



Galway City Council
Draft Development Plan 2023-2029

Comhairle Cathrach na Gaillimhe
Dréachtphlean Forbartha 2023-2029

Environmental Assessments

Updated Draft Strategic Flood Risk Assessment Report

Measúnachtaí Timpeallachta

Nuashonraithe Dréachtmheasúnú Straitéiseach Riosca I gcás Tuilte

September 2022 | Meán Fómhair 2022

Following consideration of the Draft Galway City Development Plan 2023-2029, accompanying environmental assessments and the Chief Executive's Report on submissions received, the Elected Members agreed by resolution to amend the Draft Development Plan. The proposed Material Alterations in relation to policy and land use zoning/specific objectives amendments have been reviewed and assessed having regard to the Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009), the SFRA carried out of the Draft Plan and mitigation outlined in the Draft Plan - Chapter 9, Section 9.2 Flood Risk Assessment, Policy 9.1 Flood Risk and Chapter 11, Section 11.27 Flood Risk Management and Assessment which ensures that flood risk is considered for all development proposals.

The following table outlines the Proposed Material Alterations which may have potential to impact on flood risk and consideration of these alterations.

	Proposed Material Alteration	SFRA Comment
A9	Rezone lands from RA to R (0.1ha) at Headford Road	These lands are located within Flood Zone A. This proposed material alteration relates to two existing dwelling sites, the majority of which is zoned for residential use. A section of the rear garden of each site is zoned for RA use and it is proposed to rezone this section to residential use to reflect the existing use on the site. No additional significant impact would be expected to result from this proposed zoning change.
A13	Rezone lands from RA to R (0.007ha) at Terryland adjacent to the Kirwan Roundabout.	These lands are located within Flood Zone A/B. This proposed material alteration relates to access to an existing dwelling site, which is zoned for residential use. No additional significant impact would be expected to result from this proposed zoning change which is to accommodate an access only.
A25	Rezone lands from RA to R (1.315 ha) off the Headford Road.	The lands in question are wholly within Flood Zone A. It should be noted that the Flood Zones are defined without the benefit of defences, and the sequential approach should be applied on this basis. The requested residential zoning is a highly vulnerable land use. Following the sequential approach means these lands should be retained for the water compatible 'Recreation and Amenity' that is included in the Draft Development Plan. These lands have been deemed not to meet the justification test as set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). The RA zoning of the current plan and draft plan reflects the significant flood risk on this site and the incompatibility of the site for residential use.
A24	Rezone G to R2 (0.16ha)	A marginal section of these lands are located within Flood Zone B. It would be prudent to have the R2 zoning outside the flood zone as R2 is considered a highly vulnerable land use.

