



# Clare County Development Plan 2023–2029



COMHAIRLE CONTAE AN CHLAIR  
CLARE COUNTY COUNCIL

# Strategic Flood Risk Assessment

## Proposed Variation No. 1



6th March 2026



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## Abbreviations

1D .....	One Dimensional (modelling)
2D .....	Two Dimensional (modelling)
AEP .....	Annual Exceedance Probability
AFA.....	Area for Further Assessment
AONB.....	Area of Outstanding Natural Beauty
CFRAM .....	Catchment Flood Risk Assessment and Management
DHLGH .....	Department of Housing, Local Government and Heritage
FFL .....	Finished Floor Level
FRA.....	Flood Risk Assessment
FRR .....	Flood Risk Review
GSI.....	Geological Survey of Ireland
HEFS .....	High End Future Scenario
HPW .....	High Priority Watercourse
LA .....	Local Authority
LiDAR .....	Light Detection And Ranging
MRFS.....	Medium Range Future Scenario
NCFHM.....	National Coastal Flood Hazard Mapping
NIFM.....	National Indicative Fluvial Mapping
OPW .....	Office of Public Works
PFRA .....	Preliminary Flood Risk Assessment
SAR .....	Synthetic Aperture Radar
SFRA .....	Strategic Flood Risk Assessment
SPR .....	Standard percentage runoff
SUDS.....	Sustainable Urban Drainage Systems
Tp.....	Time to Peak
WFD.....	Water Framework Directive

# 1 Introduction

Clare County Council has commissioned JBA Consulting to prepare an Addendum to the existing County Development SFRA to incorporate Variation No. 1 of the County Development Plan 2023-2029.

## 1.1 Purpose and Context

Following the revision of the National Planning Framework in April 2025 the NPF Implementation: Housing Growth Requirements Section 28 Ministerial Planning Guidelines were issued in July 2025, containing increased Housing Growth Targets for all local authorities. The Guidelines require local authorities to review, and if appropriate vary their County Development Plans to align with the Revised National Planning Framework and ensure that sufficient zoned land is available to meet updated national housing targets.

For County Clare, this process involves revising the Core Strategy and introducing zoning and areas designated for growth on a number of settlement maps for County Clare and incorporating associated updated settlement-specific objectives for housing.

The Variation process will proceed under Section 58 of the Planning and Development Act 2024, as amended, with public display of the proposed Variation No. 1 to the Clare County Development Plan 2023-2029.

The purpose of this addendum is to provide land use zoning and specific objectives for County Clare, incorporating the most up-to-date datasets from the Office of Public Works, CFRAM, Flood Relief Schemes (if available), National Coastal Flood Hazard Map and National Indicative Flood Mapping, and to inform land use zoning decisions in accordance with the Planning System and Flood Risk Management Guidelines.

This Addendum should be read in conjunction with the parent SFRA in Volume 10c of the Clare County Development Plan, which remains the primary reference for methodology, policy context, and countywide assessment.

## 1.2 Policy and Guidance Update

There have been no substantive changes to national flood risk planning guidance since publication of the parent SFRA. Flood risk assessment continues to be undertaken in accordance with The Planning System and Flood Risk Management Guidelines (2009) and Circular PL2/2014. CFRAM flood mapping remains the primary national dataset for identification of Flood Zones A and B, but this is supplemented by other best available datasets as discussed in Section 2.1.1.

The parent SFRA anticipated that updates would be required as new information became available, and this Addendum should be read as an extension of that approach rather than a replacement of the adopted SFRA methodology or policy framework.

### 1.3 Terms of Reference

Under the "Planning System and Flood Risk Management" guidelines, the purpose for the SFRA is detailed as being *"to provide a broad (wide area) assessment of all types of flood risk to inform strategic land-use planning decisions. SFRAs enable the LA to undertake the sequential approach, including the Justification Test, allocate appropriate sites for development and identify how flood risk can be reduced as part of the development plan process"*.

It is important that the Variation continues to fulfil the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), which require flood risk management to be integrated into spatial planning policies at all levels of the planning process.

In order to ensure that flood risk is appropriately integrated into the Variation, the scope of this SFRA Addendum is to:

- Undertake flood risk screening of the proposed changes and additions to zoning and designated areas for growth for a number of settlements in County Clare;
- Review and interpret Flood Zone A and B extents using the most up-to-date available datasets, including CFRAM, other OPW mapping, and post-CFRAM flood defence information;
- Update defended area mapping to reflect completed flood defence infrastructure, where relevant;
- Apply the Sequential Approach and, where required, the Justification Test at Development Plan stage; and
- Provide flood risk management guidance to inform zoning decisions and development management, including finished floor levels, residual risk, and Sustainable Drainage Systems.

### 1.4 Methodology

This report should be read in conjunction with the SFRA prepared for the Clare CDP 2023-2029 (the parent SFRA (Volume 10c)). In particular, the parent SFRA sets out the planning context and general methodology for strategic flood risk assessment and describes the study area and flood risk data available for Co. Clare.

The parent SFRA details the approach to flood management across the county. A strategic approach is adopted which follows the planning guidelines. Development should always be located in areas of lowest flood risk first, and only when it has been established that there are no suitable alternative options should development (of the lowest vulnerability) proceed. Consideration may then be given to factors which moderate risks, such as defences, and finally consideration of suitable flood risk mitigation and site management measures is necessary.

Assessment of flood risk is based on Flood Zones derived from the best available dataset, supported by information on any completed flood defence infrastructure, if available. The climate change layer shown in figures represents a combined High End Future Scenario flood extent, derived from the 0.1% AEP outlines from the relevant Flood Relief Scheme dataset (where available), CFRAM Study, the National Coastal Flood Hazard Mapping and the National Indicative Flood Mapping. This combined layer illustrates the potential spatial extent of flooding under extreme future climate change conditions and is provided for contextual information only. It does not account for post-CFRAM flood defence infrastructure or site-specific mitigation measures and does not alter the Flood Zone A and B mapping or the defended area interpretation applied in this Addendum.

Flood risk management continues to be informed by flood levels, application of freeboard, and assessment of residual risk through site-specific Flood Risk Assessment.

## 2 County Clare

### 2.1 Study Area

The study area comprises Co. Clare, located on Ireland's west coast, bounded to the west by the Atlantic Ocean and to the south by the Shannon estuary. The county features a range of hydrological environments, including major rivers, smaller tributaries and coastal areas.

Flood risk within Co. Clare is driven by a combination of fluvial, tidal and coastal sources. The main rivers contributing to fluvial flooding are the River Shannon, the River Fergus and smaller tributaries. Flood extents are influenced by channel capacity constraints, bridge crossings, and floodplain connectivity, particularly in urban areas such as Ennis. High rainfall events across the wider catchments can result in prolonged elevated river levels, leading to out-of-bank flooding in low-lying areas adjacent to the river. Additionally, high tide conditions can reduce conveyance and exacerbate flood levels during coincident high river flows.

In addition to the main river channels, local flood risk within Co. Clare is influenced by smaller tributaries, drainage channels, and urban surface water networks. These systems are generally more responsive to short-duration rainfall events and can contribute to surface water and pluvial flooding. Elevated river levels can also restrict discharge from local drainage outfalls, increasing flood risk within parts of urban areas during extreme events.

#### 2.1.1 Review of Flood Zone Data

This section of the SFRA reviews the availability of data relating to flood risk in County Clare. There are a number of datasets which record historical and / or predicated flood extents. The aim of the review is to identify flood risk based on the data available, including historical records, considering all sources of flooding, and to appraise the quality and usefulness of the data. Table 2-1 summarises the data available and its quality, includes an assessment of confidence in its accuracy (when attempting to incorporate it into the flood zone map) and gives an indication of how it was used in the SFRA study.

Advice on the expected impacts of climate change and the allowances to be provided for future flood risk management in Ireland is given in the OPW Climate Change Sectoral Adaptation Plan. The CFRAM High-End Future Scenario (HEFS) is principally used to assess future risk in Clare, as defined by Table 2-2, the only exception would be in Kilkee where the Flood Relief Scheme dataset is available. The approach to climate change is precautionary and driven by the First Revision to the National Planning Framework, National Policy Objective 78 which sets out the core requirement to take account of the potential impacts of climate change on flood risk.

Table 2-1: Dataset review

Dataset	Description / coverage	Robustness	Comment on usefulness
Kilkee Flood Relief Scheme	Kilkee Victoria Stream fluvial map – pre-scheme scenario.	High – supersedes where there is an overlap with CFRAM.	Used for the site in Kilkee.
Shannon CFRAM study, OPW	Areas for further assessment (AFAs), or settlements falling along modelled lengths, in County Clare are: - Ardnacrusha - Athlunkard - Bunratty - Clonlara - Ennis - Kilkee - Killaloe - Kilrush - O'Briensbridge - Parteen - Quin - Shannon - Sixmilebridge	Modelling is 'the next highest tier under any FRS dataset and outputs will allow informed decisions to be made on zoning objectives. Design water levels will inform decisions relating to raising land and setting finished floor levels.	This data was reviewed on site to verify its quality. Site specific FRAs will still be required for planning applications, but information on water levels can form the basis of decision in relation to finished floor levels. Accuracy of mapping in Sixmilebridge was very low and has been superseded.
Sixmilebridge mapping study of the Owengraney River and tributary (JBA, 2021)	Owengraney River and tributary	High	Used as the basis for Flood Zones in Sixmilebridge
Miltown Malbay Minor Works Scheme	Existing scenario fluvial modelling study.	High	Used as basis for Flood Zones in Miltown Malbay.
Ballyvaughan	Historical flood records and feasibility report for a flood relief scheme	Low-Moderate	Used to indicated flood extents in the absence of other modelled data.

Dataset	Description / coverage	Robustness	Comment on usefulness
National Indicative Fluvial Mapping (NIFM)	Produced by the OPW, these maps are 'indicative' flood maps for watercourse with a catchment area greater than 5km <sup>2</sup> .	Moderate	Used for all watercourses not covered by CFRAM / ICPSS / Sixmilebridge Study and replaces the County DP mapping discussed above. Limitations as outlined in Circular PL 2/2014 for PFRA should be followed.
National Coastal Flood Hazard Mapping (2021)	Still water tidal extents for 200 year and 1000-year events for the whole coastline, based on updated water levels, but used broadscale DTM	Low	Although the source water levels are more relevant than the outdated ICPSS levels, the process of projecting these levels inland uses a broadscale / coarse DTM and resulting flood extents are inaccurate. Dataset has not been used.
Clare County Development Plan Flood Map (2023-2029)	Only used for watercourses not covered by any of the above datasets. The provenance is from the JBA indicative flood map dataset used under the 2017 CDP.	Low to Moderate	Used only where all above datasets are unavailable.
Historical event outlines and point observations and reports	Various. Includes records from CCC sources, damage report for the 2014 coastal storms and <a href="http://www.floodinfo.ie">www.floodinfo.ie</a> .	Indicative	Can be indirectly used to validate flood zones and identify non-fluvial and tidal flooding, and particularly sections of coast vulnerable to storm damage.

Dataset	Description / coverage	Robustness	Comment on usefulness
Arterial Drainage Benefiting land maps	Shows land which would (or has) benefit from a drainage scheme. This is not based on a 'design flood' (i.e. the events do not have a return period), but indicate low-lying, poorly drained land. It is not the same as lands which are protected by a flood relief scheme.	Low	Superseded by the data sources listed above.
Flood relief scheme details, including locations and lengths, standard of protection and areas which are protected	There are defences in Ennis, Shannon, Bunratty and Kilrush, all of which are included in the CFRAM. Ennis defence information is incomplete for Ennis South and Ennis Lower – no defended area dataset is available at present.	High (outputs from the CFRAM will provide this information).	Flood Zones are defined without the benefit of defences, but the benefits should be considered when establishing the specific risk to a site, and in informing the site-specific FRA. Defended areas are not yet available for Ennis South and Ennis Lower.

Table 2-2: Allowances for Future Climate Change Scenarios

Criteria	MRFS	HEFS
Extreme Rainfall Depths	+20%	+30%
Flood Flows	+20%	+30%
Mean Sea Level Rise	+500mm	+1000mm
Land Movement	-0.5mm / year*	-0.5mm / year*
Forestation	-1/6 Tp**	-1/3 Tp** +10% SPR***

Notes:

\* Applicable to the southern part of the country only (Dublin - Galway and south of this).

\*\* Reduction in the time to peak (Tp) to allow for potential accelerated runoff that may arise as a result of drainage of afforested land.

\*\*\* Add 10% to the Standard Percentage Runoff (SPR) rate; this allows for increased runoff rates that may arise following felling of forestry.

## 2.2 Settlement Review

A strategic approach to the management of flood risk is important in Co. Clare as the risks are varied, with scales of risk and vulnerability varying across the settlement.

Following the Planning Guidelines, development should always be located in areas of lowest flood risk first, and only when it has been established that there are no suitable alternative options should development (of the lowest vulnerability) proceed.

Consideration may then be given to factors which moderate risks, such as defences, and finally consideration of suitable flood risk mitigation and site management measures is necessary.

It is important to note that whilst it may be technically feasible to mitigate or manage flood risk at site level, strategically it may not be a sustainable approach.

A summary of flood risks associated with each of the zoning objectives has been provided in the following settlement reviews. The Flood Risk commentary indicates whether a certain land zoning, in Flood Zone A or B, will need to have the Plan Making Justification Test (JT) applied and passed.

When carrying out a site-specific Flood Risk Assessment, or when planning applications are being considered, it is important to remember that not all uses will be appropriate on flood risk grounds, hence the need to work through the Justification Test for Development Management on a site by site basis. For example, a Town Centre zoning objective can include for an integrated mix of residential, commercial, community and social uses which have varying vulnerabilities and would not be equally permissible within Flood Zone A and B. Implications of vulnerability are considered as far as possible at the plan making stage – hereunder.

A summary of flood risks and mitigation associated with each zoning objective is provided within the relevant settlement zoning objectives set out in the Settlement Review.

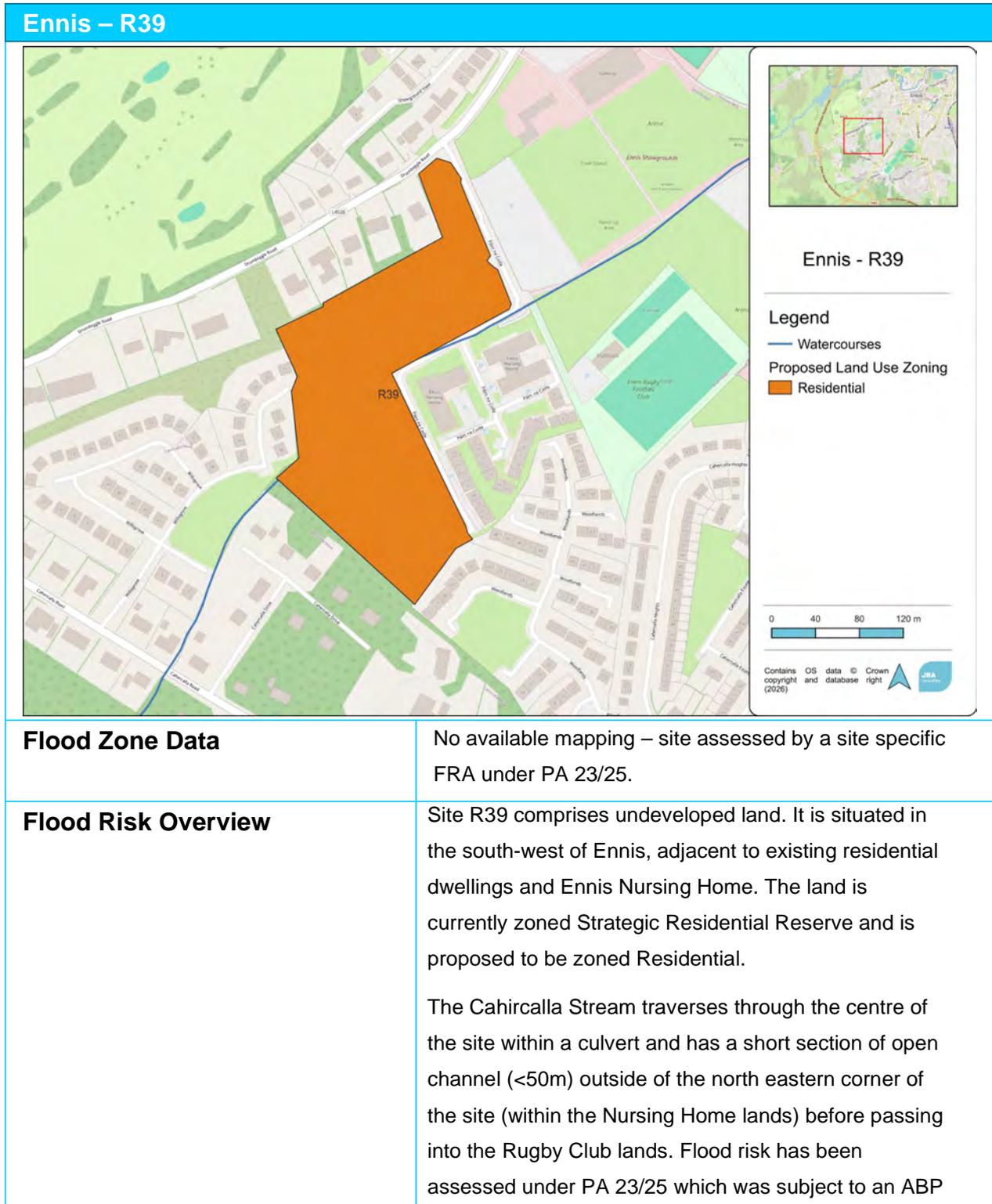
### 2.2.1 Flood Risk and Climate Change Review

The majority of sites are located within Flood Zone C and are not affected by the 0.1% AEP HEFS climate change extent. On this basis, having regard to climate change considerations, these sites are not considered to require further site-specific flood risk assessment at this stage of the settlement review. The detailed outcomes of the flood risk and climate change screening for these sites are provided in Appendix A.

A number of sites were identified through the screening process as requiring further consideration due to their location within Flood Zones A and B, or potential overlap with the HEFS climate change extent. These are discussed in more detail below.

## 2.2.2 Detailed Flood Risk Review

### 2.2.2.1 Ennis Municipal District

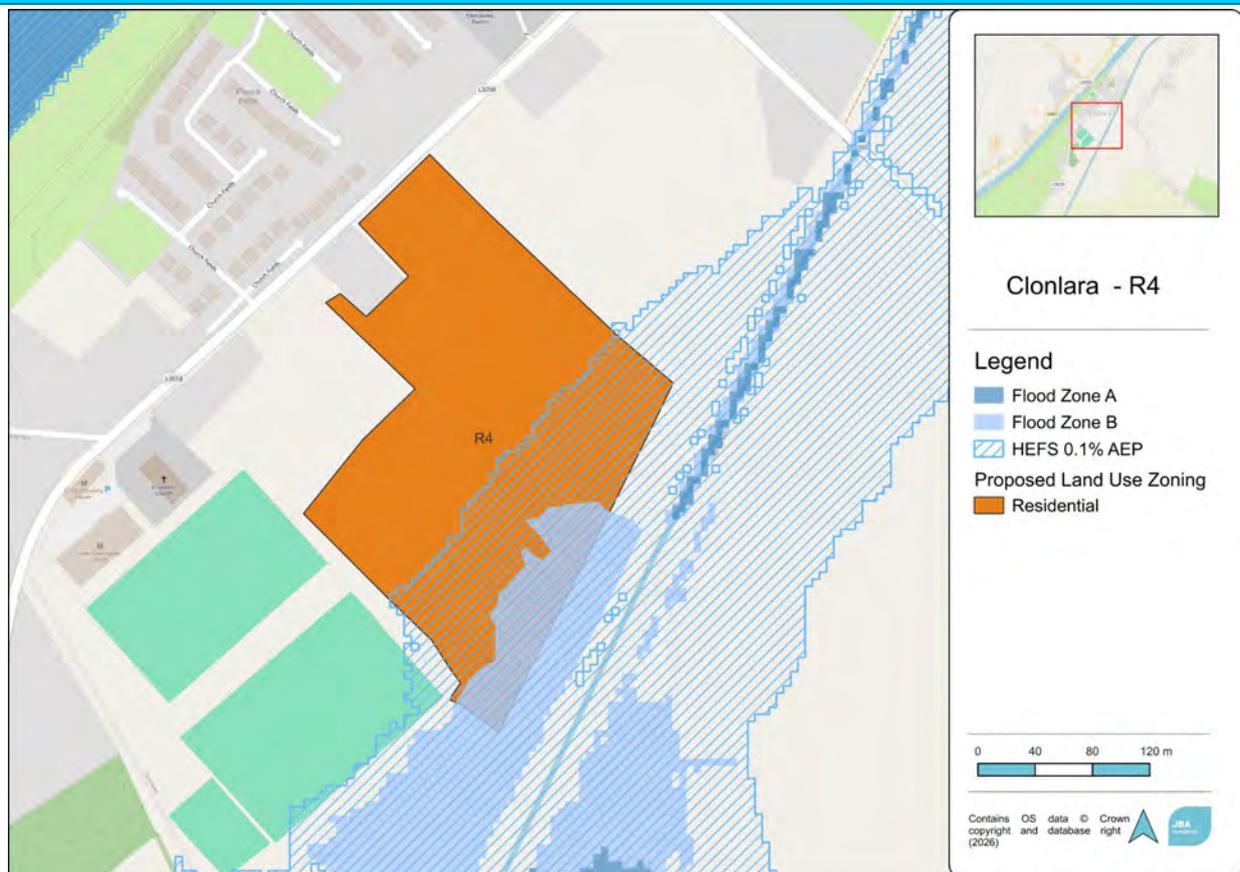


	<p>appeal, which was ultimately refused, but not in relation to flooding and surface water.</p> <p>An FRA was provided at FI stage which clarified that the main culvert through the land has sufficient capacity and the inlet is located upstream of the proposed zoning by circa 60m. This would indicate that the site is located in Flood Zone C. The downstream culvert was not assessed to have sufficient capacity, but it is stated that surcharging would not impact the proposed residential zoning site – it would spill towards the Ennis Rugby Club from the grounds of the Nursing Home. The ABP Inspector commented that the fluvial assessment approach was reasonable. The Inspector found there was insufficient information provided in the FRA to confirm the level of risk due to the lack of ground condition survey which relates to potential ground water flood risk.</p>
<p><b>Historical Flooding</b></p>	<p>There are no recorded instances of site-specific flooding in this site boundary. However, historical flooding has occurred in Ennis in 1999, 2009 and 2015.</p>
<p><b>Climate Change</b></p>	<p>The proposed site is not within the HEFS 0.1% AEP area.</p>
<p><b>Conclusion</b></p>	<p>Whilst there is no available flood mapping upon which to determine Flood Zone A/B or investigate residual risk of culvert blockage there is enough information from the 23/25 FRA to determine that flood risk may not be a significant constraint on the lands. As such it is recommended that at development management stage the following actions are undertaken:</p> <ul style="list-style-type: none"> <li>• A fully detailed hydrology and hydraulic modelling study including a linked 1D-2D approach is undertaken to clarify baseline and post-development flood mapping. Residual risk of culvert blockage at all inlets within the area should also be assessed.</li> <li>• The work should be undertaken as part of a site specific FRA in accordance with Section 5 of the Clare County Development Plan 2023-2029</li> </ul>

	<p>Strategic Flood Risk Assessment (the parent SFRA).</p> <ul style="list-style-type: none"><li>• The viability of culvert removal and reinstatement of open channel through the site should be investigated and implemented as a priority. This will help to ensure that a riparian zone is re-established and that the Flood Zones and any residual risk is adequately managed within the central riparian corridor through the site.</li><li>• In any case, a corridor would have to be created for way leave above the culvert, as was required under previous planning applications. This issue should be discussed with Clare CC, if it is not possible to de-culvert then the way leave should still function to manage any overland or residual risk flow in accordance with National and County Development Plan Policy.</li><li>• The FRA should also take due consideration of a ground condition survey relating to potential ground water flood risk and the assessment thereof.</li></ul>
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2.2.2.3 Shannon Municipal District

**Clonlara – R4**



<b>Flood Zone Data</b>	CFRAM fluvial
<b>Flood Risk Overview</b>	A portion on the southern boundary of this site is located in Flood Zone B. The site is nearby to the Errina Canal, and is subject to flood risk arising from fluvial influences. A Flood Risk Assessment (P20/740) was prepared in support of the permitted residential development in this site. This assessment informed the approved layout, which confines residential units to the land outside Flood Zones A/B and the 0.1% HEFS climate change extent. Areas within the mapped flood extents are utilised as open space.
<b>Historical Flooding</b>	There are no recorded instances of site-specific flooding in this site boundary. However, historical flooding has occurred in Clonlara in 2015 and 2009.
<b>Climate Change</b>	Clonlara is sensitive to the potential impacts of climate

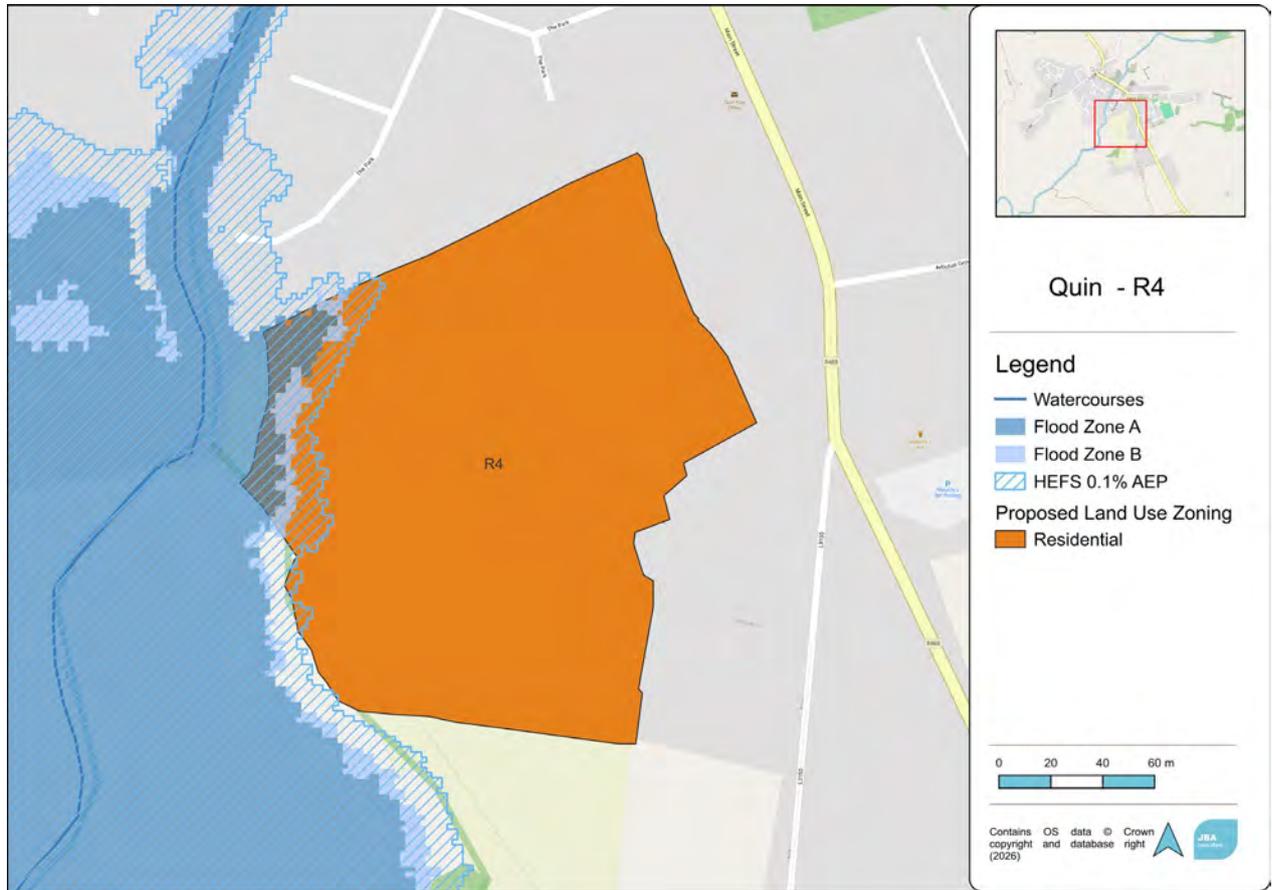
	<p>change due to its location near the Errina Canal. OPW CFRAM and NCFHM flood mapping for the river identifies flood extents within the south-eastern portion of the site, indicating exposure to fluvial flooding during extreme events. Accordingly, the mapped CFRAM flood extents represent a baseline against which future flood risk should be assessed.</p>
<p><b>Conclusion</b></p>	<p>A significant area in the south-east of the developed highly vulnerable new residential land overlaps with Flood Zone B and the HEFS climate change extent. In accordance with the NPF First Revision NPO78, The Southern Regional Assembly Regional Spatial &amp; Economic Strategy RPO89 &amp; RPO116, The Planning System and Flood Risk Management Guidelines (OPW DoEHLG 2009) and Clare County Development Plan Objective CDP2.6 - CDP2.12, it is not appropriate for any highly vulnerable development (including roads/access routes) to occur within Flood Zones A/B or the 0.1% AEP HEFS climate change extent. The site is under construction (PA ref P20/740) and as directed by the site specific FRA; all land within the HEFS extent is kept as open space, FFLs are set to appropriate level and the FRA was in accordance with Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA).</p>

2.2.2.5 Killaloe Municipal District

<b>Feakle – R4</b>	
<b>Flood Zone Data</b>	Clare County Development Plan Flood Map (2023-2029)
<b>Flood Risk Overview</b>	A portion of the eastern part of the site is located in Flood Zones A and B. The site is nearby the Cloghaun River, and is subject to flood risk arising from fluvial influences.
<b>Historical Flooding</b>	There are no recorded instances of site-specific flooding in this site boundary. However, historical flooding has occurred in Feakle in 2015.
<b>Climate Change</b>	The proposed site is not within the HEFS 0.1% AEP area.
<b>Conclusion</b>	A small area in the east of the undeveloped highly vulnerable new residential land overlaps with Flood Zones A and B. The Justification Test cannot pass or be applied for lands that are not within or adjacent to the core of the settlement or where there are no

structural measures outlined. As such risk is therefore managed by the following non-structural approach. In accordance with the NPF First Revision NPO78, The Southern Regional Assembly Regional Spatial & Economic Strategy RPO89 & RPO116, The Planning System and Flood Risk Management Guidelines (OPW DoEHLG 2009) and Clare County Development Plan Objective CDP2.6 - CDP2.12, it is not appropriate for any highly vulnerable development (including roads/access routes) to occur within Flood Zones A/B. The land should preferentially be retained as floodplain/green infrastructure. Any future development should be subject to an appropriately detailed FRA as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA).

**Quin – R4**

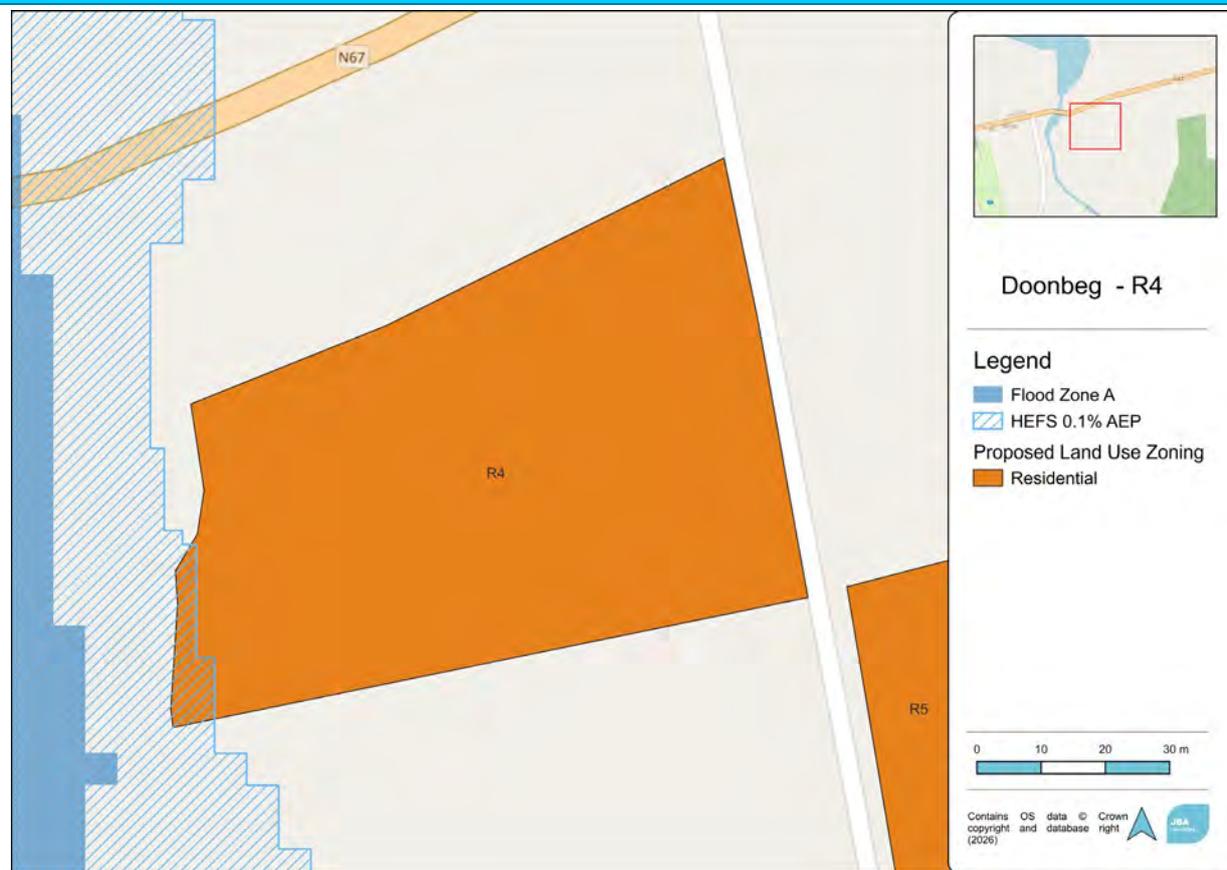


<b>Flood Zone Data</b>	CFRAM fluvial
<b>Flood Risk Overview</b>	OPW CFRAM mapping identifies areas of Flood Zone A and B on the western boundary of the site. Flood risk is influenced fluvially associated with the nearby River Rine.
<b>Historical Flooding</b>	A review of available historical flood records and OPW datasets has not identified flooding within this area. While flooding has occurred elsewhere within the wider catchment of the nearby River Rine, there is no evidence that such events have extended into the Quin area.
<b>Climate Change</b>	Quin is sensitive to the potential impacts of climate change due to its location near the Rine River. OPW CFRAM flood mapping for the river identifies flood extents within the western portion of the site, indicating exposure to fluvial flooding during extreme events. Projected increases in rainfall intensity and sea level rise associated with climate change are likely to increase flooding and of the Rine River. Accordingly, the mapped CFRAM flood extents represent a

	baseline against which future flood risk should be assessed
<b>Conclusion</b>	<p>A small area in the west of the undeveloped highly vulnerable new residential land overlaps with Flood Zones A and B and the HEFS climate change extent. The Justification Test cannot pass or be applied for lands that are not within or adjacent to the core of the settlement or where there are no structural measures outlined. As such risk is therefore managed by the following non-structural approach.</p> <p>In accordance with the NPF First Revision NPO78, The Southern Regional Assembly Regional Spatial &amp; Economic Strategy RPO89 &amp; RPO116, The Planning System and Flood Risk Management Guidelines (OPW DoEHLG 2009) and Clare County Development Plan Objective CDP2.6 - CDP2.12, it is not appropriate for any highly vulnerable development (including roads/access routes) to occur within Flood Zones A/B or the 0.1% AEP HEFS climate change extent. The land should preferentially be retained as floodplain/green infrastructure. Any future development should be subject to an appropriately detailed FRA as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA).</p>

2.2.2.6 West Clare Municipal District

**Doonbeg – R4**

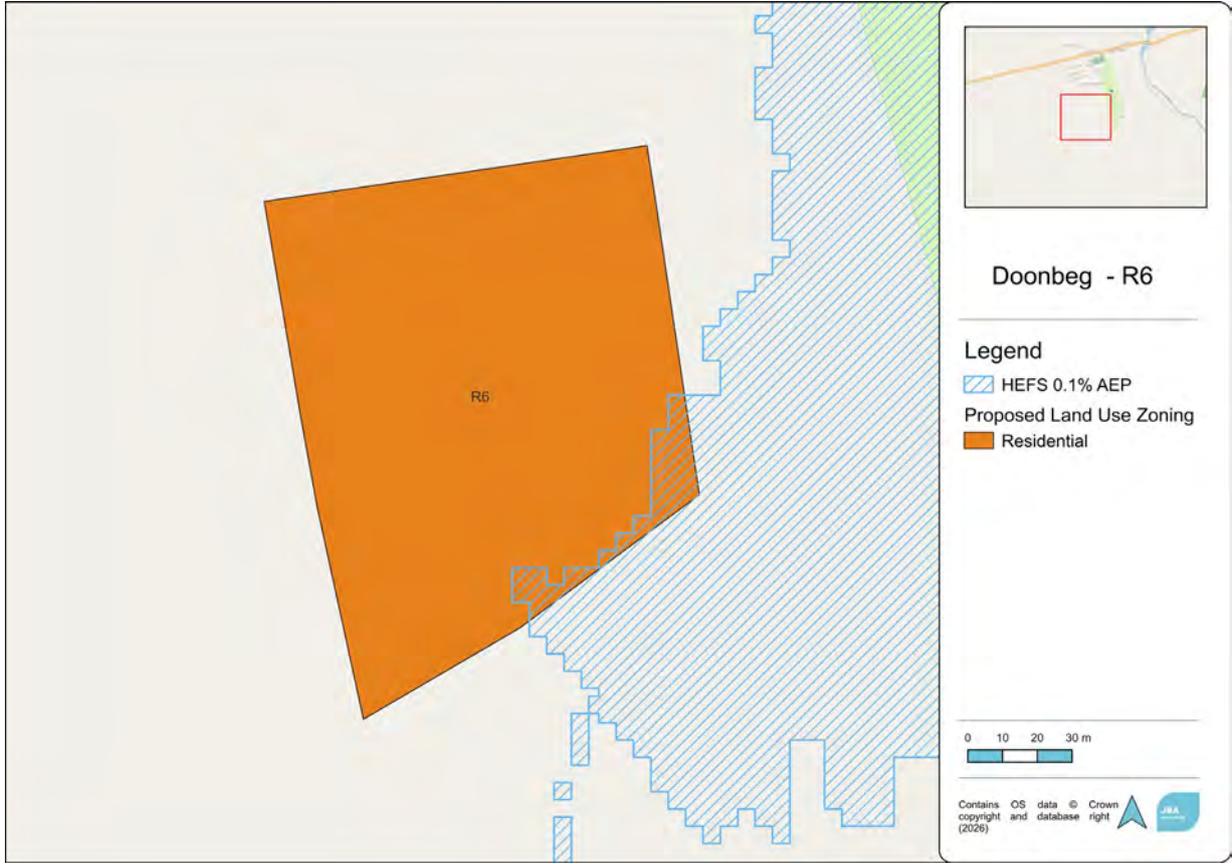


<b>Flood Zone Data</b>	NCFHM and NIFM
<b>Flood Risk Overview</b>	This site is located within Flood Zone C. Flood risk is low at present day. However, the western boundary of the site is sensitive to future flood risk scenarios, influenced by a combination of fluvial flooding and tidal levels.
<b>Historical Flooding</b>	There are no recorded instances of site-specific flooding in this site boundary. However, historical flooding has occurred in Doonbeg in 2014 due to its location by the coast.
<b>Climate Change</b>	Doonbeg is sensitive to climate change due to its location on the lower tidal reach of the River Doonbeg and its exposure to combined fluvial and tidal influences. HEFS 0.1% AEP mapping covers a small portion in the west of the site. This reflects the potential for increased river flows, higher tidal levels and more frequent extreme events under future climate conditions.

**Conclusion**

A small area in the south-west of the undeveloped highly vulnerable new residential land overlaps with HEFS climate change extent. In accordance with the NPF First Revision NPO78, The Southern Regional Assembly Regional Spatial & Economic Strategy RPO89 & RPO116, The Planning System and Flood Risk Management Guidelines (OPW DoEHLG 2009) and Clare County Development Plan Objective CDP2.6 - CDP2.12, it is not appropriate for any highly vulnerable development (including roads/access routes) to occur within the 0.1% AEP HEFS climate change extent. The land should preferentially be retained as floodplain/green infrastructure. Any future development should be subject to an appropriately detailed FRA as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA).

**Doonbeg – R6**

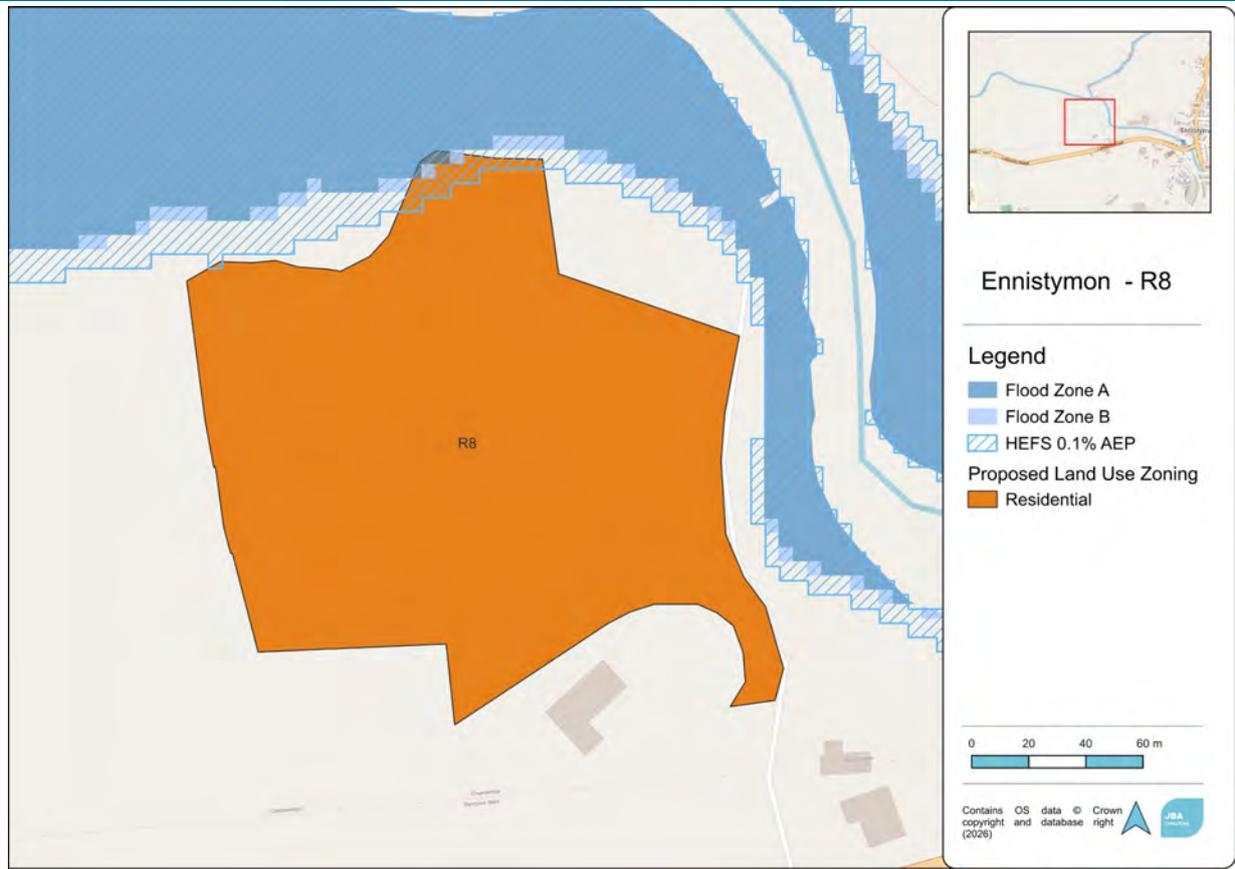


<b>Flood Zone Data</b>	NCFHM and NIFM
<b>Flood Risk Overview</b>	This site is located within Flood Zone C. Flood risk is low at present day. However, the south-western boundary of the site is sensitive to future flood risk scenarios, influenced by a combination of fluvial flooding and tidal levels.
<b>Historical Flooding</b>	There are no recorded instances of site-specific flooding in this site boundary. However, historical flooding has occurred in Doonbeg in 2014 due to its location by the coast.
<b>Climate Change</b>	Doonbeg is sensitive to climate change due to its location on the lower tidal reach of the River Doonbeg and its exposure to combined fluvial and tidal influences. HEFS 0.1% AEP mapping covers a small portion in the south-east of the site. This reflects the potential for increased river flows, higher tidal levels and more frequent extreme events under future climate conditions.

**Conclusion**

A small area in the south-east of the undeveloped highly vulnerable new residential land overlaps with HEFS climate change extent. In accordance with the NPF First Revision NPO78, The Southern Regional Assembly Regional Spatial & Economic Strategy RPO89 & RPO116, The Planning System and Flood Risk Management Guidelines (OPW DoEHLG 2009) and Clare County Development Plan Objective CDP2.6 - CDP2.12, it is not appropriate for any highly vulnerable development (including roads/access routes) to occur within the 0.1% AEP HEFS climate change extent. The land should preferentially be retained as floodplain/green infrastructure. Any future development should be subject to an appropriately detailed FRA as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA).

**Ennistymon – R8**

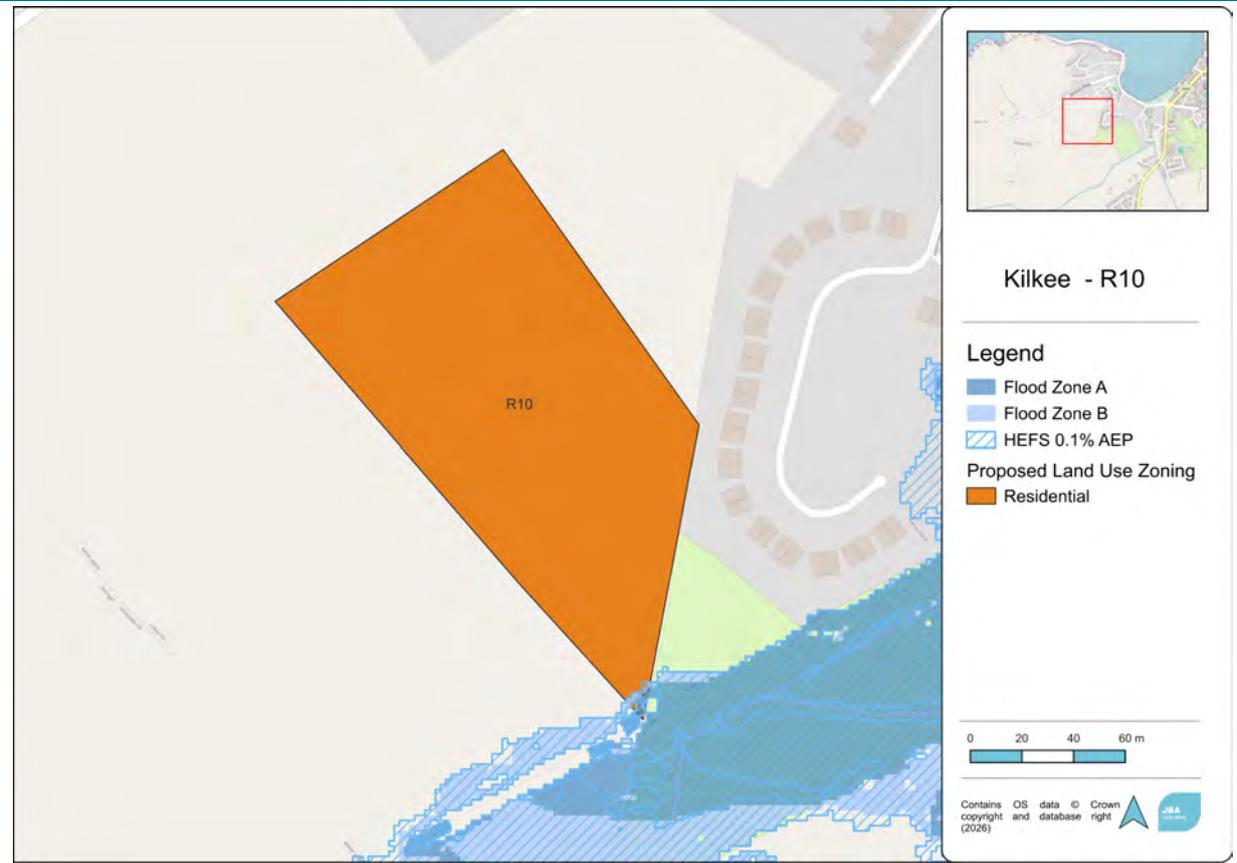


<b>Flood Zone Data</b>	NCFHM
<b>Flood Risk Overview</b>	This site is partially located in the north within Flood Zones A and B. Flood risk is influenced fluvially and tidally associated with the nearby River Inagh.
<b>Historical Flooding</b>	There are no recorded instances of site-specific flooding in this site boundary.
<b>Climate Change</b>	Ennistymon is sensitive to climate change due to its location on the lower tidal reach of the River Inagh and its exposure to combined fluvial and tidal influences. HEFS 0.1% AEP mapping covers a small portion in the north of the site. This reflects the potential for increased river flows, higher tidal levels and more frequent extreme events under future climate conditions.
<b>Conclusion</b>	A small area in the north of the undeveloped highly vulnerable new residential land overlaps with Flood Zones A and B and the HEFS climate change extent. The Justification Test cannot pass or be applied for

lands that are not within or adjacent to the core of the settlement or where there are no structural measures outlined. As such risk is therefore managed by the following non-structural approach.

In accordance with the NPF First Revision NPO78, The Southern Regional Assembly Regional Spatial & Economic Strategy RPO89 & RPO116, The Planning System and Flood Risk Management Guidelines (OPW DoEHLG 2009) and Clare County Development Plan Objective CDP2.6 - CDP2.12, it is not appropriate for any highly vulnerable development (including roads/access routes) to occur within Flood Zones A/B or the 0.1% AEP HEFS climate change extent. The land should preferentially be retained as floodplain/green infrastructure. Any future development should be subject to an appropriately detailed FRA as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA).

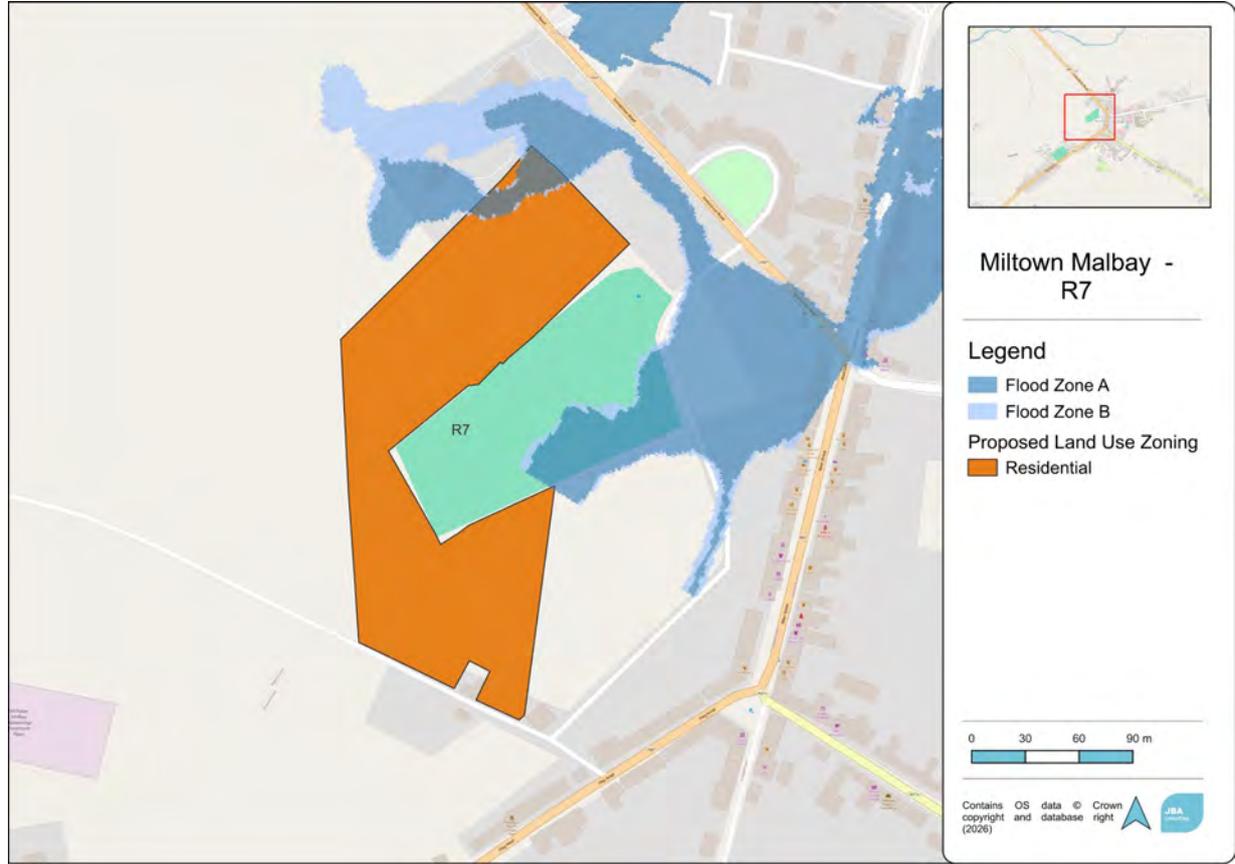
**Kilkee – R10**



<b>Flood Zone Data</b>	Kilkee FRS Victoria Stream Fluvial
<b>Flood Risk Overview</b>	A small portion of southern boundary lies within Flood Zones A and B. This area coincides with the location of a flood embankment for the Kilkee Flood Relief Scheme which will require a 5m wayleave from the embankment toe. In addition, there are Uisce Eireann rising mains passing through the southern section of the site which require a wayleave.
<b>Historical Flooding</b>	There are no recorded instances of site-specific flooding in this site boundary. However, historical flooding has occurred in Kilkee in 2014, 2015 and 2019 due to its location by the coast.
<b>Climate Change</b>	Kilkee is sensitive to climate change due to its location on the lower reach of the Victoria Stream and its exposure to combined fluvial and tidal influences. HEFS 0.1% AEP mapping covers a small portion in the south of the site. This reflects the potential for increased river flows, higher tidal levels and more frequent extreme

	events under future climate conditions.
<b>Conclusion</b>	<p>A small area in the south of the undeveloped highly vulnerable new residential land overlaps with Flood Zones A and B and the HEFS climate change extent. In accordance with the NPF First Revision NPO78, The Southern Regional Assembly Regional Spatial &amp; Economic Strategy RPO89 &amp; RPO116, The Planning System and Flood Risk Management Guidelines (OPW DoEHLG 2009) and Clare County Development Plan Objective CDP2.6 - CDP2.12, it is not appropriate for any highly vulnerable development (including roads/access routes) to occur within Flood Zones A/B or the 0.1% AEP HEFS climate change extent. The land should preferentially be retained as floodplain/green infrastructure. A minimum 5m buffer from the toe of any embankment should be maintained. Foul rising mains traverse the southern extent of the site and require further wayleave. All of these wayleave details must be agreed in advance with Clare County Council under pre-planning consultation. Any future development should be subject to an appropriately detailed FRA as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA).</p>

**Miltown Malbay – R7**



<b>Flood Zone Data</b>	Miltown Malbay Minor Works Study
<b>Flood Risk Overview</b>	A portion of the northern part of the site is located within Flood Zones A and B.
<b>Historical Flooding</b>	There are no recorded instances of site-specific flooding in this site boundary. However, historical flooding has occurred in Miltown Malbay along Clonbony Stream in 2005 and 2015 as a result of runoff and culvert surcharging.
<b>Climate Change</b>	Sensitive to climate change impacts due to upstream culvert surcharging.
<b>Conclusion</b>	A small area in the north of the undeveloped highly vulnerable new residential land overlaps with Flood Zone A/B. The Justification Test cannot pass or be applied for lands that are not within or adjacent to the core of the settlement or where there are no structural measures outlined. As such risk is therefore managed by the following non-structural approach.

In accordance with the NPF First Revision NPO78, The Southern Regional Assembly Regional Spatial & Economic Strategy RPO89 & RPO116, The Planning System and Flood Risk Management Guidelines (OPW DoEHLG 2009) and Clare County Development Plan Objective CDP2.6 - CDP2.12, it is not appropriate for any highly vulnerable development (including roads/access routes) to occur within Flood Zones A/B. The land should preferentially be retained as floodplain/green infrastructure. Any future development should be subject to an appropriately detailed FRA as set out under Section 5 of the Clare County Development Plan 2023-2029 Strategic Flood Risk Assessment (the parent SFRA).

# A Flood Risk Review

## A.1 Ennis Municipal District

### A.1.1 Barefield

Site	Review
	<p>Site VGA7 comprises greenfield land. It is situated in Barefield. The land is currently unzoned and is proposed to be designated a Village Growth Area. There are no waterbodies in proximity to the site.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site VGA8 comprises greenfield land, with a building in the centre. It is situated in Barefield, between the M18 and R458. The land is currently unzoned and is proposed to be designated a Village Growth Area. A tributary of the River Fergus lies approximately 740m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site VGA9 comprises greenfield land. It is situated in Barefield. The land is currently unzoned and is proposed to be designated a Village Growth Area. A tributary of the River Fergus lies approximately 560m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site VGA10 comprises greenfield land. It is situated in Barefield, adjacent to existing residential dwellings. The land is currently unzoned and is proposed to be designated a Village Growth Area. There are no waterbodies in proximity to the site.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

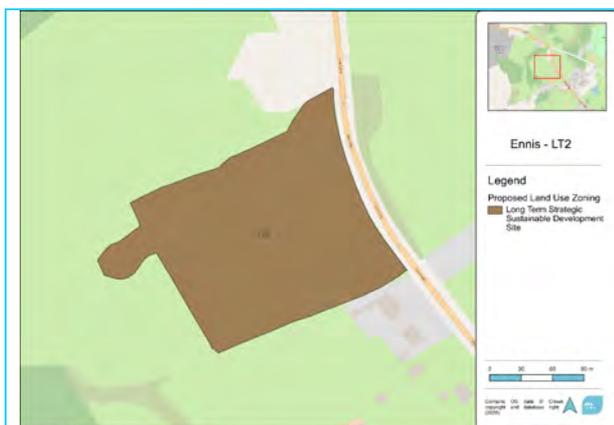


Site VGA11 comprises greenfield land. It is situated in Barefield, near Barefield National School. The land is currently unzoned and is proposed to be designated a Village Growth Area. There are no waterbodies in proximity to the site.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

## A.1.2 Ennis

Site	Review
	<p>Site LT1 comprises greenfield land. It is situated in Ballymaley, north of Ennis, near Ballymaley Business Park. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. A tributary of the River Fergus lies approximately 190m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site LT2 comprises greenfield land. It is situated north-west of Ennis on the Lahinch Road. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. A minor stream lies approximately 450m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site LT3 comprises greenfield land. It is situated in Ballymaley, north of Ennis, adjacent to Hogan Motors. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. Ballyllia Lough lies approximately 470m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



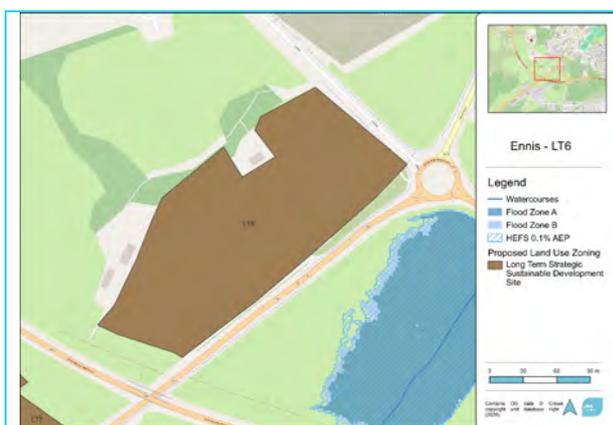
Site LT4 comprises greenfield land. It is situated in Ballymaley, north of Ennis, adjacent to Ballymaley Business Park. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. Ballyllia Lough lies approximately 490m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



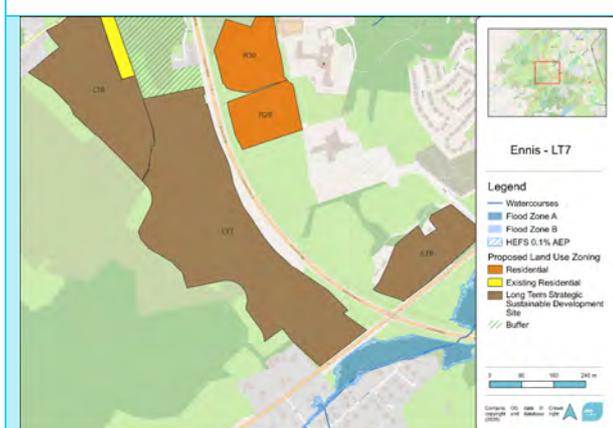
Site LT5 comprises greenfield land. It is situated in Clarecastle, adjacent to existing residential dwellings at Claremount. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. Ballybeg Lough lies approximately 700m to the north-west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site LT6 comprises grassland with an existing residential dwelling. It is situated in the south-west of Ennis, adjacent to existing residential dwellings along the N68. The land is currently zoned Strategic Residential Reserve and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. A tributary of the River Fergus lies approximately 160m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



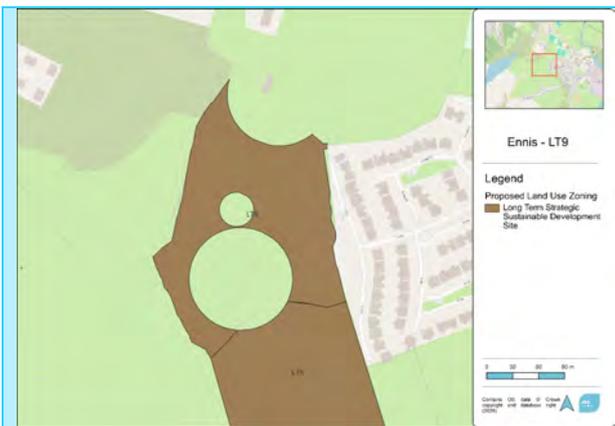
Site LT7 comprises greenfield land. It is situated in the south-west of Ennis, adjacent to the Ennis Western Relief Road. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. A tributary of the River Fergus lies approximately 70m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



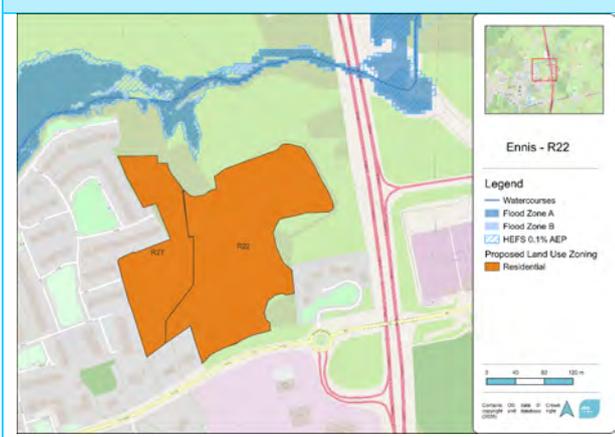
Site LT8 comprises greenfield land. It is situated in the south-west of Ennis, adjacent to residential dwellings. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site, Existing Residential use, and a Buffer zone to the east. The River Claureen lies approximately 560m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



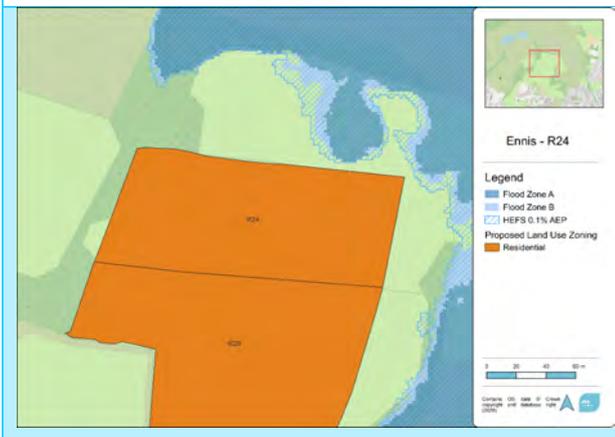
Site LT9 comprises greenfield land. It is situated in Clarecastle, adjacent to existing residential dwellings. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. Ballybeg Lough lies approximately 620m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



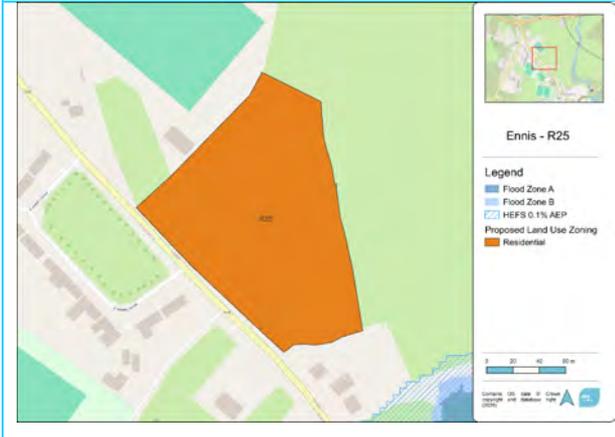
Site R22 comprises greenfield land. It is situated in the north-east of Ennis, on Tulla Road. The land is currently zoned Agriculture and is proposed to be zoned Residential. A tributary of the River Fergus is adjacent to the northern boundary of the site.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



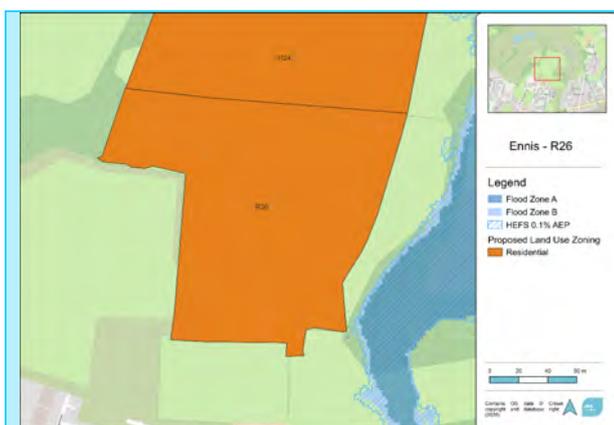
Site R24 comprises greenfield land. It is situated in the north-east of Ennis. The land is currently unzoned and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 110m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R25 comprises greenfield land. It is situated in the north-west of Clarecastle, adjacent to the residential dwellings on the R458. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Fergus lies approximately 330m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R26 comprises greenfield land. It is situated in the north-east of Ennis. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 190m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R27 comprises greenfield land, with the northern extent consisting of hardstanding due to construction nearby. It is situated in the north-east of Ennis, adjacent to a residential area. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 90m to the north.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R28 comprises open grassland. It is situated in the south of Ennis, adjacent to the Ennis Western Relief Road and residential areas such as Riverside. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 190m to the north-west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



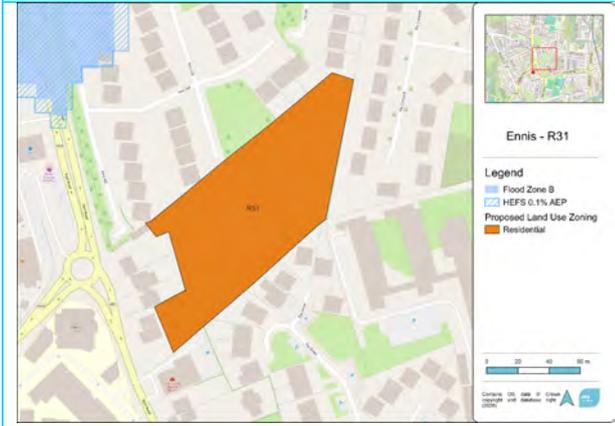
Site R29 comprises greenfield land. It is situated in the south-west of Ennis, adjacent to the Ennis Western Relief Road and Cahercalla Hospital. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 250m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R30 comprises greenfield land. It is situated in the south-west of Ennis, adjacent to the Ennis Western Relief Road and Cahercalla Hospital. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 140m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



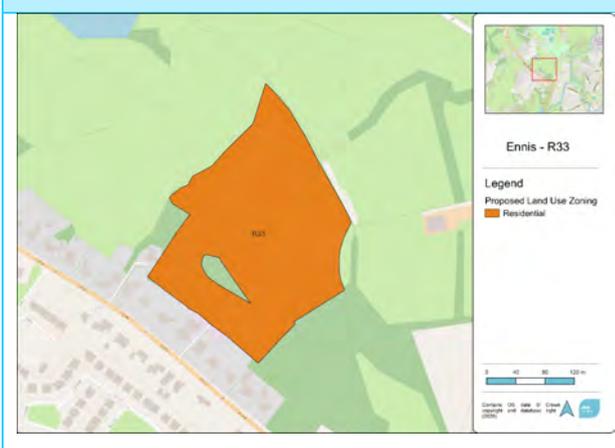
Site R31 comprises open grassland. It is situated in Ennis, adjacent to residential dwellings on Gort Road and St Joseph's Hospital. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Fergus lies approximately 340m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R32 comprises open grassland. It is situated in the south-east of Ennis, adjacent to residential dwellings on Clare Road. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A stream from the River Fergus lies approximately 360m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R33 comprises grassland with a transport industrial area in the south-east. It is situated in the west of Ennis, adjacent to residential dwellings on Lahinch Road. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Fergus lies approximately 560m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R34 comprises agricultural land. It is situated in the south of Ennis, near the N85/R458 junction, adjacent to existing residential dwellings. The land is currently zoned Agriculture and is proposed to be zoned Residential. The River Fergus lies approximately 50m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R35 comprises greenfield land with an existing building in the north-east. It is situated in the north of Ennis, adjacent to existing residential dwellings. The land is currently zoned Agriculture and is proposed to be zoned Residential. The River Fergus lies approximately 70m to the north.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



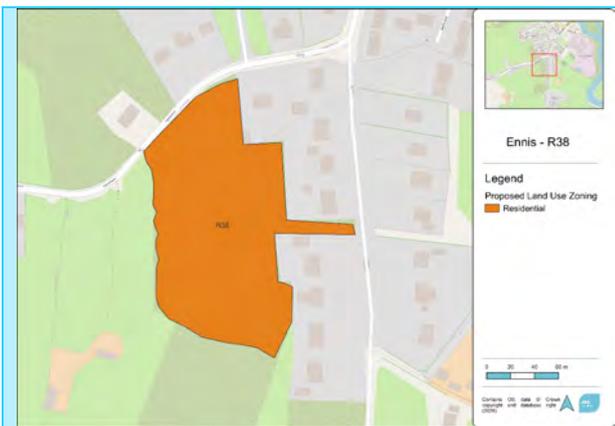
Site R36 comprises greenfield land. It is located in the north of Ennis, adjacent to existing residential dwellings. The land is currently zoned Agriculture and is proposed to be zoned Residential. Ballyallia Lough lies approximately 230m to the north-west, and the River Fergus lies approximately 230m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R37 comprises greenfield land. It is located in the south of Ennis, near Silvergrove and Ballybeg, adjacent to existing residential dwellings. The land is currently zoned Agriculture and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 380m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R38 comprises open grassland. It is situated in Clarecastle, adjacent to existing residential dwellings. The land is currently unzoned and is proposed to be zoned Residential. The River Fergus lies approximately 800m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



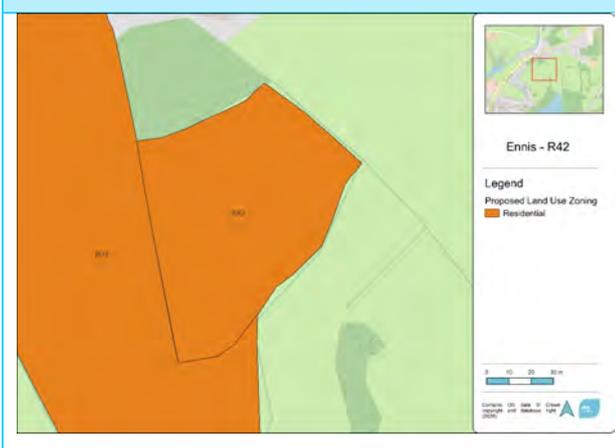
Site R40 comprises greenfield. It is situated north-east of Ennis. The land is currently unzoned and is proposed to be zoned Residential. Lough Girroga is located approximately 140m west of the site.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



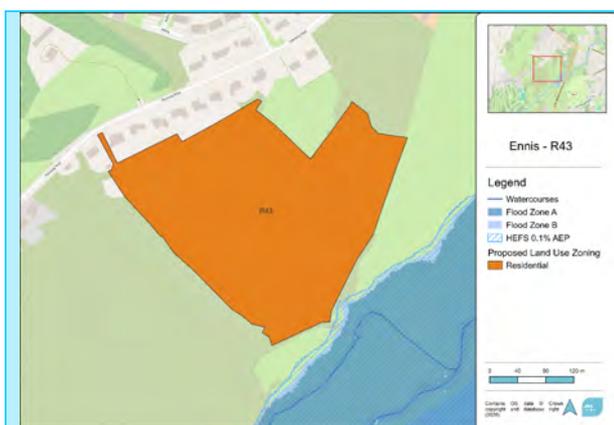
Site R41 comprises brownfield land. It is situated north-west of Ennis. The land is currently zoned Agriculture and is proposed to be zoned Residential. A minor stream lies approximately 580m to the south-west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



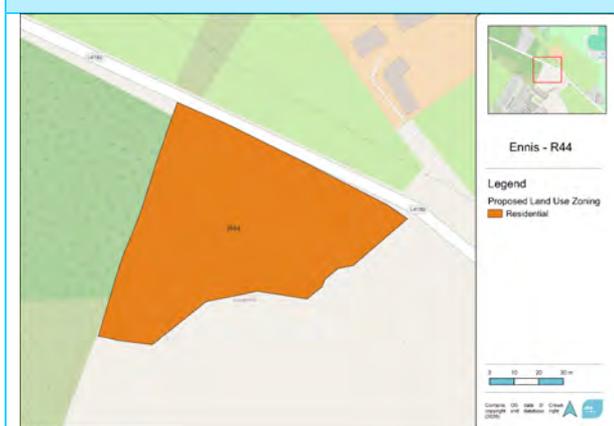
Site R42 comprises greenfield land. It is situated north of Ennis. The land is currently zoned Agriculture and is proposed to be zoned Residential. The River Fergus lies approximately 160m to the north.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



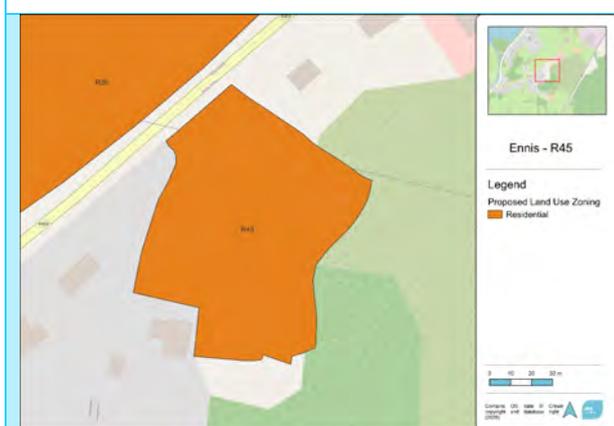
Site R43 comprises grassland with some access roads in the north-west. It is situated in the west of Ennis, adjacent to residential dwellings on Shanaway Road. The land is currently zoned Agriculture and is proposed to be zoned Residential. The Claureen River lies approximately 150m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R44 comprises greenfield land. It is situated north-west of Ennis. The land is currently zoned Agriculture and is proposed to be zoned Residential. A minor stream lies approximately 550m to the south-west

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

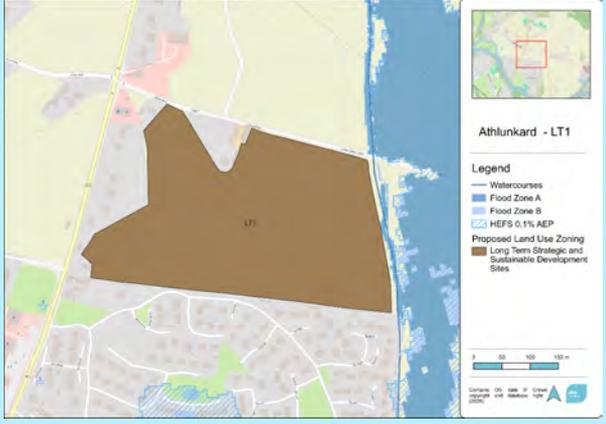


Site R45 comprises greenfield land, with a farm building in the south-east. It is situated in Ballyalla, north of Ennis, adjacent to residential dwellings. The land is currently zoned Agriculture and is proposed to be zoned Residential. The River Fergus lies approximately 390m to the west.

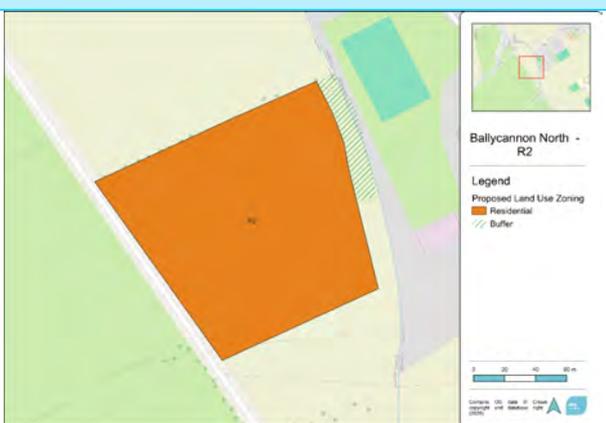
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

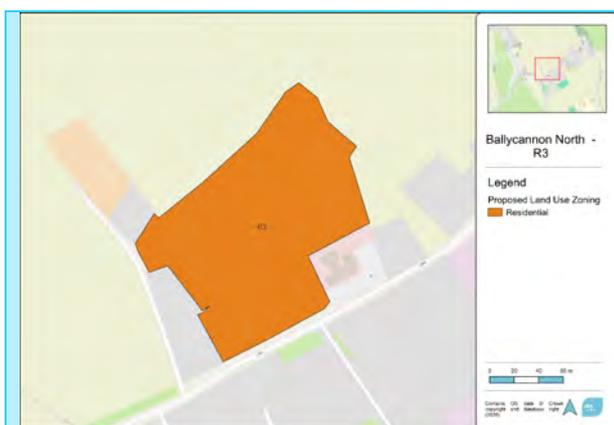
## A.2 Shannon Municipal District

### A.2.1 Athlunkard

Site	Review
 <p><b>Athlunkard - LT1</b></p> <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Watercourses</li> <li>Flood Zone A</li> <li>Flood Zone B</li> <li>HEFS 0.1% AEP</li> <li>Proposed Land Use Zoning</li> <li>Long Term Strategic and Sustainable Development Sites</li> </ul>	<p>Site LT1 comprises greenfield land. It is situated adjacent to existing residential areas in the north of Athlunkard. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. A stream lies approximately 10m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

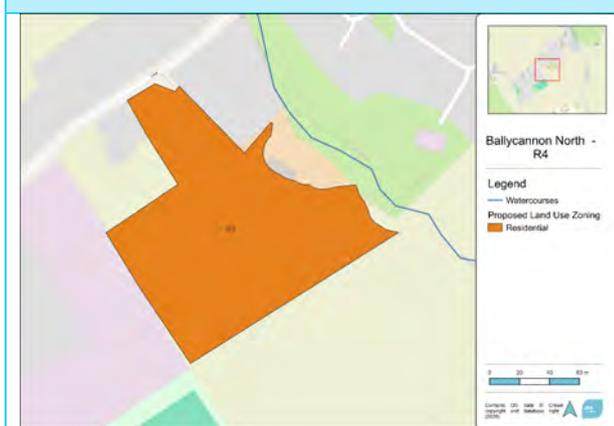
### A.2.2 Ballycannon North

Site	Review
 <p><b>Ballycannon North - LT1</b></p> <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Watercourses</li> <li>Flood Zone A</li> <li>Proposed Land Use Zoning</li> <li>Long Term Strategic and Sustainable Development Sites</li> </ul>	<p>Site LT1 comprises agricultural land. It is situated adjacent to existing residential areas in the north-east of Ballycannon. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. A stream lies approximately 100m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
 <p><b>Ballycannon North - R2</b></p> <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Proposed Land Use Zoning</li> <li>Residential</li> <li>Buffer</li> </ul>	<p>Site R2 comprises greenfield land. It is situated nearby to existing residential areas in the south-west of Ballycannon. The land is currently zoned Agriculture and is proposed to be zoned Residential, and Buffer in the east. A stream traverses the eastern boundary of the buffer zone.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site R3 comprises greenfield land. It is situated adjacent to existing residential areas in Ballycannon. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A stream lies approximately 170m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

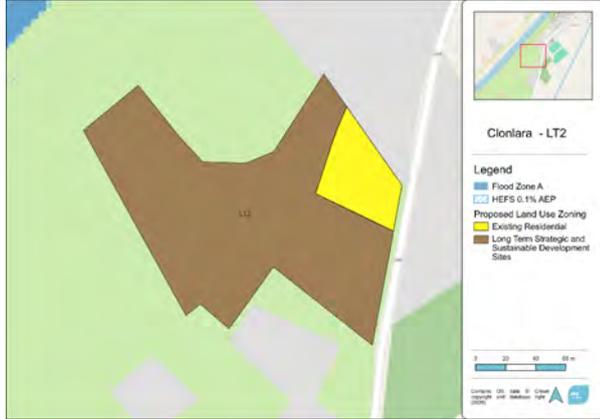


Site R4 comprises greenfield land. It is situated adjacent to existing residential areas in Ballycannon. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. An unmapped watercourse lies approximately 15m to the north-east. However, a review of available aerial imagery does not show a discernible open channel at this location.

The site is unlikely to be situated within Flood Zones A or B due to the setback from the watercourse. The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA.

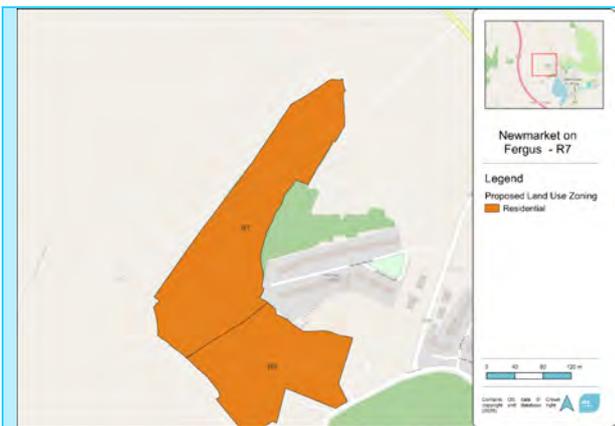
### A.2.3 Clonlara

Site	Review
	<p>Site LT1 comprises greenfield land, with a minor road through the site. It is situated adjacent to existing residential areas in the north-east of Clonlara. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. Errina Canal lies approximately 50m east and Ardnacrusha Headrace Canal lies approximately 80m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no</p>

	<p>Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site LT2 comprises greenfield land. It is situated in the south-west of Clonlara. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site and zoned Existing Residential in the north-east. Errina Canal lies approximately 340m south-east and Ardnacrusha Headrace Canal lies approximately 80m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.2.4 Newmarket on Fergus

Site	Review
	<p>Site ER1 comprises open space, consisting of exposed grounds. It is situated adjacent to existing residential areas in the south of Newmarket on Fergus. The land is currently zoned Open Space and is proposed to be zoned Existing Residential. Lough Gash lies approximately 110m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site LT1 comprises greenfield land. It is situated adjacent to existing residential areas in the east of Newmarket on Fergus. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site, and zoned Open Space in the centre of the site. Mill Race River lies approximately 240m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site R7 comprises greenfield land. It is situated adjacent to existing residential areas in the west of Newmarket on Fergus. The land is currently unzoned and is proposed to be zoned Residential. Lough Gash lies approximately 380m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R8 comprises greenfield land. It is situated adjacent to existing residential areas in the east of Newmarket on Fergus. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Mill Race River lies approximately 200m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



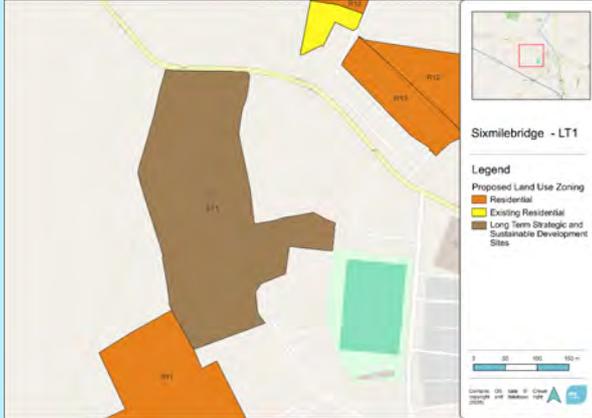
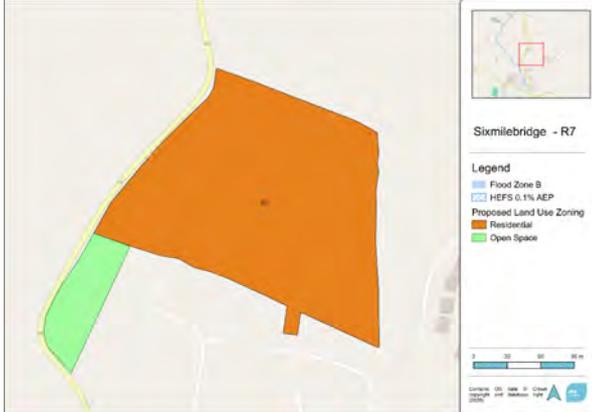
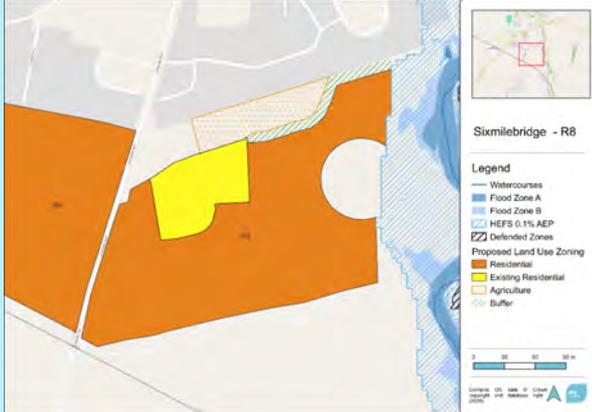
Site R9 comprises greenfield land, with a small portion occupied by farm buildings. It is situated adjacent to existing residential areas in the west of Newmarket on Fergus. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Lough Gash lies approximately 200m to the south-east.

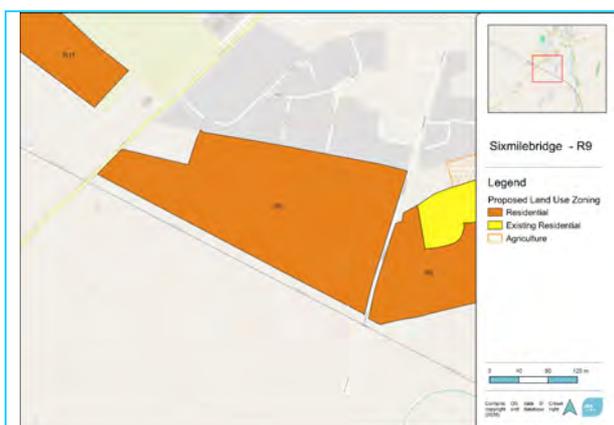
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

## A.2.5 Parteen

Site	Review
	<p>Site R4 comprises greenfield land. It is situated adjacent to existing residential areas in the north-west of Parteen. The land is currently unzoned and is proposed to be zoned Residential. Ardnacrusha Headrace Canal lies approximately 80m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R5 comprises greenfield land. It is situated adjacent to existing residential areas in the north-west of Parteen. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Ardnacrusha Headrace Canal lies approximately 160m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R6 comprises greenfield land. It is situated adjacent to existing residential areas in the west of Parteen. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Ardnacrusha Headrace Canal lies approximately 30m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

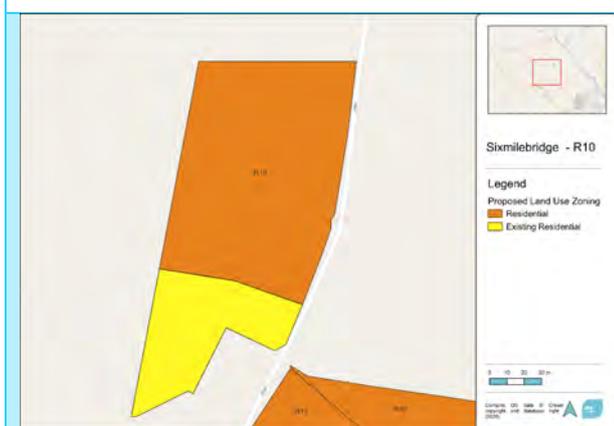
## A.2.6 Sixmilebridge

Site	Review
 <p>Sixmilebridge - LT1</p> <p>Legend</p> <ul style="list-style-type: none"> <li>Proposed Land Use Zoning</li> <li>Residential</li> <li>Existing Residential</li> <li>Long Term Strategic and Sustainable Development Sites</li> </ul>	<p>Site LT1 comprises predominantly greenfield land, with a portion of brownfield land in the south-east. It is situated adjacent to existing residential areas in the west of Sixmilebridge. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. The Owengarney River lies approximately 600m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
 <p>Sixmilebridge - R7</p> <p>Legend</p> <ul style="list-style-type: none"> <li>Flood Zone B</li> <li>HEFS 0.1% AEP</li> <li>Proposed Land Use Zoning</li> <li>Residential</li> <li>Open Space</li> </ul>	<p>Site R7 comprises greenfield land. It is situated adjacent to existing residential areas in the north of Sixmilebridge. The land is currently zoned Strategic Residential Reserve and is proposed to be zoned Residential, and Open Space in the south-west. The Owengarney River lies approximately 200m to the south-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
 <p>Sixmilebridge - R8</p> <p>Legend</p> <ul style="list-style-type: none"> <li>Watercourses</li> <li>Flood Zone A</li> <li>Flood Zone B</li> <li>HEFS 0.1% AEP</li> <li>Defended Zones</li> <li>Proposed Land Use Zoning</li> <li>Residential</li> <li>Existing Residential</li> <li>Agriculture</li> <li>Buffer</li> </ul>	<p>Site R8 comprises greenfield land. It is situated adjacent to existing residential areas in the south of Sixmilebridge. The land is currently unzoned and is proposed to be zoned Residential, Existing Residential, Agriculture, and Buffer. The Owengarney River lies approximately 60m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site R9 comprises brownfield land. It is situated adjacent to existing residential areas in the south of Sixmilebridge. The land is currently zoned Strategic Residential Reserve and is proposed to be zoned Residential. The Owengarney River lies approximately 300m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R10 comprises predominantly open grassland, intersected by a minor road. It is situated nearby to existing residential areas in the north-west of Sixmilebridge. The land is currently unzoned and is proposed to be zoned Residential, and Existing Residential in the south. The Owengarney River lies approximately 180m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R11 comprises greenfield land. It is situated adjacent to existing residential areas in the west of Sixmilebridge. The land is currently zoned Strategic Residential Reserve and is proposed to be zoned Residential. The Owengarney River lies approximately 750m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R12 comprises greenfield land. It is situated adjacent to existing residential areas in the west of Sixmilebridge. The land is currently unzoned and is proposed to be zoned Residential. The Owengarney River lies approximately 300m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R13 comprises greenfield land. It is situated adjacent to existing residential areas in the west of Sixmilebridge. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Owengarney River lies approximately 180m to the east.

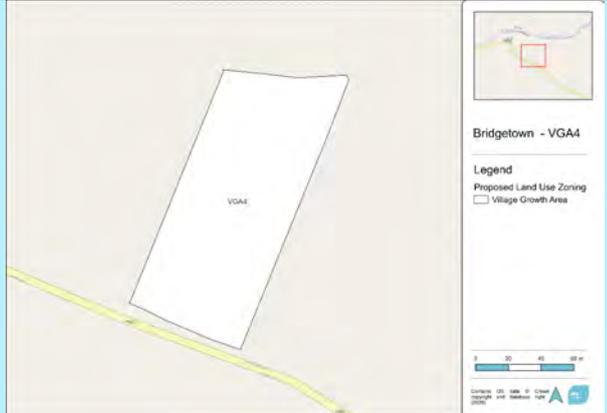
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

## A.3 Killaloe Municipal District

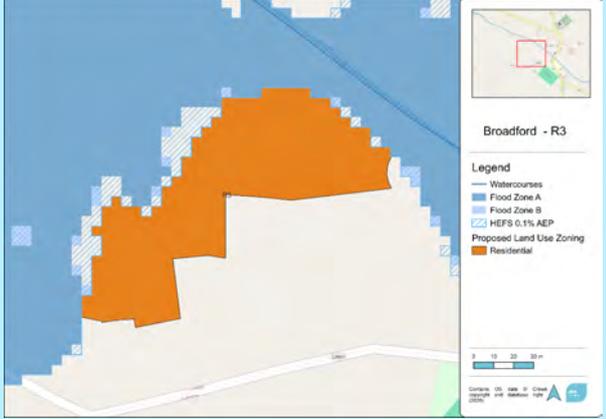
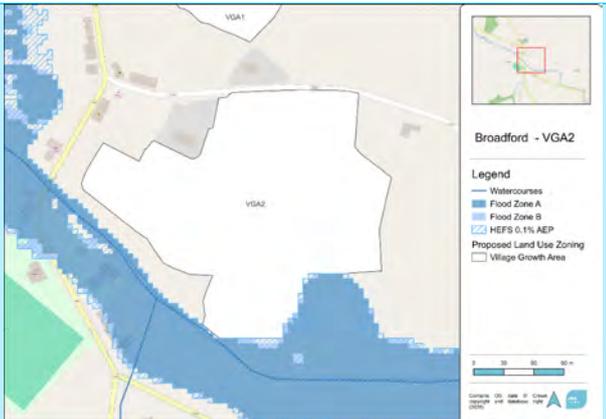
### A.3.1 Ballinruan

Site	Review
	<p>Site VGA5 comprises open grassland. It is situated in Ballinruan. The land is currently unzoned and is proposed to be designated a Village Growth Area. There are no waterbodies in vicinity of this site</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.3.2 Bridgetown

Site	Review
	<p>Site VGA4 comprises greenfield land. It is situated in the south-east of Bridgetown. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Black River lies approximately 130m to the north.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site VGA5 comprises greenfield land. It is situated in the north of Bridgetown. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Black River lies approximately 110m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.3.3 Broadford

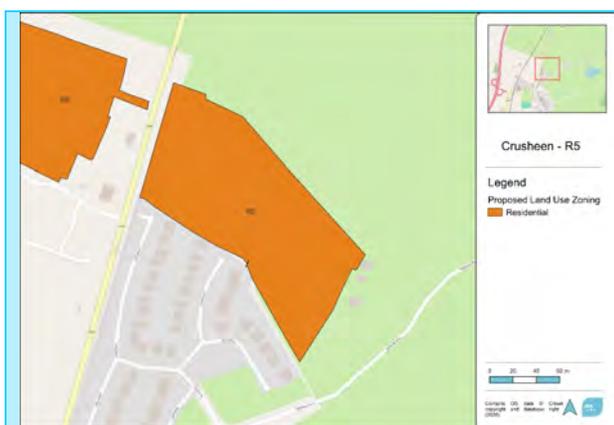
Site	Review
 <p><b>Broadford - R3</b></p> <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Watercourses</li> <li>Flood Zone A</li> <li>Flood Zone B</li> <li>HEFS 0.1% AEP</li> <li>Proposed Land Use Zoning</li> <li>Residential</li> </ul>	<p>Site R3 comprises greenfield land. It is situated in the west of Broadford. The land is currently zoned Agriculture and is proposed to be zoned Residential. The Broadford River lies approximately 20m to the north-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
 <p><b>Broadford - VGA1</b></p> <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Flood Zone A</li> <li>Flood Zone B</li> <li>HEFS 0.1% AEP</li> <li>Proposed Land Use Zoning</li> <li>Village Growth Area</li> </ul>	<p>Site VGA1 comprises greenfield land. It is situated in the north of Broadford, to the east of Broadford Church. The land is currently zoned Mixed Use and is proposed to be designated a Village Growth Area. The Broadford River lies approximately 220m to the south-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
 <p><b>Broadford - VGA2</b></p> <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Watercourses</li> <li>Flood Zone A</li> <li>Flood Zone B</li> <li>HEFS 0.1% AEP</li> <li>Proposed Land Use Zoning</li> <li>Village Growth Area</li> </ul>	<p>Site VGA2 comprises greenfield land. It is situated in Broadford. The land is currently designated Village Growth Area and is proposed to be extended to into a larger Village Growth Area. The Broadford River is situated by the southern boundary of the site.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.3.4 Clooney

Site	Review
	<p>Site VGA4 comprises open grassland, with a residential dwelling in the east. It is situated in Clooney. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. A minor stream lies approximately 60m to the south-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

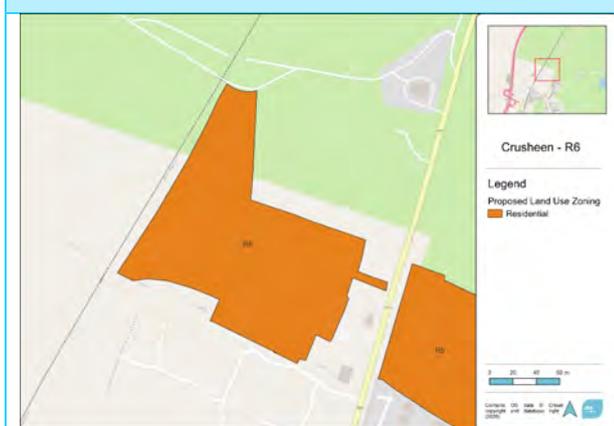
### A.3.5 Crusheen

Site	Review
	<p>Site R3 comprises greenfield land. It is situated adjacent to residential areas in the south-west of Crusheen. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 150m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R4 comprises greenfield land. It is situated adjacent to residential dwellings and the Western Railway Corridor, in the south-west of Crusheen. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 30m to the south-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site R5 comprises greenfield land. It is situated adjacent to residential areas in the north-east of Crusheen. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 350m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

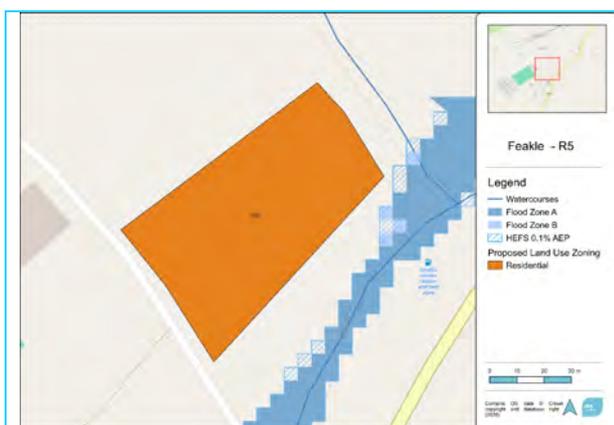


Site R6 comprises greenfield land. It is situated adjacent to residential areas in the north of Crusheen. The land is currently unzoned and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 600m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

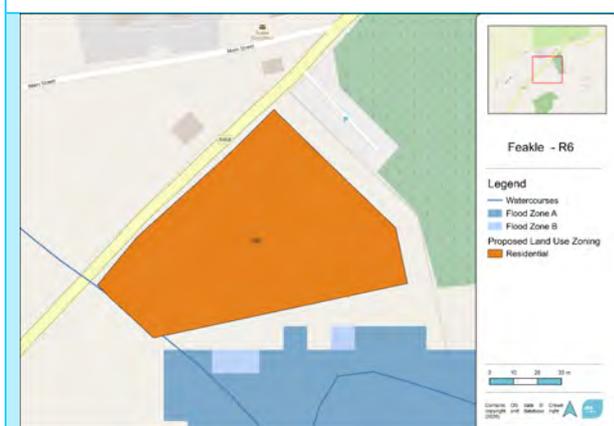
### A.3.6 Feakle

Site	Review
	<p>Site LT1 comprises greenfield land. It is situated on Main Street in Feakle. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. The Cloughaun River lies approximately 100m to the south-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



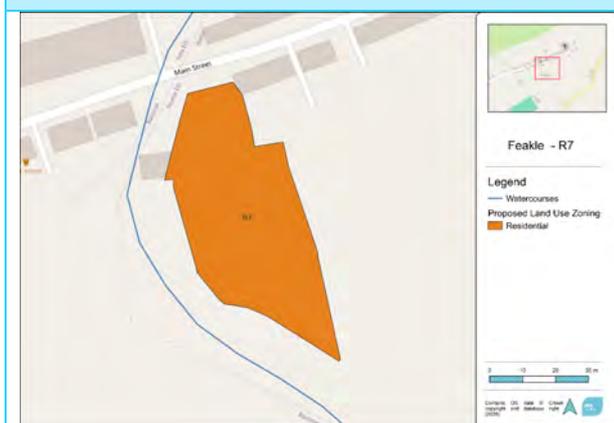
Site R5 comprises greenfield land. It is situated near Feakle National School. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Cloughaun River lies approximately 20m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R6 comprises greenfield land. It is situated adjacent to Feakle Church of Ireland Graveyard. The land is currently zoned Agriculture and is proposed to be zoned Residential. A minor field drainage feature flows through the south-western boundary of the site.

The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA.



Site R7 comprises greenfield land. It is situated adjacent to residential dwellings on Main Street in Feakle. The land is currently zoned Mixed Use and is proposed to be zoned Residential. An unmapped watercourse, which appears to be a drainage feature, lies approximately 10m to the west.

The site is unlikely to be situated within Flood Zones A and B given its distance from the drainage feature. The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin, if it interacts with the site. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA.



Site RZLT\_1 comprises greenfield land. It is situated on Main Street in Feakle. The land is currently zoned Existing Residential and is proposed to be zoned Agriculture. The Cloughaun River lies approximately 100m to the north-west.

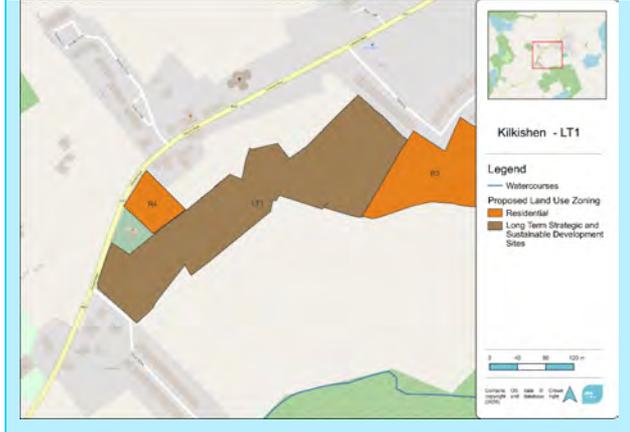
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site RZLT\_2 comprises greenfield land. It is situated in the west of Feakle. The land is currently zoned Existing Residential and is proposed to be zoned Agriculture. The Cloughaun River lies approximately 330m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

### A.3.7 Kilkishen

Site	Review
 <p>The map shows the site LT1 in Kilkishen, outlined in orange. It is situated in the south-west of Kilkishen. The legend indicates that the site is currently zoned for Residential (orange) and is proposed to be identified as a Long Term Strategic and Sustainable Development Site (brown). The map also shows Watercourses (blue), Long Term Strategic and Sustainable Development Sites (brown), and Flood Zones A or B (blue). A scale bar indicates 0 to 100 meters.</p>	<p>Site LT1 comprises greenfield land. It is situated in the south-west of Kilkishen. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. The Derrymore East River lies approximately 220m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site R3 comprises greenfield land. It is situated in the south-west of Kilkishen. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Derrymore East River lies approximately 220m to the south.

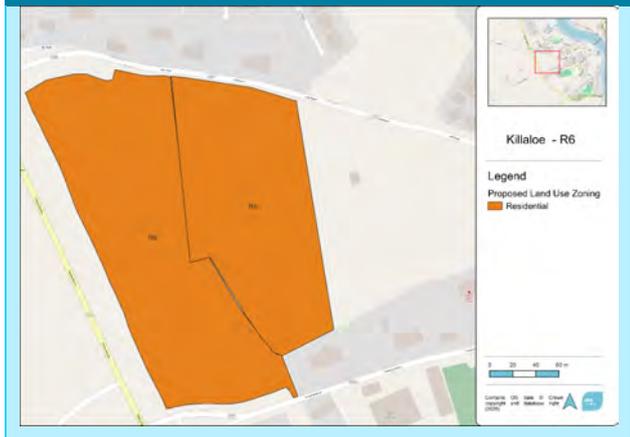
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

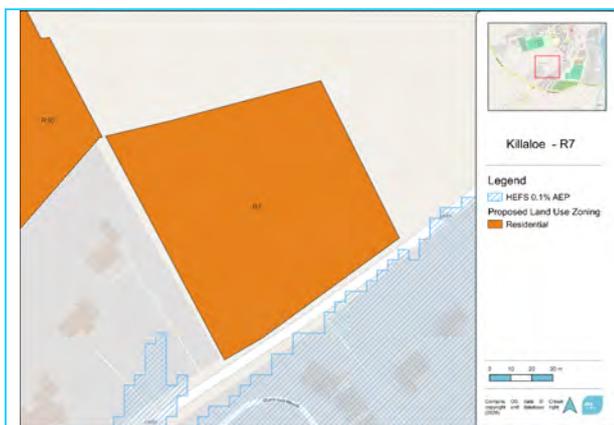


Site R4 comprises greenfield land. It is situated in the south-west of Kilkishen. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Derrymore East River lies approximately 340m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

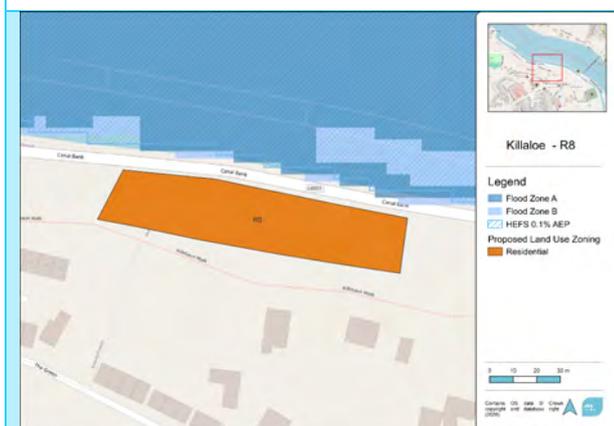
### A.3.8 Killaloe

Site	Review
	<p>Site R6 comprises greenfield land. It is situated adjacent to existing residential areas in the west of Killaloe. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Shannon lies approximately 480m to the north-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



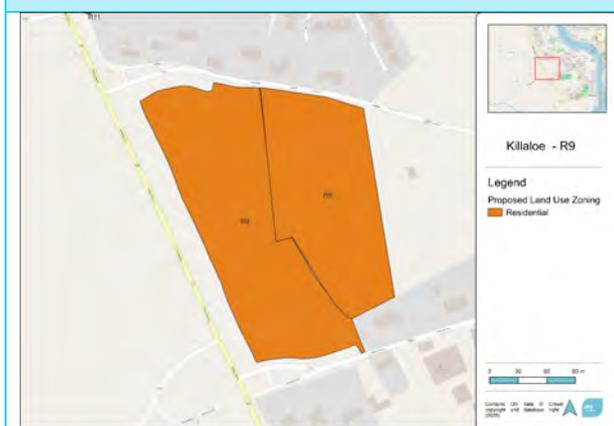
Site R7 comprises greenfield land. It is situated adjacent to residential dwellings in the south-west of Killaloe. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Shannon lies approximately 440m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



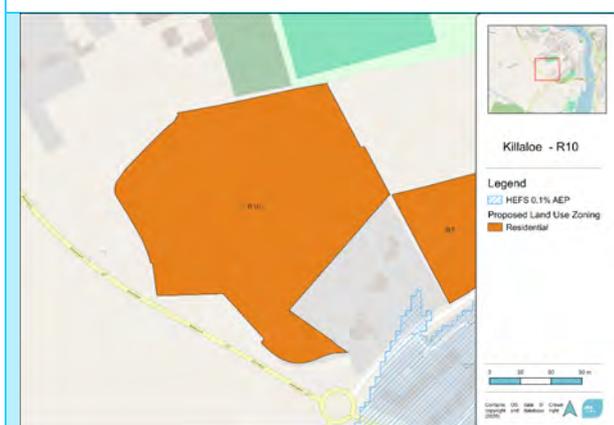
Site R8 comprises hedgerow and treelines. It is situated adjacent to existing residential areas on the Canal Bank in Killaloe. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Shannon lies approximately 10m to the north.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



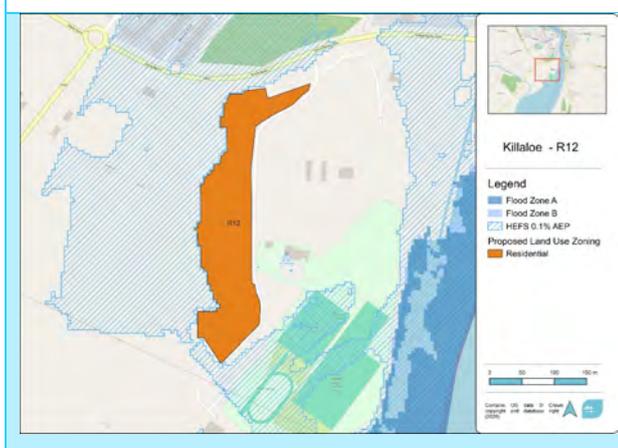
Site R9 comprises greenfield land. It is situated adjacent to existing residential areas in the west of Killaloe. The land is currently zoned Agriculture and is proposed to be zoned Residential. The River Shannon lies approximately 850m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

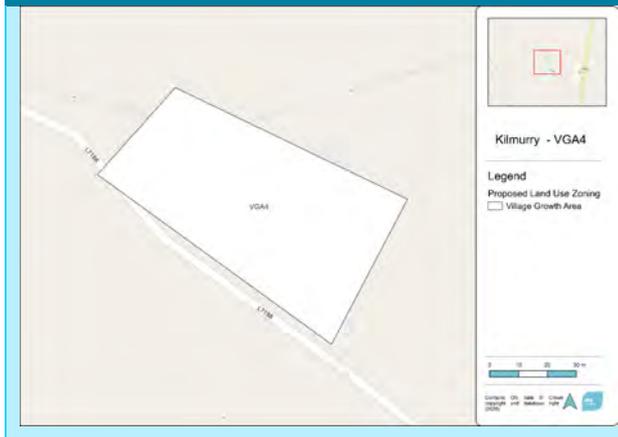


Site R10 comprises greenfield land. It is situated adjacent to residential dwellings in the south-west of Killaloe. The land is currently zoned Agriculture and is proposed to be zoned Residential. The River Shannon lies approximately 580m to the east.

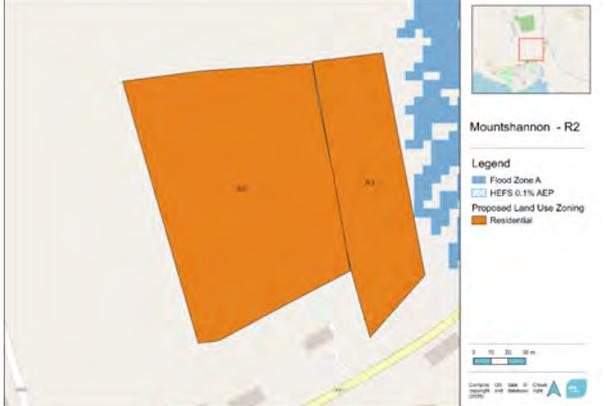
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

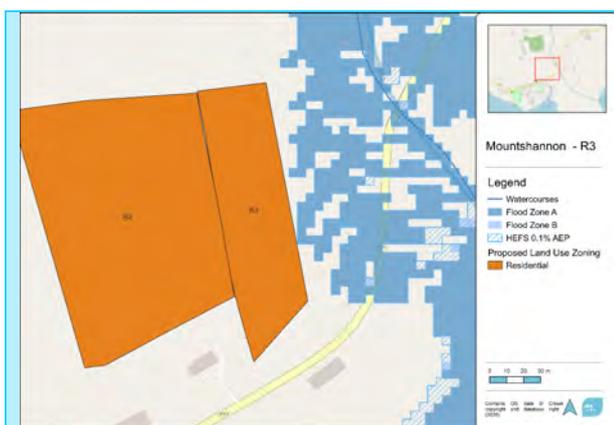
	<p>Site R11 comprises greenfield land. It is situated adjacent to existing residential areas in Killaloe. The land is currently zoned Agriculture and is proposed to be zoned Residential. The River Shannon lies approximately 480m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R12 comprises greenfield land. It is situated adjacent to Clarisford Park, south of Killaloe. The land is currently zoned Tourism and is proposed to be zoned Residential. The River Shannon lies approximately 230m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.3.9 Kilmurry

Site	Review
	<p>Site VGA4 comprises hedgerow and treelines. It is situated in Kilmurry. The land is currently unzoned and is proposed to be designated a Village Growth Area. The Cloverhill Stream lies approximately 350m to the south-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

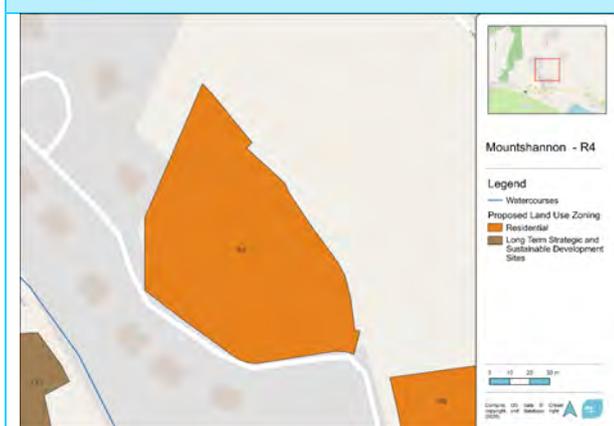
### A.3.10 Mountshannon

Site	Review
 <p>The map for Site LT1 shows a large brown-shaded area representing 'Long Term Strategic and Sustainable Development Sites'. A legend indicates 'Proposed Land Use Zoning' includes 'Residential' (orange) and 'Long Term Strategic and Sustainable Development Sites' (brown). A watercourse is shown as a blue line. An inset map shows the site's location within a larger area.</p>	<p>Site LT1 comprises greenfield land, with a sports pitch in the east. It is situated adjacent to existing residential dwellings and Mountshannon National School. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. An unmapped stream feeding into Lough Derg lies approximately 10m to the east. However, a review of available aerial imagery does not show a discernible open channel at this location.</p> <p>The site is unlikely to be situated within Flood Zones A or B given its distance from the watercourse. The proposed variation to the land use zoning is appropriate, but at development management stage, or when the long term strategic site is being considered under any zoning update a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA.</p>
 <p>The map for Site R2 shows two orange-shaded areas representing 'Proposed Land Use Zoning Residential'. A legend includes 'Flood Zone A' (blue), 'HEFS 0.1% AEP' (light blue), and 'Proposed Land Use Zoning Residential' (orange). An inset map shows the site's location.</p>	<p>Site R2 comprises greenfield land. It is situated adjacent to residential dwellings, north of the R352. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Kilrateera River lies approximately 110m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



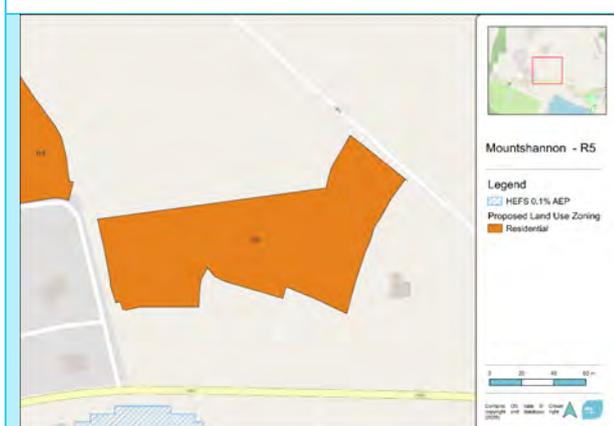
Site R3 comprises greenfield land. It is situated adjacent to a residential dwelling, north of the R352. The land is currently unzoned and is proposed to be zoned Residential. The Kilrateera River lies approximately 70m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R4 comprises greenfield land. It is situated adjacent to a residential area in Mountshannon. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A minor stream lies approximately 50m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R5 comprises greenfield land. It is situated adjacent to existing residential dwellings in Mountshannon. The land is currently unzoned and is proposed to be zoned Residential. A minor stream lies approximately 130m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

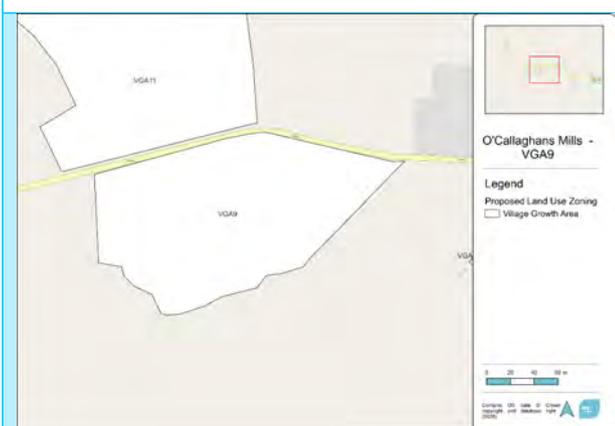
### A.3.11 O'Callaghans Mills

Site	Review
<p>O'Callaghans Mills - VGA5</p> <p>Legend Proposed Land Use Zoning Village Growth Area</p>	<p>Site VGA5 comprises greenfield land. It is situated in the east of O'Callaghans Mills. The land is currently unzoned and is proposed to be designated a Village Growth Area. A tributary of the Owenogarney River lies approximately 130m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
<p>O'Callaghans Mills - VGA6</p> <p>Legend Watercourses Flood Zone A Flood Zone B HEFS 0.1% AEP Proposed Land Use Zoning Village Growth Area</p>	<p>Site VGA6 comprises greenfield land. It is situated in the west of O'Callaghans Mills. The land is currently unzoned and is proposed to be designated a Village Growth Area. The Owenogarney River lies approximately 10m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
<p>O'Callaghans Mills - VGA7</p> <p>Legend Proposed Land Use Zoning Village Growth Area</p>	<p>Site VGA7 comprises agricultural land, with farm buildings in the north-west. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. It is situated in the O'Callaghans Mills. The Owenogarney River lies approximately 450m west of the site.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site VGA8 comprises greenfield land, with an access road through the centre. It is situated in O'Callaghans Mills. The land is currently unzoned and is proposed to be designated a Village Growth Area. The Owenogarney River lies approximately 630m to the south-west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site VGA9 comprises greenfield land. It is situated in the west of O'Callaghans Mills. The land is currently unzoned and is proposed to be designated a Village Growth Area. A tributary of the Owenogarney River lies approximately 140m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site VGA10 comprises agricultural land. It is situated adjacent to existing residential areas in the south of O'Callaghans Mills. The land is currently unzoned and is proposed to be designated a Village Growth Area. The Owenogarney River lies approximately 430m to the south-west.

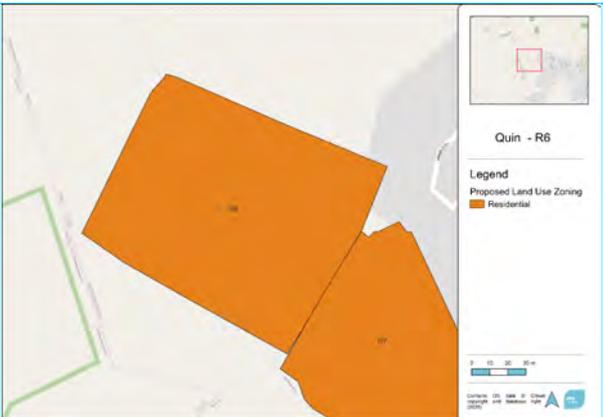
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

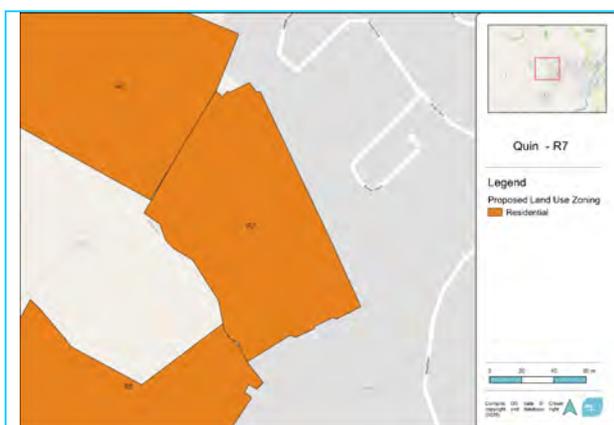


VGA11 comprises greenfield land. It is situated in the west of O'Callaghans Mills. The land is currently unzoned and is proposed to be designated a Village Growth Area. The Owenogarney River lies approximately 20m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

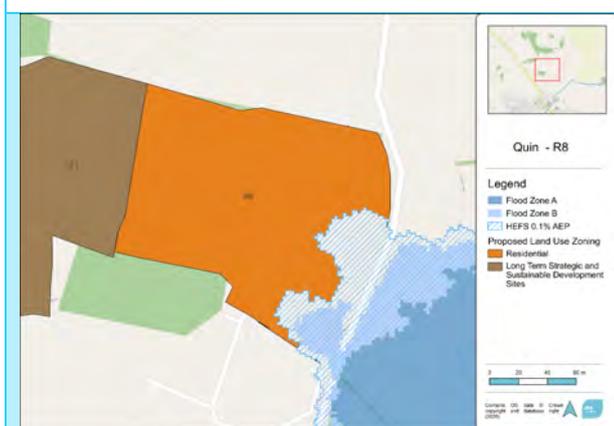
### A.3.12 Quin

Site	Review
	<p>Site LT1 comprises greenfield land. It is situated to the north of Quin. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. The Rine River lies approximately 380m to the south-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R5 comprises open grassland, with a road in the south-east. It is situated to the west of Quin. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Rine River lies approximately 510m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R6 comprises open grassland. It is situated to the west of Quin. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Rine River lies approximately 600m to the south-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site R7 comprises open grassland. It is situated to the west of Quin. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Rine River lies approximately 480m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



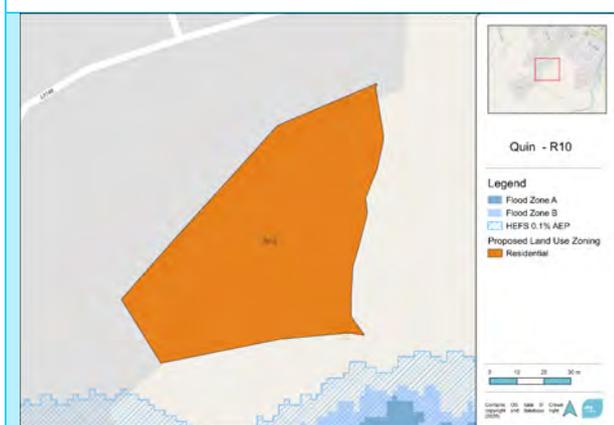
Site R8 comprises a residential dwelling with grassland. The land is currently unzoned and is proposed to be zoned Residential. It is situated to the north of Quin. The Rine River lies approximately 260m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R9 comprises open grassland. It is situated to the west of Quin. The land is currently zoned Agriculture and is proposed to be zoned Residential. The Rine River lies approximately 550m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R10 comprises open grassland. It is situated in the west of Quin. The land is currently zoned Agriculture and is proposed to be zoned Residential. The Rine River lies approximately 300m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

<p>Quin - R11</p> <p>Legend</p> <ul style="list-style-type: none"> <li>Watercourses</li> <li>Flood Zone A</li> <li>Flood Zone B</li> <li>HEFS 0.1% AEP</li> <li>Proposed Land Use Zoning</li> <li>Residential</li> </ul>	<p>Site R11 comprises open grassland. It is situated to the east of Quin, near Quin National School. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Rine River lies approximately 10m to the north.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
<p>Quin - R12</p> <p>Legend</p> <ul style="list-style-type: none"> <li>Proposed Land Use Zoning</li> <li>Residential</li> </ul>	<p>Site R12 comprises open grassland. It is situated in Quin. The land is currently zoned Open Space and is proposed to be zoned Residential. The Rine River lies approximately 180m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.3.13 Scariff Tuamgraney

Site	Review
<p>Scariff Tuamgraney - LT1</p> <p>Legend</p> <ul style="list-style-type: none"> <li>Proposed Land Use Zoning</li> <li>Residential</li> <li>Long Term Strategic and Sustainable Development Sites</li> <li>Agriculture</li> </ul>	<p>Site LT1 comprises greenfield land. It is situated adjacent to existing residential dwellings in Scarriff. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. The Scarriff Stream lies approximately 190m to the south-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site LT2 comprises greenfield land. It is situated adjacent to Scarriff Community College, in the South of Scarriff. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. The River Scarriff lies approximately 50m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R3 comprises greenfield land. It is situated adjacent to Scarriff GAA Club. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Scarriff Stream lies approximately 30m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R4 comprises greenfield land. It is situated adjacent to Scarriff GAA Club. The land is currently unzoned and is proposed to be zoned Residential. The Scarriff Stream lies approximately 120m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R5 comprises greenfield land. It is situated adjacent to existing residential dwellings and St Joseph's Church in Tuamgraney. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A minor field drainage feature flows through the southern boundary of the site.

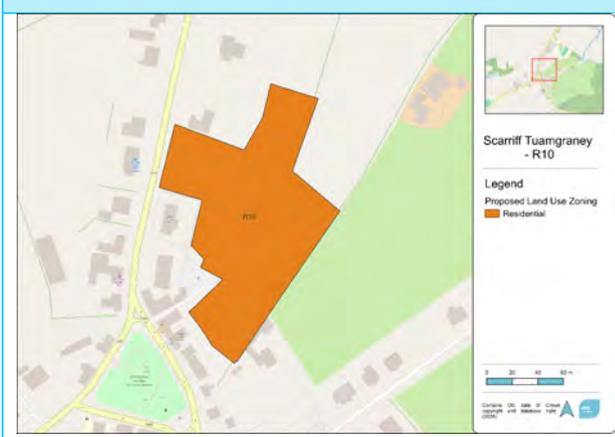
The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its

	<p>margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA.</p>
	<p>Site R6 comprises greenfield land. It is situated adjacent to existing residential dwellings in the east of Scarriff. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Scarriff Stream lies approximately 300m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R7 comprises greenfield land, with a farm building in the east. It is situated adjacent to existing residential dwellings in the east of Scarriff. The land is currently zoned Agriculture and is proposed to be zoned Residential. The Scarriff Stream lies approximately 250m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R8 comprises greenfield land. It is situated in the east of Tuamgraney. The land is currently zoned Agriculture and is proposed to be zoned Residential. A minor tributary of the River Scarriff lies approximately 30m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site R9 comprises greenfield land and a residential dwelling in the south-east. It is situated adjacent to existing residential dwellings in the east of Scarriff. The land is currently unzoned and is proposed to be zoned Residential. The Scarriff Stream lies approximately 190m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R10 comprises greenfield land. It is situated adjacent to existing residential dwellings in Tuamgraney. The land is currently zoned Tourism and is proposed to be zoned Residential. A minor tributary of the River Scarriff lies approximately 170m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R11 comprises greenfield land, with a farm building in the west. It is situated adjacent to existing residential dwellings in the south-west of Tuamgraney. The land is currently unzoned and is proposed to be zoned Residential. A minor field drainage feature lies approximately 10m to the south.

The site is unlikely to be situated within Flood Zones A or B given its distance from the drainage feature. The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA..



Site RZLT\_3 comprises greenfield land. It is situated adjacent to existing residential dwellings in the south of Scarriff. The land is currently zoned Residential and is proposed to be zoned Agriculture. The River Scarriff lies approximately 260m to the north.

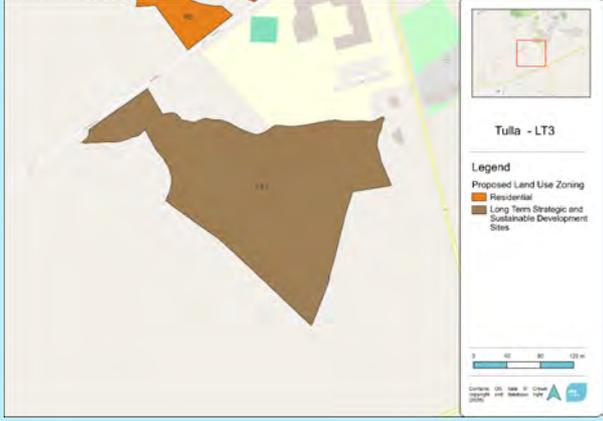
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

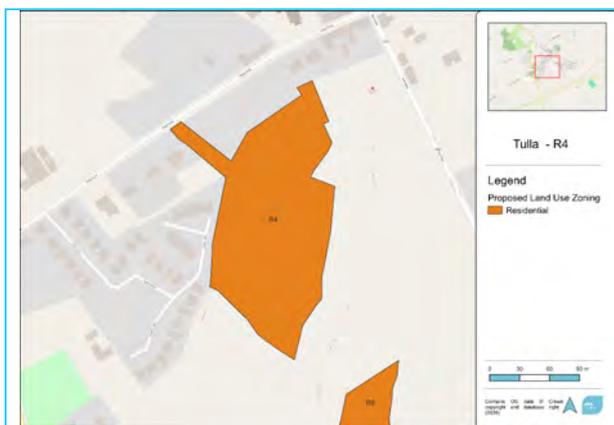


Site RZLT\_5 comprises greenfield land. It is situated adjacent to Sacred Heart Church in Scarriff. The land is currently zoned Residential and is proposed to be zoned Agriculture. The Scarriff Stream lies approximately 150m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

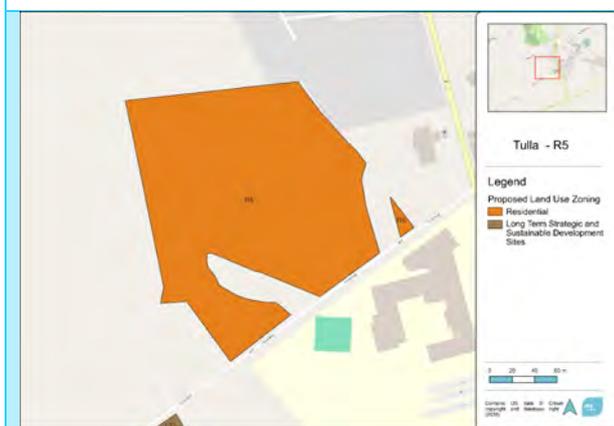
### A.3.14 Tulla

Site	Review
 <p><b>Tulla - LT1</b></p> <p><b>Legend</b> Proposed Land Use Zoning  <span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span> Residential  <span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span> Long Term Strategic and Sustainable Development Sites</p>	<p>Site LT1 comprises greenfield land. It is situated in the north of Tulla. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. The River Rine lies approximately 650m to the south-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
 <p><b>Tulla - LT2</b></p> <p><b>Legend</b> Proposed Land Use Zoning  <span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span> Residential  <span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span> Long Term Strategic and Sustainable Development Sites</p>	<p>Site LT2 comprises greenfield land. It is situated in the north-west of Tulla. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. The River Rine lies approximately 450m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
 <p><b>Tulla - LT3</b></p> <p><b>Legend</b> Proposed Land Use Zoning  <span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span> Residential  <span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span> Long Term Strategic and Sustainable Development Sites</p>	<p>Site LT3 comprises greenfield land. It is situated adjacent to Saint Joseph's Secondary School in the south of Tulla. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. The River Liskenny lies approximately 530m to the south-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



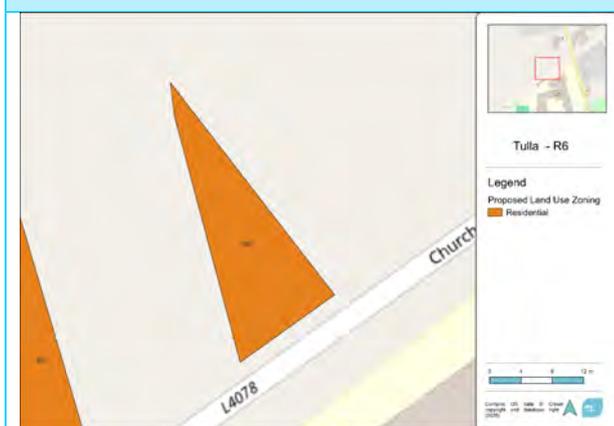
Site R4 comprises greenfield land. It is situated adjacent to a residential area in the east of Tulla. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. There are no waterbodies in proximity to the site

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R5 comprises greenfield land. It is situated near Saint Joseph's Secondary School in the west of Tulla. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Rine lies approximately 700m to the north-west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R6 comprises greenfield land. It is situated near Saint Joseph's Secondary School in the west of Tulla. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Liskenny lies approximately 900m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R7 comprises greenfield land. It is situated in the north-west of Tulla. The land is currently zoned Agriculture and is proposed to be zoned Residential. The River Rine lies approximately 400m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

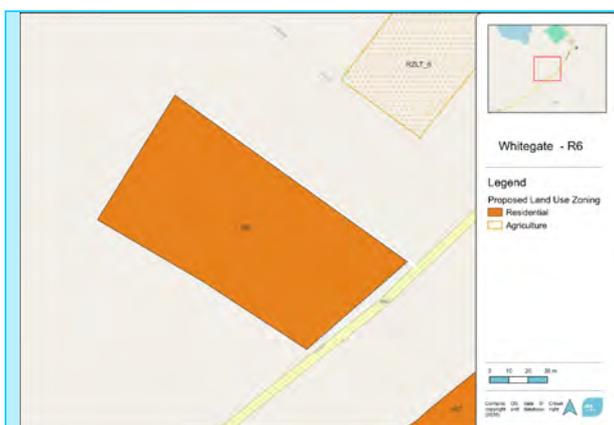


Site R8 comprises greenfield land. It is situated in the south-east of Tulla. The land is currently zoned Agriculture and is proposed to be zoned Residential. The River Liskenny lies approximately 520m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

### A.3.15 Whitegate

Site	Review
	<p>Site R4 comprises greenfield land. It is situated adjacent to residential dwellings in the north-west of Whitegate. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Cregg Lough lies approximately 80m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R5 comprises greenfield land. It is situated in the centre of Whitegate. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Cregg Lough lies approximately 470m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site R6 comprises greenfield land. It is situated adjacent to residential dwellings in the south of Whitegate. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Cregg Lough lies approximately 210m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



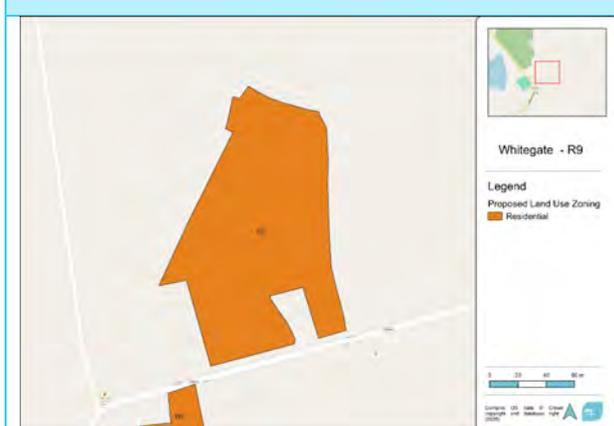
Site R7 comprises greenfield land. It is situated adjacent to residential dwellings, south-west of Whitegate. The land is currently zoned Agriculture and is proposed to be zoned Residential. The South Boleynagoagh River lies approximately 220m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



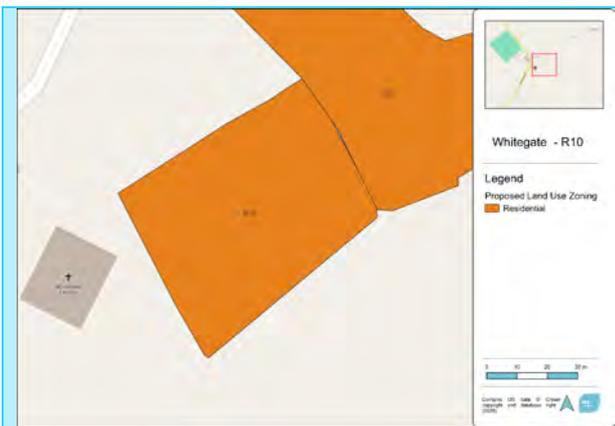
Site R8 comprises agricultural land, with farm building in the north-east. It is situated east of Whitegate GAA Club. The land is currently zoned Open Space and is proposed to be zoned Residential. Cregg Lough lies approximately 330m to the east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R9 comprises agricultural land, with a farm building in the north-east. It is situated adjacent to adjoining agricultural land, in the north-east of Whitegate. The land is currently zoned Agriculture and is proposed to be zoned Residential. Cregg Lough lies approximately 480m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R10 comprises greenfield land. It is situated adjacent to Whitegate Church. The land is currently zoned Agriculture and is proposed to be zoned Residential. The South Boleynagoagh River lies approximately 420m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

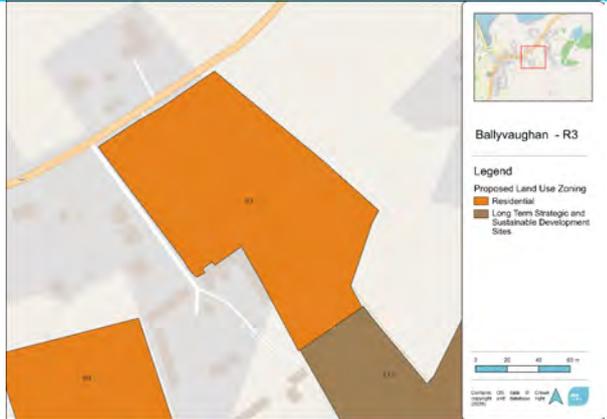


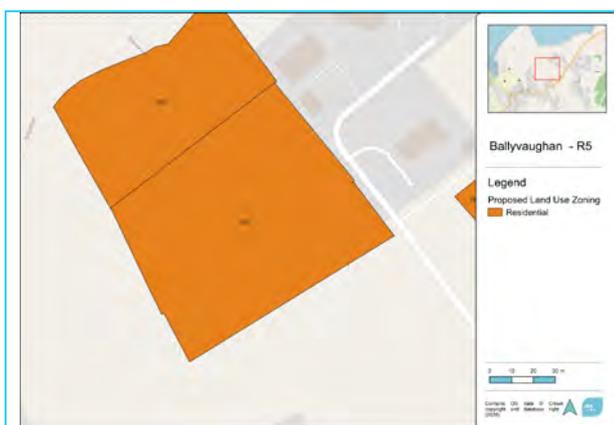
Site RZLT\_6 comprises greenfield land. It is situated adjacent to residential dwellings on Main Street in Whitegate. The land is currently zoned Residential and is proposed to be zoned Agriculture. Cregg Lough lies approximately 280m to the north-west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

## A.4 West Clare Municipal District

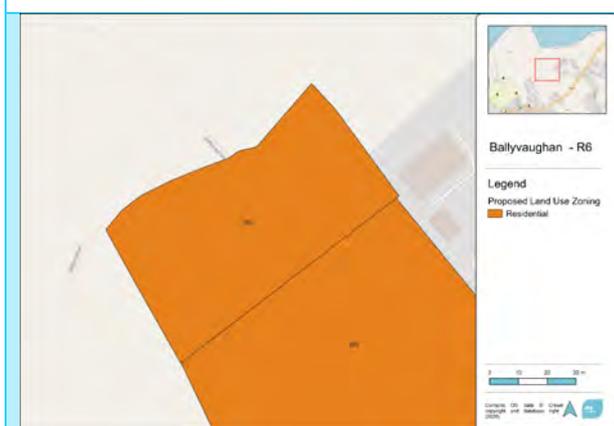
### A.4.1 Ballyvaughan

Site	Review
 <p><b>Ballyvaughan - LT1</b></p> <p><b>Legend</b>  Proposed Land Use Zoning  Residential  Long Term Strategic and Sustainable Development Sites</p>	<p>Site LT1 comprises greenfield land. It is situated adjacent to existing residential dwellings in the east of Ballyvaughan. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. Ballyvaghban Bay lies approximately 500m to the north.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
 <p><b>Ballyvaughan - R3</b></p> <p><b>Legend</b>  Proposed Land Use Zoning  Residential  Long Term Strategic and Sustainable Development Sites</p>	<p>Site R3 comprises predominantly greenfield land, with an existing residential dwelling in the north. It is situated adjacent to existing residential dwellings in the east of Ballyvaughan. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Ballyvaghban Bay lies approximately 380m to the north.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
 <p><b>Ballyvaughan - R4</b></p> <p><b>Legend</b>  Proposed Land Use Zoning  Residential</p>	<p>Site R4 comprises greenfield land. It is situated nearby to existing residential dwellings in the east of Ballyvaughan. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Ballyvaghban Bay lies approximately 510m to the north.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



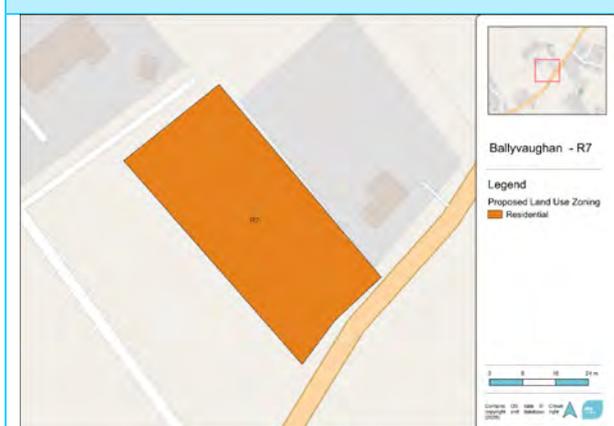
Site R5 comprises greenfield land. It is situated adjacent to existing residential dwellings in the east of Ballyvaughan. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Ballyvaghan Bay lies approximately 170m to the north.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R6 comprises greenfield land. It is situated adjacent to existing residential dwellings in the east of Ballyvaughan. The land is currently zoned Agriculture and is proposed to be zoned Residential. Ballyvaghan Bay lies approximately 120m to the north.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R7 comprises greenfield land. It is situated adjacent to existing residential dwellings in the east of Ballyvaughan. The land is currently zoned Agriculture and is proposed to be zoned Residential. Ballyvaghan Bay lies approximately 190m to the north.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

## A.4.2 Belharbour

Site	Review
	<p>Site VGA3 comprises greenfield land. It is situated adjacent to existing residential areas in Belharbour. The land is currently unzoned and is proposed to be designated a Village Growth Area. Lough Luirc lies approximately 310m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site VGA4 comprises greenfield land. It is situated in the vicinity of existing residential areas in Belharbour. The land is currently zoned enterprise and is proposed to be designated a Village Growth Area. Bell Harbour lies approximately 280m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

## A.4.3 Connolly

Site	Review
	<p>Site VGA3 comprises greenfield land, with a farm building in the north. It is situated adjacent to existing residential dwellings in Connolly. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Aughaglanna Stream lies approximately 230m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site VGA4 comprises greenfield land. It is situated adjacent to existing residential dwellings in Connolly. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Aughaglanna Stream lies approximately 120m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



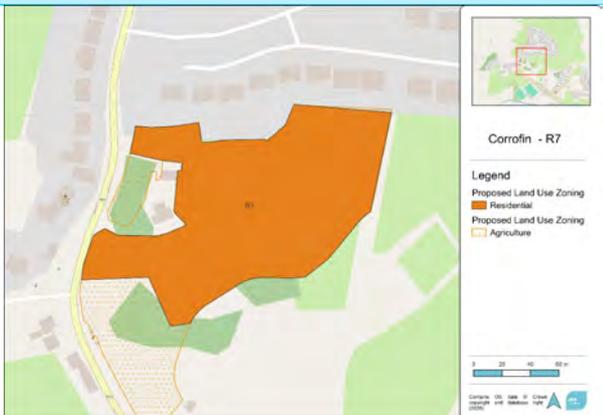
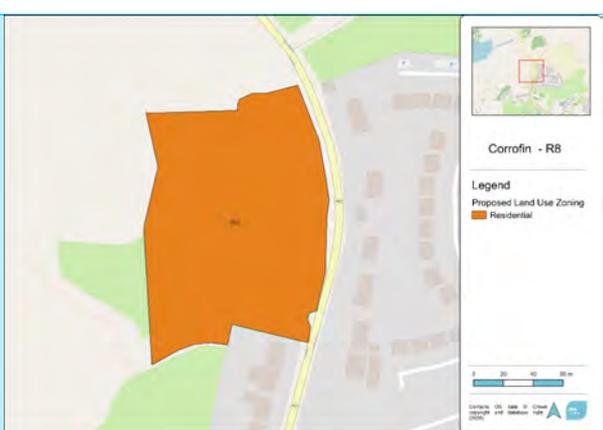
Site VGA5 comprises greenfield land. It is situated adjacent to existing residential dwellings in Connolly. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Aughaglanna Stream lies approximately 110m to the south.

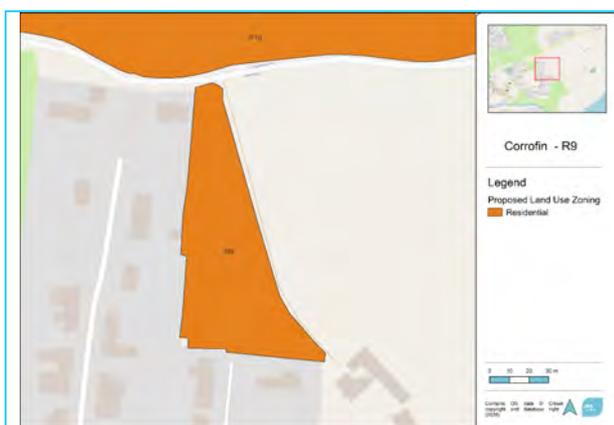
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

#### A.4.4 Cooraclare

Site	Review
	<p>Site VGA5 comprises greenfield land. It is situated adjacent to existing residential dwellings in Cooraclare. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Doonbeg River lies approximately 300m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

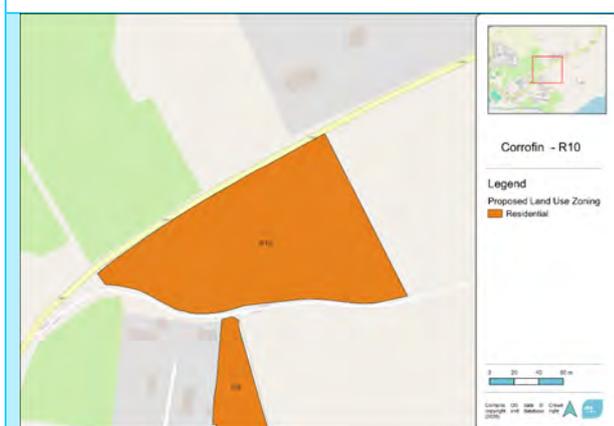
## A.4.5 Corrofin

Site	Review
	<p>Site R6 comprises greenfield land. It is situated adjacent to existing residential dwellings in the west of Corrofin. The land is currently zoned Strategic Residential Reserve and is proposed to be zoned Residential. The River Fergus lies approximately 270m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R7 comprises greenfield land. It is situated adjacent to existing residential dwellings in Corrofin. The land is currently zoned Open Space and is proposed to be zoned Residential, and Agriculture in the west and south-west. The River Fergus lies approximately 310m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R8 comprises greenfield land. It is situated adjacent to existing residential dwellings in the north of Corrofin. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Fergus lies approximately 620m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site R9 comprises greenfield land. It is situated adjacent to existing residential dwellings in the east of Corrofin. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Fergus lies approximately 290m to the south.

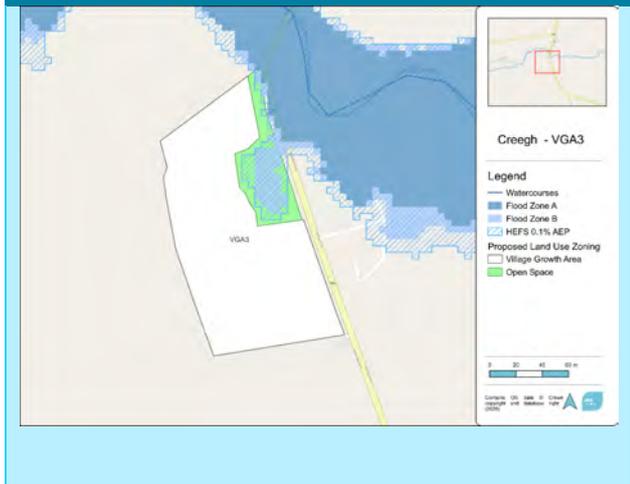
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



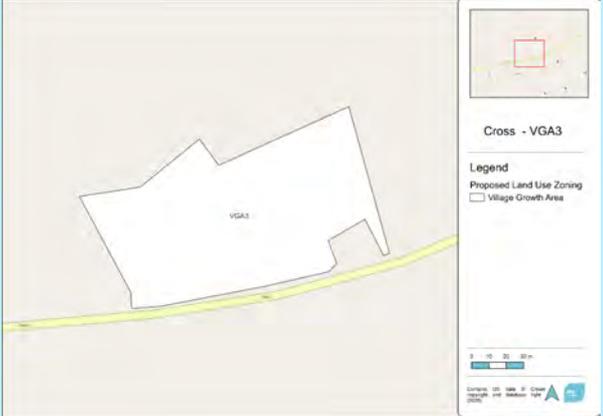
Site R10 comprises greenfield land. It is situated adjacent to existing residential dwellings in the east of Corrofin. The land is currently unzoned and is proposed to be zoned Residential. The River Fergus lies approximately 420m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

#### A.4.6 Creagh

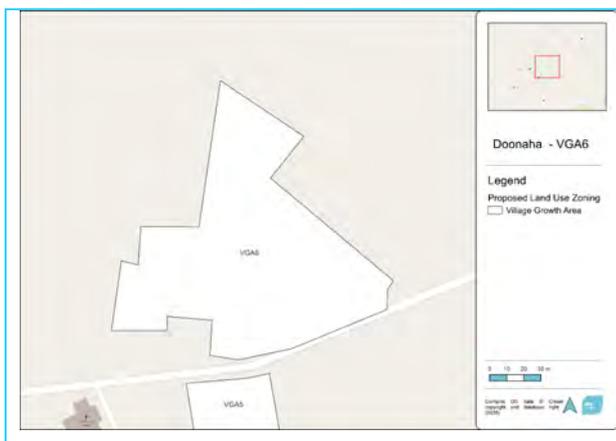
Site	Review
	<p>Site VGA3 comprises greenfield land. It is situated in Creagh. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area, and zoned Open Space in the north-east. The River Creagh lies approximately 40m to the north-east.</p> <p>The site is situated within Flood Zone B, and in the HEFS 0.1% AEP area in the north-east portion of the site. This area of the site is proposed to be zoned Open Space, which is a water-compatible development. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.4.7 Cross

Site	Review
	<p>Site VGA3 comprises greenfield land, with farm buildings in the east. It is situated adjacent to existing residential dwellings in Cross. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. There are no waterbodies in the proximity to the site.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site VGA4 comprises greenfield land. It is situated adjacent to existing residential dwellings in Cross. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. There are no waterbodies in proximity to the site.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.4.8 Doonaha

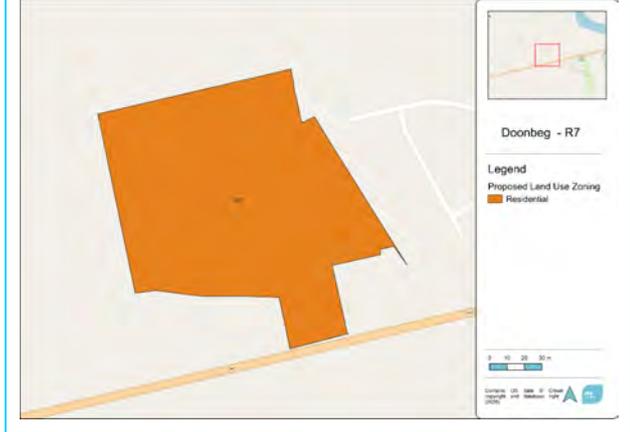
Site	Review
	<p>Site VGA5 comprises greenfield land, with an existing farm building in the east. It is situated adjacent to existing residential dwellings in Doonaha. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Doonaha River lies approximately 420m to the north-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site VGA6 comprises greenfield land, with existing farm buildings in the east. It is situated nearby to existing residential dwellings in Doonaha. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Doonaha River lies approximately 320m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

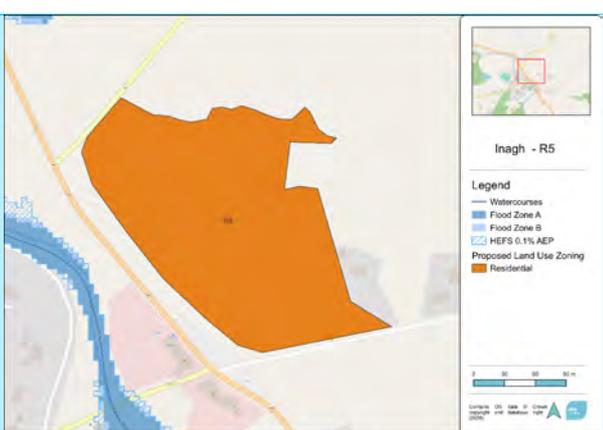
#### A.4.9 Doonbeg

Site	Review
	<p>Site R5 comprises greenfield land, with an existing residential dwelling in the west. It is situated adjacent to existing residential dwellings in Doonbeg. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Doonbeg lies approximately 130m to the south-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R7 comprises greenfield land. It is situated adjacent to existing residential dwellings in Doonbeg. The land is currently zoned Tourism and is proposed to be zoned Residential. Doonbeg Lough lies approximately 410m to the north-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

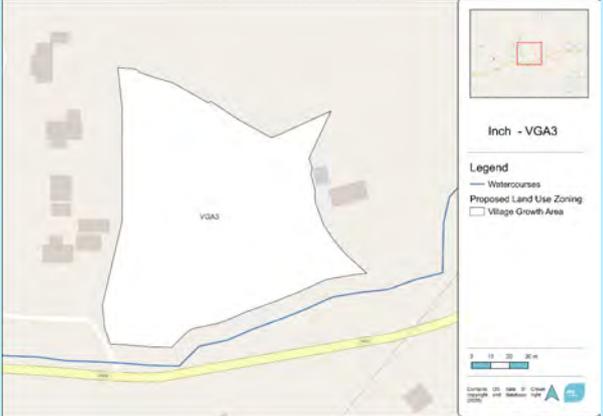
## A.4.10 Ennistymon

Site	Review
	<p>Site R9 comprises greenfield land. It is situated adjacent to existing residential area in Ennistymon. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Inagh lies approximately 160m to the north-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R10 comprises greenfield land. It is situated adjacent to existing residential area in the east of Ennistymon. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Inagh lies approximately 190m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R11 comprises greenfield land, with existing farm buildings. It is situated adjacent to existing residential area in Ennistymon. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The River Inagh lies approximately 240m to the north-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

## A.4.11 Inagh

Site	Review
	<p>Site R3 comprises greenfield land. It is situated adjacent to existing residential dwellings in the west of Inagh. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Rooskagh Lough lies approximately 60m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R4 comprises greenfield land. It is situated adjacent to existing residential dwellings in the west of Inagh. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Rooskagh Lough lies approximately 160m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R5 comprises predominantly greenfield land with some farm buildings. It is situated nearby to existing residential dwellings in the east of Inagh. The land is currently unzoned and is proposed to be zoned Residential. Inagh River lies approximately 60m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.4.12 Inch

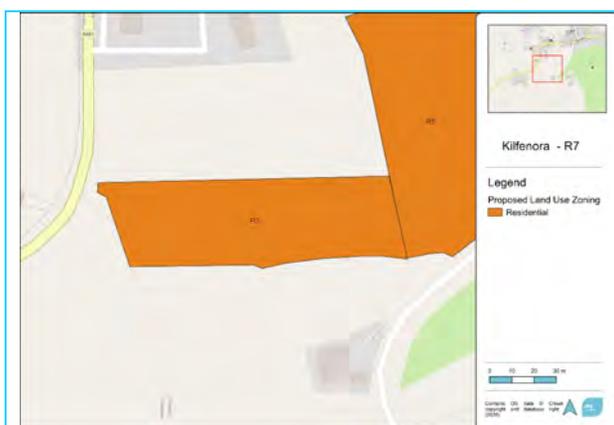
Site	Review
	<p>Site VGA3 comprises greenfield land. It is situated adjacent to existing residential dwellings in Inch. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. A drainage ditch lies approximately 10m to the south.</p> <p>The site is unlikely to be situated within Flood Zones A or B given its distance from the drainage ditch. The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA..</p>

### A.4.13 Kilbaha

Site	Review
	<p>Site VGA5 comprises greenfield land. It is situated in Kilbaha. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Mouth of the Shannon lies approximately 120m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

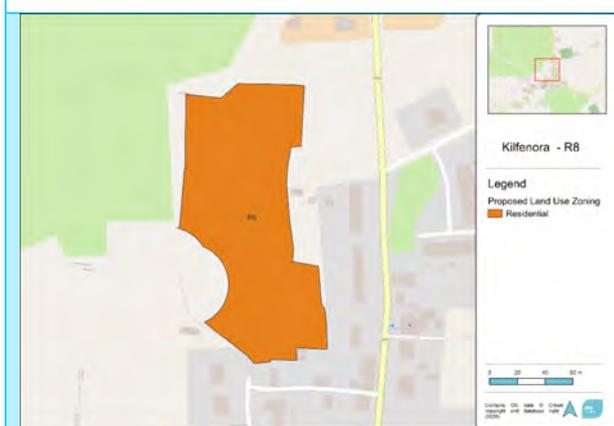
A.4.14 Kilfenora

Site	Review
	<p>Site R4 comprises greenfield land. It is situated adjacent to existing residential dwellings in Kilfenora. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 550m to the south-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R5 comprises greenfield land. It is situated near to existing residential dwellings in Kilfenora. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 630m to the south-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R6 comprises greenfield land. It is situated adjacent to existing residential dwellings in Kilfenora. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 940m to the south-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site R7 comprises greenfield land. It is situated near to existing residential dwellings in Kilfenora. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 700m to the south-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R8 comprises greenfield land. It is situated adjacent to existing residential dwellings in Kilfenora. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 800m to the south-east.

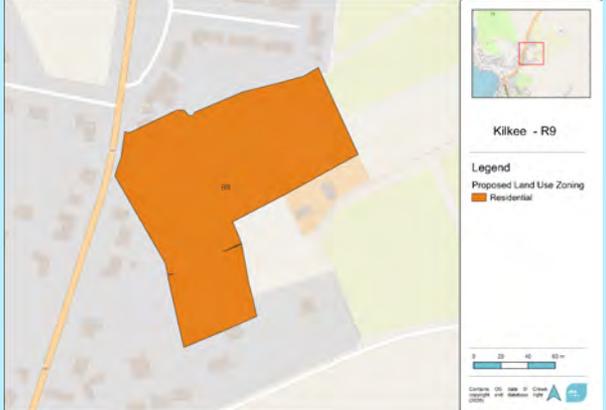
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



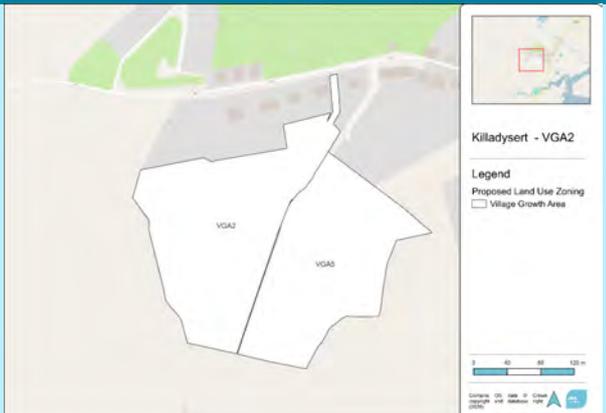
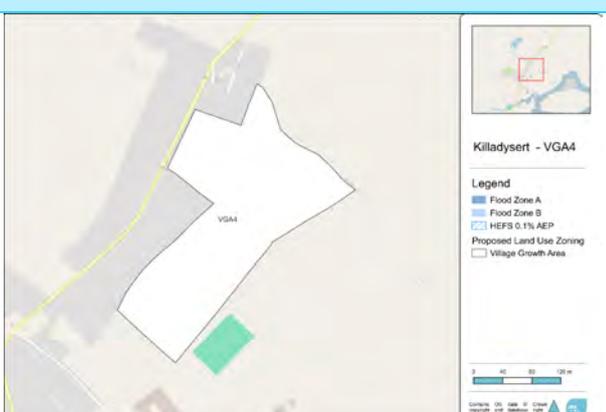
Site R9 comprises greenfield land. It is situated adjacent to existing residential dwellings in Kilfenora. The land is currently zoned Agriculture and is proposed to be zoned Residential. A tributary of the River Fergus lies approximately 540m to the south-east.

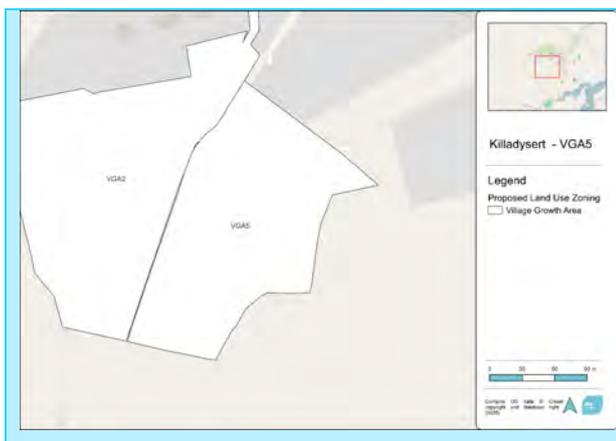
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

### A.4.15 Kilkee

Site	Review
	<p>Site R9 comprises greenfield land. It is situated adjacent to existing residential dwellings in Kilkee. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Kilkee River lies approximately 300m to the south-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.4.16 Killadysert

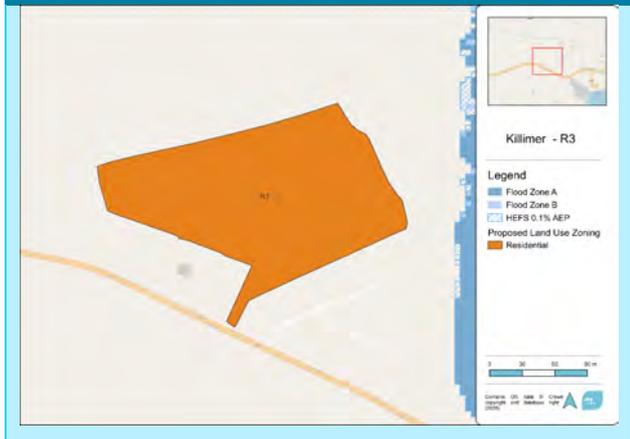
Site	Review
	<p>Site VGA2 comprises greenfield land. It is situated adjacent to existing residential dwellings in Killadysert. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. Killadysert Stream lies approximately 320m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site VGA4 comprises greenfield land. It is situated adjacent to existing residential dwellings in Killadysert. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. A stream flows through the north-eastern boundary of the site.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



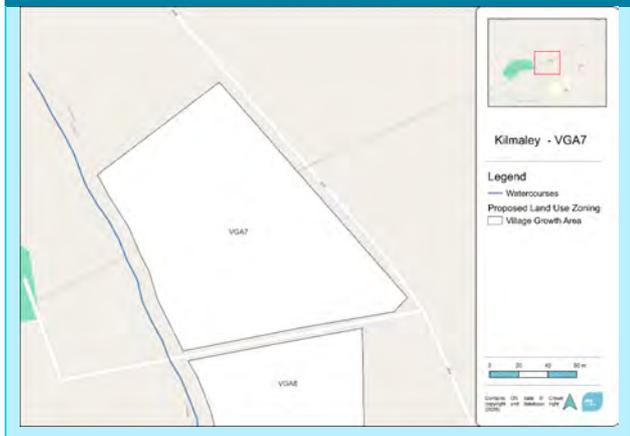
Site VGA5 comprises greenfield land. It is situated adjacent to existing residential dwellings in Killadysert. The land is currently unzoned and is proposed to be designated a Village Growth Area. Killadysert Stream lies approximately 470m to the west.

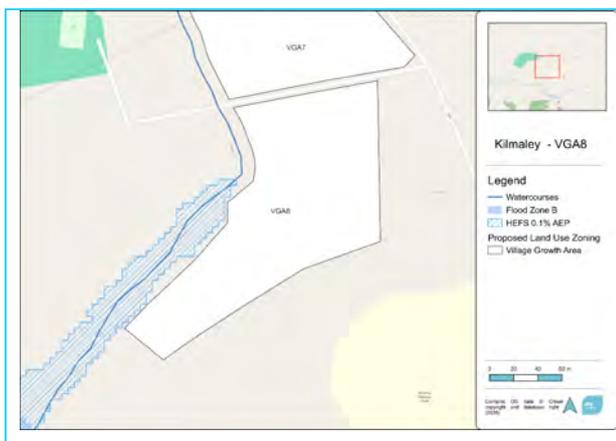
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

#### A.4.17 Killimer

Site	Review
 <p>The map shows a large orange-shaded area labeled R3. The legend on the right identifies 'Proposed Land Use Zoning' as 'Residential'. It also lists 'Flood Zone A', 'Flood Zone B', and 'HEFS 0.1% AEP'. An inset map shows the site's location. A scale bar at the bottom indicates distances up to 50 meters.</p>	<p>Site R3 comprises greenfield land. It is situated adjacent to existing residential dwellings in Killimer. The land is currently unzoned and is proposed to be zoned Residential. The Tonavoher River lies approximately 90m to the east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

#### A.4.18 Kilmaley

Site	Review
 <p>The map shows a large white-outlined area labeled VGA7. The legend on the right identifies 'Proposed Land Use Zoning' as 'Village Growth Area'. It also lists 'Watercourses'. An inset map shows the site's location. A scale bar at the bottom indicates distances up to 50 meters.</p>	<p>Site VGA7 comprises greenfield land. It is situated adjacent to existing residential dwellings in Kilmaley. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. A stream lies approximately 10m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

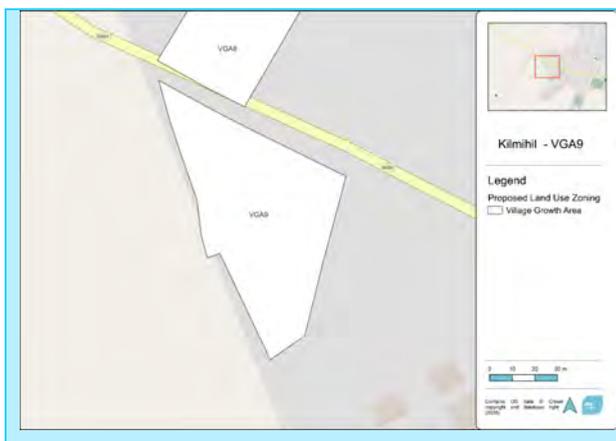


Site VGA8 comprises greenfield land. It is situated in Kilmaley. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. A stream lies approximately 10m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

#### A.4.19 Kilimihil

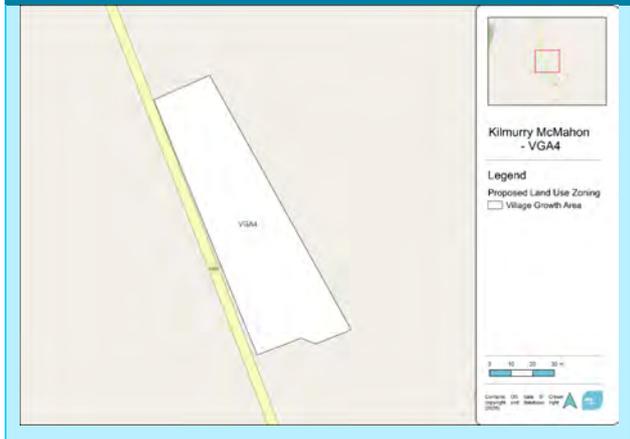
Site	Review
<p>The map shows Site VGA7 in Kilimihil. It is a greenfield site. The legend indicates Proposed Land Use Zoning (white area) and Village Growth Area (white area with a dashed border). An inset map shows the location of Kilimihil.</p>	<p>Site VGA7 comprises greenfield land. It is situated adjacent to existing residential dwellings in Kilimihil. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. There are no waterbodies in proximity to the site.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
<p>The map shows Site VGA8 in Kilimihil. It is a greenfield site. The legend indicates Proposed Land Use Zoning (white area) and Village Growth Area (white area with a dashed border). An inset map shows the location of Kilimihil.</p>	<p>Site VGA8 comprises greenfield land. It is situated adjacent to existing residential dwellings in Kilimihil. The land is currently unzoned and is proposed to be designated a Village Growth Area. There are no waterbodies in proximity to the site.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



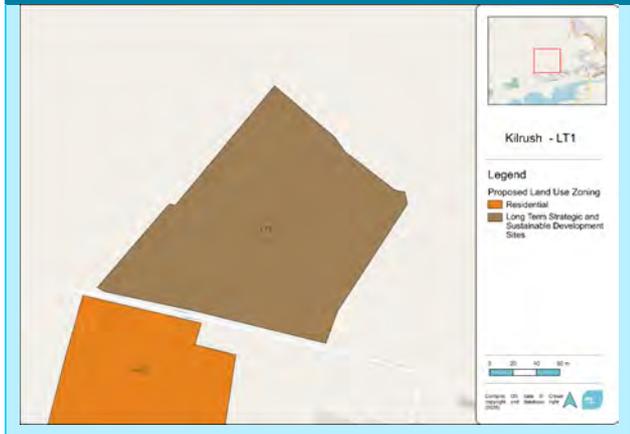
Site VGA9 comprises greenfield land. It is situated adjacent to existing residential dwellings in Kilmihil. The land is currently unzoned and is proposed to be designated a Village Growth Area. There are no waterbodies in proximity to the site.

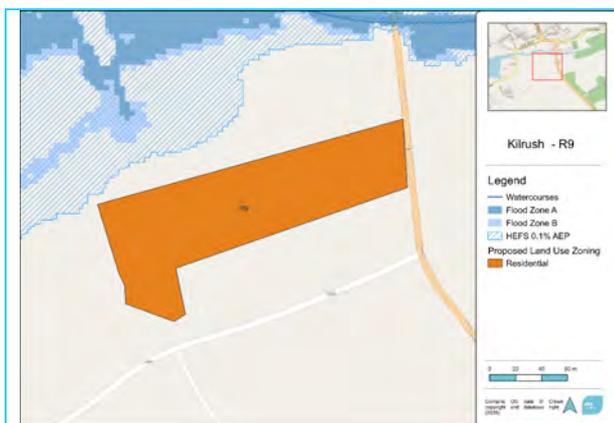
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

#### A.4.20 Kilmurry McMahon

Site	Review
	<p>Site VGA4 comprises greenfield land. It is situated adjacent to existing residential dwellings in Kilmurry McMahon. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Crampaun River lies approximately 410m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

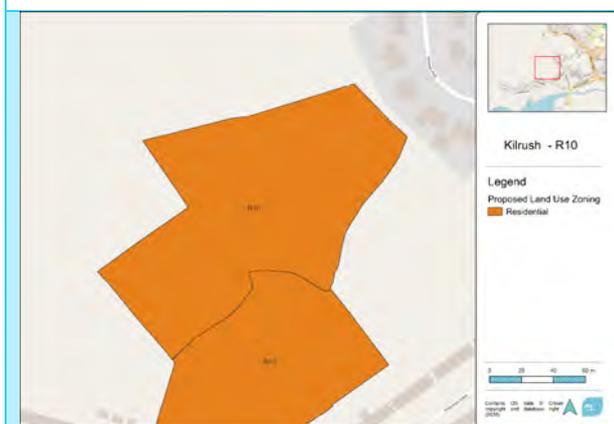
#### A.4.21 Kilrush

Site	Review
	<p>Site LT1 comprises greenfield land. It is situated adjacent to existing residential areas in the west of Kilrush. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. Kilrush Marina lies approximately 300m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



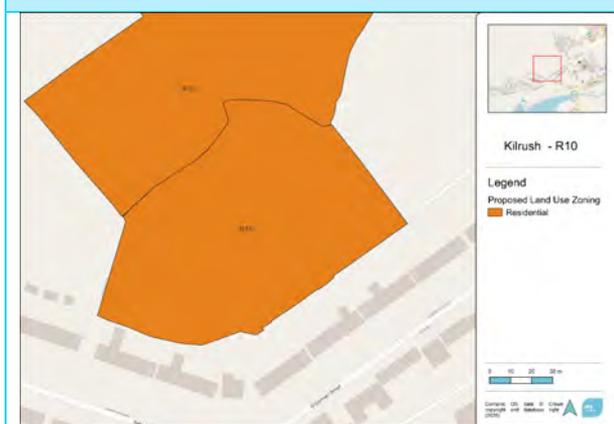
Site R9 comprises greenfield land. It is situated adjacent to existing residential areas in the south of Kilrush. The land is currently zoned Agriculture and is proposed to be zoned Residential. The Creek River lies approximately 90m to the north.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



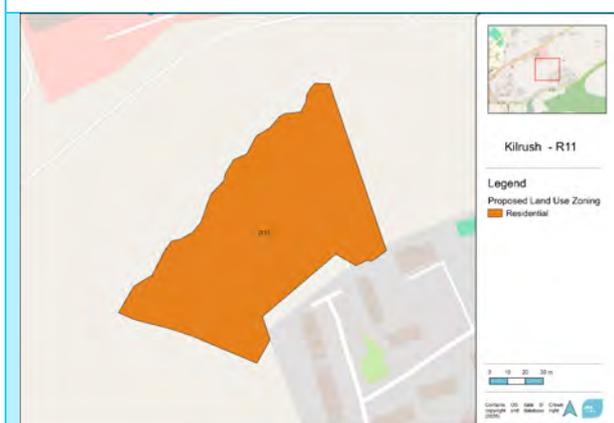
Site R10 comprises greenfield land. It is situated adjacent to existing residential areas in the west of Kilrush. The land is currently zoned Agriculture and is proposed to be zoned Residential. Kilrush Marina lies approximately 250m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R10 comprises predominantly greenfield land, with some hardstanding from nearby construction. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. It is situated adjacent to existing residential areas in the west of Kilrush. Kilrush Marina lies approximately 190m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R11 comprises greenfield land. It is situated adjacent to existing residential areas in the east of Kilrush. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Creek River lies approximately 300m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R12 comprises predominantly greenfield land, with some hardstanding from nearby construction. It is situated adjacent to existing residential areas in the west of Kilrush. The land is currently unzoned and is proposed to be zoned Residential. Kilrush Marina lies approximately 130m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



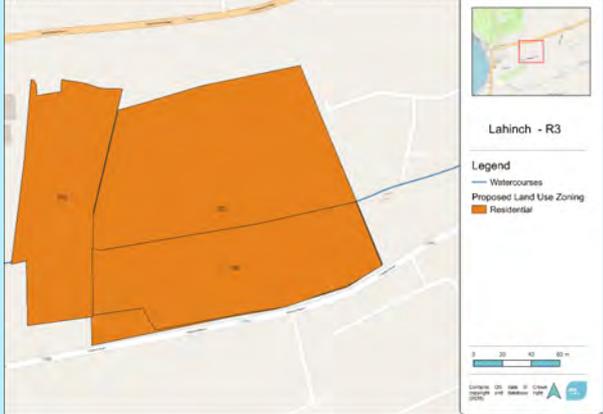
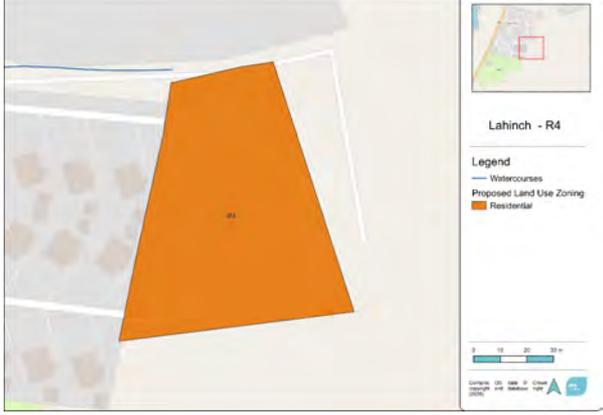
Site R13 comprises predominantly greenfield land, with some hardstanding from nearby construction. It is situated adjacent to existing residential areas in the west of Kilrush. The land is currently zoned Agriculture and is proposed to be zoned Residential. Kilrush Marina lies approximately 250m to the south.

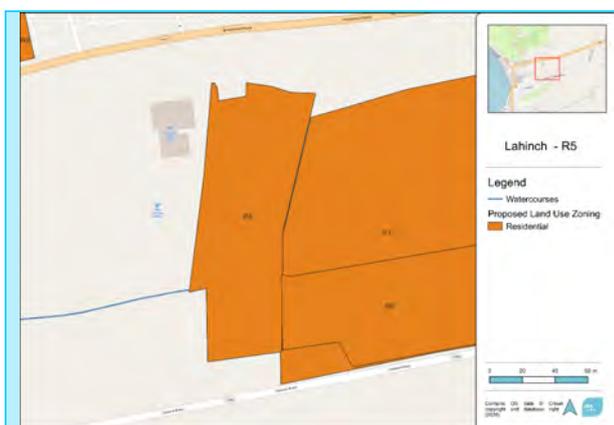
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

#### A.4.22 Labasheeda

Site	Review
	<p>Site VGA6 comprises greenfield land. It is situated adjacent to an existing residential dwelling in Labasheeda. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Lower Shannon Estuary lies approximately 60m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

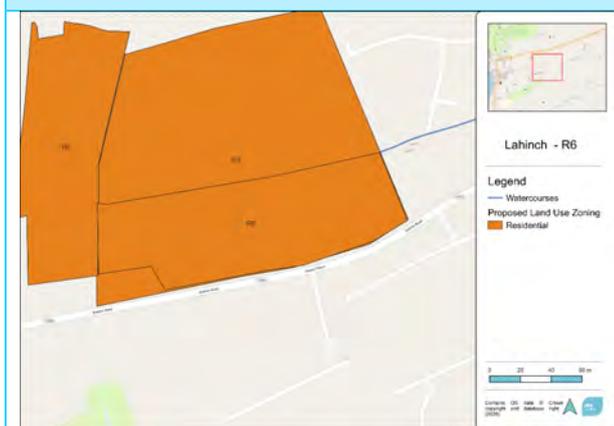
## A.4.23 Lahinch

Site	Review
	<p>Site R3 comprises greenfield land. It is situated adjacent to existing residential areas in the east of Lahinch. The land is currently zoned Strategic Residential Reserve and is proposed to be zoned Residential. A minor field drainage feature flows along the southern boundary of the site.</p> <p>The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA.</p>
	<p>Site R4 comprises open space with some hardstanding from adjacent construction. It is situated adjacent to existing residential dwellings in the south of Lahinch. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. An unmapped watercourse is located adjacent to the north-western boundary of the site. However, a review of available aerial imagery does not show a discernible open channel at this location.</p> <p>The site is unlikely to be situated within Flood Zones A or B given its distance from the watercourse. The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA.</p>



Site R5 comprises predominantly grassy open space. It is situated adjacent to existing residential dwellings in Lahinch. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. An unmapped watercourse traverses through the centre of the site. However, a review of available aerial imagery does not show a discernible open channel within the site.

The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA.



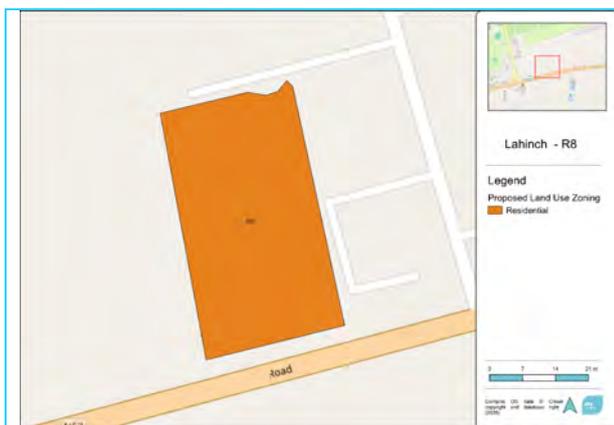
Site R6 comprises grassy open space. It is situated adjacent to existing residential dwellings in Lahinch. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A minor field drainage feature is located on the northern boundary of the site.

The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA.



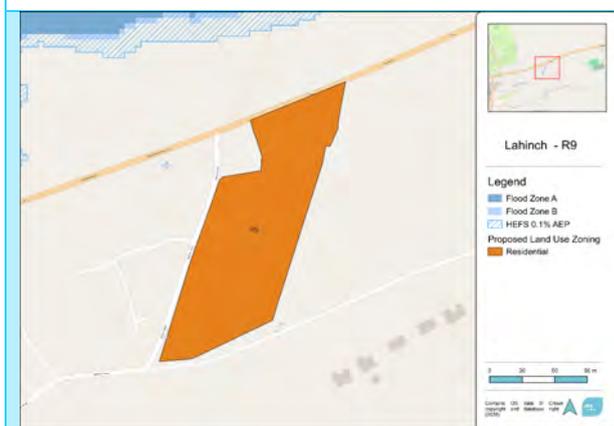
Site R7 comprises greenfield land. It is situated adjacent to existing residential dwellings in the east of Lahinch. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. An unmapped stream flows along the southern boundary of the site. However, a review of available aerial imagery does not show a discernible open channel at this location.

The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA.



Site R8 comprises partially greenfield land and an existing residential dwelling. It is situated adjacent to existing residential dwellings in Lahinch. The land is currently zoned Existing Residential and is proposed to be zoned Residential. A stream lies approximately 150m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

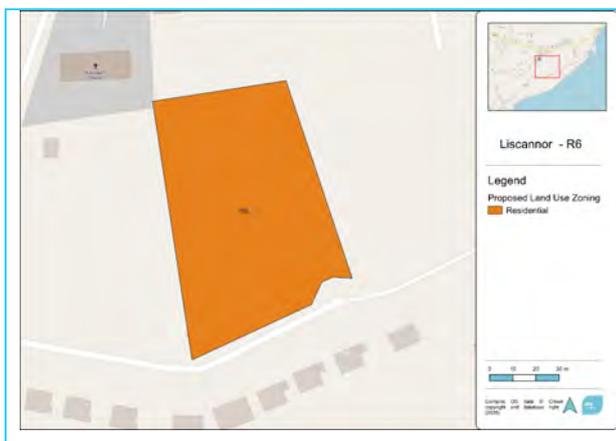


Site R9 comprises greenfield land. It is situated adjacent to an existing residential area in the east of Lahinch. The land is currently unzoned and is proposed to be zoned Residential. A stream lies approximately 190m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

#### A.4.24 Liscannor

Site	Review
	<p>Site R5 comprises greenfield land. It is situated adjacent to existing residential dwellings in Liscannor. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Liscannor Bay lies approximately 100m to the south-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

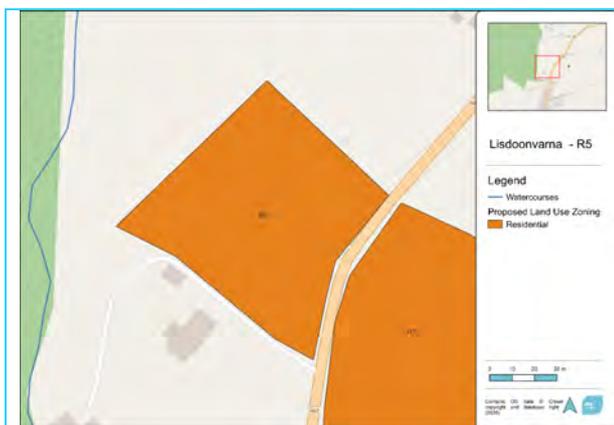


Site R6 comprises greenfield land. It is situated near to existing residential dwellings in Lisconnor. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Lisconnor Bay lies approximately 150m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

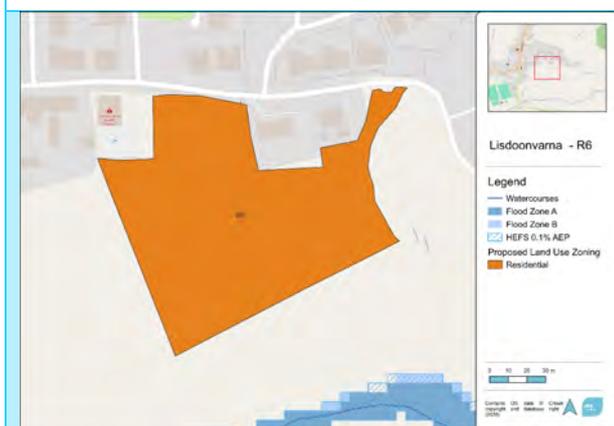
#### A.4.25 Lisdoonvarna

Site	Review
	<p>Site LT1 comprises greenfield land. It is situated adjacent to existing residential dwellings in the north of Lisdoonvarna. The land is currently unzoned and is proposed to be identified as a Long Term Strategic and Sustainable Development Site, with a Buffer zoning in the east of the site. A tributary of the Gowlaun River is passes through the eastern boundary of the buffer zone. In addition, a minor drainage feature is located by the south-western boundary of the site.</p> <p>The site is unlikely to be situated within Flood Zones A or B given its distance from the surface water features. The proposed variation to the land use zoning is appropriate, but at development management stage or if the strategic use is reviewed then a detailed FRA will be required to fully define the potential risk from the surface water features and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA..</p>



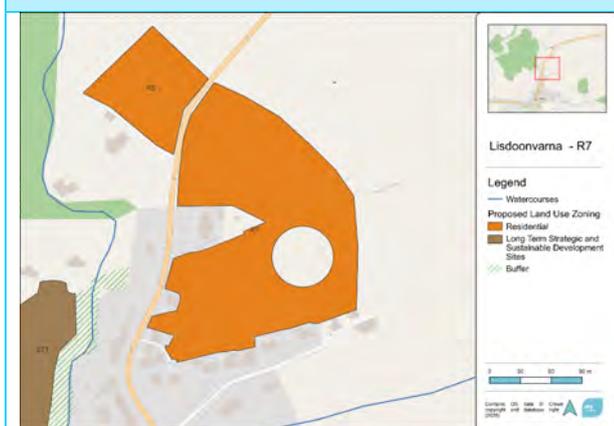
Site R5 comprises greenfield land. It is situated adjacent to existing residential dwellings in the north of Lisdoonvarna. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the Gowlaun River lies approximately 90m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R6 comprises greenfield land. It is situated adjacent to existing residential dwellings in the east of Lisdoonvarna. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the Gowlaun River lies approximately 60m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R7 comprises greenfield land, with a road passing through the to the north. It is situated adjacent to existing residential dwellings in the north of Lisdoonvarna. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the Gowlaun River lies approximately 60m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R8 comprises greenfield land. It is situated adjacent to existing residential dwellings in the east of Lisdoonvarna. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A tributary of the Gowlaun River lies approximately 140m to the north.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R9 comprises greenfield land. It is situated adjacent to existing residential dwellings in the west of Lisdoonvarna. The land is currently zoned Agriculture and is proposed to be zoned Residential. A minor drainage feature lies approximately 20m to the north-west.

The site is unlikely to be situated within Flood Zones A or B given its distance from the drainage feature. The proposed variation to the land use zoning is appropriate, but at development management stage a detailed FRA will be required to fully define the potential risk from the surface water feature and ensure an appropriate riparian strip on its margin. Flood risk will therefore be managed in line with approved Policy and the guidance provided within Section 5 of the parent SFRA.

#### A.4.26 Lissycasey

Site	Review
 <p>The map shows a site in Lissycasey, Ireland, labeled 'VGA4'. The site is outlined in white, indicating it is proposed as a Village Growth Area. The map includes a legend with the following items: Proposed Land Use Zoning (white outline) and Village Growth Area (white area). A scale bar at the bottom indicates 0, 10, 20, and 30 meters. An inset map shows the location of the site within a larger regional context.</p>	<p>Site VGA4 comprises grassy open space. It is situated adjacent to existing residential dwellings in Lissycasey. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. Owenslieve River lies approximately 370m to the south-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.4.27 Miltown Malbay

Site	Review
	<p>Site R5 comprises greenfield land, with a sports pitch partially located in the north. It is situated adjacent to existing residential dwellings in the south of Miltown Malbay. The land is currently identified as a Long Term Strategic and Sustainable Development Site and is proposed to be zoned Residential. There are no waterbodies in proximity to the site.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R8 comprises open space. It is situated adjacent to existing residential dwellings in the east of Miltown Malbay. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. The Cleedagh River lies approximately 830m to the north.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>

### A.4.28 Mullagh

Site	Review
	<p>Site LT1 comprises greenfield land. It is situated nearby to existing residential dwellings in Mullagh. The land is currently zoned Agriculture and is proposed to be identified as a Long Term Strategic and Sustainable Development Site. A river lies approximately 390m to the north-east.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site R3 comprises greenfield land. It is situated nearby to existing residential dwellings in Mullagh. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. There are no waterbodies in proximity to the site.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R4 comprises greenfield land. It is situated adjacent to existing residential dwellings in Mullagh. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. A river lies approximately 360m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R5 comprises greenfield land. It is situated adjacent to existing residential dwellings in Mullagh. The land is currently unzoned and is proposed to be zoned Residential. A river lies approximately 310m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R6 comprises greenfield land. It is situated adjacent to existing residential dwellings in Mullagh. The land is currently zoned Agriculture and is proposed to be zoned Residential. A river lies approximately 260m to the north-east.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R7 comprises greenfield land. It is situated adjacent to Mullagh Sports Field. The land is currently zoned Agriculture and is proposed to be zoned Residential. A river lies approximately 500m to the north-east.

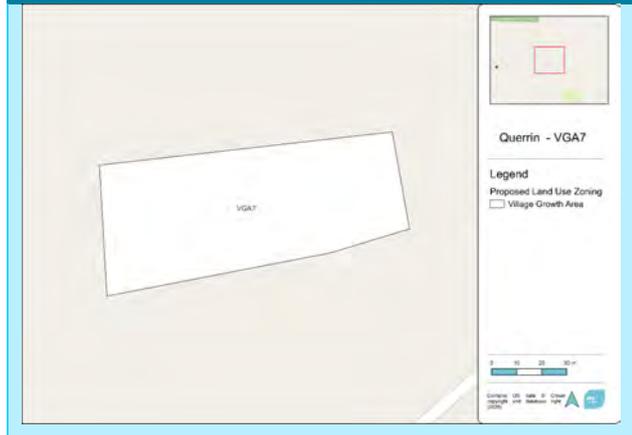
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

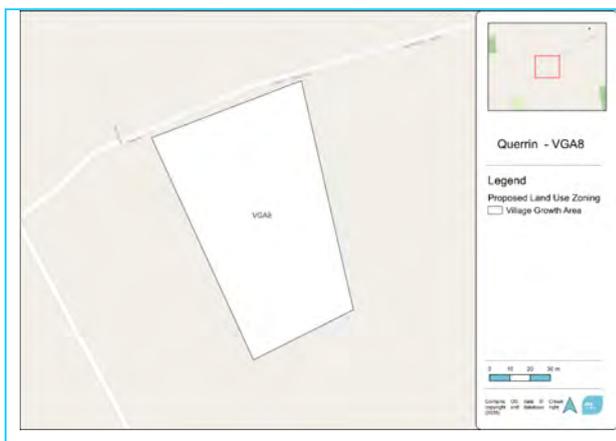


Site R9 comprises greenfield land. It is situated adjacent to existing residential dwellings in Mullagh. The land is currently zoned Agriculture and is proposed to be zoned Residential. There are no waterbodies in proximity to the site.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

#### A.4.29 Querrin

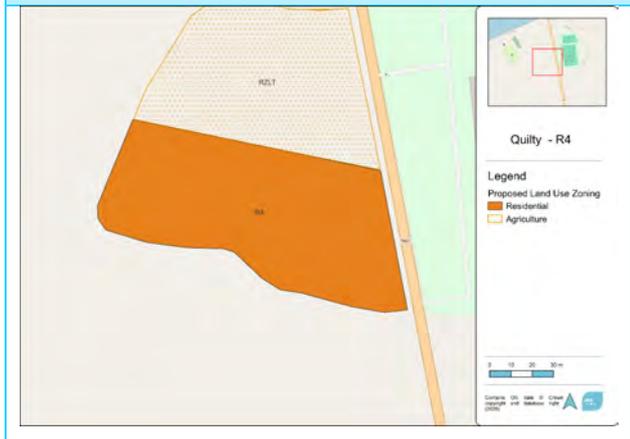
Site	Review
 <p>Querrin - VGA7</p> <p>Legend Proposed Land Use Zoning Village Growth Area</p>	<p>Site VGA7 comprises greenfield land. It is situated near residential dwellings in Querrin. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Mouth of the Shannon lies approximately 830m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



Site VGA8 comprises greenfield land. It is situated near residential dwellings in Querrin. The land is currently zoned Agriculture and is proposed to be designated a Village Growth Area. The Mouth of the Shannon lies approximately 920m to the south.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

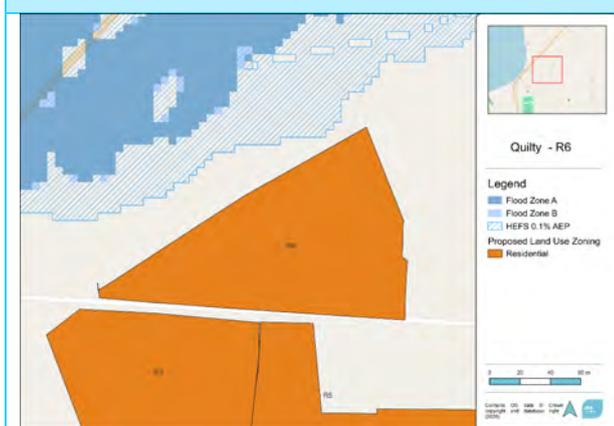
### A.4.30 Quilty

Site	Review
	<p>Site R3 comprises greenfield land. It is situated near to existing residential dwellings in Quilty. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Shannon Plume lies approximately 170m to the west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
	<p>Site R4 comprises greenfield land. It is situated near Kilmurry Ibrickane GAA Club in Quilty. The land is currently zoned Strategic Reserve and is proposed to be zoned Residential. Shannon Plume lies approximately 270m to the north-west.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>



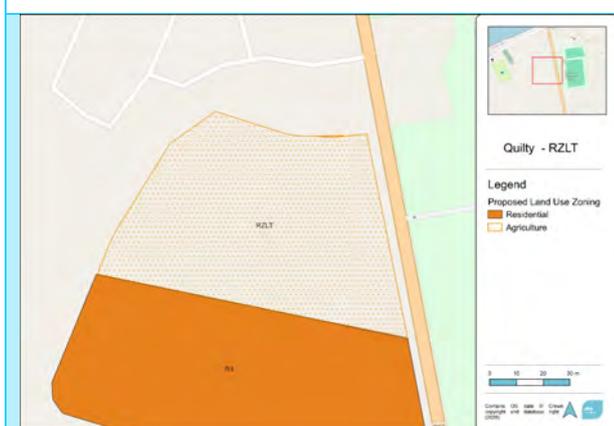
Site R5 comprises greenfield land. It is situated adjacent to existing residential dwellings in Quilty. The land is currently unzoned and is proposed to be zoned Residential. Shannon Plume lies approximately 300m to the west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site R6 comprises greenfield land. It is situated adjacent to existing residential dwellings in Quilty. The land is currently unzoned and is proposed to be zoned Residential. Shannon Plume lies approximately 180m to the west.

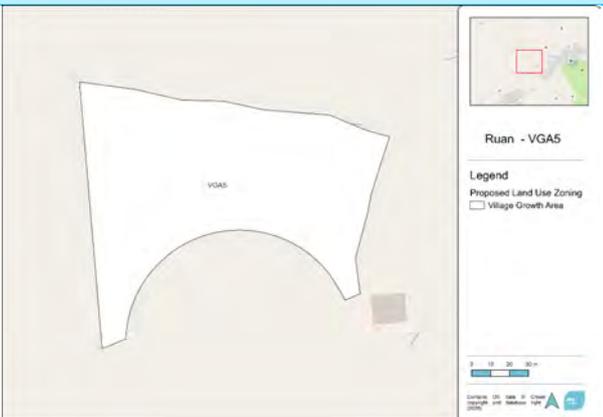
The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.



Site RZLT comprises greenfield land. It is situated near Kilmurry Ibrickane GAA Club in Quilty. The land is currently zoned Residential and is proposed to be zoned Agriculture. Shannon Plume lies approximately 230m to the north-west.

The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.

### A.4.31 Ruan

Site	Review
 <p>Ruan - VGA4</p> <p>Legend Proposed Land Use Zoning Residential Open Space</p>	<p>Site VGA4 comprises greenfield land. It is situated adjacent to existing residential dwellings in Ruan. The land is currently zoned Agriculture and is proposed to be zoned Residential, and Open Space in the south of the site. Dromore Lough lies approximately 870m to the south.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>
 <p>Ruan - VGA5</p> <p>Legend Proposed Land Use Zoning Village Growth Area</p>	<p>Site VGA5 comprises greenfield land. It is situated nearby to existing residential dwellings in the west of Ruan. The land is currently unzoned and is proposed to be designated a Village Growth Area. There are no waterbodies in proximity to the site.</p> <p>The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% AEP area. Thus, no Justification Test is required and the variation to the land use zoning in the CDP is appropriate.</p>





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