

LISBURN AND CASTLEREAGH CITY COUNCIL
LOCAL DEVELOPMENT PLAN 2032 DRAFT PLAN STRATEGY
CONSULTATION ON FOCUSED CHANGES ADDENDUM INCLUDING MINOR CHANGES SCHEDULE
JANUARY 2021

Comments provided by Department for Infrastructure, Rivers.

FEBRUARY 2021

Comments previously provided in the DfI Rivers submission to the LCCC Draft Plan Strategy of 23rd December 2019 are still applicable.

The Department for Infrastructure, Rivers has reviewed the contents of the Lisburn and Castlereagh City Council Draft Plan Strategy 2032 CONSULTATION ON FOCUSED CHANGES ADDENDUM INCLUDING MINOR CHANGES SCHEDULE JANUARY 2021

FLOOD RISK

Council should consider updating any references to Strategic Flood Maps to **Flood Maps NI** as they are now known.

Focused Change FC 15 to Policy FLD 5 Development in Proximity to Reservoirs

Further to our previous comments of December 2019 in relation to Policy FLD 5 Development in Proximity to Reservoirs we suggest the title should include the wording "Controlled Reservoirs". Due to evolving Policies and Thinking, Council may wish to consider the detail in the Technical Guidance Note 25 (TGN 25) Revised, June 2020 which explains the general approach DfI Rivers will follow when providing advice to Planning Authorities on all relevant applications for development within the potential flood inundation areas of controlled reservoirs as shown on Flood Maps (NI). The TGN25 Revised can be accessed on the Department's website at the web link below: -

<https://www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/tgn-25-practical-application-strategic-planning-policy-development-in-proximity-to-reservoirs-june20.PDF>

Council may wish to consider the following wording which has a number of minor amendments to that used in Focused Change FC 15 to Policy FLD 5.

"New development will only be permitted within the potential flood inundation area of a "controlled reservoir", as shown on Flood Maps NI, if:

It is demonstrated that the condition, management and maintenance regime of the reservoir is appropriate to provide sufficient assurance regarding reservoir safety, so as to enable the development to proceed; or

Where assurance on the condition, management and maintenance regime of the relevant reservoir/s is not demonstrated, the application is accompanied by a Flood Risk Assessment, or other analysis, which assesses the downstream flood risk in the event of an uncontrolled release of water due to reservoir failure as being acceptable to enable the development to proceed.

There will be a presumption against development within the potential flood inundation area of a controlled reservoir for proposals that include:

- Essential infrastructure;
- Storage of hazardous substances; and
- Bespoke accommodation for vulnerable groups.

Replacement Building(s):- Where assurance on the condition, management and maintenance regime of the relevant reservoir/s is not demonstrated, planning approval will be granted for the replacement of an existing building(s) within a potential flood inundation area of a controlled reservoir provided demonstrated that there is no material increase in the flood risk to the development or elsewhere”.

Department for Infrastructure, Rivers, notes the comments in relation to our response to proposed policies FRD1, 2, 3, 5 and 6 and the amended wording to paragraph 9.2.50

Department for Infrastructure, Rivers

Planning Advisory and Modelling Unit

24 February 2021