

Appendix C – Flood Risk Assessment

These amendments will prevent potential impact on Policy G2 – Green Infrastructure Network as no trees will be removed that could potentially fragment the ecological corridors through the site.

Item 2: Accurate and up-to-date information

In response to SDCC’s request for accurate and up-to-date information, the following reports and surveys have been revised to take into account the re-positioning of the building, as follows:

- Appropriate Assessment Screening - Ecologist, Dr. Niamh Roche, has reviewed the original AA Screening Report and amended it to include for the proposed new position. The conclusion of the AA Screening remains the same, namely that impacts on the nearest Natura 2000 sites are considered highly unlikely, therefore a Stage 2 full Appropriate Assessment and Natura Impact Statement are not required;
- Ecological Assessment – Ecologist, Dr. Niamh Roche, has re-surveyed the site and reviewed and amended the report to take account of the proposed slightly larger, re-positioned building. The revised report has the same conclusion, namely that the site proposed for development is of no ecological significance since it consists mainly of tarmac, with a very small area of amenity grassland and that there are no ecological impacts arising from the proposal. In respect of the Bat Survey, it has been determined that the original 11-night survey carried out from 28th August 2020 to 8th September 2020 is still perfectly valid. The survey detected little bat activity and no evidence of roosting. In addition, the design for the proposed building has taken all recommended mitigation measures into account (e.g. lighting).

In addition to the above, to ensure accuracy and clarity, the Flood Risk Assessment has also been updated to account for the re-positioning.

Item 3: Drainage

The proposed building will partially lie over an existing hardstanding area, whilst the remainder will result in the removal of an insignificant quantity of amenity grassland that currently provides little in the way of stormwater attenuation (less than 575m²). Note, this insignificant quantity is even less than previously proposed as the building has been pushed slightly further into the existing hard-standing area. Therefore, the calculated net additional run-off arising from the proposed building is very small at a maximum of just 0.48 l/s. The provision of above-ground attenuation that mimics nature at this location is extremely difficult, as there is no available space here: the only available grassed area to the south of the building has a significant quantity of services and utilities. As already outlined in Item 1 above, the building cannot be relocated anywhere else on-site for operational and safety reasons.

As requested, we include the following information to demonstrate compliance with the requirements of SDCC’s Water Services Department:

- Revised drainage drawing illustrating provision of 36m³ of stormwater attenuation capacity, just above the 15% requested additional storage to the 30.8m³ volume originally proposed, by means of the previously proposed below-ground attenuation capacity;

- The revised drainage drawing also shows provision of a flow control device, consisting of a curved stainless steel orifice plate to limit discharge rate to green-field run-off rate, namely 1.6 l/s;
- Flood defences were installed following 2011 flood event to give a 1:100-year flood protection (as described in the Flood Risk Assessment). Therefore, installing a finished floor level that is 500 mm above the flood level experienced in 2011 is no longer necessary – blockages in the river or culverts upstream of the site exacerbated the 2011 flood event, according the OPW. Installing a finished floor 500mm above the historical flood height now would result in the floor being between 0.8 and 1.1m above current ground levels resulting in the building not being able to be accessed safely by forklifts.

Item 4: Landscaping

Despite the removal of the need to fell any trees for the development, a full landscape plan has been developed and is included with this response. The proposals include for additional, new planting along the northern boundary of the site with the Grand Canal, in an effort to strengthen the exiting biodiversity corridor using native and pollinator-friendly species. This is in line with many of the objectives outlined in Policy G3 and G6 of the County Development Plan.

We trust that you will find this information appropriate in aiding your decision on the proposed development.

Yours sincerely
For ByrneLooby,



John Bourke
Associate Director

Table of Contents

Appendix A – Appropriate Assessment Screening	A
Appendix B – Ecology Report	B
Appendix C – Flood Risk Assessment	C
Appendix D – Planning Drawings.....	D
Appendix E – Landscape Plan	E