

STAGE 2 STRATEGIC FLOOD RISK ASSESSMENT

FOR THE

**HEADFORD
DRAFT LOCAL AREA PLAN
2015 – 2021**



Comhairle Chontae na Gaillimhe
Galway County Council

for: Galway County Council

Aras an Chontae,
Prospect Hill,
Galway

by: CAAS Ltd.

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Introduction

CAAS examined sites¹ in Headford that have been the subject of public submissions concerning the susceptibility of lands to flooding. CAAS also re-examined relevant mapping.

The purpose of the examination was to determine on a site-by-site basis whether the indicative boundaries and margins of Flood Zones conform with the field boundaries that are generally used for mapping.

CAAS examined Material Alterations (MAs) that had potential to be affected by flooding. The results of the examination of these sites and resultant comments are set out in the table below.

Areas to which the MAs relate have been examined at least once (during Draft-Plan preparation) with most having been examined on more than one occasion (during both Draft-Plan preparation and consideration of Material Alterations).

Detailed Findings

Material Alteration	Result of Examination	Comments
MA 1	Constrained Land Use Objective has been applied to areas within flood zones A/B thereby mitigating potential conflict.	Examination of flood mapping confirmed that only a portion of land lies within the flood zone. The location shape and size of the flood zone area is unlikely to affect the development potential of this site. Flood zones remain unchanged from the Draft SFRA published in January 2015.
MA 2	Majority of these lands are outside the flood zone however this MA includes an area adjacent to the river which is in conflict with the flood zone. The zone in this area has been delineated taking into account a variety of indicators including topography and proximity to the river.	Examination of flood mapping confirmed that part of MA is in conflict with flood zone. Flood zones remain unchanged from the Draft SFRA published in January 2015.
MA 3	Detailed examination of the topography of the site indicates that the majority of this small site is outside of flood zone A.	Field examination confirmed that part of MA is in conflict with flood zone. Field examination confirmed that a very small area of land within the flood zone within the field boundary is very unlikely to affect the development potential of this site. Flood zones remain unchanged from the

¹ Field examination carried out on 22/07/2015 by Conor Skehan and David L'Estrange from CAAS Ltd.

Stage 2 Strategic Flood Risk Assessment Addendum

Material Alteration	Result of Examination	Comments
		Draft SFRA published in January 2015.
MA 4	Lands are at low point in town, adjacent to stream, falling towards the south-west.	Field examination confirmed that part of MA is in conflict with flood zone. Flood zones remain unchanged from the Draft SFRA published in January 2015.
MA 5	Field examination of topography and vegetation all clearly indicate that portions of the site have significant flood potential - while an elevated portion [about 20%] of the middle of the site does not.	Field examination confirmed that part of MA is in conflict with flood zone. Flood zones remain unchanged from the Draft SFRA published in January 2015.
MA 6	This site is located at a significantly lower level than adjacent existing residential development and R334 Regional Road. This MA includes lands which are on the edge of the flood zone. If more detailed, Stage 3 flood studies were undertaken zone by landowners to support any future planning applications, these could result in changes to the location of the boundary of the zone. In our experience, the undertaking of such studies in transitional zones would be likely to result in minor widening and narrowing of flood zones.	Field examination confirmed that part of MA is in conflict with flood zone. Flood zones remain unchanged from the Draft SFRA published in January 2015.