Mobuoy Road Waste Site Remediation Project

Flood Risk and Drainage Assessment

787-B030252

Purpose of Issue: For Information

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ACRONYMS/ABBREVIATIONS

Acronyms/Abbreviations	Definition
AEP	Annual Exceedance Probability
CC	Climate Change
DA	Drainage Assessment
DAERA	Department of Agriculture, Environment and Rural Affairs
DCSDC	Derry City and Strabane District Council
DfI	Department for Infrastructure
FFL	Finished Floor Level
FMs	Flood Maps
FRA	Flood Risk Assessment
GFR	Greenfield Runoff Rate
LDP	Local Development Plan
mAOD	Meters Above Ordnance Datum
NI	Northern Ireland
NIEA	Northern Ireland Environment Agency
NIMA	Northern Ireland Mapping Agency
NIW	Northern Ireland Water
PDE	Pre-Development Enquiry
PPS15	Planning Policy Statement 2015
S6	Schedule 6
SuDS	Sustainable Drainage Systems
TGN25	Technical Guidance Note 25

EXECUTIVE SUMMARY

Tetra Tech was commissioned during January 2026 to complete a revised Flood Risk and Drainage Assessment (FRA/DA) for the Department of Agriculture, Environment and Rural Affairs (DAERA) and the Northern Ireland Environment Agency (NIEA) to help inform the proposed remediation strategy of the 45 ha Mobuoy Road Waste Site in Co. Derry/ Londonderry.

In summary:

Policy FLD 1 – Development in Fluvial (River) and Coastal Floodplains

Fluvial and Coastal Flood Risk

The site is impacted by the 1% AEP + Climate Change (CC) fluvial and 0.5% AEP + CC coastal floodplains.

As the more onerous flood risk, the design flood level for the site will be dictated by the 1% AEP + CC fluvial flood level. This flood level was found to be 8.88 m and 7.21m AOD between upstream and downstream extents of the site.

A recommended additional freeboard to development of 600mm has been applied, therefore, the design flood level adjacent to the site is 9.48 m and 7.81 m AOD between the upstream and downstream extents.

Derry City and Strabane District Council (DCSDC) Local Development Plan (LPD) policy dictates that no development can take place within the 1% AEP + CC fluvial floodplain unless it meets the established exceptions test. The proposed remediation works are expected to fall under exception 3.

Any future development should have a finished floor level (FFL) that meets the outlined design flood level unless a suitable exceptions argument can be agreed with DCSDC.

A detailed, site-specific FRA will be required to support the proposed remediation works and any future planning application. It is expected that hydraulic modelling will be requested to support the FRA.

Pluvial Flood Risk

The potential risks to the site from pluvial flooding and implication this may have on the proposed remediation works and future development are assessed under policy FLD3.

Groundwater Flood Risk

The proposed remediation works may be at risk from groundwater flood sources as they are likely to involve large-scale earth moving and excavation operations.

An assessment of this risk should be conducted, and mitigation and control measures developed.

Interurban Flood Risk

The site and surrounding lands are rural in nature, and as such there is limited existing formal drainage infrastructure in the vicinity. Hence, there is low risk of flooding from inter-urban sources.

Policy FLD 2 – Protection of Flood Defences and Drainage Infrastructure

Every effort must be made to protect the existing defences when considering the proposed remediation strategy and future development plans.

Any existing drainage infrastructure should be protected or diverted, where necessary, with appropriate statutory consent.

An appropriate maintenance strip should be applied for existing watercourses or drainage infrastructure within or adjacent to the site. No development should occur within the maintenance strip/buffer.

Policy FLD 3 – Development and Surface Water (Pluvial) Flood Risk Outside Floodplains

A DA will be required to demonstrate that the proposed remediation works, and any future development proposal will have no adverse impacts.

A separated, site-specific storm and foul drainage network will be required and should be constructed to an adoptable standard.

It is expected that stormwater will discharge to the adjacent, designated River Faughan which will be subject to DfI Rivers Schedule 6 (S6) approval and should be limited to the greenfield equivalent runoff rate (GFR) (i.e. 10 l/s/ha) via flow control and attenuation. The storm network should be designed to attenuate up to and including the 1% AEP + 20% CC rainfall event at a minimum.

An indicative drainage strategy should be produced, and A6 highway drainage accommodation works incorporated, as part of the remediation strategy and future development plans.

The site is shown to be impacted by the 0.5% AEP pluvial flood extents, but further analysis is required to determine the full risk to the site. Mitigation against the risk of pluvial flooding should be implemented.

A detailed, site-specific DA will be required, together with appropriate evidence that surface water can be safely disposed of and pluvial flood risk has been addressed.

Policy FLD 4 – Artificial Modification of Watercourses

It is not expected that artificial modification of any watercourses assessed in this FRA/DA will be necessary as part of the remediation strategy or future development works.

Should the need arise, formal consent will be sought from DfI Rivers for any such work. Any existing drainage features will be highlighted to DfI Rivers and consents to modify sought as part of the full and detailed FRA/DA. where necessary.

Policy FLD 5 – Development in Proximity to Reservoir

The site is located beyond the inundation area of any controlled reservoir. Policy FLD 5 does not apply.

Conclusion:

In conclusion, this FRA/DA has been produced to identify the potential flood risk sources at the Mobuoy Road site to help inform the proposed remediation design and future development plans.

The site is affected by multiple flood risk sources and drainage challenges, all of which will need to be appropriately considered and assessed, in the context of any potential remediation and development design, against the DCSDC LDP policy requirements

It is expected that a further, more detailed iteration of this FRA/DA will be produced to inform any future planning applications at a later stage.

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1.0 INTRODUCTION

Tetra Tech was commissioned by DAERA and NIEA to complete a revised FRA/DA, to help inform the proposed remediation strategy of the 45 ha Mobuoy Road Waste Site in Co. Derry/Londonderry.

This FRA/DA assesses flood risk and drainage matters pertaining to the site that may have a bearing on the proposed remediation strategy.

Whilst this document is not provided in support of a planning application at this stage, it has been prepared in accordance with the appropriate planning policy legislation (i.e. the DCSDC LPD Flood Risk and Drainage Policies), to make sure that all pertinent matters are addressed.

It is expected that this FRA/DA will be developed in due course to support a future planning application, once the remediation strategy and any other future development plans have been agreed.

The following methodology has been employed:

- Documentary review/desk-top study of potential sources of flooding near the application site;
- Review existing and proposed development details and accommodation schedules;
- Review of statutory undertaker liaisons to determine:
  - the nature and extent of any flood risk near the proposed development;
  - details of any flood protection measures;
  - the requisite approach to the FRA/DA; and
  - the nature and extent of drainage infrastructure near the proposed developments.
- Review available existing drainage information (e.g. existing stormwater drainage provisions, existing accommodation, existing consents and approvals and any other available information);
- Confirm pre-existing stormwater discharge rates;
- Confirm preliminary proposed developments stormwater discharge rates;
- Identify potential flood risks, discharge limits and mitigation options, e.g., attenuation/SuDS, flood protection/resilience/recovery measures, where necessary; and,
- Produce FRA/DA to address drainage and flood risk matters as per DCSDC LDP.

2.0 SITE DETAILS

2.1 SITE DESCRIPTION

The proposed development site, which extends to 45 ha, is located at 60 Mobuoy Road, Co. Derry/Londonderry. It is 1.5km east of Derry/Londonderry City and is bisected in the north-south direction by the Mobuoy Road.

The land located to the west of the Mobuoy Road, extending to 32 ha, was previously owned by Campsie Sand and Gravel. The land to the east of the Mobuoy Road, extending to 13 ha, is known as the City Waste site.

The River Faughan flows along the western boundary of the site and the River Faughan Tributary flows along the eastern boundary and crosses through the site towards the south.

Figure 2-1, Figure 2-2 and Appendix A provide location details.

Application site boundaries comprise the following:

- North: River Faughan, agricultural grassland;
- South: River Faughan Tribuatry, agricultural grassland;
- East: River Faughan Tributary and agricultural grassland; and
- West: River Faughan and agricultural grassland.

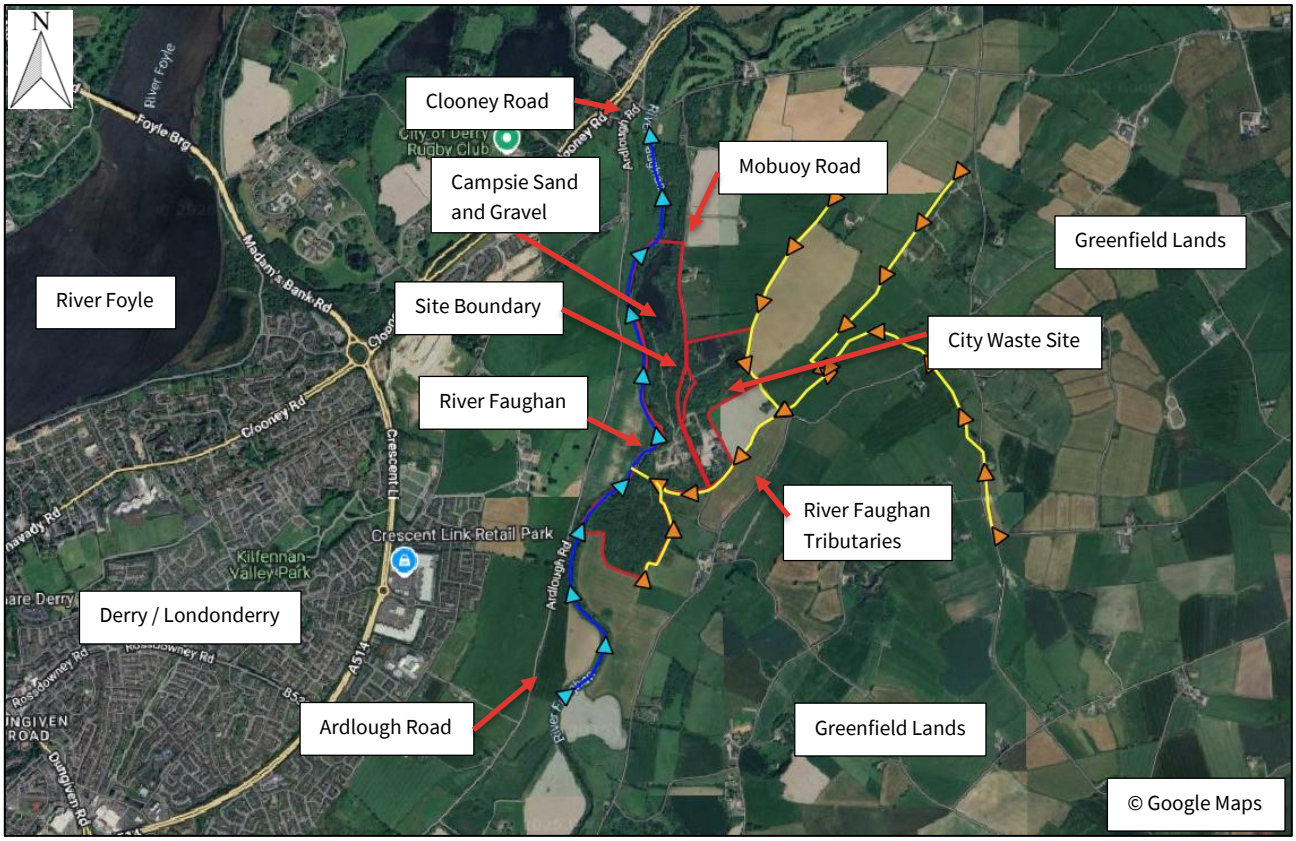


Figure 2.1 – Site Location (Regional Context)

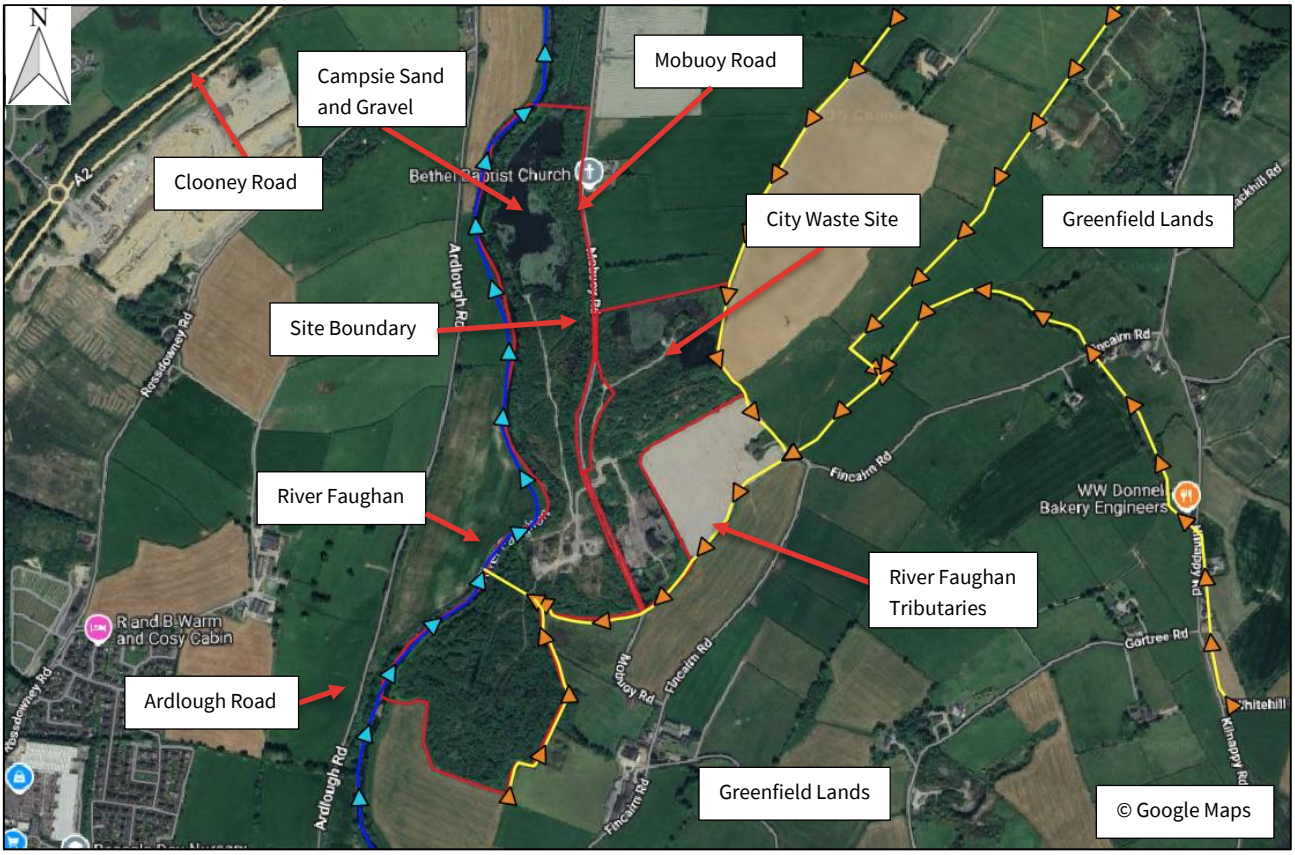


Figure 2.2 – Site Location (Local Context)

2.1.1 Campsie Sand and Gravel Site Description

The Campsie Sand and Gravel site is bound to the north and south by scrub and agricultural land respectively. The River Faughan is located to the west of the boundary site, accompanied by an earth bund (agricultural clay core flood defense) along most of the watercourse boundary.

The northern portion of the Campsie Sand and Gravel site extends from the River Faughan Tributary to a large lake/pond located to the north. The lake extends to approximately 200m wide and 1,400m long, i.e. 280,000 m^2.

Extensive sand and gravel extraction work has been undertaken throughout the site, with associated extraction, washing and screening equipment still present in the centre of the site.

The River Faughan Tributary bisects the Campsie Sand and Gravel site, flowing in the east – west direction to its confluence with the River Faughan. The southern portion of the Campsie Sand and Gravel site are located south of the River Faughan's Tributary and is accessed by an earth bridge through which the watercourse has been diverted. These lands are characterised by undulating scrub land with various engineered water channels and areas of ponded water.

2.1.2 City Waste Site Description

The City Waste site, which previously operated as a recycling and waste transfer station, is located to the east of Mobuoy Road and extends to 13 ha. The site includes a c. 2ha area of impermeable hard standing extending to the south. In the northern portion of the site there is a former mineral extraction quarry which has been infilled. The central portion of the site is comprised of a former inert landfill.

Prior to ceasing operations, City Waste operated as a recycling and waste transfer station with numerous buildings and large sheds being present on site. A lagoon has been constructed in the southern portion of the City Waste site to accept surface water runoff and was reported to also provide a source of water for the purpose of firefighting.

Areas of raised deposits, assumed to be waste, are located along the southern boundary and to the north of the concrete yard. These deposits are contained by precast concrete slabs approximately 4m in height. The historic unlicensed inert landfill, within an unlined former sand and gravel pit, is located to the north of the City Waste concrete yard and is approximately 4m higher than the City Waste compound yard area; an access road links the landfill area to the City Waste compound.

Within the City Waste boundary, the c. 2.4 ha lands to the north of the inert landfill have been quarried for sands and gravels and subsequently partly infilled. This area of the site is approximately 3m lower than the inert landfill to the south, a large portion of this area is covered by ponded surface water.

2.2 SITE TOPOGRAPHY

A topographical survey of the site was completed by Six West Ltd during January 2015, and a second topographical survey of the site was completed by Trueline Surveys Ltd in September 2021.

A copy of the first and second Topographical Surveys are contained within Appendix B and a summary of the site topography is shown in Figure 2-3.

2.2.1 Campsie Sand and Gravel Site Topography

Ground levels within the Campsie Sand and Gravel site range between 5 m and 21 m AOD.

Based on a visual review, the majority of the site is at an elevation of between 6 m and 10 m AOD. The low-lying areas, which have been created by sand and gravel extraction, are relatively flat with shallow gradients.

Levels along the Mobuoy Road range between 6 m and 15 m AOD at the site's southern and northern boundary respectively. Along the majority of its boundary with the Mobuoy Road the Campsie Sand and Gravel site is at a lower elevation, hence ground levels slope steeply from Mobuoy Road into the site.

2.2.2 City Waste Site Topography

Ground levels within the City Waste site range between 6 m and 36 m AOD.

The former inert landfill, which is located centrally within the site is at an elevation of between 11 m and 34 m AOD.

Lands to the north of the inert landfill have been extensively quarried for sand and gravel. Consequently, ground levels in this area range between 15 m and 16 m AOD. As bounding agricultural land to the east is at a level in excess of 32 m AOD, there is an almost shear face at this boundary.

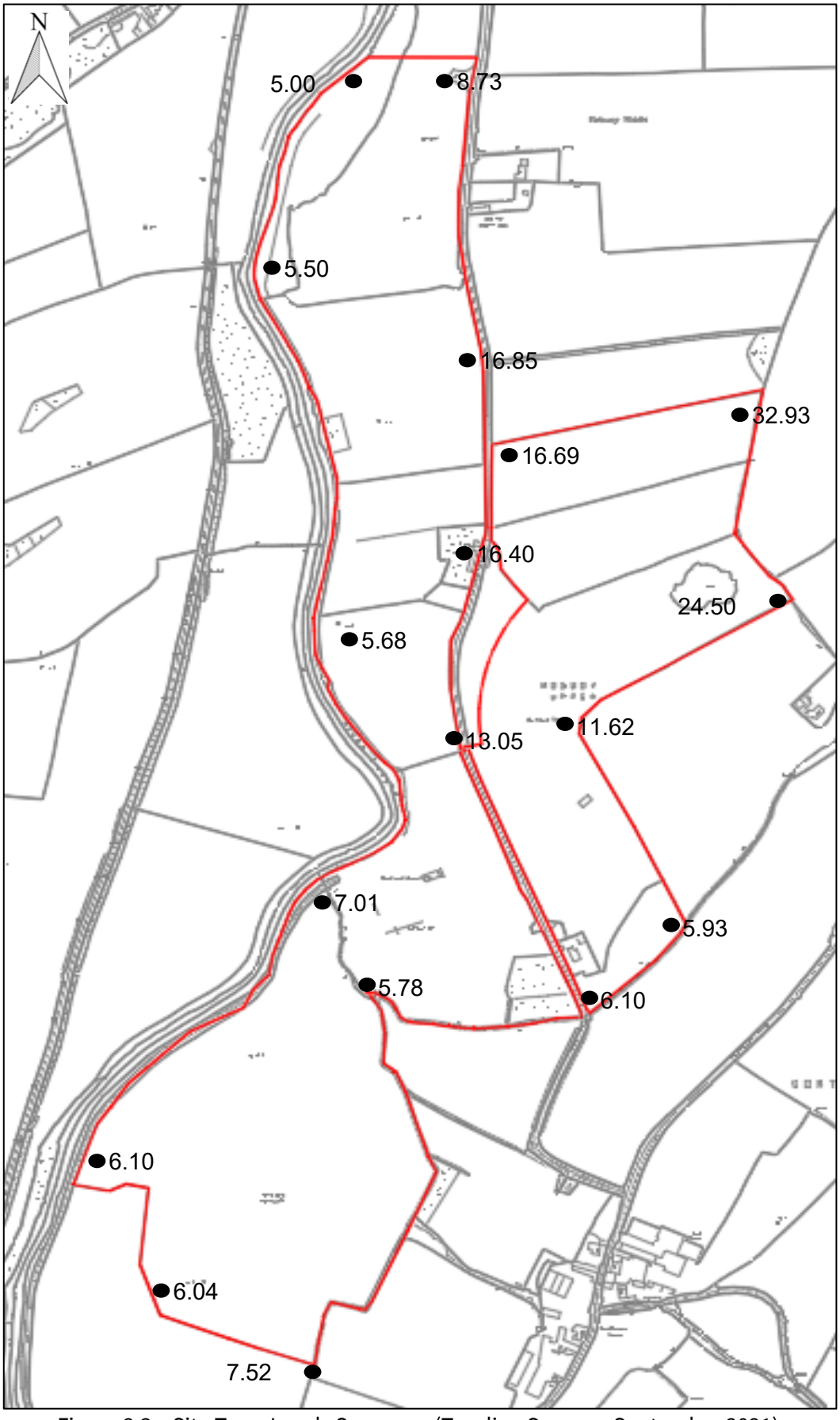


Figure 2.3 – Site Topo Levels Summary (Trueline Survey – September 2021)

2.3 POTENTIAL SOURCES OF FLOODING

The application site has the potential to be affected by fluvial, marine and pluvial flooding.

2.4 PROPOSED DEVELOPMENT

Proposed development on the 45 ha site has yet to be determined but is expected to include, at a minimum, a substantial remediation scheme and accommodation works for the proposed A6 highway.

Proposed development may also include the construction of an education centre, associated drainage network and treatment facilities to serve the existing landfills along with all other associated site and access works.

3.0 FLOODING INFORMATION

3.1 ONLINE AND LICENCED FLOOD RISK INFORMATION

3.1.1 Fluvial / Tidal

A review of DfI Rivers online FM and the licenced Premium River Faughan Floodplain data, shows that the River Faughan and two of its tributaries have been modelled in detail for the 1% AEP + CC fluvial flood event. The site is shown to be significantly impacted by the predicted fluvial floodplain, predominately in the western and southern extents.

A review of DfI Rivers online FM and the licenced Premium Tidal Floodplain data, shows the site is located within the marine floodplain, which has been strategically modelled within the vicinity of the site for the 0.5% AEP + CC tidal flood event. The tidal floodplain is shown to correspond with the alignment of the River Faughan on the western site boundary and the hydraulically linked lake in the northern site extents.

Refer to Figure 3.1 - Figure 3.4 below, and Appendix C and Appendix D for available DfI Rivers FMs.

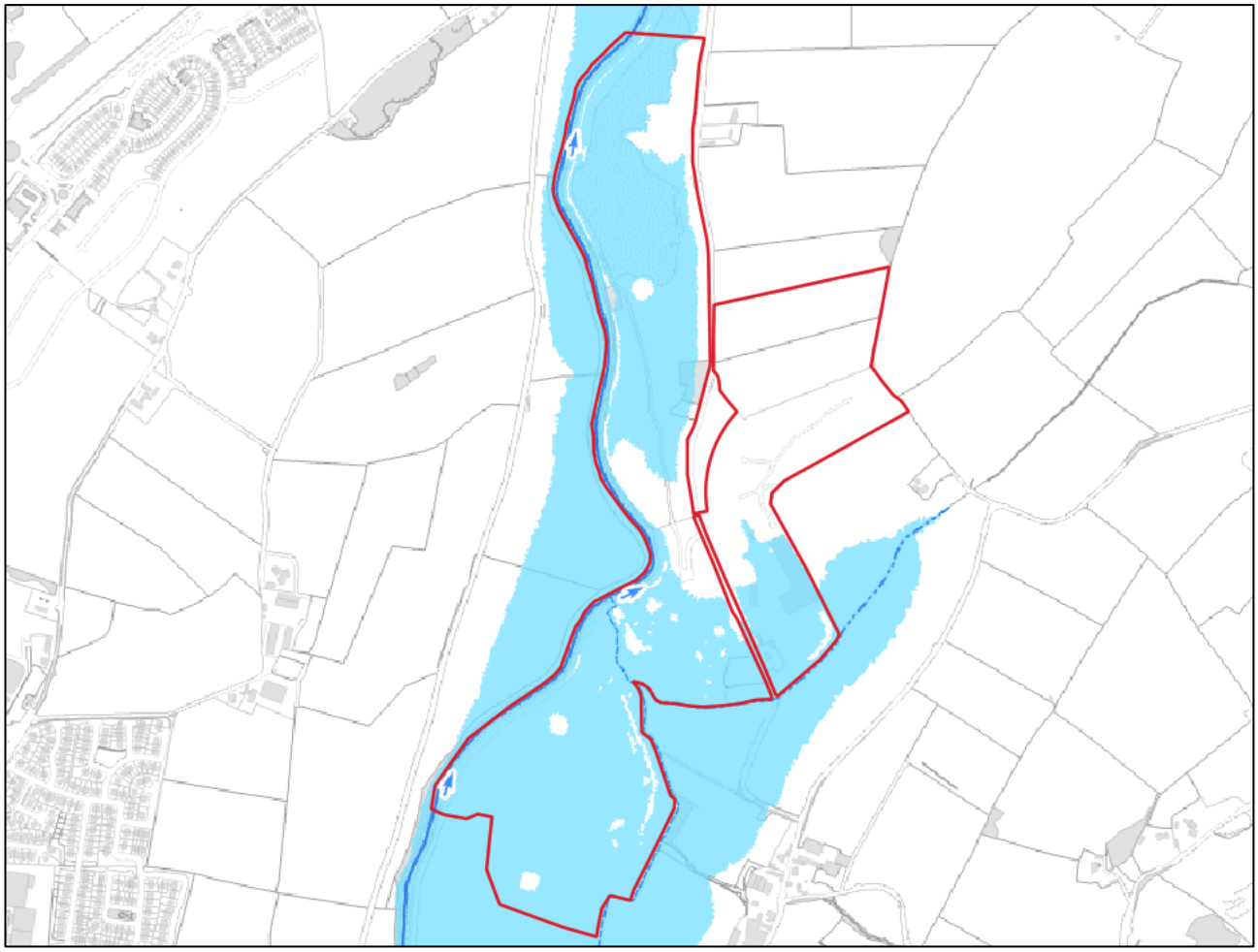


Figure 3-1. DfI Rivers Online FM – Extent of Flooding (1% AEP + CC Fluvial Event)

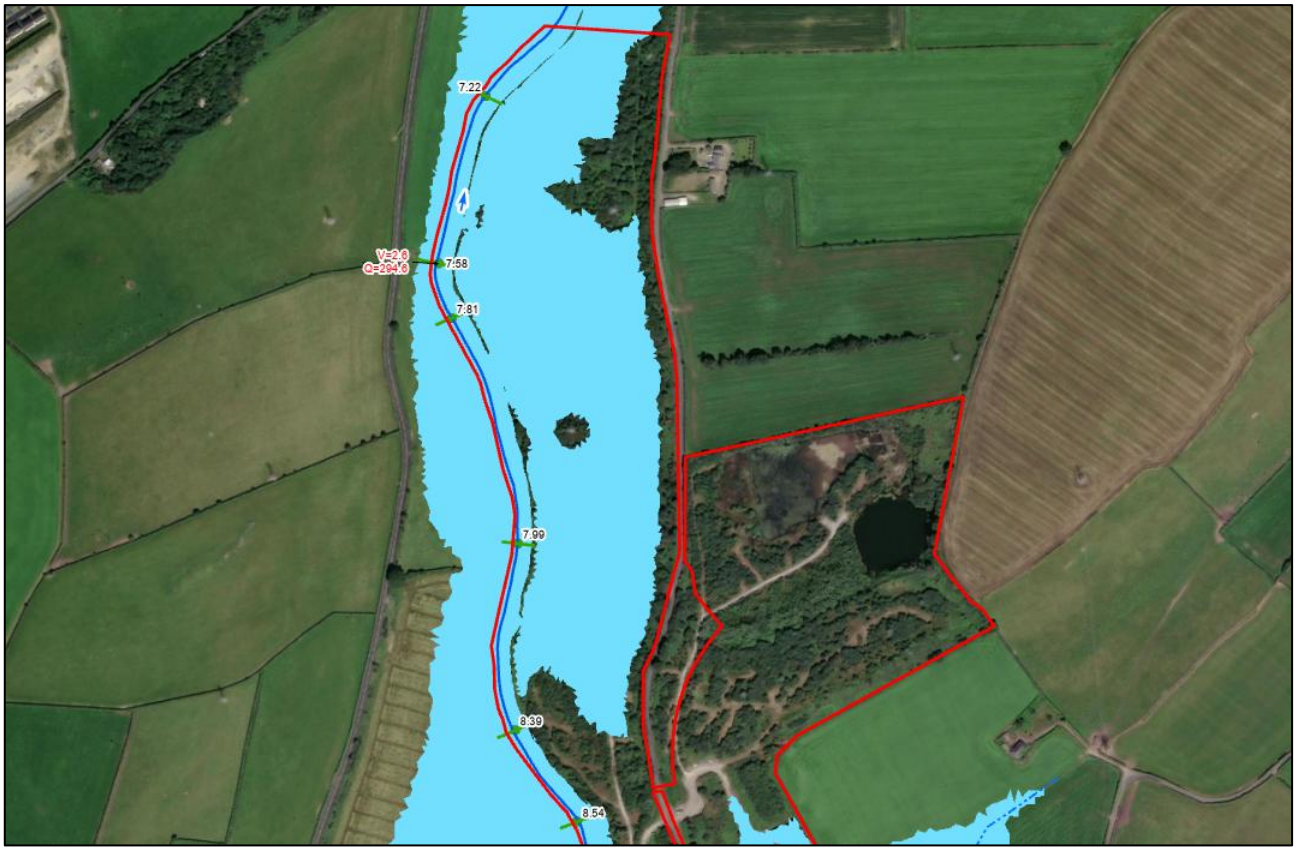


Figure 3.2 – Licenced Flood Depth Mapping – 1% AEP + CC Fluvial Event – Northern Site Area

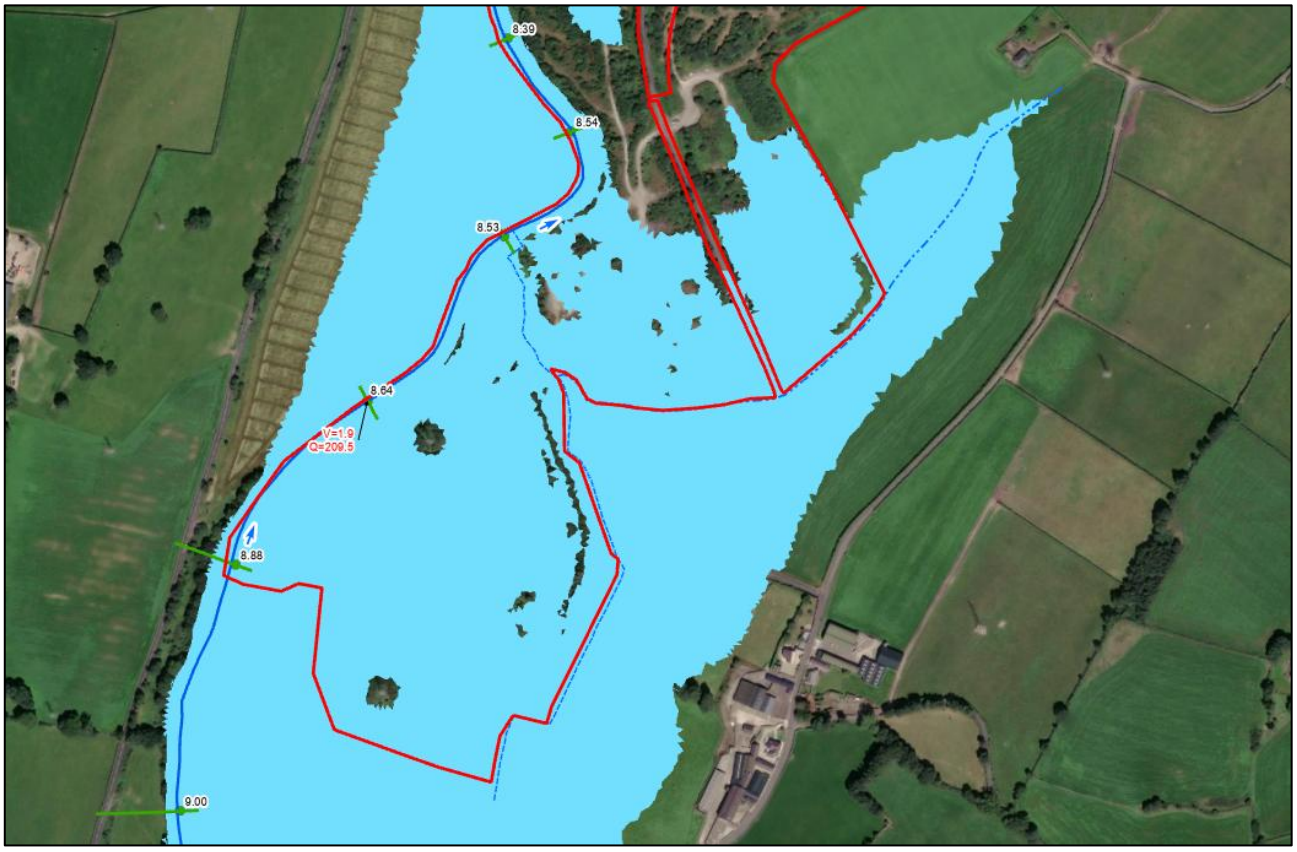


Figure 3.3 – Licenced Flood Depth Mapping – 1% AEP + CC Fluvial Event – Southern Site Area

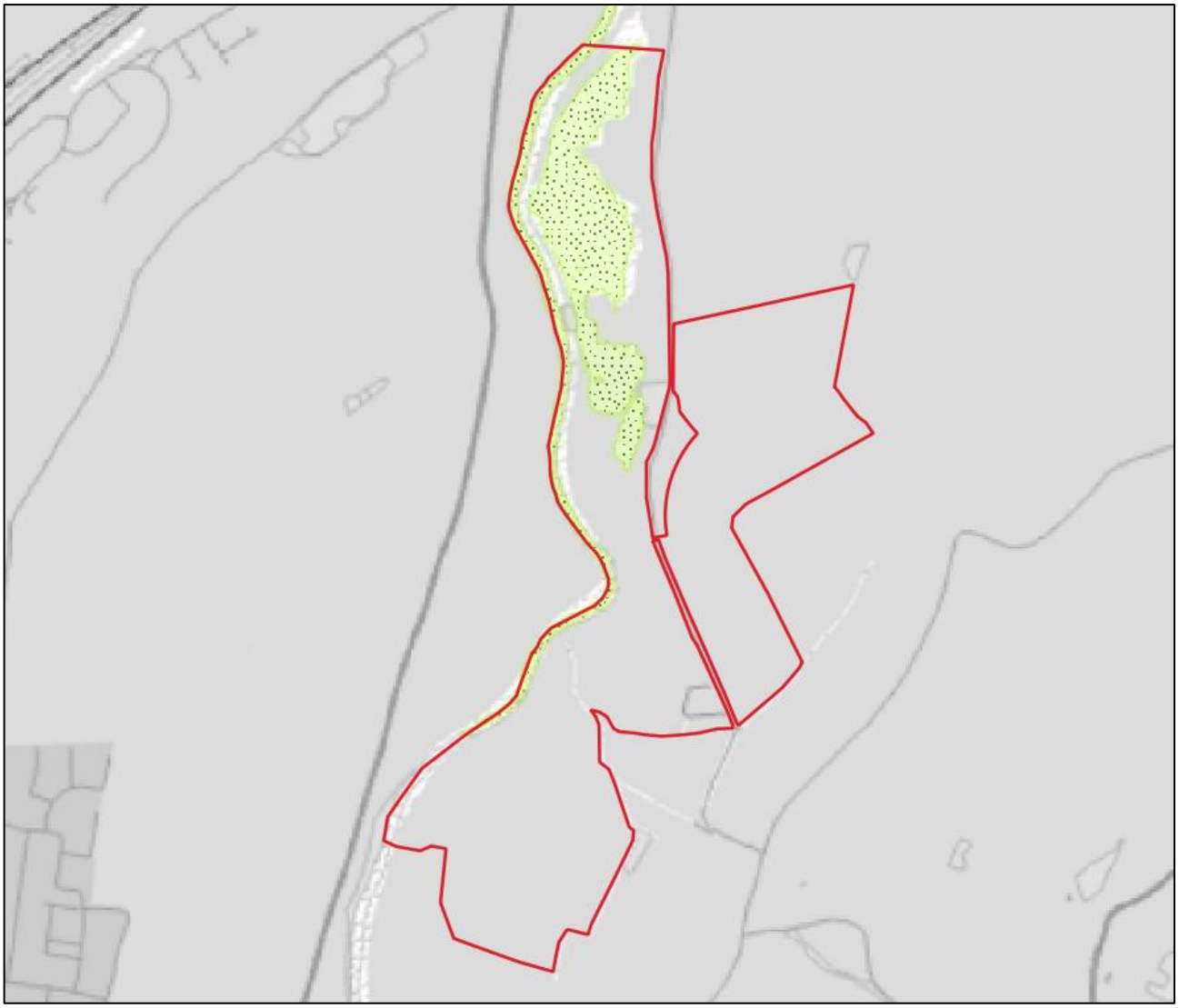


Figure 3.4 – DfI Rivers Online FM – Extent of Flooding (0.5% AEP + CC Tidal Event)

3.1.2 Pluvial

Based on a review of the DfI online FMs, the site will be affected by the 0.5% AEP pluvial flood plain at a depth less than 0.3 m – 1 m, as shown in Figure 3-5 and Appendix E.

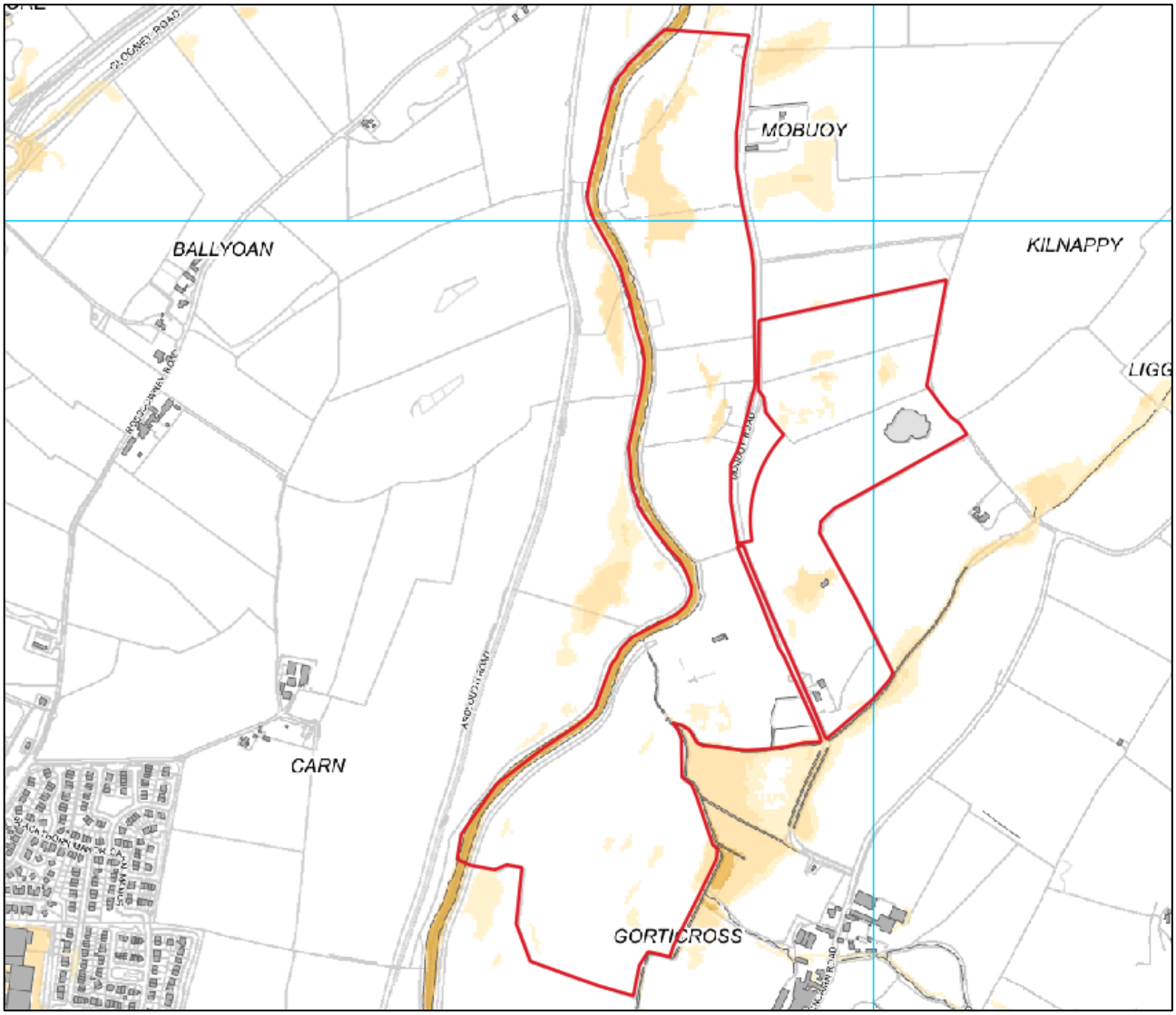


Figure 3.5 – DfI Rivers Online FM – Extent of Flooding (0.5% AEP Pluvial Event)

3.1.3 Reservoir

Based on a review of the DfI Rivers' online FMs, the site is not affected by the inundation areas of any reservoirs.

3.1.4 Interurban

Urban catchments potentially contain several vectors for transferring water, comprising foul and storm sewers, including road drainage and culverted watercourses. The area surrounding the site is primarily greenfield sites, with limited to no formal drainage.

Hence, there is a low flood risk to the development from the interurban source.

3.1.5 Groundwater

The proposed remediation works may be at risk from groundwater flood sources as they are likely to involve large-scale earth moving and excavation operations.

3.1.6 Historical Flooding

A review of DfI Rivers licenced Historical Flooding data indicates that the site has been subject to extensive fluvial flooding on a number of occasions. This includes the following flood events:

- 1 March 1973;
- 10 December 1999; and,
- 1 September 2017.

Refer to Figure 3.6 which shows the extent of historical flooding within the site.

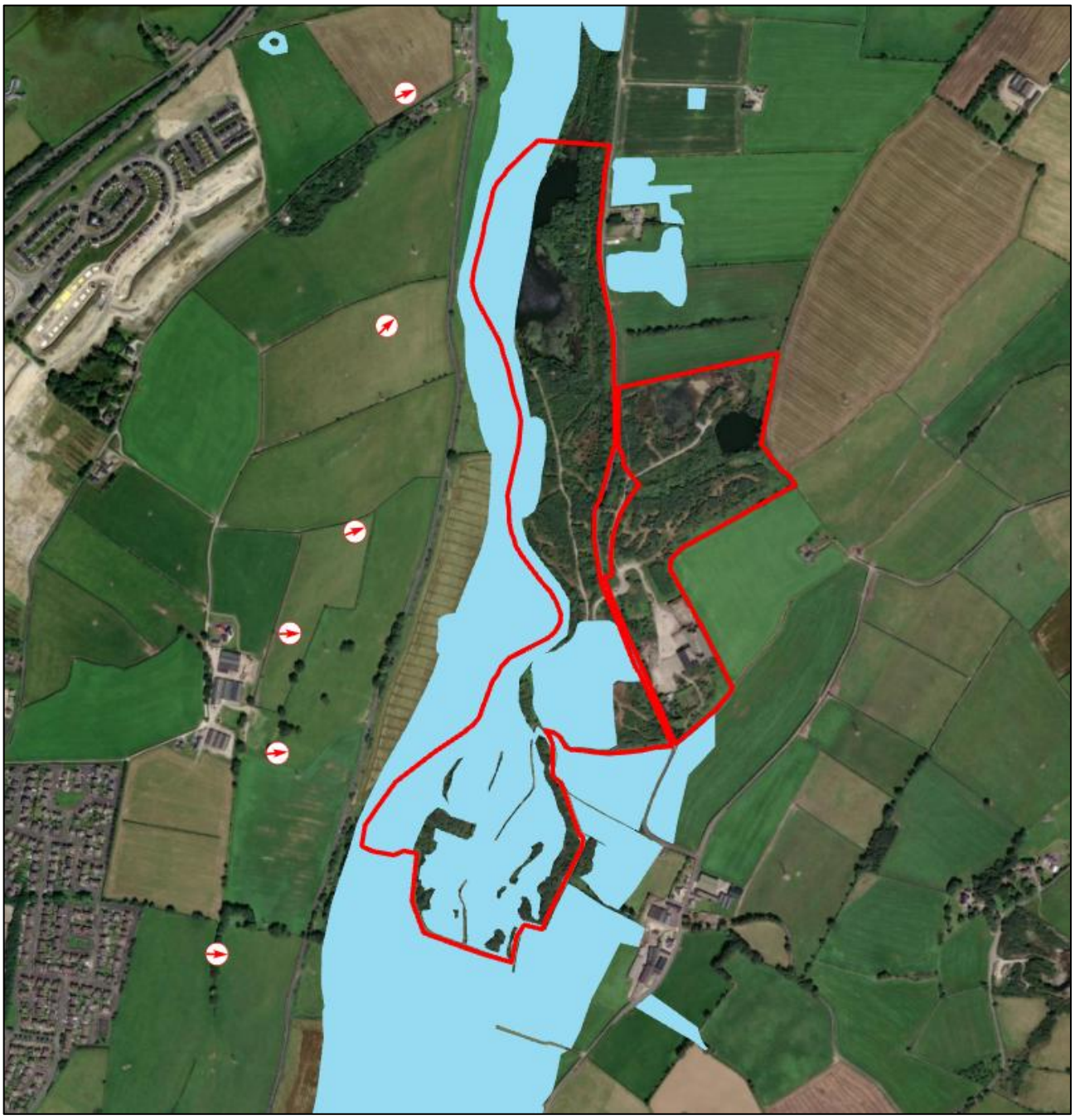


Figure 3.6 – DfI Rivers Licenced Flood Mapping – Historical Flood Extents

3.2 DFI RIVERS INFORMATION

3.2.1 Background Information Request (2021)

On 20 July 2021 Tetra Tech consulted DfI Rivers regarding baseline information pertaining to flood risk to the application site. A response from DfI Rivers was received on 8 September 2021 which can be seen in Appendix F. DfI Rivers' response is summarised as follows:

- The area has a watercourse within the site designated under the terms of the Drainage Order (NI);
- There may be undesignated watercourses, within or bounding the site which we are unaware;
- There is an arterial open channel watercourse flowing along the western boundary of the site known as the River Faughan, and it flows in a generally northerly direction. There may be other minor undesignated watercourses in the vicinity of your site;
- DfI Rivers' records indicate a history of flooding pertaining to this site. Encroachment by fluvial flood waters was recorded in December 1999 and August 2017. There is also a report of flooding of farmland in the vicinity in December 2011 due to a breached flood bank. There is no further detail on the extents of this flooding;
- FMs NI show the significant encroachment of predictive fluvial floodplain for the Q100 scenario throughout your site. Q100 flood levels range from 6.89m to 8.57m in the vicinity of the site;
- FMs NI show partial encroachment of predictive tidal flood plain for the T200 scenario in the northern half of the site. This floodplain extent was generated by strategic modelling techniques, and thus it is deemed to be indicative and not site specific, and hence tidal flood plain levels are unavailable;
- Further to the above, DfI Rivers predictive pluvial (surface water) flood plain information depicts only minor encroachment of pluvial waters throughout the site for the medium risk I200 scenario. The pluvial flood extents were generated using strategic modelling techniques, therefore it is deemed only to be indicative and not site specific;
- Estimated Q100 flows pertaining to the Faughan at this location range from 199.2m^3/sec at the southern (upstream) end of the site to 263.8m^3/sec at the northern (downstream) end of the site;
- It should also be noted that the above information does not account for the effects of climate change and as such may be subject to change;
- Along the eastern bank of the Faughan, adjoining the southern portion of the site, there is an agricultural clay core flood embankment, of less than 2.0m height. There are similar defences on the opposite side of the river. In terms of flood risk, these flood defences are considered low consequence and are currently not part of the Department's cyclical inspection programme;
- In terms of capacity or discharge restrictions, DfI Rivers generally encourage attenuation of any discharges to the Faughan, to that of Brownfield/Greenfield runoff rates for any developments within the catchment of the Faughan;
- DfI Rivers' records indicate that the site is not affected by Reservoir flow paths nor potential site inundation from same; and,
- Electronic hydraulic modelling of the River Faughan as passes the application site may be obtainable from Hydraulic Modelling Team (Mapping & Modelling) upon request.

3.2.2 Background Information Request (2026)

A revised baseline information request was submitted to DfI Rivers in February 2026, seeking updated information pertaining to flood risk, including the 1% AEP + CC fluvial and 0.5% AEP + CC marine flood levels.

DfI Rivers response (Ref: IN1-26-2627) can be found in Appendix F and is summarised as follows:

- Attached to this e-mail is a map showing the location of watercourse(s) designated under the terms of the Drainage Order (NI);
- Any information provided is approximate and should be considered guidance only. Before works are carried out you should determine the exact position of these services on site. There may be undesignated watercourses, within or bounding the site, about which we are unaware;
- DfI Rivers does not maintain a database of undesignated watercourses, which may be present at the site; and,
- The information requested pertaining to Historical flooding including aerial photographs from the North West flood event in 2017 can be viewed on the public viewer.

An additional request was made to DfI Rivers to licence the following flood mapping products under the Northern Ireland Mapping Agreement (NIMA):

- Product 4 Flood Maps (NI) – Historical Flooding;
- Product 5 Flood Maps (NI) – Floodplain Rivers Premium; and,
- Product 6 Flood Maps (NI) – Floodplain Tidal Premium.

Alongside receipt of the above data DfI Rivers provided a more detailed baseline information response, dated 3 April 2026, which can be found in Appendix F and is summarised as follows:

- Designated watercourses, historical flooding and modelling data – The department has made some of this information publicly available. Much of the requested information is available under the NIMA which DAERA has obtained the required sub-licence for. The attached zip folder contains geodatabase files for designated watercourses;
- Flood defence measures - The attached zip folder also contains geodatabase files for flood defences, and it provides details on asset ownership. The flood defences are shown as green lines on Map IN1-26-2627. Our records indicate:
    - A Riparian owned and maintained embankment on the east side of the river towards the southern end of the site (FD317); and,
    - A Riparian owned and maintained embankment on the west (opposite) side of the river (FD700).

  Both defences are categorised as low consequence and we do not hold any recent inspection or condition data.
- Capacity/discharge restrictions - DfI Rivers does not hold any records of channel capacity or information on discharge restrictions on any watercourse in the vicinity of the site. It should be noted that new sites in Northern Ireland are typically restricted to a GFR for stormwater. If the site was previously utilised, a higher brown field stormwater run-off rate could be potentially applied for. Any stormwater discharge from the site will require a S6 application.
- Reservoir Data – DfI Rivers records indicate that the subject site does not fall within the inundation area of any Controlled Reservoir.

- Asset Information - The attached contains asset information. Map IN1-26-2627 shows that assets along this section of the river in the vicinity of the site are limited to a number of flap valves. We do not have specific details on size, ownership, etc. These flap valves are maintained by DfI Rivers. The flap valves are inspected to ensure they are functioning when the associated watercourse is inspected. The watercourse inspection is undertaken on a 6-year maximum cycle. The last inspection cycle for this watercourse was completed in 2024.

3.3 DFI ROADS DATA

On 20 July 2021 Tetra Tech submitted a baseline enquiry to DfI Roads to obtain their infrastructure and flooding records. A response from DfI Roads was received on 3 August 2021 which can be seen in Appendix G. The response is summarised below;

- DfI Roads does not possess digital records for this area; and,
- Please find attached flood incident report for period 01/01/2015 to 02/08/2021 for both roads.

4.0 FLOOD RISK AND DRAINAGE ASSESSMENT

4.1 RELEVANT POLICIES AND PROCEDURES

The following have been considered in preparing this FRA/DA:

- Northern Ireland Planning Policy PPS15;
- Non-Statutory Technical Guidance;
- DfI River's TGN 25; and,
- CIRIA SuDS Manual (C753).

Northern Ireland planning policy has until recently been governed by PPS 15. DCSCD is in the process of adopting their LDP, this lays out it owns Flooding and Development policies which will supersede PPS15.

The LDP contains five distinct policies as follows:

- FLD 1 – Development in Fluvial (River) and Coastal Floodplains;
- FLD 2 – Protection of Flood Defence and Drainage Infrastructure;
- FLD 3 – Development and Surface Water (Pluvial) Flood Risk Outside Floodplains;
- FLD 4 – Artificial Modification of Watercourses; and,
- FLD 5 – Development in Proximity to Controlled Reservoirs.

Each of the LDP Policies are considered in detail in this impact assessment.

4.2 FLD 1 – DEVELOPMENT IN FLUVIAL (RIVER) AND COSTAL FLOODPLAINS

4.2.1 Fluvial and Tidal Flood Risk

A review of DfI Rivers online and licenced FM data shows that the site is impacted by the 1% AEP + CC fluvial and 0.5% AEP + CC coastal floodplains. Available mapping shows that the designated River Faughan and two of its tributaries have been modelled in detail adjacent to the site, whilst available coastal flood extents have been strategically modelled.

From a review of the available flood extent mapping, it shows that fluvial flooding within the site is the more onerous risk. Therefore, the design flood level for the site and any future development will be dictated by the 1% AEP + CC fluvial flood level.

As indicated in Figure 3.2 and Figure 3.3, the modelled 1% AEP + CC flood level was found to be 8.88 m and 7.21m AOD between upstream and downstream extents of the site.

An additional freeboard to development of 600mm is recommended to mitigate against the risks for any proposed development located within or adjacent to a floodplain. Therefore, the design flood level for the site is 9.48 m and 7.81 m AOD between the upstream and downstream extents of the site.

DCSDC LDP policy dictates that no development can take place within the 1% AEP + CC fluvial floodplain unless it meets the established exceptions test. The proposed remediation works are expected to fall under exception 3 – Development which is of overriding regional or sub-regional economic importance on

the basis that the proposed remediation works are necessary to address long-term contamination risks to the River Faughan which is the source of a significant portion of Derry/Londonderry's drinking water supply.

In addition, any future development should have a FFL that, as a minimum, meets the design flood levels outlined above to comply with DCSDC LDP policy unless a suitable exceptions argument can be presented and agreed with DCSDC.

A detailed and site-specific FRA will be required to support the proposed remediation works and any future planning application for proposed development once they have been established.

It is also expected that hydraulic modelling will be requested by DfI Rivers to support the FRA and assess the impact that any changes in levels across the site may have on the predicted fluvial floodplain.

4.2.2 Pluvial Flood Risk

The potential risks to the site from pluvial flooding and implication this may have on future development are assessed under policy FLD3.

4.2.3 Groundwater Flood Risk

The proposed remediation works may be at risk from groundwater flood sources as they are likely to involve large-scale earth moving and excavation operations.

An assessment of the risk associated with groundwater should be conducted during development of the remediation strategy, and mitigation and control measures should be developed to make sure that the risk is adequately managed.

4.2.4 Interurban Flood Risk

Urban catchments potentially contain several vectors for transferring water, comprising foul and storm sewers, including road drainage and culverted watercourses.

The site and surrounding lands are rural in nature, and as such there is limited existing formal drainage infrastructure in the vicinity.

Hence, there is low risk of flooding from inter-urban sources.

4.3 FLD 2 – PROTECTION OF FLOOD DEFENCE AND DRAINAGE INFRASTRUCTURE

Policy FLD 2 does not permit development that would impede the operational effectiveness of flood defence and drainage infrastructure or hinder access to enable their maintenance.

DfI Rivers have highlighted the presence of existing flood defences to the east of the River Faughan. Existing defences were noted to be of agricultural clay core construction < 2.0m height.

Whilst DfI Rivers advised that these flood defences are of low consequence and are currently not part of the Department's Cyclical Inspection programme, every effort must be made to protect the existing defences when considering the proposed remediation strategy and future development plans.

An NI Water (NIW) Pre-Development Enquiry (PDE) application should be submitted to determine what, if any, NIW infrastructure is present within the site before any remediation or future development works are

undertaken. Any existing drainage infrastructure should be protected or diverted where necessary with appropriate statutory consent.

During future excavation or other earth works, should any previously unknown drainage infrastructure be uncovered, this must be protected or the relevant statutory body contacted to seek permission to abandon or divert the drainage.

Finally, when considering future development works, there should be a 5m maintenance strip applied from the top of bank for any existing watercourses or 5m buffer centred on existing drainage infrastructure within or adjacent to the site. No development should occur within the maintenance strip/buffer so as to retain access for future maintenance works.

4.4 FLD 3 – DEVELOPMENT AND SURFACE WATER (PLUVIAL) FLOOD RISK OUTSIDE FLOODPLAINS

A DA is required where a proposed development exceeds the thresholds specified in LDP Policy FLD 3, or where runoff from the development may adversely impact upon other development/features, or where there is evidence of a history of surface water flooding in the vicinity of the application site.

The thresholds stipulated in Policy FLD 3 that are relevant to the proposed development are summarised below:

- A development site more than 1 ha – The application site area is 45 ha;
- A change of use involving new buildings and/or hard standing exceeding 1,000 m^2 in area – remediation works are likely to result in an increase of impermeable area exceeding 1000 m^2; and,
- The proposed development falls within the 0.5% AEP pluvial floodplain.

Consequently, a DA will be required by Policy FLD 3 to demonstrate that the proposed remediation works and any future development proposal will not adversely impact upon other development or features of importance to nature conservation, archaeology, or the built heritage.

A separated, site-specific storm and foul drainage network will be required. The development's storm and foul sewer networks should be constructed to an adoptable standard, and finished development levels and gradients should be set to optimise stormwater collection and eliminate ponding.

It is expected that stormwater will discharge to the adjacent, designated River Faughan which will be subject to DfI Rivers S6 approval and should be limited to the GFR (i.e. 10 l/s/ha) via flow control and attenuation. The storm network should be designed to attenuate up to and including the 1% AEP + 20% CC rainfall event at a minimum.

An indicative drainage plan / strategy has not been developed at this stage but should be produced as part of the overall remediation strategy for the application site.

In addition, any drainage accommodation works completed as part of the A6 highway proposals will need to be incorporated into the remediation strategy and addressed via a DA for the proposed development.

The site is shown to be impacted by the 0.5% AEP pluvial flood extents at depths of up to 1m.

Pluvial flooding shown along the western and southern site boundary follows the alignment of the River Faughan and its tributaries and can be more appropriately defined as fluvial flood risk which is addressed under Policy FLD1.

Similarly, a large pluvial floodplain is shown in the northern extent of the site which is known to be an existing waterbody that is hydrologically connected to the adjacent River Faughan. As such it is also more appropriately defined as fluvial flooding.

Pluvial flood risk shown in the central site area may also be a result of exiting waterbodies, but further survey data and analysis is required to confirm this. Pluvial flooding in the southern site is shown at depths of up to 0.3m which is shallow and localized in nature.

During the proposed remediation works, it is highly likely that ground levels will be altered. To mitigate against the risk of pluvial flooding finished levels should be set to optimise the collection of stormwater runoff by the site's drainage network and minimise surface water ponding on site. Further mitigation will be provided by appropriate attenuation provided by the drainage network.

A detailed, site-specific DA for future development works will be required, together with appropriate evidence that surface water can be safely disposed of and pluvial flood risk has been addressed. This is likely to include an NIW PDE and DfI Rivers S6 consent to discharge.

4.5 FLD 4 – ARTIFICIAL MODIFICATION OF WATERCOURSES

It is not expected that artificial modification of the watercourses assessed in this FRA/DA (i.e. River Faughan and River Faughan Tributary) will be necessary as part of the remediation strategy for the application site.

Should the need arise, formal consent will be sought from DfI Rivers for any such work via the S6 application process and in accordance with the constraints imposed by DCSDC LDP.

It is noted that the application site includes several informal drainage conveyance features (e.g. ditches, sheughs and ponds) which may be affected by the proposed development. Any such features will be highlighted to DfI Rivers and, where necessary, consent to modify these will be sought as part of the full and detailed FRA/DA.

4.6 FLD 5 – DEVELOPMENT IN PROXIMITY TO RESERVOIRS

A review of DfI Rivers Reservoir FM shows that the site is located beyond the inundation area of any controlled reservoir.

Accordingly, Policy FLD 5 does not apply.

5.0 CONCLUSIONS

Tetra Tech was commissioned during January 2024 to complete a revised FRA/DA, on behalf of DAERA and NIEA, for the proposed remediation strategy of the 45 ha Mobuoy Road Waste Site.

In summary:

Policy FLD 1 – Development in Fluvial (River) and Coastal Floodplains

- The site is impacted by the 1% AEP + CC fluvial and 0.5% AEP + CC coastal floodplains.
- As the more onerous flood risk, the design flood level for the site will be dictated by the 1% AEP + CC fluvial flood level. This flood level was found to be 8.88 m and 7.21m AOD between upstream and downstream extents of the site.
- A recommended additional freeboard to development of 600mm has been applied, therefore, the design flood level adjacent to the site is 9.48 m and 7.81 m AOD between the upstream and downstream extents.
- DCSDC LPD policy dictates that no development can take place within the 1% AEP + CC fluvial floodplain unless it meets the established exceptions test. The proposed remediation works are expected to fall under exception 3.
- Any future development should have a FFL that meets the outlined design flood level unless a suitable exceptions argument can be agreed with DCSDC.
- A detailed, site-specific FRA will be required to support the proposed remediation works and any future planning application. It is expected that hydraulic modelling will be required.
- The proposed remediation works may be at risk from groundwater flood sources as they are likely to involve large-scale earth moving and excavation operations.
- An assessment of this risk should be conducted, and mitigation and control measures developed.
- There is low risk of flooding from inter-urban sources.

Policy FLD 2 – Protection of Flood Defences and Drainage Infrastructure

- Every effort must be made to protect the existing defences when considering the proposed remediation strategy and future development plans.
- Any existing drainage infrastructure should be protected or diverted, where necessary, with appropriate statutory consent.
- An appropriate maintenance strip should be applied for existing watercourses or drainage infrastructure within or adjacent to the site. No development should occur within the maintenance strip/buffer.

Policy FLD 3 – Development and Surface Water (Pluvial) Flood Risk Outside Floodplains

- A DA will be required to demonstrate that the proposed remediation works, and any future development proposal will have no adverse impacts.
- A separated, site-specific storm and foul drainage network will be required and should be constructed to an adoptable standard.

- Stormwater discharges to the adjacent, designated River Faughan will be subject to DfI Rivers S6 approval and should be limited to the GFR via flow control and attenuation.
- The storm network should be designed to attenuate up to and including the 1% AEP + 20% CC rainfall event at a minimum.
- An indicative drainage strategy should be produced, and A6 highway drainage accommodation works incorporated, as part of the remediation strategy and future development plans.
- The site is shown to be impacted by the 0.5% AEP pluvial flood extents, but further analysis is required to determine the full risk to the site. Mitigation against the risk of pluvial flooding should be implemented.
- A detailed, site-specific DA will be required, together with appropriate evidence that surface water can be safely disposed of and pluvial flood risk has been addressed.

Policy FLD 4 – Artificial Modification of Watercourses

- It is not expected that artificial modification of any watercourses assessed in this FRA/DA will be necessary as part of the remediation strategy or future development works.
- Should the need arise, formal consent will be sought from DfI Rivers for any such work. Any existing drainage features will be highlighted to DfI Rivers and consents to modify sought as part of the full and detailed FRA/DA. where necessary.

Policy FLD 5 – Development in Proximity to Reservoirs

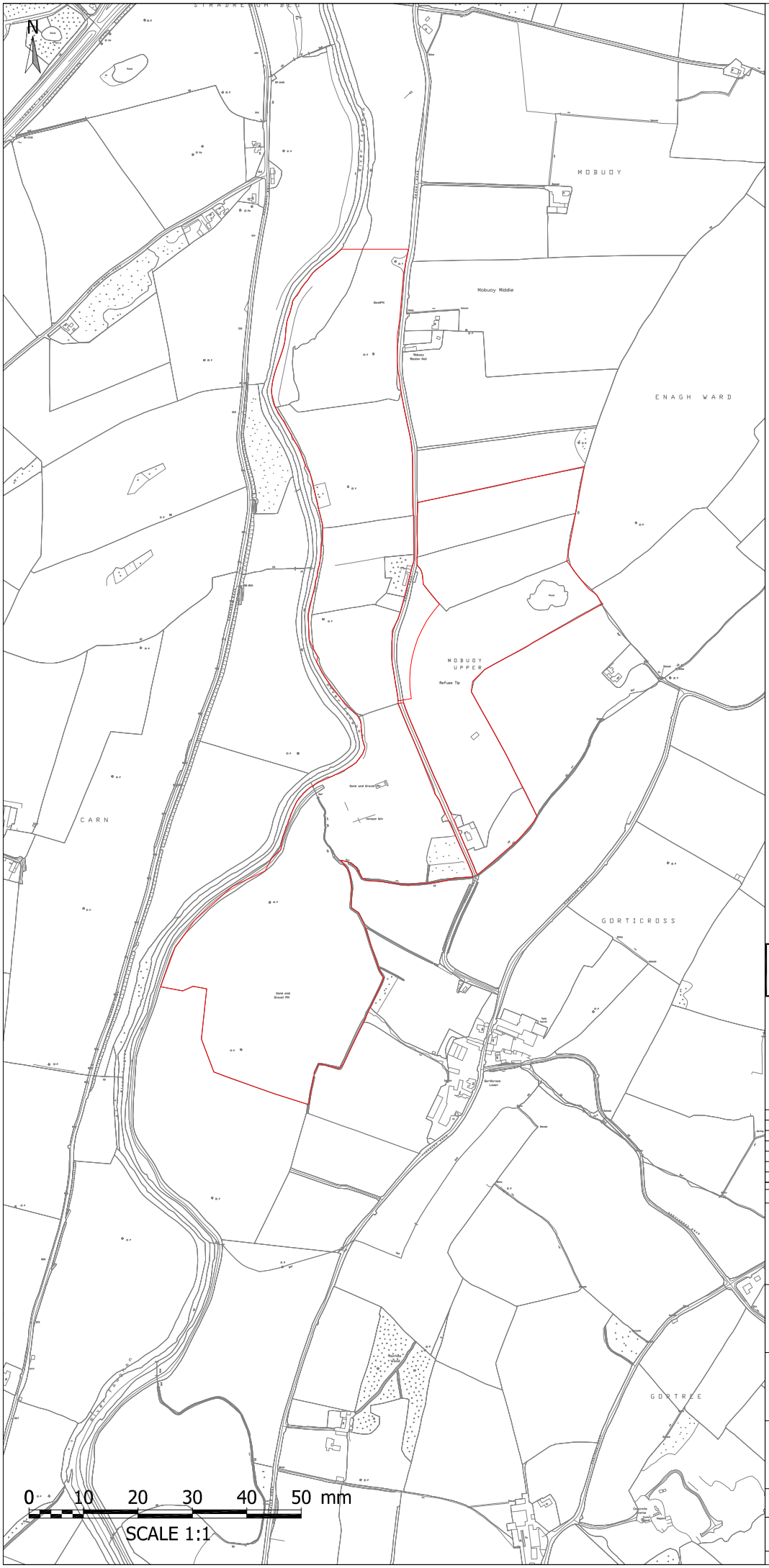
- The site is located beyond the inundation area of any controlled reservoir. Policy FLD 5 does not apply.

In conclusion, this FRA/DA has been produced to identify the potential flood risk sources at the Mobuoy Road site to help inform the proposed remediation design and future development plans.

The site is affected by multiple flood risk sources and drainage challenges, all of which will need to be appropriately considered and assessed, in the context of any potential remediation and development design, against the DCSDC LDP policy requirements

It is expected that a further, more detailed iteration of this FRA/DA will be produced to inform any future planning applications at a later stage.

APPENDIX A: SITE LOCATION PLAN



KEY:

APPLICATION SITE BOUNDARY

PRELIMINARY ISSUE

Rev	Description	Date	Drn / Chk / App
P01	PRELIMINARY FIRST ISSUE	21.07.21	

Document Control

Issuing Office

Tetra Tech Belfast

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Tel: +44 (0)28 9070 6000

www.tetratecheurope.com

Client

NORTHERN IRELAND ENVIRONMENT AGENCY

Project Name

MOBUOY LANDFILL

Sheet Title

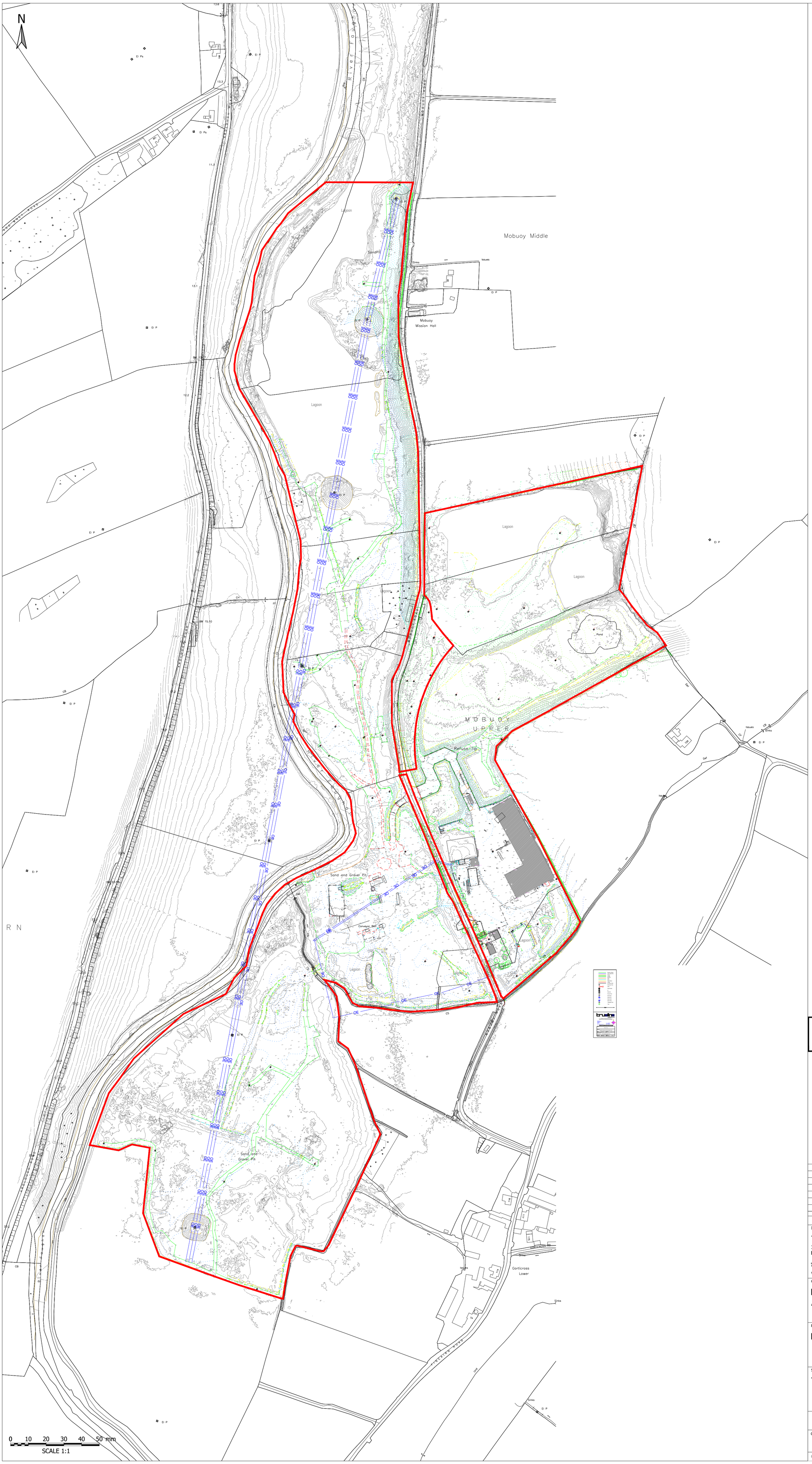
SITE LOCATION PLAN

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A4	Suitability
B030252		July '21		July '21		July '21	1:10000	S0

Client Project Number	Originator	Volume/System	Level/Location	Type/Code	Role	Number	Revision
TBC	- TTE	- 00	- ZZ	- DR	- S	- 001	P01

TTE_MT_v1

APPENDIX B: TOPOGRAPHIC SURVEY



KEY:

APPLICATION SITE BOUNDARY

SITE IGR: 247695, 418017

SITE AREA: 45 ha

PRELIMINARY ISSUE

Rev	Description	Date	Drn / Chk / App
P01	PRELIMINARY FIRST ISSUE	24.11.2021	

Document Control

Issuing Office

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TETRA TECH

Client

NORTHERN IRELAND ENVIRONMENT AGENCY

Project Name

MOBUOY LANDFILL

Sheet Title

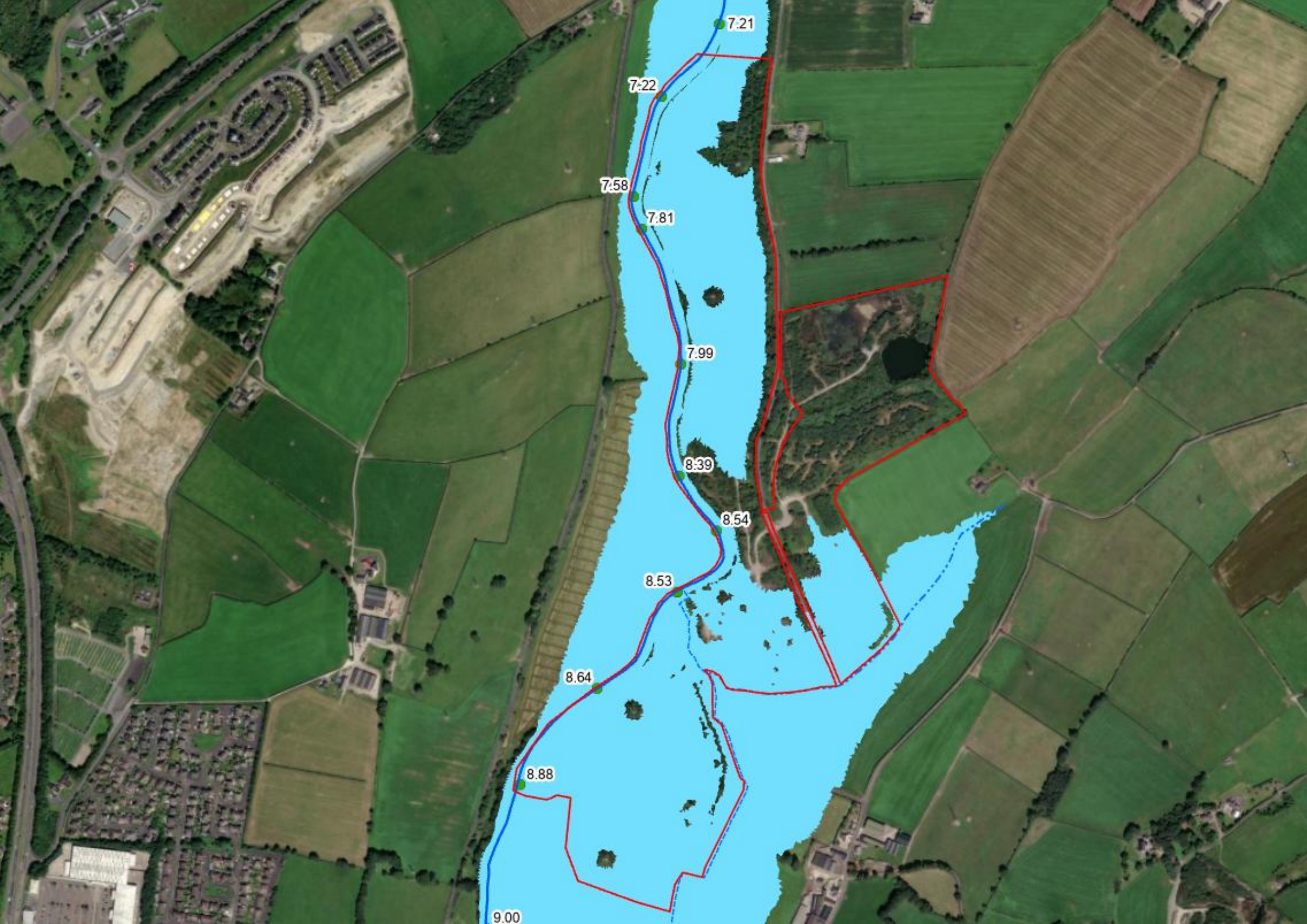
TOPOGRAPHICAL SURVEY

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A1	Suitability
B030252		Nov '21		Nov '21		Nov '21	1:2500	S0

Client Project Number	Originator	Volume/System	Level/Location	Type/Code	Role	Number	Revision
TBC	- TTE	- XX	- XX	- RP	- W	- 014	P01

TTE_MT_v1

APPENDIX C: EXTENT OF FLOODING (1% AEP + CC FLUVIAL)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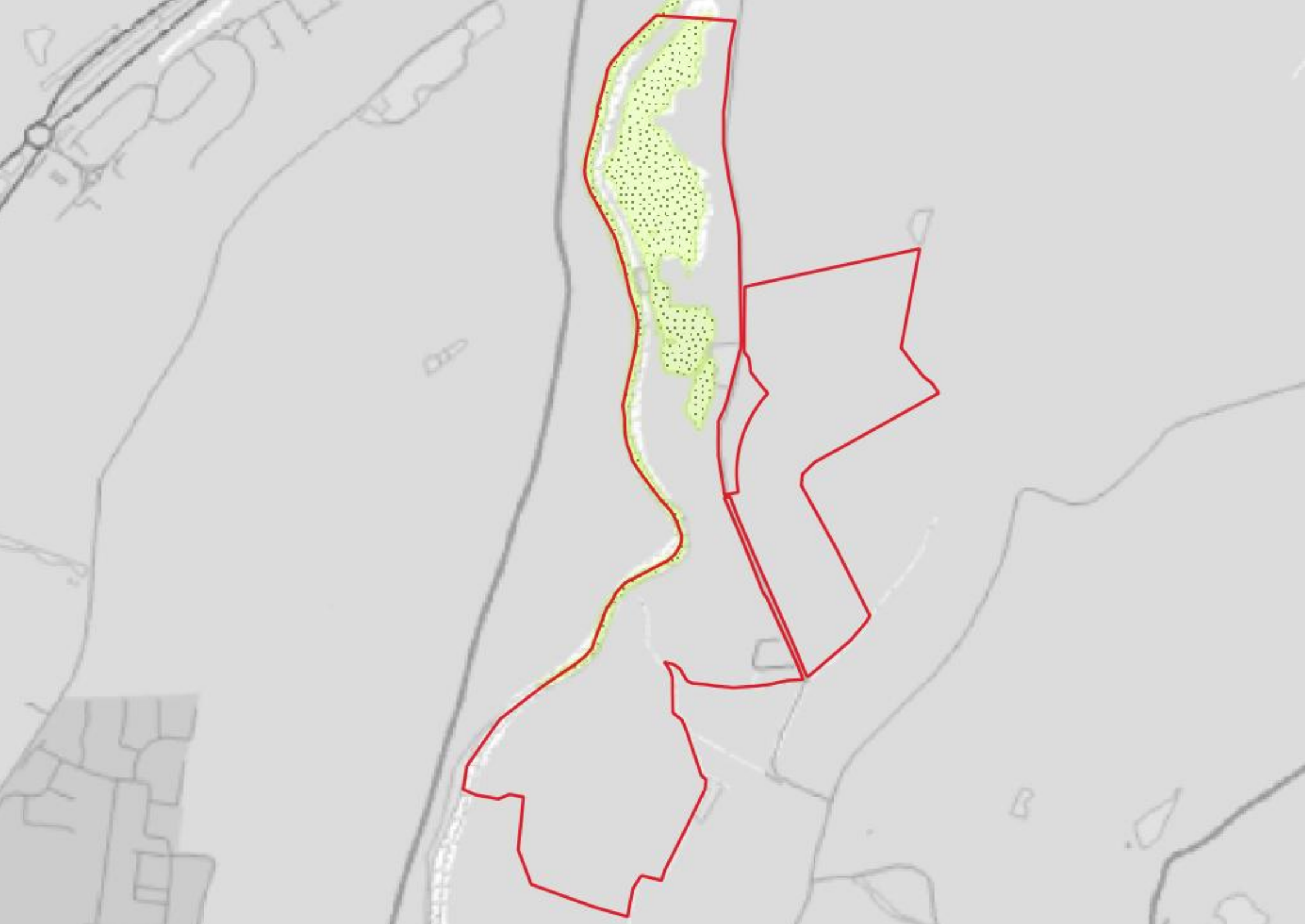
7.58
7.81
7.99
8.39
8.54
8.53
8.64
8.88
9.00

APPENDIX D: EXTENT OF FLOODING (0.5% AEP + CC TIDAL)



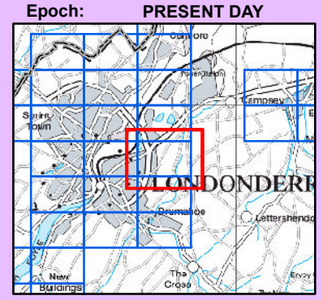
APPENDIX E: EXTENT OF FLOODING (0.5% AEP PLUVIAL)

Surface Water Depth

Medium Probability

0.5% chance that a flood of this magnitude or greater will occur in any given year.

Map Type: FLOOD HAZARD
Source: SURFACE WATER
Epoch: PRESENT DAY



Scale 1:10,000 when plotted at A3

*** Surface Water Hazard Data**

- Depth < 0.3m
- Depth 0.3m - 1.0m
- Depth > 1.0m

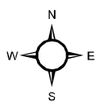
* Estimated using strategic flood models and therefore should only be used to identify general areas prone to flooding and not to determine the hazard to individual properties.

245600 248000

418400 416800

GRANSHA
GRANSHA (INTAKE)
STRADREAGH MORE
BALLYOAN
MOBUOY
KILNAPPY
LIGG
CAW
CLOONEY
KILFINNAN
CARN
GORTICROSS
LISNEAL
ARDLOUGH
GORTREE

MADAM'S BANK ROAD
GRANSHA PARK
CLOONEY ROAD
WATERFOOT PARK
CAW ROUNDABOUT
BRIDGEWATER
CLEARWATER
CAW HILL PARK
BAYSWATER
PALMERSTON PARK
BROOMHILL COURT
BROOMHILL MEWS
BAY VIEW PARK
CAW PARK
LIMAVADY ROAD
BROOMHILL AVENUE
PARK DRIVE
ROSSWAY
SPERRIN PARK
AUGHLISH COURT
FALLOWLEA PARK
CRESCENT LINK
ROSSDOWNEY ROAD
MOBUOY ROAD
ARDLOUGH ROAD
BLACKTHORN MANOR
RINCARN ROAD
GORTICROSS ROAD
GORTREE ROAD
HARKNESS GARDENS
ABBEY WAY
NELSON DRIVE
KINSALE PARK
SEYMOUR GARDENS
ROSSDALE
ROSSMORE
WINCHESTER PARK
CANTERBURY PARK
HILLTOP
MIDDLETON
GLENCAIRN GOOD CRESCENT
DUNHAM PARK
ERROLMORE DRIVE
KENSINGTON ROAD
BRUNSWICK ROAD
SALISBURY CRESCENT
SUTTON GROVE
WOODBURN PARK
KILBURN CRESCENT
ASHBURN AVENUE
BLACKBURN CRESCENT
CAMBOURNE PARK
LAUREL PARK
CADOGEN PARK
CASTLEREAGH AVENUE
RICHHILL PARK
DERRY PARK
LANSDOWNE ROAD
KIMBERLEY HILL
SEVENTREE ROAD
MOSLEY PARK
LYNHURST ROAD
SEVENOAKS



0 100 200 400 600 800 1,000 Metres

1:10,000

Coordinate System: Irish Grid.
Coordinates in metres.
Heights in metres above MSL Belfast.

Users of this map should refer to the guidance and conditions of use available at the Rivers Agency website.

Compiled and published by Dept. of Agriculture & Rural Development, Rivers Agency, Hydebank, 4 Hospital Road, Belfast, Northern Ireland, BT8 8JP.

Map Sheet : **03701**
Drawing Number : PDM_03701
Publication Date: 18 June 2014

APPENDIX F: DFI RIVERS CORRESPONDANCE

Asset Management Unit

DfI Rivers
49 Tullywiggan Road
Loughry
Cookstown
BT80 8SG
Tel: 028867 68300

Our Ref: IN1-21-15223

Your Ref:

8 September 2021

Dear [redacted]

Re: Moybuoy Remediation Project, Moybuoy Road

Thank you for your enquiry received 24/08/2021 regarding the above site. The area has a watercourse within the site designated under the terms of the Drainage Order (Northern Ireland). Please refer to map attached. Designated watercourses are delignated in pink.

There may be undesignated watercourses, within or bounding the site which we are unaware. DfI Rivers does not maintain a database of undesignated watercourses, which may be present at this site. In this regard, you are advised to consult with Ordnance Survey, and/or undertake site inspections, etc.

- There is an arterial open channel watercourse flowing along the western boundary of the site, as delineated in red on the applicants site location map. This is a designated watercourse under the terms of the Drainage (Northern Ireland) Order 1973 and thus responsibility for maintenance rests with DfI Rivers. This watercourse is known as the River Faughan (watercourse no. 009), and it flows in a generally northerly direction. There may be other minor undesignated watercourses in the vicinity of your site, however DfI Rivers does not keep a record of such watercourses nor their condition. It would be advisable to consult OS mapping and/or conduct site inspections to determine the presence and extents of any such undesignated watercourses.

- DfI Rivers' records indicate that there is a history of flooding pertaining to this specific site. Encroachment of the site by fluvial flood waters was recorded in December 1999 and August 2017. Indeed, there may have been additional fluvial flooding or localised surface water flooding events on or near your site that DfI Rivers is currently unaware of. There is also a report of flooding of farmland in the vicinity in December 2011 due to a breached flood bank. There is no further detail on the extents of this flooding.

- Flood Maps NI show the significant encroachment of predictive fluvial flood plain for the Q100 (1 in 100 year return period) scenario throughout your site. This floodplain extent was generated by detailed modelling techniques. Q100 flood levels range from 6.89m at the northern-most end of the site to 8.57m in the vicinity of the southern end of the site. These levels are measured in metres above MSL Belfast.

- Flood Maps NI show partial encroachment of predictive tidal flood plain for the T200 (1 in 200 year return period) scenario in the northern half of the site. This floodplain extent was generated by strategic modelling techniques, and thus it is deemed to be indicative and not site specific, and hence tidal flood plain levels are unavailable.

- Further to the above, DfI Rivers predictive pluvial (surface water) flood plain information depicts only minor encroachment of pluvial waters throughout the site for the medium risk I200 scenario (1 in 200 year return period). This is also viewable on Flood Maps NI. Similar to the tidal flood plain for the aforementioned watercourse at this location, the pluvial flood extents were generated using strategic modelling techniques, therefore it is deemed only to be indicative and not site specific.

- In terms of either tidal or pluvial flood hazard, if the user would prefer a greater level of accuracy of the direct impacts on their site, they would be advised to employ the services of a competent engineering practice who could carry out a detailed modelling exercise and flood risk assessment for the site.

- The watercourse and its associated fluvial, pluvial and tidal flood plains are viewable on Flood Maps NI via the following link: - https://www.infrastructure-ni.gov.uk/topics/rivers-and-flooding/flood-maps-ni.

- Estimated Q100 flows pertaining to the Faughan at this location range from 199.2m^3/sec at the southern (upstream) end of the site to 263.8m^3/sec at the northern (downstream) end of the site.

- It should also be noted that the above information does not account for the effects of climate change and as such may be subject to change.

- Along the eastern bank of the Faughan, adjoining the southern portion of the site, there is an agricultural clay core flood embankment, of less than 2.0m height. There are similar defences on the opposite side of the river. (In terms of flood risk these flood defences are considered low consequence and are currently not part of the Department's cyclical inspection programme).
- In terms of capacity or discharge restrictions, DfI Rivers generally encourage attenuation of any discharges to the Faughan, to that of Brownfield/Greenfield runoff rates for any developments within the catchment of the Faughan.
- DfI Rivers' records indicate that the site is not affected by Reservoir flow paths nor potential site inundation from same.
- Electronic hydraulic modelling of the River Faughan as it passes the application site may be obtainable from Hydraulic Modelling Team (Mapping & Modelling) upon request.

It should be emphasised that any information provided is approximate and should be considered as guidance only. Before any works are carried out you should determine the exact position of these services on site. There may be undesignated watercourses, within or bounding the site, about which we are unaware. DfI Rivers does not maintain a database of undesignated watercourses, which may be present at the site. In this regard, you are advised to consult with Ordnance Survey, and/or undertake site inspections, etc. Within the terms of the above mentioned Order you are advised as follows:

1. If during the course of developing a site a watercourse is uncovered which was not previously evident, the Coleraine Office, 37 Castleroe Road, Coleraine, BT51 3RL, Tel 028 70 342357, must be contacted immediately in order that arrangements may be made for an investigation and direction in respect of any possible actions that may be necessary to maintain its drainage function; moreover

2. Any proposal either temporary or permanent in connection with a development that may impact on the drainage function of any watercourse within the site, now or in the future, such as release of storm water to, culverting, bridging, diverting building, adjacent to and/or over, etc. requires prior written consent from the Department. Details of such proposals, together with accompanying drawings, maps and calculations etc. must be submitted in advance of any development to the Coleraine Office at 37 Castleroe Road, Coleraine, BT51 3RL, Tel 028 70 342357. Failure to obtain such a written consent is an offence under the provisions of the above Order, which may lead to prosecution or other statutory action as provided for.

The Department does not accept any liability for loss, injury or damage to any person or property as a result of any inaccuracy in the above information provided. In this regards you are advised to seek the services of qualified competent professional bodies to ascertain the suitability and completeness of the information regarding the location, condition of and responsibility for any buried services at this location.

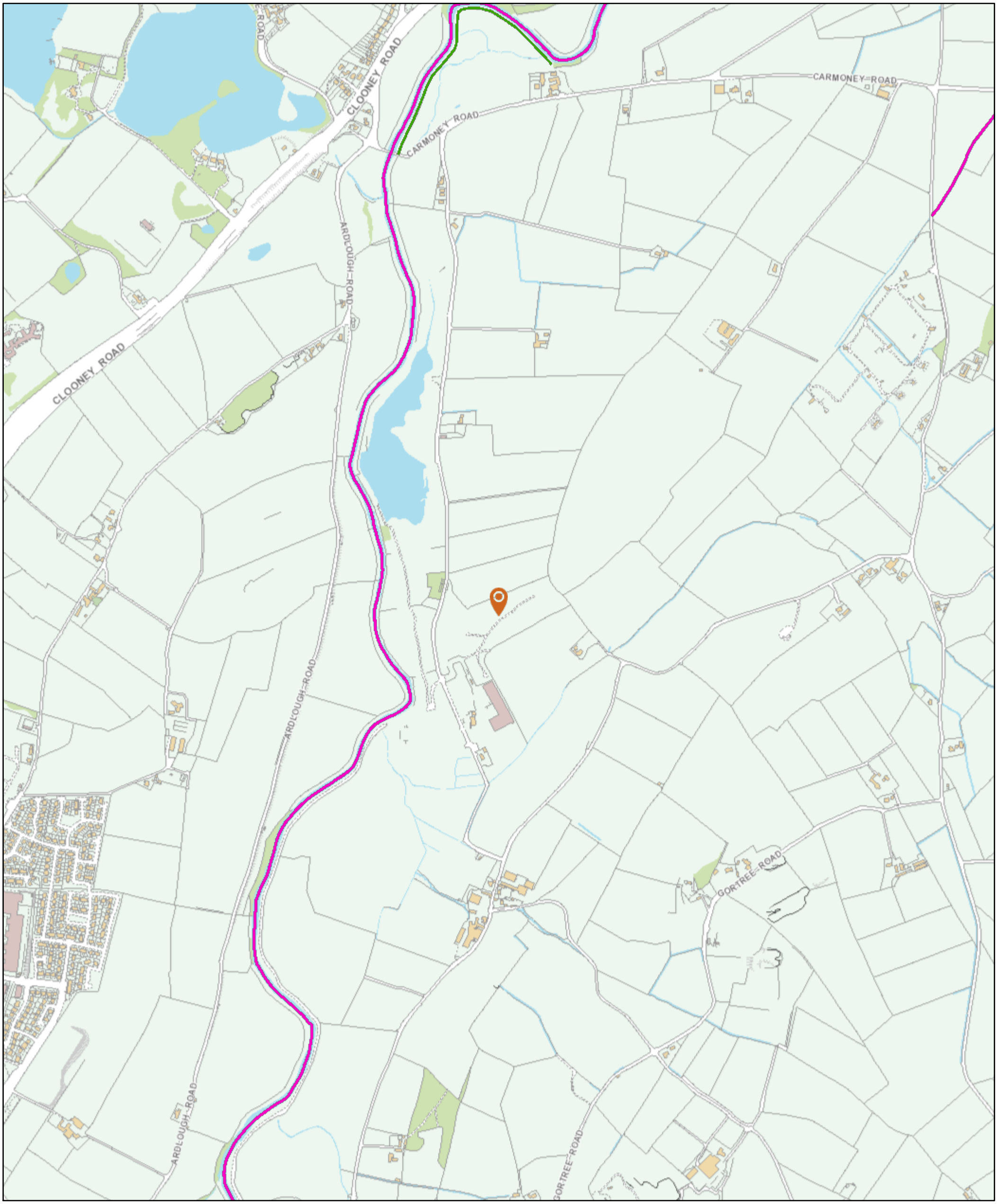
Future requests regarding the information on the Department's drainage and flood defence infrastructure should continue to be addressed to the DfI Rivers Asset Management Unit at the above address.

Yours sincerely,

[redacted]

Asset Management Unit

DfI Rivers Assets - IN1-21-15223



9/7/2021, 4:48:08 PM

1:10,000

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Watercourses (Designated)

Network Pipe

Network Node

Flood Defence Structures

River Level Alert Station

River Alert Gauging Station

Created by : - DfI Rivers Business Support Unit

Asset Management Unit

Department for Infrastructure
An Roinn Bonneagair
Depairtment fur Infrastructure
www.infrastructure-ni.gov.uk

[redacted] [redacted]
Tetra Tech
1 Locksley Business Park
Montgomery Road
Belfast
BT6 9UP

Dfl Rivers
49 Tullywiggan Road
Loughry
Cookstown
Co. Tyrone
BT80 8SG

Telephone: 028 8676 8300

Your reference:
Our reference: IN1-26-2627

2 March 2026

Dear [redacted]

Re: Mubuoy Road Remediation

Thank you for your enquiry received 11/02/2026 regarding the above site. Attached to this email is a map showing the location of watercourse(s) designated under the terms of the Drainage Order (Northern Ireland) 1973. Designated watercourses are delineated in pink on the map.

It should be emphasised that any information provided is approximate and should be considered as guidance only. Before any works are carried out you should determine the exact position of these services on site. There may be undesignated watercourses, within or bounding the site, about which we are unaware.

Dfl Rivers does not maintain a database of undesignated watercourses, which may be present at the site. In this regard, you are advised to consult with Ordnance Survey, and/or undertake site inspections, etc. Within the terms of the above mentioned Order you are advised as follows:

1. If during the course of developing a site a watercourse is uncovered which was not previously evident, the Coleraine Office, 37 Castleroe Road, Coleraine, BT51 3RL, Tel 028 70 342357 must be contacted immediately in order that arrangements may be made for an investigation and direction in respect of any possible actions that may be necessary to maintain its drainage function; moreover

2. Any proposal either temporary or permanent in connection with a development that may impact on the drainage function of any watercourse within the site, now or in the future, such as release of storm water to, culverting, bridging, diverting building, adjacent to and/or over, etc. requires prior written consent from the Department. Details of such proposals, together with accompanying drawings, maps and calculations etc. must be submitted in advance of any development to the Coleraine Office at 37 Castleroe Road, Coleraine, BT51 3RL, Tel 028 70 342357. Failure to obtain such a written consent is an offence under the provisions of the above Order, which may lead to prosecution or other statutory action as provided for.

The information requested pertaining to Historical flooding including aerial photographs from the Nort West flood event in 2017 can be viewed on the public viewer using the below link:

www.infrastructure-ni.gov.uk/topics/flood-maps-ni

The Department does not accept any liability for loss, injury or damage to any person or property as result of any inaccuracy in the above information provided. In this regards you are advised to seek the services of qualified competent professional bodies to ascertain the suitability and completeness of the information regarding the location, condition of and responsibility for any buried services at this location.

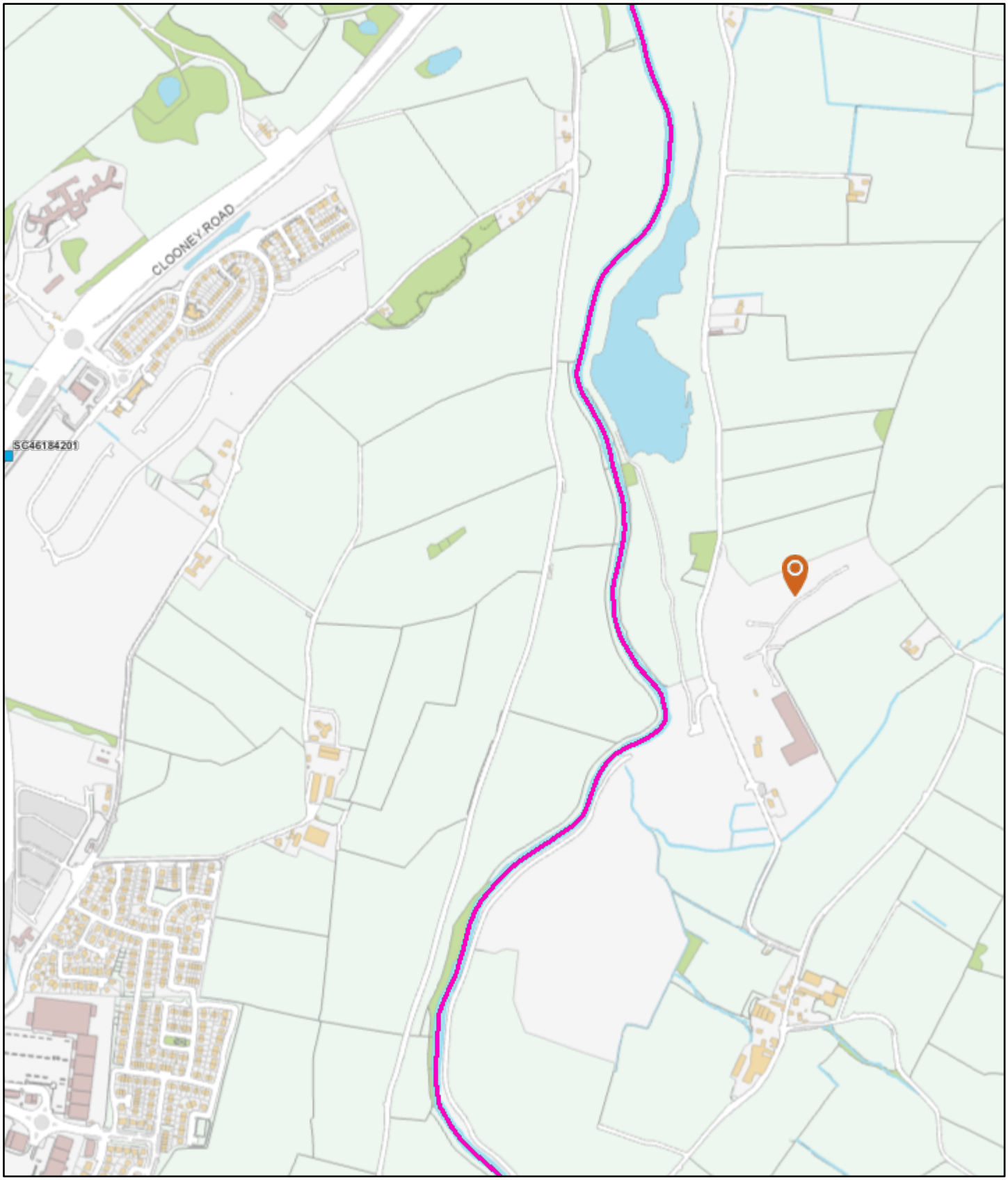
Future requests regarding the information on the Department's drainage and flood defence infrastructure should continue to be addressed to the DfI Rivers Asset Management Unit at the above address.

Yours sincerely,

[redacted]

Asset Management Unit

Dfl Rivers' Assets - IN1-26-2627



25/02/2026, 17:47:31

1:10,000

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Watercourses (Designated)

Network Pipe

Network Node

Created by : - Dfl Rivers Business Support Unit

Department for Infrastructure
An Roinn Bonneagair
Depairtment fur Infrastructure
www.infrastructure-ni.gov.uk

[redacted]
Northern Ireland Environment Agency
17 Antrim Road
Tonagh
Lisburn
Co. Antrim
BT28 3AL

Rivers Directorate
49 Tullywiggan Road
Loughry
Cookstown
Co Tyrone
BT80 8SG

Telephone: 028 8676 8300

Your reference:
Our reference: IN1-26-2627

3 April 2026

Dear [redacted]

Re: Mobuoy Remediation Project

Thankyou for your enquiry received 4 March 2026 regarding the above site. We have noted questions 1 to 14 relating to baseline information and asset information that were raised by Tetra Tech on their original enquiry to us on 11 February 2026.

On 20 March 2026, we responded to you with the relevant Flood Products for the River Faughan under the Northern Ireland Mapping Agreement (NIMA). This letter is to respond to the individual questions that were raised by Tetra Tech and also provide any remaining datasets.

Questions 1 to 4 – Designated watercourses, historical flooding and modelling data

The Department has made some of this information publicly available via the online web viewers, namely:

- Watercourse designations: https://experience.arcgis.com/experience/0907ff9a05114848903d8695cb68ba66.
- Flood Maps NI: https://www.infrastructure-ni.gov.uk/topics/flood-maps-ni.

Please note the Terms and Conditions for the use of information is provided on these web viewers.

Much of the requested information is available under the Northern Ireland Mapping Agreement (NIMA) which exists to share datasets between the NI Departments. We note that DAERA, as the government department that has contracted the consultant, has obtained the required sub-licence for the data, and

we have received a copy of this. Extracts from the relevant Flood Products were shared with you via the MS Teams data sharing facility, which will allow NIEA to issue the Flood Products to Tetra Tech under the NIMA protocols. For future requests for flood data, it's worth noting that all government departments have direct access to the NIMA Flood Products and the email for the NIEA GIS team is NIEA.GIS@daera-ni.gov.uk .

The dataset contains Flooding Map Products for the Faughan study area in the vicinity of the Mobuoy project site. It is in geodatabase (GDB) format with ArcGIS Pro.mapx file containing cartography, for the following products:

- Product 4 Flood Maps (NI) - Historical Flooding
- Product 5 Flood Maps (NI) - Floodplain Rivers Premium
- Product 6 Flood Maps (NI) - Floodplain Tidal Premium

We suggest that reference is made to the relevant NIMA Product Sheet for further information on the datasets.

The flood maps have been developed using outputs from the fluvial modelling (detailed and strategic), tidal modelling and pluvial modelling. Information on the currency of the maps is available from the 'Terms and Conditions' page for the Flood Map NI online web viewer, at the link above.

The attached Spatial Data Supply Agreement (SDSA) outlines the datasets requested by Tetra Tech which sit outside the NIMA Flood Products. The attached zip folder contains geodatabase files for designated watercourses.

Question 5 – Flood defence measures

The attached zip folder also contains geodatabase files for flood defences, and it provides details on asset ownership. The flood defences are shown as green lines on Map IN1-26-2627. Our records indicate:

- a Riparian owned and maintained embankment on the east side of the river towards the southern end of the site (FD317)
- a Riparian owned and maintained embankment on the west (opposite) side of the river (FD700).

Both defences are categorised as low consequence and we do not hold any recent inspection or condition data.

Question 6 – Capacity/discharge restrictions

The Department for Infrastructure Rivers Directorate does not hold any records of channel capacity or information on discharge restrictions on any watercourse in the vicinity of the site.

It should be noted that new sites in Northern Ireland are typically restricted to a green field run off rate for stormwater. If the site was previously utilised, a higher brown field stormwater run-off rate could be potentially applied for.

Any stormwater discharge from the site will require a schedule 6 application from the Department under the Drainage (NI) Order 1973.

Questions 7-9 – Reservoir data
The Department has made Reservoir flood extents publicly available via an online web viewer, which can be accessed at the following link: https://experience.arcgis.com/experience/00b52a98a474404eabee4d7f89d3fd9d. The Department's records indicate that the subject site does not fall within the inundation area of any Controlled Reservoir.

Questions 10-14 – Asset Information
The attached zip folder also contains geodatabase files for asset information.

Map IN1-26-2627 shows that assets along this section of the river in the vicinity of the site are limited to a number of flap valves indicated by green circles (037-014 to 037-021). We do not have specific details on size, ownership, etc. These flap valves are maintained by DfI Rivers Directorate.

The flap valves are inspected to ensure they are functioning when the associated watercourse is inspected. The watercourse inspection is undertaken on a 6-year maximum cycle. The last inspection cycle for this watercourse was completed in 2024.

We trust this answers the questions raised by Tetra Tech and please do not hesitate to contact us for any clarification on the above or further information.

Yours sincerely

[redacted]

Mapping and Modelling Unit

Cc

[redacted]

APPENDIX G: DFI ROADS CORRESPONDANCE

McKeown, Stephen

From: DfI Roads Londonderry & Strabane <LondonderryandStrabane@infrastructure-ni.gov.uk>
Sent: 03 August 2021 10:21
To: [redacted]
Subject: FW: B030252_sm_p-03_200721_Dfi Roads Baseline Request
Attachments: Ardlough Road.pdf; Mobuoy Road.pdf

MT 124652-21

[redacted]

DfI Roads does not possess digital records for this area. Please find attached flood incident report for period 01/01/2015 to 02/08/2021 for both roads.

Regards

[redacted]
Network Maintenance
DfI Roads

Enquiries (By Road Section)

Department for Infrastructure
www.infrastructure-ni.gov.uk

Road Section: 7050U1134_03 **MOBUOY RD1: FINCAIRN RD TO CARMONEY RD** **Date Range**: From 01/01/2015 00:00:00 until less than 02/08/2021 23:59:59
Category: No filter
Type: Flooding
Source: No filter **Location:** No filter
Client Office: No filter
Division: No filter **Assigned to:** No filter
Enquiry Status: No filter

Enquiry ID:	Date/time Received:	Enquirer Name:	Input Type:	Enquiry Type:	Comments to Customer:	Location / Description:	Enquiry Received By:	Assigned to:	Date/time assigned	Internal Action Comments:	Status:
E1520258	**7/12/15 11:23 am**	(1) **Craig**	**Incident (major)**	**Floodin g**		**Mobuoy Road - Flooding across the road, cars have to turn back. 200m past recycling plant road signs requested as there are no street lights FIL 3573929**	[redacted]	[redacted]	**7/12/15 11:23 am**	**Passed to [redacted] at 11:30am to attend to [redacted] is to be sent to it to attend to from job on Edenreagh Rd.After looking at incident date this was dealt with by out of hrs service.Phoned [redacted] at 12:05pm on Monday to bring back signs as it was already dealt with.**	**Standard - Completed Enquiries**

Date/time inspection:	Inspector Name:	NFA Category:	NFA Comments:	Item Details:	Defect Reference:
7-Dec-2015	**All Users**	**Emerg Response Action taken (outside normal hrs)**	**Passed to [redacted] at 11:30am to attend to [redacted] is to be sent to it to attend to from job on Edenreagh Rd.After looking at incident date this was dealt with by out of hrs service.Phoned [redacted] at 12:05pm on Monday to bring back signs as it was**		

PIP Comments: ?

Photographs or Documents attached: No

Enquiries (By Road Section)

Enquiry ID:	Date/time Received:	Enquirer Name:	Input Type:	Enquiry Type:	Comments to Customer:	Location / Description:	Enquiry Received By:	Assigned to:	Date/time assigned	Internal Action Comments:	Status:
E1806312	**18/7/18 2:23 pm**	(1) [redacted]	**Incident (major)**	**Flooding**	**Assumed to be dealt with by out of hrs staff / Emergency response, unprecedented weather - Flash storm**	**Road flooded at Mobuoy Road. Cars stuck in road.**	[redacted]	[redacted]	**18/7/18 2:23 pm**	**?**	**Standard - Completed Enquiries**

Bulk NFA Details: Follow-up action has been taken to make the area safe by our emergency response contractor outside normal working hours.

PIP Comments: ?

Photographs or Documents attached: No

Enquiries (By Road Section)

Department for Infrastructure
www.infrastructure-ni.gov.uk

Enquiry ID:	Date/time Received:	Enquirer Name:	Input Type:	Enquiry Type:	Comments to Customer:	Location / Description:	Enquiry Received By:	Assigned to:	Date/time assigned	Internal Action Comments:	Status:
E1806497	**25/7/18 11:27 am**	(1) [redacted]	**Incident (major)**	**Floodin g**	**Assumed to be dealt with by out of hrs staff / Emergency response, unprecedented weather - Flash storm**	**Road flooded @ 28 Mobuoy Road. Cars stuck.**	[redacted]	[redacted]	**25/7/18 11:27 am**	**?**	**Standard - Completed Enquiries**

Bulk NFA Details: Follow-up action has been taken to make the area safe by our emergency response contractor outside normal working hours.

PIP Comments: ?

Photographs or Documents attached: No

Enquiries (By Road Section)

Road Section: 7050C0503_02 **ARDLOUGH RD1: DRUMAHOE RD TO ROSSDOWNEY RD** **Date Range**: From 01/01/2015 00:00:00 until less than 02/08/2021 23:59:59

Category: No filter
Type: Flooding
Source: No filter
Client Office: No filter
Division: No filter
Enquiry Status: No filter
Location: No filter
Assigned to: No filter

Enquiry ID:	Date/time Received:	Enquirer Name:	Input Type:	Enquiry Type:	Comments to Customer:	Location / Description:	Enquiry Received By:	Assigned to:	Date/time assigned	Internal Action Comments:	Status:
E1519933	**30/11/15 2:52 pm**	(1)	**Incident (major)**	**Floodin g**		**1 Ardlough Road (for about 100m) - Flooding on both sides of the road about 6-10" deep. Fil 3568116**	[redacted]	[redacted]	**30/11/15 2:52 pm**	**[redacted] to check ASAP.I cleaned 2 gullies,Flood signs still up 03-12-15**	**Standard - Completed Enquiries**

Date/time inspection:	Inspector Name:	NFA Category:	NFA Comments:	Item Details:	Defect Reference:
3-Dec-2015	[redacted]	**Please Select**	**[redacted] to check ASAP.I cleaned 2 gullies,Flood signs still up 03-12-15**		

PIP Comments: ?

Photographs or Documents attached: No

Enquiries (By Road Section)