

Galway County Council

**Portumna Draft Local Area Plan
2016-2022**

**Strategic Flood Risk Assessment of
Material Alterations**

4-04-03

Issue 1 | 23 February 2016

This report takes into account the particular instructions and requirements of our client.

The maps produced as part of this study were prepared for the purpose of informing the Portumna Draft Local Area Plan 2016-2022 and broadly indicate areas that may be prone to flooding. The study has taken into account various factors including local knowledge, photography, site walkovers and published data sources indicative of flood risk. The Indicative Flood Risk Zones should not be solely relied upon for site-specific flood risk assessments.

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1 Introduction

The Portumna Draft Local Area Plan 2016-2022 was prepared and placed on public display for six weeks from Friday 31 July 2015 to Friday 11 September 2015. A total of 22 submissions were received on the Draft Plan and a Chief Executive's Report on the Draft Submissions was prepared and submitted to the Members of Galway County Council for their consideration.

At the Galway Council Meeting on 11 November 2015, the Elected Members considered the Draft Plan and Chief Executive's Report and proposed a number of Alterations to the Portumna Draft Local Area Plan, which were deemed to be Material Alterations.

In this report, the proposed Material Alterations are reproduced and comments on each are given in the context of the Strategic Flood Risk Assessment carried out for the draft Plan.

This report should be read in conjunction with the Strategic Flood Risk Assessment of the Portumna Draft Local Area Plan 2016-2022.

2 Strategic Flood Risk Assessment of the Proposed Material Alterations of the Portumna Draft Local Area Plan 2016-2022

The following text formatting is used to highlight changes that are recommended as part of the proposed Material Alterations to the Portumna Draft Local Area Plan:

- Existing Text – Shown in black text
- Proposed Addition – Shown in red text highlighted yellow
- Proposed Deletion – Shown in red strikethrough text with yellow highlight

Comments / recommendations on the Proposed Material Alterations are shown in *green italics*.

Material Alterations to the Portumna Draft Local Area Plan 2016 – 2022 proposed at Galway County Council Meeting of the 11th November 2015

MA 1:

Include subject lands within the plan boundary and zone Tourism as per attached map (Material Alterations Proposed to the Draft Plan – Map 1A Land Use Zoning - Draft Portumna Local Area Plan).

Strategic Flood Risk Assessment Comments / Recommendations

This site was not included within the draft Plan area. Therefore, a full Stage 2 Strategic Flood Risk Assessment was carried out at this site.

The Strategic Flood Risk Assessment for the site indicates that the lands subject to this MA are partly located in Flood Zones A & B.

The proposed zoning would include the potential for caravans and mobile home parks, or land and buildings used for holiday or short-let caravans and camping, etc. Therefore the proposed zoning is deemed to potentially be a “highly vulnerable” or “less vulnerable” land use in accordance with the Guidelines, which would both be incompatible with the Flood Zones on the site.

In accordance with Section 6.4.1 of the Draft Strategic Flood Risk Assessment and Section 4.23 of the OPW Guidelines, the proposed Material Alteration was subjected to a Development Plan Justification Test. This Justification Test is detailed in the accompanying report “Strategic Environmental Assessment (SEA) Screening Report & Environmental Report for Material Alterations to the Draft Portumna Local Area Plan 2016-2022”. The proposed Material Alteration was deemed to have failed the Justification Test. Therefore the proposed Material Alteration is deemed to be incompatible with the requirements of the OPW Guidelines.

MA 2:

Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.

Strategic Flood Risk Assessment Comments / Recommendations

As part of the Strategic Flood Risk Assessment of the proposed Material Alteration sites, a further assessment of the MA3 site was carried out in January 2016, which included a further site inspection and a detailed review of LiDAR ground level data.

The further assessment recommended that the designation of this site be changed to Flood Zone C. However, considering the history of flooding on St Joseph's Road, it is considered that there is a possible residual risk associated with potential blockage of the culvert crossings of the main road. It is therefore recommended that this possible residual risk should be assessed at development management stage as part of a site-specific flood risk assessment.

The proposed Residential Phase 2 zoning is a "Highly Vulnerable" land use as per the Guidelines. Since the site of this Material Alteration is located in Flood Zone C, it is deemed to be acceptable in terms of flood risk.

It is proposed to amend the SFRA report and mapping to take account of this Material Alteration

MA 3:

Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.

Strategic Flood Risk Assessment

As part of the Strategic Flood Risk Assessment of the proposed Material Alteration sites, a further assessment of the MA3 site was carried out in January 2016, which included a further site inspection and a detailed review of LiDAR ground level data.

The further assessment carried out confirmed that there is a potential flood risk at the site, which is reflected in the designation of a significant part of the site as being within Flood Zone A.

The proposed Residential Phase 2 zoning is a "Highly Vulnerable" land use as per the Guidelines. Therefore the proposed zoning is deemed to be incompatible with the Flood Zones on the site.

In accordance with Section 6.4.1 of the Draft Strategic Flood Risk Assessment and Section 4.23 of the OPW Guidelines, the proposed Material Alteration was subjected to a Development Plan Justification Test. This Justification Test is detailed in the accompanying report "Strategic Environmental Assessment (SEA) Screening Report & Environmental Report for Material Alterations to the Draft Portumna Local Area Plan 2016-2022". The proposed Material Alteration was deemed to have failed the Justification Test. Therefore the proposed Material Alteration is deemed to be incompatible with the requirements of the OPW Guidelines.

MA 4:

Rezone the lands from Recreation, Amenity and Open Space to Tourism as per attached Map 1A.

Strategic Flood Risk Assessment Comments / Recommendations

As part of the Strategic Flood Risk Assessment of the proposed Material Alteration sites, a further assessment of the MA4 site was carried out in January 2016, which included a further site inspection and a detailed review of LiDAR ground level data.

The further assessment recommended that the designation of this site be changed to Flood Zone C.

The proposed zoning would include the potential for caravans and mobile home parks, or land and buildings used for holiday or short-let caravans and camping, etc.

Therefore the proposed zoning is deemed to potentially be a “highly vulnerable” or “less vulnerable” land use in accordance with the Guidelines. Since the site of this Material Alteration is located in Flood Zone C, it is deemed to be acceptable in terms of flood risk.

It is proposed to amend the SFRA report and mapping to take account of this Material Alteration

MA 5:

Retain the “Existing Residential Land Use” and remove the Constrained Land Use as per attached Map 1A.

Strategic Flood Risk Assessment Comments / Recommendations

As part of the Strategic Flood Risk Assessment of the proposed Material Alteration sites, a further assessment of the MA3 site was carried out in January 2016, which included a further site inspection and a detailed review of LiDAR ground level data and a review of the available information on the December 2015 flood event supplied by Galway County Council.

The further assessment recommended no change to the Flood Zones on this site.

The Existing Residential Land Use zoning is a “Highly Vulnerable” land use as per the Guidelines. Therefore, the proposal to remove the Constrained Land Use from these lands and to retain solely the Existing Residential zoning on these lands would be in contravention of the Guidelines and Circular PL2/2014.

In accordance with Section 6.4.1 of the Draft Strategic Flood Risk Assessment and Section 4.23 of the OPW Guidelines, the proposed Material Alteration was subjected to a Development Plan Justification Test. This Justification Test is detailed in the accompanying report “Strategic Environmental Assessment (SEA) Screening Report & Environmental Report for Material Alterations to the Draft Portumna Local Area Plan 2016-2022”. The proposed Material Alteration was deemed to have failed the Justification Test. Therefore the proposed Material Alteration is deemed to be incompatible with the requirements of the OPW Guidelines.

MA 6:

Rezone the lands from Residential Phase 2 to Town Centre/Mixed Use as per attached Map 1A.

Strategic Flood Risk Assessment Comments / Recommendations

The site of this Material Alteration is located in Flood Zone C, therefore this Material Alteration is deemed to be acceptable in terms of flood risk.

MA 7:

Amend the Land Use Matrix Table to “Open For Consideration” for Medical Facilities on Business and Enterprise zoned Lands

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MA 8:

Amend the Land Use Table Matrix to “Open For Consideration” for Guest Houses on Community Facilities zoned Lands

[Strategic Flood Risk Assessment Comments / Recommendations](#)

No comments

MA 9:

Amend the Draft Portumna Local Area Plan 2016-2022 as follows:

3.7.2 Water Framework Directive

Irish Water is now responsible for the provision and operation of public water and wastewater services ~~and provision of these services~~ across Ireland.

For decades, Local Authorities have provided water and wastewater services within the resources available to them. In order to maintain continuity of service, Irish Water has entered into Service Level Agreements (SLA) with Galway County Council for the operation of Irish Water’s assets for the next twelve years. Irish Water published a draft of its first integrated 25 Year Water Services Strategic Plan in February 2015. The Plan sets out Irish Water’s short, medium and long term objectives and strategies for the delivery of water services in Ireland. Irish Water’s Capital Investment Plan 2014-2016 which outlines the indicative Investment priorities in water services infrastructure to the end of 2016 is currently being implemented. over the coming years. The Their Capital Investment Plan is currently being prepared and projects and programmes requiring investment are being proposed and assessed for inclusion in the investment plan. consists of a targeted programme consisting of individual projects and a range of sub-programmes, which will deliver improvements in drinking water quality, leakage, wastewater compliance, business efficiencies and customer service. Irish Water has also commenced work on a 25 Year Water Services Strategic Plan which will set out its long term strategy and objectives. The Capital Investment Plan will be adjusted as required to meet the objectives and priorities of the Water Service Strategic Plan as adopted following assessment.

The investment plan must balance investment in quality, service level, environmental compliance and catering for future growth. Irish Water’s Investment budget is subject to approval by the Commission for Energy Regulation. The funding of additional capacity in water and wastewater networks to support population and economic growth will be subject to Irish Water’s Capital Investment Plans, Connections Charging Policy and Irish Water’s Policy for Network Extension and Reinforcement to Cater for Growth.

Portumna town and surrounding rural area receives its water supply from Lough Derg. The abstracted water is treated prior to consumption at the local treatment plant through processes of coagulation, filtration, chlorination and fluoridation, which provides potable water that meets the requirements of the European Communities (Drinking Water)(No.2) Regulations 2007(S.I. No.278 of 2007). The existing water treatment plant has limited capacity and requires upgrading to meet demand levels into the future. There is sufficient capacity at Portumna WTP to cater for future demand to 2022 and beyond. These works will necessitate the upgrading of the inlet pipe and additional final water storage provision at the plant. However the treatment plant is on the EPA’s Remedial Action List 2013 and is not fully functional in terms of quality of water produced. There is also a deficit in treated water storage capacity at the treatment plant. Irish Water is proposing an upgrade of the treatment plant for inclusion in its Capital Investment Plan 2017-2021.

Wastewater Disposal

Portumna Wastewater Treatment Plant receives foul and combined flows from an extensive sewer network which collects discharges from the urban town area.

There are a number of pumping stations located throughout the town of Portumna which assist in delivering these flows to the Wastewater Plant for treatment. The treatment capacity is nearing capacity due to surface water infiltration, which is being analysed. Irish Water is proposing an upgrade of the plant to increase capacity 3700 p.e. It is envisaged that some upgrading works to the treatment process and the network will be required to meet future demands of the area. This upgrade is currently being assessed for inclusion in its Capital Investment Plan 2017-2022.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MA 10:

Amend Text of Policy UI 1 and Objective UI 2 in the Draft Portumna Area Plan 2016-2022 as follows:

Policy UI 1 – Water Supply, Wastewater And Surface Water Infrastructure Support Irish Water in the provision and maintenance of adequate wastewater disposal and water supply and the maintenance of the existing combined (sewage and surface water) surface water drainage infrastructure, in accordance with EU Directives, to service Portumna. This will include satisfactory capacity for public wastewater and a satisfactory quantity and quality of water supply. Sustainable Drainage System approaches and techniques within the plan area shall also be supported.

Objective UI 2 – Water Supply and Water Conservation

Ensure that new developments are adequately serviced with a suitable quantity and quality of drinking water supply, promote water conservation (leakage and demand management) to reduce the overall level of water loss in the public supply and require that new domestic developments provide for water supply metering.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MA 11:

Insert new policy NH2 in the Draft Portumna Area Plan 2016-2022 as follows:

Policy NH2: Green Infrastructure Strategy

The Council shall commence the preparation of a Green Infrastructure Strategy within the lifetime of the plan as resources permit.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

MISCELLANEOUS

In addition to the above:

- Update the Local Area Plan boundary on Maps 1A and 1B-Land Use Zoning, Map 2 -Specific Objectives and Map 3-Flood Risk Management, as necessary.
- Update the table of Areas of Zoned Land on page 20-21 of the Draft Portumna Local Area Plan 2016-2022 as a consequence of the Material Alterations.
- Update any typos in the document.

Strategic Flood Risk Assessment Comments / Recommendations

No comments

3 Summary

This report assessed the proposed Material Alterations to the Portumna Draft Local Area Plan 2016 - 2022 in the context of the Strategic Flood Risk Assessment for the Draft Plan. The majority of the proposed Material Alterations will have no significant impact on flood risk management issues in Portumna.

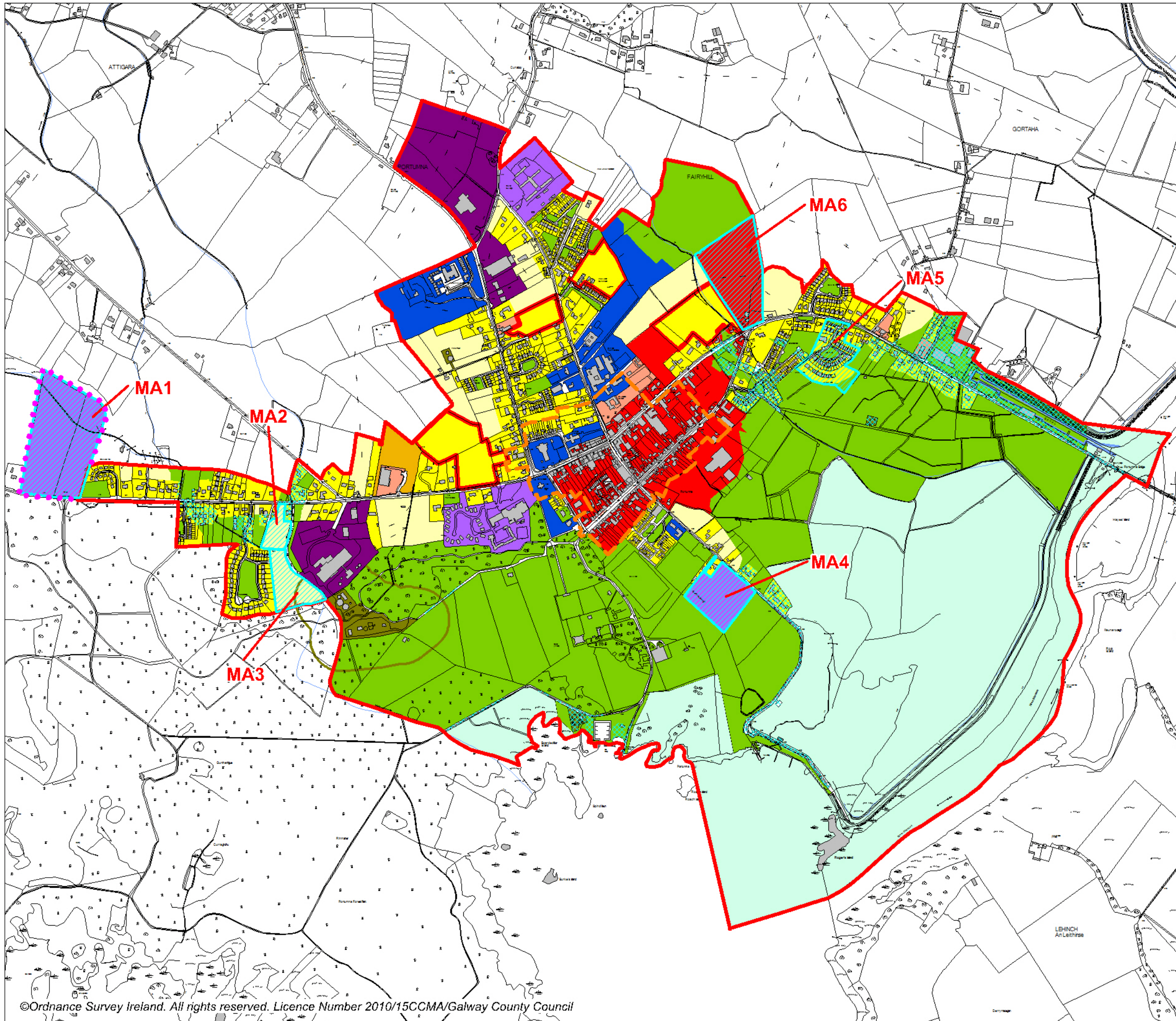
However, the land use zoning changes proposed as part of Material Alterations MA1, MA2 and MA5 were found to be incompatible with the Flood Zoning on these sites. Therefore in accordance with Section 6.4.1 of the Draft Strategic Flood Risk Assessment and Section 4.23 of the OPW Guidelines, these proposed Material Alterations were each subjected to a Development Plan Justification Test. This Justification Test is detailed in the accompanying report “Strategic Environmental Assessment (SEA) Screening Report & Environmental Report for Material Alterations to the Draft Portumna Local Area Plan 2016-2022”. The proposed Material Alterations were each deemed to have failed the Justification Test. Therefore the proposed Material Alterations MA1, MA2 and MA5 are deemed to incompatible with the requirements of the OPW Guidelines.

Amendments to the SFRA report will be made to take account of proposed changes to text and mapping as necessary.

Appendix A

Map 1A Land Use Zoning
showing Material
Alterations Proposed to the
Draft Plan

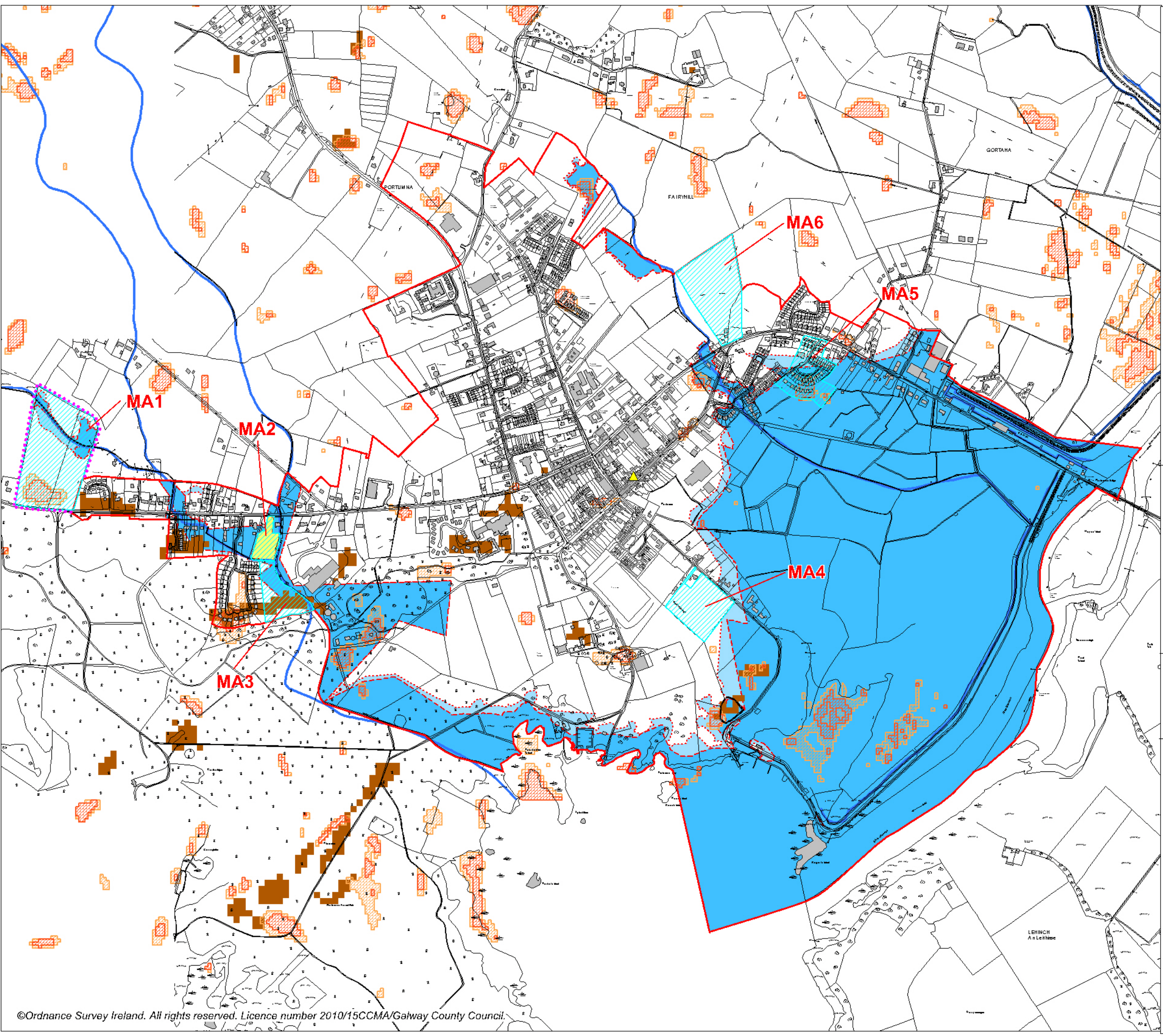
Map 3A Flood Risk
Management showing
Material Alteraions
Proposed to the Draft Plan



- Local Area Plan Boundary
- R - Residential Existing
- R - Residential.(Phase 1)
- R - Residential.(Phase 2)
- C1 - Town Centre / Commercial.
- C2 - Commercial / Mixed Use.
- BE - Business and Enterprise.
- I - Industrial
- CF - Community Facilities
- OS - Open Space / Recreation & Amenity
- EM - Enviromental Management
- T - Tourism
- PU - Public Utilities
- Buffer Zone
- Rivers/Streams/Canal
- ACA - Architectural Conservation Area
- TI - Transport Infrastructure
- Constrained Land Use
- Material Alterations
- Material Alterations to LAP Boundary

NOTE:
 This Map should be read in conjunction with Maps 2A/2B Specific Objectives, Maps 3A/3B Indicative Flood Risk Management Areas and the policies, objectives and guidelines outlined with Section 2 and Section 3 of the plan, including those in relation to land use management and zoning.

**MATERIAL ALTERATIONS
 PROPOSED TO THE DRAFT PLAN
 MAP 1A LAND USE ZONING
 PORTUMNA LAP
 (FEBRUARY 2016)**



- Local Area Plan Boundary
- Indicative Flood Zone A
(Site Visits, local knowledge and groundtruing of flood indicators, including the Draft Shannon CFRAM Flood Risk Review and the Portumna AFA, aerial photography and Draft PFRA Fluvial 100)
- Indicative Flood Zone B
(Site Visits, local knowledge and groundtruing of flood indicators, including the Draft Shannon CFRAM Flood Risk Review and the Portumna AFA, aerial photography and Draft PFRA Fluvial 1000)
- Indicative Flood Zone C
(Areas not covered by Flood Zones A or B)
- Pluvial Indicative (PFRA) [See Objective SL7]
- Pluvial Extreme (PFRA) [See Objective SL7]
- Groundwater (PFRA) [See Objective SL7]
- Historical Flooding Data [See Objective SL7]
- ▲ Recorded / Historical Flood Events
- Rivers / Streams
- Material Alterations
- Material Alterations to LAP Boundary

Important User Note:

The Indicative Flood Risk Zones were produced as part of the Strategic Flood Risk Assessment (SFRA), the findings of which accompany the plan. The delineation of Indicative Flood Risk Zones has taken into account various factors including local knowledge, photography, site walkovers and published data sources indicative of flood risk. The Zones indicate broadly areas that may be prone to flooding and have informed the Plan. They zones are indicative and should not be relied upon solely for site-specific flood risk assessments. The zones may be updated in the future to take account of new information.

NOTE:

This map should be read in conjunction with Maps 1A/1B Land Use Zoning; Maps 2A/2B. Specific Objectives and the policies, objectives and guidelines outlined with Section 2 and Section 3 of the plan, including those in relation to flood risk management and assessment.



**MATERIAL ALTERATIONS
PROPOSED TO THE DRAFT PLAN
MAP 3A FLOOD RISK MANAGEMENT
PORTUMNA LAP.
(FEBRUARY 2016)**