

REPORT

Consideration of: 1. The Draft Plan; 2. The Chief Executive's Report on Submissions Received in respect of the Draft Plan; 3. Additional Non-Material Amendments to the Draft Plan arising pursuant to a Stage 1 Strategic Flood Risk Assessment; and 4. Authorisation to Proceed To Issue Material Alterations

1.0 Introduction/Background

The purpose of this report is to seek Members' agreement of a resolution to proceed to the next stage in the preparation process for the County Donegal Development Plan, 2018-2024. This follows on from the following recent key developments in the process:

- a. publication of the Draft County Development Plan (Draft CDP) in May, 2017, and the associated extensive consultation period;
- b. the Chief Executive's report on submissions received in respect of the Draft CDP issued on 20th October, 2017;
- c. Members' consideration at the Plenary Workshops of 6th and 22nd November, 2017, and the MD workshops between 10th and 14th November, 2017.

In accordance with Section 12 (6) of the Planning and Development Act, 2000 (as amended), the options for the next stage following consideration of the Draft Plan and the Chief Executive's report are that either: (a.) the Draft Plan should be accepted; or (b.) the Draft Plan should be amended, subject to additional consultation procedures being required in respect of any amendments that are deemed to be material. The aforementioned Chief Executive's report of 20th October, 2017 recommended proceeding in accordance with option (b.) in light of the 10 material alterations recommended in that report. The full recommendation is provided below for ease of reference.

Extract From Chief Executive's Report on Submissions Received In Respect of the Draft County Donegal Development Plan, 2018-2024 (Section 1.7)

'Therefore and in accordance with section 12(5)(a) of the P&D Act 2000 as amended, it is recommended that, the Members consider the Draft County Donegal Development Plan 2018-2024 and Environmental Report together with the 'Chief Executive's Report' and thereafter decide that the Draft Plan should be amended in accordance with the list of proposed Material Alterations contained in section 5 of the Chief Executive's Report subject to further steps as set out in sections 12(6) and (7) of the P&D Act 2000 as amended including determinations as to whether a Strategic Environmental Assessment and/or Appropriate Assessment are required in respect of one or more of the proposed material alterations.'

Notwithstanding the contents and recommendation contained in the Chief Executive's report, Members have raised a range of continuing concerns at the above-noted workshops. The second Plenary workshop is arranged for 22nd November, 2017 and the concerns raised by Members' prior to that date will be addressed in detail at that forum with a view to facilitating structured consideration of this report and these issues at the Plenary Council meeting of 27th November, 2017. It is evident from discussions at the MD workshops that a significant number of additional material alterations are likely to be proposed by Members. This is reflected in the recommendation contained at the end of this report.

Accordingly, Members are now requested to formally consider the Draft County Development Plan 2018-2024, the Environmental Report and the Chief Executive's Report of 20th October 2017 inclusive of the 10 recommended material alterations, in addition to the proposed non-material amendments detailed therein, with a view to accepting the Draft Plan or amending it. Members are referred to the recommendation at Section 4.0 of this report in this regard.

2.0 Next Steps

If, as recommended, a resolution is passed to issue Material Alterations and if, as anticipated, it is also determined that one or more of these material alterations require(s) strategic environmental assessment (SEA) and/or appropriate assessment (AA), Members are advised of the following anticipated procedures and timelines:

1. Following the passing of the resolution, the Chief Executive must determine those material amendments that, in his opinion, requires SEA and/or AA, and must specify such period as he considers necessary to carry out the SEA and AA. This determination is recorded by way of a Chief Executive's Order. Members will be advised by letter, and the public advised by way of online announcements. **(It is anticipated that the period required for the assessments will run through to mid-late January, 2018)**
2. Undertake the required SEA and/or AA assessments.
3. Publish notices advising of publication of material alterations and SEA and/or AA as appropriate and inviting submissions **(it is anticipated that these notices will be published at start of February, 2018 with a public consultation period of 4 weeks)**
4. Submit Chief Executive's report by end of March, 2018 after which Members have six weeks to consider the said report with a view to making final decision on adoption of Plan at that time around mid-May, 2017.

3.0 Non-Material Amendments to the Draft County Development Plan

3.1 Strategic Flood Risk Assessment

Notwithstanding the incorporation of the OPW's Catchment Flood Risk and Management (CFRAMs) information into the preparation of the Draft Plan, pursuant to submissions from the Department of Housing, Planning and Local Government and the OPW (submission refs. PB14 and PB18 respectively in the Chief Executive's Report), a commitment was given in the Chief Executive's report (pages 34-35 refer) to prepare a Stage 1 Strategic Flood Risk Assessment (Stage 1 SFRA) as per the 'Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009), and to present the findings to Members. A Stage 1 SFRA has now been prepared in respect of the 62 towns and villages that comprise the Settlement Structure of the Core Strategy and is attached as Appendix B to this report.

The SFRA is effectively a broad assessment of all types of flood risk in order to inform strategic land-use planning decisions. The SFRA enables the Planning Authority to undertake a sequential approach to the assessment of development in areas that may be prone to flood risk, allocate appropriate sites for development and identify how flood risk can be reduced as part of the Development Plan process. The SFRA in itself is not a part of the Development Plan, but rather constitutes part of the evidence base that is used to formulate the objectives and policies of the Plan. The process may run to three Stages:

Stage 1 essentially collates already available information, records and knowledge (e.g. historic maps, OPW benefitting lands maps, information contained in the PFRAM and CFRAM programme etc.) to identify whether there are any flooding or surface water management issues related to a Plan area or proposed development site that may warrant further investigation. 'Further investigation' cases proceed to Stage 2.

Stage 2 of the process provides a more critical analysis of the adequacy and accuracy of the information garnered at Stage 1 and includes inspections on-site with a view to confirming (or dismissing) the concerns flagged at Stage 1 regarding the sources of, and potential for, flooding that may affect a plan area or proposed development site. This Stage should also determine what surveys and modelling approach would be appropriate going forward, if required, into Stage 3.

Stage 3 is a detailed site-by-site assessment using the most appropriate survey and modelling approach identified in Stage 2.

The findings of the Stage 1 SFRA for Donegal may be summarised as follows:

1. based on a cumulative assessment of all available data in relation to flooding, and having regard to the likely extent of development envisaged to occur in the respective settlements over the lifetime of the County Development Plan and whether or not the subject lands are to be zoned for development, a total of 10 settlements should be brought forward for a Stage 2 Strategic Flood Risk Assessment; namely Letterkenny,

Buncrana, Bundoran, An Clochán Liath, Ballybofey-Stranorlar, Ballyshannon, Bridgend, Carndonagh, Donegal Town and Killybegs. The preparation of the Stage 2 SFRA will be delivered in tandem with the preparation of a Local Area Plan for each settlement. The Stage 2 Assessment for the seven towns addressed in the Seven Strategic Towns Local Area Plan (ie. An Clochán Liath, Ballybofey-Stranorlar, Ballyshannon, Bridgend, Carndonagh, Donegal Town and Killybegs) will be prepared with a view to informing the material alterations stage of that project;

2. for the remaining settlements, it should be noted that not proceeding to Stage 2 is not to dismiss any flood risk; rather, the conclusion is (and as recorded at Appendix B, Column 10 for each such settlement) that 'In light of the anticipated limited development pressures/minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Plan, and through the detailed development management process.

As noted above, the SFRA is a background document and does not form part of the Plan. Notwithstanding this fact, as a result of completing the Stage 1 SFRA, it will be necessary to amend certain sections of narrative in the Draft Plan to reflect the conclusions of the SFRA. These amendments are considered to be non-material and informative only. The amendments are detailed in Appendix A.

4.0 Recommendation re Resolution in Accordance with Section 12(7) of the Planning and Development Act 2000 (As Amended)

Having regard to all of the above it is recommended that the Members agree the following resolution:

The Members of the Council:

(a.)(i.) resolve to amend the Draft County Development Plan, 2018-2024 in accordance with the 10 material alterations detailed in the Chief Executive’s report of 20th October 2017, and re-produced in the Table below for ease of reference;

(ii.) note that the Chief Executive must determine those recommended Material Alterations that shall require either a SEA and/or AA, and must specify the time required to complete such assessments, all by way of Chief Executive's Order;

Material Alteration Ref No	Material Alteration	Relevant Themed Response from which the Material Alteration Arises
1	To insert an additional objective into chapter 2, section 2.10, as CS-O-17	Themed Response on Core Strategy

Material Alteration Ref No	Material Alteration	Relevant Themed Response from which the Material Alteration Arises
	<p>page 24 so that it reads as follows (new text shown in blue, text to be deleted shown in strikethrough):</p> <p>CS-O-17: To review the location and extent of lands zoned 'Strategic Residential Reserve' to ensure the appropriate supply of long term housing landbank.</p>	
2	<p>To amend table 2.3, section 2.3.3, chapter , page 16 so as to insert Portnablagh as a named town within 'Layer 3 Rural Towns and open Countryside' and therefore in addition to:</p> <ul style="list-style-type: none"> (i) Amend Table 15.2 of Part C, page 93 so as to insert Portnablagh as Map 15.60 and; (ii) Insert an additional Settlement Framework map for Portnablagh as shown on the map contained in Appendix B of this report into the Layer 3 Settlement Framework maps contained in Part C. 	Themed Response on Core Strategy
3	<p>To insert a new policy as UB-P-29 at section 6.2.3, chapter 6, page 100 so as to read as follows (NB: New text shown in blue and text to be deleted shown in strikethrough):</p> <p>It is a policy of the Council that holiday home development will be considered within the settlement framework areas without the application of a restriction in terms of the balance between holiday homes and permanent homes (policy UB-P-24), subject to environmental and heritage designations and amenity considerations and where the applicant can demonstrate that the site is a brownfield site within the urban fabric of a settlement framework and its development for holiday home purposes is of a size and scale that</p>	Themed Response on Core Strategy

Material Alteration Ref No	Material Alteration	Relevant Themed Response from which the Material Alteration Arises
	<p>would not be detrimental to the character of the settlement. A brownfield site is one that has been previously built upon. It excludes parks, recreation grounds, private or public open space, allotments, forestry lands/buildings agricultural lands and land where the remains of the previous use have blended into the landscape, or have been superseded by landuse zonings or lands of conservation value or amenity use.</p>	
4	<p>In view of the themed response on Renewable Energy, it is considered that the Wind Energy section of the Draft Plan does not accord with the proper planning and sustainable development of the area and accordingly Members should not adopt the said Chapter but should instead adopt the Wind Energy Objectives and Policies including the associated mapping contained in the Working Draft Plan submitted to Members in March, 2017.</p>	<p>Themed Response on Renewable Energy</p>
5	<p>a) Move the contents of Section 10.6.5 currently placed in 'Development Guidelines and Technical Standards', Appendix 3, Part B from that Section 8.2, Renewable Energy contained in Chapter 8: Natural Resource Development</p> <p>b) Review the Environmental Report and Appropriate Assessment in light of both the change as recommended at 'a.' above and also the insertion of the additional Objective and text as recommended on Recommendations 3 and 4 below.</p>	<p>Themed Response on Renewable Energy</p>
6	<p>Insert a new Objective at Section 8.2.2 to reflect the requirement set out in the Interim Guidelines:</p> <p>Objective E-O-7: It is an Objective of the Council to</p>	<p>Themed Response on Renewable Energy</p>

Material Alteration Ref No	Material Alteration	Relevant Themed Response from which the Material Alteration Arises
	<p>promote sustainable development and transportation strategies in urban and rural areas including the promotion of measures to:</p> <ul style="list-style-type: none"> (i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources; (ii) reduce anthropogenic greenhouse gas emissions; and (iii) address the necessity of adaptation to climate change.' 	
7	Amend Map 8.2.1 to identify the site of planning permission ref. no. 14/51400 from 'Not Acceptable' to 'Acceptable for Augmentation'.	Themed Response on Renewable Energy
8	<p>Insert new Objective at Section 9.1.2: Objectives, Chapter 9-Tourism so that it reads as follows:</p> <p>'To support the development of a coastal greenway between Falcarragh and Bunbeg.'</p>	Themed Response on Tourism
9	<p>Insert an additional bullet at Objective MRCM-O-1 at Section 10.2: Objectives, Chapter 10-The Marine Resource and Coastal Management.</p> <p>To maximise the social and economic potential of Donegal's marine sector by:</p> <ul style="list-style-type: none"> ▪ 'Supporting the offshore primary production sector of the aquaculture industry, subject to adequate environmental assessments and safeguards being provided to the satisfaction of the Council and to the avoidance of the development giving rise to an overbearing visual impact in the locality in which it is proposed.' 	Themed Response on Marine Resource and Coastal Management

Material Alteration Ref No	Material Alteration	Relevant Themed Response from which the Material Alteration Arises
10	It is recommended that a minor adjustment to the settlement framework boundary of Convoy is made to include a parcel of land as shown on the Map contained in Appendix B of this report.	Themed Response on Site Specific Zoning Requests

(b.)(i.) resolve to amend the Draft County Development Plan, 2018-2024 in accordance with any additional material alterations agreed at this meeting;

(ii.) note that the Chief Executive must determine which of these additional Material Alterations that shall require either a SEA and/or AA, and must specify the time required to complete such assessments, all by way of Chief Executive's Order;

(c.) following completion of SEA and AA procedures, publish subsequent notices in early February, 2017 advising of publication of material alterations and SEA and/or AA as appropriate and inviting submissions.

(d.) note and agree the minor edits and non-material amendments recommended in the Chief Executive's report of 20th October, 2017 and also recommended in this report, and as otherwise agreed at this meeting.

Proposed:

Seconded:

**Liam Ward
 Director of Services
 Community, Enterprise and Planning Services
 27/11/17**

Appendix A: Recommended Minor Edits Arising from Conclusions of Stage 1 Strategic Flood Risk Assessment

Section 5.4.1 (pg. 84) of the Draft Plan (deleted text shown in strikethrough; new text in blue):

"The Council considers that the Draft Flood Risk Management Plans for UoM 1, 35 and 36 and the associated Flood Hazard Mapping collectively constitute a ~~Strategic Flood Risk Management Plan for the county and represents the best information currently available~~ **significant resource in terms of** ~~for~~ the future management of development in Donegal vis-à-vis flood risk. In this regard the Council has used these Draft Flood Risk Management Plans and the associated flood hazard mapping to inform key zoning designations within this plan and will likewise utilise them to inform future decision making on policy, development and infrastructure provision. **In addition, the Council has completed a Stage 1 Strategic Flood Risk Assessment (SFRA) for the 62 towns and villages that comprise the Settlement Structure of the Core Strategy, and arising from this work, a Stage 2 SFRA shall be undertaken in ten settlements as part of a Local Area Plan process – namely Letterkenny, Bunrana, Bundoran, An Clochán Liath, Ballybofey-Stranorlar, Ballyshannon, Bridgend, Carndonagh, Donegal Town and Killybegs.**

~~However~~ **The** Council also recognises that there may be other locations at risk from flooding ~~or other flood risks~~ which are not specifically identified **as requiring a Stage 2 SFRA nor identified** in the Draft Flood Risk Management Plans and the associated Flood Risk mapping. In such areas the Council will adopt a precautionary approach, employ the abovementioned sequential approach and utilise other available datasets (e.g. The Historic flood maps available on www.floodmaps.ie, the OPW's Coastal Protection Strategy Study Mapping)."

Chapter 7, Part D: Environmental Report (pg.162)

Strategic and Policy Framework within the Development Plan (deleted text shown in strikethrough; new text in blue):

At a strategic level, ~~the plan considers that the~~ Draft Flood Risk Management Plans for UoM 1, 35 and 36 and the associated Flood Hazard Mapping collectively constitute a ~~strategic flood risk management plan for the county and represents the best information currently available for~~ **significant resource in terms of** the future management of development in Donegal vis-à-vis flood risk. In this regard this plan has utilised said Flood Risk Management Plans and Flood Hazard Mapping ~~as a strategic framework~~ to inform zoning designations to guide the location of new development and infrastructure. **In addition, the Council has completed a Stage 1 Strategic Flood Risk Assessment (SFRA) for the 62 towns and villages that comprise the Settlement Structure of the Core Strategy, and arising from this work, a Stage 2 SFRA shall be undertaken in ten settlements as part of a Local Area Plan process – namely Letterkenny, Bunrana, Bundoran, An Clochán Liath, Ballybofey-Stranorlar, Ballyshannon, Bridgend, Carndonagh, Donegal Town and Killybegs.**

This plan also adopts a policy framework for managing flood risk based on; assessing new development proposals in accordance with the sequential and precautionary approaches identified in the abovementioned Flood Risk Management Guidelines, and requiring, as appropriate, the submission of Flood Risk Assessments and justification tests as detailed in said guidelines. The plan also recognises that there may be other flood risk locations not identified in the CFRAM Flood Hazard mapping **nor identified as requiring a Stage 2 Flood Risk Assessment** and provides for the utilisation of other available datasets in the management of flood risk **in such circumstances**. (e.g. The Historic flood maps available on www.floodmaps.ie, the OPW's Coastal Protection Strategy Study Mapping).

Likely Environmental Effects of Flood Related Policies and Objectives of the Plan:

Overall it is considered that the flood related policies and objectives within the plan will reduce the adverse consequences of flooding on human health, the environment and heritage by:

- Implementing the precautionary principle and sequential approach detailed in the publication 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities' (DoEHLG 2009) including; avoiding development in flood risk areas, substituting less vulnerable for more vulnerable developments, justifying new development at strategic locations where avoidance and substitution are not possible and mitigating the impact of flooding through the design and layout of new developments.
- Basing zoning designations and future decision making for new development and infrastructure on evidence based assessments in the form of **a Stage 1 Flood Risk Assessment (and where appropriate, a Stage 2 Assessment as part of the ongoing local area plan process)**, the flood risk hazard mapping prepared as part of the CFRAM study and other appropriate flooding datasets.

APPENDIX B – STAGE 1 STRATEGIC FLOOD RISK ASSESSMENT

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APPENDIX 1 – INDICATIONS OF POTENTIAL FLOOD RISK IN TOWNS AND VILLAGES OF THE SETTLEMENT STRUCTURE

Stage 1 Strategic Flood Risk Assessment (SFRA) of the Draft Donegal County Development Plan 2018-2024

1.1 LEGISLATION AND GUIDANCE

The Floods Directive 2007/60/EC has been in effect since 2007. As a result, Member States are required to assess whether areas are at risk from flooding and must map the flood extent, assets and humans at risk in such areas and take adequate and coordinated measures to reduce this risk. In Ireland, the OPW is responsible for overall implementation of the Floods Directive. However, under the Floods Directive, the EU recognises the importance of land use management and spatial planning as a key tool in managing flood risk and thus County Development Plans are an integral component in this regard.

This document contains a Stage 1 Strategic Flood Risk Assessment (SFRA) for the Draft Donegal County Development Plan 2018-2024, which has been prepared in accordance with the requirements of the 'Planning System and Flood Risk Management - Guidelines for Planning Authorities', (DoEHLG) November 2009. Planning authorities are obliged to have regard to these guidelines in the preparation of Development Plans.

The purpose of this Stage 1 SFRA is to support the Strategic Environmental Assessment (SEA) of the Development Plan and to inform the policies and objectives of said Plan. The first stage of the SFRA involves the identification of flood risk and is based on a variety of data sources, which are detailed in Section 3 of this report. The second stage of the process will deal in more detail with the towns and villages where a flood risk has been identified and where a relatively significant level of development is envisaged over the lifetime of the Development Plan. This second stage will appraise the adequacy of existing information in order to prepare indicative flood zone maps and may also highlight potential development areas that require more detailed assessment on a site specific level.

1.2 FLOODING CONTEXT

Flooding is a natural process which, as well as causing economic and social impacts, could, in certain circumstances, pose a risk to human health or even life, as well as to homes and infrastructure. County Donegal is susceptible to coastal, river and overland flooding, as evidenced by recent flooding events of 2017, and whilst flooding will continue to occur, the overarching aim in drafting the County Development Plan must be to minimise the possibility of conflict between land-use and such flood events.

Whilst local conditions, such as low-lying lands and slow surface water drainage, can increase the risk of flooding, it is evident that the potential for flood risk can also be increased by human actions such as clearing of natural vegetation, development of settlements in the flood plains of rivers and on low-lying or eroding coastlines or inadequately planned infrastructural development. Thus, it is imperative to ensure that an appropriate policy framework is in place to minimise and avoid such risk where possible; hence the importance of the Development Plan in this regard.

Going forward, it is widely accepted that flood risk is likely to be exacerbated by changing weather patterns. Uncertainties remain in relation to the scale and extent of impacts in this regard; however, predictions for the future forecast a rise in sea level, more intense storms and rainfall events and an increased likelihood and magnitude of river and coastal flooding.

Definition of flood risk Flood risk is generally accepted to be a combination of the likelihood (or probability) of flooding and the potential consequences arising. Flood risk can be expressed in terms of the following relationship:

Flood Risk = Probability of Flooding x Consequences of Flooding

It is assessed using the source – pathway – receptor model as illustrated in Figure 1 below.

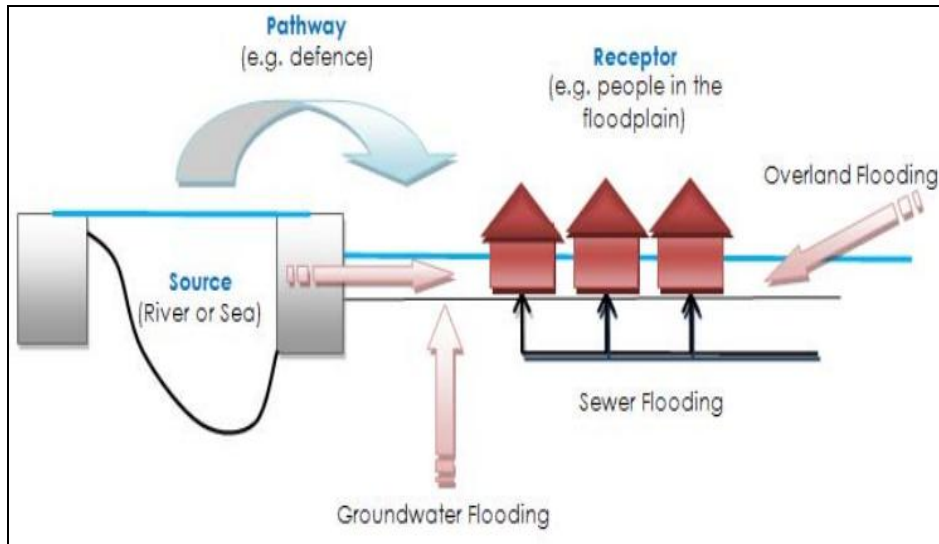


Fig 1. Source-Pathway-Receptor Model

1.3 CLIMATE CHANGE

Due to the uncertainty surrounding the potential effects of climate change a precautionary approach is recommended in the Flood Risk Management Guidelines. Such an approach is likely to require:

- A recognition that significant changes in flood patterns may result from an increase in rainfall or tide events and accordingly a cautious approach to zoning land in these potential transitional areas should be adopted.
- Ensuring that the levels of structures designed to protect against flooding, such as flood defences, land-raising or raised floor levels are sufficient to cope with the effects of climate change over the lifetime of the development they are designed to protect.
- Ensuring that structures to protect against flooding and the development protected are capable of adaptation to the effects of climate change when there is more certainty about the effects and still time for such adaptation to be effective.

The National Climate Change Adaptation Framework – Building Resilience to Climate Change (NCCAF) (DoECLG, 2012) emphasizes the importance of integrating climate change considerations into development plans, especially in zoning land for development. As local authorities review their development plans, they are now required to integrate climate change adaptation and mitigation objectives into their plans. Local development planning will, in effect, become the mechanism for the delivery of local climate adaptation action. In their development plans, planning authorities must specify the measures being taken to reduce local vulnerability and to avail of positive climatic effects.

Having regard to current national policy and planning legislation, the Plan will seek to increase County Donegal's resilience to climate change by promoting sustainable development in general and through appropriate policies in relation to flood risk assessment and management, and protection against coastal flooding and erosion.

1.4 FLOOD RISK MANAGEMENT AND THE PLANNING SYSTEM

1.4.1 Flood Risk Management Guidelines for Planning Authorities

Following on from EU Directive 2007/60/EC on the assessment and management of flood risks, the DoEHLG and the Office of Public Works (OPW) published 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' in November 2009. The Guidelines introduced mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. Implementation of the Guidelines is intended to be achieved through actions at the national, regional, local authority and site-specific levels.

1.4.2 Principles of Flood Risk Management – The Sequential Approach

The key principles of flood risk management set out in the Guidelines are to:

- Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible.
- Substitute less vulnerable uses, where avoidance is not possible. If the proposed land use cannot be avoided or substituted, a Justification Test must be applied and appropriate sustainable flood risk management proposals should be incorporated into the development proposal.
- Mitigate and manage the risk, where avoidance and substitution are not possible.

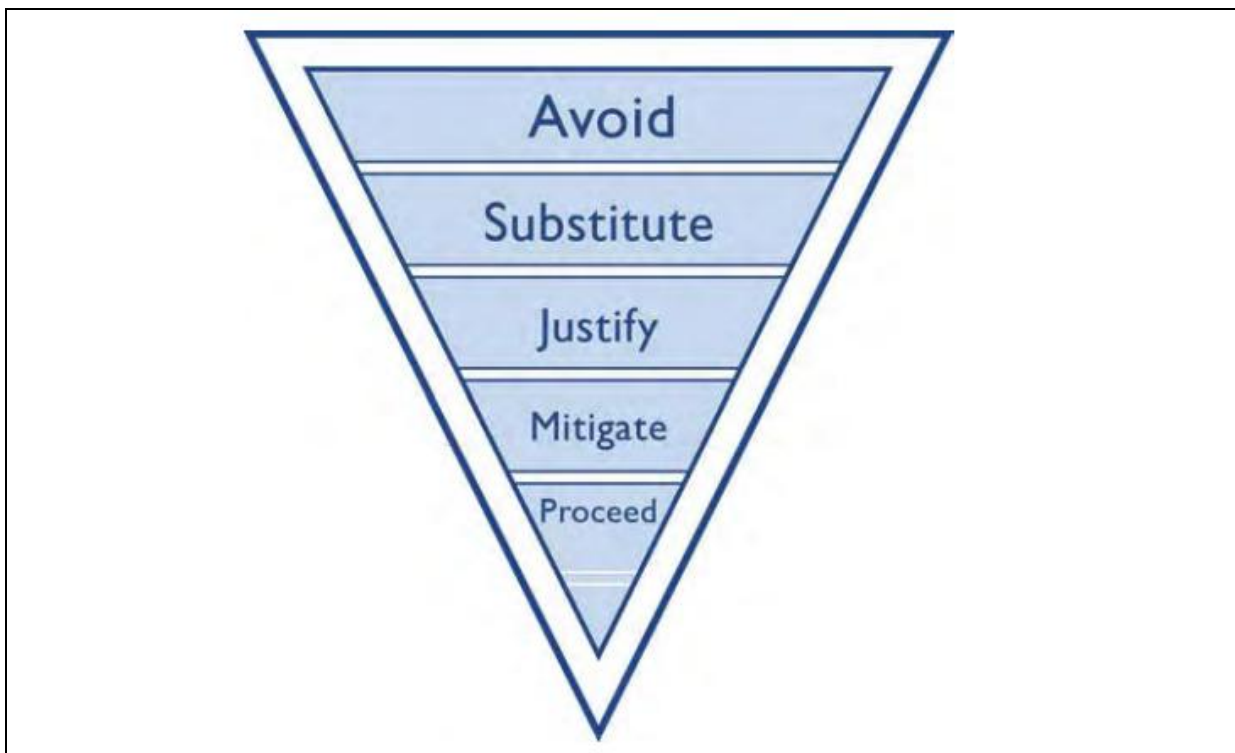


Fig. 2 Sequential Approach Principles in Flood Risk Management

The Guidelines follow the principle that development should not be permitted in flood risk areas, particularly floodplains, except where there are no alternative and appropriate sites available in lower risk areas that are consistent with the objectives of proper planning and sustainable development. Development in areas which have the highest flood risk should be avoided and/or only considered in exceptional circumstances (through a prescribed

Justification Test) if adequate land or sites are not available in areas which have lower flood risk. Most types of development would be considered inappropriate in areas which have the highest flood risk. Only water-compatible development such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation and essential transport infrastructure that cannot be located elsewhere would be considered appropriate in these areas. The Guidelines divide land uses and development types into three categories: highly vulnerable development (including essential infrastructure), less vulnerable development and water-compatible development.

1.4.3 Justification Test

The comparison of flood zones with existing or proposed zoning may reveal conflicts between flood risk areas and areas zoned for development. In such cases, the Planning Authority must subject each site to the Justification Test. The Test has been designed to rigorously assess the appropriateness, or otherwise, of particular developments being considered in areas of moderate or high flood risk.

1.4.4 The Flood Risk Assessment Process

The Guidelines recommend that a staged approach is adopted when undertaking a flood risk assessment, carrying out only such appraisal as is needed for the purposes of decision-making at the regional, development and local area plan level, and also at the site specific level.

Stage 1: Flood risk identification – This stage identifies any flooding or surface water management issues relating to a plan area or proposed development site that may warrant further investigation.

Stage 2: Initial flood risk assessment – If a flood risk issue is deemed to exist arising from Stage 1, the assessment proceeds to Stage 2, which confirms the sources of flooding, appraises the adequacy of existing information and determines the extent of additional surveys and the degree of modelling that will be required. Stage 2 must be sufficiently detailed to allow the application of the sequential approach within the flood risk zone.

Stage 3: Detailed risk assessment – Where Stages 1 and 2 indicate that a proposed development area may be subject to a significant flood risk, a Stage 3 detailed flood risk assessment must be undertaken. This will involve assessing flood risk issues in sufficient detail, including the provision of a quantitative appraisal of potential flood risk to a proposed or existing development, of its potential impact on flood risk elsewhere and of the effectiveness of any proposed mitigation measures.

1.4.5 Flood Zones

Flood zones are geographical areas within which the likelihood of flooding is in a particular range. They are a key tool in flood risk management within the planning process as well as in flood warning and emergency planning.

There are three types or levels of flood zones defined for the purposes of implementing the Flood Risk Management Guidelines:

Flood 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);

Flood 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); and

Flood 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 areas of the Plan which are not in zones A or B.

Flood zones are generated without the inclusion of climate change factors and only account for inland and coastal flooding. They should not be used to suggest that any areas are free from flood risk, as they do not account for potential flooding from rain or storms and for groundwater flooding. Similarly, flood defences should be ignored in determining flood zones, as defended areas still carry a residual risk of flooding from overtopping, failure of the defences and deterioration due to lack of maintenance.

1.4.6 Disclaimer

It is important to note that compliance with the requirements of the Guidelines on Flood Risk Management and with the requirements of the Floods Directive 2007/60/EC is a work in progress and is based on emerging and incomplete data, as well as estimates of the locations and likelihood of flooding. The Catchment based Flood Risk Assessment and Management (CFRAMs) mapping for the County is at 'Final Draft' stage but has yet to be finalised. As a result, strategic flood risk assessment in County Donegal is based essentially on the Draft CFRAM mapping, PFRAs, historical evidence and local knowledge (where available). Accordingly, all information in relation to flood risk is provided for general guidance only. It may be substantially altered in light of future data and analysis. All landowners and developers are advised that Donegal County Council and its agents cannot accept any responsibility for losses or damages arising due to assessments of the vulnerability to flooding of lands, uses and developments. Prior to making planning or development decisions, owners, users and developers are advised to take all reasonable measures to assess the risk of flooding on lands in which they have an interest.

2 COUNTY DONEGAL STUDY AREA

The study area is comprised of the 62 settlements listed in Table 2.3 of the Draft County Development Plan 2018-2024.

2.1 PLANNING POLICY

2.1.1 Draft Donegal County Development Plan 2018-2024

The Draft County Development Plan 2018-2024 identifies 62 towns and villages in the settlement structure of the County; as follows –

Letterkenny, An Clochán Liath (Dungloe), Ballybofey-Stranorlar, Ballyshannon, Buncrana, Bundoran, Carndonagh, Donegal Town, Killybegs, Ailt an Chorráin (Burtonport), An Bun Beg-Doirí Beaga (Bunbeg-Derrybeg), An Charraig (Carrick), An Fál Carrach (Falcarragh), Ardara, Ballyliffen, Bridgend, Dunfanaghy, Glenties, Greencastle, Lifford, Malin, Moville, Ramelton, Raphoe, An Dúchoraidh (Doochary), Anagaire (Annagry), Baile na Finne (Fintown), Ballintra, Bruckless, Burnfoot, Carraig Airt (Carrigart), Carrigans, Carrowkeel, Castlefinn, Cill Chartaigh (Kilcar), Clonmany, Convoy, Creeslough, Culdaff, Dunkineely, Fahan, Frosses, Gleann Cholm Cille (Glencolmcille), Gleneely, Gort an Choirce (Gortahork), Killea, Killygordon, Kilmacrennan, Laghy, Loch an Iúir (Loughanure), Manorcunningham, Milford, Mountcharles, Muff, Na Dúnaibh (Downings), Newtowncunningham, Pettigo, Portsalon, Quigleys Point, Rathmullan, Rossnowlagh, St. Johnston.

The Draft Plan contains policies and objectives for various sectors including economic development, infrastructure, housing and environment, heritage and amenities and housing. Specific policies in relation to flooding are set out under Section 5.4 of the Draft.

2.1.2 Local Area Plans

In November 2017, the Council published a Draft Local Area Plan (LAP) for the seven strategic towns of An Clochán Liath (Dungloe), Ballybofey-Stranorlar, Ballyshannon, Bridgend, Carndonagh, Donegal Town and Killybegs. Development proposals falling within the scope of the LAP will be subject to the flood risk management policies and objectives of the County Development Plan, in addition to further policies that are specific to the settlement of Carndonagh.

2.2 SOURCES OF FLOODING IN DONEGAL

Donegal is affected by coastal and inland flooding. Coastal flooding is caused by higher sea levels than normal, largely as a result of storm surges, resulting in the sea overflowing onto the land. Coastal flooding is influenced by the following three factors, which often work in combination:

- High tide level;
- Storm surges caused by low barometric pressure exacerbated by high winds; and
- Wave action which is dependent on wind speed and direction, local topography and exposure.

Inland flooding is caused by prolonged and/or intense rainfall and can take a number of forms:

- Overland flow occurs when the amount of rainfall exceeds the infiltration capacity of the ground to absorb it. This excess water flows overland, ponding in natural hollows and low-lying areas or behind obstructions. This occurs as a rapid response to intense rainfall and eventually enters a piped or natural drainage system.
- River flooding occurs when the capacity of a watercourse is exceeded or the channel is blocked or restricted, and excess water spills out from the channel onto adjacent low-lying areas (the floodplain).

- Flooding from artificial drainage systems results when flow entering a system, such as an urban storm water drainage system, exceeds its discharge capacity and the system becomes blocked, and / or cannot discharge due to a high water level in the receiving watercourse. This mostly occurs as a rapid response to intense rainfall. Together with overland flow, it is often known as pluvial flooding. Flooding arising from a lack of capacity in the urban drainage network has become an important source of flood risk.

Climate change, in particular changing weather patterns and predicted sea level rises, may result in an increase in the number of flooding incidents throughout the County, both coastal and inland; and it will therefore be necessary to adopt both a precautionary and flexible approach to ensure appropriate provision for, or adaptation to, its potential consequences.

3 STAGE 1 SFRA – FLOOD RISK IDENTIFICATION

The purpose of the first stage of a SFRA is to identify the following:

- Flooding or surface water management issues within settlements in the County;
- Whether these areas warrant further investigation;
- Whether a Stage 2 SFRA (initial flood risk assessment) is required.

The Stage 1 SFRA was a desk-based exercise based on existing information on flood risk indicators and involved consulting with a range of sources as detailed in Section 3.1 below.

3.1 AVAILABLE DATA ON FLOOD RISK

The following available sources of information were analysed in order to screen for flood hazard and flood risk in the county:

- Preliminary Flood Risk Assessment maps - which delineate areas potentially prone to flooding from fluvial, coastal and pluvial sources, in addition to groundwater and lakes;
- CFRAM programme;
- OPW National Flood Hazard Mapping (www.floodmaps.ie);
- OPW Benefitting Land Maps;
- Mineral Alluvial Soil mapping;
- Irish Coastal Protection Strategy Study (ICPSS) 2012
- Public Consultation;
- Working knowledge from Area Engineers;
- Flood events in late 2017.

3.1.1 Preliminary Flood Risk Assessment maps

Following on from European Directive 2007/60/EC, the national CFRAM (Catchment Flood Risk Assessment and Management) programme commenced in Ireland in 2011. It aims to assess flood risk, through the identification of flood hazard areas and associated impacts of flooding. The first stage of the CFRAM process was the production of a series of maps for the entire country indicating projected extent of flooding for a given probability based on different types of flooding.

These Preliminary Flood Risk Assessment (PFRA) flood maps were produced across the whole of Ireland and the methodology used was necessarily broad brush. The maps provide an indication of areas that may be prone to flooding. It is important to note at this stage of the SFRA that they should not be used as the sole basis for preparing flood zones maps. They are appropriate for a Stage 1 Flood Risk Identification to identify areas where further assessment would be required if development is being considered within or adjacent to the flood extents shown. The objective of the PFRA was to identify areas where the risks associated with flooding might be significant (referred to as Areas for Further Assessment or 'AFAs') – 27 such areas were identified in County Donegal; namely - Ardara, Ballybofey / Stranorlar, Bridge End, Bunbeg – Derrybeg, Bunrana & Luddan, Bundoran and Environs, Burnfoot, Carndonagh, Carrowkeel, Castlefinn, Clonmany, Convoy, Donegal, Downings, Dunfanaghy, Dungloe, Glenties, Killybegs, Killygordon, Letterkenny, Lifford, Malin, Moville, NewtownCunningham, Raphoe, Rathmelton and Rathmullan.

3.1.2 CFRAM Programme

A more detailed assessment of the AFAs was undertaken through the CFRAM programme, in order to more accurately assess the extent and degree of flood risk, and, where the risk is deemed to be significant, to develop where possible measures to manage and reduce the risk. Flood maps are one of the main outputs of these studies, indicating modelled flood extents for flood events of a range of annual exceedance probability (AEP). These maps are presently at 'Final Draft' stage.

3.1.3 OPW National Flood Hazard Mapping (www.floodmaps.ie)

The OPW launched the www.floodmaps.ie website in 2006 on foot of a recommendation from the Flood Policy Review Group established in 2002, following serious flooding in many parts of Ireland. The website provides information about the location of known flood events in Ireland and shows supporting information in the form of reports, photos and press articles about those floods. The main purpose is to provide flooding information to the public and to Planning Authorities, developers and engineers around the country. This website does not appear to have been updated to reflect recent events in County Donegal and hence its usefulness for this SFRA is limited.

3.1.4 OPW Benefitting Land Maps

These maps were prepared to identify areas that would benefit from land drainage schemes. They therefore typically represent low-lying land near rivers and streams that would be expected to be prone to flooding.

3.1.5 Mineral Alluvial-Soil Mapping

Alluvial soils are fine-grained fertile soils deposited by water flowing over flood plains or in river beds. They are generally indicative of low-lying land or land prone to flooding. The Geological Survey of Ireland has provided information in relation to the location of such soils in the County, which in turn provides a useful indicator in terms of lands that may have been subject to historical flooding incidents.

3.1.6 Irish Coastal Protection Strategy Study (ICPSS)

The Irish Coastal Protection Strategy Study (ICPSS) is a national study that was commissioned in 2003 with the objective of providing information to support decision making about how best to manage risks associated with coastal flooding and coastal erosion. The Study was completed in 2013 and provides strategic current scenario and future scenario (up to 2100) coastal flood hazard maps and strategic coastal erosion maps for the national coastline.

The ICPSS provides maps for flood events with a probability of 0.1% (extreme flood – one in 1000 years) and 0.5% (one in 200 years). It also provides predictive erosion maps prepared for the years 2030 and 2050. The maps should not be used to assess the flood hazard and risk associated with individual properties or point locations or to replace detailed local flood risk assessment. Local factors such as flood defence schemes have not been accounted for.

3.1.7 Public Consultation

As part of the Plan making process, submissions and observations were invited from interested parties. The Department of Housing, Planning and Local Government noted the need for a comprehensive Strategic Flood Risk Assessment (SFRA) and a clear correlation between the SFRA, the Development Plan written statement and any zoning maps. The submission from the OPW reflects these sentiments and furthermore sets out the general principles to be employed when zoning land in the context of potential flood risk; including the sequential approach, the application of the justification test and the precautionary principle. In general terms, all submissions relating to flooding highlight the importance of an appropriate policy response to flooding issues and generally recognise measures set out in section 5.4 of the Plan to minimise flood risk, together with the referencing in the Plan to the 'Planning System and Flood Risk Management Guidelines for Planning Authorities,' 2009.

In addition to the foregoing, the OPW has raised certain site specific issues concerning the potential for conflict between flood risk and land use zonings in Letterkenny, Buncrana and Bundoran; specifically in relation to Opportunity Sites 6,7,8 and 9 in Letterkenny, Opportunity Site M7 in Buncrana and Second Phase residential zonings in Bundoran. These comments are noted and issues relating to flood risk in these settlements will be examined in detail in separate strategic flood risk assessments as part of the preparation or review of the respective Local Area Plans for each of these towns. However, in the interim the following should be noted –

Map 12.1B: Letterkenny already identifies Opportunity Sites 6-9 inclusive as being in Flood Risk Areas, and the flood risk management policies and objectives of the Draft CDP (as contained in Section 5.4, Chapter 5, Part B) will ensure that flooding issues are fully considered as part of any development proposals on these lands.

With regard to Site M7 in Buncrana, the Final Draft CFRAM mapping indicates that this particular parcel of land may not be subject to any significant degree of fluvial or coastal flooding. Notwithstanding these findings, any proposal for development on these lands would be subject to the flood risk management policies and objectives set out under Section 5.4, Chapter 5, Part B of the Draft County Development Plan. Furthermore, a separate Strategic Flood Risk Assessment for Buncrana will be prepared as part of the forthcoming Local Area Plan review process, due to commence in Q4 of 2018.

With regard to Second Phase residential zonings in Bundoran, Policy BD-H-P-2 clearly states that the 'Release of 'Residential-Phase 2' lands shall only occur through a review or variation of the Development Plan or through the preparation of a Local Area Plan'. As noted above, the Planning Authority intends to carry out a detailed Strategic Flood Risk Assessment as part of the Local Area Plan process for Bundoran (due to commence in Q4 of 2018) and as such all flooding issues within the town will be fully considered at this stage.

3.1.8 Flood Events in Late 2017

Donegal experienced intense flash flooding during August and October of 2017, again highlighting the need for robust flood prevention and flood risk minimisation strategies. During a meeting with engineers from each of the Municipal Districts on 3/11/17, the events of late 2017 were discussed along with the flood risk indicators set out under Section 3.1; and the engineers' extensive local knowledge was used to further inform and refine the findings of this Stage 1 SFRA.

3.2 ASSESSMENT AND CONCLUSIONS IN RESPECT OF THE STAGE 1 SFRA

3.2.1 Settlements requiring a Stage 2 SFRA

The Draft County Development Plan 2018-2024 sets out a settlement structure comprising 62 towns and villages. Each of these settlements has been assessed for flood risk by analysing the readily available data listed in Section 3.1 above.

Appendix A comprises a matrix of the 62 settlements and sets out the findings from the listed sources of available information. Based on a cumulative assessment of all of the available data and having regard to the likely extent of development envisaged to occur over the lifetime of the County Development Plan and whether or not the subject lands are to be zoned for development, a total of 10 settlements will be brought forward for a Stage 2 Strategic Flood Risk Assessment.

Stage 2 requires that the Planning Authority confirm the sources of flooding within each relevant settlement and thereafter appraise the adequacy of existing information concerning flood risk. In the event that information in relation to flood risk is considered lacking or

inadequate in certain settlements, Stage 2 must determine the extent of additional surveys and the degree of modelling that will be required. As noted in Section 1.3.3 of this report, Stage 2 must be sufficiently detailed so as to allow the application of the sequential approach to development within the flood risk zone.

APPENDIX 1

INDICATIONS OF POTENTIAL FLOOD RISK IN EACH OF THE 62 TOWNS AND VILLAGES OF THE SETTLEMENT STRUCTURE

Strategic Flood Risk Assessment in respect of the Draft County Donegal Development Plan 2018- 2024

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	Bl: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
Letterkenny	Yes	1. Flood Event: Flooding in Letterkenny Hospital, County, Donegal. On 26th July 2013 2. Flood Event: Crievesmith, Letterkenny Recurring 3. Flood Event: Kelly's Mill, Letterkenny Recurring 4. Flood Event: Main Street Letterkenny Recurring 5. Flood Event: Bonagee, Letterkenny, Donegal Recurring 6. Flood Event: UNIFI Factory, Letterkenny recurring 7. Flood Event: Drumnahoaugh, Letterkenny Recurring 8. Flood Event: Corravaddy (Burn) Letterkenny 1 Recurring 9. Flood Event: Kilty, Letterkenny Recurring 10. Flood Event: Letterkenny IT Recurring 11. Flood Event: Neil Blaney Road, Letterkenny Recurring 12. Flood Event: Corravaddy (Burn) Letterkenny 2 Recurring 13. Flood Event: Holiday Inn, Letterkenny recurring 14. Flood Event: Letterkenny Hospital, Letterkenny Recurring 15. Flood Event: Ballymacool,	Extensive areas of benefitting lands mapped adjacent to River Swilly	Extensive areas of alluvial soils mapped adjacent to River Swilly	Potential exists for fluvial (1% AEP event) and coastal (0.5% AEP event) flooding within the town. PFRA Outcome: Letterkenny identified as a probable AFA.	Significant potential for fluvial and coastal flooding within the town.	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.	The entirety of the Plan area for Letterkenny is subject to land-use zonings and Letterkenny is identified in the Draft Development Plan as an urban centre for significant growth, as the County's only layer one town in the Settlement Structure.	Proceed to Stage 2 SFRA The mechanism for delivery of the Stage 2 SFRA is through the preparation of a Local Area Plan, due to commence in January 2018.	

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
		Letterkenny Recurring 16. Flood Event: Glenwood Park, Letterkenny Recurring								
An Clochán Liath (Dungloe)	Yes	1. Flood Event: Toberkeen Recurring 2. Flood Event: Dungloe 1 Recurring 3. Flood Event: Dungloe Dungloe 2 Recurring 4. Flood Event: Drummeen, Dungloe Recurring	N/A	No alluvial soils mapped within settlement boundary for Draft LAP	Potential for fluvial flooding adjacent to Dungloe River PFRA Outcome: Identified as an AFA for CFRAMS programme. (Level of risk has been determined as being very low; see pg. 53 of Draft Flood Risk Management Plan)	Potential for coastal (10%, 0.5% and 0.1% AEP events) and fluvial flooding (10%, 1% and 0.1% AEP events) within the settlement boundary	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.		A Local Area Plan is currently being prepared for An Clochán Liath and the Planning Authority intends to undertake a SFRA as part of this process.	Proceed to Stage 2 SFRA The mechanism for delivery of the Stage 2 SFRA is through the preparation of a Local Area Plan.
Ballybofey-Stranorlar	Yes	1. Flood Event: Finn Ballybofey September 1985 2. Flood Event: Finn [Donegal] Dreenan Bridge January 2005 3. Flood Event: Finn Ballybofey August 1970 4. Flood Event: Finn Ballybofey Recurring 5. Flood Event: Finn [Donegal] Dreenan Bridge Recurring 6. Flood Event: Finn [Donegal] Navenny Bridge Recurring 7. Flood Event: Ballybofey Recurring	N/A	Significant areas of alluvial soils mapped adjacent to River Finn and tributaries.	Indicates significant potential for fluvial flooding (1% AEP event) PFRA Outcome: Identified as a probable AFA	Indicates significant potential for fluvial flooding (10%, 1% and 0.1% AEP events)	N/A		A Local Area Plan is currently being prepared for Ballybofey-Stranorlar and the Planning Authority intends to undertake a SFRA as part of this process.	Proceed to Stage 2 SFRA. The mechanism for delivery of the Stage 2 SFRA is through the preparation of a Local Area Plan.
Ballyshannon	Yes	1. Flood Event: Erne Winter 1999/2000 2. Flood Event: Erne Lower December 1991 3. Flood Event: Turlough - Dunmuckrum Turloughs, Donegal	Benefitting lands on northwestern edge of settlement, in vicinity of Pound Bridge.	Alluvial soils mapped adjacent to Pound Bridge and along R. Erne as it passes through town centre.	Potential for fluvial flooding along R. Erne as it passes through town centre and adjacent to tributary in south of settlement. Also potential for fluvial flooding adjacent to Abbey River. PRFA Outcome: Identified as a probable AFA.	N/A	N/A	Area engineer noted potential flooding issues arising as a result of the existence of the reservoir that is Assaroe Lake. The engineer considered that matters such as embankment failure etc. (e.g. along National Road N3) should be considered as part of a Strategic Flood Risk Assessment.	A Local Area Plan is currently being prepared for Ballyshannon and the Planning Authority intends to undertake a SFRA as part of this process.	Proceed to Stage 2 SFRA The mechanism for delivery of the Stage 2 SFRA is through the preparation of a Local Area Plan.

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
Buncrana	Yes	1. Flood Event: Ballymagae Recurring	N/A	Alluvial soils mapped adjacent to Crana and Mill Rivers	Potential for fluvial flooding (1% AEP event) adjacent to Crana and Mill Rivers. Potential also for coastal flooding (0.5% AEP event). PRFA Outcome: Identified as a probable AFA.	Potential for fluvial (10%, 1% and 0.1% AEP events) and coastal (10% and 0.5% AEP) flooding within the town.	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.	EE noted significant problems all along Crana River, Mill River has major erosion problems; embankment river works needed in several locations.	The entirety of the Plan area for Buncrana is subject to land-use zonings and Buncrana is identified in the Draft Development Plan as a Strategic Town in the context of housing land supply and due to its special economic function.	Proceed to Stage 2 SFRA The mechanism for delivery of the Stage 2 SFRA is through the preparation of a Local Area Plan.
Bundoran	Yes	1. Flood Event: Bundoran 1 Recurring 2. Flood Event: Drowes River outfall Recurring 3. Flood Event: Bundoran 2 Recurring	N/A	Alluvial soils mapped adjacent to Bradoge and Drowes Rivers	Potential for fluvial flooding (1% AEP event) within settlement. PRFA Outcome: Identified as a possible AFA. (NB – Bundoran did not form part of eventual CFRAM study)	Potential for fluvial flooding (10%, 1%, 0.1% AEP) within settlement.	N/A	SEE noted that flooding occurred in Bundoran during 2015 – storm Desmond (area around nursing home – SW of KFC). Council likely to be required to carry out works to resolve issues	The entirety of the Plan area for Bundoran is subject to land-use zonings and Bundoran is identified in the Draft Development Plan as a Strategic Town in the context of housing land supply and due to its special economic function.	Proceed to Stage 2 SFRA The mechanism for delivery of the Stage 2 SFRA is through the preparation of a Local Area Plan.
Carndonagh	Yes	1. Flood Event: Glennagannon Carndonagh 2 Recurring 2. Flood Event: Glennagannon Corvish Recurring 3. Flood Event: Glennagannon Carndonagh 1 Recurring 4. Flood Event: Glennagannon Stewbridge Bridge 1 Recurring	N/A	Alluvial soils mapped adjacent to Glennagannon and Donagh Rivers	Potential for fluvial flooding adjacent to Glennagannon and Donagh Rivers, along Ballywilly Brook and adjacent to watercourse in northwest of settlement (Churchland Quarters). PFRA Outcome: Identified as a probable AFA.	Potential for fluvial flooding (10%, 1%, 0.1% AEP) within settlement.	N/A	EE noted major flood damage during August 2017.	Carndonagh is identified in the Draft Development Plan as a Strategic Town in the context of housing land supply and due to its special economic function. A Local Area Plan is currently being prepared for Carndonagh and the Planning Authority intends to undertake a SFRA as part of this process.	Proceed to Stage 2 SFRA The mechanism for delivery of the Stage 2 SFRA is through the preparation of a Local Area Plan.
Donegal Town	Yes	1. Flood Event: Eske Tyrconnell, Donegal Recurring 2. Flood Event: Ballyboyle Recurring 3. Flood Event: Murlas	N/A	Alluvial soils mapped adjacent to Drumenny and Eske Rivers and tributaries.	Potential for fluvial flooding (1% AEP) along river corridors passing through settlement. Potential for coastal flooding	Potential for both fluvial and coastal flooding in the town.	N/A	SEE noted that fluvial flooding (combined with high tide) occurred in 2015. All water from high ground goes into Lough Eske and thereafter drains towards Donegal town.	Donegal town is identified in the Draft Development Plan as a Strategic Town in the context of housing land supply and due to its special economic function. A Local Area Plan is currently being prepared for Donegal town and the	Proceed to Stage 2 SFRA. The mechanism for delivery of the Stage 2 SFRA is through the preparation of a Local Area Plan.

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
		<p>Recurring</p> <p>4. Flood Event: Ardchicke-n Recurring</p> <p>5. Flood Event: Eske Clareden Drive, Donegal Recurring</p> <p>6. Flood Event: Drumenn-y Drumrat Recurring</p> <p>7. Flood Event: Drumroosk-e Estate, Donegal Recurring</p> <p>8. Flood Event: Gortlosky Recurring</p> <p>9. Flood Event: Eske Quay Donegal Recurring</p>			<p>(0.5% AEP) in the vicinity of the quay and along the Eske.</p> <p>PRFA Outcome: Identified as a probable AFA.</p>			<p>Planning Authority intends to undertake a SFRA as part of this process.</p>		
Killybegs	Yes	<p>1. Flood Event: Killybegs Recurring</p> <p>2. Flood Event: Stragar Carricknagore Recurring</p>	N/A	<p>No alluvial soils mapped within settlement.</p>	<p>Potential for coastal flooding in the vicinity of the harbour (0.5% AEP event).</p> <p>Potential for fluvial flooding (0.1% AEP) adjacent to watercourse to north of town.</p> <p>PRFA Outcome: Identified as a probable AFA.</p>	<p>Potential for fluvial and coastal flooding within the settlement</p>	<p>Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.</p>	<p>Significant flooding events on Shore Road and Bridge St. in August 2017.</p>	<p>Proceed to Stage 2 SFRA</p> <p>The mechanism for delivery of the Stage 2 SFRA is through the preparation of a Local Area Plan</p>	
Ailt an Chorráin (Burtonport)	No - Layer 2B settlement No prescribed land use zonings.	Burtonport recurring	N/A	N/A	<p>Potential Coastal Flooding – 0.5%AEP</p> <p>Potential Pluvial Flooding</p> <p>PFRA Outcome: Not identified as either a probable or possible AFA</p>	N/A	<p>Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.</p>	<p>The EE for the area noted that 2 estates to the east of settlement are prone to flooding. However, the estates in question are outside of the settlement envelope for the village.</p>	<p>Burtonport is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the</p>	<p>Not to proceed to Stage 2 SFRA</p>

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
					http://www.cfram.ie/pfra/interactive-mapping/				Draft Plan.	
An Bun Beg-Doiri Beaga (Bunbeg-Derrybeg)	Layer 2B settlement envelope. No prescribed zoned land.	1. Flood event: Maheraclogher recurring 2. Flood event: Magheragallon recurring	N/A	N/A	Coastal- Indicative 0.5% AEP (200-yr) event Fluvial- Indicative 1% AEP (100-Yr) event PFRA Outcomes: Derrybeg identified as a possible AFA.	Identified AFA. 10%/1%/0.1% Fluvial AEP Event along the corridor of Abhainn an Choitinn including south of St Marys Church. (Flood Risk outside the settlement envelope: 10% Fluvial AEP Event to the North west of Derrybeg. 10%/1%/0.1% Fluvial AEP Event and 10%/05%/1% tidal AEP event to the south of Bunbeg along the An Chláidigh River from east to west leading to Bunbeg.) Preferred FRM Option outcome: Bunbeg-Derrybeg Flood Relief Scheme.: Option 1: hard defences.	Potential for coastal flooding indicated on ICPSS mapping (0.5% AEP)		Bunbeg-Derrybeg is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to stage 2 SFRA
An Charraig (Carrick)	No – Layer 2B settlement No prescribed land use zonings.	N/A	Benefitting land identified immediately east of settlement envelope	Alluvial soils mapped on both sides of Glen River; small area of such soils mapped within southwestern area of settlement	Potential fluvial flooding – 1% AEP event PFRA Outcome: Not identified as either a probable or possible AFA	N/A	N/A	SEE noted the potential for flooding issues on the R262 approach to Carrick. Also issues on minor road (L1115) passing secondary school. Deluge from both roads converges at bridge; gullies unable to take flow.	Carrick is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
An Fál Carrach	Layer 2B settlement	N/A	N/A	N/A	N/A	N/A	N/A		Falcarragh is identified as a Layer 2B settlement in the Draft County	Not to proceed to stage 2

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
(Falcarragh)	envelope. No prescribed zoned land with the exception of two 'amenity areas.'			Only outside the settlement envelop south west (along Abhainn Thulacha Beigile) and Ballyconnell/Carro wcannon	Only outside the settlement envelop at Carrowcannon which was identified for Fluvial-Indicative 1% AEP (100yr) Event and identified in the PFRA Outcomes as a Possible AFA.				Development Plan on the basis of its special economic function. It does not have any prescribed land-use zonings other than amenity zonings. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	SFRA
Ardara	Layer 2B settlement envelope. No prescribed zoned land with the exception of one 'amenity area.'	1. Flood event: Owentocker Ardara recurring 2. Flood event: Kinnoghty, Ardara recurring	N/A	Alluvial soils along the Owentocker River skimming along the south western boundary of the settlement envelope. A further area located entirely outside the settlement envelop boundary to the south west.	Fluvial- Indicative 1% AEP (100-Yr) event and Fluvial-extreme event PFRA Outcomes: Ardara identified as a probable AFA. (NB – Ardara did not form part of eventual CFRAM study) (Level of risk in Ardara has been deemed very low by OPW; see pg. 53 of Draft Flood Risk Management Plan)	10%/1%/0.1% Fluvial AEP Event along the corridor of Owentocker River.	N/A		Ardara is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. It does not have any prescribed land-use zonings other than amenity zonings+. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to stage 2 SFRA
Ballyliffen	No – Layer 2B settlement No prescribed land use zonings.	N/A	N/A	N/A	Small area of potential pluvial flooding (1% AEP event) indicated within settlement envelope at the southwestern extremity of settlement. Larger area of potential pluvial flooding located further southwest, outside of settlement envelope. PFRA Outcome: Not identified as either a probable or	N/A	N/A	EE noted that there was no recent flooding in the village; however, extensive damage along main road from Clonmany to Ballyliffen (townland of Annagh). Given recent events, the EE considers that Inishowen as a whole needs to be looked at from a flooding perspective.	Ballyliffen is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required.	Not to proceed to Stage 2 SFRA

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
					possible AFA				Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	
Bridgend	Layer 2B settlement envelop. No prescribed zoned land with the exception of 'Opportunity Sites.' Bridgend is one of the 7 towns covered by the forthcoming Draft LAP	1. Flood event: Skeoge Bridgend January 1999 2. Flood event Skeoge Bridgend 1 Recurring 3. Flood event Skeoge Bridgend 2 Recurring 4. Flood event Skeoge Road Recurring 5. Flood event Skeoge Bridgend 3 Recurring 6. Flood event Skeoge Bridgend 4 Recurring	Yes Scheme name: Skeoge Burnfoot	Yes. Extensive area encompassing significant area of the settlement envelop associated with Skeoge River	Fluvial- Indicative 1% AEP (100-Yr) event and Coastal- Indicative 0.5% AEP (200-yr) event. PFRA Outcomes: Bridgend identified as a possible AFA. (NB – Bridgend did not form part of eventual CFRAM) (Level of risk in Bridgend has been very low by OPW; see pg. 53 of Draft Flood Risk Management Plan)	10%/1%/0.1% Fluvial AEP Event. Outside the settlement envelop area through to Burnfoot: Coastal- Indicative 0.5% AEP (200-yr) event and 10%/1%/0.1% Fluvial AEP Event.	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping	EE noted that road in Bridgend was submerged during recent events; premises flooded etc. N13 was flooded at 5-6 locations between Newtown-cunningham and Bridgend as crossing points unable to deal with flood waters.	A Local Area Plan is currently being prepared for An Clochán Liath and the Planning Authority intends to undertake a SFRA as part of this process.	Proceed to stage 2 SFRA The mechanism for delivery of the Stage 2 SFRA is through the preparation of a Local Area Plan.
Dunfanaghy	No – Layer 2B settlement . No prescribed land use zonings.	1. Flood Event: Flooding at Dunfanaghy, County, Donegal. on 7th September 2013 2. Flood Event: Dunfanaghy Recurring	N/A	N/A	Potential coastal flooding (0.5% AEP event) Potential pluvial flooding (1% AEP event) PRFA Outcome: Dunfanaghy identified as a probable AFA	Potential for Tidal 10% AEP event Potential for Tidal 0.5% AEP event Potential for Tidal 0.1% AEP event	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.	EE noted regular flooding at Casey / Pound St. Junction.	Dunfanaghy is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. It does not have any prescribed land-use zonings other than amenity and tourism zonings. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Glenties	No – Layer 2B settlement	1. Flood Event: Owenea	N/A	N/A	Potential fluvial flooding – 1%	Final Draft CFRAM mapping indicates that Glenties is potentially at risk of fluvial	N/A		Glenties is identified as a Layer 2B settlement in the Draft County Development	Not to proceed to Stage 2

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
	. No prescribed land use zonings.	Buncroobog Recurring 2. Flood Event: Stracashel Glenties recurring 3. Unspecified event mapped in Drumnasillagh (town centre)			AEP event PRFA Outcome: Glenties identified as a probable AFA	flooding (10% and 1% AEP events) Preferred option for flood risk management is hard defences and land use management.			Plan on the basis of its special economic function. It does not have any prescribed land-use zonings other than amenity zonings. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	SFRA
Greencastle	Layer 2B settlement envelop. No prescribed zoned land.	N/A	N/A	N/A	Fluvial- Indicative 1% AEP (100-Yr) event PFRA Outcomes: Not identified as a possible nor probable AFA.	N/A	N/A	EE noted damage to NW of village but nothing in village itself.	Greencastle is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to stage 2 SFRA
Lifford	No – Layer 2B settlement No prescribed land use zonings.	1. Flood Event: Finn [Donegal] Lifford 1 Recurring 2. Flood Event: Finn [Donegal] Lifford 2 Recurring	Benefitting lands mapped to north of town centre	Alluvial soils mapped to north of town centre and along R. Foyle to south and northeast.	Mapping on website incomplete. Potential pluvial flooding indicated towards south of settlement.	Significant potential for fluvial flooding (10%, 1% and 0.1% AEP events) Preferred option for flood risk management is hard defences.	N/A	SEE noted history of flooding on Butcher St.	Lifford is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development and having regard to (a.) the fact that the Draft CFRAM study has identified flood zones and preferred options for flood risk management in Lifford and (b.) established	Not to proceed to Stage 2 SFRA

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
									development management practices, which will ensure that flood risk is fully taken into account in the assessment of any development proposal, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan; in the context of, and having regard to, the conclusions of this Stage 1 assessment and the information sources identified herein.	
Malin	Layer 2B settlement envelope. No prescribed zoned land.	1. Flood event: Goorey recurring 2. Flood event: Glengannon Stewbridge 1 Recurring 3. Flood event: Malin recurring	N/A	N/A Outside the settlement envelope boundary located south along Billyboe River	Fluvial- Indicative 1% AEP (100-Yr) event and Coastal- Indicative 0.5% AEP (200-yr) event. PFRA Outcomes: Malin identified as a probable AFA. (Level of risk has been determined as being very low; see pg. 53 of Draft Flood Risk Management Plan)	10%/1%/0.1% Fluvial AEP Event. Outside the settlement envelope: coastal events.	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.		Malin is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to stage 2 SFRA
Moville	No – Layer 2B settlement . No prescribed land use zonings.	N/A	N/A	Alluvial soils mapped adjacent to Bredagh River	Potential for coastal flooding (0.5% AEP) Potential fluvial flooding (1% AEP) PRFA Outcome: Moville identified as a probable AFA	Potential for both fluvial and coastal flooding. Preferred option for flood risk management is hard defences.	ICPSS mapping also indicates potential for coastal flooding (0.5%AEP)		Moville is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development and having regard to (a.) the fact that the Draft CFRAM study has identified flood zones and preferred options for flood risk management in Moville and (b.) established development management practices,	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
									which will ensure that flood risk is fully taken into account in the assessment of any development proposal, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan; in the context of, and having regard to, the conclusions of this Stage 1 assessment and the information sources identified herein.	
Ramelton	Layer 2B settlement envelope. No prescribed zoned land with the exception of one 'amenity' zoning.	1. Flood event: Ramelton Donegal recurring 2. Flood event: Carn Low/Brownknowe Recurring	N/A	N/A Located outside the settlement envelope to the west.	Fluvial- Indicative 1% AEP (100-Yr) event PFRA Outcomes: Ramelton identified as a probable and possible AFA.	10%/1%/0.1% Fluvial AEP Event and Coastal- Indicative 0.5% AEP (200-yr) event. Preferred FRM Option outcome: Ramelton Flood relief Scheme: Option 1- Hard defences and Do Minimum (installation of a trash screen upstream of a bridge that is susceptible to blockage)	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.		Ramelton is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. The Draft CDP does not target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development and having regard to (a.) the fact that the Draft CFRAM study has identified flood zones and preferred options for flood risk management in Ramelton and (b.) established development management practices, which will ensure that flood risk is fully taken into account in the assessment of any development proposal, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan; in the context of, and having regard to, the conclusions of this Stage 1 assessment and the information sources identified herein.	Not to proceed to stage 2 SFRA
Raphoe	No – Layer 2B settlement . No prescribed land use	1. Flood Event: Raphoe 2 Recurring	Not within settlement framework envelope	Not within settlement framework envelope	Mapping on website incomplete	Potential for pluvial flooding within settlement envelope (10% and 1% AEP events). Preferred option for flood risk	N/A	Capacity of network is a contributing factor. Water sheeting off lands is not the only issue.	Raphoe is identified as a Layer 2B settlement in the Draft County Development Plan on the basis of its special economic function. The Draft CDP does not	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
	zonings.	2. Flood Event: Raphoe 1 Recurring 3. Flood Event: Raphoe 3 Recurring 4. Flood Event: R236 Raphoe Recurring				management is hard defences, upstream storage, diversion of flow and overland floodway.			target significant residential growth to Layer 2B towns. In light of the anticipated limited development pressures / minor planned development and having regard to (a.) the fact that the Draft CFRAM study has identified flood zones and preferred options for flood risk management in Raphoe and (b.) established development management practices, which will ensure that flood risk is fully taken into account in the assessment of any development proposal, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan; in the context of, and having regard to, the conclusions of this Stage 1 assessment and the information sources identified herein.	
An Dúchoraidh (Doochary)	Layer 3 settlement envelope. No prescribed zoned land	1. Flood event: Doochary recurring 2. Flood event: Gweebarra Doochary recurring	N/A	Located in linear format on eastern portion of the settlement envelope along Abhainn Ghaoth Beara	Fluvial- Indicative 1% AEP (100-Yr) event and Coastal- Indicative 0.5% AEP (200-yr) event. PFRA Outcomes: Doochary not identified as a probable nor a possible AFA.	N/A	N/A	EE noted that there is flooding issues in housing developments in Doochary	Doochary is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to stage 2 SFRA
Anagaire (Annagry)	Layer 3 settlement envelope. No prescribed	1. Flood event: Annagary 1 recurring 2. Flood event: Annagary 2 recurring 3. Flood event: Annagary 3 recurring	N/A	Yes. Marginal area on the southern boundary	Coastal- Indicative 0.5% AEP (200-yr) event. PFRA Outcomes: Annagary	N/A	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.		Annagry is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The	Not to proceed to stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
	zoned land				identified as a possible AFA.				Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	
Baile na Finne (Fintown)	No – Layer 3 settlement No prescribed land use zonings.	N/A	N/A	N/A	No indication of flood risk. PFRA Outcome: Not identified as either a probable or possible AFA	N/A	N/A	EE noted that ground rises quickly from lake edge and thus flooding should not be an issue – however, caution should be exercised if building in close proximity to lake – site specific studies may be necessary.	No evidence of significant flooding risk within settlement envelope. Fintown is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Ballintra	Layer 3 settlement envelope. No prescribed zoned land	1. Flood event: Mullancross Recurring 2. Flood event: Ballintra Drumhory Recurring	N/A	N/A	Fluvial- Indicative 1% AEP (100-Yr) event. PFRA Outcomes: Not identified as a possible nor probable AFA. (NB: PDF not uploaded for main town tile.)	N/A	N/A	SEE noted flooding in village centre during Storm Desmond in 2015; SW corner of village affected.	Ballintra is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk	Not to proceed to stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
									issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	
Bruckless	No – Layer 3 settlement No prescribed land use zonings.	N/A	N/A	Alluvial soils mapped to northwest of settlement framework envelope	Indicative 1% AEP flooding along Oily River to northwest of settlement PFRA Outcome: Not identified as either a probable or possible AFA	N/A	N/A		Bruckless is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Burnfoot	No – Layer 3 settlement No prescribed land use zonings.	15 Recorded Flood events, at least 2 of which are within settlement envelope (floodmaps.ie does not provide individual reports on flood events when clicking on map)	Significant amount of benefitting lands on western side of settlement	Significant area of alluvial soils mapped within and to west of settlement framework envelope	Potential for fluvial (1% AEP) and coastal (0.5% AEP) flooding PFRA Outcome: Burnfoot identified as a probable AFA	Potential for fluvial flooding within settlement (Coastal flooding not specifically highlighted due to existence of 'defended area')	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.	EE noted that there were major flood problems in recent times in Burnfoot and further noted that Burnfoot merits special attention.	Burnfoot is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development and having regard to the fact that the Planning Authority is acutely aware of flooding issues in Burnfoot and the existence of the Final Draft CFRAM mapping, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Carraig Airt	No – Layer 3	1. Flood Event: Carrickart Recurring	N/A	Alluvial soils mapped adjacent to the Loughnambradda-	Potential for fluvial (1% AEP, along Loughnambraddan Burn) and coastal (0.5% AEP)	N/A	Potential for coastal flooding (0.5%AEP) indicated on ICPSS	EE noted that Carrigart village itself has not been subject to any significant	Carrigart is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
(Carrigart)	settlement No prescribed land use zonings.			n Burn	flooding PFRA Outcome: Carrickart Uplands identified as a possible AFA		mapping.	flooding.	Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	
Carrigans	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Carrigans Recurring 2. Flood Event: Coxtown Recurring	None mapped within settlement envelope	Alluvial soils mapped along watercourse flowing through village	Mapping on website incomplete/incorrectly loaded	N/A	N/A		Carrigans is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Carrowkeel	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Carrowke-el Recurring 2. Flood Event: Carlan Recurring	N/A	Alluvial soils mapped in northern area of settlement	Potential for fluvial (1% AEP) and coastal (0.5% AEP) flooding PFRA Outcome: Carrowkeel identified as a probable AFA	Potential for fluvial flooding (10%, 1% and 0.1% AEP events)	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.	EE noted that there was a significant flood event in May 2014. Water from hills in Glenvar discharged to village (video on Youtube details flooding).	Carrowkeel is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
									objectives set out in Section 5.4, Part B of the Draft Plan.	
Castlefinn	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Finn [Donegal] Castlefinn Recurring 2. Flood Event: Hollow Road, Castlefinn Recurring 3. Flood Event: Cloghfin 1 Recurring	N/A	Significant area of alluvial soils mapped along R. Finn to south; also extending into settlement envelope.	Potential for fluvial flooding (1% AEP) PFRA Outcome: Castlefinn identified as a possible AFA	Potential for fluvial flooding (10%, 1% and 0.1% AEP events)	N/A		Castlefinn is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Cill Chartaigh (Kilcar)	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Muckros Head Recurring 2. Flood Event: Ballaghd-oo Kilcar Recurring	N/A	No alluvial soils mapped within settlement	Potential for fluvial flooding (1% AEP) PFRA Outcome: Kilcar identified as a possible AFA	N/A	N/A		Kilcar is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Clonmany	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Clonman-y Binnion Recurring	N/A	Alluvial soils mapped adjacent to Clonmany River	Potential for fluvial flooding (1% AEP) PFRA Outcome: Clonmany identified as a possible AFA	Potential for fluvial flooding (10%, 1% and 0.1% AEP events)	N/A	EE advised that he was aware of several instances of flooding in and around Clonmany, but did not provide specific details in this regard.	Clonmany is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
					(Level of risk has been determined as being very low; see pg. 53 of Draft Flood Risk Management Plan)				development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	
Convoy	No – Layer 3 settlement No prescribed land use zonings.	N/A	N/A	Alluvial soils mapped in southern area of settlement	Potential for fluvial flooding (1% AEP) PFRA Outcome: Convoy identified as a probable AFA	Potential for fluvial flooding (10%, 1% and 0.1% AEP events)	N/A	Area overseer noted that the GAA pitch can flood during periods of intense rainfall. SEE is not aware of river flooding but is aware of localised issues.	Convoy is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings other than amenity zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Creelough	No – Layer 3 settlement No prescribed land use zonings.	None mapped within settlement	N/A	N/A	No flood indicators within settlement PFRA Outcome: Not identified as either a probable or possible AFA	N/A	N/A		No indicators that would suggest significant flood risk within settlement envelope. Creelough is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings other than amenity zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required.	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
									Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	
Culdaff	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Culdaff River Culdaff Recurring (not mapped within settlement)	N/A	Alluvial soils mapped adjacent Culdaff river to immediate west and in centre of settlement	Potential for fluvial flooding (1% AEP) to immediate west of settlement envelope. Potential for coastal flooding (0.5% AEP) in centre of settlement PFRA Outcome: Not identified as either a probable or possible AFA	N/A	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping).	EE noted that old bridge floods on way into village. Possible tidal issue also.	Culdaff is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA.
Dunkineely	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Rahan Far Recurring 2. Flood Event: Scar Point, Kilmacreddan Recurring	N/A	None mapped within settlement envelope	No flood risk indicated within settlement envelope PFRA Outcome: Not identified as either a probable or possible AFA	N/A	N/A		No indication of significant flood risk within settlement Dunkineely is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
									Draft Plan.	
Fahan	No – Layer 3 settlement No prescribed land use zonings.	6 Flood events recorded. None within settlement envelope; 1 to immediate southeast of settlement envelope.	N/A	None mapped within settlement envelope	Potential fluvial flood risk within settlement (1% AEP event). Potential for coastal flooding (0.5% AEP). PFRA Outcome: Not identified as either a probable or possible AFA	N/A	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping).	EE noted that main road into Fahan was under water during August 2014. Area around Railway Tavern and Church Brae also problematic. Infrastructure is an issue.	Fahan is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Frosses	No – Layer 3 settlement No prescribed land use zonings.	No flood events recorded within settlement envelope	N/A	None mapped within settlement envelope	Potential fluvial flood risk within settlement (1% AEP event). PFRA Outcome: Not identified as either a probable or possible AFA	N/A	N/A		Frosses is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Gleann Cholm Cille (Glencolmcille)	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Murlin Glencolumbkille Recurring 2. Flood Event: Glencolumbkille Recurring 3. Flood Event: Glencolumbkille 1 Recurring	N/A	None mapped within settlement envelope	Potential fluvial flood risk to north, east and west of settlement envelope. PFRA Outcome: Not identified as either a probable or possible AFA	N/A	N/A		No evidence of significant flood risk within settlement envelope.	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
Gleneely	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Culdaff River Aghatubrid Recurring 2. Flood Event: Culdaff River Gleneely Recurring (NB – none of the foregoing mapped within settlement envelope)	N/A	Alluvial soils mapped on western fringes of settlement envelope.	Potential fluvial flood risk on western fringes of settlement. PFRA Outcome: Not identified as either a probable or possible AFA	N/A	N/A	EE noted that Gleneely river prone to flooding.	Gleneely is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Gort an Choirce (Gortahork)	No – Layer 3 settlement No prescribed land use zonings.	N/A	N/A	None mapped within settlement envelope	Potential fluvial flood risk (1% AEP) where Glenna River passes through settlement. Potential coastal flood risk (0.5% AEP) PFRA Outcome: Not identified as either a probable or possible AFA	N/A	ICPSS mapping indicates potential for coastal flooding (0.5% AEP)		Gortahork is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Killea	No – Layer 3 settlement No prescribed land use zonings.	None recorded	N/A	N/A	Indications of relatively limited areas potentially affected by pluvial flooding	N/A	N/A		Killea is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
					http://www.cfram.ie/pfra/interactive-mapping/				assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	
Killygordon	No – Layer 3 settlement . No prescribed land use zonings.	1. Flood Event: Finn [Donegal] Liscooly Recurring 2. Flood Event: Finn [Donegal] Killygordan Recurring 3. Flood Event: Drumavish Recurring	N/A	Alluvial soils mapped adjacent to River Finn; generally skirting edge of settlement boundary.	Potential fluvial flood risk (1% AEP) from River Finn and tributaries. PFRA Outcome: Killygordon identified as a probable AFA (Level of risk has been determined as being very low; see pg. 53 of Draft Flood Risk Management Plan)	Potential fluvial flood risk (1% AEP).	N/A		Killygordon is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Kilmacrennan	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Leannan Dromore Recurring 2. Flood Event: Leannan Kilmacrennan Recurring	N/A	Alluvial soils mapped on northeastern and southwestern edges of settlement.	Potential fluvial flood risk (1% AEP) on northeastern and southwestern edges of settlement. PFRA Outcome: Kilmacrennan identified as a probable AFA	N/A	N/A	EE noted that R. Lurgy floods onto the Miford-Kilmacrennan Road. Also an issue on Trentagh road (R. Lennan).	Kilmacrennan is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Laghy	No – Layer 3 settlement No prescribed	N/A	N/A	Relatively small area of alluvial soils mapped in village centre	Potential fluvial flood risk (1% AEP).	N/A	N/A	SEE noted approx. 4ft. water in pedestrian underpass on 19/10/17, following heavy rain.	Laghy is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
	land use zonings.				PFRA Outcome: Laghy identified as a possible AFA				Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	
Loch an Iúir (Loughanure)	No – Layer 3 settlement No prescribed land use zonings.	N/A	N/A	N/A	No indication of flooding within settlement	N/A	N/A		Loughanure is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Manorcunningham	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Big Isle Letterkenny Feb 1990 2. Flood Event: Manorcunningham 2 Recurring	N/A	None mapped within settlement boundary.	Mapping on website incomplete / incorrect	N/A	N/A	Area engineer confirmed that overland flooding has occurred in Manorcunningham.	Manorcunningham is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings other than amenity zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
									objectives set out in Section 5.4, Part B of the Draft Plan.	
Milford	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Milford Donegal Recurring 2. Flood Event: Moyle Recurring	N/A	None mapped within settlement boundary.	Potential for some fluvial flooding within settlement; also some potential for pluvial flooding in limited areas. PFRA Outcome: Milford identified as a possible AFA	N/A	N/A	EE noted that Milford has drainage problems (Lower Mount Marian housing estate and Main St).	Milford is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings other than amenity zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Mountcharles	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Low Road, Mountcharles 2 Recurring 2. Flood Event: Low Road, Mountcharles 1 Recurring (NB – both outside settlement envelope)	N/A	None mapped within settlement boundary.	Potential pluvial flooding close to centre of village. PFRA Outcome: Not identified as either a probable or possible AFA.	N/A	N/A		No evidence of significant flooding within settlement envelope. Mountcharles is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
Muff	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Muff Recurring	N/A	Area of alluvial soils mapped along southern periphery of settlement	Potential for fluvial flooding (0.1% AEP event) along southern periphery of settlement and adjacent to watercourse flowing through village. Potential for coastal flooding (0.5% AEP) to southeast of settlement boundary. PFRA Outcome: Muff identified as a possible AFA.	N/A	Potential for coastal flooding (0.5%AEP) to southeast of settlement boundary indicated on ICPSS mapping.	EE noted that main road into Muff flooded during August 2017. Also damage to local roads.	Muff is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings other than amenity zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan..	Not to proceed to Stage 2 SFRA
Na Dúnaibh (Downings)	No – Layer 3 settlement No prescribed land use zonings.	N/A	N/A	N/A	Potential coastal (10%, 0.5% and 0.1% AEP events) and pluvial flooding within settlement PFRA Outcome: Downings identified as a probable AFA.	Potential coastal (10%, 0.5% and 0.1% AEP events) within settlement	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.	EE noted that Downings has the problem of a combination of tidal flooding & drainage coming off hills. Significant potential for flooding. Drain coming through village has to be cleaned every year. Water gets into sewerage system and causes serious problems.	Downings is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Newtowncunningham	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Blanket Nook October 1987 2. Flood Event: Newtown Cunningham 1 Recurring 3. Flood Event: Drumbarnet (Stream) Moylemoss Recurring 4. Flood Event: Newtown	Significant area of benefitting lands mapped on western side of settlement	Significant area of benefitting lands mapped on northwestern side of settlement	Potential coastal flooding (0.5% AEP event) within settlement. Potential fluvial flooding on northern side of N13 PFRA Outcome: Identified as a probable AFA.	Potential for coastal and fluvial flooding within settlement	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.	EE noted that Newtowncunningham is very problematic in terms of flooding.	Newtowncunningham is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
		<p>Cunningham 2 Recurring</p> <p>5. Flood Event: Murlough Recurring</p> <p>6. Flood Event: Blanket Nook Recurring</p> <p>7. Flood Event: Glar Recurring</p> <p>8. Flood Event: Roosky Recurring</p> <p>9. Flood Event: Drumbarnet (Stream) Moyle Recurring</p>							assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	
Pettigo	<p>No – Layer 3 settlement</p> <p>No prescribed land use zonings.</p>	1. Flood Event: Bannus Lough Recurring	N/A	Alluvial soils mapped within northeastern, southwestern and southeastern areas of settlement.	<p>Potential fluvial flooding (1% AEP) mapped at northeastern periphery of settlement.</p> <p>PFRA Outcome: Not identified as either a probable or possible AFA.</p>	N/A	N/A	SEE noted flooding occurs predominantly on properties backing onto the River along Main St. & at Brittons pub just before crossing border.	Pettigo is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Portsalon	<p>No – Layer 3 settlement</p> <p>No prescribed land use zonings.</p>	<p>1. Flood Event: Stocker Strand Recurring</p> <p>2. Flood Event: Portsalon Recurring</p> <p>3. Flood Event: Murren Recurring</p>	N/A	N/A	<p>Potential fluvial (1% AEP) and coastal (0.5% AEP) flooding within settlement.</p> <p>PFRA Outcome: Not identified as either a probable or possible AFA.</p>	N/A	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.	EE noted that there has not been any recent flooding event in the village itself but given PFRAMS mapping a precautionary approach may be prudent in terms of proceeding to Stage 2 SFRA.	Portsalon is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
									issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	
Quigleys Point	No – Layer 3 settlement No prescribed land use zonings.	N/A	N/A	Alluvial soils mapped at central area within settlement envelope	Potential fluvial (1% AEP) within settlement. Potential for coastal (0.5% AEP) flooding at southern periphery of settlement. PFRA Outcome: Not identified as either a probable or possible AFA.	N/A	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.		Quigleys Point is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Rathmullan	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Kinnagar Strand Recurring	N/A		Potential fluvial flooding (1% AEP) on western periphery of settlement. Potential coastal flooding (0.5% AEP) on southern periphery of settlement. PFRA Outcome: Rathmullan identified as a probable AFA.	Risk of coastal and fluvial flooding in settlement (fluvial confined to relatively limited area on western fringe).	Potential for coastal flooding (0.5%AEP) indicated on ICPSS mapping.	EE noted that the Chapel field floods, in addition to terraces around Abbey View.	Rathmullan is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA
Rossnowlagh	No – Layer 3 settlement No prescribed land use	1. Flood Event: Rossnowlagh, Donegal March 1992 2. Flood Event: Belall Strand	N/A	Alluvial soils mapped at central area within settlement envelope, in addition to area at northeast	Potential for coastal flooding (0.5% AEP) and pluvial flooding (1% AEP) within settlement.	N/A	N/A	SEE noted significant potential for flooding. Outlet from Durnesh Lough (installed by OPW) needs to be examined to see if more appropriate solution can be provided in	Rossnowlagh is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings other than amenity zonings. The	Not to proceed to Stage 2 SFRA

Stage 1 Strategic Flood Risk Assessment

Town	Zoned Lands (Yes/No)	FE: Flood Event http://floodmaps.ie/View/Default.aspx	BI: Benefitting lands	AS: Alluvial Soils	Preliminary Flood Risk Assessment http://www.cfram.ie/pfra/interactive-mapping/	Draft CFRAM information http://maps.opw.ie/floodplans/fhr_map/en/?X=859296&Y=7335012&Z=11	Irish Coastal Protection Strategy Study Mapping	Other Local Authority Information	Additional Comments to Inform the Recommendation	Recommendation in relation to the need for Stage 2 SFRA
	zonings.	Recurring			PFRA Outcome: Not identified as either a probable or possible AFA.			this location.	Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	
St Johnston	No – Layer 3 settlement No prescribed land use zonings.	1. Flood Event: Coxtown Recurring	N/A	Alluvial soils mapped adjacent to River Foyle to east	Mapping incorrect on website (MapInfo data suggests some potential for fluvial flooding adjacent to watercourse flowing through settlement).	N/A	N/A		St. Johnston is identified as a Layer 3 settlement in the Draft County Development Plan – Rural Towns and Open Countryside. It does not have any prescribed land-use zonings. The Draft CDP does not target significant residential growth to Layer 3 settlements. In light of the anticipated limited development pressures / minor planned development, it is considered that no further stages in flood risk assessment are required. Site specific flood risk issues will be managed via the suite of policies and objectives set out in Section 5.4, Part B of the Draft Plan.	Not to proceed to Stage 2 SFRA