

The Planning System and Flood Risk Management Guidelines

Flood Zones and Potential for Development

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

Zone B - where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

Zone C - where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). Flood zone C covers all of the areas of the plan which are not in zones A or B.

Planning Implications

Zone A - High probability of flooding. Most types of development would be considered inappropriate in this zone. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in city and town centres, or in the case of essential infrastructure that cannot be located elsewhere, and where the Justification Test has been applied. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.

Zone B - Moderate probability of flooding. Highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate in this zone, unless the requirements of the Justification Test can be met. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone. In general however, less vulnerable development should only be considered in this zone if adequate lands or sites are not available in Zone C and subject to a flood risk assessment to the appropriate level of detail to demonstrate that flood risk to and from the development can or will adequately be managed.

Zone C - Low probability of flooding. Development in this zone is appropriate from a flood risk perspective (subject to assessment of flood hazard from sources other than rivers and the coast) but would need to meet the normal range of other proper planning and sustainable development considerations.

Draft Fingal Development Plan 2017 - 2023

GREEN INFRASTRUCTURE 3

Sheet No.16

Specific Objectives

Draft Flood Risk Areas
(Please refer to www.fingal.ie/planning or www.fingaleastmeathframs.ie for most up to date FEMFRAMS mapping)

River (Fluvial) Flooding

- 1 in 100 (1% chance of flood event occurring in any one year)
- 1 in 1000 (0.1% chance of flood event occurring in any one year)

Coastal Flooding

- 1 in 200 (0.5% chance of flood event occurring in any one year)
- 1 in 1000 (0.1% chance of flood event occurring in any one year)

EPA River Water Quality Status

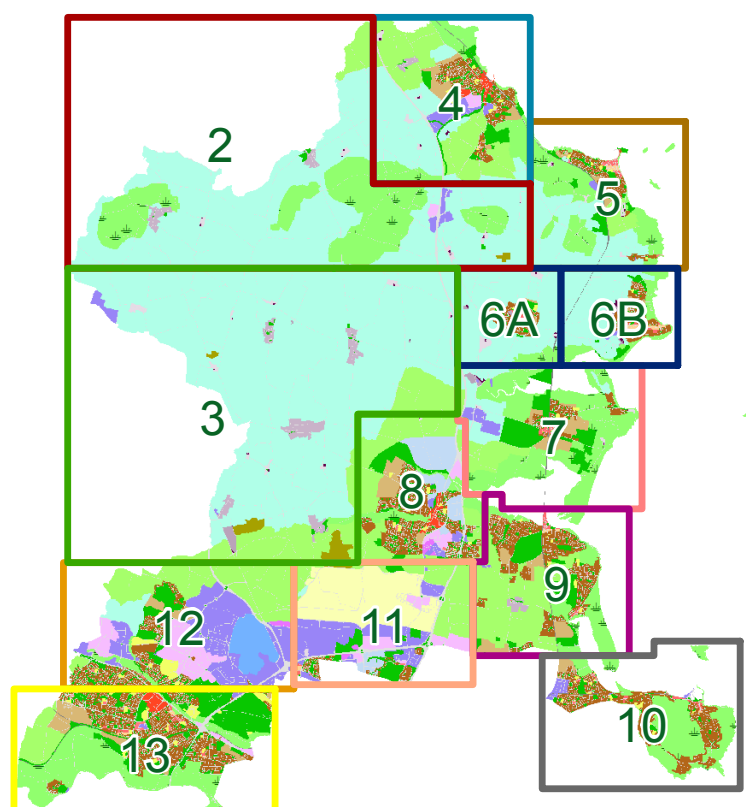
- Good** A good diversity of species and only slight pollution present defines 'good' status water bodies
- Moderate** A reduced diversity of species and the presence of moderate pollution defines 'moderate' status water bodies
- Poor** Poor diversity of species as a result of serious pollution problems defines 'poor' status water bodies
- Bad** Absence of naturally present species as a result of serious pollution problems defines 'bad' status water bodies
- Rivers

Note :
See County Strategy / Index Map for Zoning Descriptions
For further detail please refer to the Draft Written Statement, Draft Written Statement Appendices and the Strategic Flood Risk Assessment for the Draft Fingal Development Plan 2017 - 2023

Disclaimer: Draft Floodmaps have been produced as part of a strategic assessment of flood risk within the County. Areas which are prone to flooding and areas for which significant development is anticipated have been prioritised as part of this study. The draft floodmaps may not fully reflect the flood risk in other areas of the County

A Flood Risk Assessment is being undertaken for the River Liffey, but no results are available at present

Sheet Index Map



Fingal Development Plan 2017-2023

Be part of it.



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