

Knocklofty Flood Relief Scheme

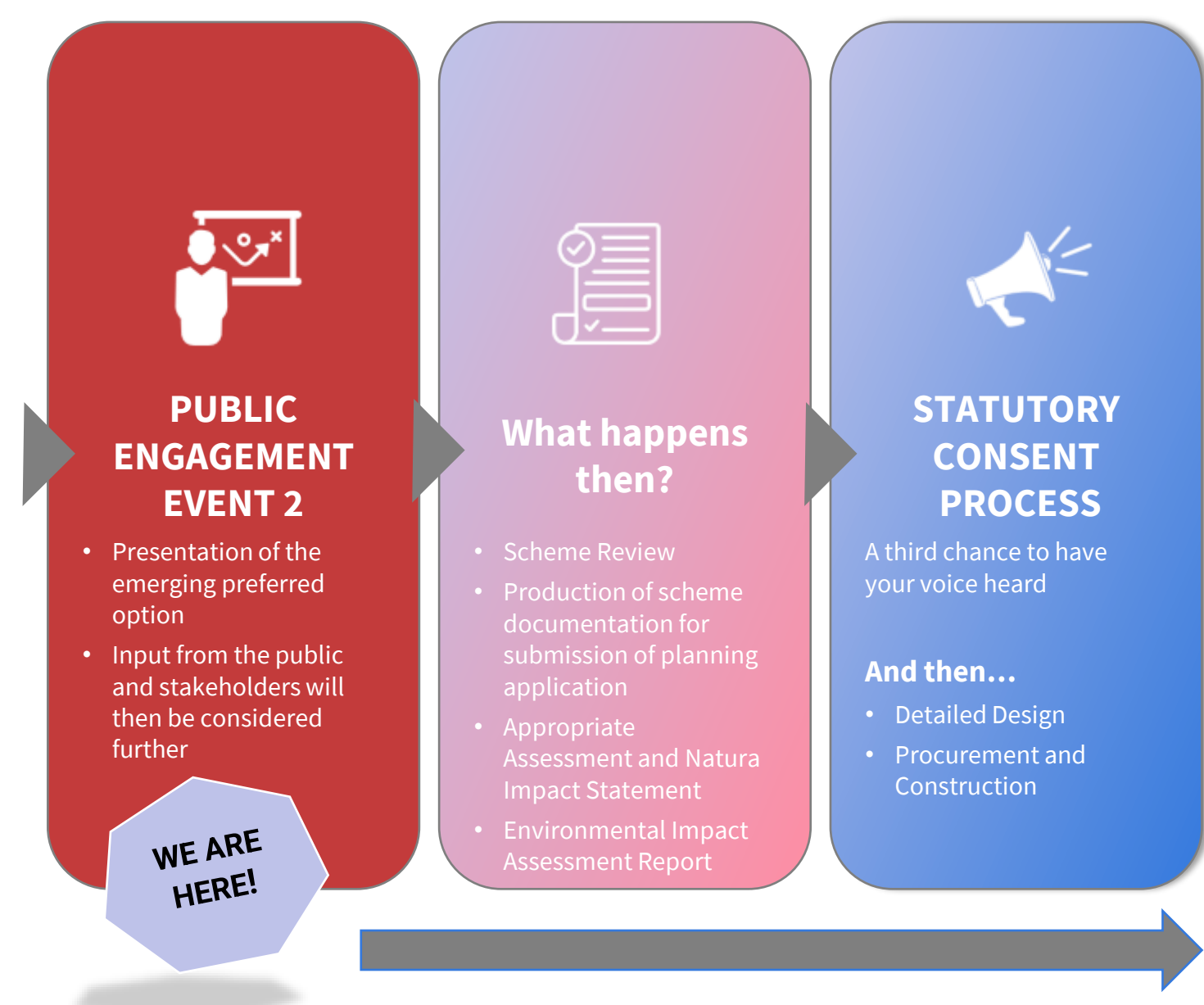
Planning Approach

TIMELINE

Following this public consultation, the design team, Tipperary County Council, and the Office of Public Works will finalise the scheme and prepare the planning documentation.

The Options Assessment, Scheme Development & Design stage (Stage 1) will conclude following the PCD and finalisation of the final engineering report.

Stage 2 – Planning/Development Consent Process will then commence, which includes compiling planning drawings and documentation for submission to An Bord Pleanála. As shown in the timeline image below, Stage 1 is expected to conclude in Q2 2025, with the planning application anticipated to be submitted in Q2/3 2025. The remainder of this stage will involve the consideration of the application by An Bord Pleanála.



APPROVAL PROCESS

Flood modelling and the output flood levels have resulted in an embankment design which will require construction works within the Special Area of Conservation (SAC). Therefore, screening out of a Natura Impact Statement (NIS) will not be possible.

Alternative embankment alignments were considered to minimise the extend of works in the SAC. This however was not possible due to the integrity of the existing walls, which cannot be used as flood retaining structures in their current state. Upgrading these structures in-situ to a flood retaining standard will not be possible since these existing walls are part of the road structure and digging deep foundations next to these walls is not recommended.

This, therefore, triggers Part XAB of the Planning and Development Act, in this case pursuant to Section 177AE which states that “Local authorities are required to make an application to An Bord Pleanála for any proposed development in their functional area, or on the foreshore, where an appropriate assessment under the Habitats Directive is required.”

PLANNING DOCUMENTATION

The following list of planning documents are being prepared:

- Planning Report
- Planning Drawings
- Natura Impact Assessment
- EIA Screening

Other scheme documentation is also being produced which will inform the application.

