

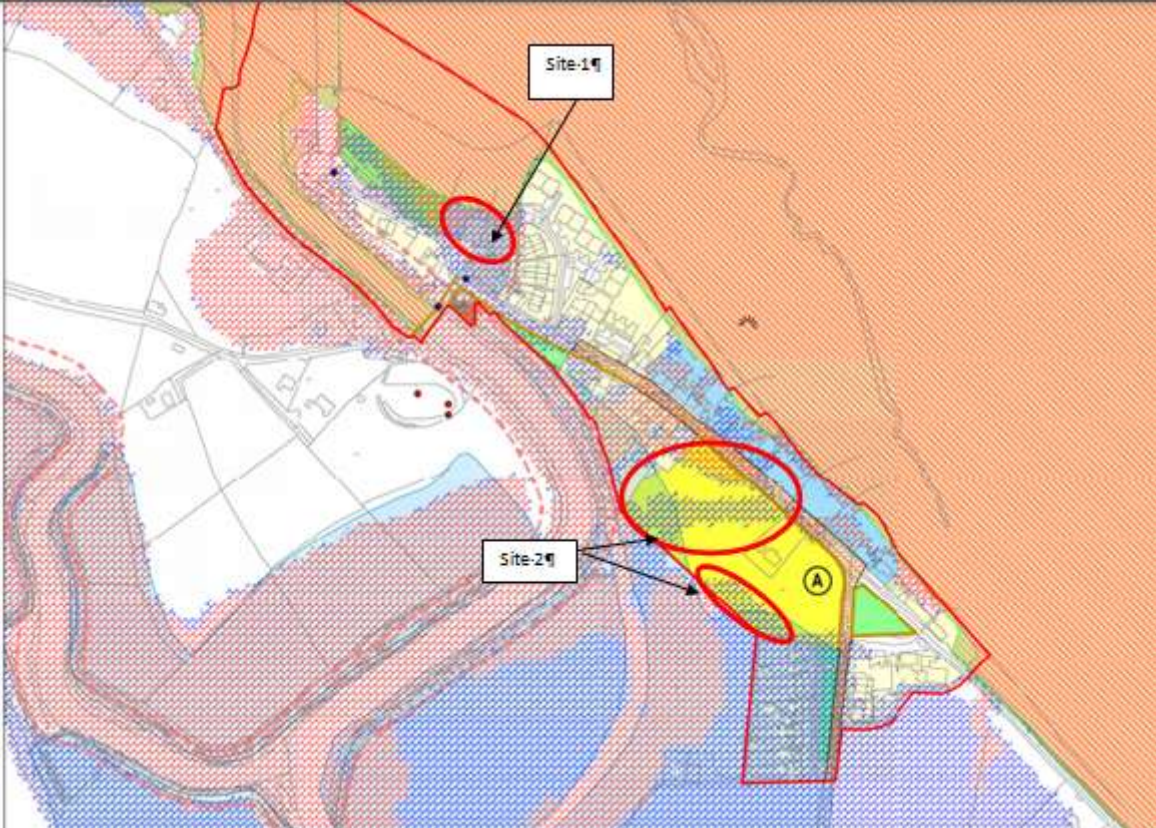
Appendix 7 – Updated Strategic Flood Risk Assessment

DEVELOPMENT PLAN - JUSTIFICATION TEST

Having prepared a Strategic Flood Risk Assessment and mapped flood zones as part of the Development Plan review process, situations may arise where a planning authority needs to consider the future development of areas at a high or moderate risk of flooding, for uses or development vulnerable to flooding that would generally be inappropriate. In such cases the planning authority must be satisfied that it can clearly demonstrate that the zoning or designation for development will satisfy the Justification Test (Box 4.1) and the three criteria set out therein. These are detailed below.

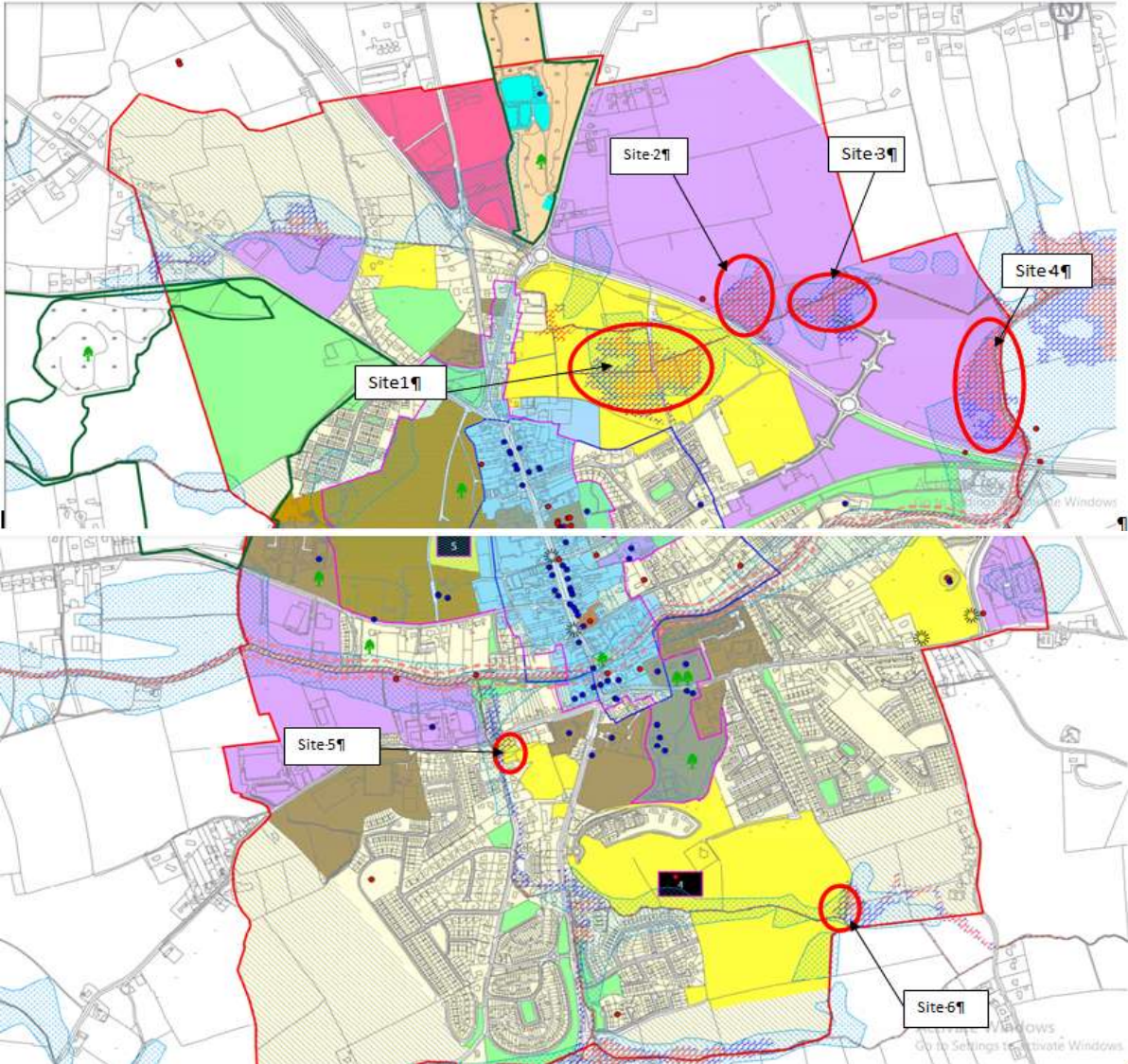
Justification Test for Development Plans	
Criteria	
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular: i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement; ii. Comprises significant previously developed and/or underutilised lands; iii. Is within or adjoining the core of an established or designated urban settlement iv. Will be essential in achieving compact sustainable urban growth; and v. There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.
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 development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. the acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.

Annagassan

Hierarchy	Small Towns and Villages
Area for Further Assessment under the CFRAM Programme	Yes
Map 	
Criteria 1	Annagassan in the Draft Louth Settlement Strategy is identified as Level 4 'Small Towns and Villages'. The Core and Growth Strategies both focus on ensuring localised sustainable growth proportionate to the size of the settlement, prioritised on infill/brownfield sites with support for economic related development that strengthens the local employment base and reduces dependence on commuting. Annagassan has a weak employment base with a dependence on outbound commuting. In support of these strategies, the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable growth. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged. Annagassan as one of eight identified 'Areas for Further Assessment' was subject to the CFRAM programme, with associated Flood Zones A and B identified.

Criteria 2	Site 1: Rezone undeveloped lands zoned 'Town or Village Centre' (B1) which are subject to Flood Zone A, as the uses permitted within this land use category would not be compatible. The lands are to be rezoned as 'Open Space' (H1) Site 2: Rezone lands zoned New Residential (A2) which are subject to both Flood Zones A and B as the primary provision of residential development on these lands is not compatible. These lands are to be rezoned 'Open Space' (H1). Infill Lands: Lands within the existing settlement and zoned 'Town or Village Centre' (B1) and 'Existing Residential' (A1) are characterised by existing buildings and structures with a range of varying uses. A Justification Test was not carried out on these lands as they are already developed. Further development on the lands will be of an infill/brownfield nature. Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.
Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: - Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. - Highly Vulnerable Development shall not be permitted in Flood Zone A or B. - Development in Flood Zone A should be either open space or water compatible. - FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. - Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test failed. Rezone lands Open Space Site 2 Justification Test failed. Rezone lands Open Space It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.

Ardee

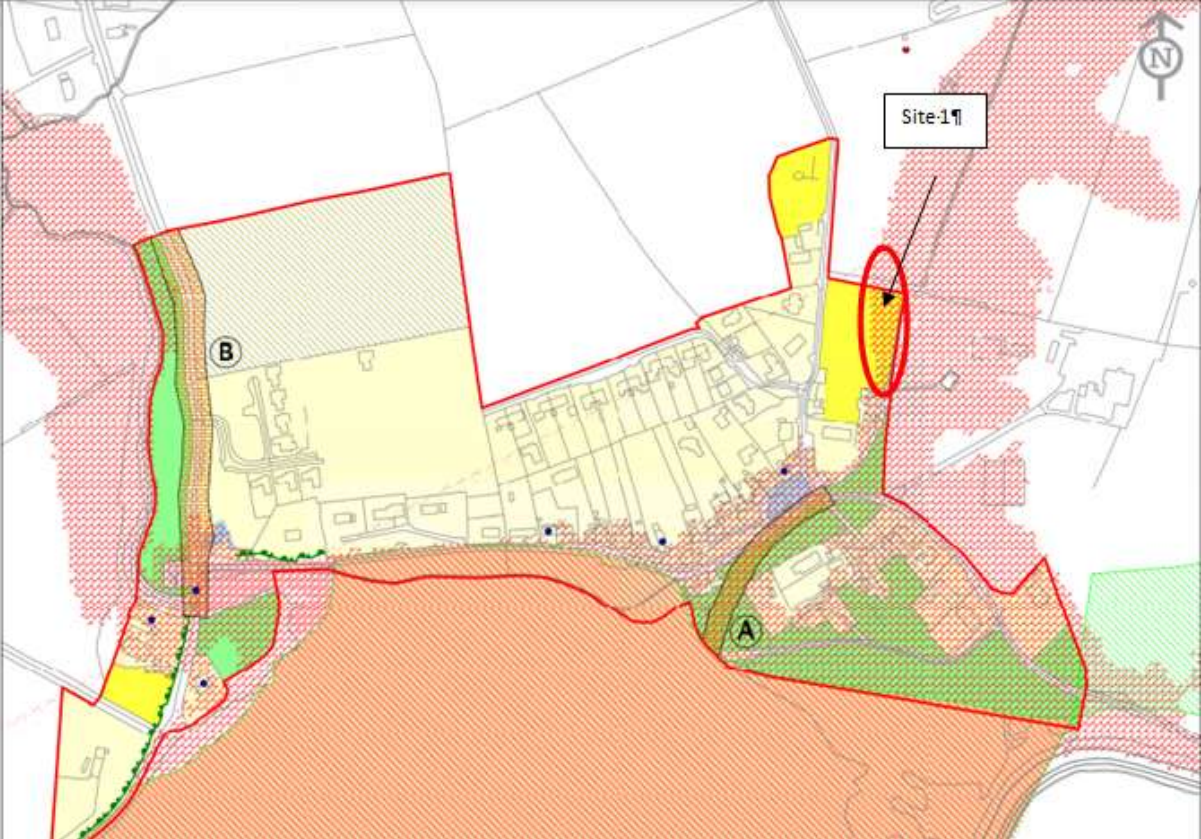
Hierarchy	Self Sustaining Growth Town
Area for Further Assessment under the CFRAM Programme	Yes
Map	
	
Criteria 1	The Draft Louth County Development Plan Settlement Strategy identifies Ardee as a 'Self-Sustaining Growth Town' in line with the criteria and informed by the principal elements of the RSES. Louth's growth strategy seeks to support Ardee as a regionally important local driver providing a moderate level of jobs and services for the resident population and the surrounding catchments. Ardee is acknowledged as an important local service centre in mid-Louth providing a range of both services and employment to an extensive catchment that extends into parts of Meath and Monaghan.

	The growth strategy for Ardee is to consolidate its designation as a 'Self Sustaining Growth Town', continuing to expand its employment base and facilitate sustainable residential growth to meet the needs of a localised demand. The sequential approach to the development of residential lands is encouraged within the Plan, with priority to lands in proximity to the town centre, to facilitate the creation of attractive, sustainable communities. Its policy objectives seek to facilitate balanced population and economic growth, supporting the creation of a sustainable compact settlement, with inclusive communities with revitalisation and reduction in town centre vacancy. Ardee has a strong employment base with the third highest Job: Workforce ratio, sitting only behind Dundalk and Dunleer. Ardee as one of eight identified 'Areas for Further Assessment' was subject to the CFRAM programme, with associated Flood Zones A and B identified.
Criteria 2	Site 1: The lands are zoned 'New Residential' (A1), are vulnerable to fluvial flooding and are in Flood Zones A and B wherein the primary provision of residential development is not compatible. Rezone the lands to 'Open Space' (H1). Site 2: The lands are zoned 'General Employment' (E1) and a portion are vulnerable to fluvial flooding and in Flood Zones A and B. As the vast portion of these zoned lands is not identified for potential flood risk and is located within Flood Zone C it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C and only water compatible development (e.g. amenity open space, sports and recreations etc) to Flood Zones A and B. Site 3: The lands are zoned 'General Employment' (E1) and a portion are vulnerable to fluvial flooding and in Flood Zones A and B. These lands are centrally located and take access off the adjoining N33 and associated roundabout. To date planning permission has been granted for development on a portion of these lands under Reg. Ref. No's: 19/1 and 20/749. In the case of the former application this was accompanied by an engineering report which addressed the issues of fluvial flooding whilst in the latter a Site Specific FRA accompanied the planning application. Site 4: Rezone lands zoned 'General Employment' (E1) which are vulnerable to flooding and in Flood Zone A and B. The uses generally permitted within this land use category are not compatible with Flood Zones A and B, and it is considered that the application of the Justification Test is not appropriate on this occasion given the peripheral location of the site within the overall employment lands. Rezone the lands to 'Open Space'.

	Site 5: These lands are zoned 'New Residential' (A1), a portion of which are in Flood Zone B. The lands are in close proximity to the town centre, and support the principles of consolidation, compact development, and sequential and sustainable development. Louth County Council under Reg. Ref. No. 19/734 granted planning permission for 26 residential units on this site subject to conditions. The application was accompanied by a Site Specific FRA. This decision was upheld on appeal to An Bord Pleanála. Site 6: These lands are zoned 'New Residential' (R2) and are affected primarily by Flood Zone B with only a slight area affected by Flood Zone A. As the vast portion of these zoned lands is not identified for potential flood risk and is located within Flood Zone C it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C and only water compatible development (e.g. amenity open space, sports and recreations etc) to Flood Zones A and B. Infill Lands: Lands within the existing settlement including 'Town or Village Centre' (B1), 'Existing Residential' (R1) and 'Community Facilities' (G1) are characterised by existing buildings and structures with a range of varying uses. A Justification Test was not carried out on these lands as they are already developed. Further development on the lands will be of an infill/brownfield nature. Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.
Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: • Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. • Highly Vulnerable Development shall not be permitted in Flood Zone A or B. • Development in Flood Zone A should be either open space or water compatible.

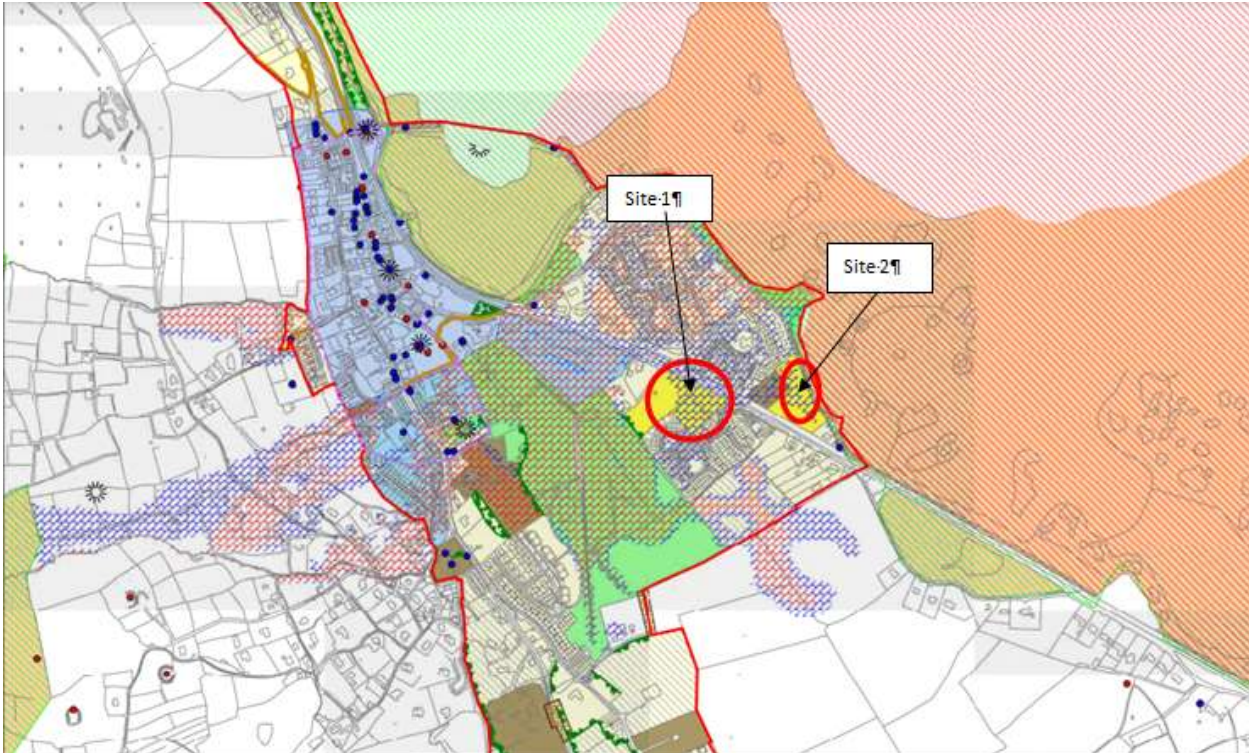
	FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test failed. Rezone Open Space Site 2 Justification Test satisfied Site 3 Extant planning permission accompanied by Site Specific FRA Site 4 Justification test failed. Rezone lands to Open Space Site 5 Extant planning permission accompanied by Site Specific FRA Site 6 Justification Test satisfied It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.

Baltray

Hierarchy	Small Towns and Villages
Area for Further Assessment under the CFRAM Programme	Yes
Map 	
Criteria 1	Baltray in the Draft Louth Settlement Strategy is identified as Level 4 'Small Towns and Villages' and is the smallest settlement in this category. The Core and Growth Strategies both focus on ensuring localised sustainable growth proportionate to the size of the settlement, prioritised on infill/brownfield sites with support for economic related development that strengthens the local employment base and reduces dependence on commuting. Baltray has a weak employment base with a dependence on outbound commuting In support of these strategies, the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged. Baltray as one of eight identified 'Areas for Further Assessment' was subject to the CFRAM programme, with associated Flood Zones A and B identified.
Criteria 2	Site 1: Rezone lands zoned New Residential (A2) which are subject to Flood Zone A, as the primary provision of residential development on these lands is not compatible. These lands are to be rezoned as 'Open Space' (H1).

	Infill Lands: Lands within the existing settlement and zoned 'Town or Village Centre' (B1) or 'Existing Residential' (A1) are characterised by existing buildings and structures with a range of varying uses. A Justification Test was not carried out on these lands as they are already developed. Further development on the lands will be of an infill/brownfield nature. Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A or B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.
Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: • Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. • Highly Vulnerable Development shall not be permitted in Flood Zone A or B. • Development in Flood Zone A should be either open space or water compatible. • FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. • Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test failed. Rezone lands Open Space It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.

Carlingford

Hierarchy		Self Sustaining Town
Area for Further Assessment under the CFRAM Programme		Yes
Map 		
Criteria 1	Carlingford in the Settlement Strategy of the LCDP is identified as a 'Self-Sustaining Town'. The Core and Growth Strategies both focus on driving investment in services, employment growth and infrastructure while balancing housing delivery, including consolidation of the core areas and delivery of compact growth. In support of these strategies, the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged. Carlingford is a settlement characterised by a very strong employment base. Carlingford as one of eight identified 'Areas for Further Assessment' was subject to the CFRAM programme, with associated Flood Zones A and B identified.	
Criteria 2	Site 1: These lands are zoned 'New Residential' (A2) with approximately half of the lands in Flood Zone B, and the more elevated lands in Flood Zone C. The site is centrally located within the settlement, and in close proximity to the commercial centre, encircled to the north, south and east by Existing Residential (A1) development.	

The zoning of these lands for 'New Residential' will not seek to expand the centre of the settlement but rather will seek to realise the policy objectives of both the core and growth strategies which seek to consolidate core areas and deliver compact growth, while supporting the creation of vibrant communities. Simultaneously it will promote sequential and sustainable development of lands adjoining the existing built up area, which are under-utilised, and preferential to peripheral locations. Compact forms of growth such as this can bring more life and footfall, contribute to the viability of services and public transport, increase housing supply in a serviced area and enable people to be closer to employment and recreational opportunities.

A substantial portion of these zoned lands is not identified for potential flood risk and is located within Flood Zone C. It is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C.

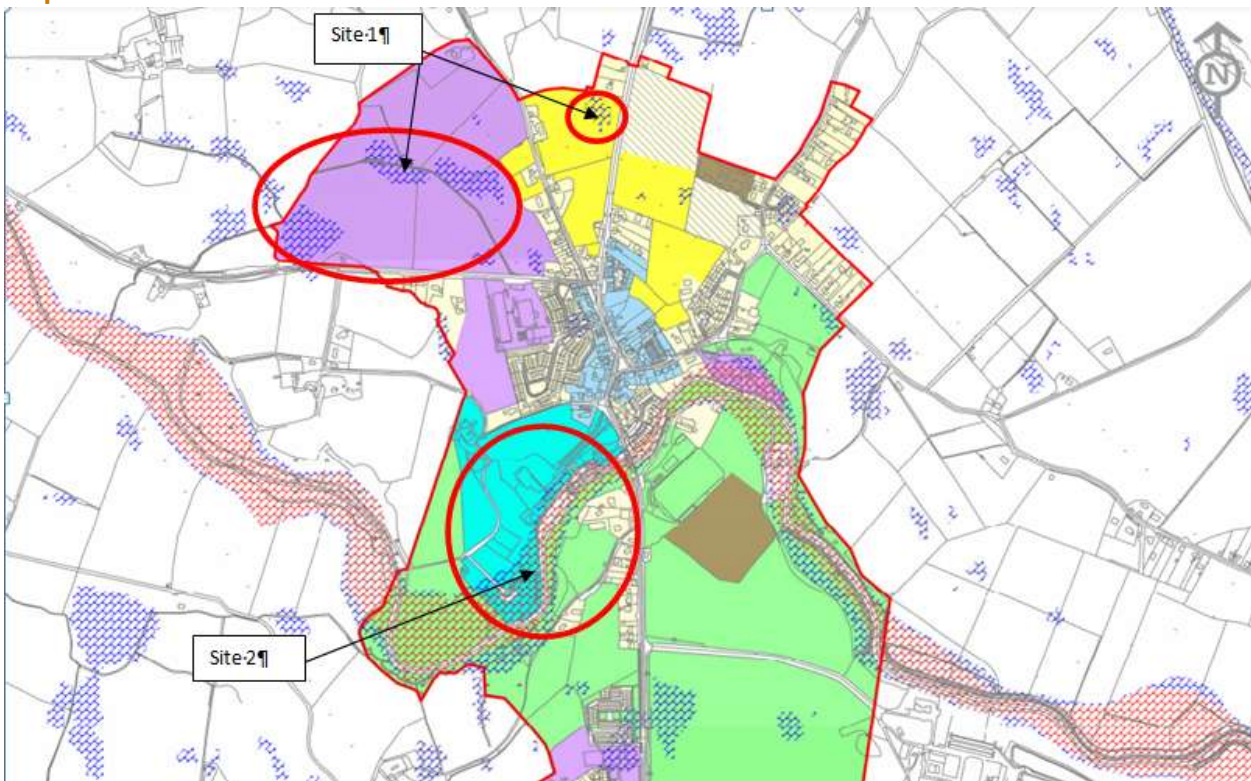
Site 2: Rezone lands 'New Residential' (A2) in Flood Zone B to 'Tourism and Leisure' (I1) the objective of which is to provide for and enhance tourism and leisure facilities. The rezoning of the lands provides for uses which fall into the category of less vulnerable development and as such are considered appropriate in terms of lands affected by Flood Zone B. The rezoning of these lands will realise policy objectives including supporting the development of Carlingford as a sustainable tourism hub, facilitating sustainable development that will create locally based employment opportunities and supporting the creation of vibrant communities. The rezoning of the lands does not seek to expand the development boundary of the settlement as the subject lands are located between existing community and residential uses. Rather it comprises under-utilised land within the settlement boundary, in close proximity to the commercial core which can consolidate and provide for compact growth of the settlement centre.

Compact forms of growth such as this can bring more life and footfall, contribute to the viability of services and public transport, increase housing supply in a serviced area and enable people to be closer to employment and recreational opportunities

A portion of these zoned lands is not identified for potential flood risk and is located within Flood Zone C. It is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C.

	Infill Lands: Lands within the existing settlement and zoned 'Town or Village Centre' (B1), 'Existing Residential' (R1) and 'Community Facilities' (G1) are characterised by existing buildings and structures with a range of varying uses. A Justification Test was not carried out on these lands as they are already developed. Further development on the lands will be of an infill/brownfield nature. Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.
Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: • Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. • Highly Vulnerable Development shall not be permitted in Flood Zone A or B. • Development in Flood Zone A should be either open space or water compatible. • FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. • Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test satisfied Site 2 Justification Test satisfied It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.

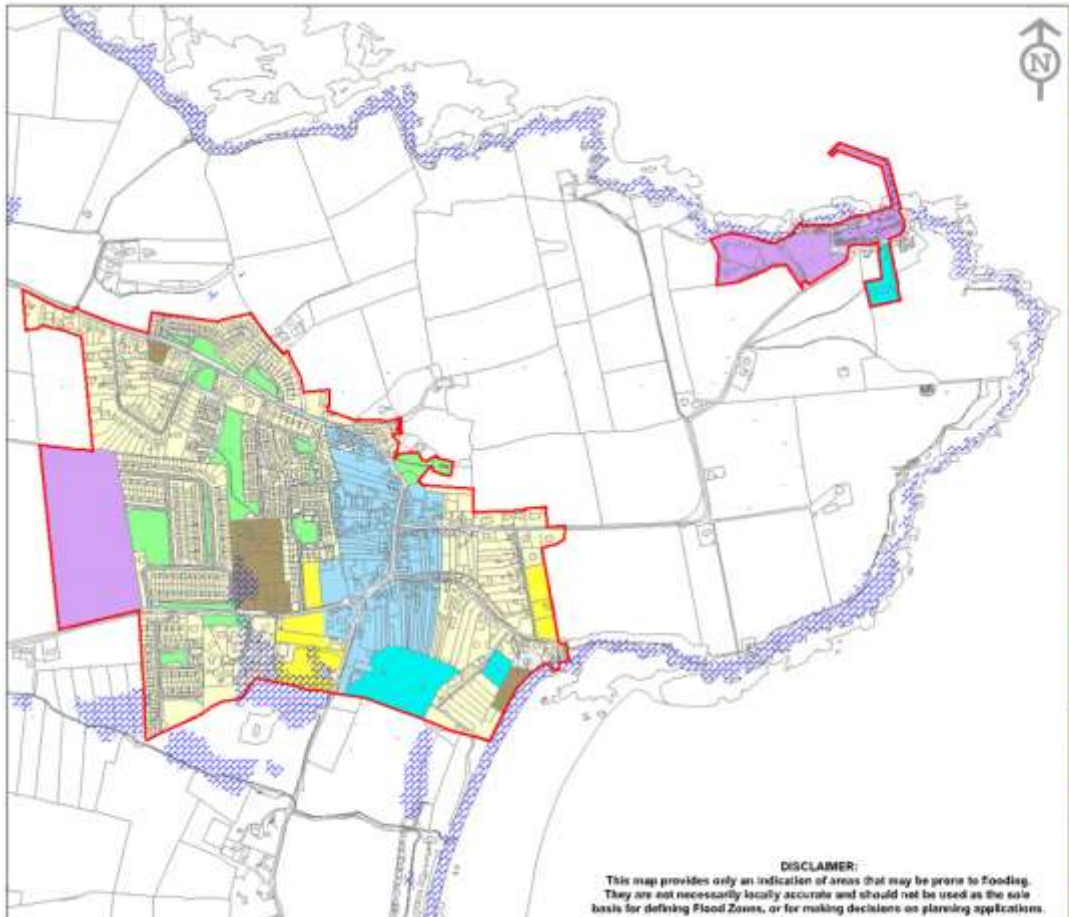
Castlebellingham/Kilsaran

Hierarchy	Self Sustaining Town
Area for Further Assessment under the CFRAM Programme	No
Map 	
Criteria 1	Castlebellingham/Kilsaran in the Settlement Strategy of the LCDP is identified as a 'Self-Sustaining Town'. The Core and Growth Strategies both focus on driving investment in services, employment growth and infrastructure while balancing housing delivery, including consolidation of the core areas and delivery of compact growth. In support of these strategies, the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged. Castlebellingham/Kilsaran is a settlement characterised by a strong employment base. The Preliminary Flood Risk Assessment (PFRA) mapping undertaken by the OPW (2011) identifies lands within the Castlebellingham/Kilsaran development boundary at potential flood risk.

	The PFRA considered flooding from a number of sources including fluvial, pluvial, tidal and groundwater with associated Flood Zones A and B identified. It is acknowledged that the areas identified should be treated with caution due to the indicative nature of the PFRA mapping.
Criteria 2	Site 1: Refers to lands which are zoned both 'New Residential' (A2) and 'General Employment' (E1) to the north of the Settlement and both of which are affected by Flood Zone B. The PFRA identifies that portions of the site are vulnerable to Pluvial Flooding. With the introduction of a new mapping layer to all settlements in County Louth specifically identifying pluvial flooding, the designation of Flood Zones in this regard will no longer be applicable. (See Section 10.3.1 and 10.3.2 of the Plan for explanation). Site 2: These lands are zoned for 'Tourism and Leisure' (I1) and portions of the site are indicated as vulnerable to Fluvial Flooding associated with the River Glyde, with areas being in both Flood Zones A and B. As the substantial portion of these zoned lands is not identified for potential flood risk and is located within Flood Zone C it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating appropriate water compatible development to Flood Zone A and B and vulnerable and less vulnerable development to Flood Zone C. Infill Lands: Lands within the existing settlement and zoned 'General Employment (E1)' and 'Existing Residential' (A1) are characterised by existing buildings and structures with a range of varying uses. A Justification Test was not carried out on these lands as they are already developed. Further development on the lands will be of an infill/brownfield nature. Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.
Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development.

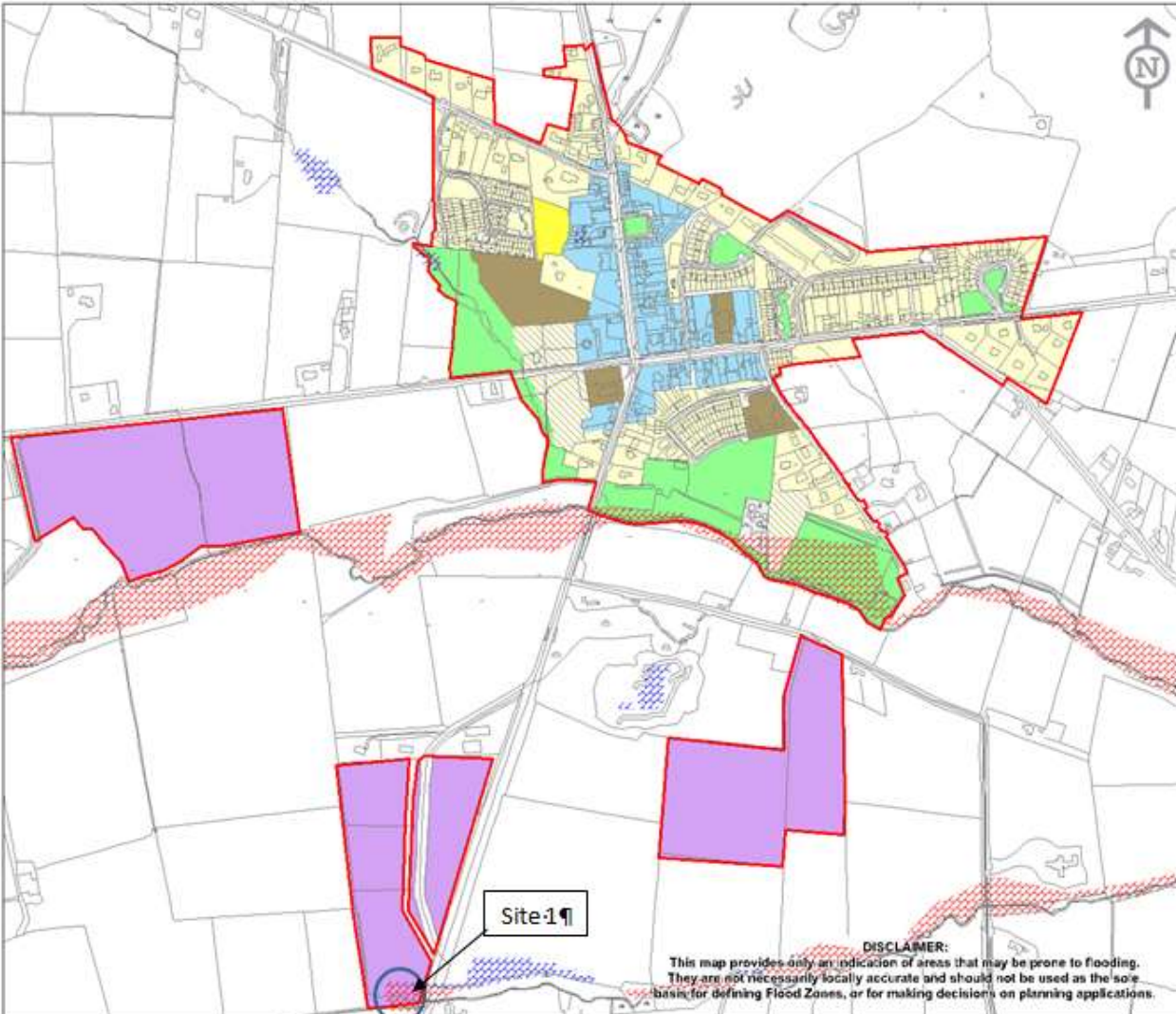
	Site Specific FRA should address the following: • Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. • Highly Vulnerable Development shall not be permitted in Flood Zone A or B. • Development in Flood Zone A should be either open space or water compatible. • FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. • Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 No Justification Test required (Pluvial Flooding) Site 2 Justification Test satisfied It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test. Given the indicative pluvial flood risk highlighted by the PFRA, any proposed development within Castlebellingham/Kilsaran should consider the management and disposal of surface water in compliance with SuDS principles and in line with approved policy objectives of the Development Plan.

Clogherhead

Hierarchy	Self Sustaining Town
Area for Further Assessment under the CFRAM Programme	No
Map  Criteria 1 Clogherhead in the Settlement Strategy of the LCDP is identified as a ‘Self-Sustaining Town’. The Core and Growth Strategies both focus on driving investment in services, employment growth and infrastructure while balancing housing delivery, including consolidation of the core areas and delivery of compact growth. In support of these strategies the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged. Clogherhead is a settlement characterised by a weak employment base.	

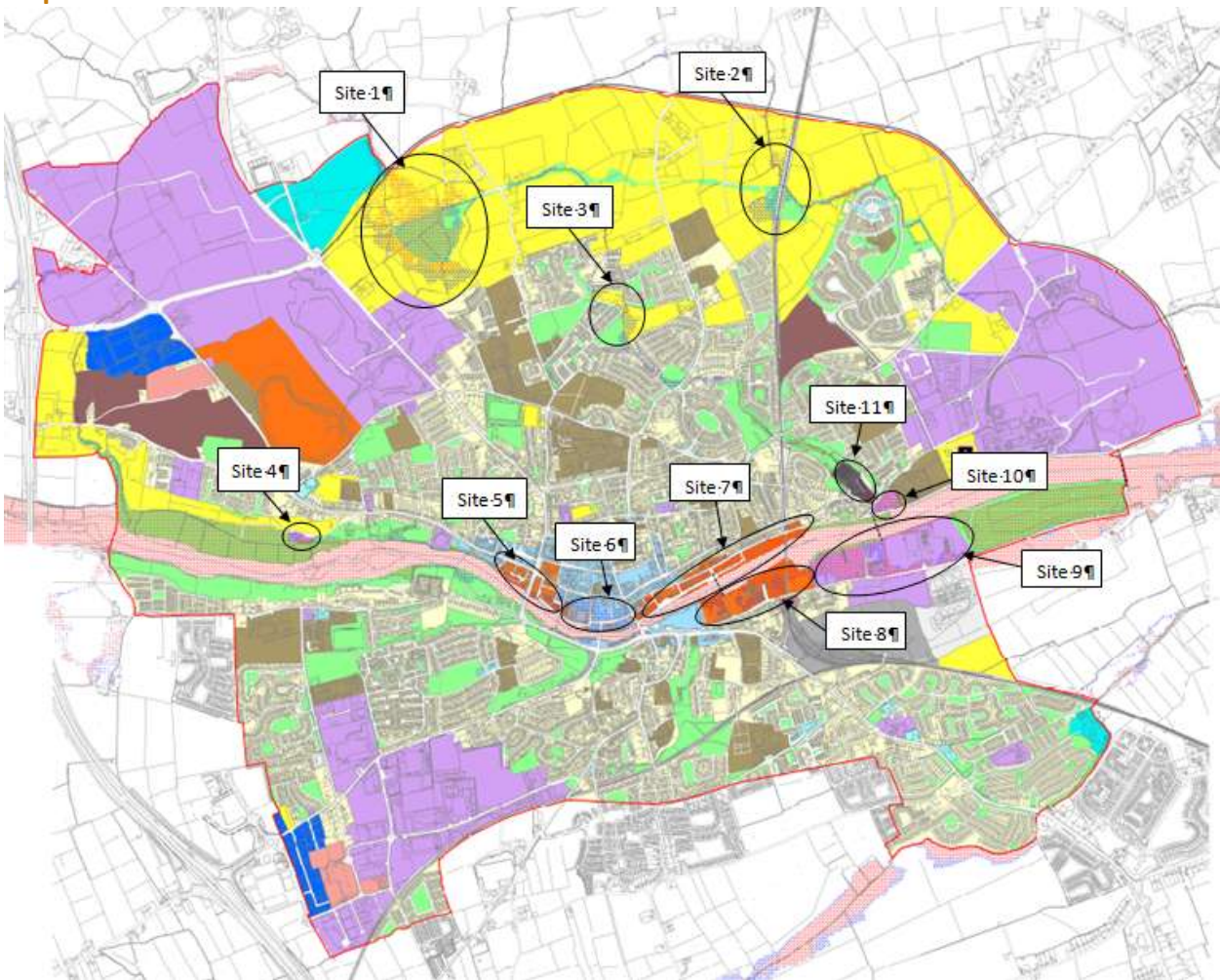
	The Preliminary Flood Risk Assessment (PFRA) mapping undertaken by the OPW (2011) identifies lands within the Clogherhead development boundary at potential flood risk. The PFRA considered flooding from a number of sources including fluvial, pluvial, tidal and groundwater with associated Flood Zones A and B identified. It is acknowledged that the areas identified should be treated with caution due to the indicative nature of the PFRA mapping.
Criteria 2	In Clogherhead there are lands zoned 'Existing Residential' (A1), 'New Residential' (A2) and 'Community Facilities' (G1) indicated as being vulnerable to Pluvial Flooding in the PFRA. With the introduction of a new mapping layer to all settlements in County Louth specifically identifying pluvial flooding, the designation of Flood Zones in this regard will no longer be applicable. (See Section 10.3.1 and 10.3.2 of the Plan for explanation).
Criteria 3	No fluvial or coastal flooding
Conclusion	Given the indicative pluvial flood risk highlighted by the PFRA, any proposed development within Clogherhead Village should consider the management and disposal of surface water in compliance with SuDS principles and in line with approved policy objectives of the Development Plan.

Collon

Hierarchy	Small Towns and Villages
Area for Further Assessment under the CFRAM Programme	No
Map  Site 1 DISCLAIMER: This map provides only an indication of areas that may be prone to flooding. They are not necessarily locally accurate and should not be used as the sole basis for defining Flood Zones, or for making decisions on planning applications.	
Criteria 1	Collon in the Draft Louth Settlement Strategy is identified as Level 4 ‘Small Towns and Villages’. The Core and Growth Strategies both focus on ensuring localised sustainable growth proportionate to the size of the settlement, prioritised on infill/brownfield sites with support for economic related development that strengthens the local employment base and reduces dependence on commuting. Collon has a weak employment base with a dependence on outbound commuting. In support of these strategies, the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged.

	The Preliminary Flood Risk Assessment (PFRA) mapping undertaken by the OPW (2011) identifies lands within Collon development boundary at potential flood risk. The PFRA considered flooding from a number of sources including fluvial, pluvial, tidal and groundwater with associated Flood Zones A and B identified. It is acknowledged that the areas identified should be treated with caution due to the indicative nature of the PFRA mapping.
Criteria 2	Site 1: These lands are zoned 'General Employment' (E1), a portion of which are indicated as vulnerable to fluvial flooding and with the associated area of the site being in Flood Zone A. To date the lands north and east of the access road have been developed. As the substantial portion of these zoned lands is not identified for potential flood risk and is located within Flood Zone C it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C and away from Flood Zone A and B.
Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: • Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. • Highly Vulnerable Development shall not be permitted in Flood Zone A or B. • Development in Flood Zone A should be either open space or water compatible. • FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. • Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test satisfied It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.

Drogheda

Hierarchy	Regional Growth Centre
Area for Further Assessment under the CFRAM Programme	Yes
Map 	
Criteria 1	In line with the National Planning Framework, the Regional Spatial and Economic Strategy for the Eastern and Midland Region has, in its Settlement Hierarchy identified Drogheda as a Regional Growth Centre (RGC). It acknowledges it as a town with high level self-sustaining employment and services which act as regional economic drivers while playing a significant role for a wide catchment area. It supports significant population and economic growth in these centres, which is critical to the implementation of effective regional development. A key priority is to promote the continued sustainable and compact growth of Drogheda as a regional driver of city scale with a target population of 50,000 by 2031.

	It identifies a strategic development framework for the future growth of the town to allow it reach sufficient scale, to be a driver of regional growth and in recognition of its critical role in successful regional development. Drogheda as one of eight identified 'Areas for Further Assessment' was subject to the CFRAM programme, with associated Flood Zones A and B identified.
Criteria 2	Site 1 and Site 2: These lands are zoned 'New Residential' (A2), are vulnerable to fluvial and coastal flooding and in Flood Zones A and B. These lands are subject to a Masterplan which was prepared on foot of the 'North Drogheda Environs Local Area Plan'. A substantial portion of the overall North Drogheda Environs lands including Sites 1 and 2, have extant planning permissions primarily for the provision of residential development. While Site 1 (Flood Zones A and B) is extensive in area a substantial portion of these lands are zoned Open Space in the Masterplan and identified as a Wetland Park (approximately 6.8ha). In addition to this there is a further area of approximately 15.8ha which is identified as a Wetland Area (reserved attenuation area), which encompasses a substantial remainder of the lands identified as vulnerable to flooding at this location. The Masterplan specifies that this Wetland Area shall not be developable until a detailed flood analysis is completed over an extended period of time (at least 5 years) and that if the study finds that the area is necessary to be retained as part of the floodplain, then this Wetland Area will be added to the overall quantum of open space within the Masterplan lands. While Site 2 is less extensive in area than Site 1 it too has a portion of the lands zoned for Open Space within the Masterplan. The vast majority of the land vulnerable to fluvial flooding and outside of the Open Space has an extant planning permission. Residential development in the wider Drogheda area has tended to concentrate in the south of the town which has led to an imbalance of growth between north and south. The inclusion and identification of the Northern Environs lands will act as a counterbalance to the level of growth in the southern environs of Drogheda. It will ensure the town has the capacity to deliver the population and economic growth identified in both the NPF and RSES and consolidate the town's growth as an identified Regional Growth Centre. The Northern Environs lands are a fundamental part of the long term growth strategy of the town that will be developed over a number of development plans with the Council adopting a phased and managed approach to delivery. While both Sites 1 and 2 have extant planning permissions, any future applications for a change to these permissions or otherwise, will be subject to a Site Specific FRA.

Herein, as the substantial portion of the 'New Residential' land is not identified as being vulnerable to flooding and is located within Flood Zone C, it is anticipated that flood risk mitigation measures will be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating appropriate water compatible development to Flood Zone A and B and vulnerable and less vulnerable development to Flood Zone C.

Site3: Refers to lands which are zoned 'New Residential' (A2), are vulnerable to fluvial flooding and are in Flood Zone B.

As a substantial portion of these zoned lands is not identified as being vulnerable to flooding and is located within Flood Zone C it is anticipated that flood risk mitigation measures will be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C and appropriate water compatible development (e.g. amenity open space, sports and recreations etc) to Flood Zone A.

Site 4: This refers to lands zoned 'General Employment' (E1) to provide for general enterprise and employment generating activities. The lands are vulnerable to fluvial and coastal flooding and are in Flood Zones A and B. Buildings associated with commercial and industrial uses are considered less vulnerable development in Flood Zone B. The lands are clearly brownfield lands with extant employment generating businesses and any development thereon will be infill in nature.

Infill Lands: A Justification Test was not carried out on these lands as they are already developed.

Further development on the lands will be of an infill/brownfield nature.

Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.

Site 5: These lands are zoned 'Regeneration' (D1), are affected by fluvial and coastal flooding and are in Flood Zones A and B. Within the Draft Plan these lands are referred to as the 'Westgate Vision Area'.

The substantive portion of the lands (east of the R132) fall into the core retail area of the town. These lands are characterised by a range of uses including retail, service, cultural, social and economic facilities.

The lands to the west of the R132 display a more limited range of uses including residential and commercial facilities. Both sites lie within the Heritage Quarter of the town, which is characterised by historical buildings and areas.

Evidence of dereliction, vacancy and under-utilisation of serviced urban lands characterises this site and illustrates how this portion of the town has lost its purpose and is underperforming. In response, the area is specifically earmarked as a regeneration area which offers potential for the town to deliver compact growth through the development of the vacant and under-utilised lands.

The 'Westgate Vision' development strategy succeeded in securing funding under the Urban Regeneration and Development Fund (URDF). Implementation of the Vision and development of these lands will enable infill/brownfield development that might not otherwise occur. It will improve liveability, revitalise the area, encourage expansion of economic development, consolidate the town core, deliver compact, sequential and sustainable growth, build on existing assets and improve accessibility and transition to sustainable modes of transport.

Collectively this will act as a catalyst for further development of the Town in line with its designation as Regional Growth Centre.

These are clearly brownfield lands and any development thereon will be infill in nature.

Infill Lands: A Justification Test was not carried out on these lands as they are already developed.

Further development on the lands will be of an infill/brownfield nature.

Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.

Site 6: These lands are zoned 'Town or Village Centre' (B1), are vulnerable to fluvial and coastal flooding and in Flood Zones A and B. The lands fall into the core retail area of the town and at a functional level provide a range of retail, service, economic, residential and social facilities which are essential to the continued vitality and viability of the town centre. The site also lies within the Heritage Quarter which is characterised by many historical buildings and areas. Notwithstanding the primary location of these lands within the town centre, encased by existing and long established commercial development, the area is characterised by both vacancy, dereliction and under utilisation of serviced urban land and infrastructure.

To strengthen, enhance and consolidate Drogheda's town core, deliver sequential and sustainable compact growth, and support the creation of vibrant communities, it is essential to realise the further development of these lands and to continue the sensitive renewal and enhancement of the Town Centre as a vibrant and attractive urban entity. This will simultaneously act as a catalyst for further development of the Town in line with its designation as a Regional Growth Centre. Compact forms of growth such as this will revitalize this area of the town, bring more life and footfall, contribute to the viability of services and public transport, increase housing supply in a serviced area and enable people to be closer to employment and recreational opportunities.

These are clearly brownfield lands and any development thereon will be infill in nature.

Infill Lands: A Justification Test was not carried out on these lands as they are already developed.

Further development on the lands will be of an infill/brownfield nature.

Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.

Site 7: These lands are zoned 'Regeneration' (D1), affected by fluvial and coastal flooding and are in Flood Zones A and B. The lands are identified as the Northern Inner Quays and are characterised by a wide and varied range of existing uses including retail, service, commercial, storage, residential and port related activities (associated with Drogheda Port).

There are pockets of dereliction, vacancy and under-utilisation of serviced urban lands within this site which illustrates how this portion of the town has lost its purpose and is underperforming. In response, the area is specifically earmarked as a location with regeneration potential for the town to deliver compact growth through the development of the vacant and under-utilised lands in an appropriate and sustainable manner.

Regeneration of these lands will facilitate the creation of a new urban quarter on the northern banks of the Boyne, which will be helped if and when proposals for consolidation of Drogheda Port at the deepwater facility of Tom Roes Point and the construction of the PANCR are realised. Development of these brownfield lands will deliver economic, social and environmental benefits to the town.

It will revitalise the general area creating an attractive and vibrant living space in the centre of the town, encourage expansion of economic development, consolidate the town, deliver compact, sequential and sustainable growth, build on existing assets and improve accessibility and transition to sustainable modes of transport. Collectively this will act as a catalyst for further development of the Town in line with its designation as Regional Growth Centre.

These are clearly brownfield lands and any development thereon will be infill in nature.

Infill Lands: A Justification Test was not carried out on these lands as they are already developed.

Further development on the lands will be of an infill/brownfield nature.

Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP.

Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.

Site 8: These lands are zoned 'Regeneration' (D1), affected by fluvial and coastal flooding and are in Flood Zones A and B. These lands are identified as the Southern Inner Quays. A disparate range of uses typify the site but as brownfield lands, they are characterised by a very high level of vacancy, dereliction and under-utilisation of serviced urban lands which illustrates how this area of the town has lost its purpose and is underperforming.

In response, the area is specifically earmarked as a location with regeneration potential for the town to create a new urban quarter and deliver compact growth through the development of the vacant and under-utilised lands in an appropriate and sustainable manner. Regeneration will facilitate the creation of a new urban quarter on the southern banks of the Boyne.

Development of these brownfield lands will deliver economic, social and environmental benefits to the town. It will revitalise the general area creating an attractive and vibrant living space in the centre of the town, encourage expansion of economic development, consolidate the town, deliver compact, sequential and sustainable growth, build on existing assets and improve accessibility and transition to sustainable modes of transport.

Collectively this will act as a catalyst for further development of the Town in line with its designation as Regional Growth Centre.

These are clearly brownfield lands and any development thereon will be infill in nature.

Infill Lands: A Justification Test was not carried out on these lands as they are already developed.

Further development on the lands will be of an infill/brownfield nature.

Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP.

Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.

Site 9: These lands are zoned 'General Employment' (E1), to provide for general enterprise and employment generating activities. The lands are vulnerable to fluvial and coastal flooding and are in Flood Zones A and B. These lands are characterised by existing commercial and emergency services development. Flogas Ireland located on the eastern most boundary of the site is identified as an Upper Tier Seveso establishment wherein the advised consultation distance with the HSA is a 600m requirement.

As a substantial portion of these zoned lands is not identified for potential flood risk and is located within Flood Zone C it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C and appropriate water compatible development (e.g. amenity open space, sports and recreations etc) to Flood Zone A.

Site 10: This refers to lands zoned 'General Employment' (E1) to provide for general enterprise and employment generating activities. The lands are vulnerable to fluvial and coastal flooding and are in Flood Zone A. These are clearly brownfield lands with extant employment generating businesses and any development thereon will be infill in nature.

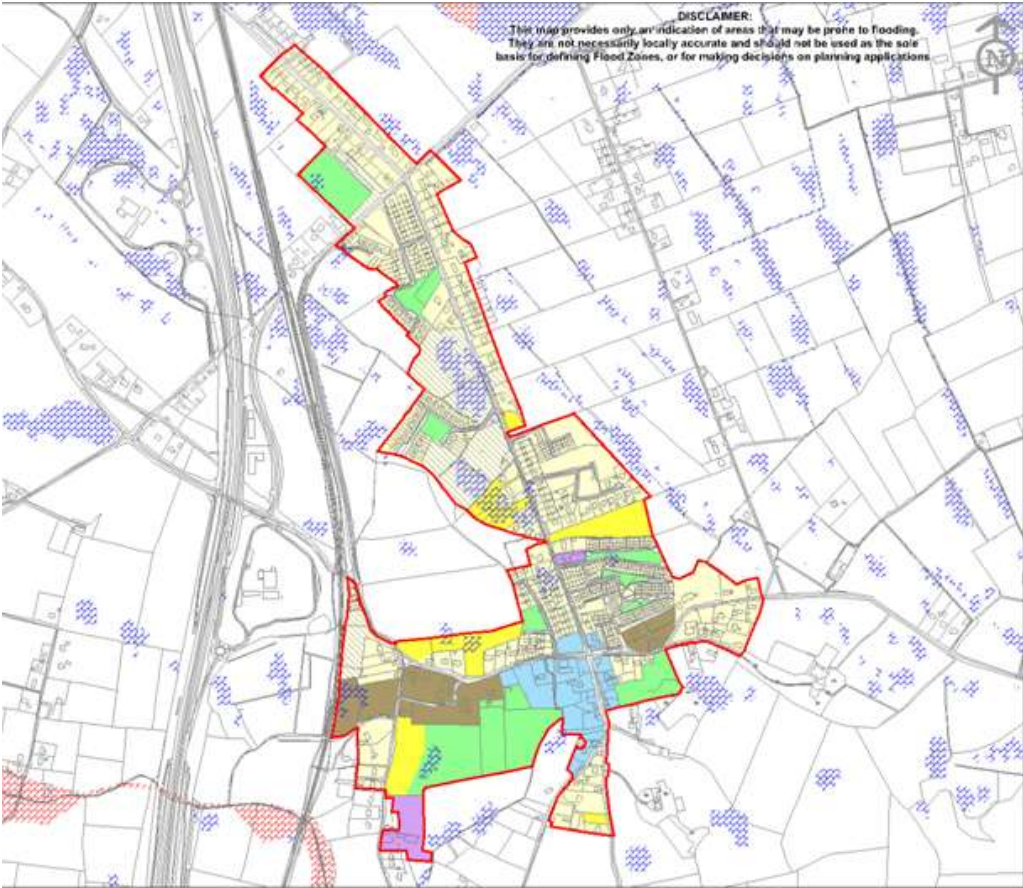
Infill Lands: A Justification Test was not carried out on these lands as they are already developed.

Further development on the lands will be of an infill/brownfield nature.

Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.

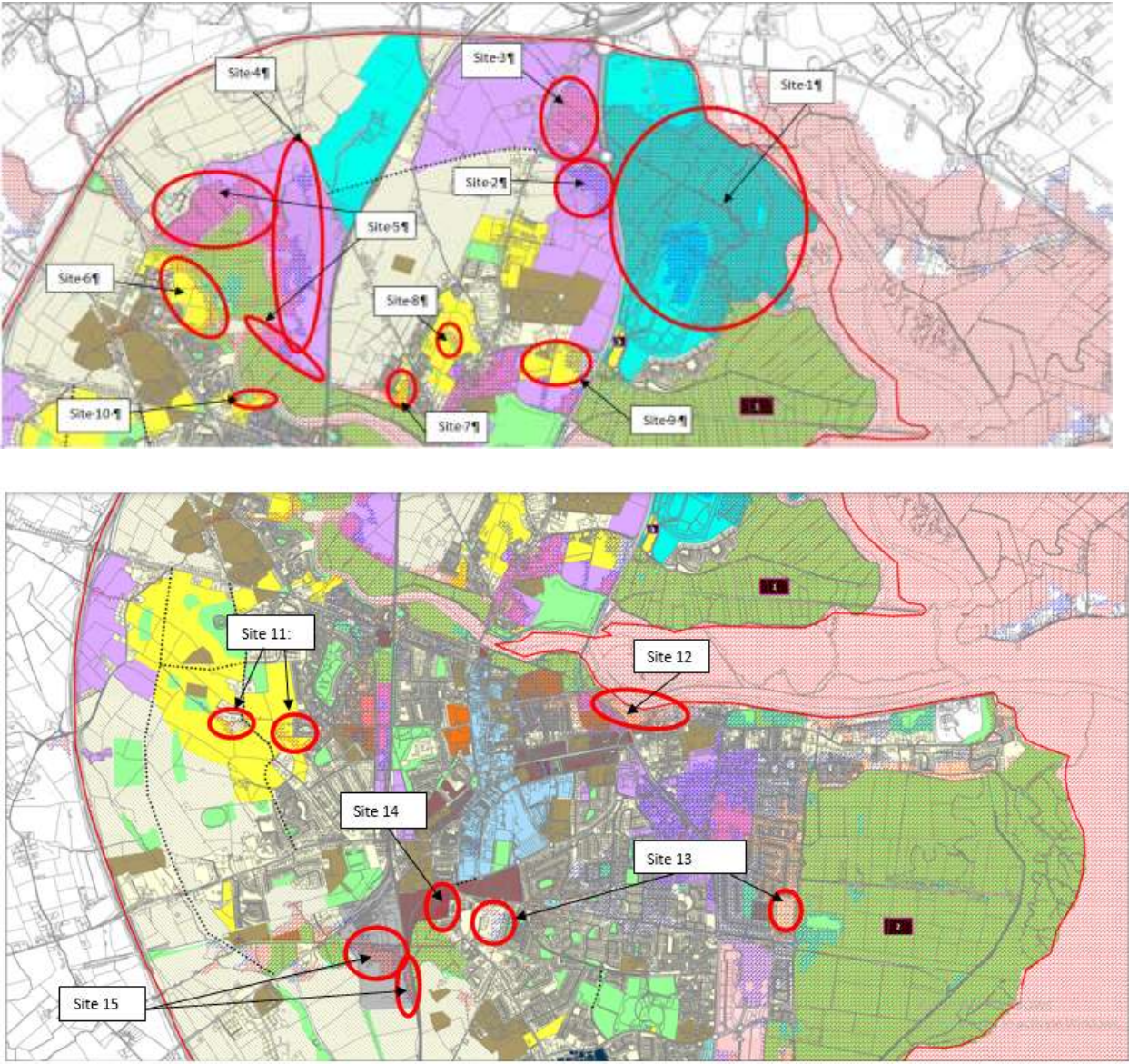
	Site 11: These lands are zoned 'Business and Technology' (E2), are vulnerable to fluvial and coastal flooding and are in Flood Zones A and B. There are existing buildings on the site and these are clearly brownfield lands. As a substantial portion of these zoned lands is not identified as being vulnerable to flooding and is located within Flood Zone C it is anticipated that flood risk mitigation measures will be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C and appropriate water compatible development (e.g. amenity open space, sports and recreations etc) to Flood Zone A.
Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: - Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. - Highly Vulnerable Development shall not be permitted in Flood Zone A or B. - Development in Flood Zone A should be either open space or water compatible. - FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test satisfied Site 2 Justification Test satisfied Site 3 Justification Test satisfied Site 4 Justification Test satisfied Site 5 Justification Test satisfied Site 6 Justification Test satisfied Site 7 Justification Test satisfied Site 8 Justification Test satisfied Site 9 Justification Test satisfied Site 10 Justification Test satisfied Site 11 Justification Test satisfied It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.

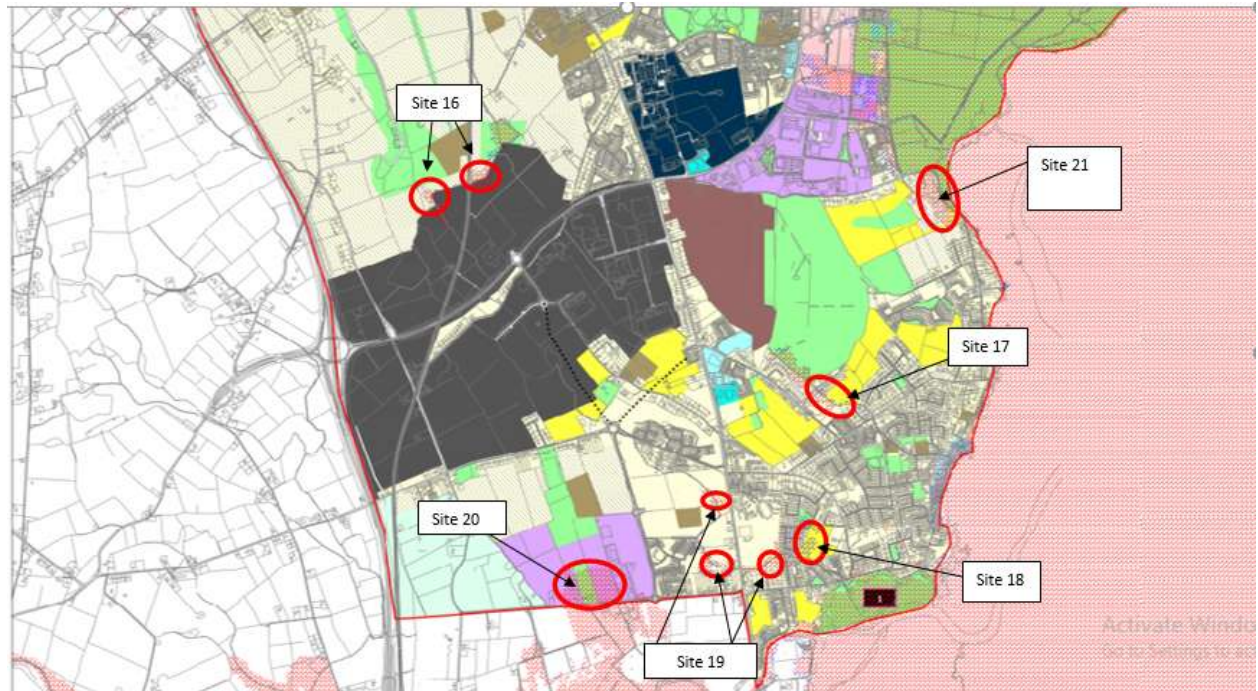
Dromiskin

Hierarchy	Small Towns and Villages
Area for Further Assessment under the CFRAM Programme	No
Map 	
Criteria 1	Dromiskin in the Draft Louth Settlement Strategy is identified as Level 4 ‘Small Towns and Villages’. The Core and Growth Strategies both focus on ensuring localised sustainable growth proportionate to the size of the settlement, prioritised on infill/brownfield sites with support for economic related development that strengthens the local employment base and reduces dependence on commuting. Dromiskin has a weak employment base with a dependence on outbound commuting. In support of these strategies, the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged.

	The Preliminary Flood Risk Assessment (PFRA) mapping undertaken by the OPW (2011) identifies lands within Dromiskin development boundary at potential flood risk. The PFRA considered flooding from a number of sources including fluvial, pluvial, tidal and groundwater with associated Flood Zones A and B identified. It is acknowledged that the areas identified should be treated with caution due to the indicative nature of the PFRA mapping.
Criteria 2	In Dromiskin there are lands zoned 'Existing Residential' (A1), 'New Residential' (A2) and 'Community Facilities' (G1) indicated as being vulnerable to pluvial flooding in the PFRA. With the introduction of a new mapping layer to all settlements in County Louth specifically identifying pluvial flooding, the designation of Flood Zones in this regard will no longer be applicable. (See Section 10.3.1 and 10.3.2 of the Plan for explanation).
Criteria 3	No fluvial or coastal flooding
Conclusion	Given the indicative pluvial flood risk highlighted by the PFRA, any proposed development within Dromiskin Village should consider the management and disposal of surface water in compliance with SuDS principles and in line with approved policy objectives of the Development Plan.

Dundalk

Hierarchy	Regional Growth Centre
Area for Further Assessment under the CFRAM Programme	Yes
Map  The figure consists of two maps of Dundalk, Ireland, showing flood risk assessment sites. The top map displays sites 1 through 10, and the bottom map displays sites 11 through 15. Each site is marked with a red circle and a label. The maps show various land use patterns, including residential areas, green spaces, and water bodies. The sites are distributed across the town, with some located near the river and others in more urban areas.	



Criteria 1	In line with the National Planning Framework, the Regional Spatial and Economic Strategy for the Eastern and Midland Region has, in its Settlement Hierarchy identified Dundalk as a Regional Growth Centre (RGC). It acknowledges it as a town with high level self-sustaining employment and services which act as regional economic drivers while playing a significant role for a wide catchment area. It supports significant population and economic growth in these centres, which is critical to the implementation of effective regional development. A key priority is to promote the continued sustainable and compact growth of Dundalk as a regional driver of city scale with a target population of 50,000 by 2031. It identifies a strategic development framework for the future growth of the town to allow it reach sufficient scale, to be a driver of regional growth and in recognition of its critical role in successful regional development. Dundalk as one of eight identified 'Areas for Further Assessment' was subject to the CFRAM programme, with associated Flood Zones A and B identified.
Criteria 2	Site 1: These lands are zoned 'Tourism and Leisure' (I1) wherein a substantial portion of the lands are identified as vulnerable to fluvial and coastal flooding and are in Flood Zone A with a smaller portion (primarily located within the existing racetrack) in Flood Zone B. In terms of the uses which are generally permitted within this land use zoning category, these include for uses which fall primarily into the category of water compatible development or less vulnerable development which include for tourist attractions and amenities and development that contributes to the enjoyment of recreation and leisure activity.

The Plan promotes tourism as a key economic pillar of the County's economy and major generator of employment supporting the provision of a significant increase in facilities and visitor attractions.

As a portion of these zoned lands is not identified as being vulnerable to flooding and is located within Flood Zone C, it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating appropriate water compatible development to Flood Zone A and B and vulnerable and less vulnerable development to Flood Zone C.

Site 2: Refers to lands zoned 'General Employment' (E1) which are vulnerable to coastal flooding and are entirely in Flood Zone B. These lands (northern most section) were subject to an application for dumping and spreading of soil and stone waste for agricultural activities (Reg. Ref. No. 18/556). The application was accompanied by a Site Specific FRA, deemed to adequately mitigate against flood risk and was granted planning permission by LCC.

Regarding the remainder of the lands, a substantial portion is not identified as being vulnerable to flooding and is located within Flood Zone C it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating appropriate water compatible development to Flood Zone A and some/all of Flood Zone B* and vulnerable and less vulnerable development to Flood Zone C.

Site 3: Rezone lands zoned 'General Employment' (E1) which are vulnerable to fluvial and coastal flooding and in Flood Zones A and B. The uses generally permitted within this land use category are not compatible with Flood Zones A and B, and it is considered that the application of the Justification Test is not appropriate on this occasion. Rezone these lands to Strategic Reserve.

Site 4: Refers to lands zoned 'General Employment' (E1) which are vulnerable to fluvial and coastal flooding and are in Flood Zones A and B.

Planning permission for the development of these lands was granted permission by Louth County Council and subsequent extensions of duration under a series of applications.

Site 5: Rezone lands zoned 'General Employment' (E1) which are vulnerable to fluvial and coastal flooding and in Flood Zones A and B. The uses generally permitted within this land use category are not compatible with Flood Zones A and B, and it is considered that the application of the Justification Test is not appropriate on this occasion. Rezone these lands to 'Open Space' (H1), mirroring the Open Space lands to the south, which will provide for recreational and amenity along this length of the Castletown River.

Site 6: Rezone lands 'New Residential' (A2) which are vulnerable to fluvial and coastal flooding and in Flood Zones A and B, as the primary provision of residential development on these lands is not compatible. Rezone the lands to 'Open Space' (H1) which will tie in with the existing Open Space along this stretch of the Castletown River.

Site 7: These lands are zoned 'New Residential' (A2) indicated as vulnerable to fluvial flooding, and in Flood Zone A. Planning permission was granted for the development of these lands under a series of planning applications Reg. Ref. No's. 18/707, 19/233 and 20/310. Each application was accompanied by a Site Specific FRA, deemed to adequately mitigate against flood risk. Planning permission was granted for each application by LCC.

Site 8: Rezone lands 'New Residential' (A2) which are vulnerable to coastal flooding and in Flood Zone A, as the primary provision of residential development on these lands is not compatible. Rezone the lands to 'Open Space' (H1)

Site 9: Rezone lands 'New Residential' (A2) which are vulnerable to coastal flooding and in Flood Zone B, as the primary provision of residential development on these lands is not compatible. Rezone the lands to 'Open Space' (H1).

Site 10: Rezone lands 'New Residential' (A2) which are vulnerable to fluvial and coastal flooding and in Flood Zone A, as the primary provision of residential development on these lands is not compatible. Rezone the lands to 'Open Space' (H1).

This open space will tie in with the open space to the east and west associated with Castleross and Saltown respectively.

Site 11: Rezone lands 'New Residential' (A2) which are vulnerable to fluvial and coastal flooding and in Flood Zone A, as the primary provision of residential development on these lands is not compatible. Rezone the lands to 'Open Space' (H1).

Site 12: The lands zoned 'Port Harbour Area' (C2), are vulnerable to fluvial and coastal flooding and are in Flood Zones A and B. The site is characterised by existing development which is commercial in nature associated with a working port alongside ancillary development which has evolved including retail, storage, warehousing etc. The zoning of these lands and supporting policy objectives (including the RSES) seek to provide for the consolidation of port activities in addition to realising new opportunities for development to maximize the strategic location of the lands in relation to the town centre. This area has been identified as a Regeneration Area in the anticipation that it will act as a stimulus for further development activities.

Notwithstanding the existing activities on site, there are large areas currently vacant and therefore underutilised. Given the close proximity to the town centre, there is potential for these lands to be developed to complement the town centre, promote compact development and revitalise this part of the town. (It is also in accordance with

The lands are clearly brownfield lands and any development thereon will be infill in nature.

Infill Lands: Lands within the 'Port Harbour Area' are characterised by existing buildings and structures with a range of varying uses. A Justification Test was not carried out on these lands as they are already developed.

Further development on the lands will be of an infill/brownfield nature.

Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.

Site 13: This comprises two disparate parcels of land both of which are zoned 'Existing Residential' (A1). The site located on the Red Barns Road is vulnerable to coastal flooding and is in Flood Zone A. These lands are surrounded on all but one boundary by existing established in-depth residential development and presently represent under-utilisation of these lands within the established and built up area of Dundalk.

The site off the Dublin Road (and west of Dunmore) is vulnerable to fluvial and coastal flooding and in Flood Zones A and B. These lands currently house existing residential development including standalone student accommodation and previous commercial development. The lands are brownfield and under-utilised.

The development of both parcels of land will realise consolidation and deliver compact growth. Simultaneously, it will promote sequential and sustainable development of existing lands in an established built up area of the town. Compact forms of growth such as this can bring more life and footfall, contribute to the viability of services and public transport, increase housing supply in a serviced area and enable people to be closer to employment and recreational opportunities.

Development of the Red Barns Road lands will require a Site Specific FRA to adequately and satisfactorily mitigate against flood risk.

As a substantial portion of the lands off the Dublin Road is not identified as being vulnerable to flooding and is located within Flood Zone C, it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating appropriate water compatible development to Flood Zone A and B and vulnerable and less vulnerable development to Flood Zone C.

Site 14: These lands are zoned 'Mixed Use' (C1) to provide for commercial, business and supporting residential uses. The lands are vulnerable to fluvial and coastal flooding and are in Flood Zones A and B. These lands immediately adjoin the town centre and are essential to the expansion of the centre of the town. Given the location of these lands adjoining the town centre and surrounded by existing, and long established in-depth development, they represent under-utilisation of urban lands and infrastructure within the built up area of Dundalk. The development of these lands will provide for consolidation of the core and deliver sustainable, compact growth. The primary provision of commercial and business uses on this site will revitalize this area of the town and contribute to the viability of services and public transport while enabling people to be closer to employment.

As a substantial portion of the 'Mixed Use' land is not identified as being vulnerable to flooding and is located within Flood Zone C, it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating appropriate water compatible development to Flood Zone A and B and vulnerable and less vulnerable development to Flood Zone C.

Site 15: This refers to lands zoned 'Transportation Development Hub' (J1) to provide for mixed use development commensurate with a transportation hub. The lands are vulnerable to fluvial and coastal flooding and are in Flood Zones A and B. These brownfield lands are historically connected and linked to the railway and its ancillary uses and are currently, primarily characterised by industrial/manufacturing development with a long established residential element along the Ardee Road boundary. The substantial lands vulnerable to flooding are currently developed.

As a substantial portion of the 'Transportation Development Hub' land is not identified as being vulnerable to flooding and is located within Flood Zone C, it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating appropriate water compatible development to Flood Zone A and B and vulnerable and less vulnerable development to Flood Zone C.

Site 16: This refers to land zoned 'Business and Technology', vulnerable to fluvial and coastal flooding and in Flood Zone A. The uses generally permitted within this land use category are not compatible with Flood Zone A and it is considered that the application of the Justification Test is not appropriate on this occasion. Rezone these lands to 'Open Space'.

Site 17: Rezone lands 'New Residential' (A2) and 'Existing Residential' which are vulnerable to fluvial and coastal flooding and are in Flood Zone B, as the primary provision of residential development on these lands is not compatible. Rezone the lands to 'Open Space' (H1).

Site 18: Rezone lands 'New Residential' (A2), vulnerable to coastal flooding and in Flood Zone B, as the primary provision of residential development on these lands is not compatible. Rezone the lands to 'Open Space' (H1).

Site 19: These lands are zoned 'Existing Residential' (A1), are vulnerable to fluvial and coastal flooding and are in Flood Zones A and B. There are extant permissions on these lands with construction work currently ongoing within the overall sites. Any future applications for a change to these permissions will be subject to a Site Specific FRA. Herein, as the substantial portion of the 'Existing Residential' land is not identified as being vulnerable to flooding and is located within Flood Zone C, it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating appropriate water compatible development to Flood Zone A and B and vulnerable and less vulnerable development to Flood Zone C.

Site 20: These lands are zoned 'General Employment' (E1), are vulnerable to fluvial flooding and are in Flood Zone A. There is an established pattern of development at this location of existing industrial development and the subject lands represent the potential for an extension and consolidation of these uses at this location.

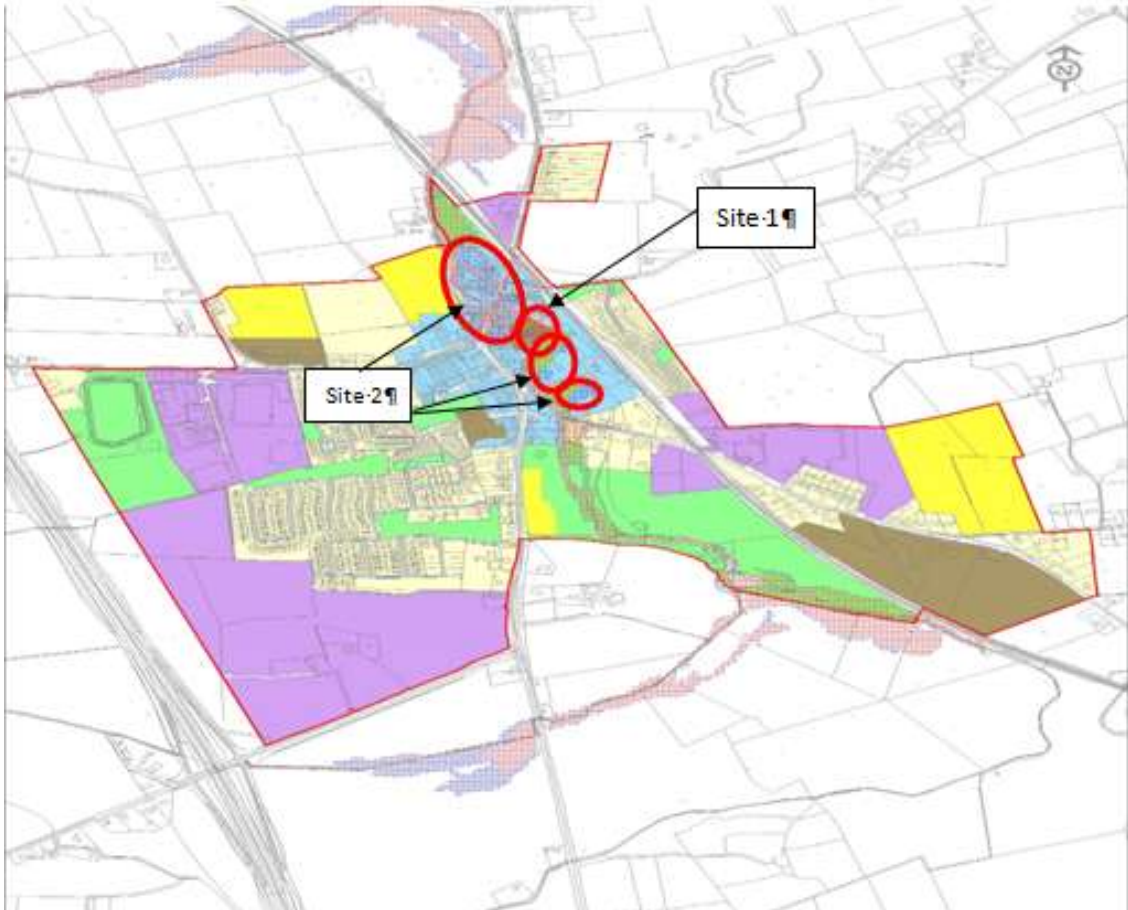
As a substantial portion of the 'General Employment' land is not identified as being vulnerable to flooding and is located within Flood Zone C, it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary.

Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating appropriate water compatible development to Flood Zone A and vulnerable and less vulnerable development to Flood Zone C.

Site 21: There is an extant SHD permission on these lands zoned 'New Residential' and the lands affected by flooding refers to the location of the entrance to these lands.

Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: • Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. • Highly Vulnerable Development shall not be permitted in Flood Zone A or B. • Development in Flood Zone A should be either open space or water compatible. • FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test satisfied Site 2 Justification Test satisfied Site 3 Justification Test failed. Rezone to Strategic Reserve Site 4 Extant planning permission on this site Site 5 Justification Test failed. Rezone Open Space Site 6 Justification Test failed. Rezone Open Space Site 7 Extant planning permission on this site accompanied by a SS FRA Site 8 Justification Test failed. Rezone Open Space Site 9 Justification Test failed. Rezone Open Space Site 10 Justification Test failed. Rezone Open Space Site 11 Justification Test failed. Rezone Open Space Site 12 Justification Test satisfied Site 13 Justification Test satisfied Site 14 Justification Test satisfied Site 15 Justification Test satisfied Site 16 Justification Test failed. Rezone Open Space Site 17 Justification Test failed. Rezone Open Space Site 18 Justification Test failed. Rezone Open Space Site 19 Justification Test satisfied Site 20 Justification Test satisfied Site 21 Justification Test satisfied It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.

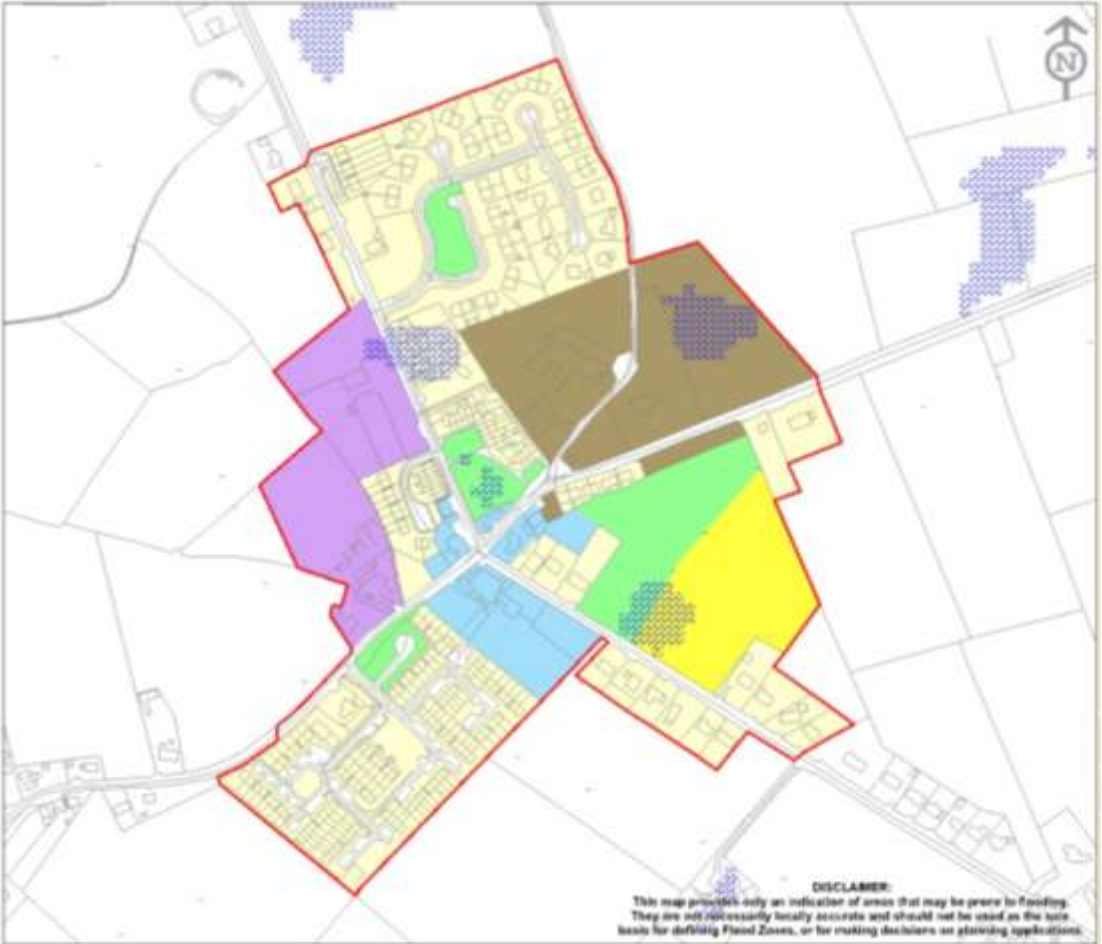
Dunleer

Hierarchy	Self Sustaining Growth Town
Area for Further Assessment under the CFRAM Programme	No. Dunleer Flood Risk Management Plan
Map 	
Criteria 1	The Draft Louth County Development Plan Settlement Strategy identifies Dunleer as a 'Self-Sustaining Growth Town' in line with the criteria and informed by the principal elements of the RSES. Louth's growth strategy seeks to support Dunleer as a regionally important local driver providing a moderate level of jobs and services for the resident population and the surrounding catchments. In line with national and regional policy, growth will be both balanced and at sustainable levels with particular emphasis on infill and brownfield development, with commensurate delivery of employment and services and improving the quality of life for all in the town. The Plan in its policy objectives promotes the consolidation of vacant and/or under-utilised infill and brownfield lands, which will revitalise and reduce the vacancy in the town centre area and provide for town centre living.

	Economic and employment related development will be concentrated in the established employment areas of the town while future residential will promote connectivity and permeability to meet the residential needs of all members of the community. Dunleer has a strong employment sector, where there are more jobs than resident workers and with the highest Jobs: Workforce Ratio in the County. While Dunleer was not identified as an Area for Further Assessment there was a Dunleer Flood Risk Management Plan prepared.
Criteria 2	Site 1: The lands are zoned 'Community Facilities' the objective of which is to provide for and protect civic, religious, community, education, health care and social infrastructure. These lands are subject primarily to Flood Zone A interspersed with parcels subject to Flood Zone B. This site has a rich architectural and archaeological history and is home to both a Protected Structure (Dunleer Church of Ireland) and a series of protected National Monuments, contained within a Zone of Archaeological Potential, the policy objective of which is to protect both the structures and their setting. It is considered that due to the existing heritage elements on the site, that the future development of these lands may be somewhat constrained and infill in nature. Site 2: These lands zoned 'Town or Village Centre' are characterised by existing development, on brownfield sites, supporting a varying range of uses. Development within this site will therefore be infill in nature. Such infill development is essential to fully realise the implementation of the policy objectives which seek to support the role of Dunleer as a Self Sustaining Growth Town, facilitating balanced population and economic growth to meet the needs of the residents of the town and its hinterland. Such infill development will consolidate the town core by strengthening the commercial and residential town centre sector whilst encouraging development which will contribute to its character, meeting the needs of the community. Development of these lands will support the town centre as the priority location for new commercial and mixed use development thus promoting compact, sustainable development and reducing the need to travel by car. Infill Lands: Lands within the existing settlement and zoned 'Town or Village Centre', 'Community Facilities' and 'Existing Residential' are characterised by existing buildings and structures with a range of varying uses. A Justification Test was not carried out on these lands as they are already developed. Further development on the lands will be of an infill/brownfield nature.

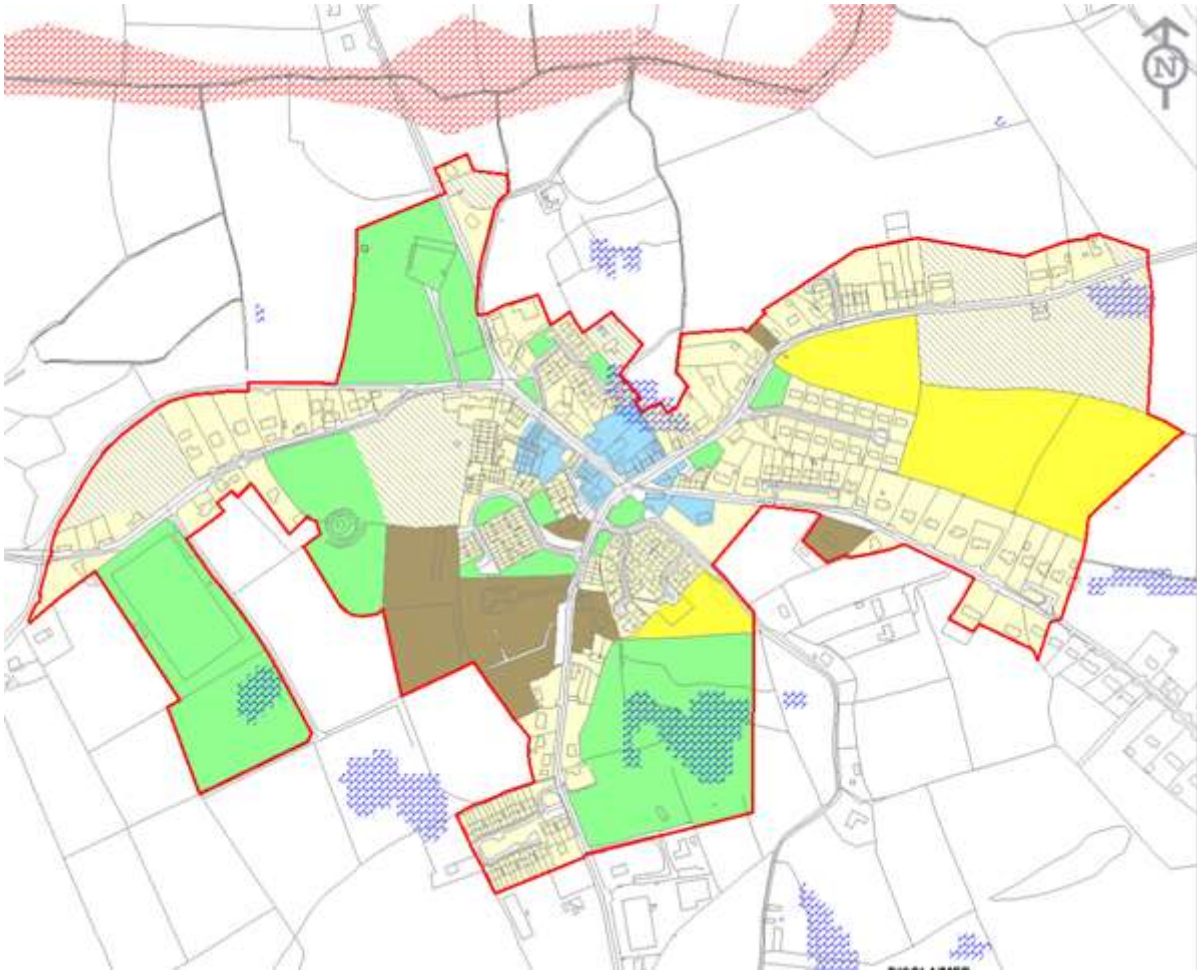
	Within areas of existing development, proposals for extensions and minor works should be considered under Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.
Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: • Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. • Highly Vulnerable Development shall not be permitted in Flood Zone A or B. • Development in Flood Zone A should be either open space or water compatible. • FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test satisfied Site 2 Justification test satisfied It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.

Knockbridge

Hierarchy	Small Towns and Villages
Area for Further Assessment under the CFRAM Programme	No
Map 	
Criteria 1	Knockbridge in the Draft Louth Settlement Strategy is identified as Level 4 ‘Small Towns and Villages’. The Core and Growth Strategies both focus on ensuring localised sustainable growth proportionate to the size of the settlement, prioritised on infill/brownfield sites with support for economic related development that strengthens the local employment base and reduces dependence on commuting. Knockbridge has a weak employment base with a dependence on outbound commuting. In support of these strategies, the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged.

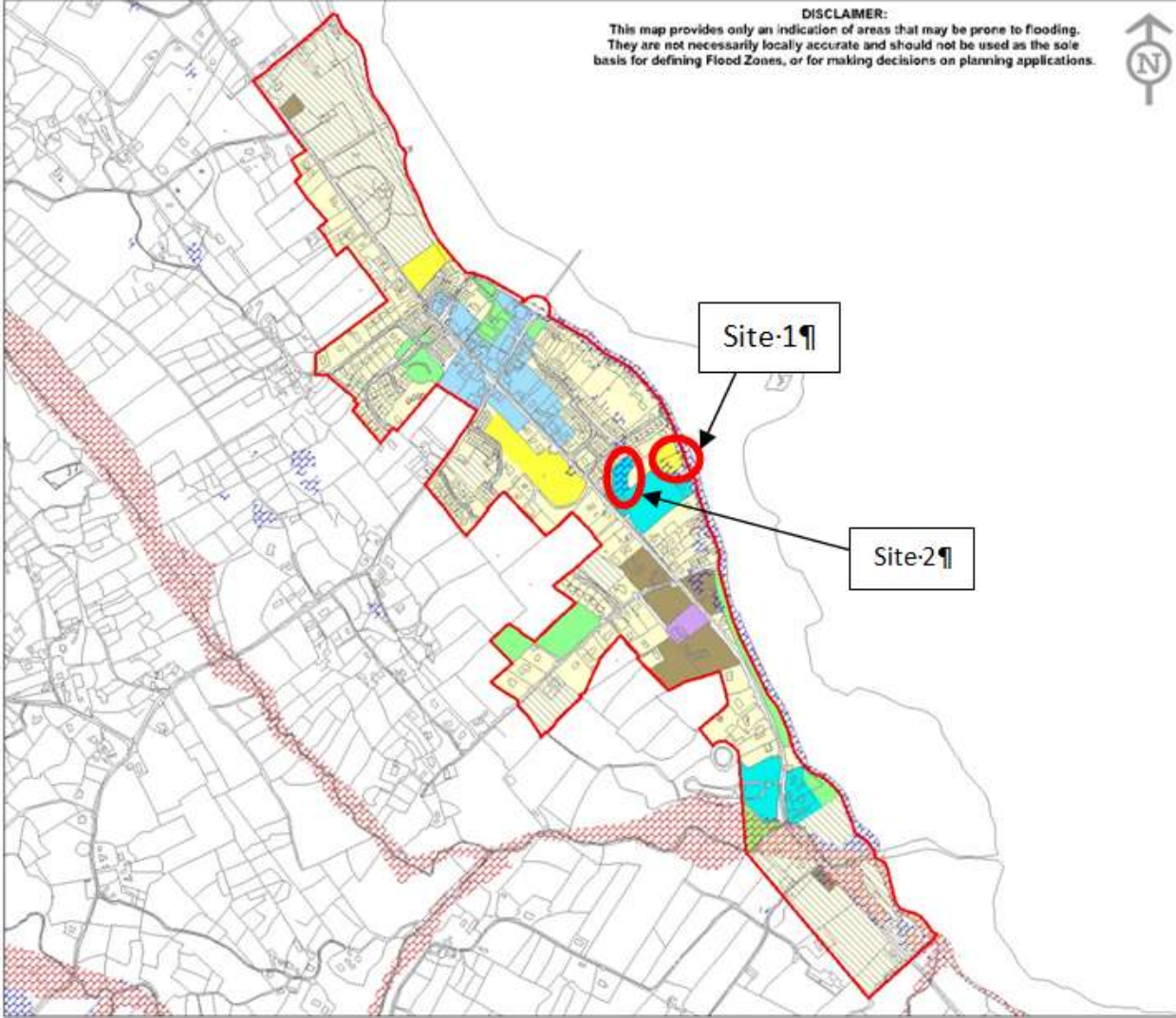
	The Preliminary Flood Risk Assessment (PFRA) mapping undertaken by the OPW (2011) identifies lands within Knockbridge development boundary at potential flood risk. The PFRA considered flooding from a number of sources including fluvial, pluvial, tidal and groundwater with associated Flood Zones A and B identified. It is acknowledged that the areas identified should be treated with caution due to the indicative nature of the PFRA mapping.
Criteria 2	In Knockbridge there are lands zoned 'Existing Residential' (A1), 'New Residential' (A2) and 'Community Facilities' (G1) indicated as being vulnerable to pluvial flooding in the PFRA. With the introduction of a new mapping layer to all settlements in County Louth specifically identifying pluvial flooding, the designation of Flood Zones in this regard will no longer be applicable. (See Section 10.3.1 and 10.3.2 of the Plan for explanation).
Criteria 3	No fluvial or coastal flooding
Conclusion	Given the indicative pluvial flood risk highlighted by the PFRA, any proposed development within Knockbridge Village should consider the management and disposal of surface water in compliance with SuDS principles and in line with approved policy objectives of the Development Plan.

Louth Village

Hierarchy		Small Towns and Villages
Area for Further Assessment under the CFRAM Programme		No
Map 		
Criteria 1	Louth Village in the Draft Louth Settlement Strategy is identified as Level 4 'Small Towns and Villages'. The Core and Growth Strategies both focus on ensuring localised sustainable growth proportionate to the size of the settlement, prioritised on infill/brownfield sites with support for economic related development that strengthens the local employment base and reduces dependence on commuting. Louth has a weak employment base with a dependence on outbound commuting. In support of these strategies, the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged.	

	The Preliminary Flood Risk Assessment (PFRA) mapping undertaken by the OPW (2011) identifies lands within Louth Village development boundary at potential flood risk. The PFRA considered flooding from a number of sources including fluvial, pluvial, tidal and groundwater with associated Flood Zones A and B identified. It is acknowledged that the areas identified should be treated with caution due to the indicative nature of the PFRA mapping.
Criteria 2	In Louth Village there are lands zoned 'Existing Residential' (A1) and 'Town or Village' (B1) indicated as being vulnerable to pluvial flooding in the PFRA. With the introduction of a new mapping layer to all settlements in County Louth specifically identifying pluvial flooding, the designation of Flood Zones in this regard will no longer be applicable. (See Section 10.3.1 and 10.3.2 of the Plan for explanation).
Criteria 3	No fluvial or coastal flooding
Conclusion	Given the indicative pluvial flood risk highlighted by the PFRA, any proposed development within Louth Village should consider the management and disposal of surface water in compliance with SuDS principles and in line with approved policy objectives of the Development Plan.

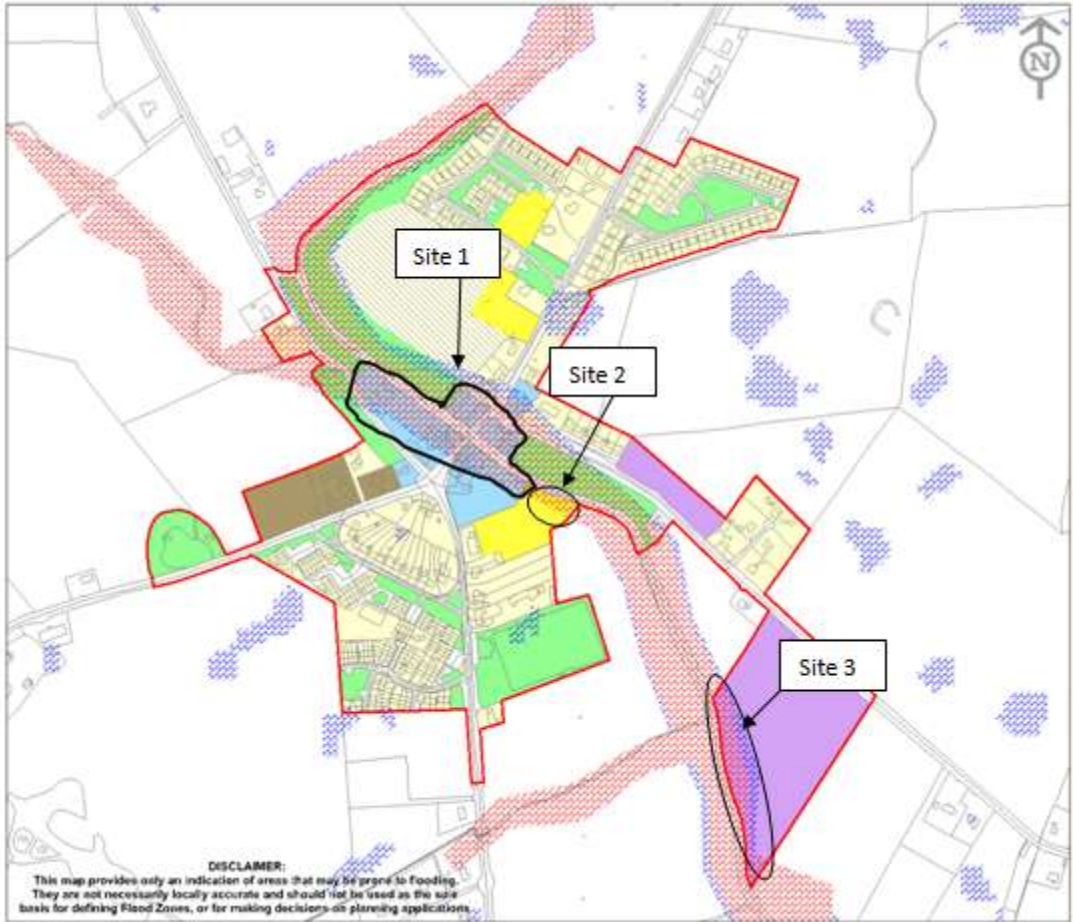
Omeath

Hierarchy	Small Towns and Villages
Area for Further Assessment under the CFRAM Programme	No
Map 	
Criteria 1	Omeath in the Draft Louth Settlement Strategy is identified as Level 4 ‘Small Towns and Villages’. The Core and Growth Strategies both focus on ensuring localised sustainable growth proportionate to the size of the settlement, prioritised on infill/brownfield sites with support for economic related development that strengthens the local employment base and reduces dependence on commuting. Omeath has a weak employment base with a dependence on outbound commuting. In support of these strategies, the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development.

	The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged. The Preliminary Flood Risk Assessment (PFRA) mapping undertaken by the OPW (2011) identifies lands within Omeath development boundary at potential flood risk. The PFRA considered flooding from a number of sources including fluvial, pluvial, tidal and groundwater with associated Flood Zones A and B identified. It is acknowledged that the areas identified should be treated with caution due to the indicative nature of the PFRA mapping.
Criteria 2	Site 1: These lands are zoned 'New Residential' (A2) and affected by Flood Zone B. The PFRA identifies that a small portion of the site is vulnerable to coastal flooding. As the substantial portion of these zoned lands is not identified for potential flood risk and is located within Flood Zone C it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C and appropriate water compatible development (e.g. amenity open space, sports and recreations etc) to Flood Zone B. Site 2: These lands zoned 'Tourism and Leisure' (I1) are subject to Flood Zone B. The uses permitted within this zoning objective fall into the category of less vulnerable development and as such are considered appropriate in terms of lands affected by Flood Zone B. The majority of these zoned lands is not identified for potential flood risk and is located within Flood Zone C. It is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C. Infill Lands: Lands within the existing settlement and zoned 'Existing Residential' (A1) and 'Community Facilities' (G1) are characterised by existing buildings and structures with a range of varying uses. A Justification Test was not carried out on these lands as they are already developed. Further development on the lands will be of an infill/brownfield nature. Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.

Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: • Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. • Highly Vulnerable Development shall not be permitted in Flood Zone A or B. • Development in Flood Zone A should be either open space or water compatible. • FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test satisfied Site 2 Justification Test satisfied It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.

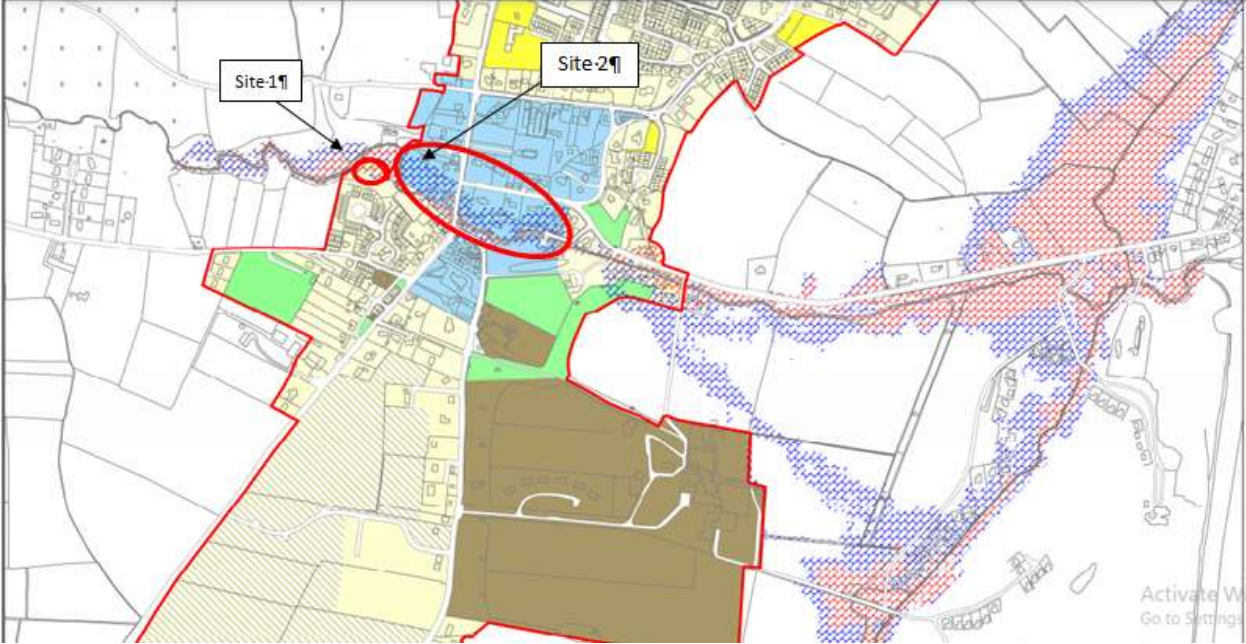
Tallanstown

Hierarchy	Small Towns and Villages
Area for Further Assessment under the CFRAM Programme	No
Map  Criteria 1 Tallanstown in the Draft Louth Settlement Strategy is identified as Level 4 ‘Small Towns and Villages’. The Core and Growth Strategies both focus on ensuring localised sustainable growth proportionate to the size of the settlement, prioritised on infill/brownfield sites with support for economic related development that strengthens the local employment base and reduces dependence on commuting. Tallanstown has a weak employment base with a dependence on outbound commuting. In support of these strategies, the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged.	

	The Preliminary Flood Risk Assessment (PFRA) mapping undertaken by the OPW (2011) identifies lands within Tallanstown development boundary at potential flood risk. The PFRA considered flooding from a number of sources including fluvial, pluvial, tidal and groundwater with associated Flood Zones A and B identified. It is acknowledged that the areas identified should be treated with caution due to the indicative nature of the PFRA mapping.
Criteria 2	Site 1: These lands zoned 'Town or Village Centre' are indicated as vulnerable to fluvial flooding and primarily in Flood Zone A with smaller strips in Flood Zone B. Site 1 is characterised by existing development, primarily on brownfield sites, supporting a varying range of uses. Development within this site will therefore support the consolidation of the commercial centre. It will be infill in nature ensuring compact, localised and balanced sustainable growth prioritised on infill/brownfield sites with support for economic related development. It will also support the creation of a vibrant community and encourage the rejuvenation of vacant and underutilised lands for appropriate purposes. Site 2: These lands are zoned 'New Residential' (A2) and are indicated as vulnerable to fluvial flooding. A portion of the lands are in Flood Zone A. As the substantial portion of these zoned lands is not identified for potential flood risk and is located within Flood Zone C it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C and appropriate water compatible development (e.g. amenity open space, sports and recreations etc) to Flood Zone A. Site 3: Refers to lands zoned for 'General Employment' (E1) and indicated as vulnerable to fluvial flooding. A portion of the lands are in Flood Zones A and B. As the substantial portion of these zoned lands is not identified for potential flood risk and is located within Flood Zone C it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C and away from Flood Zone A and B. Infill Lands: Lands within the existing settlement and zoned 'Town or Village' (B1) and 'Existing Residential' (A1) are characterised by existing buildings and structures with a range of varying uses. A Justification Test was not carried out on these lands as they are already developed. Further development on the lands will be of an infill/brownfield nature. Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP.

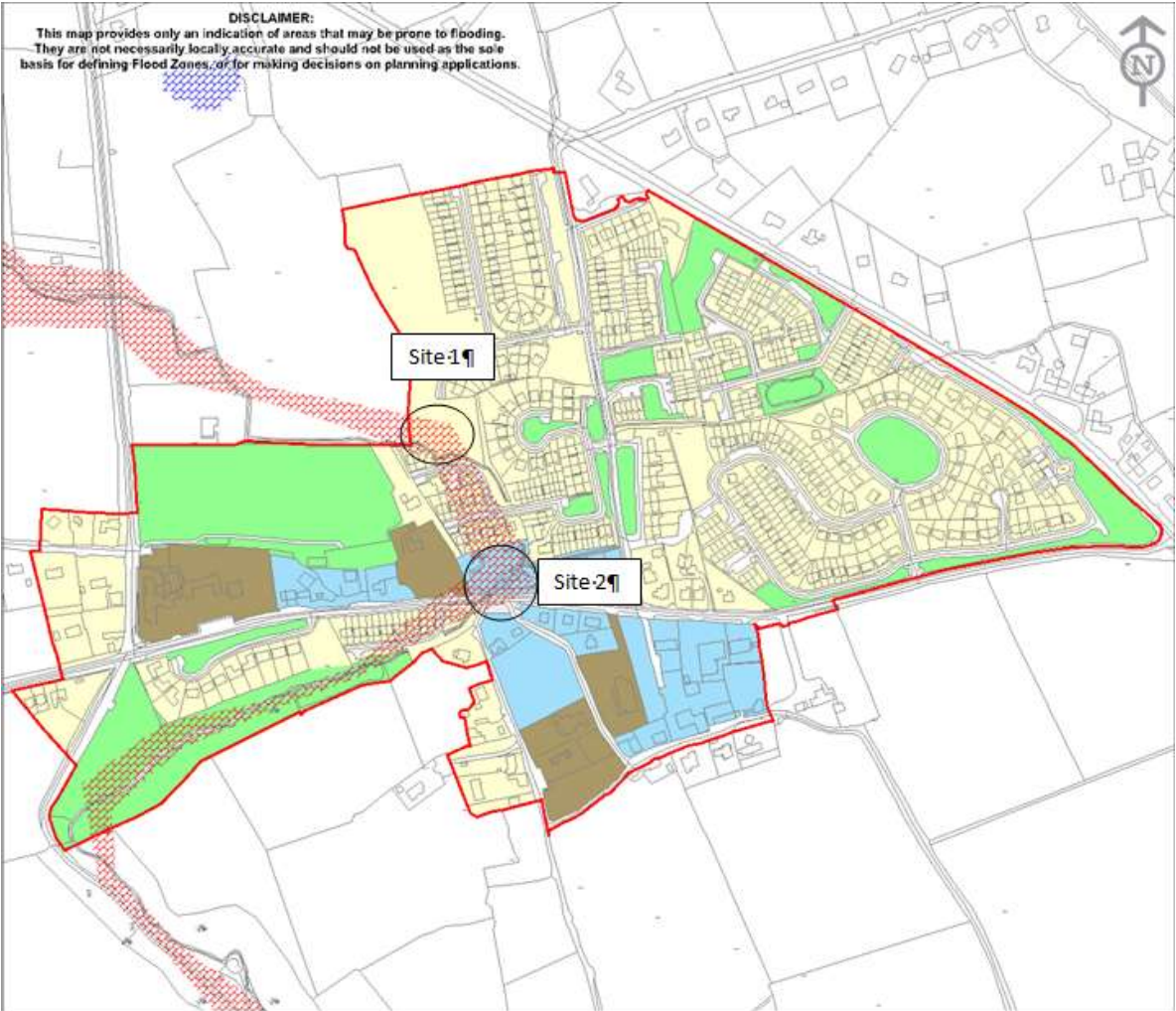
	Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.
Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: • Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. • Highly Vulnerable Development shall not be permitted in Flood Zone A or B. • Development in Flood Zone A should be either open space or water compatible. • FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. • Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test satisfied Site 2 Justification Test satisfied Site 3: justification Test satisfied It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.

Termonfeckin

Hierarchy	Self Sustaining Town
Area for Further Assessment under the CFRAM Programme	Yes
Map 	
Criteria 1	Termonfeckin in the Settlement Strategy of the LCDP is identified as a ‘Self-Sustaining Town’. The Core and Growth Strategies both focus on driving investment in services, employment growth and infrastructure while balancing housing delivery, including consolidation of the core areas and delivery of compact growth. In support of these strategies the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged. Termonfeckin is a settlement characterised by a weak employment base Termonfeckin as one of eight identified ‘Areas for Further Assessment’ was subject to the CFRAM programme, with associated Flood Zones A and B identified.
Criteria 2	Site 1: Rezone lands zoned ‘Existing Residential’ (A1) south of the Ballywater River which are in Flood Zones A and B, as the primary provision of residential development on these lands is not compatible. These lands are to be rezoned as ‘Open Space’ (H1).

	Site 2: These lands zoned 'Town or Village Centre' are characterised by existing development, primarily on brownfield sites, supporting a varying range of uses. Development within this site will therefore be infill in nature. Such infill development is essential to fully realise the implementation of the policy objectives which seek to consolidate and strengthen the commercial and residential town centre and encourage development which will contribute to its character and meet the needs of the community. It is also necessary to support the role of Termonfeckin as a local service and employment destination, where the town centre is the priority location for new commercial and mixed use development thus promoting compact, sustainable development and reducing the need to travel by car. Infill Lands: Lands within the existing settlement and zoned 'Town or Village Centre' (B1) and 'Existing Residential' (A1) are characterised by existing buildings and structures with a range of varying uses. A Justification Test was not carried out on these lands as they are already developed. Further development on the lands will be of an infill/brownfield nature. Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.
Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: • Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. • Highly Vulnerable Development shall not be permitted in Flood Zone A or B. • Development in Flood Zone A should be either open space or water compatible. • FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. • Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test failed. Rezone lands to Open Space Site 2: Justification Test satisfied It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.

Tullyallen

Hierarchy	Self Sustaining Town
Area for Further Assessment under the CFRAM Programme	No
Map  Criteria 1 Tullyallen in the Settlement Strategy of the LCDP is identified as a 'Self-Sustaining Town'. The Core and Growth Strategies both focus on driving investment in services, employment growth and infrastructure while balancing housing delivery, including consolidation of the core areas and delivery of compact growth. In support of these strategies, the corresponding Policy Objectives seek to facilitate balanced and proportionate population and economic growth to meet the needs of the residents of the settlements while creating vibrant rural communities through the promotion and targeting of sustainable development. The rejuvenation of vacant and underutilised lands for appropriate uses is also encouraged. Tullyallen is a settlement characterised by a weak employment base.	

	The Preliminary Flood Risk Assessment (PFRA) mapping undertaken by the OPW (2011) identifies lands within the Tullyallen development boundary at potential flood risk. The PFRA considered flooding from a number of sources including fluvial, pluvial, tidal and groundwater with associated Flood Zones A and B identified. It is acknowledged that the areas identified should be treated with caution due to the indicative nature of the PFRA mapping.
Criteria 2	Site 1: These lands are zoned 'Existing Residential' (A1) with portions vulnerable to fluvial flooding with lands in Flood Zone A. To date, a portion of the lands remain undeveloped, vacant and underutilised. As the substantial portion of these zoned lands is not identified for potential flood risk and is located within Flood Zone C it is anticipated that flood risk mitigation measures could be designed to allow development of the wider site, as necessary. Development of the site will require a Site Specific FRA which should consider the Sequential Approach within the site, allocating vulnerable and less vulnerable development to Flood Zone C and appropriate water compatible development (e.g. amenity open space, sports and recreations etc) to Flood Zone A. Site 2: These lands are zoned 'Town or Village Centre' (B1), with portions indicated as being vulnerable to fluvial flooding with lands in Flood Zone A. They are characterised by existing development, primarily on brownfield sites, supporting a varying range of uses. Development within this site will therefore be infill in nature. Such infill development is essential to fully realise the implementation of the policy objectives which seek to consolidate and strengthen the commercial and residential town centre and encourage development which will contribute to its character and meet the needs of the community. It is also necessary to support the role of Tullyallen as a local service and employment destination, where the town centre is the priority location for new commercial and mixed use development thus promoting compact, sustainable development and reducing the need to travel by car. Infill Lands: Lands within the existing settlement and zoned 'Town or Village Centre' (B1), 'Existing Residential' (R1) or 'Community Facilities' (G1) are characterised by existing buildings and structures with a range of varying uses. A Justification Test was not carried out on these lands as they are already developed. Further development on the lands will be of an infill/brownfield nature. Within areas of existing development, proposals for extensions and minor works shall be assessed with reference to Section 5.28 of the Planning System and Flood Risk Management Guidelines, in accordance with Policies IU 24-30 of the LCDP. Any highly vulnerable or less vulnerable land uses covered by Flood Zone A and B should employ the sequential approach when considering the site layout and an appropriately detailed Site Specific FRA must be submitted at development management stage.

Criteria 3	A detailed site specific FRA shall be submitted with any planning application to address flood risk, propose mitigation measures and assign appropriate development. Site Specific FRA should address the following: • Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. • Highly Vulnerable Development shall not be permitted in Flood Zone A or B. • Development in Flood Zone A should be either open space or water compatible. • FRA should address residual risk of culvert blockage (where applicable), increased flood extents under climate change scenarios and pluvial risk which should be aimed at setting finished floor levels. • Compensatory storage for development that results in a loss of floodplain within Flood Zone A must be provided on a level for level basis.
Conclusion	Site 1 Justification Test satisfied Site 2 Justification Test satisfied It is recommended that any proposals for future development on lands vulnerable to flooding and in Flood Zones A and B will be subject to a site specific FRA to ensure that development is appropriate and satisfies Criteria 3 of the Justification Test.