raising, and Barriers. These have been presented to the public in consultation meetings in September of 2022 and their responses are currently being appraised.

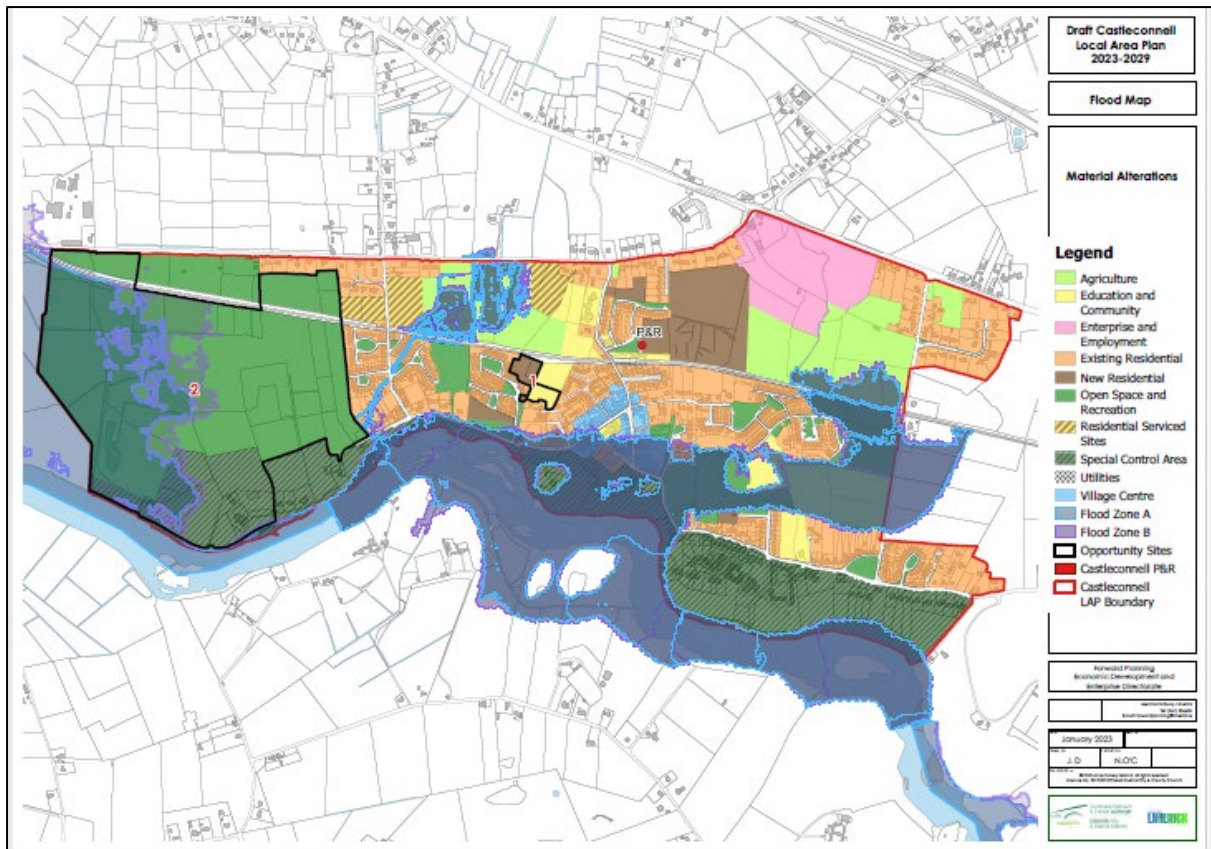
### 4.4 Flood Risk Zone Mapping

A Flood Risk Map has been produced taking into account the findings of the Stage 1 and Stage 2 SFRA as detailed above. The map is illustrated below identifies Flood Zone A (darker blue) and Flood Zone B4 (lighter blue). As per the Guidelines, the flood zones in Castleconnell are as follows:

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



**Figure 9:** Flood extent in Castleconnell. Dark blue shows areas with 1:100 flood risk, while the light blue shows 1:1000.



**Figure 10: Zoning Map and Flood Extents in Castleconnell**

#### 4.5 Climate change considerations

The Planning System and Flood Risk Management Guidelines for Planning Authorities and Technical Appendices, 2009 recommends that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential effects. In this regard, the Guidelines recommends:

- Recognising that significant changes in the flood extent may result from an increase in rainfall or tide events and accordingly adopting a cautious approach to zoning land in these potential transitional areas;
- Ensuring that the levels of structures designed to protect against flooding such as flood defences, land raising or raised floor levels are sufficient to cope with the effects of climate change over the lifetime of the development they are designed to protect (normally 85-100 years); and
- Ensuring that structures to protect against flooding and the development protected are capable of adaptation to the effects of climate change when there is more certainty about the effects and still time for such adaptation to be effective

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 Guidance on Assessment

of Potential Future Scenarios for Flood Risk Management (2009). Two climate change scenarios are considered. These are the Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS). The MRFS is intended to represent a "likely" future scenario based on the wide range of future predictions available. The HEFS represents an "extreme" future scenario at the upper boundaries of future projections. The mapping provided in the SFRA Flood Zones A and B have been informed by the OPW's CFRAMS Present-Day Scenario.

In addition to considering climate change factors in the SFRA, the Council have embedded the principles of Sustainable Urban Drainage Systems (SuDS) and Nature Based Solutions (NBS) into the Local Area Plan, which not only has climate benefits, but also a range of environmental benefits to support the delivery of sustainable development. The approach taken in the proposed Local Area Plan, in line with the recently adopted Limerick Development Plan 2022 – 2028, which seeks to adopt SuDS and nature based solutions as the best practice approach, not just on key development sites. The Council will work with developers to promote SuDS and nature based solutions on a case-by-case basis and tailor solutions to the specific sites. In Chapter 5 of the Plan, Table 4 *Public Realm Open Space Provision in Residential Developments in Castleconnell*, outlines the requirement to provide new spaces as part of developments. Though part of standard planning practice, the requirement for minimum open space provision will ensure new permeable surfaces within new developments.

Similarly, Section 9.2 of the Plan Surface Water Management and SuDS will ensure the adoption of nature friendly solutions to the issue of surface water management. The contents of the publication *Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design Best Practice Interim Guidance Document*, will be very useful in this regard.

The approach taken in the proposed Local Area Plan, in line with the recently adopted Limerick Development Plan 2022 – 2028, is to seek to adopt SuDS and nature based solutions as appropriate not just on key development sites. The Council will work with developers to promote SuDS and nature based solutions on a case-by-case basis and tailor solutions to the specific sites.

## **Recommendations and Integration with Local Area Plan**

### **5.1 Introduction**

In order to comply with The Planning System and Flood Risk Management - Guidelines for Planning Authorities and Department of the Environment, Community and Local Government Circular (PL 2/2014) and contribute towards flood risk management within the Plan area, the recommendations below have been made by the SFRA process.



- Previously undeveloped lands within Zones A or B should not be zoned for incompatible uses, unless a Justification Test is passed (including a planning conclusion that there are no alternative locations available for accommodating such uses). With respect to previously developed lands, the potential conflict between zonings and highly vulnerable development will be avoided by applying a limiting land use policy approach, as outlined in Objective IU O5 shall be applied on these lands. Full details of all flood justification tests are included in Appendix 1.
- Incorporate policies and objectives to manage surface water in line with Sustainable Urban Drainage Systems and nature-based solutions.

## **5.2 Integration of provisions of Flood Risk Assessment and Flood Management into the Local Area Plan**

In the formulation of the Local Area Plan to date, the Council have sought to ensure that appropriate integration of the recommendation of the Strategic Flood Risk Assessment for the Draft Castleconnell Local Area Plan has taken place, in order to comply with the Flood Guidelines and the proper planning and sustainable development of the area. Objectives as follows are critical to complying with the relevant legalisation:

- Objective IU O5 – Flood Risk Management – which seeks to comply with the Flood Guidelines and Circular PL2/2014, it also seeks to cooperate with the OPW in delivery of the flood relief scheme and to safeguard access to drainage channels;
- Objective IU O4 – Surface Water Management and SuDS – which relates directly to surface water management and protecting, surface water resources.

Coupled with key policies and objectives in the Limerick Development Plan 2022 – 2028, which are as follows:

- Policy CAF P5 – Managing Flood Risk - It is a policy of the Council to protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate lands, in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any subsequent document) and the guidance contained in Development Management Standards and the Strategic Flood Risk Assessment (SFRA).
- Objective CAF O20 – Flood Risk Assessments – It is an objective of the Council to require a Site-Specific Flood Risk Assessment (FRA) for all planning applications in Flood Zones A and B and consider all sources of flooding (for example coastal/tidal, fluvial, pluvial or groundwater), where deemed necessary.
- Objective IN O12 – Surface Water and SuDS – The Development Plan sets out that there are many approaches to management of surface water that take account of water quantity (flooding), water quality (pollution), biodiversity (wildlife and plants)

and amenity and these are collectively referred to as Sustainable Urban Drainage Systems (SuDS). The use of SuDS to address surface water and its diversion from combined sewers is encouraged, in particular, in infill/brownfield sites and higher density areas as appropriate.

It is considered that the approach outlined above and the policies and objectives of the Limerick Development Plan and the Draft Castleconnell Local Area Plan provide a robust approach to support the Plan making process.

## **6.0 Conclusion**

Stage 2 SFRA has been undertaken as part of the Plan-preparation process and the SFRA has informed the preparation of the Plan. The SFRA has mapped boundaries identifying areas at risk of flooding, taking into account many factors to determine the extent of flooding. In the preparation of this Local Area Plan, significant rationalisation of the zoning pattern has been carried out, the Council have, in so far as possible sought to avoid zoning of lands at flood risk or have zoned lands for water compatible uses. The Council have also sought to incorporate nature based solutions and blue green infrastructure measures into the plan, as a means of dealing with surface water, while also benefitting climate action. The Council, in conjunction with the OPW are currently developing a flood relief scheme for the village of Castleconnell, which will seek to safeguard the village from flood risk.

## Appendix I - Flood Justification Tests

As per Section 4.2 of Flood Guidelines, Flood Justification Tests has been undertaken for lands zoned in the Draft LAP, which are identified as liable to flooding, according to the most up to date flooding maps available. These lands are in the main are developed or unsuitable for development and where unsuitable for development have been zoned for purpose of agricultural use, Special Control Area or Open Space and Recreation, which will generally only permit water compatible uses.

### (a) Lands located in the village core zoned Village Centre

**1 The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines.**

Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c, 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. Part of the lands within the village centre, are identified as being risk as flooding, however, the lands are predominantly developed and also form the core of the village and in line with national, regional and local planning policy critical to the overall development of the village centre, will facilitate consolidation and by in large is brown field or infill lands.



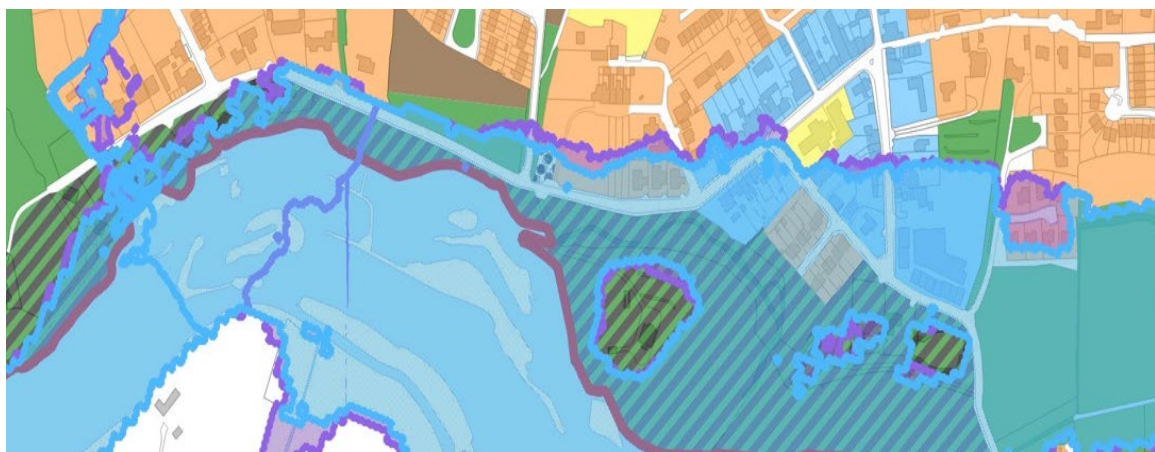
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:</p>
<p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</p>	<p>The lands are zoned village centre, reflecting their existing uses. The lands are essential to facilitate regeneration and expansion of the centre of the settlement.</p>
<p>(ii) Comprises significant previously developed and/or under-utilised lands</p>	<p>These lands are already developed and currently occupied by existing uses as per their proposed zoning objective.</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement</p>	<p>The lands are zoned village centre and located in the core of the village.</p>
<p>(iv) Will be essential in achieving compact or sustainable urban growth</p>	<p>The redevelopment on these lands will contribute to compact urban growth aligned to higher-level spatial policy.</p>
<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement</p>	<p>The lands are currently developed.</p>
3	<p>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.</p>
4	<p>Conclusion of the Justification Test</p>

Given the measures above, the objectives of the Draft LAP, the Planning Authority is satisfied that the proposed zoning of these lands as village centre for development is appropriate subject to more detailed site-specific flood risk assessment to be submitted as supplementary information with planning applications on these lands,

**(b) Existing Residential**

**1 The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines.**

Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c, 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. Part of the lands within the settlement are zoned existing residential and are identified as being risk as flooding, however, the lands are also close to the core of the village and in line with national, regional and local planning policy critical to the overall development of the village centre, will facilitate consolidation and by in large is brown field or infill lands.



**2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:**

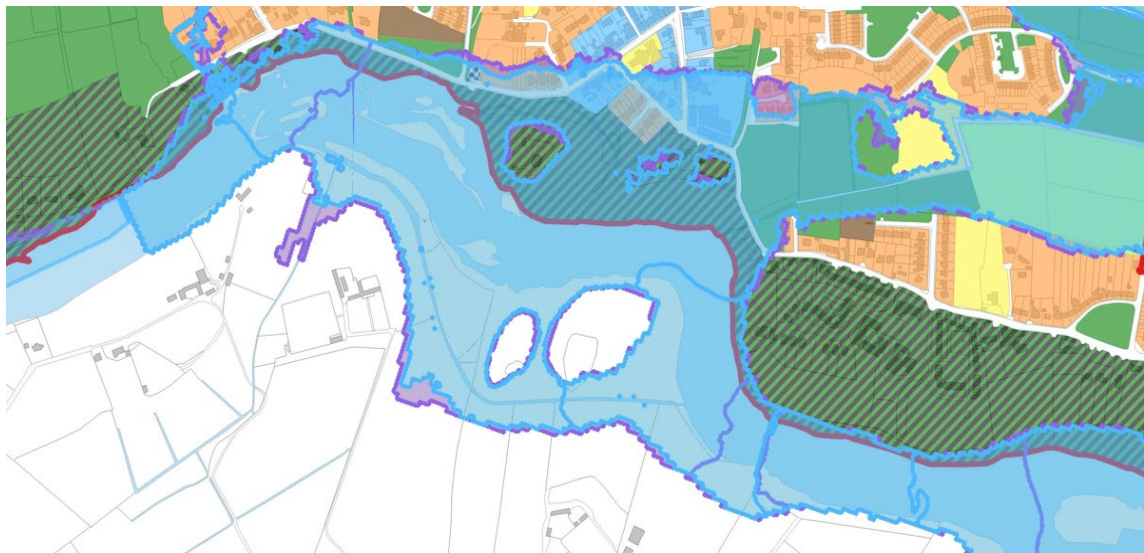
<b>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</b>	The lands are already developed and the zoning reflects their existing uses. They are a reflection of the development of the village. Given the emphasis of the NPF and the RSES on the use of existing development sites, these areas are essential to the viability of the settlement.
<b>(ii) Comprises significant previously developed and/or under-utilised lands</b>	These lands are already developed and currently occupied by existing uses as per their proposed zoning objective.
<b>(iii) Is within or adjoining the core of an established or designated urban settlement</b>	The lands are existing residential and located in the within the development boundary of the plan.
<b>(iv) Will be essential in achieving compact or sustainable urban growth</b>	The redevelopment on these lands will contribute to compact urban growth aligned to higher-level spatial policy.
<b>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement</b>	The lands are currently developed.
<b>3 A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.</b>	The extent of Flood Zone A/B across much of this zoning is limited and risks can be managed by limiting development to minor developments in areas that are at risk of flooding as per Section 5.28 of the Flood Guidelines and in line with Circular PL 2/2014.
<b>4 Conclusion of the Justification Test</b>	
Given the measures above, the objectives of the Draft LAP, the Planning Authority is satisfied that the proposed zoning of these lands as existing residential for development is appropriate	

subject to the provisions of Section 5.28 of the Planning and Flood Risk Guidance and in line with Circular PL 2/2014.

**(c) Lands adjoining the River Shannon zoned Special Control Area**

**1 The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines.**

Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c, 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. Castleconnell is situated adjoining the River Shannon and has an associated Natura 2000 designation, which is the Lower River Shannon Special Area of Conservation and the lands immediately adjoining the river are at risk of flooding and zoning is in place to safeguard the designated site.



**2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:**

<p><b>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</b></p>	<p>The lands are zoned Special Control Area, having regard to the sensitivities of the lands adjoining the nature designation and to safeguard the river from development, which may affect the designation. These lands, are located on the edge of the settlement, but are important as part of the setting of the Village and because of the sensitivities of the River Shannon, which is designated as an Special Area of Conservation at this point. Limited development is considered open for consideration in this zoning, such as ancillary leisure or tourism, any such development would be subject an appropriate level of flood risk assessment and environmental assessment. Development in this area would be restricted to water compatible development.</p>
<p><b>(ii) Comprises significant previously developed and/or under-utilised lands</b></p>	<p>Having regard to the location of the lands and the sensitive nature of the landscape, only development appropriate to its location would be considered, subject to an appropriate level of assessment.</p>
<p><b>(iii) Is within or adjoining the core of an established or designated urban settlement</b></p>	<p>The lands are located adjoining the River Shannon and contain some development, future development will be limited to ancillary leisure and tourism development. Development in this area would be restricted to water compatible development.</p>
<p><b>(iv) Will be essential in achieving compact or sustainable urban growth</b></p>	<p>The lands are located adjoining the River Shannon and contain some development, future development will be limited to ancillary leisure and tourism development. Development in this area would be restricted to water compatible development</p>
<p><b>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower</b></p>	<p>The lands are located adjoining the River Shannon and contain some development, future development will be limited to ancillary leisure</p>



	risk of flooding within or adjoining the core of the urban settlement	and tourism development. Development in this area would be restricted to water compatible development
3	A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.	The lands are located adjoining the River Shannon and contain some development, future development will be limited to ancillary leisure and tourism development. Development in this area would be restricted to water compatible development.
4	<b>Conclusion of the Justification Test</b>	
Given the measures above, the objectives of the Draft LAP, the Planning Authority is satisfied that the proposed zoning of these lands as Special Control Area, would safeguard the designated site and accordingly, development should be limited to water compatible uses.		

**(d) Lands zoned Agriculture which is at flood risk within the Plan boundary**

1	The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines.
<p>Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c, 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. For the main part lands zoned, which is at risk of flooding, is zoned for non-vulnerable uses for Agricultural purposes.</p>	



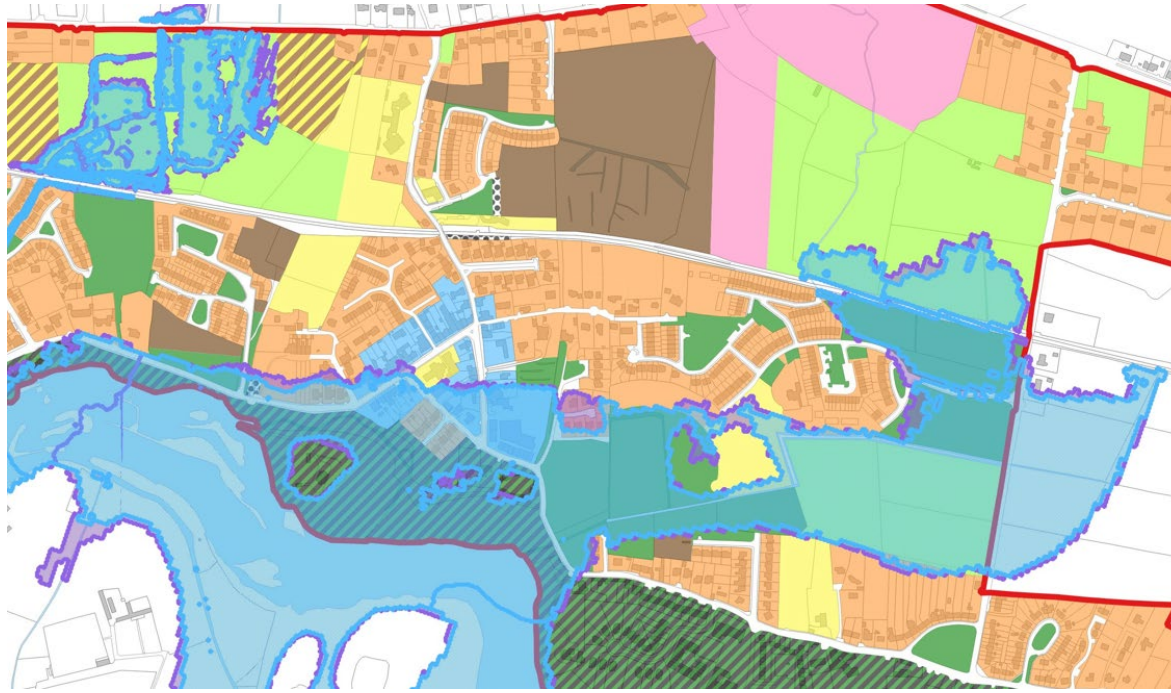
**2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:**

<b>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</b>	The lands are proposed to be zoned Agriculture and development will be limited in terms of the uses permitted.
<b>(ii) Comprises significant previously developed and/or under-utilised lands</b>	Having regard to the location of the lands, only development appropriate to its location would be considered, subject to an appropriate level of assessment.
<b>(iii) Is within or adjoining the core of an established or designated urban settlement</b>	The lands are located within the Plan boundary.
<b>(iv) Will be essential in achieving compact or sustainable urban growth</b>	Only limited development will be considered, subject to an appropriate level of assessment.
<b>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower</b>	Suitable alternative lands are available for development elsewhere in areas outside of any flood risk.

<p>risk of flooding within or adjoining the core of the urban settlement</p>	
<p>3 A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.</p>	<p>These lands at flood risk is nearly entirely within Flood Zone A. Applying the sequential approach to flood management means that development within Flood Zones A and B should be avoided.</p>
<p>4 Conclusion of the Justification Test</p>	
<p>Part 2 of the Justification Test has not been passed and the site is at high risk of flooding so should be retained for water compatible uses.</p>	

**(e) Lands zoned Open Space and Recreation which is at flood risk within the Plan boundary**

<p>1 The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines.</p>
<p>Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c, 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. For the main part lands zoned, which is at risk of flooding, is zoned for non-vulnerable uses, such as Agricultural and Open Space and Recreation.</p>



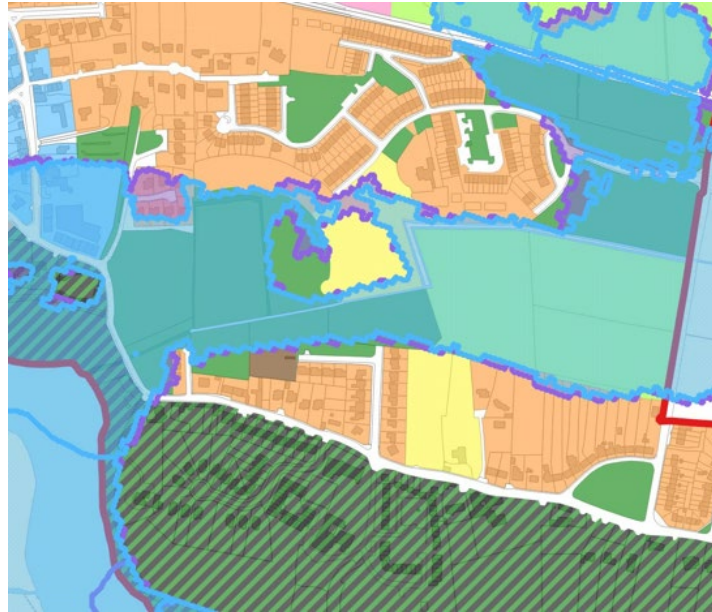
**2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:**

<b>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</b>	The lands are proposed to be zoned Open Space and Recreation; development will be limited in terms of the uses permitted.
<b>(ii) Comprises significant previously developed and/or under-utilised lands</b>	Having regard to the location of the lands, only development appropriate to its location would be considered, subject to an appropriate level of assessment.
<b>(iii) Is within or adjoining the core of an established or designated urban settlement</b>	The lands are located within the Plan boundary.
<b>(iv) Will be essential in achieving compact or sustainable urban growth</b>	Only limited development will be considered, subject to an appropriate level of assessment.
<b>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement</b>	Suitable alternative lands are available for development elsewhere in areas outside of any flood risk.

<p><b>3 A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.</b></p>	<p>These lands at flood risk is nearly entirely within Flood Zone A. Applying the sequential approach to flood management means that development within Flood Zones A and B should be avoided.</p>
<p><b>4 Conclusion of the Justification Test</b></p>	
<p>Part 2 of the Justification Test has not been passed and the site is at high risk of flooding so should be retained for water compatible uses.</p>	

**(f) Lands zoned Education and Community**

<p><b>1</b></p>	<p><b>The urban settlements is identified for growth under the National Planning Framework, Regional Economic and Spatial Strategy, statutory plans prepared under the Planning and Development Act 2000 as amended, relevant Directives and the Planning Guidelines.</b></p>
	<p>Castleconnell is a Level 3 Settlement in the settlement hierarchy, identified in the Limerick Development Plan 2022 – 2028. The Limerick Development Plan promotes Level 3 settlements, as development centres for population growth sustaining a wide range of functions, services and employment opportunities supporting its hinterland. In line with National Policy Objective 3c 30% of all new homes targeted within Level 3 settlements shall be within the existing built-up area of the village. Lands have been zoned for Education and Community use, the access and egress from these lands are identified as being at risk of flooding, however, a site-specific flood risk assessment has been carried out to develop a crèche on the lands.</p>



**2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the town and in particular:**

<b>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement</b>	The lands are zoned Education and Community and have a planning application approved for the development of a crèche on the lands, for which a commencement notice has been received.
<b>(ii) Comprises significant previously developed and/or under-utilised lands</b>	As noted above there is a planning permission granted on the lands for which a commencement notice has been received (19/518).
<b>(iii) Is within or adjoining the core of an established or designated urban settlement</b>	The lands are located within the Plan boundary.
<b>(iv) Will be essential in achieving compact or sustainable urban growth</b>	This is an essential component of social infrastructure in the village, which has been developed to serve the residential development surrounding the lands and it is located close to a key population point in the village.
<b>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or</b>	Suitable alternative lands are available for development elsewhere in areas outside of any flood risk.

	adjoining the core of the urban settlement	
3	<p><b>A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the local area plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.</b></p>	<p>The lands zoned for Education and Community purposes and within Flood Zone A and B are part of a site which planning permission has been granted for a crèche and for which a commencement notice has been submitted. Planning Reference 19/518 refers. A site-specific Flood Risk assessment was submitted and deemed acceptable during the course of the planning process and subsequent planning appeal granted by An Bord Pléanála (ABP) on this site. As part of the appeal to ABP a Flood Assessment and accompanying supporting documentation set out that the principle of a crèche at this site was conditioned in previous permissions under parent permissions. Further, the report established that 100% of the buildings are within Flood Zone C. The conditions attached to this grant of permission also requires the written agreement of the Planning Authority in relation to an emergency access in the event of a flood at Castlerock. This issue is presently being resolved with the Council.</p>
4	<b>Conclusion of the Justification Test</b>	
<p>A flood risk assessment to an appropriate level of detail has been carried out in support of planning application 19/518, which has determined that the site is suitable for the development as outlined in the permission. Accordingly, it is considered appropriate to zone these lands Education and Community, based on the detailed assessment of flood risk and mitigation measures to address flood risk, including both Structural and non structural measures to safeguard the use from flood risk.</p>		

