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**Flood Risk Assessment,
For
Priory Lawn,
Ardmore,
Co. Waterford**

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1.0 Introduction

This flood risk assessment has been conducted at the request of Waterford City County Council. The flood risk assessment has been conducted in line with The Planning System and Flood Risk Management Guidelines for Planning Authorities.

2.0 Stage 1 – Flood Risk Identification

2.1 Site Location:

The proposed site is located at Priory Lawn, in the area of Ballybeg about 2km outside of Co. Waterford City Centre (See Figure 1).

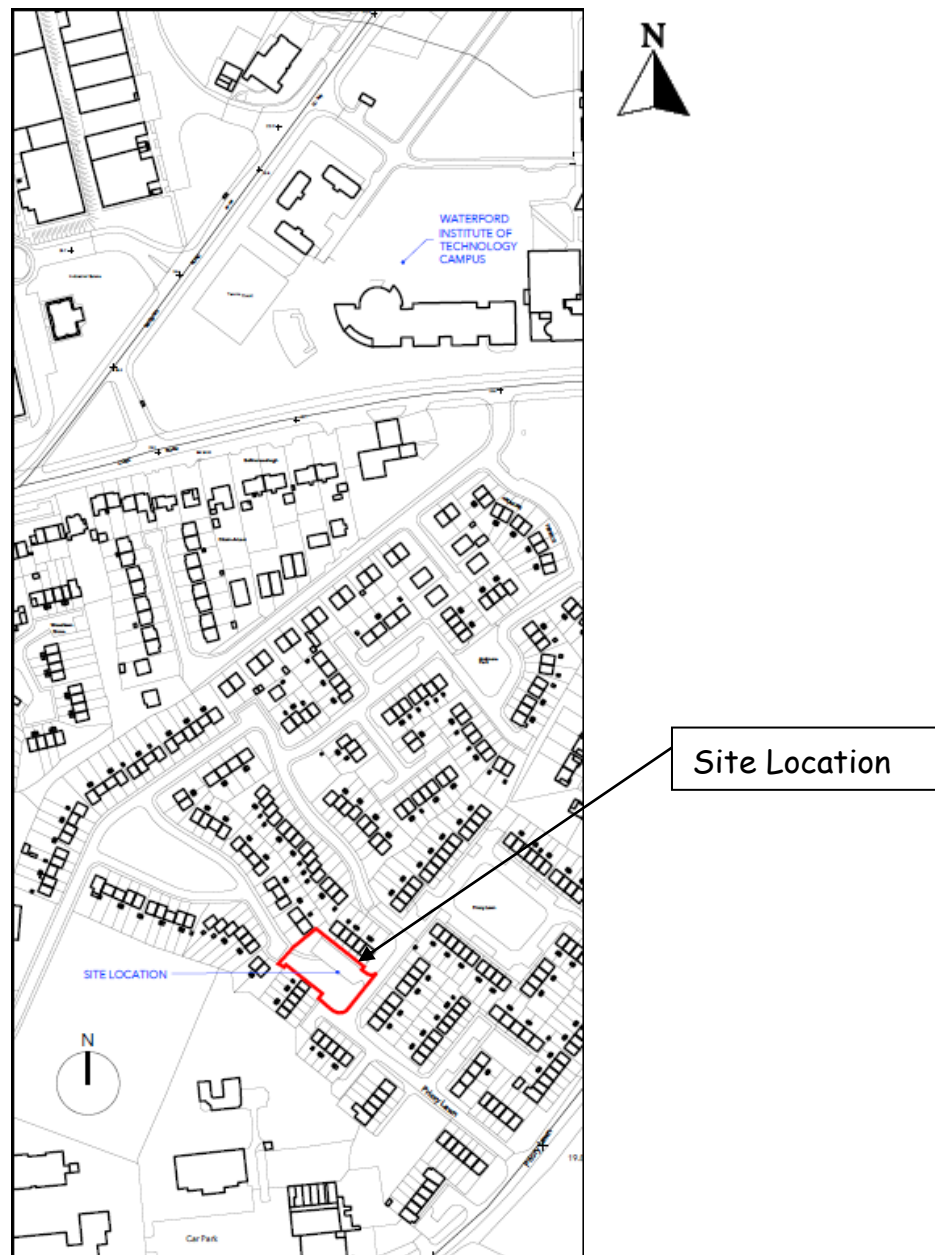


Figure 1: Map

2.2 Previous Flooding Occurrences:

Inspection of Flood Maps records indicates that there have been no recorded flood events within 0.7km of the site in question. The closest flood event is approx. 0.8km away and occurred at the Ballybeg Road Cork Road junction in October 2004 and was a single flood event. Refer to Figure 2 below.

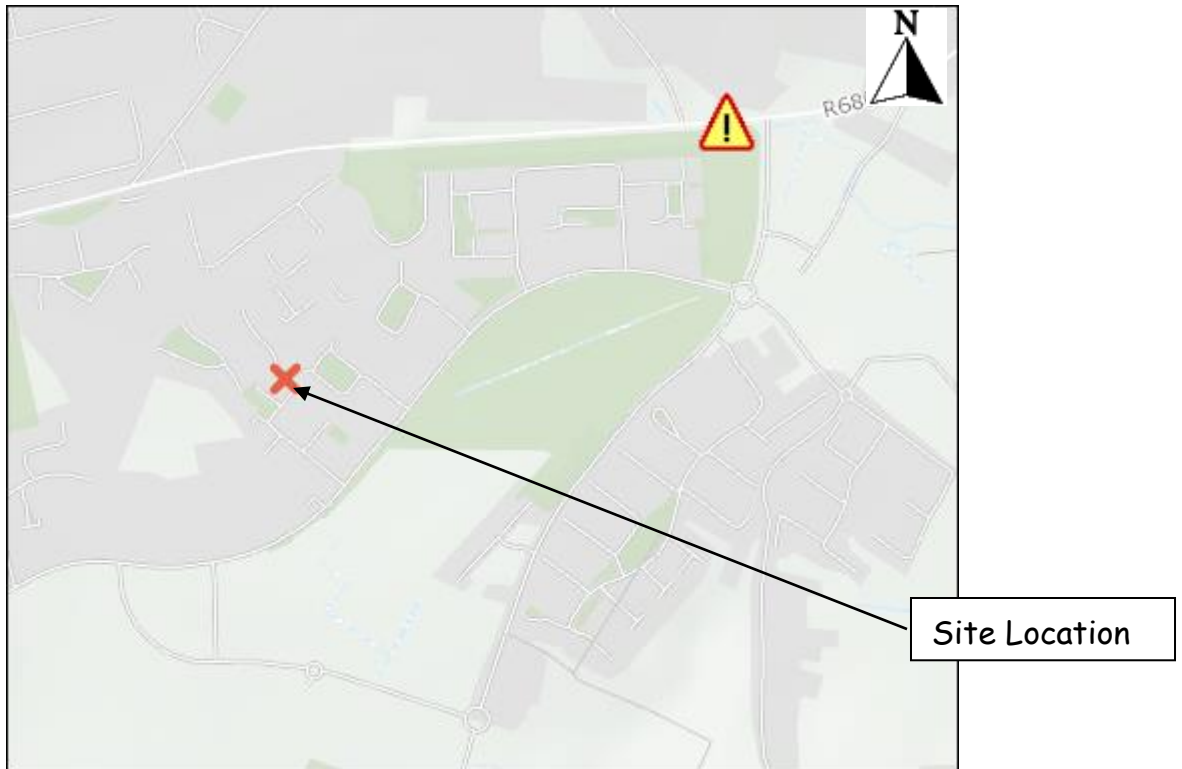


Figure 2: Flood Maps Site Location

2.3 Likelihood of Flooding:

2.3.1 Tidal/Coastal Flooding

This site in Ballybeg, Co. Waterford is located more than 12 km from the nearest coastline and therefore is not affected by tidal or coastal flooding due to its location.

2.3.2 Fluvial Flooding (River Related Flooding)

Inspection of OPW maps contained on floodinfo.ie indicates that a 1% fluvial Annual Exceedance Probability (AEP) or a 0.1% fluvial Annual Exceedance Probability (AEP) will not affect this site or the surrounding boundary.

This can be seen in Figure 3 below as per extracts from floodinfo.ie.

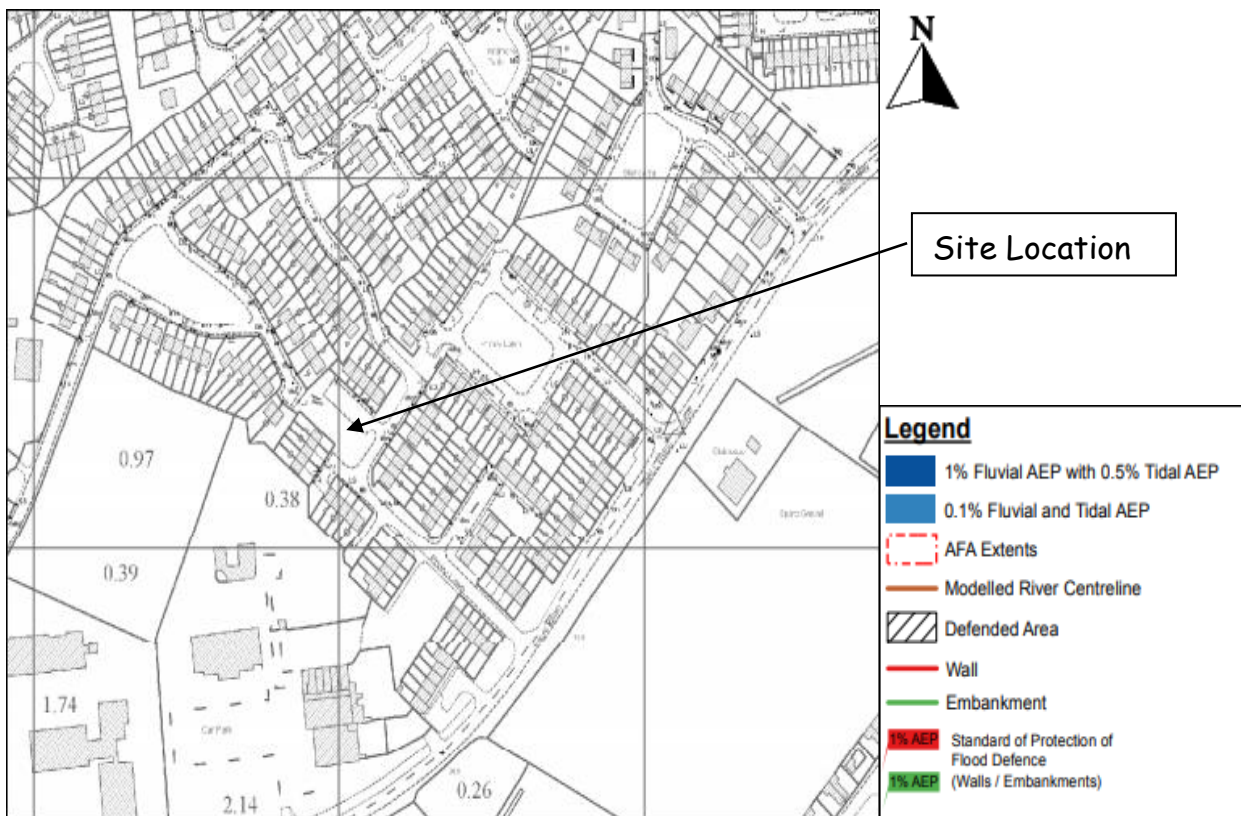


Figure 3: Fluvial Flooding (Extract from floodinfo.ie)

2.3.3 Pluvial Flooding (Rain Related Flooding)

Inspection of the maps contained on myplan.ie from the OPW indicates that neither 1% Annual Exceedance Probability (AEP) nor an extreme event will have an effect on the site. This can be seen in Figure 4 below as per extracts from myplan.ie.

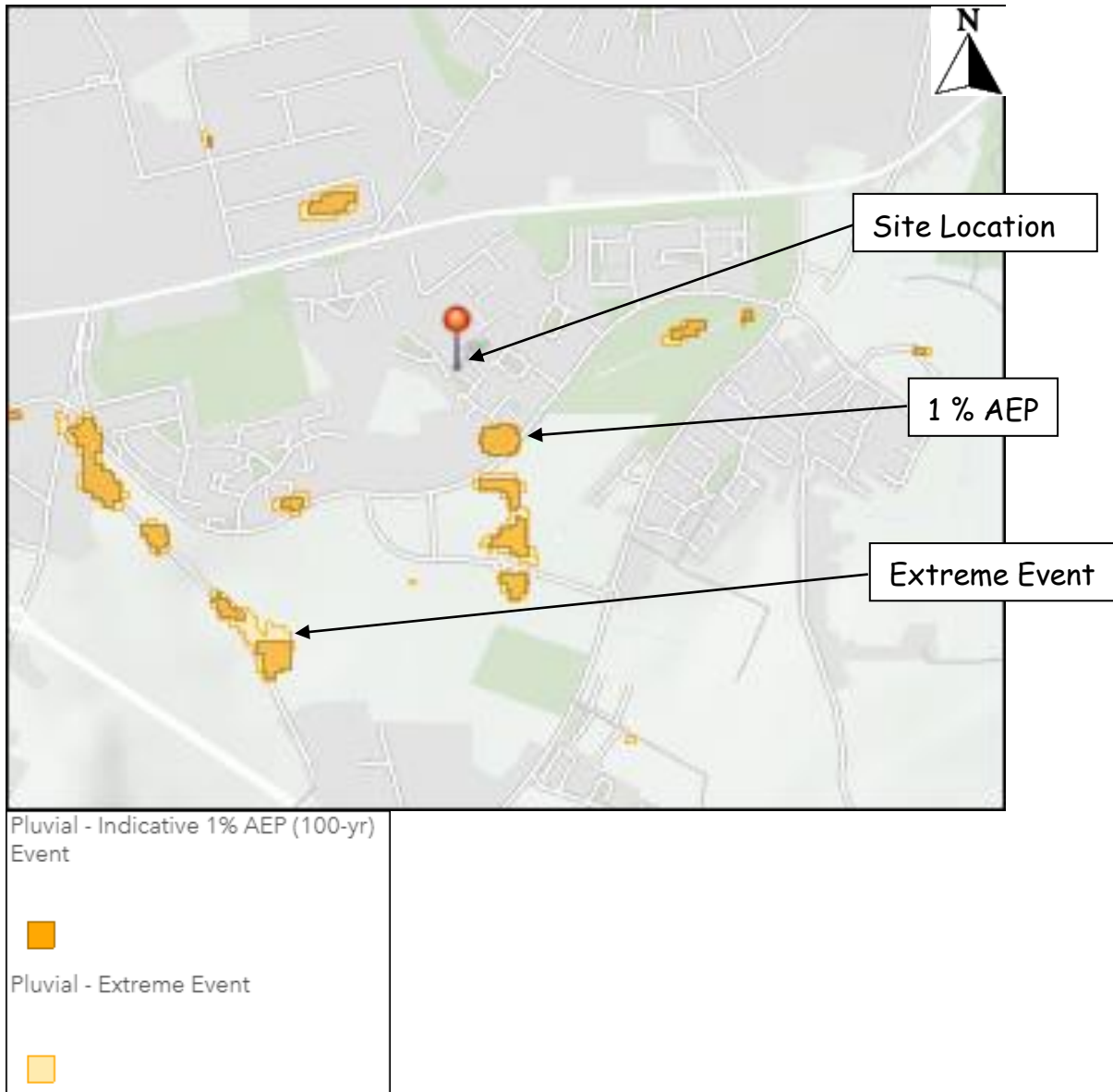


Figure 4: Pluvial Flooding (Extract from myplan.ie)

2.3.4 Groundwater Flooding

Inspection of the maps contained on myplan.ie from the OPW indicates that the site is not at risk from flooding due to groundwater. This can be seen in figure 5 below as per extracts from myplan.ie.

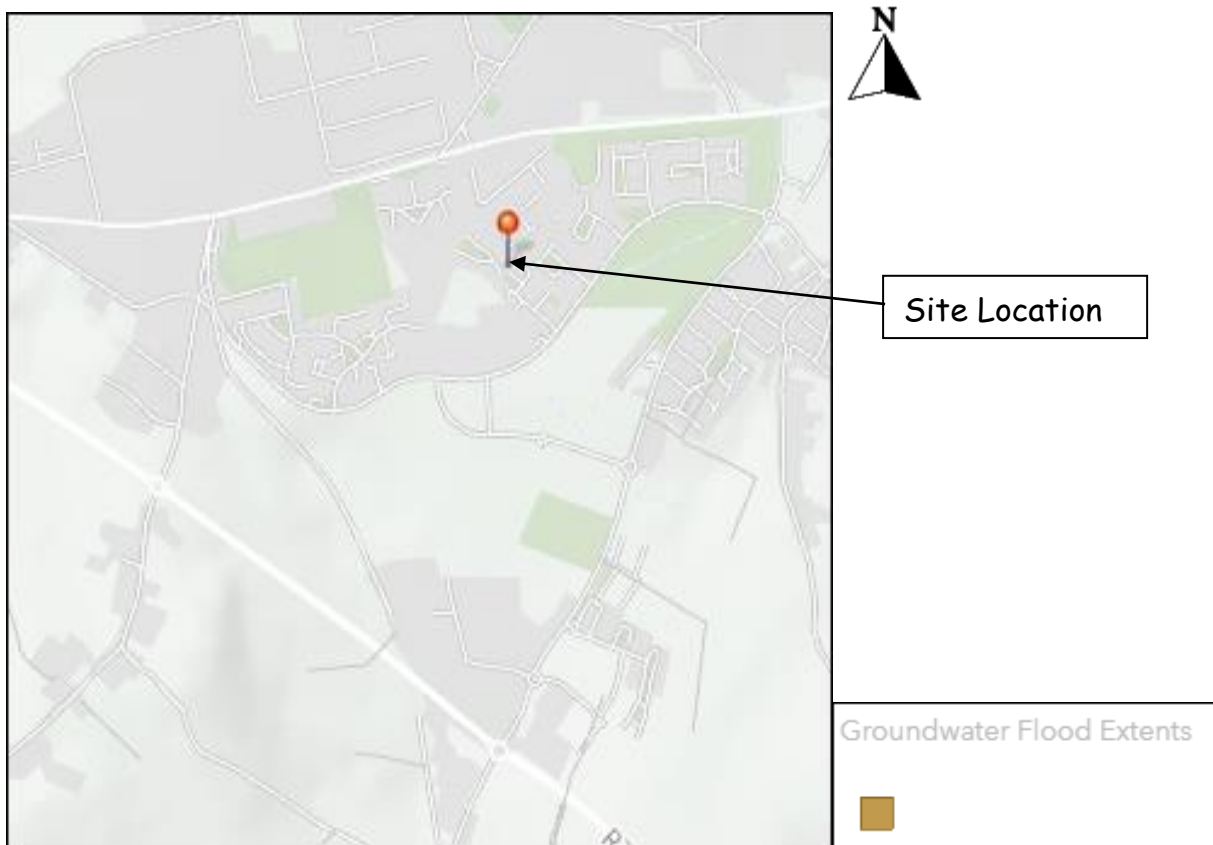


Figure 5: Groundwater Flooding (Extract from myplan.ie)

Taking all the above into consideration, the site is deemed to have a low probability of flooding. This low probability of flooding places the site within **Flood Zone Type C region** (zone with less than 0.1% chance).

3.0 Stage 2 – Initial Flood Risk Assessment

3.1 Existing Site Topography & Flood Alleviation Measures.

The current site topography is such that the site relatively level throughout. The site is located beside existing houses. The proposed site currently contains grassland which borders on a pavement area.

There are no flood alleviation measures currently in place within the site. Please refer to Figure 6 below for information on the existing site.

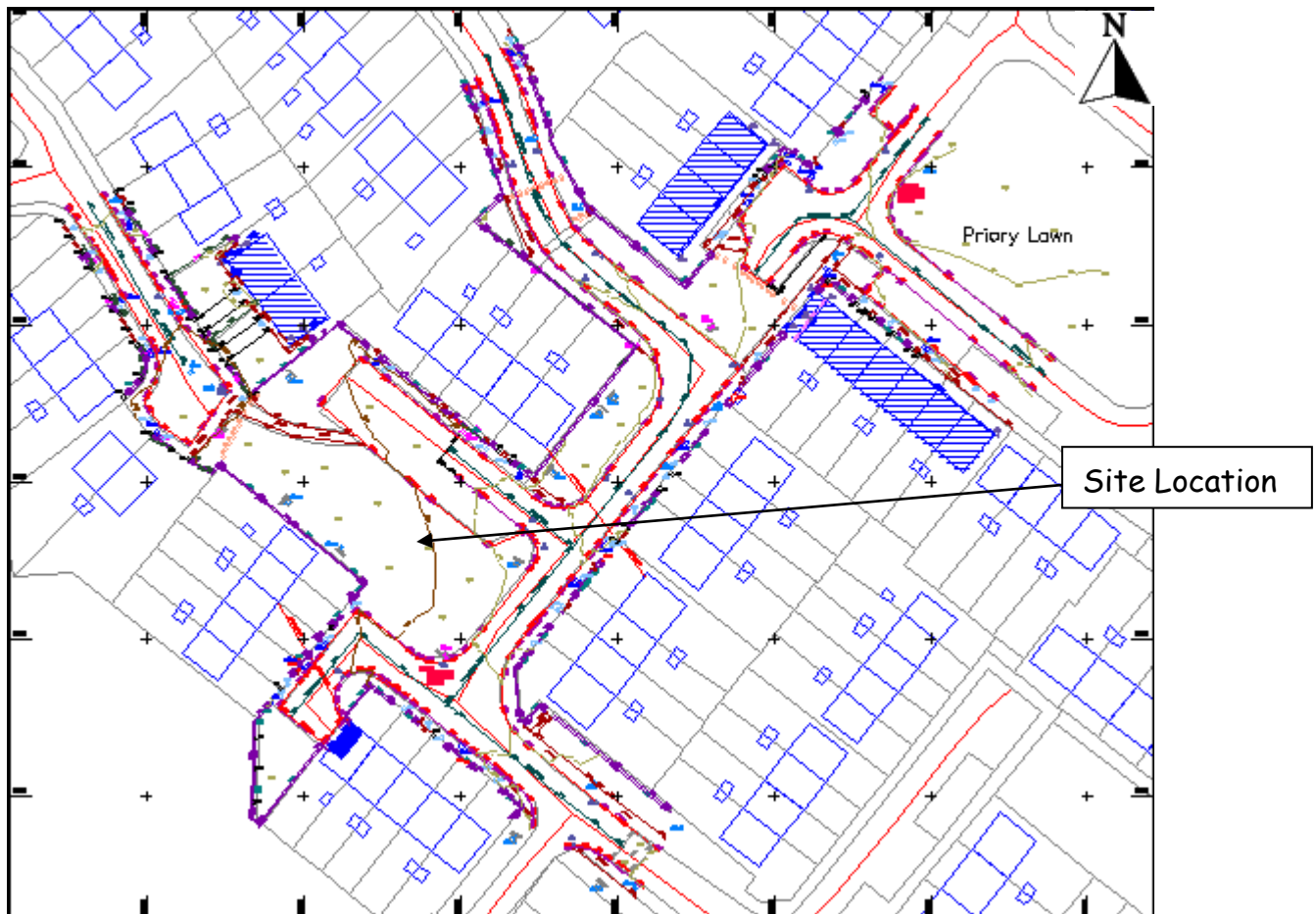


Figure 6: Existing Site Survey Plan. (Extract from surveys drawing)

3.2 Proposed Development of Site & Flood Alleviation Measures.

The proposed development is to consist of 5 houses, 3 terrace houses and 2 end terrace houses. The proposed site is also to consist of 12 car parking spaces at the front of the houses of which 2 car parking spaces are disabled.

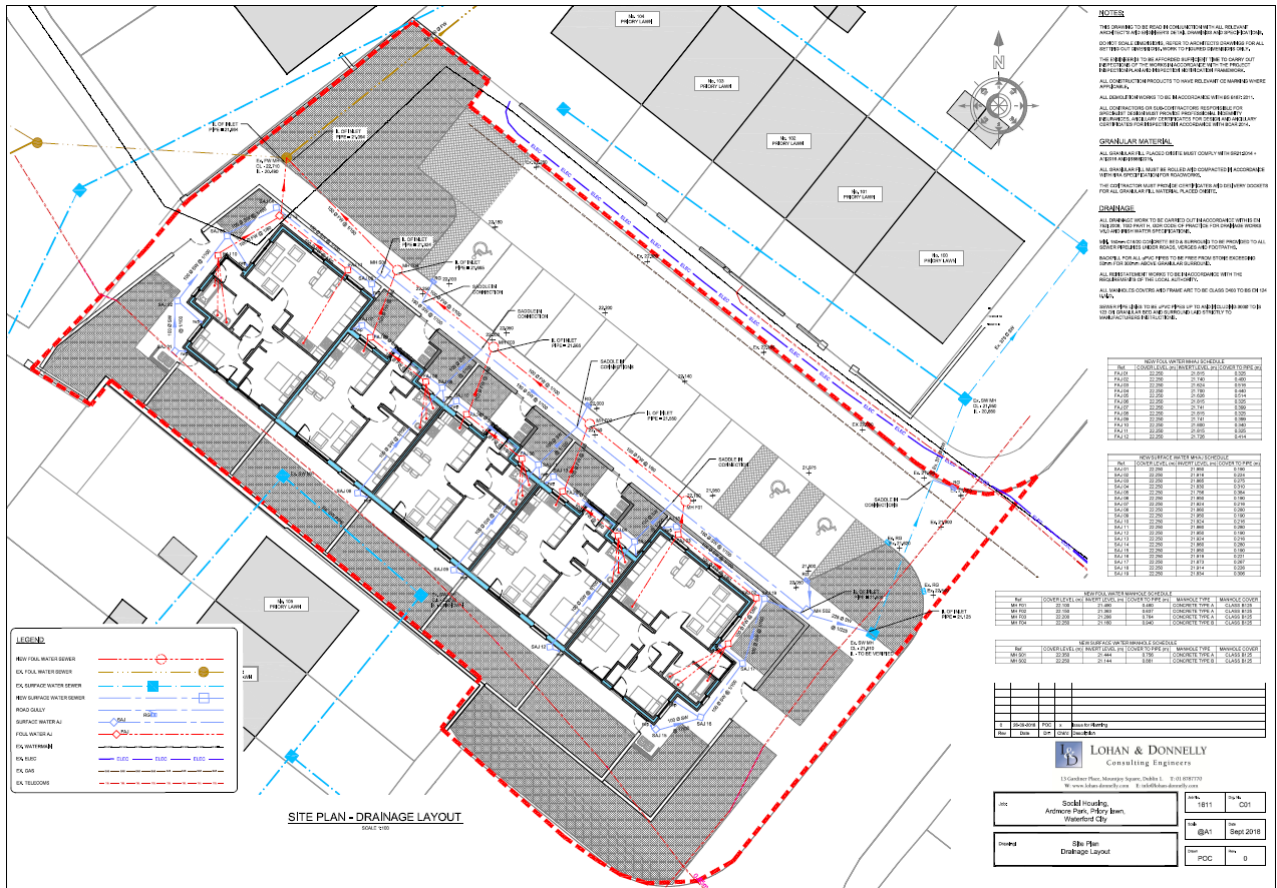


Figure 7: Drainage Plan
(Extract from Lohan & Donnelly Drainage Layout Drawing 1690 C01)

4.0 Stage 3 – Detailed Risk Assessment

It is noted from stages 1 and 2 that the proposed development is not subject to any significant flood risk therefore stage 3 is deemed not applicable as per The Planning System and Flood Risk Management Guidelines for Planning Authorities Technical Appendices Document.

5.0 Conclusions

The proposed development is to consist of 3 terrace houses and one house at each end which is a total of 5 houses. The proposed site is also to consist of 12 car parking spaces at the front of the houses of which 2 car parking spaces are disabled.

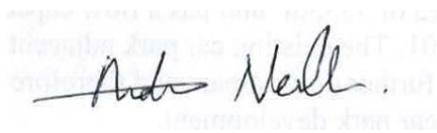
The site is currently located in a flood zone type C and therefore has a low probability of experiencing a flood.

There are no recorded flood events that have influenced the site in question or within the surrounding area of the site.

It is therefore our opinion that the risk of flooding at this site and the risk of flooding due to the development of this site in flood events is minimal.

We trust that this is in order, but should you have any queries on the foregoing, please do not hesitate to contact the undersigned.

Yours sincerely,



Mr. Andrew Neville B.Eng.
for Lohan & Donnelly Consulting Engineers