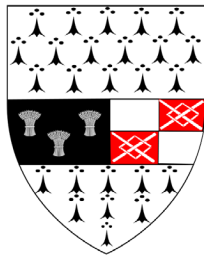


Kilkenny County Council

Draft Ferrybank Belview Framework Plan

Changes to Strategic Flood Risk Assessment



January 2026

Appendix 3: Strategic Flood Risk Assessment

Amendment to add the following text to **Section 2.2. Drainage, Defences, and Early Warning Systems** of the SFRA report (**KK-C330-5**)

Kilkenny County Council have submitted two applications for funding from the OPW under the Minor Works Scheme to address pluvial flooding issues in Drumdowney, where at least one property has previously flooded and others are at risk of flooding or of being cut off by flooding.

Amendment to add the following text to **Section 2.4 Flood Risk Indicators** of the SFRA report (**KK-C330-5**)

Historical indicators taken into account in the identification of flood zones include flood events, such as during Storm Babet (October 2023).

Amendment to text to the SFRA report in **Section 3.5 (KK-C330-5)**

Predictive indicators, including *those detailed at Table 3 of this report.* ~~the emerging findings of the Ferrybank-Belview Flood Relief Scheme Project.~~

Amendment to add information from Appendix 1 of the Proposed Variation on pluvial flooding and flooding relating to constraints in drainage systems, in **Section 2.2 Drainage, Defences, and Early Warning System** of the SFRA report (**KK-C330-5**)

Drainage/SuDs/Flooding

Local surface water management is the responsibility of Kilkenny City and County Council. Any drainage works on site will generally be developer led.

Residential Sites: There is a constraint on the combined drainage system in Ferrybank that runs from the Rockshire Road through the general vicinity of residential sites A, B, D, E and F to a pump station on the Abbey Road beside the Clover Road Junction. A separate combined sewer that runs along Abbey Road from Co. Waterford leads to the same pumping station. This frequently backs up, leading to frequent flooding of the area and frequently resulting in road closures and occasionally flooding property. A small, dedicated surface water system in the area has very limited capacity.

There has been recent flooding of the stream that flows westwards along the BUA (Built Up Area) line to the northeast of site L. There have been pluvial floods where this stream crosses the Ballyrobin Road (that runs through site L) and further flooding that affected houses in the Mullinabro Woods Housing Estate, immediately north of site O. These areas were badly affected on 23/10/2023. Houses forming ribbon development further north of Mullinabro Woods and on the Cloone Road (outside of the BUA line) all rely on individual septic tanks, many of which frequently flood. Pluvial floods have affected houses to the south of site Q. Runoff arose on from higher ground to the south of these houses.

A full reliance on infiltration could require significant areas for percolation to cope with the emerging increased rainfall intensity, which could impact on densities on these plots. The scope for positive drainage systems that avoid existing drainage systems should be explored to provide resilience for more extreme rainfall events.

Employment Sites:

A. Attenuation facilities installed through private development works – IDA Business Park west of E-B and Smartply, north of E-O.

B. Flooding history where two properties at Ballyvalla (Eircode X91 W8X4 and X91 C6Y6) were flooded. The latter occurred most recently on 23/10/23, when the residents had to be rescued and evacuated by the Fire Service. The Local Primary Road LP3412 flooded frequently to the west of these properties. The bridge on the LP3412 between the two properties was replaced in early 2024 with a larger flow capacity, which may alleviate the risk. Local residents held the view that works on Plot E-I and E-J contributed to the flood events.

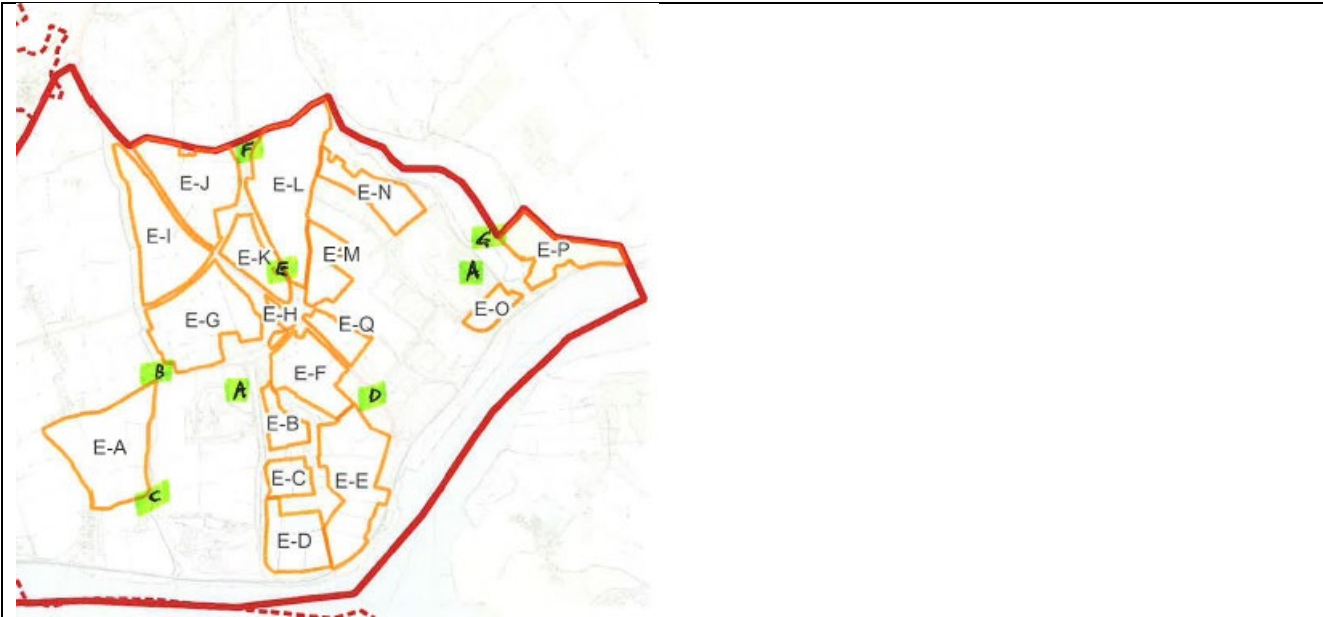
C. The bridge on the Local Secondary Road LS7476 was repaired in early 2024 and appears to have ample capacity.

D. The N29 positive drainage system can become overwhelmed at its junction with the LS7582 leading to Smartply. Spilled fertiliser from Port operations and mud from illegal truck parking along the N29 verges exacerbate the issue.

E. Eircode X91 W2VO in Gorteens flooded extensively on 23/10/23 from water emerging from plot E-L. Works were carried in 2024 on in that land (open drain behind roadside boundary ditch) and at the flooded property (kerbing and ramps to divert water along the road and to existing drainage system) to reduce the flood risk.

F. Run off from lands to the north of Plot E-J flowed through railway bridge on LP3415, entering Eircode X91 HX09 in Drumdowney Lower, destroying boundary walls and flooding several properties. Works to reshape the LP3415 to convey water further along the LP3415 and avoid the affected properties was completed in 2024.

G. These reclaimed lands are prone to flooding. The landowner believes this was a result of the development of the Port, but 25" maps indicate "liable to floods".



Future development should provide for areas of nature-based solutions to surface water management. Sites identified as potential locations for Nature-Based Management Areas should be incorporated into open spaces reserved to ensure development does not hinder implementation of the areas.

UÉ encourages the inclusion of policies and objectives on the use of Sustainable Urban Drainage Systems and Green-Blue Infrastructure in new developments including the public realm and retrofitted in existing developed areas, in line with NPO 57 of the National Planning Framework. These measures can provide a cost effective and sustainable means of managing stormwater and water pollution at source, keeping surface water out of combined sewers (thus increasing capacity for foul drainage from new developments), while providing multiple benefits for example, improved air quality, amenity and noise reduction.

UÉ would be happy to discuss potential opportunities to collaborate on projects that would remove stormwater from combined sewers. To maximise the capacity of existing collection systems for foul water, the discharge of additional surface water to combined (foul and surface water) sewers are not permitted. The removal of stormwater from combined sewers as part of roads, public realm, residential or other developments is strongly encouraged; this is particularly relevant to the achievement of compact growth objectives.

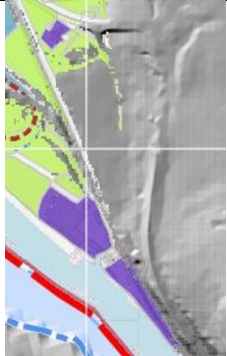
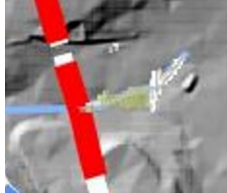
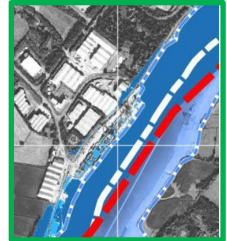
Drainage works on site will be developer led. There are no planned works associated with an approved infrastructural investment programme.

Proposed Material Amendment No. 43

Amendment to add existing lands zoned PFI and a small existing area of Public Utility, where there is a small overlap of Flood Zone A and B, to **Table 6 (KK-C330-5) (KK-C330-2)**

Updated Table 1 Justification Test (new text in green)

Site	Flood Zone	Justification Test (Fails, if one of the following fails; all must be passed for the test to be passed)			
		Is the settlement targeted for growth under the NPF, RSES, existing CDP and/or CDP?	Is the zoning of the lands required to achieve the proper planning and sustainable development of the settlement and in particular has the required	Has flood risk assessment to an appropriate level of detail been carried out as part of the SEA as part of the plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impact elsewhere?	Overall Result and Decision by Planning Authority

			sub-criteria been satisfied ¹ ?		
 <p>Lands zoned BETPs Business, Enterprise and Technology Parks</p>	A and B	Yes	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan.</p> <p>Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for Open Space or Water Compatible Development related uses. Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Objective HE8 and the "Overriding Flood Risk-related Limitation on the above Land Use Zones" from the Plan's Land Use Zones Appendix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning is retained.</p>
 <p>Existing Residential</p>	A and B	Yes	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan.</p> <p>Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for Open Space or Water Compatible Development related uses. Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Objective HE8 and the "Overriding Flood Risk-related Limitation on the above Land Use Zones" from the Plan's Land Use Zones Appendix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning is retained.</p>
 <p>PFI – Port Facilities and Industry and Public Utility</p>	A and B	Yes	No	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the Plan.</p> <p>Section 4 of the SFRA outlines the measures integrated into Plan to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for Open Space or Water Compatible Development related uses. Future development will: be subject to site-specific flood risk assessments; and comply with the flood risk management provisions of the Plan (see Section 4 above), including structural and non-structural risk management measures. This is in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased or, if practicable, will be reduced. Overlaps between Land Use Zoning and Flood Zones have been mapped to clearly indicate lands constrained by flood risk. Development is subject to the policies, objectives and requirements of the Plan that relate to flood risk and climate change.</p>	<p>Fail, however these lands are associated with existing development / infrastructure and Objective HE8 and the "Overriding Flood Risk-related Limitation on the above Land Use Zones" from the Plan's Land Use Zones Appendix would limit future development.</p> <p>The land use zoning objective reflects the existing use of the site and therefore the zoning is retained.</p>

¹ (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement; (ii) Comprises significant previously developed and/or under-utilised lands; (iii) Is within or adjoining the core of an established or designated urban settlement; (iv) Will be essential in achieving compact and sustainable urban growth; and (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

Proposed Material Amendment No. 44

Amendment to update the Flood Zone mapping with higher resolution maps (KK-C330-5)

