



Leitrim County Development Plan 2023-2029

Proposed Material Alterations to Proposed Variation No. 1

Strategic Flood Risk Assessment

Addendum Report



Comhairle
Chontae
Liatroma | Leitrim
County
Council

STRATEGIC FLOOD RISK ASSESSMENT REPORT

**FOR
PROPOSED MATERIAL ALTERATIONS
TO
PROPOSED VARIATION No. 1
TO THE
LEITRIM COUNTY DEVELOPMENT PLAN
2023-2029**

for: Leitrim County Council



**Comhairle Chontae Liatroma
Leitrim County Council**

by: CAAS Ltd.



AUGUST 2026

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Section 1 Introduction

This is the Strategic Flood Risk Assessment (SFRA) Report for Proposed Material Alterations to Proposed Variation No. 1 to the Leitrim County Development Plan 2023-2029, as varied. It provides the findings of the SFRA considerations in relation to Proposed Material Alterations to Proposed Variation No. 1.

Addendum I to the Stage 2 SFRA prepared for the Leitrim County Development Plan 2023-2029 considered Proposed Variation No. 1 to which the Proposed Material Alterations relate. The Addendum demonstrated that, taking into account the provisions integrated into the existing Leitrim County Development Plan 2023-2029, the SFRA undertaken to inform the Leitrim County Development Plan, the changes included within Proposed Variation No. 1 and currently available information on flood risk, that the Plan, as varied, will continue to be consistent with the 2009 Ministerial Guidelines on Flood Risk Management (referred to hereafter as “the Flood Risk Management Guidelines”).

Proposed Variation No. 1 and associated SEA, AA and SFRA documents were placed on public display and submissions were invited. Submissions are responded to in a Chief Executive’s Report within which recommendations were made for Proposed Material Alterations to the Proposed Variation.

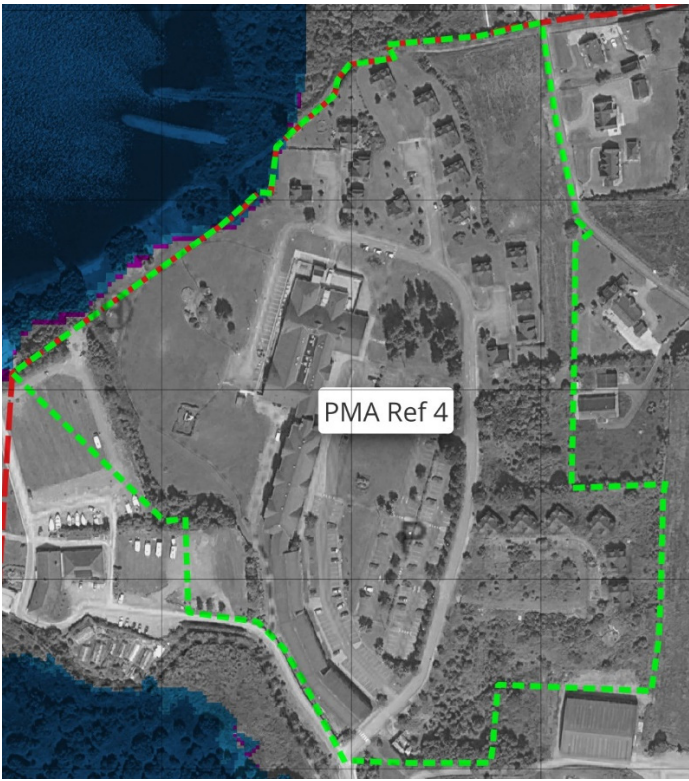
Members agreed Proposed Material Alterations taking into account the Chief Executive’s Report. The alterations propose a number of text and map-based changes to the Proposed Variation/associated documents. For further detail, the Proposed Material Alterations should be referred to.

This report follows, as relevant, the SFRA methodology detailed in, and should be read in conjunction with: the Leitrim County Development Plan 2023-2029 Stage 2 SFRA Report, which is available alongside the Development Plan; and Addendum I to the Stage 2 SFRA prepared for the Leitrim County Development Plan 2023-2029 for Proposed Variation No. 1.

Section 2 Consideration of Proposed Material Alterations

SFRA considerations for Proposed Material Alteration are provided on Table 2.1 below.

Table 2.1 SFRA Consideration of Proposed Material Alterations¹

Proposed Material Alteration No.	SFRA Consideration
1	This is a text based alteration and does not relate to flood risk.
2	This is a text based alteration and does not relate to flood risk.
3	This is a text based alteration and does not relate to flood risk.
4	This is a zoning change for lands generally within Flood Zone C – the zoning objective is compatible in these areas. However, a relatively minor part of this site, along the site's north western boundary overlaps with Flood Zones A and B, and the Future Mid-Range Scenario – see map below. This proposal would fail the Justification Test; however, existing Development Plan provisions apply to this site that ensure flood risk management and the provisions of the Flood Risk Management Guidelines are taken into account as relevant and appropriate².  Indicative Flood Zones - Flood Zone A - Flood Zone B Flood Modelling Extents - Mid-Range Future Scenario 0.1% AEP - High-End Future Scenario 0.1% AEP

¹ For detail on Proposed Material Alterations please refer to Proposed Material Alterations document.

² Policy FRM POL 10 Development proposals will need to be accompanied by a Development Management Justification Test when required by the Guidelines. Where only a small proportion of a site is at risk of flooding, the sequential approach shall be applied in site planning, in order to seek to ensure that no encroachment onto or loss of the flood plain occurs and/or that only water compatible development such as 'Open Space' would be permitted for the lands which are identified as being at risk of flooding within that site.

Policy FRM POL 12: To require that Strategic Flood Risk Assessments and site-specific Flood Risk Assessments shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) and the Flood Risk Management – Climate Change Sectoral Adaptation Plan 2019, and the guidance on potential future scenarios contained therein, shall be consulted with to this effect.

Policy FRM POL 13: To require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.

Proposed Material Alteration No.	SFRA Consideration
5	This is a zoning change for lands within Flood Zone C – the zoning objective is compatible.
6	This is a zoning change for lands within Flood Zone C – the zoning objective is compatible.
7	This is a zoning change for lands within Flood Zone C ³ – the zoning objective is compatible.
8	This is a zoning change for lands within Flood Zone C – the zoning objective is compatible.
9	This is a zoning change for lands within Flood Zone C ⁴ – the zoning objective is compatible.
10	This is a zoning change for lands within Flood Zone C – the zoning objective is compatible.
11	This is a text based alteration and does not relate to flood risk.
12	This is a zoning change for lands within Flood Zone C – the zoning objective is compatible.
13	This is a text based alteration and does not relate to flood risk.
14	This is a zoning change for lands within Flood Zone C – the zoning objective is compatible.
15	This is a text based alteration and does not relate to flood risk.

³ For the avoidance of any doubt, this site was visited as part of the SFRA and was found to be situated entirely within Flood Zone C. No connectivity between Carrigallen Lough, to the northwest, and the town was identified. Remains of the Aghawillin Stream, which historically connected Carrigallen Lough to Gangin Lough, to the south east was identified. No evidence of any of the various mill races that used to be associated with the stream could be identified.

⁴ For the avoidance of any doubt, this site was visited as part of the SFRA and was found to be situated entirely within Flood Zone C. No connectivity between Carrigallen Lough, to the northwest, and the town was identified. Remains of the Aghawillin Stream, which historically connected Carrigallen Lough to Gangin Lough, to the south east was identified. No evidence of any of the various mill races that used to be associated with the stream could be identified.

Section 3 Conclusion

Considering the existing provisions of the County Development Plan, and the provisions of the Proposed Variation and associated Proposed Material Alterations, it is concluded that Proposed Material Alterations have taken account of flood risk management and the provisions of the Flood Risk Management Guidelines as relevant and appropriate.



Leitrim County Development Plan 2023-2029

Áras an Chontae
Carrick-on-Shannon
County Leitrim
T: +353 (0)71 9620005

www.leitrim.ie



Comhairle
Chontae
Liatroma

Leitrim
County
Council