

## SFRA of Proposed Variation 8A to the Kilkenny City and County Development Plan 2021: NPF Implementation

### 1 Introduction

This document assesses the flood risk arising from the proposed zoning changes under Variation 8A to the Kilkenny City and County Development Plan 2021: NPF Implementation.

The [Planning System and Flood Risk Management – Guidelines for Planning Authorities](#)<sup>1</sup> were published in November 2009 (the Guidelines). These Guidelines were issued under Section 28 of the Planning and Development Act 2000 as amended, and require Planning Authorities to introduce flood risk assessment as an integral and leading element of their development planning functions. This is achieved by ensuring that the various steps in the process of making a development plan, together with the associated Strategic Environmental Assessment (SEA), are supported by an appropriate Strategic Flood Risk Assessment (SFRA).

This SFRA forms Appendix 1 to the Strategic Environmental Assessment Screening Report for Variation 8A to the Kilkenny City & County Development Plan (CCDP) and should be read in conjunction with that report. The purpose of this SFRA is to inform the Strategic Environmental Assessment (SEA) of the plan, and in this way inform the policies and objectives of the plan.

#### 1.1 Variation 8A: NPF Implementation

As set out in the Strategic Environmental Assessment Screening Report, Variation No. 8A to the Kilkenny City and County Development Plan (KCCDP) provides for the rezoning of 10 sites within the Kilkenny City development boundary, see Table 1.

A *Strategic Flood Risk Assessment of the City and County Development Plan 2021*<sup>2</sup> was carried out in 2021 as part of the making of the Development Plan. That document provides the context for this assessment.

Each of the 10 sites identified for rezoning are assessed for flood risk.

**Table 1: List of zoning changes on Figure CS4: Zoning Map**

Ref.	Location	Current zoning	Proposed zoning	Site area (hectares)
SR1	Ballyfoyle Road	Strategic Reserve	New Residential	6.2
SR1	Ballyfoyle Road	Strategic Reserve	Existing Residential	0.3
SR2	New Orchard Road /Bonnetsrath Road	Strategic Reserve	New Residential	3.7
SR3	New Orchard Road	Strategic Reserve	General Business	0.5
SR3	New Orchard Road	Strategic Reserve	Existing Residential	0.7
SR3	New Orchard Road	Strategic Reserve	New Residential	6.4

<sup>1</sup> Department of Environment, [The Planning System and Flood Risk Management – Guidelines for Planning Authorities](#), 2009

<sup>2</sup> Kilkenny County Council, 2021, *Strategic Flood Risk Assessment of the Kilkenny City and County Development Plan 2021*

SR4	Loughmacask	Strategic Reserve	New Residential	3.7
SR5	Loughmacask	Strategic Reserve	New Residential	20.3
SR6	Breaghagh Valley	Strategic Reserve	New Residential	34.5
OS1	The Butts	Open Space	New Residential	0.5
NC1	Breaghagh Valley	Neighbourhood Centre	New Residential	3.2
NR1	Breaghagh Valley	New Residential	Community Facilities	0.16
NR2	Breaghagh Valley	New Residential	Existing Residential	2.1

## 1.2 Stages of a Flood Risk Assessment (FRA)

The [Guidelines](#) recommend that a staged approach is adopted when undertaking a Flood Risk Assessment (FRA). The recommended stages are briefly described below:

- Stage 1 - Flood Risk Identification

To identify whether there may be any flooding or surface water management issues that will require further investigation. This stage comprised a comprehensive desk study of available information to establish whether a flood risk issue exists or whether one may exist in the future.

- Stage 2 - Initial Flood Risk Assessment

If a flood risk issue is deemed to exist arising from the Stage 1 Flood Risk Identification process, 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 Flood Risk Assessment

A detailed FRA is carried out where necessary to assess flood risk issues in sufficient detail and to provide a quantitative appraisal of potential flood risk.

## 1.3 Scales of Flood Risk Assessments

Flood Risk Assessments are undertaken at different scales by different organisations for many different purposes. The scales are as follows:

- Regional Flood Risk Appraisal (RFRA): A Regional Flood Risk Appraisal provides a broad overview of the source and significance of all types of flood risk across a region and highlights areas where more detailed study will be required. These appraisals are undertaken by regional authorities.

- Strategic Flood Risk Assessment (SFRA): A Strategic Flood Risk Assessment provides a broad (area-wide or county-wide) assessment of all types of flood risk to inform strategic land use planning decisions. The SFRA allows the Planning Authority to undertake the sequential approach (described below) and identify how flood risk can be reduced as part of the development plan process.

- Site Flood Risk Assessment (Site FRA): A Site FRA is undertaken to assess all types of flood risk for a new development. This requires identification of the sources of flood risk, the effects of climate change on the flood risk, the impact of the proposed development, the effectiveness of flood mitigation and management measures and the residual risks that then remain.

This assessment is for a Variation to a Development Plan and therefore is at SFRA scale.

## 2 Flood Risk Identification

The purpose of this stage is to identify whether there are any flooding or surface water management issues relating to the Variation area that may warrant further investigation.

Section 3.1 of the 2021 SFRA, Stage 1 Flood Risk Identification, outlined the various sources of information available on flood risk in Kilkenny City. The sources of information cited there, and the flood zones as mapped in the 2021 SFRA are utilised in this assessment<sup>3</sup>. (See Figure 23b from the SFRA, Areas of flood risk on Kilkenny City zoning, for the overall map<sup>4</sup>.)

Each site, subject to rezoning, is mapped below with the flood zones overlain, as taken from the 2021 SFRA.

### 2.1 *Consideration of Climate change*

The National Indicative Flood Mapping (NIFM) flood mapping dataset now available from the OPW includes mapping for two potential future scenarios taking account of different degrees of climate impact. Data is also available from the OPW Community-Scale Flood Extents, for mid-range and high-end future scenarios. This data might be utilised to identify areas where flood risk may potentially increase in the future.

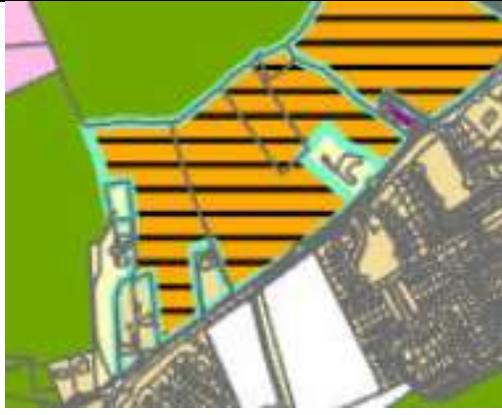
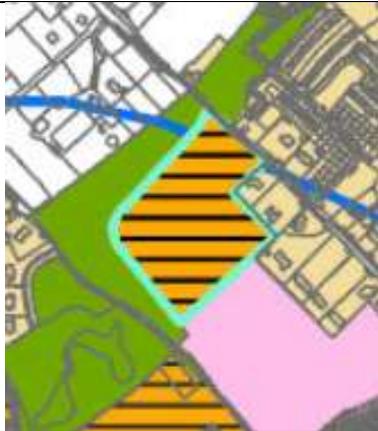
These two sources of mapping were examined, however the coverage does not extend to the area within the Kilkenny City development boundary.

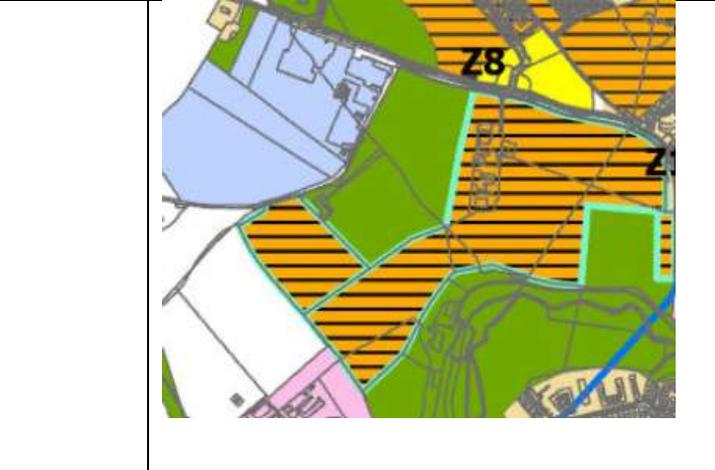
---

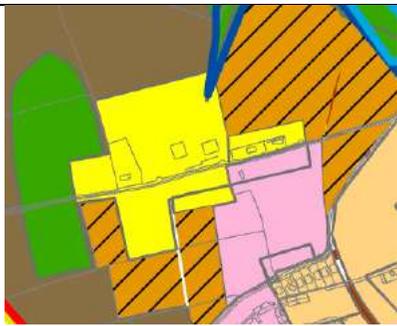
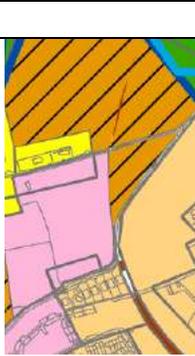
<sup>3</sup> Since publication of the 2021 SFRA, the River Breagagh Draft Scheme Viability Report (SVR) was published by the OPW in 2025, however this mapping is at draft stage. Once the mapping is finalised, as outlined in Section 1.2 of the SFRA, as a live document the SFRA will be updated.

<sup>4</sup> Kilkenny County Council, [Consolidated Strategic Flood Risk Assessment](#), 2021

Ref.	Current zoning	Proposed zoning	Flood risk indicators	Extract from SFRA 2021 Kilkenny City Zoning	Proposed Zoning under Variation 8A
SR1 Ballyfoyle Road	Strategic Reserve	New Residential and Existing Residential	None		
SR2	Strategic Reserve	New Residential	None		
SR3	Strategic Reserve	General Business	None		
	Strategic Reserve	Existing Residential			

	Strategic Reserve	New Residential			
SR4 Loughmacask	Strategic Reserve	New Residential	None		

<p>SR5 Loughmacask</p>	<p>Strategic Reserve</p>	<p>New Residential</p>	<p>None. Flood zones A and B mapped south of subject site along R. Breagh.</p>		
<p>SR6 Breagh Valley</p>	<p>Strategic Reserve</p>	<p>New Residential</p>	<p>None. Flood zones A and B mapped to east.</p>		

OS1 The Butts	The Open Space	Open Space	New Residential	None. Flood zones A and B mapped to south along R. Breagagh .		
NC1 Breagagh Valley	Neighbourhood Centre	New Residential	New Residential	None. Flood zones A and B mapped to north along R. Breagagh .		
NR1 Breagagh Valley	New Residential	Community Facilities	New Residential	None.		

<p>NR2 Breagh Valley</p>	<p>New Residential</p>	<p>Existing Residential</p>	<p>None. Flood zones A and B mapped to north along R. Breagh .</p>		
----------------------------------	----------------------------	---------------------------------	--	--	---

### **3 Conclusion**

As no site subject to rezoning under this Variation is located within either Flood Zone A or B, the process can stop at Stage 1.