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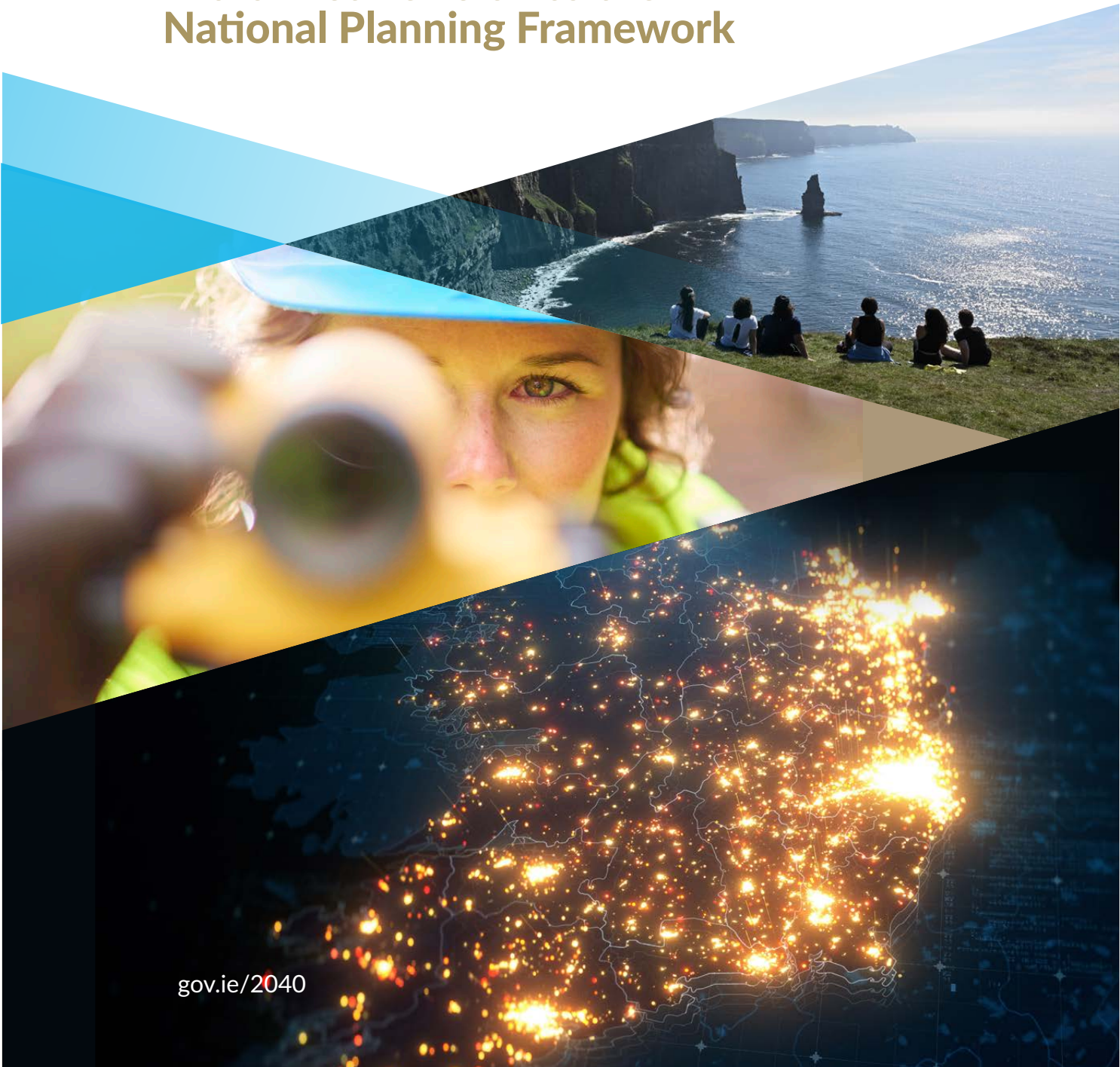


National
Planning
Framework

Strategic Flood Risk Assessment (SFRA) Report

Project Ireland 2040

**Draft First Revision to the
National Planning Framework**



[gov.ie/2040](https://www.gov.ie/2040)

STRATEGIC FLOOD RISK ASSESSMENT REPORT

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1 INTRODUCTION

1.1 Objective

The NPF is the Government’s high-level strategic plan for shaping the future growth and development of Ireland out to the year 2040. The NPF was published in 2018 and has since been significantly influenced both by the evolution of planning policy at national, regional and local levels, and development patterns and trends across the country.

The Planning and Development Act 2000 (as amended) under Section 20C, requires the Government to either revise, replace or state why the Government has decided not to revise, every six years after the publication of the NPF. The Government decided in June 2023 to undertake a revision to the NPF, in recognition of the need to account for particular changes which have taken place since 2018 which require consideration in the context of potential amendments to the current framework.

The fundamental objective of this report is to undertake a Strategic Flood Risk Assessment (SFRA) of the draft first revisions of the National Policy Objectives (NPOs) and relevant National Strategic Objective (NSO) within Project Ireland 2040 – the National Planning Framework (draft revised NPF). The aim is to ensure that flood risk is a key consideration in delivering the proposed strategic sustainable land-use planning decisions. This SFRA has been prepared for the Department of Housing, Local Government and Heritage (DHLGH)¹ by considering the requirements of The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014).²

1.2 SFRA Integration with the Draft Revised NPF

Increased flood risk as a result of land use planning has, above all else, been one of the most costly (environmental, social and economic) legacy issues of previous national, regional and local land use decisions. The policies being proposed in the draft revised NPF to the 2040 epoch envisage significant population and economic growth. Subsequently, the SFRA provides a high level review of the known existing flood risk to the three regions of East & Midlands, Southern and Northern & Western as well as the five cities as identified in **Table 3-1**, and an assessment of the potential flood risk impacts associated with the key messages provided in the draft revised NPF to ensure the Department makes informed strategic planning decisions in respect of the SFRA.

1.3 Policy Background

1.3.1 Irish Legislation

In 2004 an Inter-Departmental Review Group, led by the Minister of State at the Dept. of Finance with special responsibility for the Office Public Works (OPW), published a review of national flood policy. The scope of the review included a review of the roles and responsibilities of the different bodies with responsibilities for managing flood risk, and to set a new policy for flood risk management in Ireland into the future.

The adopted policy was accompanied by many specific recommendations, including:

¹ The Department of Housing, Local Government and Heritage and any variations of its name (due to transfer of responsibilities) hereafter will be referred to as ‘the Department’.

² The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014) hereafter will be referred to as ‘the Guidelines’

- The Department will develop and implement policy and guidelines on the consideration of flood risk in planning and development control;
- The OPW should be the lead agency for implementing flood risk management policy in Ireland;
- Focus on managing flood risk, rather than relying only flood protection measures aimed at reducing flooding;
- Taking a catchment-based approach to assess and manage risks within the whole-catchment context; and
- Being proactive in assessing and managing flood risks, including the preparation of flood maps and flood risk management plans.

To meet the requirements of these recommendations the OPW published The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (**The Guidelines**) in 2009 and developed the National Catchment Flood Risk Assessment and Management (CFRAM) Programme. The Guidelines were developed with the purpose of integrating flood risk assessment and management into spatial planning development plans and policies at all governmental levels. The CFRAM programme was developed to deliver on other core components of the national flood policy as well as the requirements of the 2011 EU Floods Directive (2007/60/EC) which were transposed into Irish Law under Statutory Instrument 122 of 2010.

In compliance with the Directive and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended, a Strategic Environmental Assessment (SEA) of the NPF has been carried out in parallel to this SFRA. The SEA has prepared an Environmental Report of the likely significant effects on the environment of implementing the framework. A Natura Impact Statement has also been prepared as part of the Appropriate Assessment of the NPF, in compliance with the Birds and Natural Habitats Regulations 2011, as amended.

The Environmental Protection Agency (EPA) SEA Scoping Guidance Document outlines that the SEA should adopt policies to avoid and restrict the zoning of lands in flood prone areas. It should also adopt a policy that requires flood risk assessments, prepared in accordance with the Guidelines, to be undertaken for developments and zoning being proposed in flood prone areas. Additionally, the SEA should promote the adaptation measures to account for the likely increased risk of flooding due to Climate Change and include measures to promote the implementation of appropriate Sustainable Urban Drainage Systems (SuDS).

1.3.2 European Legislation

Under the Floods Directive, the EU recognises the importance of land use management and spatial planning as a key tool in flood risk management. The Floods Directive requires Member States to prepare catchment-based Flood Risk Management Plans (FRMPs) that will set out flood risk management objectives, actions and measures. The OPW undertook the National Catchment-based Flood Risk Assessment and Management (CFRAM) Studies in consultation with the Local Authorities and supported by external engineering consultants. Six CFRAM studies (covering 20 River Basins) were carried out between 2012 and 2017 under this National CFRAM Programme. The objectives of the CFRAM Programme were to identify, assess and map the areas of significant flood risks in the river systems including identification of economically, socially and environmentally viable structural and non-structural measures and options for managing flood risks within each river catchment as a whole. Under these studies 29 Flood Risk Management Plans were prepared identifying both structural and non-structural measures require to alleviate flood risks in all areas which were identified to have significant potential flood risks. These plans are available on www.floodinfo.ie

The delivery of the Floods Directive is being coordinated with the requirements of the EU Water Framework Directive (WFD) (2000/60/EC). The WFD aims to improve the overall quality of the water environment including rivers, groundwater and coastal waters. This process is being delivered through the development of

River Basin Management Plans (RBMPs) to enable all rivers and coastal waters to achieve good ecological status. The delivery of the RBMPs will ultimately bring a sustainable integrated catchment management to the rivers of Ireland and across the EU.

Similarly, the integration of the SFRA within the SEA for the NPF is derived from the EU SEA Directive (2001/42/EC) legislation.

1.4 Best Available Information

There are a wide range of datasets and information available to consider the existing flood risk across Ireland including the OPW Preliminary Flood Risk Assessment Study, historical mapping and local level studies. One of the most comprehensive datasets (predictive flood maps) were published under the CFRAM programme which were developed to comply with the requirements SI 122 of 2010 and the consequentially the EU Floods Directive. Further to this, the recent (2020) National Indicative Fluvial Mapping (NIFM) project has produced second generation indicative fluvial flood data that are of a higher quality and accuracy to those produced for the first cycle PFRA. Geological Survey of Ireland (GSI) prepared historical and predictive groundwater flood maps across Ireland (particularly for the limestone karstic regions) under the GWFlood Project (2016-2019). The predictive groundwater flood map presents the probabilistic flood extents for locations of recurrent karst groundwater flooding (GSI, 2020). In the Irish Coastal Protection Strategy Study (ICPSS, 2014), the extreme sea levels along the coasts of Ireland were estimated. These estimates were further updated under the Irish Coastal Wave and Water Level Modelling Study, Phase I (ICWWS, 2018). Based on these updated estimates, the National Coastal Flood Hazard Maps (NCFHM) were prepared for Ireland in 2021. The following sources of records have been collected and reviewed to identify any existing flood and potential flood risks within the major planning areas considered under the Irish National Planning Framework (NPF):

- The OPW historic flood maps and reports published in <https://www.floodinfo.ie>;
- The National Preliminary Flood Risk Assessment (PFRA) – Overview Report & Indicative Flood Maps (OPW, March 2012, www.cfram.ie);
- CFRAM Study Reports (www.floodinfo.ie);
- CFRAM Flood Maps and Flood Risk Management Plans (<https://www.floodinfo.ie>);
- The National Indicative Fluvial Mapping (INFM) (<https://www.floodinfo.ie>);
- The GSI GWFlood Project (2020) prepared historical and predictive groundwater flood maps (<https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1c>);
- The Irish Coastal Protection Strategy Study (ICPSS) prepared coastal flood maps (<https://www.floodinfo.ie>); and
- The Irish Coastal Wave and Water Level Modelling Study (ICWWS) prepared updated coastal flood maps (<https://www.floodinfo.ie>).

1.5 Report Structure

A summary of the Planning System and Flood Risk Management Guidelines and the procedure for undertaking a SFRA on a national scale is presented in Section 2. The study area is identified, and a high level flood risk appraisal is contained in Section 3. Flood risk and spatial planning issues are discussed in Section 4. Section 5 details a discussion on the NPOs which consider flood risk management.

2 THE FLOODING SYSTEMS AND FLOOD RISK MANAGEMENT GUIDELINES (THE GUIDELINES)

2.1 Purpose of The Guidelines

In 2009, the Department of Environment, Heritage and Local Government (DEHLG) in conjunction with the OPW published. The Guidelines with the purpose of ensuring that flood risk is considered by all levels of government when preparing development plans and planning guidelines. The Guidelines are the key document in the integration of the flood risk management best practice and land use planning decisions. They are required to be used at all levels of the planning process from national level strategic assessments to individual planning applications being brought forward.

2.2 Objectives of The Guidelines

The core objectives of The Guidelines are to:

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

The Guidelines recommend that Flood Risk Assessments (FRA) be carried out to identify the risk of flooding to land, property and people. FRAs should be carried out at different scales by government organisations, local authorities and for proposed developments appropriate to the level of information required to implement the core objectives of the Guidelines. The FRA scales are:

- **National Flood Risk Appraisal (NFRA)** – There is no specific guidance in the Guidelines for a NFRA, however it must ensure the Guidelines are applied to policies, strategies and objectives and that flood risk is addressed in a national context.
- **Regional Flood Risk Appraisal (RFRA)** – a broad overview of flood risk issues across a region to influence spatial allocations for growth in housing and employment as well as to identify where flood risk management measures may be required at a regional level to support the proposed growth. This should be based on readily derivable information (in particular the CFRAM Studies) and undertaken to inform the Regional Spatial and Economic Strategies.
- **Strategic Flood Risk Assessment (SFRA)** – an assessment of all types of flood risk informing land use planning decisions. This will enable the Planning Authority to allocate appropriate sites for development, whilst identifying opportunities for reducing flood risk. The SFRA will revisit and develop the flood risk identification undertaken in the RFRA and give consideration to a range of potential sources of flooding. An initial flood risk assessment, based on the identification of Flood Zones, will also be carried out for those areas, which will be zoned for development. Where the initial flood risk assessment highlights the potential for a significant level of flood risk, or there is conflict with the proposed vulnerability of development, then a site-specific FRA will be recommended, which will necessitate a detailed flood risk assessment.
- **Site Specific Flood Risk Assessment (FRA)** – site or project specific flood risk assessment to consider all types of flood risk associated with the site and propose appropriate site management and mitigation measures to reduce flood risk to and from the site to an acceptable level. If the previous tiers

of study have been undertaken to appropriate levels of detail, it is highly likely that the site-specific FRA will require, detailed channel and site survey, and hydraulic modelling.

2.3 SFRA Methodology

The Guidelines outline how the interaction of flood risk management and land use planning should occur at all stages of the planning process. In order to ensure compliance with this approach this strategic flood risk assessment (SFRA), which is being undertaken at a National Level and therefore cannot contain a detailed assessment of flood risk, must as a minimum ensure that the Guidelines are applied to the policies contained within the NPF. This shall include:

- Incorporate a high level flood risk appraisal as part of the existing SEA process for the preparation of NPF, (**Chapter 3**);
- Identify high level flood risk and spatial planning issues for the area covered by the NPF (**Chapter 4**);
- Set out a high level policy framework for development plans and local area plans of planning authorities to address the flood risk issues identified at a regional level (**Chapter 5**); and
- Outline, with due consideration of the national flood risk assessment and management planning programme, any further requirements for flood risk assessments and/or studies at local authority level (**Chapter 5**).

2.4 Types of Flooding

Flooding can occur from a range of sources, individually or in combination, as described below.

- Fluvial flooding occurs when rivers and streams break their banks and water flows out onto the adjacent low-lying areas (the natural floodplains). This can arise where the runoff from heavy rain exceeds the natural capacity of the river channel and can be exacerbated where a channel is blocked or constrained or, in estuarine areas, where high tide levels impede the flow of the river out into the sea. While there is a lot of uncertainty on the impacts of climate change on rainfall patterns, there is a clear potential that fluvial flood risk could increase into the future.
- Pluvial flooding occurs when the amount of rainfall exceeds the capacity of urban storm water drainage systems or the infiltration capacity of the ground to absorb it. This excess water flows overland, ponding in natural or man-made hollows and low-lying areas or behind obstructions. This occurs as a rapid response to intense rainfall before the flood waters eventually enter a piped or natural drainage system. This type of flooding is driven in particular by short, intense rain storms.
- Groundwater flooding occurs when the level of water stored in the ground rises as a result of prolonged rainfall, to meet the ground surface and flows out over it, i.e., when the capacity of this underground reservoir is exceeded. Groundwater flooding results from the interaction of site-specific factors such as local geology, rainfall infiltration routes and tidal variations. While the water level may rise slowly, it may cause flooding for extended periods of time. Hence, such flooding may often result in significant damage to property or disruption to transport. In Ireland, groundwater flooding is most commonly related to turloughs in the karstic limestone areas prevalent in particular in the west of Ireland.
- Coastal flooding occurs when sea levels along the coast or in estuaries exceed neighbouring land levels, or overcome coastal defences where these exist, or when waves overtop the coastline or coastal defences.
- Failure of infrastructure can lead to flooding whether it is the catastrophic failure of a dam or flood defence, the blockage of culvert or a watermain burst.

The wide range of flooding types described indicates that, not only our urban areas, but also our rural and coastal environments are also susceptible to flood risk. The Guidelines acknowledge this fully, recognising the potential detrimental impacts on people, communities, the economy and the environment should consideration of the recommendations for land use and infrastructure planning in the Guidelines not be incorporated into national, regional, and local development plans.

2.5 Sequential Approach

A key aspect of ensuring the Guidelines is applied to all levels of the planning process is the Sequential Approach. As outlined in **Figure 2.1**, the approach recommends the principle of “Avoid” areas of flood risk as a first consideration but if not possible then “Substitute” a different land use that is less vulnerable to the effects of flooding. When both avoidance or substitution are not a practical approach then a robust Justification Test should be undertaken to quantify and mitigate any potential increase in risk and facilitate the development of the area. The Sequential Approach is required to be applied at all levels of the planning process including the development of the NPF.

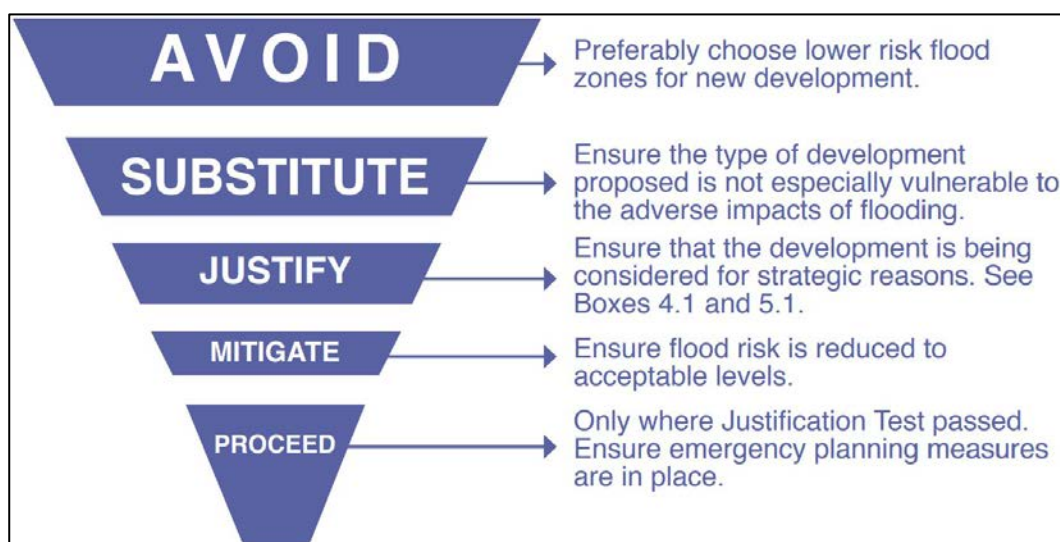


Figure 2.1 - Sequential approach principles in flood risk management

The Development Plan Justification Test (also known as Plan-making Justification Tests) should be carried out as part, where appropriate, of the FRAs for National, Regional, and Local Development Plans using mapped flood zones. It applies where land zonings have been reviewed with respect to the need for development of areas at a high or moderate risk of flooding for uses which are vulnerable to flooding and which would generally be inappropriate and where avoidance or substitution is not appropriate. To be deemed justifiable development and land use zoning objectives must satisfy all of the criteria as per **Table 2-1 (as set out in The Guidelines, Box 4.1)**

Table 2-1 – Justification Test for Development Plans

Justification Test for Development Plans	
1.	The urban settlement is targeted for growth under the National Spatial Strategy, National Planning Framework, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.
2.	The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: <ol style="list-style-type: none"> 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.

Justification Test for Development Plans

3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development 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 impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.

2.6 Climate Change

Climate Change is expected to increase flood risk. It could lead to more frequent flooding and increase the depth and extent of flooding. Due to the uncertainty surrounding the potential effects of climate change a precautionary approach is recommended in the Guidelines:

- Recognise that significant changes in the flood extent may result from an increase in rainfall or tide events and accordingly adopt a cautious approach to zoning land in these potential transitional areas.
- Ensure 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.
- Ensure 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 NPF sets a new strategic planning and development framework up to the year 2040 when the initial predicted effects of climate change may have to be realised. It is imperative therefore that the predicted effects of climate change on flooding are considered in this process.

In the NPO78 states that, “preventing or mitigating the risk of flooding by taking account of the potential impacts of climate change on flooding and consideration of the Flood Risk Management Climate Change Sectoral Adaptation Plan.”

In NPO79, it is also recommended to “support the management of stormwater, rainwater and surface water flood risks through use of nature-based solutions and sustainable drainage systems.”

3 HIGH LEVEL FLOOD RISK APPRAISAL

3.1 The National Planning Framework (NPF)

The principal of the SFRA is to ensure the correct and appropriate application of The Guidelines to the NPF in accordance with the Sequential Approach. The NPF is divided into 10 chapters with a number of key messages on the predicted population and economic growth over the period to the year 2040. It sets out how this will be co-ordinated via a range of national, regional and local authority policies and activities, planning and investment. The NPF provides a description of the anticipated growth across Ireland’s three regions. **Table 3-1** indicates the areas specifically referred to in the NPF broken down by region.

Table 3-1 – Settlements and Regions Considered in the SFRA

Regions	Cities	Regional Drivers
Eastern & Midland Region	Dublin	Athlone
		Drogheda
		Dundalk
Southern Region	Cork	N/A
	Waterford	
	Limerick	
Northern and Western Region	Galway	Sligo
		Letterkenny

3.2 Existing Flood Risks

A brief overview of the existing flood risks within each of the Regions is provided below to establish a baseline assessment.

3.2.1 Eastern & Midland Region

This region is affected by fluvial, coastal and pluvial flooding. In both urban and rural areas there is a significant fluvial risk along the main river catchments and their tributaries including the Liffey, Boyne, Broadmeadow, Barrow and Shannon. The expansion of the greater Dublin area over the last two decades has left drainage infrastructure under pressure and the integrated nature of flooding emanating from the hydraulic connectivity between rivers, storm drainage and the coastal interface is a known issue in many parts of the city. Agricultural land along the main rivers has also been impacted by flooding most notably along the banks of the Shannon where due to the flat terrain flooding can propagate inland up to 1km in some locations. Coastal settlements along the Irish Sea have also been impacted by tidal flooding and wave overtopping.

3.2.2 Southern Region

The fluvial flood risk in the Southern Region is characterised by the substantial river catchments including the Shannon, Nore, Barrow, Slaney, Blackwater, Suir and Lee as well as smaller steeper catchments draining to various points of the coastline. Historically these have caused widespread fluvial flooding to urban

and agricultural areas in this region. The southern region coastline has also been impacted by coastal flooding including Cork City and Waterford City and coastal erosion is also an issue particularly along the Wexford coast. Combined fluvial, pluvial and coastal flooding is an issue in Cork City and other coastal communities.

3.2.3 Northern and Western Region

The main river catchment in this region is the Shannon and its tributaries which cause significant flooding to urban areas along its length and the surrounding rural landscape. The remaining river catchments drain from upland rural areas to the Northern and Western coasts affecting urban areas and agricultural lands. Coastal flooding and erosion affect a number of coastal communities along the Atlantic Coastline. Pluvial flooding is a risk in urban areas but to a lesser extent than other regions. Groundwater flooding is also most prevalent in the west of Ireland in karst limestone areas with rural and urban communities in South Galway, Mayo and Roscommon most affected.

4 SPATIAL PLANNING ISSUES

This chapter examines further the existing flood risk specifically within the context of the five cities and regions identified in **Table 3.1** and **planning issues with respect to the existing and the predicted flood risks within each region.**

In the revised NPF (2024), significant increases in total population by 2040 in Ireland have been predicted (**NPO3**). In the Eastern & Midland, Northern & Western and Southern Regions approximate additional population increases of 470,000, 150,000 and 330,000 are respectively predicted between 2022 and 2040 (NPO3). Further to this, to ensure targeted pattern of population growth of Ireland's cities, different population growths targets in different cities are set out (see **Table 4-1, NPO16**).

Table 4-1 – Population Growth Targets by 2040 in Five Cities in Ireland

City	Population 2022	2018 NPF	Population Growth to 2040		Minimum Target Population 2040
		%Range 2016-2040	% Range 2022-2040	People	
Dublin - City and Suburbs	1,263,000	20-25%	20-25%	296,000	1,560,000
Cork - City and Suburbs	223,000	50-60%	40%	96,000	320,000
Limerick - City and Suburbs	102,000	50-60%	40%	44,000	150,000
Galway - City and Suburbs	86,000		40%	36,000	122,000
Waterford - City and Suburbs	60,000		40%	28,000	88,000

In order to accommodate the above-mentioned population growths, it has been targeted to deliver significant additional housing (**NPO43**). It has been recommended to deliver at least half (50%) of all new homes in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints (**NPO8**).

The above-mentioned development pressures along with the climate change effects on flooding would cause increases in the existing flood risks within the cities and their suburbs, particularly in the Cork City area, since much of the low-lying areas of this City area are liable to fluvial and coastal flooding. To comply with the Guidelines, the overriding policy should be to avoid development in flood risk areas, however, due to spatial, economic and environmental and physical constraints this is not always possible. FRAs should be carried out to an appropriate detail to ensure development is sustainable and avoided in flood risk areas Where avoidance cannot be achieved, the sequential approach as set out in the Guidelines must be applied. This will facilitate the integration of flood risk and land risk planning at all tiers of the planning hierarchy from national level through regional, city/county and local plans, masterplans and individual planning applications. All developments in flood zone should have regard to latest national climate policies including Climate Action Plans for 2023 and 2024 and Flood Risk Management - Climate Change Sectoral Adaptation Plan (2019 - 2024).

It is to be noted here that the ROI Government has committed €1.3 billion to the delivery of 150 flood relief schemes across ROI over the lifetime of the National Development Plan to 2030 to protect approximately 23,000 properties in threatened communities from river and coastal flood risk. A full list of these schemes along with their implementation timeframe are available in the Government website:

<https://www.gov.ie/en/policy-information/5b609-major-flood-relief-schemes/>. Following the implementations of these schemes the existing flood risks within the relevant cities/towns will be improved. This will thus facilitate to accommodate the above-mentioned development pressures along with combating any predicted climate change impacts on flood risks.

4.1 Eastern and Midland Region

CFRAM mapping is available for most, but not all, main towns and settlements in the Eastern and Midland Region and, in conjunction with historical mapping and other relevant and appropriate flooding information, should be examined when carrying out regional and strategic FRAs for regional, city/county and local development plans. Flood mapping for four CFRAM Studies (Eastern, Shannon, South-Eastern, North West-Neagh Bann) is available to be utilised for spatial analysis. The principle of avoidance should be mostly achievable for all large settlements in the region. Some settlements have geographical constraints which can hinder avoidance such as proximity to the sea and mountainous areas.

Well established coastal settlements along the Irish Sea are susceptible to tidal flooding and wave overtopping where avoidance is not always possible. Therefore, development in these areas may have to consider substituting land uses to accommodate less vulnerable or water compatible types of development or following the sequential approach and applying the Justification Test at both plan and development level if necessary. The coastal flood maps prepared under the ICPSS and ICWWS should be utilised for the spatial analysis of the targeted developments in these areas. The fluvial and coastal flood extents map for the Dublin Metropolitan Area Strategic Plan are included in Appendix B.

4.1.1 Dublin

Dublin City has, like other settlements in the Eastern Region, geographical constraints which limit its spatial growth. Growth of the capital is dictated to go West and North due the Dublin / Wicklow Mountains and the Irish Sea to the south and east respectively. The river Liffey and its tributaries already influence the development patterns in the City Centre and South Dublin. As the city progresses west it will further encounter flood risk issues associated with the River Liffey. Lucan and towns in Kildare such as Leixlip and Celbridge are already influenced by flooding along the banks of the river. The development of the larger Blanchardstown area is influenced by the River Tolka and its extents with less vulnerable and flood compatible zonings prevalent along the river's route.

In North Dublin the Broadmeadow River is influencing the spatial growth of Swords with coastal communities such as Skerries, Rush and Malahide influenced by both fluvial and tidal extents. Dublin City itself is constrained by the fact that it has largely already full developed. The urban rivers (Poddle, Dodder, Santry, Camac, Tolka) traversing the city have caused significant flooding as the city has grown radially from the banks of the Liffey. The principle of avoidance is difficult adjacent to these rivers as there is not always alternative flood free land to develop on, therefore the local authorities have built or are exploring flood risk management measures along these urban rivers to reduce the flood risk to surrounding areas and allow infill and regeneration projects adjacent to these rivers. The Eastern CFRAM studies has produced flood mapping for the vast majority of the Dublin area which should be used in the County Development Plan SFRAs for local authorities in the Greater Dublin Area. Further to this, the revised coastal flood maps prepared under the ICWWS studies should also be used in the County Development Plan SFRAs.

It should also be mentioned here that the construction works for a number of flood relief schemes within the greater Dublin City area have already been completed, and also few of the schemes are currently at the design stages (source: <https://www.gov.ie/en/policy-information/5b609-major-flood-relief-schemes/>). These schemes will provide protection to a significant number of flood affected properties, both from the fluvial and coastal flood risks, in these area. The updated post scheme flood maps should be used in the County Development Plan SFRAs.

4.1.2 Athlone

The spatial growth of Athlone is dominated by the River Shannon and Lough Ree to the north of the town. The lands to the south of the town are dramatically impacted by extreme flooding from the River Shannon.

This influences the town to grow spatially to the east and west which is already prevalent from an aerial view of the town. The principle of avoidance is particularly important along the banks of the Shannon as inappropriate development could potentially put more lives at risk of flooding. Construction of the Athlone flood alleviation scheme is underway and is expected to be completed by December 2024. This scheme will provide protection to a significant number of flood affected properties located within the scheme area from the fluvial flood risk.

4.1.3 Drogheda

Drogheda sits at the mouth of the River Boyne discharging into the Irish Sea. Aerial photography would indicate the town will expand to the north and south. There is partial flooding in these areas and the principle of avoidance should be implemented to avoid flood risk areas. Both the fluvial and tidal flooding (joint flooding) affect the quays of the town as well as partially propagating inland in areas between St. Marys Bridge and St. Dominick's Bridge for higher return periods. Development in this area should follow the sequential approach and appropriate land use types adopted. The Drogheda Flood Relief Scheme is currently at Stage I (Scheme Development & Design) and is programmed to be completed the construction works by December 2031. This scheme will provide protection to a significant number of flood affected properties located within the scheme area, both from the fluvial and coastal flood risks

4.1.4 Dundalk

Dundalk town centre is susceptible to fluvial flooding along the Castletown River but also from tidal flooding propagating inland from the Irish Sea (refer to the CFRAM and ICWWS studies prepared flood extents maps). The Mourne Mountains to the north of the town and hilly terrain to the west with the Irish Sea to the east has seen the town grow south towards the village of Blackrock. The M1 circumnavigates the town which will consolidate growth of the development to the south of the town centre. The growth of Dundalk will largely be comprised of infill development between the boundary of the existing town and the M1. The Dundalk Flood Relief Scheme is currently at Stage I (Scheme Development & Design) and is programmed to be completed the construction works by December 2031. This scheme will provide protection to a significant number of flood affected properties located within the scheme area, both from the fluvial and coastal flood risks.

4.2 Southern Region

Flood mapping is available for three CFRAM Studies (South-Western, Shannon, South-Eastern) and also the coastal flood maps prepared under the ICPSS and ICWWS studies to be used for spatial analysis of flood risk to some of the main towns and settlements in the Southern Region. This mapping, in conjunction with historical mapping and other relevant and appropriate flooding information should be examined when carrying out regional FRAs and SFRAs for regional, city/county and local development plans. The principle of avoidance should be mostly achievable for all large settlements in the region. Some settlements have geographical constraints which can hinder avoidance such as proximity to the sea and mountainous areas.

The fluvial and coastal flood extents map for the Cork, Limerick and Waterford Metropolitan Area Strategic Plans are included in Appendix B.

4.2.1 Cork City

Cork City and has suffered from coastal, fluvial and pluvial flooding historically, predominantly along the River Lee and its tributaries. Geographically, Cork City is contained within the valley of the River Lee and restricted by growth to the west given its proximity to Lough Mahon. The principle of avoidance is difficult to achieve adjacent to the River Lee as this is an established urban area but should be possible on the fringes of the urban area. The progression of two flood protection schemes in the city is ongoing for the Lower Lee

(Cork City) and River Bride (Blackpool). Construction works for the Lower Lee FRS is expected to commence in mid-2027. Further to this, the Midleton Flood Relief Scheme (Cork City Suburb area) has also been progressed and the construction works for this scheme are expected to be commenced in mid-2026. These schemes will provide protection to a significant number of flood-affected properties, both from the fluvial and coastal flood risks, located within the scheme areas. The updated post scheme flood maps should be used in the County Development Plan SFRA.

4.2.2 Waterford City

Waterford sits on the banks of the river Suir and recently has had a flood relief scheme completed. Following the completion of the Waterford Flood Relief Scheme, the risk of flooding has been considerably reduced and development in the city adjacent to river has significant potential. However, the land use planning and development proposals still need to be cognisant of the residual flood risk and implementation of the Guidelines is still a requirement. Development of the city beyond the existing urban area should follow the sequential approach with the principle of avoidance being paramount.

4.2.3 Limerick City

Limerick City sits on the banks of the River Shannon where it opens into the Shannon Estuary. It has a risk of fluvial from the River Shannon & its tributaries including the Groody and Mulkear rivers, and tidal flooding from Shannon Estuary. The city partially benefits from flood defences, but these only defend against lower return period events. The principle of avoidance in these defended areas, and other flood risk areas adjacent to the river, is difficult as there is not always alternative flood free land to develop on. The application of the sequential approach and Justification Test at all stages of the planning process will be required to ensure the sustainable development of these areas. The flooding of Kings Island in 2014 resulted in a flood relief scheme being implemented for the area which is due to currently at planning stage and the construction works are expected to be completed in December 2026. Further to this the Limerick City and Environs Flood Relief Schemes commenced in April 2021 and is currently at the preliminary design stage. The construction works of this scheme is programmed to be completed by December 2032. These schemes will provide protection to a significant number of flood-affected properties, both from the fluvial and coastal flood risks located within the scheme area. The updated post schemes flood maps should be used in the County and City Development Plans SFRA.

4.3 Northern and Western Region

Flood mapping is available for three CFRAM Studies (Shannon, Western and North West-Neagh Bann) to be used for spatial analysis of flood risk to some of the main towns and settlements in the Region. This mapping in conjunction with historical mapping and other relevant and appropriate flooding information should be examined when carrying out regional and strategic FRAs for regional, city/county and local development plans. The principle of avoidance should be mostly achievable for all large settlements in the region. Some settlements have geographical constraints which can hinder avoidance such as proximity to the sea and mountainous areas.

Well established coastal settlements along the Atlantic coastline are susceptible to tidal flooding and wave overtopping where avoidance is not always possible. Therefore, development in these areas may have to consider substituting land uses to accommodate less vulnerable or water compatible types of development or following the sequential approach and applying the Justification Test at both plan and development level if necessary. The coastal flood maps prepared under the ICPSS and ICWWS should also be utilised for the spatial analysis of the targeted developments in these regions. The fluvial and coastal flood extents map for the Galway Metropolitan Area Strategic Plan are included in Appendix B.

4.3.1 Galway City

Galway City is located immediately south of Lough Corrib and sits on the banks of the River Corrib as well as bordering Galway Bay. The Guidelines sequential approach and principle of avoidance will therefore limit the growth of the town to the east or west. Galway City has a risk of fluvial and tidal flooding. There are some flood defences that protect certain parts of the city from flooding, but parts of the city remain at risk of fluvial flooding. The principle of avoidance is difficult adjacent to the river as there is not always alternative flood free land to develop on. The docklands, areas adjacent to Wolfe Tone Bridge (Spanish Arch) and Salthill area (particularly the lands and properties located along the Galway Bay) and the parts of suburb Oranmore town are the most susceptible area to tidal flooding. Parts of north-eastern suburb areas of Galway City are also at groundwater flood risk. Development in this area should be considerate of this risk and land use zoning should implement the Guidelines recommendations. The Galway City Flood Relief Scheme is currently at Stage I (Scheme Development & Design) and is programmed to be completed the construction works by December 2031. This scheme will provide protection to a significant number of flood affected properties located within the scheme area, both from the fluvial and coastal flood risks. The updated post schemes flood maps should be used in the City and County Development Plans SFRA's.

4.3.2 Sligo

Sligo sits on the banks of the River Garavogue where it discharges to the Atlantic Ocean at Sligo Bay. It has a risk of tidal flooding in some undeveloped areas along the coastline near the town, particularly in the Finisklin area and also low-lying undeveloped along N16 road and also in the vicinity of Atlantic Technological University Sligo (refer to ICWWS prepared coastal flood maps). There does not appear to be any major risk of fluvial flooding to the town centre. However, some low-lying lands located along the Willsborough stream channel (at the northern fringe of Sligo Town), are at significant risk of fluvial flooding. Development should be directed away from areas identified as being at risk of fluvial and tidal flooding in accordance with the Guidelines.

4.3.3 Letterkenny

Letterkenny sits on the banks of the River Swilly as it discharges to the Atlantic Ocean in Lough Swilly. It has a risk of fluvial and tidal flooding in areas immediately adjacent to the river. These natural flood plain areas should be maintained in accordance with the sequential approach. There are some flood defences adjacent to the river but for the most part these defend against lower return period events.

5 NPF POLICY OBJECTIVES

5.1 National Policy Objectives (NPOs)

The NPF sets out the national planning policies for all regional, city/ county and local development plans to adhere to. The integration of land use planning and flood risk in that process is required by the Planning System and Flood Risk Management Guidelines and this document will be applied at all levels of the planning process. This SFRA has reviewed the policies contained within the NPF in the context of the Guidelines and has considered the potential impact both nationally and to the regions and five main cities. A review of the Policies and their impact on within the NPF is contained within **Appendix A**.

A summary of the main impacts is presented below:

- To accommodate the predicted population and targeted economic growth, many policies will require the expansion of existing urban areas and construction of key infrastructure. This will put pressure on flood zone areas, could increase the rates of storm water run-off and cause capacity issues with the existing drainage infrastructure. The application of the Guidelines and the sequential approach will ensure sustainable development by principally avoiding areas of high flood risk or in exception fully justifying why development must proceed and ensuring adequate mitigation measures are incorporated.
- The expansion of urban areas and development of greenfield sites, even beyond floodplain areas, should be implemented using the Guidelines and best practice for storm water runoff to achieve sustainable development and reduce flood risk. This will avoid increasing pressure on existing drainage systems.
- Sustainable land management policies shall ensure that development is managed by implementing the sequential approach of the Guidelines and best practice for sustainable storm water runoff.
- Policies of regeneration of previously developed sites must consider the Guidelines and specifically Circular PL02/2014 (August 2014). The circular specifically addresses regeneration areas and flood risk management of their development.
- Policies which encourage re-development in the city centres and docklands needs to be managed in a sustainable manner in areas of flood risk. The sequential approach and application of the Justification Test will be required at all levels of the planning process and adequate mitigation measures introduced to manage residual risk.
- Sustainable development policies on border counties shall ensure that development on shared catchments is appropriate and follows the principles of the Guidelines and the Northern Ireland Department of Environment Planning Policy Statement, PPS 15 'Planning and Flood Risk'. This cross border co-operation will ensure that flood risk on shared catchments is reduced and managed. Policies which encourage adoption of climate change factors for hydrology and hydraulic calculations in FRAs will allow for consideration of climate change effects on flood extents. Therefore, avoiding development in areas which may be prone to flood risk in the future as our climate changes.
- All developments in flood zone should have regard to latest national climate policies including Climate Action Plans for 2023 and 2024, second National Adaptation Framework and Flood Risk Management - Climate Change Sectoral Adaptation Plan (2019 - 2024).

5.1.1 Mitigation Measures

NPO78 of the NPF controls the sustainable development of the country in terms of flood risk. This policy will ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that development should include SuDS and nature-based solutions to ensure runoff is controlled to at least the greenfield runoff rate. NPO 78 also ensures that potential impacts of climate change on flood risks are taken into account and the Flood Risk Management Climate Change Sectoral Adaptation Plan is considered while implementing any development plans. Integration and development of green infrastructure will reduce runoff

rates therefore reducing flood risk. Further to this, water compatible development should only be allowed where flood risk is high and can't be eliminated completely.

In assessing flood risks within the compact urban areas, pluvial flood extents map would be very useful. Currently no pluvial flood maps are available outside of Dublin City Area. *It is recommended that pluvial flood extent maps be prepared for the other Metropolitan cities (Cork, Galway, Limerick and Waterford) and also for the regional major towns like Athlone and Sligo. This can be included in Policy 78.*

5.2 National Strategic Outcome (NSO)

5.2.1 NSO9- Sustainable Management of Water and Other Environmental Resources

One of the National Strategic Outcomes (NSO) outlines the Sustainable Management of Water and Other Environmental Resources. There was no specific reference to implementing the EU Floods Directive, implementing the flood risk management plans (FRMP) of the CFRAM programme or storm water management.

5.2.2 Mitigation Measures/Recommendations

No mitigation measures are proposed; however, it is recommended that this policy was updated to include the following bullet points:

- Coordinate the core objectives of the EU Flood Directive and statutory plans across the planning hierarchy, including national guidance on the relationship between the planning system and flood risk management. (DHPLG, OPW, LAs);
- Local authorities, DHPLG, OPW and other relevant Departments and agencies will work together to implement the recommendation of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented. (DHPLG, OPW, LA's); and
- Prioritising investment to improve storm water infrastructure to improve sustainable drainage and reduce the risk of flooding in the urban environment.



Appendix A – Assessment of National Policy Objectives

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A review of the National Policy Objectives and their potential impacts on flood risks and relevant required mitigation measures are provided below:

Chapter 1- The Vision

NPO	2018 Objective	2024 Objective
1	Ensure that all plans, projects and activities requiring consent arising from the National Planning Framework are subject to the relevant environmental assessment requirements including SEA, EIA and AA as appropriate.	Ensure that all plans, projects and activities requiring consent arising from the National Planning Framework are subject to the relevant environmental assessment requirements including SEA, EIA, SFRA and AA as appropriate.

Assessment

Previous NPO 75 has been renumbered as NPO 1. The relocation of previous **NPO75** as NPO 1 to Chapter 1 of the draft Plan following the iterative discussions as a part of SEA and NIS process is welcomed. This will contribute towards effective flood risk management as the screening carried out as a part of these environmental assessment processes can identify flood related issues at an early stage and contribute towards effective planning.

Proposed Mitigation Measures:

Policy NPO 1 would benefit from the inclusion of reference to SFRA as one of the environmental assessments. [This mitigation has been taken on board in the final wording of NPO1 for 2024 objective.](#)

Chapter 2 – A New Way Forward

NPO	2018 Objective	2024 Objective
2	The projected level of population and employment growth in the Eastern and Midland Regional Assembly area will be at least matched by that of the Northern and Western and Southern Regional Assembly areas combined.	No change.
3	Eastern and Midland Region: 490,000 - 540,000 additional people, i.e. a population of around 2.85 million; Northern and Western Region: 160,000 - 180,000 additional people, i.e. a population of just over 1 million; Southern Region: 340,000 - 380,000 additional people, i.e. a population of almost 2 million.	Eastern and Midland Region: approximately 470,000 additional people between 2022 and 2040 (c. 680,000 additional people over 2016-2040) i.e., a population of almost 3 million; Northern and Western Region: approximately 150,000 additional people between 2022 and 2040 (c. 210,000 additional people over 2016-2020) i.e., a population of just over 1 million; Southern Region: approximately 330,000 additional people over 2022 levels (c. 450,000 additional people over 2016-2040) i.e., a population of just over 2 million.
1c	Eastern and Midland Region: around 320,000 additional people in employment, i.e. 1.34 million in total; The Northern and Western Region: around 115,000 additional people in employment, i.e. 450,000 (0.45m) in total;	Deleted

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NPO	2018 Objective	2024 Objective
	The Southern Region: around 225,000 additional people in employment, i.e. 880,000 (0.875m) in total	
4	A target of half (50%) of future population and employment growth will be focused in the existing five Cities and their suburbs ¹ .	No change.
5	The regional roles of Athlone in the Midlands, Sligo and Letterkenny in the North-West and the Letterkenny-Derry and Drogheda-Dundalk-Newry cross-border networks will be identified and supported in the relevant Regional Spatial and Economic Strategy.	The regional roles of Athlone in the Midlands, Sligo and Letterkenny in the North-West and the Letterkenny-Derry and Drogheda-Dundalk-Newry cross-border networks will be supported in the relevant Regional Spatial and Economic Strategy and in Regional Enterprise Plans.
6	Accessibility from the north-west of Ireland and between centres of scale separate from Dublin will be significantly improved, focused on cities and larger regionally distributed centres and on key east-west and north-south routes.	No change.
7	<p>Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements¹⁷.</p> <p>Footnote 17- This means within the existing built-up footprint of all sizes of urban settlement, as defined by the CSO in line with UN criteria i.e. having a minimum of 50 occupied dwellings, with a maximum distance between any dwelling and the building closest to it of 100 metres, and where there is evidence of an urban centre (shop, school etc.).</p>	<p>Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.¹⁷</p> <p>Footnote 17- This objective relates to all settlements defined as a settlement by CSO. For the purposes of NPO 7, 8 and 9, the built-up footprint is defined as the area given over to urban land uses (i.e. artificial surfaces relating to urban land uses). The built-up footprint shall be clearly defined for each settlement on the land-use zoning map as part of the statutory plan making process.</p>
8	<p>Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints¹⁸.</p> <p>Footnote 18- On the basis of National Policy Objective 2a, this effectively targets 25% of all new homes nationally within the five cities and their suburbs as defined by the CSO in the Census of Population.</p>	No change in the policy but the footnote has been removed.
9	<p>Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints¹⁹.</p> <p>Footnote 19- On the basis of National Policy Objective 2a, this effectively targets 15% of all new homes nationally. Individual or scheme homes delivered outside the CSO defined urban settlement boundary are classed as greenfield.</p>	No change in the policy but the footnote has been removed.
10	N/A	NEW: Deliver Transport Orientated Development (TOD) at scale at suitable locations, served by high capacity public transport and located within or adjacent to the built up area of the five cities or a metropolitan town.
11	N/A	NEW: Planned growth at a settlement level shall be determined at development plan-making stage and addressed within the objectives of the plan. The consideration of individual development proposals on zoned and serviced development land subject of consenting processes under the Planning and Development Act shall have regard to a broader set of considerations beyond the targets including, in particular, the receiving capacity of the environment.

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Assessment

All NPOs in this section may require new development / infrastructure which could put pressure on flood zone areas if the sequential approach of the Guidelines is not followed.

NPOs 7, 8 and 9 could increase storm water runoff causing flooding issues if existing storm water networks are under capacity or runoff from the developments is not managed sustainably.

Proposed Mitigation Measures:

All developments should be managed sustainably in order to manage flood risks. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that all developments should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate. These policies shall also ensure that any impacts on flood risks as a result of climate change are also taken into account.

Chapter 3 – Effective Regional Development

No NPOs are included in this chapter of the draft first revision to the NPF. However, the following tables present the assessment for the key future planning and development and place-making policy priorities for the three Regions, as well as the key future growth enablers for the five cities as set out in the draft first revision of the NPF. Note: the reference given in the left hand column have been assigned by the SFRA Team to enable cross referencing in the assessments that follow. They do not appear in the draft Plan.

Key Future Planning And Development And Place-Making Policy Priorities For The Eastern And Midland Region

SFRA Ref.	2018 Text	2024 Text
EM1	Enabling the complementary development of large and county towns in the wider Greater Dublin Area and Midland areas on the key strategic and public transport routes in a regionally co-ordinated manner, with an enhanced emphasis on measures to promote self-sustaining economic and employment based development opportunities to match and catch-up on rapid phases of housing delivery in recent years.	No change.
EM2	More effective strategic planning and co-ordination of the future development of nationally and regionally strategic locations at points that straddle boundaries between this and neighbouring regions as in the example of Athlone, which is a focal point for an area reaching into much of this and neighbouring regions in economic and employment, transport, education and public service delivery and retailing terms.	No change.
EM3	A focused approach to compact, sequential and sustainable development of the larger urban areas along the Dublin – Belfast economic and transport corridor, along which there are settlements with significant populations such as Dundalk and Drogheda.	No change.
EM4	More emphasis on consolidating the development of places that grew rapidly in	More emphasis on consolidating the development of places that grew rapidly in the past decade or so with

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SFRA Ref.	2018 Text	2024 Text
	the past decade or so with large scale commuter driven housing development with a particular focus on addressing local community and amenity facility provision in many of the larger commuter towns through targeted investment under relevant NPF National Strategic Outcomes.	large scale commuter driven housing development with a particular focus on addressing identifying and prioritising infrastructure and local community and amenity facility provision in many of the larger commuter towns through targeted investment under relevant NPF National Strategic Outcomes.
EM5	Preparing and implementing a regional priorities programme, to shape and inform delivery of the Regeneration and Development Initiative. Part of this programme should identify significant ready to go city, rural town and village and rural rejuvenation priorities which could harness publicly owned land and other assets that are not being used actively at present such as former healthcare, military, transport and other complexes and combining the potential of such assets with community and wider private and public sector support and investment to bring about the transformation of both urban and rural areas and places in an integrated manner.	Deleted
EM6	Tourism development and promotional branding to ensure that areas like the Midlands and Lakelands areas are developed and promoted in such a way as to play their full part in tapping the economic potential of regional and rural areas in the region.	Tourism development and promotional branding to ensure that areas like the Midlands and Lakelands areas such as 'Ireland's Ancient East' and 'Ireland's Hidden Heartlands' are developed and promoted in such a way as to play their full part in tapping the economic potential of regional and rural areas in the region
EM7	Harnessing the potential of the region in renewable energy terms across the technological spectrum from wind and solar to biomass and, where applicable, wave energy, focusing in particular on the extensive tracts of publicly owned peat extraction areas in order to enable a managed transition of the local economies of such areas in gaining the economic benefits of greener energy.	Developing harnessing the potential of the region in renewable energy terms, in accordance with the capacity allocation targets set out in Chapter 9: Realising Our Sustainable Future , across the technological spectrum from wind and solar to biomass and, where applicable, wave energy, focusing in particular on the extensive tracts of publicly owned peat extraction areas in order to enable support a managed transition of local economies of such areas in gaining the economic benefits of to greener energy.
EM8	Building on the progress made in developing an integrated network of greenways, blueways and peatways, that will support the diversification of rural and regional economies and promote more sustainable forms of travel and activity based recreation utilising canal and former rail and other routes.	No change.
Assessment		

These policies ensure effective and sustainable developments in the Eastern and Midland region. Implementation of these policies/plans may put pressure on the existing flood zone areas if the sequential approach of the Guidelines is not followed. FRAs to an appropriate level of detail should be carried out to ensure development is avoided in flood risk areas. The plans should also ensure that storm water management infrastructure (SuDS) and nature based solutions be included in the development.

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Proposed Mitigation Measures:

All developments should be managed sustainably in order to manage flood risks. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that all developments should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate. These policies shall also ensure that any impacts on flood risks as a result of climate change are also taken into account.

Key future growth enablers for Dublin

SFRA Ref.	2018 Text	2024 Text
D1	Identifying a number of ambitious large-scale regeneration areas for the provision of new housing and employment throughout the city and metropolitan area and the measures required to facilitate them as integrated, sustainable development projects;	No change.
D2	Progressing the sustainable development of new greenfield areas for housing, especially those on public transport corridors, such as Adamstown, Cherrywood, Clonburris and Clongriffin;	Progressing the sustainable development of new brownfield and greenfield areas for housing especially those on along existing and planned high capacity public transport corridors such as Adamstown, Cherrywood, Clonburris and Clongriffin focusing on large-scale Transport Orientated Development (TOD) opportunities within the metropolitan area
D3	Determining a limited number of accessible locations for significant people-intensive employment to complement the city-centre and docklands areas;	No change.
D4	Enabling enhanced opportunities for existing communities as development and diversification occurs, particularly through employment, learning and education support;	No change.
D5	Relocating less intensive uses outside the M50 ring in particular and from the existing built-up area generally;	No change.
D6	Delivering the key rail projects set out in the Transport Strategy for the Greater Dublin Area including Metro Link, DART expansion and the Luas green line link to Metro Link;	Delivering the key transport rail projects set out in the Transport Strategy for the Greater Dublin Area including DART+, MetroLink, DART expansion and the Luas green line link to Metro Link-Luas Expansion, BusConnects and key elements of the metropolitan area cycle network, inclusive of commuter routes and urban greenways
D7	The development of an improved bus-based system, with better orbital connectivity and integration with other transport networks;	Deleted
D8	Ensuring that water supply and waste-water needs are met by new national projects to enhance the city's and the wider Greater Dublin Area's water supply and increase waste water treatment capacity;	Ensuring that key water supply and waste-water projects needed are met by new national projects to enhance the city's and the wider to support long term growth within the metropolitan area are delivered, including the Greater Dublin Drainage Project and Dublin Water Supply Project
D9	Improving sustainability in terms of energy, waste and water, to include district heating and water conservation;	No change.
D10	Public realm and urban amenity projects, focused on streets and public spaces, especially in the area between the canals	No change.

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SFRA Ref.	2018 Text	2024 Text
	and where linked to social regeneration projects;	
D11	Measures to enhance and better link the existing network of green spaces, including the Phoenix Park and other parks, Dublin Bay and the canals, subject to carrying out a routing study and any necessary environmental assessments;	Measures to enhance and better link the existing network of green and blue spaces, including the Phoenix Park and other parks, Dublin Bay and the canals, in line with the County and City Biodiversity Action Plans , subject to carrying out a routing study and any necessary environmental assessments
D12	Delivery of the metropolitan cycle network set out in the Greater Dublin Area Cycle Network Plan inclusive of key commuter routes and urban greenways on the canal, river and coastal corridors;	Deleted
D13	Improving access to Dublin Airport, to include improved public transport access, connections from the road network from the west and north and in the longer term, consideration of heavy rail access to facilitate direct services from the national rail D13 network in the context of potential future electrification	No change.
D14	Facilitating the growth of Dublin Port through greater efficiency, limited expansion into Dublin Harbour and improved road access, particularly to/from the southern port area	No change.
D15	Improving sustainability in terms of energy, waste management and resource efficiency and water, to include district heating and water conservation	No change.
Assessment		

All Enablers in this section may require new development / infrastructure which could put pressure on flood zone areas if the sequential approach of the Guidelines is not followed.

Enabler D1 and D10 - Development should be managed sustainably around flood zones to maintain flood plain areas or integrate flood risk management and SuDS infrastructure into urban environment and green spaces. Any regenerations within the existing urban spaces should also consider the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014). The circular specifically addresses regeneration areas and flood risk management of their development.

Enablers D2, D6, D11 - The CFRAM Flood Mapping has identified fluvial flooding in some of the areas which are located along the high capacity transport corridor, for example in Adamstown, Celbridge, Cherrywood, Clonburris, Maynooth and Clongriffin. Implementation of the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and best practice for storm water runoff is vital both for the brownfield and new greenfield sites to achieve sustainable development and reduce flood risk to these areas. A SFRA should also be carried out (if not done so already) for development in each of these areas to assess all types of flooding.

Enabler D8 – The implementation of the Greater Dublin Drainage project will improve stormwater drainage systems and reduce flood risks in the area.

Enabler D3 - Development in the city centre and docklands needs to be managed in a sustainable manner as some of these areas are flood risk areas (coastal and pluvial flooding). Flood resilient construction methods should be implemented where appropriate in the urban environment where development space is restricted (as identified in the Dublin City SFRA for construction adjacent to the Liffey and along the quays).

Enabler D14 – The port area is mainly at coastal flood risk. Development should be managed here in a sustainable manner to reduce any pluvial flood risk and also to get protection from coastal flooding. The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) should be strictly followed for any development in this area.

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Proposed Mitigation Measures:

All developments should be managed sustainably in order to manage flood risks. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that all developments should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate. These policies shall also ensure that any impacts on flood risks as a result of climate are also taken into account. Climate change impact on sea level rise and coastal flooding risks need to be considered in the flood protection measures design.

Key future planning and development and place-making policy priorities for the Northern and Western Region

SFRA Ref.	2018 Text	2024 Text
NW1	Developing and implementing a comprehensive and strategic metropolitan area spatial plan for Galway city, to enable its continued strategic development in a transformational and urban rejuvenation focused manner, with a special focus on capitalising on the potential of underutilised and publicly owned and centrally located sites and activating their potential to boost the population and economic output levels of central areas.	Developing and strategic Implementing a comprehensive and strategic the metropolitan area spatial strategic plan for Galway city, to enable its continued strategic development in a transformational and urban rejuvenation focused manner, with a special focus on capitalising on the potential of underutilised and publicly owned and centrally located sites and activating their potential to boost the population and economic output levels of central areas
NW2	Enhancing the city-region like functions performed by Sligo in line with its statutory development plan, activating the potential for further rejuvenation and renewal of its core and further enhancing its connectivity in a national and regional context to ensure wider accessibility of relevant services and amenities	No change.
NW3	Further implementation of the strategic partnership between the Donegal and Derry local authorities in the context of the further enhancement of the North West Gateway Initiative area, delivering a wide range of economic, infrastructural, community and public service functions in the wider north-west.	Further implementation of the strategic partnership between the Donegal and Derry local authorities in the context of the further enhancement of the North West Gateway Initiative City Region area, delivering a wide range of economic, infrastructural, community and public service functions in the wider north- west
NW4	More effective strategic planning and co-ordination of the future development of nationally and regionally strategic places, including points straddling boundaries with neighbouring regions, like Athlone and Letterkenny which are focal points for large geographical areas reaching into much of this and neighbouring regions in economic and employment, transport, education and public service delivery and retailing terms.	No change.
NW5	Supporting the emerging and ongoing development, at both local and community levels, of the network of both urban and rural places working together for regional benefit under the Atlantic Economic Corridor initiative, including university and higher education and research alliances, and improved connectivity.	No change.

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SFRA Ref.	2018 Text	2024 Text
NW6	Integrated planning, management and development of the areas traversed by the Wild Atlantic Way to maximise both the quality and integrity of the visitor experience and the added benefit in economic terms, especially for rural and local communities.	No change.
NW7	Supported by the Rural and Urban Regeneration and Development Funds, shaping and informing delivery of city, rural town and village rural rejuvenation priorities, harnessing publicly owned land and other assets that are not being used actively at present, such as former healthcare, military, transport and other complexes and combining the potential of such assets with community and wider private and public sector support and investment, to bring about the transformation of both urban and rural areas in an integrated manner.	No change.
NW8	Harnessing the potential of the region in renewable energy terms across the technological spectrum from wind and solar to biomass and wave energy	Harnessing the potential of the region in renewable energy terms in accordance with the capacity allocation targets set out in Chapter 9: Realising Our Sustainable Future across the technological spectrum from wind and solar, in addition to biomass and wave energy
NW9	Building on the progress made in developing an integrated network of greenways, blueways and peatways that will support the diversification of rural and regional economies and promote more sustainable forms of travel and activity based recreation utilising canal and other routes.	No change.
Assessment		

These policies ensure effective and sustainable developments in the Northern and Western Region. Implementation of these policies/plans may put pressure on the existing flood zone areas if the sequential approach of the Guidelines is not followed. FRAs to an appropriate level of detail should be carried out to ensure development is avoided in flood risk areas. The plans should also ensure that storm water management infrastructure (SuDS) and nature based solutions be included in the development.

Proposed Mitigation Measures:

All developments should be managed sustainably in order to manage flood risks. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that all developments should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate. These policies shall also ensure that any impacts on flood risks as a result of climate are also taken into account.

Key Future Growth Enablers for Galway

SFRA Ref.	2018 Text	2024 Text
G1	Delivering a number of regeneration projects to extend and intensify the City Centre, including the Station, Docks and Headford Road areas	Delivering a number of regeneration projects to extend and intensify the City Centre, including the Station, Docks, Headford Road and Sandy Road areas

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SFRA Ref.	2018 Text	2024 Text
G2	Identifying infill and regeneration opportunities to intensify housing and employment development throughout inner suburban areas	No change.
G3	Progressing the sustainable development of new greenfield areas for housing and the development of supporting public transport and infrastructure, such as at Ardaun	No change.
G4	Improving access and sustainable transport links to, and integration with, the existing employment areas to the east of the City at Parkmore, Ballybrit and Mervue	No change.
G5	The continued expansion of the city's third level institutions and integration with the city and region	No change.
G6	Determining the sustainable future development of the Galway Airport site for employment and/or residential use together with supporting facilities and infrastructure	Deleted
G7	N/A	NEW: Development of strategic regeneration and development projects and proposals for the City including: -‘Galway Public Spaces and Streets Project’ -Galway Innovation and Creativity District -Galway Airport Site
G8	Provision of a Citywide public transport network, with enhanced accessibility between existing and proposed residential areas and the City Centre, third level institutions and the employment areas to the east of the city	Provision of a Citywide public transport network, informed by the development of a Galway Metropolitan Area Transport Strategy (GMATS) with enhanced accessibility between existing and proposed residential areas and the City Centre, third level institutions and the employment areas to the east of the city
G9	Public realm and urban amenity projects, focused on streets and public spaces, particularly in support of an extended city centre area and where residential and employment areas can be linked to pedestrian routes	No change.
G10	Development of a strategic cycleway network with a number of high capacity flagship routes	No change.
G11	Delivery of the Galway City Ring Road	No change.
G12	Delivery of the Galway East Main Drainage Waste Water Treatment Plant	Delivery of the Galway East Main Drainage Waste Water Treatment Plant Scheme as part of the wider Greater Galway Area Drainage Study
G13	Ensuring that water supply and wastewater needs are met by new national projects to enhance Galway's water supply and increase waste water treatment capacity	No change.
G14	Improving sustainability in terms of energy, waste management and resource efficiency and water, to include district heating and water conservation	No change.

Assessment

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Enablers G1 and G2 - The CFRAM mapping shows that some areas in Galway City Centre along the Headford are at risk from fluvial flooding. The ICWWS prepared mapping also show the Docklands are at risk from coastal flooding. Regeneration type developments in these areas need to be sustainable and should consider the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009).

Enabler G7 – The regeneration projects should consider the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014). The circular specifically addresses regeneration areas and flood risk management of their development. FRAs to an appropriate level of detail should be carried out to ensure development is avoided in flood risk areas.

Enabler G12– The implementation of the Galway East Main Drainage scheme will improve stormwater drainage systems and reduce flood risks in the area.

Proposed Mitigation Measures:

All developments should be managed sustainably in order to manage flood risks. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that all developments should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate. Climate change impact on sea level rise and coastal flooding risks need to be considered in the flood protection measures design.

The Galway City Flood Relief Scheme is currently at Stage I (Scheme Development & Design) and is programmed to be completed the construction works by December 2031. This scheme will provide protection to a significant number of flood affected properties located within the scheme area, both from the fluvial and coastal flood risks. Water compatible type developments/infrastructures should be considered in the areas from where flood risks cannot be eliminated completely.

Key Future Planning and Development and Place-making Policy Priorities for the Southern Region

SEA 2018 Text Ref.	2018 Text	2024 Text
SR1	Developing and implementing comprehensive and strategic metropolitan area spatial plans for Cork, Limerick and Waterford cities that secure long-term transformational and rejuvenation-focused city development, with a special emphasis on capitalising on the potential of underutilised and publicly owned and centrally located sites and activating their potential to boost the population and economic output levels of city centre areas as drivers for wider regions.	Developing and implementing comprehensive and strategic the Metropolitan Area strategic spatial plans for Cork, Limerick and Waterford cities that secure long-term transformational and rejuvenation-focused city development, with a special emphasis on capitalising on the potential of underutilised and publicly owned and centrally located sites and activating their potential to boost the population and economic output levels of city centre areas as drivers for wider regions.
SR2	Allied to strategies to deliver more compact urban development in the main cities, to enhance the efficiency and effectiveness of transport links between the cities to enable them to function in concert with each other and harness their complementary strengths in an increasingly networked manner.	No change
SR3	Measures to support the integrated development of remoter parts of this region, particularly rural peninsular areas and towns on its western seaboard, including the ongoing investment in the transport and communications area, particularly in the roll-out of the national broadband scheme and further promotion and development of attractions to capitalise on underutilised potential in the tourism and local enterprise areas.	No change

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SEA 2018 Text Ref.	2018 Text	2024 Text
SR4	Integrated planning, management and development of the areas traversed by the Wild Atlantic Way to maximise both the quality and integrity of the visitor experience and the added benefit in economic terms, especially for rural and local communities.	No change
SR5	Harnessing the potential of the region in renewable energy terms across the technological spectrum from wind and solar to biomass and wave energy, focusing in particular on the extensive tracts of publicly owned peat extraction areas in order to enable a managed transition of the local economies of such areas in gaining the economic benefits of greener energy.	Harnessing the potential of the region in renewable energy terms in accordance with the capacity allocation targets set out in Chapter 9: Realising Our Sustainable Future , across the technological spectrum from wind and solar, in addition to biomass and wave energy.
SR6	More emphasis on consolidating the development of places that grew rapidly in the past decade or so with large scale commuter driven housing development with a particular focus on addressing local community and amenity facility provision in many of the larger commuter towns through targeted investment under relevant NPF National Strategic Outcomes.	No change
SR7	Developing a more integrated network of greenways, blueways and peatways to support the diversification of rural and regional economies and promote more sustainable forms of travel and activity based recreation.	No change
SR8	Preparing and implementing a regional rejuvenation priorities programme, to shape and inform delivery of the Regeneration and Development Fund and identifying significant ready-to-go city, rural town and village and rural rejuvenation priorities harnessing publicly owned land and other assets that are not being used actively at present, such as former healthcare, military, transport and other complexes and combining the potential of such assets with community and wider private and public sector support and investment to bring about the transformation of both urban and rural areas and places in an integrated manner.	Deleted

Assessment

These policies ensure effective and sustainable developments in the Southern Region. Implementation of these policies/plans may put pressure on the existing flood zone areas if the sequential approach of the Guidelines is not followed. FRAs to an appropriate level of detail should be carried out to ensure development is avoided in flood risk areas. The plans should also ensure that storm water management infrastructure (SuDS) and nature based solutions (in accordance with DHLGH Guidelines¹) be included in the development.

Proposed Mitigation Measures:

All developments should be managed sustainably in order to manage flood risks. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that all developments should include SuDS and nature based solutions to ensure runoff is controlled to at

¹ DHLGH, 2024. Nature Based Management of Urban Rainwater and Urban Surface Water Discharges - A National Strategy. Available at: <https://www.gov.ie/en/publication/d9a24-nature-based-management-of-urban-rainwater-and-urban-surface-water-discharges-a-national-strategy/>

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least the greenfield runoff rate. These policies shall also ensure that any impacts on flood risks as a result of climate are also taken into account.

Key Future Growth Enablers For Cork

SEA Ref.	2018 Text	2024 Text
C1	Delivering ambitious large-scale regeneration projects for the provision of new employment, housing and supporting infrastructure in Cork Docklands (City Docks and Tivoli) as integrated, sustainable developments, including relocation of two 'Seveso' sites from the City Docks	No change
C2	The development of a much enhanced Citywide public transport system to incorporate subject to further analysis, proposals for an east-west corridor from Mahon, through the City Centre to Ballincollig and a north-south corridor with a link to the Airport;	The development of a much enhanced Citywide public transport system based on the Cork Metropolitan Area Transport Strategy , to incorporate subject to further analysis, proposals for an east-west corridor from Mahon, through the City Centre to Ballincollig and a north-south corridor with a link to the Airport
C3	Progressing the sustainable development of new greenfield areas for housing, especially those on public transport corridors, such as Monard.	Implementation of BusConnects Cork, the new Cork Metropolitan Bus Network progressing the sustainable development of new brownfield and greenfield areas for housing, especially those on public transport corridors, such as Monard along existing and planned high capacity public transport corridors with a particular focus on large-scale Transport Orientated Development (TOD) opportunities within the metropolitan area
C4	Identifying infill and regeneration opportunities to intensify housing development in inner city and inner suburban areas, supported by public realm and urban amenity projects	No change
C5	Enabling enhanced opportunities for existing communities as development and diversification occurs, particularly through employment, learning and education support	No change
C6	Development of a new science and innovation park to the west of the City, accessible by public transport	No change
C7	The continued expansion of and integration with the City's third level institutions	The continued expansion of and integration with the City's third level institutions including University College Cork and the Munster Technological University, of which, three of six campuses are located in Cork City
C8	M8/N25/N40 Dunkettle Junction upgrade (approved) and improved Ringaskiddy Port access	M8/N25/N40 Dunkettle Junction upgrade (approved) and Improved Ringaskiddy Port access
C9	Enhanced regional connectivity through improved average journey times by road	No change
C10	Improved traffic flow around the City, which subject to assessment could include upgrade of the N40, and/or alternatives which may include enhanced public transport	Deleted
C11		NEW: Key enabling projects required to facilitate the regeneration of Cork City Docklands, including completion of the M28 Cork to Ringaskiddy project and the R624 Cobh Road improvement project, including the replacement of Belvelly Bridge.

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SEA Ref.	2018 Text	2024 Text
C12	Improved rail journey times to Dublin and consideration of improved onward direct network connections	No change
C13	Ensuring that water supply and waste- water needs are met by new national projects to enhance Corks water supply and increase waste water treatment capacity	No change
C14	Improving sustainability in terms of energy, waste management and resource efficiency and water, to include district heating and water conservation	No change

Assessment

Enabler C1 - Development in the Cork City docklands need to be managed in a sustainable manner as some of these areas are at significant flood risks. The CFRAM and ICWWS maps show the area is affected by fluvial and coastal flooding. Any development in this area should be cognisant of the proposals for the Lower Lee Flood Relief Scheme. Flood resilient construction methods should be implemented where appropriate in the urban environment where development space is restricted. Appropriate land management should be employed to ensure in particular that residential areas are not placed in flood risk areas. Justification tests may be required for development dependent on their vulnerability.

Enabler C2 and C3 - The CFRAM and ICWWS Flood Mappings have identified fluvial flooding in some of the areas which are located along the high capacity transport corridor, for examples in Midleton, Mallow, Ballincollig and Carrigrohane. Implementation of the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and best practice for storm water runoff is vital both for the brownfield and new greenfield sites to achieve sustainable development and reduce flood risk to these areas. A SFRA should also be carried out (if not done so already) for development in each of these areas to assess all types of flooding.

Enabler C7 – Any further expansions of the University College Cork Campus and Munster Technological University Campuses could put pressure on flood zone areas if the sequential approach of the Guidelines is not followed.

Enabler C11 –Further regenerations of the Cork City Docklands areas should be managed in a sustainable manner to reduce any pluvial flood risk and also to get protected from coastal flooding. The CFRAM and ICWWS maps show the Cork City Dockland area is affected by coastal flooding. Any developments in this area should strictly follow the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014). This circular (PL02/2014) specifically addresses regeneration areas and flood risk management of their development.

Proposed Mitigation Measures:

All developments should be managed sustainably in order to manage flood risks. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that all developments should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate.

Further to this, climate change impact on sea level rise and coastal flooding risks also needs to be considered in the flood protection measures design. Water compatible developments should be implemented at the high flood risk areas, particularly at the City Docks area.

Construction works for the Lower Lee FRS is expected to commence in mid-2027. Further to this, the Midleton Flood Relief Scheme (Cork City Suburb area) has also been progressed and the construction works for this scheme are expected to be commenced in mid-2026. These schemes will provide protection to a significant number of flood-affected properties, both from the fluvial and coastal flood risks, located within the scheme areas. The updated post scheme flood maps should be used in the County Development Plan SFRAs.

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Key Future Growth Enablers For Limerick

SEA Ref.	2018 Text	2024 Text
L1	Implementation of the Limerick 2030 economic strategy to create modern, city centre office accommodation and a series of transformational city centre public realm projects	Implementation of the updated Limerick 2030 economic strategy to create modern, city centre office accommodation and a series of transformational city centre public realm projects
L2	Complementary further development of the Limerick 2030 plan to include measures to encourage significant inner urban residential regeneration and development, to include the City's Georgian Quarter	Deleted
L3	Extending the ambition of the Limerick 2030 plan to include extension of the City Centre towards Limerick Docks	Deleted
L4	N/A	NEW: Election of the Limerick Directly Elected Mayor to deliver the functions prescribed under the Local Government (Mayor of Limerick) Miscellaneous Provisions Act 2024
L5	Identifying infill and regeneration opportunities to intensify housing and employment development throughout inner suburban areas	Identifying infill and regeneration opportunities to intensify housing and employment development throughout inner suburban areas, including the regeneration of Colbert Station as a sustainable mixed-use city quarter with an enhanced transport interchange
L6	Enabling enhanced opportunities for existing communities as development and diversification occurs, particularly through employment, learning and education support	No change
L7	Progressing the sustainable development of new greenfield areas for housing and the development of supporting public transport and infrastructure, such as at Mungret	No change
L8	The continued expansion of the City's third level institutions and integration with the wider City and region	No change
L9	Provision of a Citywide public transport network, with enhanced accessibility from the City Centre to the National Technological Park, UL and Shannon Airport	Provision of a Citywide-Metropolitan public transport network, in accordance with the objectives of the Limerick Shannon Metropolitan Area Transport Strategy (LSMATS) with enhanced accessibility from the City Centre to the National Technological Park, UL and Shannon Airport connecting Colbert Station, UL, Shannon Town Centre and other metropolitan centres.
L10	N/A	NEW: Implementation of Busconnects Limerick to improve bus and sustainable transport services throughout the Limerick City region
L11	Development of a strategic cycleway network with a number of high capacity flagship routes	Development of a strategic cycleway network with a number of high capacity flagship routes Build upon the existing Limerick Metropolitan Cycle Network Study to deliver a comprehensive cycle network for the Limerick Shannon Metropolitan Area.
L12	Enhanced road connectivity to Shannon-Foynes Port, including local by-passes;	No change
L13	Enhanced regional connectivity through improved average journey times by road to Cork and Waterford;	No change

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SEA Ref.	2018 Text	2024 Text
L14	Ensuring that water supply and waste-water needs are met by new national projects to enhance Limerick's water supply and increase waste water treatment capacity;	No change
L15	Improving sustainability in terms of energy, waste management and resource efficiency and water, to include district heating and water conservation.	No change

Assessment

Most Enablers including the Enabler L1 in this section may require new development / infrastructure which could put pressure on flood zone areas if the sequential approach of the Guidelines is not followed.

Enablers L5, L9 and L10 – Regeneration and development/improvement of the existing transport system need to be sustainable and should consider the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014). This circular (PL02/2014) specifically addresses regeneration areas and flood risk management of their development.

Proposed Mitigation Measures:

All developments should be managed sustainably in order to manage flood risks. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that all developments should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate.

The Limerick City and Environs Flood Relief Schemes commenced in April 2021 and is currently at the preliminary design stage. The construction works of this scheme is programmed to be completed by December 2032. These schemes will provide protection to a significant number of flood-affected properties, both from the fluvial and coastal flood risks located within the scheme area.

Key Future Growth Enablers For Waterford

SFRA Ref.	2018 Text	2024 Text
W1	Delivering the North Quays SDZ regeneration project for integrated, sustainable development together with supporting infrastructure, including a new pedestrian bridge or a pedestrian/public transport bridge over the River Suir	Delivering the North Quays SDZ regeneration project for integrated, sustainable development together with supporting infrastructure, including a new pedestrian bridge or a pedestrian/public transport bridge over the River Suir to include an integrated transport hub, the relocation of Waterford train station to a more convenient location, and a new sustainable transport bridge
W2	Identifying infill and regeneration opportunities to intensify housing and employment development throughout city centre and inner suburban areas	No change.
W3	Enabling enhanced opportunities for existing communities as development and diversification occurs, particularly through employment, learning and education support	No change.
W4	Progressing the sustainable development of new greenfield areas for housing and the development of supporting public transport and infrastructure	No change.

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W5	Public realm and urban amenity projects, focused on streets and public spaces, particularly in the city centre and inner urban area in support of urban intensification	No change.
W6	The development and expansion of the City's third level institution and integration with the City and region	The development and expansion of the City's third level institution South East Technological University (SETU) formed in 2022 from the amalgamation of the two institutes of technology in the region – Waterford IT and IT Carlow and its integration with the City and region
W7	Provision of Citywide public transport and strategic cycleway networks	Provision of Citywide public transport in accordance with the Waterford Metropolitan Area Transport Strategy (WMATS), including the implementation of BusConnects Waterford and strategic cycleway networks
W8	Extension of the Doisee greenway to link WIT to the City Centre	Deleted
W9	Enhanced regional connectivity through improved average journey times by road to Cork, Limerick and ports within the region	No change.
W10	Ensuring that water supply and waste-water needs are met by new national projects to enhance Waterford's water supply and increase waste water treatment capacity	No change.
W11	Improving sustainability in terms of energy, waste management and resource efficiency and water, to include district heating and water conservation	No change.

Assessment

Most Enablers including the new development plans included under the Enablers W1, W6 and W7 will require new development / infrastructure which could put pressure on flood zone areas if the sequential approach of the Guidelines is not followed. The CFRAM and ICWWS mapping shows that some areas by the North Quays Centre are at risk from fluvial and tidal flooding. Regeneration works in this are needed to be sustainable and should consider the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014). The circular specifically addresses regeneration areas and flood risk management of their development.

Proposed Mitigation Measures:

Following the completion of the Waterford Flood Relief Scheme, the risk of flooding has been considerably reduced and developments in the city adjacent to river has significant potential.

All developments should be managed sustainably in order to manage flood risks. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that all developments should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate.

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Chapter 4 – Making Stronger Urban Places

NPO	2018 Objective	2024 Objective
12	<i>Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.</i>	No change.
13	<i>Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.</i>	No change.
14	<i>Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area</i>	Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets that can accommodate changing roles and functions, increased residential population and employment activity, enhanced levels of amenity and design and placemaking quality, in order to sustainably influence and support their surrounding area to ensure progress toward national achievement of the UN Sustainable Development Goals.
15	<p><i>Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on:-</i></p> <ul style="list-style-type: none"> ○ <i>Dublin;</i> ○ <i>the four Cities of Cork, Limerick, Galway and Waterford;</i> ○ <i>Strengthening Ireland’s overall urban structure, particularly in the Northern and Western and Midland Regions, to include the regional centres of Sligo and Letterkenny in the North-West, Athlone in the Midlands and cross-border networks focused on the Letterkenny-Derry North-West Gateway Initiative and Drogheda-Dundalk-Newry on the Dublin-Belfast corridor;</i> ○ <i>Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth;</i> ○ <i>Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities;</i> ○ <i>Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities, together with a slower rate of population growth in recently expanded commuter settlements of all sizes;</i> ○ <i>In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth</i> 	<p><i>Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Funds, with a particular focus on:</i></p> <ul style="list-style-type: none"> ○ <i>Dublin;</i> ○ <i>The four Cities of Cork, Limerick, Galway and Waterford;</i> ○ <i>Strengthening Ireland’s overall urban structure, particularly in the Northern and Western and Midland Regions, to include the regional centres of Sligo and Letterkenny in the North-West, Athlone in the Midlands and cross-border networks focused on the Letterkenny-Derry North-West Gateway Initiative City Region and Drogheda-Dundalk-Newry on the Dublin-Belfast corridor;</i> ○ <i>Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth;</i> ○ <i>Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities;</i> ○ <i>Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities, together with a slower rate of population growth in recently expanded commuter settlements of all sizes;</i> ○ <i>In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth.</i>

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NPO	2018 Objective	2024 Objective																																																																						
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17	<p>In each Regional Assembly area, settlements not identified in Policy 2a or 2b of this Framework, may be identified for significant (i.e. 30% or more above 2016 population levels) rates of population growth at regional and local planning stages, provided this is subject to:</p> <ul style="list-style-type: none"> ○ Agreement (regional assembly, metropolitan area and/or local authority as appropriate); 	<p>In each Regional Assembly area, settlements not identified in Policy 4 or 5 of this Framework, may be identified for significant (i.e. 30% or more above 2022 population levels) rates of population growth at regional and local planning stages, provided this is subject to:</p> <ul style="list-style-type: none"> ○ Agreement (regional assembly, metropolitan area and/or local authority as appropriate); 																																																																						

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NPO	2018 Objective	2024 Objective
	<ul style="list-style-type: none"> ○ Balance with strategies for other urban and rural areas (regional assembly, metropolitan area and/or local authority as appropriate), which means that the totality of planned population growth has to be in line with the overall growth target.; and ○ A co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services. 	<ul style="list-style-type: none"> ○ Balance with strategies for other urban and rural areas (regional assembly, metropolitan area and/or local authority as appropriate), which means that the totality of planned population growth has to be in line with the overall growth target; and ○ A co-ordinated strategy that ensures alignment with the delivery of investment in infrastructure and the provision of employment, together with supporting amenities and services.
18	<i>Regional and Local Authorities to identify and quantify locations for strategic employment development in the cities identified in Table 4.1.</i>	No change.
19	<i>Regional and Local Authorities to identify and quantify locations for strategic employment development, where suitable, in urban and rural areas generally.</i>	No change.
20	<i>In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.</i>	No change.
21	<i>The Government will establish a National Regeneration and Development Agency to work with local authorities, other public bodies and capital spending departments and agencies to co-ordinate and secure the best use of public lands, investment required within the capital envelopes provided in the National Development Plan and to drive the renewal of strategic areas not being utilised to their full potential. The Government will consider how best to make State lands available to such a body to kick-start its development role and to legislate for enhanced compulsory purchase powers to ensure that the necessary transformation of the places most in need of regeneration can take place more swiftly and effectively.</i>	NEW: The Government will support the LDA, in association with Local Authorities, to fulfil its statutory mandate to deliver a significant number of homes on State lands in major mixed tenure developments, with a particular focus on brownfield and infill urban sites in the five main cities and regional centres as a priority.
22	<i>In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.</i>	In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.

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Assessment

All NPOs in this section may require new development / infrastructure which could put pressure on the existing flood zone areas if the sequential approach of the Guidelines is not followed.

The proposed changes in NPO 21 shall ensure that development is managed sustainably within the existing brownfield and infill urban sites. However, the sequential approach of the Guidelines should be followed and the best practices for sustainable storm water runoff management should be adopted in all developments.

Proposed Mitigation Measures:

Developments could be managed sustainably around flood zones to maintain flood plain areas or integrate flood risk management and SuDS infrastructure into urban environment green spaces. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that development should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate.

Chapter 5 – Planning for Diverse and Rural Places

Revisions to Chapter 5 take the form of renewed commitment by Government to support rural and island communities through provision of adequate and suitable services to allow communities to thrive. This includes transport options, broadband etc. The chapter includes reference to new Government Policy documents in the form of Action Plan for Rural Development 2021 - 2025 and Our Living Islands policy document and Action Plan 2023 – 2026 which set out the Government vision for rural and island communities and recognises the social, cultural and economic backdrop against which the NPF is set. A key recognition of the revisions is the need for policy alignment across Government.

The following changes have been made to the National Policy Objectives:

NPO	2018 Objective	2024 Objective
23	Protect and promote the sense of place and culture and the quality, character and distinctiveness of the Irish rural landscape that make Ireland's rural areas authentic and attractive as places to live, work and visit. The Action Plan for Rural Development will support this objective up to 2020; thereafter a review of the Action Plan will be undertaken to ensure continued alignment and consistency with the National Policy Objectives of this Framework.	Protect and promote the sense of place and culture and the quality, character and distinctiveness of the Irish rural landscape including island communities that make Ireland's rural areas authentic and attractive as places to live, work and visit. Any successor policy documents relating to national policy for rural areas and the islands will ensure continued alignment and consistency with the National Policy Objectives of this Framework.
24	<i>Support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities</i>	No change.
25	Target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes ² .	No change to objective but additional text added as footnote: Refer to Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities
26	Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage	Enhance, integrate and protect the special physical, environmental , economic and cultural

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NPO	2018 Objective	2024 Objective
	assets through appropriate and sensitive use now and for future generations	value of built heritage assets, including streetscapes, vernacular dwellings and other historic buildings and monuments, through appropriate and sensitive investment and conservation.
27	Support the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.	Continue to support the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.
28	Develop a programme for 'new homes in small towns and villages' with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages	Continue to support programmes for 'new homes in small towns and villages' with local authorities, public infrastructure agencies such as Uisce Éireann and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.
29	<p>Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:</p> <ul style="list-style-type: none"> In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements; In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements. 	No change.
30	Project the need for single housing in the countryside through the local authority's overall Housing Need Demand Assessment (HNDA) tool and county development plan core strategy processes	No change.
31	Facilitate the development of the rural economy through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.	Facilitate the development of the rural economy, in a manner consistent with the national climate objective, through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting biodiversity and the natural landscape and built heritage which are vital to rural tourism. <i>*Relocated within the chapter*.</i>
32	Support and facilitate delivery of the National Broadband Plan as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas.	No change but relocated within the chapter.

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NPO	2018 Objective	2024 Objective
33	Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.	No change.
34	N/A	NEW: Support the agri-food industry in promoting Ireland's continued food security in a manner that ensures economic, environmental, and social sustainability while ensuring progress in achieving targets in the National Climate Action Plan and the River Basin Management Plan.
35	Facilitate tourism development and in particular a National Greenways, Blueways and Peatways Strategy, which prioritises projects on the basis of achieving maximum impact and connectivity at national and regional level.	Continue to facilitate tourism development and in particular the Strategy for the Future Development of National and Regional Greenways, and a Blueways and Peatways Strategy, which prioritises projects on the basis of their environmental sustainability, achieving maximum impact and connectivity at national and regional level, while ensuring their development is compliant with the National Biodiversity Action Plan, the national climate change objective and requirements for environmental assessments.
36	<i>The Department of Rural and Community Development, the Department of Agriculture, Food and the Marine, and other relevant Departments and Agencies will continue to invest in rural Ireland, including through the Rural Regeneration and Development Fund, and will work together to establish a mechanism to co-ordinate structures for funding rural development to align with other national strategies.</i>	No change but relocated within the chapter.

Assessment

In general, any increase in population growth and ensuring food safety and to facilitate further development of rural economy may require new development / infrastructure which could put pressure on the existing flood zone areas if the sequential approach of the Guidelines is not followed. It relates to most of the NPOs including the NPOs 31, 34, and 35.

Reusing vacant properties and reuse of existing buildings reduces the need for further development but regeneration projects should also consider the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014). The circular specifically addresses regeneration areas and flood risk management of their development.

Development of rural areas also needs increased number of houses and transport systems. These should be developed in accordance with the Guidelines, i.e. sequential approach should be followed. FRAs should be carried out to an appropriate detail to ensure development is sustainable and avoided in flood risk areas. Smaller rural areas may not be covered by the scope of the CFRAM mapping, but this does not mean they are free of flood risk. Serviced development sites should also include management of storm water runoff, an integrated catchment approach should be followed.

Proposed Mitigation Measures:

Development could be managed sustainably around flood zones to maintain flood plain areas or integrate flood risk management and SuDS infrastructure into urban or rural green spaces. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also

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ensure that development should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate.

Chapter 6 – People, Homes and Community

NPO	2018 Objective	2024 Objective
37	Support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan, though integrating such policies, where appropriate and at the applicable scale, with planning policy.	Support the objectives of public health policy including the Healthy Ireland Framework and the National Physical Activity Plan, though integrating such policies, where appropriate and at the applicable scale, with planning policy.
38	Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages	No change.
39	Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.	No change.
40	Support the implementation of language plans in Gaeltacht Language Planning Areas, Gaeltacht Service Towns and Irish Language Networks.	No change.
41	Local planning, housing, transport/accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.	Local planning, housing, health facilities and services, transport/ accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.
42	<p>Prioritise the alignment of targeted and planned population and employment growth with investment in:-</p> <ul style="list-style-type: none"> • A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities; • The provision of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, that meet the diverse needs of local populations; • The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and • Programmes for life-long learning, especially in areas of higher education 	<p>Prioritise the alignment of targeted and planned population and employment growth with investment in:</p> <ul style="list-style-type: none"> ○ A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities; ○ The provision and timely delivery of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, including in support of infill and brownfield development, that meet the diverse needs of local populations and act as a key enabler for housing development, thereby contributing to the development of sustainable communities; ○ The expansion and consolidation of Further and Higher Education facilities, particularly where this will contribute to wider regional development, and ○ Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified.

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NPO	2018 Objective	2024 Objective
	and further education and training where skills gaps are identified.	
43	To target the delivery of 550,000 additional households to 2040	To target the delivery of housing to accommodate approximately 550,000 additional households per annum to 2040.
44	Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location	No change
45	Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time	No change
46	Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.	Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration, increased building height and more compact forms of development .
47	New statutory guidelines, supported by wider methodologies and data sources, will be put in place under Section 28 of the Planning and Development Act to improve the evidence base, effectiveness and consistency of the planning process for housing provision at regional, metropolitan and local authority levels. This will be supported by the provision of standardised requirements by regulation for the recording of planning and housing data by the local authorities in order to provide a consistent and robust evidence base for housing policy formulation	Continue to develop methodologies and data sources to improve the evidence base, effectiveness and consistency of the planning process for housing provision at regional, metropolitan and local authority levels. This will include standardised requirements for the recording of planning and housing data by the local authorities in order to provide a consistent and robust evidence base for housing policy formulation
48	<p>A 'Housing Need Demand Assessment' (HNDA) is to be undertaken for each Local Authority Area in order to correlate and accurately align future housing requirements. The HNDA is:</p> <ul style="list-style-type: none"> • to be undertaken by Local Authorities with coordination assistance to be provided by the Regional Assemblies, and at a Metropolitan scale, particularly where inter-county and inter-regional settlement interactions are to be planned for and managed; • to primarily inform housing policies, housing strategies and associated land use zoning policies as well as assisting in determining where new policy areas or investment programmes are to be developed; and • to be supported, through the establishment of a coordination and monitoring unit to assist Local Authorities and Regional Assemblies in the development of the HNDA (DHPLG, Regional Assemblies and the Local Authorities). 	<p>A 'Housing Need Demand Assessments' (HNDAs) undertaken for each Local Authority Area in order to correlate and accurately align future housing requirements:</p> <ul style="list-style-type: none"> ○ to be undertaken by Local Authorities with coordination assistance to be provided by the Regional Assemblies, and also at a Metropolitan scale, particularly where inter-county and inter-regional settlement interactions are to be planned for and managed; and ○ to primarily inform housing policies, housing strategies and associated land use zoning policies as well as assisting in determining where new policy areas or investment programmes are to be developed.

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NPOs 42 and 43 - housing targets and employment growth will require new development / infrastructure which could put pressure on flood zone areas if the sequential approach of the Guidelines is not followed. Implementation of the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and best practice for storm water runoff is vital to achieve sustainable development and reduce flood risk.

NPOs 42 and 46 - Reusing vacant properties & reuse of existing buildings and ensuring that development is managed sustainably within the existing brownfield and infill urban sites will reduce the needs for further development or developing new greenfield sites (i.e., compact form of development). However, this compact form of development could also pose increased flooding risks to the adjacent lands and properties. Therefore, sequential approach recommended in the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and in Circular PL02/2014 (August 2014) should also be followed in these developments. The Circular PL02/2014 specifically addresses regeneration areas and flood risk management of their development. Some of these buildings may already be developed in inappropriate areas.

Proposed Mitigation Measures:

All developments should be managed sustainably around flood zones to maintain flood plain areas or integrate flood risk management and SuDS infrastructure into urban or rural green spaces. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that development should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate.

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Chapter 7 – Realising our Island and Marine Potential

NPO	2018 Objective	2024 Objective
49	Regional, metropolitan and local development plans will take account of and integrate relevant maritime spatial planning issues	No change
50	Support the sustainable growth and development of the maritime economy and continue to invest in the seafood sector and our Fishery Harbour Centres, particularly in remote rural coastal communities and islands	No change
51	Ensure that the strategic development requirements of Tier 1 and Tier 2 Ports, ports of regional significance and smaller harbours are addressed as part of Regional Spatial and Economic Strategies, metropolitan area and city/county development plans, to ensure the effective growth and sustainable development of the city regions and regional and rural areas	Ensure that the strategic development requirements of Tier 1 and Tier 2 Ports, ports of regional significance, State Fishing Harbours and smaller harbours are addressed as part of Regional Spatial and Economic Strategies, metropolitan area and city/county development plans and plans at local level to ensure the effective growth and sustainable development of the city regions and regional and rural areas, including, where appropriate, infrastructure to effectively support the development and maintenance of off-shore renewable electricity generating developments.
52	N/A	NEW: Support the sustainable delivery of port and harbour infrastructure to facilitate the development, maintenance and operation of off-shore renewable electricity generating developments.
53	Ensure that Ireland's coastal resource is managed to sustain its physical character and environmental quality	No change
54	In line with the collective aims of national policy regarding climate adaptation, to address the effects of sea level changes and coastal flooding and erosion and to support the implementation of adaptation responses in vulnerable areas	No change
55	N/A	NEW: Support the development of coastal management plans to address the likely effects of sea level changes and coastal flooding and erosion and to support the implementation of adaptation responses in vulnerable areas.
56	To support, within the context of the Offshore Renewable Energy Development Plan (OREDPlan) and its successors, the progressive development of Ireland's offshore renewable energy potential, including domestic and international grid connectivity enhancements	To support, within the context of the Offshore Renewable Energy Development Plan (OREDPlan) ³⁹ and its successors, the progressive development of Ireland's offshore renewable energy potential, the sustainable development of enabling onshore infrastructure including domestic and international grid connectivity enhancements, non-grid transmission infrastructure, as well as port infrastructure for the marshalling and assembly of wind turbine components and for the operation and maintenance of offshore renewable energy projects.

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Assessment

Most NPOs, including NPOs 51, 52 and 56 may require new development / infrastructures which could cause increase in flood risks (coastal and fluvial) if the guidelines for the strategic developments of Ireland's ports and the sequential approach of the Guidelines are not followed. However, NPO 55 will support the development of coastal management plans to address the likely effects of sea level changes and coastal flooding and erosion.

Proposed Mitigation Measures:

All developments should be managed sustainably in order to manage flood risks. NPO 78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that all developments should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate.

All developments in flood zone should have regard to latest national climate policies including Climate Action Plans for 2023 and 2024, second National Adaptation Framework and Flood Risk Management - Climate Change Sectoral Adaptation Plan (2019 - 2024).

Supporting the development of coastal management plans to address the likely effects of sea level changes and coastal flooding and erosion and to support the implementation of adaptation responses in vulnerable areas will reduce the flood and erosion risks at the coastal properties (NPO 55).

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Chapter 8 – Working with our Neighbours

NPO	2018 Objective	2024 Objective
57	Work with the relevant Departments in Northern Ireland for mutual advantage in areas such as spatial planning, economic development and promotion, co-ordination of social and physical infrastructure provision and environmental protection and management	Work with the relevant Departments in Northern Ireland for mutual advantage in areas such as spatial planning, development and promotion of the all-island economy, co-ordination of social and physical infrastructure provision and environmental protection and management.
58	In co-operation with relevant Departments in Northern Ireland, to further support and develop the economic potential of the Dublin-Belfast Corridor and in particular the core Drogheda-Dundalk-Newry network and to promote and enhance its international visibility.	In co-operation with relevant Departments and Local Authorities in Northern Ireland, to further support and develop the economic potential of the Dublin-Belfast Corridor and in particular the core Drogheda-Dundalk-Newry network and to promote and enhance its international visibility.
59	In co-operation with relevant Departments in Northern Ireland, support and promote the development of the North West City Region as interlinked areas of strategic importance in the North-West of Ireland, through collaborative structures and a joined-up approach to spatial planning.	In co-operation with relevant Departments and Local Authorities in Northern Ireland, support and promote the development of the North West City Region as interlinked areas of strategic importance in the North-West of Ireland, through collaborative structures and a joined-up approach to spatial planning.
60	N/A	NEW: Support cross border cooperation and funding for health and education services and facilities.
61	In co-operation with relevant Departments in Northern Ireland, enhanced transport connectivity between Ireland and Northern Ireland, to include cross-border road and rail, cycling and walking routes, as well as blueways, greenways and peatways	In co-operation with relevant Departments in Northern Ireland, enhanced sustainable transport connectivity between Ireland and Northern Ireland, to include cross-border road and rail, electric vehicle infrastructure, cycling and walking routes, as well as blueways, greenways and peatways.
62	In co-operation with relevant Departments in Northern Ireland, strengthen all-island energy infrastructure and interconnection capacity, including distribution and transmission networks to enhance security of electricity supply	In co-operation with relevant Departments in Northern Ireland, strengthen all-island energy infrastructure and interconnection capacity, including distribution and transmission networks to enhance security of electricity supply and explore the potential for strategic cooperation on offshore wind energy development.
63	In co-operation with relevant Departments in Northern Ireland, develop a stable, innovative and secure digital communications and services infrastructure on an all-island basis.	No change
64	Support the coordination and promotion of all-island tourism initiatives through continued co-operation between the relevant tourism agencies and Tourism Ireland.	Support the coordination and promotion of all-island tourism initiatives through continued cooperation between the relevant tourism agencies and Tourism Ireland, pursue the further development of sport, and invest in the diverse heritage, arts and cultural and linguistic traditions of the island.
65	In co-operation with relevant Departments in Northern Ireland, ensuring effective management of shared landscapes, heritage, water catchments, habitats, species and trans-boundary issues in relation to environmental policy.	No change
66	In co-operation with the United Kingdom Government and devolved Governments of	No change

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Northern Ireland, Scotland and Wales, Ireland will support mutually beneficial policy development and activity in the areas of spatial and infrastructure planning and other related spheres.

Assessment

All NPOs, including NPO 60 may require new development / infrastructure which could put pressure on the existing flood zone areas if the principles of the Guidelines and the Northern Ireland Department of Environment Planning Policy Statement, PPS 15 'Planning and Flood Risk' are not followed.

Proposed Mitigation Measures:

The cross-border co-operation shall ensure that flood risk on shared catchments (e.g. River Shannon catchment) is reduced and managed. It should also be ensured that all developments on shared catchments are appropriate and follow the principles of the Guidelines and the Northern Ireland Department of Environment Planning Policy Statement, PPS 15 'Planning and Flood Risk'.

NPOs 78, 79 and 80 shall also ensure that development should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate.

Chapter 9 – Climate Transition and our Environment

NPO	2018 Objective	2024 Objective
67	The planning system will be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.	The planning system will be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regard to the medium and longer-term requirements of all relevant environmental and climate legislation and the sustainable management of our natural capital.
68	Support the circular and bio economy including in particular through greater efficiency in land management, greater use of renewable resources and by reducing the rate of land use change from urban sprawl and new development	Support the circular and bio economy including in particular through greater efficiency in land and materials management, promoting the sustainable re-use of existing buildings and structures, while conserving cultural and natural heritage, the greater use of renewable resources and by reducing the rate of land use change from urban sprawl and new development.
69	N/A	NEW: Support the growth and development of efficient district heating, electrification of heating, and utilisation of geothermal energy
70	Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions	Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions as expressed in the most recently adopted carbon budgets.

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NPO 2018 Objective		2024 Objective																																																
71	Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050.	Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a zero carbon economy by 2050.																																																
72	N/A	NEW: Support the development and upgrading of the national electricity grid infrastructure, including to support the delivery of renewable electricity generating development.																																																
73	N/A	NEW: Support an all-island approach to the delivery of renewable electricity through interconnection of the transmission grid.																																																
74	N/A	NEW: Support the co-location of renewable technologies with other supporting technologies and complementary land uses, including agriculture, amenity, forestry and opportunities to enhance biodiversity and promote heritage assets, at appropriate locations which are determined based upon the best available scientific evidence in line with EU and national legislative frameworks.																																																
75	N/A	<p>NEW: Each Regional Assembly must plan, through the Regional Spatial and Economic Strategy, for the delivery of the regional renewable electricity capacity allocations indicated for onshore wind and solar reflected in Table 9.1 below, and identify allocations for each of the local authorities, based on the best available scientific evidence and in accordance with legislative requirements, in order to meet the overall national target.</p> <table border="1"> <thead> <tr> <th>Region</th> <th>Energised capacity 2023 (MW)</th> <th>Additional Renewable Power Capacity Allocations (MW)</th> <th>Total % of National Share in 2030</th> <th>Energised Capacity 2023 (MW)</th> <th>Additional Renewable Power Capacity Allocations (MW)</th> <th>Total % of National Share in 2030</th> </tr> <tr> <td></td> <td colspan="3">Onshore Wind</td> <td colspan="3">Solar PV</td> </tr> </thead> <tbody> <tr> <td>Eastern and Midlands</td> <td>284</td> <td>1,966</td> <td>25%</td> <td>306</td> <td>3,294</td> <td>45%</td> </tr> <tr> <td>Northern and Western</td> <td>1,761</td> <td>1,389</td> <td>35%</td> <td>0.3</td> <td>959</td> <td>12%</td> </tr> <tr> <td>Southern</td> <td>2,622</td> <td>978</td> <td>40%</td> <td>138</td> <td>3,302</td> <td>43%</td> </tr> <tr> <td>Total</td> <td>4,667</td> <td>4,333</td> <td></td> <td>445</td> <td>7,555</td> <td></td> </tr> </tbody> </table>							Region	Energised capacity 2023 (MW)	Additional Renewable Power Capacity Allocations (MW)	Total % of National Share in 2030	Energised Capacity 2023 (MW)	Additional Renewable Power Capacity Allocations (MW)	Total % of National Share in 2030		Onshore Wind			Solar PV			Eastern and Midlands	284	1,966	25%	306	3,294	45%	Northern and Western	1,761	1,389	35%	0.3	959	12%	Southern	2,622	978	40%	138	3,302	43%	Total	4,667	4,333		445	7,555	
Region	Energised capacity 2023 (MW)	Additional Renewable Power Capacity Allocations (MW)	Total % of National Share in 2030	Energised Capacity 2023 (MW)	Additional Renewable Power Capacity Allocations (MW)	Total % of National Share in 2030																																												
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76	N/A	NEW: Local Authorities shall plan for the delivery of Target Power Capacity (MW) allocations consistent with the relevant Regional Spatial and Economic Strategy, through their City and County Development Plans.																																																
77	Sustainably manage waste generation, invest in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a	Sustainably manage waste generation including construction and demolition waste , invest in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society.																																																

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NPO	2018 Objective	2024 Objective
	healthy environment, economy and society	
78	Enhance water quality and resource management by: Ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities; Ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process; Integrating sustainable water management solutions, such as Sustainable Urban Drainage (SuDS), nonporous surfacing and green roofs, to create safe places.	Enhance water quality and resource management by preventing and mitigating the risk of flooding by: <ul style="list-style-type: none"> – Ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. – Taking account of the potential impacts of climate change on flooding and flood risk and consideration of the Flood Risk Management Climate Change Sectoral Adaptation Plan. – Ensuring that River Basin Management Plan objectives are fully considered throughout the physical planning process. – Integrating sustainable water management solutions, such as Sustainable Urban Drainage (SuDS), non-porous surfacing and green roofs, and nature based solutions, to create safe places.
79		NEW: Support the management of stormwater, rainwater and surface water flood risk through the use of nature-based solutions and sustainable drainage systems.
80		NEW: Support the retrofitting of existing environments to cater for surface water run-off through the use of nature based solutions, including the implementation by Uisce Eireann of Integrated Drainage Plans on a prioritised settlement basis.
81	Integrated planning for Green Infrastructure and ecosystem services will be incorporated into the preparation of statutory land use plans	Integrated planning for Green and Blue Infrastructure will be incorporated into the preparation of statutory land use plans while maintaining ecosystem services and ecosystem functions and conserving and/or restoring biodiversity.
82	Identify and strengthen the value of greenbelts and green spaces at a regional and city scale, to enable enhanced connectivity to wider strategic networks, prevent coalescence of settlements and to allow for the long-term strategic expansion of urban areas	Identify and strengthen the value of greenbelts and green and blue spaces at a regional, city and local scales, to enable enhanced connectivity to wider strategic networks and prevent coalescence of settlements and to allow for the long-term strategic expansion of urban areas. Promote and support an increase in the provision of green and blue spaces and tree canopy cover in settlements.
83	N/A	NEW: In line with the National Biodiversity Action Plan and European Union Nature Restoration Law, and best available scientific information, regional and local planning authorities shall support the preparation of the National Restoration Plan.
84	N/A	NEW: In line with the National Biodiversity Action Plan; the conservation, enhancement, mitigation and restoration of biodiversity is to be supported by: <ul style="list-style-type: none"> • Integrating policies and objectives for the protection and restoration of biodiversity, including the avoidance and/or minimisation of potential biodiversity impacts, in statutory land-use plan.

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NPO 2018 Objective		2024 Objective
		<ul style="list-style-type: none"> Retention of existing habitats which are currently important for maintaining biodiversity (at local/regional/national/international levels), in the first instance, is preferable to replacement/restoration of habitats, in the interests of ensuring continuity of habitat provision and reduction of associated risks and costs.
85	N/A	NEW: In line with the objectives of the National Biodiversity Action Plan, planning authorities should seek to address no net loss of biodiversity within their plan making functions.
86	<p>Enhance the conservation status and improve the management of protected areas and protected species by:</p> <ul style="list-style-type: none"> -Implementing relevant EU Directives to protect Ireland's environment and wildlife; -Integrating policies and objectives for the protection and restoration of biodiversity in statutory development plans; -Developing and utilising licensing and consent systems to facilitate sustainable activities within Natura 2000 sites; -Continued research, survey programmes and monitoring of habitats and species 	<p>Enhance the conservation status and improve the management of protected areas and protected species by:</p> <ul style="list-style-type: none"> – Implementing relevant EU Directives to protect Ireland's environment and wildlife and support the objectives of the National Biodiversity Action Plan; – Developing and utilising licensing and consent systems to facilitate sustainable activities within Natura 2000 sites; – Continued research, survey programmes and monitoring of habitats and species.
87	Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance	Conserve and enhance the rich qualities of natural and built heritage of Ireland in a manner appropriate to their cultural and environmental significance.
88	Facilitate landscape protection, management and change through the preparation of a National Landscape Character Map and development of guidance on local landscape character assessments, (including historic landscape characterisation) to ensure a consistent approach to landscape character assessment, particularly across planning and administrative boundaries	No change
89	Ensure the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water resources in a manner that supports a healthy society, economic	Ensure the alignment of the planned growth with the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.

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NPO	2018 Objective	2024 Objective
	development requirements and a cleaner environment	
90	Improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings and homes, heating systems with zero local emissions, green infrastructure planning and innovative design solutions	Improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings and homes, heating systems with zero local emissions, green and blue infrastructure planning and innovative design solutions.
91	Promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life and support the aims of the Environmental Noise Regulations through national planning guidance and Noise Action Plans	Promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life and support the aims of the Environmental Noise Regulations through Strategic Noise Maps, development and implementation of Noise Action Plans and national planning guidance and Noise Action Plans.

Assessment

NPOs 72, 73, 74, 75, and 76 may require new development / infrastructure which could put pressure on the existing flood zone areas if the principles of the Guidelines are not followed.

NPO 68 promotes the re-use of existing buildings & structures and greater use of renewable resources. This will reduce the rate of land use change from urban sprawl.

Implementation of the plans supporting biodiversity protection and restoration as proposed in NPOs 83, 84 and 85 will also ensure the sustainable management of flood risks.

NPOs 78, 79 and 80 will ensure that the principle of the Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) are strictly followed and the best practice for storm water runoff (SuDS and nature based solutions) be followed to achieve sustainable development and reduce flood risk to these areas. NPO 78 also ensure that the potential impacts of climate change impacts on flooding and flood risk are taken account in all development designs including incorporating the Flood Risk Management Climate Change Sectoral Adaptation Plan in the designs.

Proposed Mitigation Measures:

NPOs 78, 79 and 80 will ensure the Guidelines be implemented and the potential climate change impacts on flood risk be taken into account in any proposed developments. This will reduce existing flood risks to any developments and their adjacent lands and properties. Consideration should be given to implement the above-mentioned policies on a catchment wide scale rather than on a localised site specific scale.

First Revision to the NPF – Strategic Flood Risk Assessment Report

Chapter 10 – Implementing the National Planning Framework

NPO	2018 Objective	2024 Objective
66	A more effective strategic and centrally managed approach will be taken to realise the development potential of the overall portfolio of state owned and/or influenced lands in the five main cities other major urban areas and in rural towns and villages as a priority, particularly through the establishment of a National Regeneration and Development Agency.	Deleted.
92	Provision will be made for Metropolitan Area Strategic Plans to be prepared for the Dublin, Cork, Limerick, Galway and Waterford Metropolitan areas and in the case of Dublin and Cork, to also address the wider city region, by the appropriate authorities in tandem with and as part of the relevant Regional Spatial and Economic Strategies	Provision will be made for Metropolitan Area Strategic Plans to be prepared for the Dublin, Cork, Limerick, Galway and Waterford Metropolitan areas and in the case of Dublin and Cork, to also address the wider city region, shall be reviewed by the appropriate authorities in tandem with and as part of a review of the relevant Regional Spatial and Economic Strategies.
93	A Metropolitan Area Strategic Plan may enable up to 20% of the phased population growth targeted in the principal city and suburban area, to be accommodated in the wider metropolitan area i.e. outside the city and suburbs or contiguous zoned area, in addition to growth identified for the Metropolitan area. This will be subject to: <ul style="list-style-type: none"> • any relocated growth being in the form of compact development, such as infill or a sustainable urban extension; • any relocated growth being served by high capacity public transport and/or related to significant employment provision; and • National Policy Objective 9, as set out in Chapter 4 	The Metropolitan Area Strategic Plans, shall include provision for large-scale Transport Orientated Development (TOD) opportunities and may target a proportion of planned growth in the metropolitan areas towards the delivery of new sustainable communities at brownfield and greenfield locations in the principal city and suburbs areas and in the wider metropolitan areas focused on opportunities arising from existing and planned major public transport investment, along planned high capacity public transport corridors and in accordance with the principles of Transport Orientated Development.
94	Statutory arrangements between spatial and transport planning in the Greater Dublin Area will be extended to other cities.	No change
95	N/A	NEW: The Government will work to establish the necessary institutional and funding arrangements to support the development and accelerated delivery of Transport Orientated Development at suitable locations in conjunction with the ongoing programme of investment in the public transport network.
96	Provision will be made for urban area plans, based on current local area plan provisions, and joint urban area plans and local area plans will be prepared where a town and environs lie within the combined functional area of more than one local authority.	Provision will be made for urban area plans and priority area plans, based on to replace current local area plan provisions; and joint urban coordinated area plans and local area plans will to be prepared where a town and environs lie within the combined functional area of more than one local authority, and the designation of areas with significant potential for development as Candidate Urban Development Zones and Urban Development Zones in order to facilitate focused investment in enabling infrastructure and accelerated development.
71	City/county development plan core strategies will be further developed and standardised	Deleted.

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NPO	2018 Objective	2024 Objective
	methodologies introduced to ensure a co-ordinated and balanced approach to future population and housing requirements across urban and rural areas.	
97	Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan	No change
98	When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages.	No change
99	When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development	No change
73a	Guidance will be developed to enable planning authorities to apply an order of priority for development of land, taking account of proper planning and sustainable development, particularly in the case of adjoining interdependent landholdings.	Deleted.
100	Planning authorities will use compulsory purchase powers to facilitate the delivery of enabling infrastructure to prioritised zoned lands, to accommodate planned growth.	No change
101	Planning authorities and infrastructure delivery agencies will focus on the timely delivery of enabling infrastructure to priority zoned lands in order to deliver planned growth and development.	No change
102	N/A	NEW: Develop and implement new approaches to measuring and monitoring compact growth in cities and larger settlements aligned to increased digitalisation of the planning system.
103	Secure the alignment of the National Planning Framework and the National Development Plan through delivery of the National Strategic Outcomes.	Continue to Secure ensure the alignment of the National Planning Framework and the National Development Plan through delivery of the National Strategic Outcomes.

Assessment

Most NPOs in this section including NPOs 93, 95 and 96 may require new development / infrastructure which could put pressure on the existing flood zone areas if the sequential approach of the Guidelines is not followed.

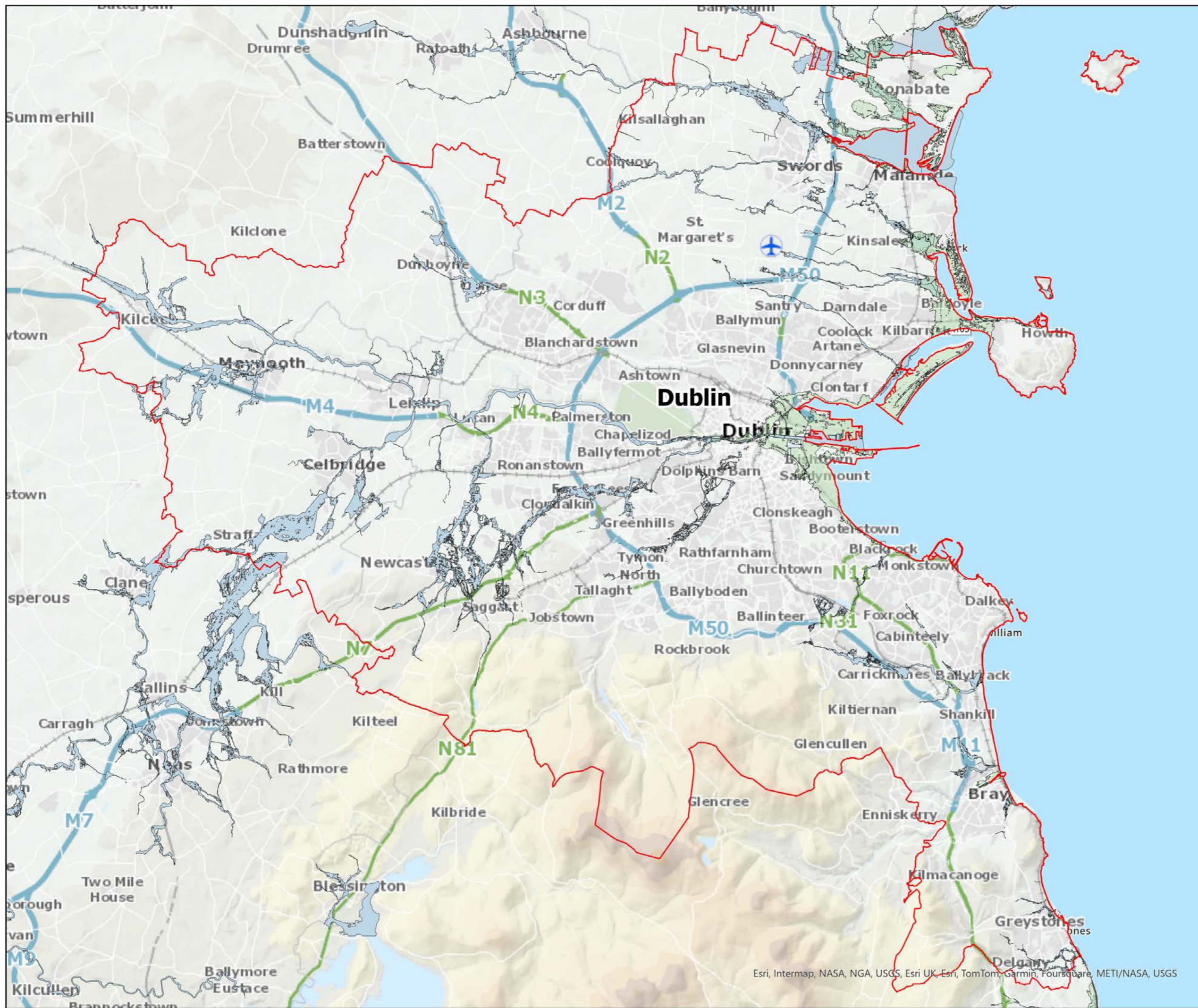
NPO 96 will ensure compact form of development, thus would reduce new development in any potential flood risk areas.

Proposed Mitigation Measures:

All developments should be managed sustainably in order to manage flood risks. NPO78 shall ensure implementation of the Guidelines to ensure that development follows the sequential approach to avoid non appropriate development in flood prone areas. NPOs 78, 79 and 80 shall also ensure that all developments should include SuDS and nature based solutions to ensure runoff is controlled to at least the greenfield runoff rate.

A large, light gray graphic element with rounded corners and a notch on the right side. Inside the notch, there is a smaller, dark purple graphic element with rounded corners. The text "Appendix B – Flood Mapping MASPs" is centered within the gray area.

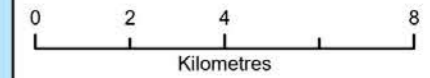
Appendix B – Flood Mapping MASPs



Legend

- Dublin MASP Area
- Coastal flood - 0.1% AEP (1 in 1000 year)
- Fluvial flood - 0.1% AEP (1 in 1000 year)

Data Source: Floodinfo.ie



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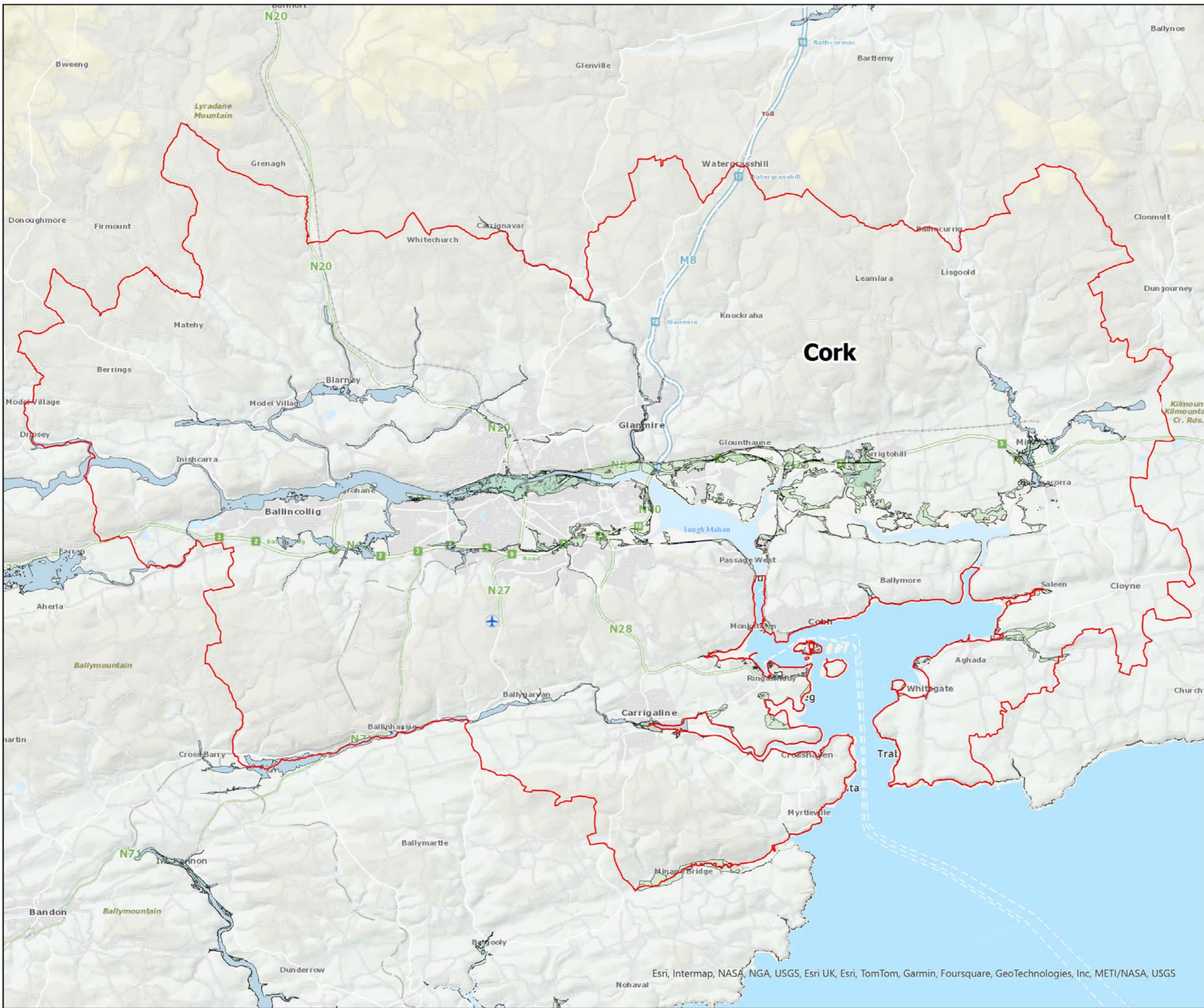
Title
 Dublin MASP Area
 Fluvial and Coastal
 Flood Extents (0.1% AEP MRFS)

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Issue Details

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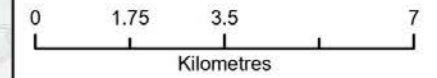
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Legend

- Cork MASP Area
- Coastal flood - 0.1% AEP (1 in 1000 year)
- Fluvial flood - 0.1% AEP (1 in 1000 year)

Data Source: Floodinfo.ie



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Title

**Cork MASP Area
Fluvial and Coastal
Flood Extents (0.1% AEP MRFS)**



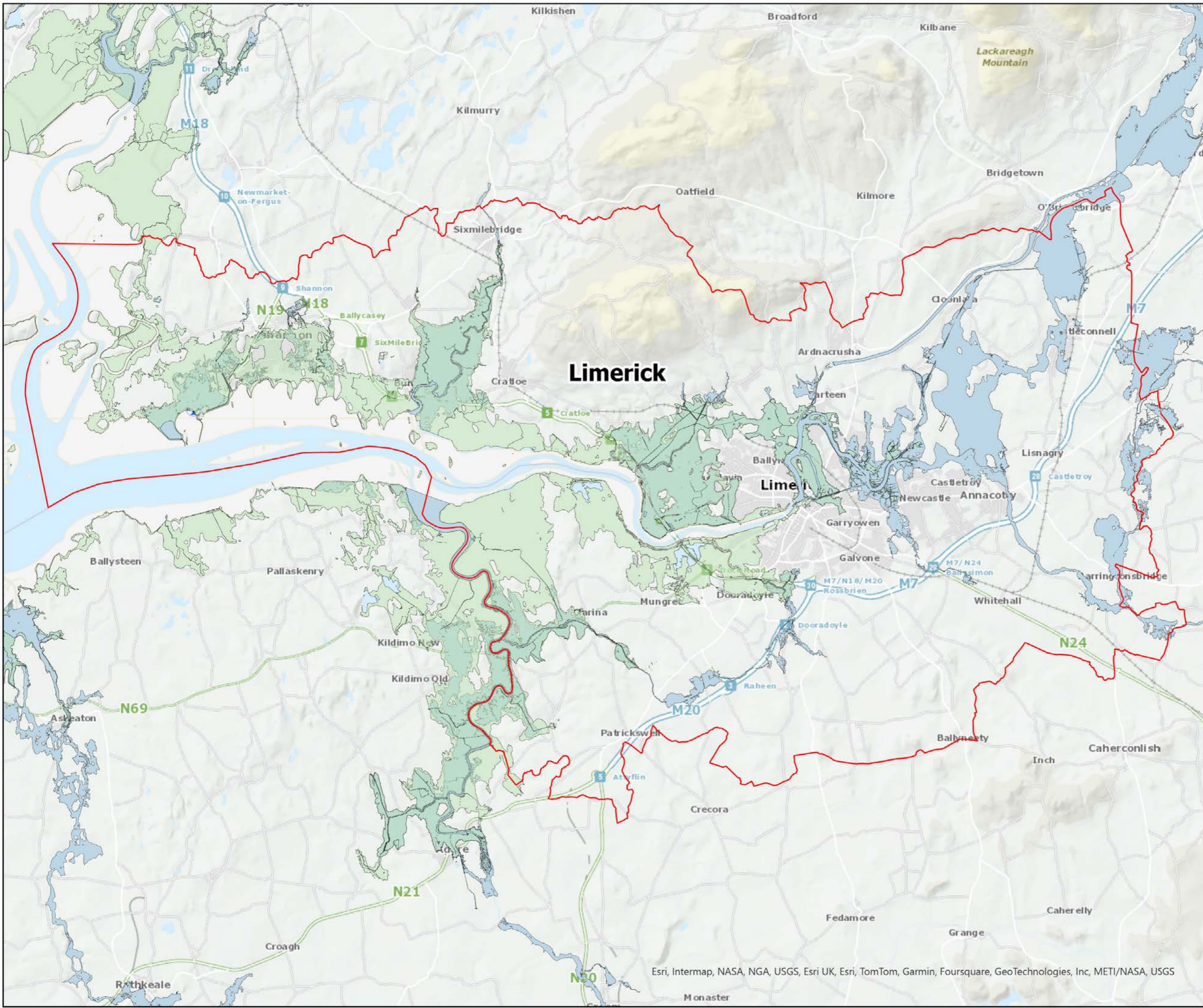
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Legend

- Limerick MASP Area
- Coastal flood - 0.1% AEP (1 in 1000 year)
- Fluvial flood - 0.1% AEP (1 in 1000 year)

Data Source: Floodinfo.ie

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 National Planning Framework Revision 2024

Title
 Limerick MASP Area
 Fluvial and Coastal
 Flood Extents (0.1% AEP MRFS)

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 IE000860-RPS-AP-XX-D-Z-0006

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Legend

- Galway MASP Area
- Coastal flood - 0.1% AEP (1 in 1000 year)
- Fluvial flood - 0.1% AEP (1 in 1000 year)

Data Source: Floodinfo.ie

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Title
 Galway MASP Area
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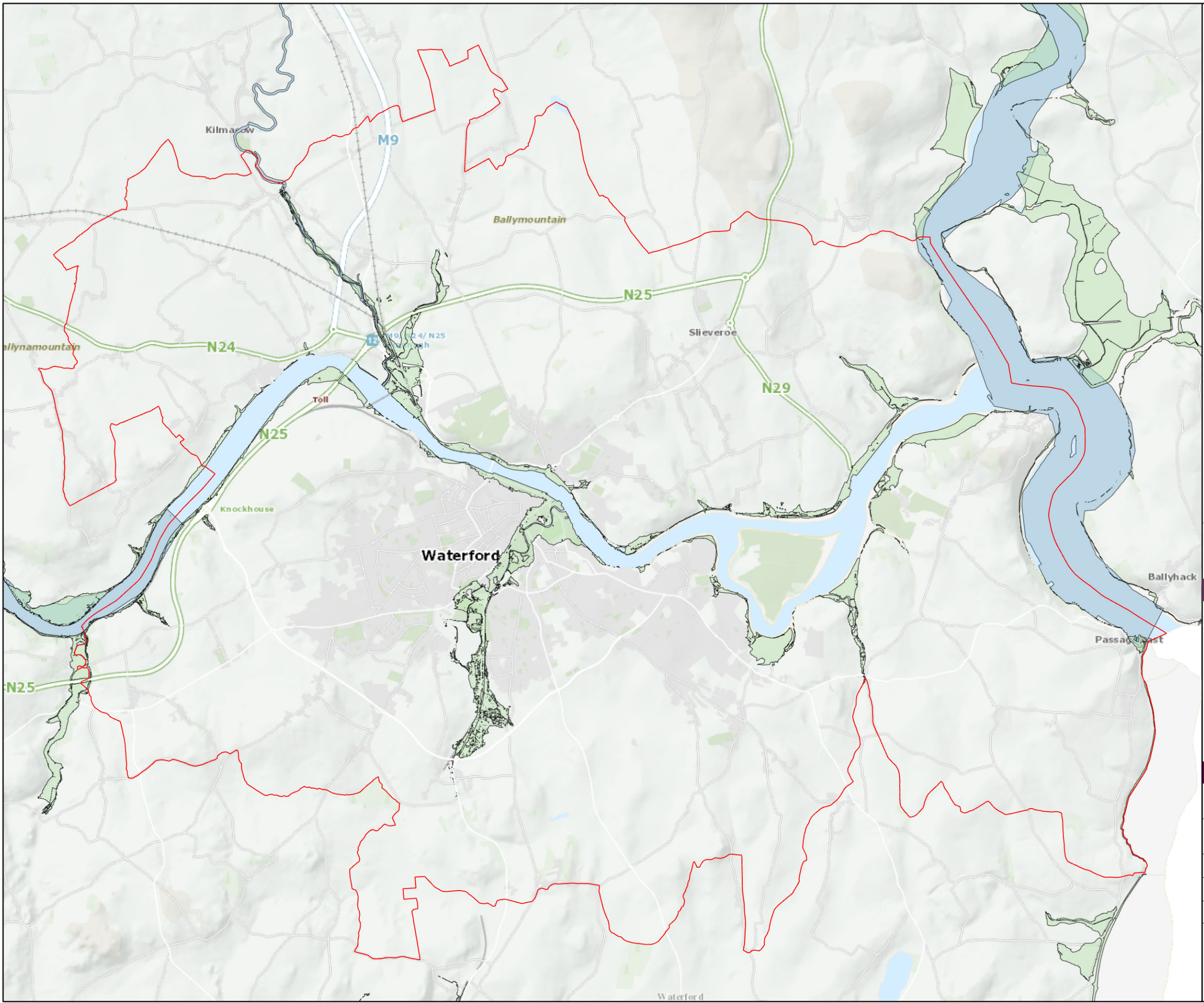
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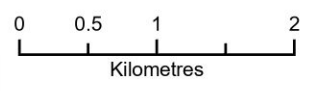
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Legend

- Waterford MASP Area
- Coastal flood - 0.1% AEP (1 in 1000 year)
- Fluvial flood - 0.1% AEP (1 in 1000 year)

Data Source: Floodinfo.ie



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**Department of Housing,
Local Government and Heritage**

National Planning Framework Revision 2024

Title

**Waterford MASP Area
Fluvial and Coastal
Flood Extents (0.1% AEP MRFS)**



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