



**WICKLOW COUNTY COUNCIL**  
**PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)**

**PROPOSED VARIATION 5**  
**TO THE**  
**WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016**

**ASHFORD TOWN PLAN**

**STRATEGIC FLOOD RISK ASSESSMENT**

**PLANNING DEPARTMENT**  
**WICKLOW COUNTY COUNCIL**  
**COUNTY BUILDINGS**  
**WICKLOW**

**APRIL 2014**



## Ashford Town Plan – Strategic Flood Risk Assessment

### 1. Background Information and Assessment

#### 1.1 Introduction

In accordance with the 'Planning System and Flood Risk Management: Guidelines for Planning Authorities', (DoEHLG/OPW 2009), a Strategic Flood Risk Assessment (SFRA) of the 'Draft Ashford Town Plan 2014' has been undertaken.

The objective of the 'Planning System and Flood Risk Management' guidelines is to integrate flood risk management into the planning process, thereby assisting in the delivery of sustainable development. For this to be achieved, flood risk must be assessed as early as possible in the planning process. Paragraph 1.6 of the guidelines states that the core objectives are to:

- *avoid inappropriate development in areas at risk of flooding;*
- *avoid new developments increasing flood risk elsewhere, including that which may arise from surface run-off;*
- *ensure effective management of residual risks for development permitted in floodplains;*
- *avoid unnecessary restriction of national, regional or local economic and social growth;*
- *improve the understanding of flood risk among relevant stakeholders; and*
- *ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.*

The guidelines aim to facilitate the transparent consideration of flood risk at all levels of the planning process, ensuring a consistency of approach throughout the country. SFRAs therefore become a key evidence base in meeting these objectives.

The Guidelines work on a number of key principles, including:

- adopting a staged and hierarchical approach to the assessment of flood risk; and
- adopting a sequential approach to the management of flood risk, based on the frequency of flooding (identified through Flood Zones) and the vulnerability of the proposed land use.

#### 1.2 Definition of Flood Zones

In the 'Planning System and Flood Risk Management: Guidelines for Planning Authorities', Flood Zones are used to indicate the likelihood of a flood occurring. These zones indicate a high, moderate and low risk of flooding from fluvial or coastal sources and are defined as follows:

- **Flood Zone A** – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding);
- **Flood Zone B** – where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding).
- **Flood Zone C** – where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). Flood Zone C covers all areas of the plan which are not in zones A and B, hence it is not highlighted on the FRA maps.

The flood zones described above are indicative of river and coastal flooding only. They should not be used to suggest that any areas are free from flood risk, since they do not include the effects of other forms of flooding such as from groundwater or artificial drainage systems.

The Indicative Flood Zone map for the plan area is included in this report as Map 1. The information about flood risk that has been used in the preparation of these flood zones has been collated from a number of sources including:

- OPW Preliminary Flood Risk Assessment (PFRA)
- 'Floodmaps.ie' – The national flood hazard mapping website operated by the Office of Public Works, where information about past flood events is recorded and made available to the public. 'Flood point' information is available on this site and has been noted.
- Alluvial deposits maps of the Geological Survey of Ireland – indicating areas that have flooded in the past (the source of alluvium)
- Examination of the old '6 Inch' maps
- Walk over survey to assess potential sources of flooding
- Discussions with local people
- Consultation with the engineering section of Wicklow County Council
- An examination of contours
- Aerial photographs
- In-house Flood Risk Assessments of Vartry River
- Draft CFRAMS for the Ashford area.

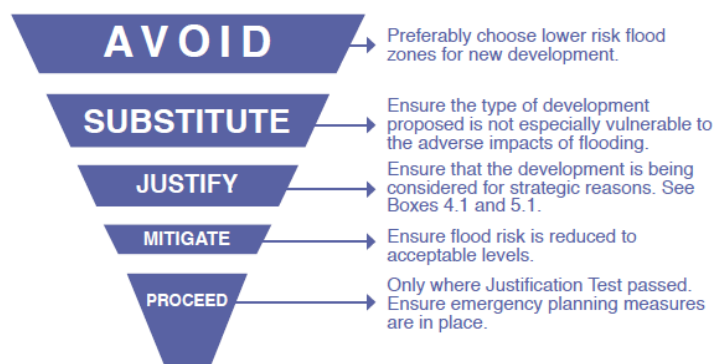
In preparing the Flood Zones, a precautionary approach has been applied, where necessary, to reflect uncertainties in flooding datasets and risk assessment techniques.

### 1.3 The Sequential Approach and Justification Test

Each stage of the SFRA process aims to adopt a sequential approach to management of flood risk in the planning process. The sequential approach to flood risk management is set out in Figure 1. In summary, the key principles of the sequential approach include:

1. Avoid flood risk, where possible.
2. Substitute less vulnerable uses, where avoidance is not possible, and
3. Mitigate and manage the risk, where avoidance and substitution are not possible.
- 4.

**Figure 1: Sequential approach principles in flood risk management**



*Source: 'Planning System and Flood Risk Management: Guidelines for Planning Authorities'*

In other words, where possible, development in areas identified as being at flood risk should be avoided; this may necessitate de-zoning lands within the Town Plan. If de-zoning is not possible, then rezoning from a higher vulnerability land use, such as residential, to a less vulnerability use, such as open space, may be required. Where rezoning is not possible, exceptions to the development restrictions are provided for through the Justification Test. The plan-making Justification Test is used at the plan preparation and

adoption stage where a planning authority needs to consider the future development of areas at a high or moderate risk of flooding, for uses or development vulnerable to flooding, for uses or development vulnerability to flooding that would generally be inappropriate. In such cases, the planning authority must be satisfied that it can clearly demonstrate on a solid evidence base that the zoning or designation for development will satisfy the Justification Test.

Tables 1.1 and 1.2 below illustrates those types of development that would be appropriate to each flood zone and those that would be required to meet the Justification Test. Section 2.2 sets out the Justification Test for plan making. Where the planning authority considers that land should be zoned for 'inappropriate development' that does not meet the criteria of the Justification Test, the flooding risk should be mitigated, so that the flood risk is reduced to an acceptable level by means of land use strategies or by means of detailed proposals for the management of flood risk, as addressed in a Flood Risk Assessment.

**Table 1.1: Matrix of vulnerability versus flood zones to illustrate appropriate development and that required to meet the justification test**

	Flood Zone A	Flood Zone B	Flood Zone C
Highly vulnerable development (including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less vulnerable development	Justification Test	Appropriate	Appropriate
Water-compatible development	Appropriate	Appropriate	Appropriate

*Source: 'Planning System and Flood Risk Management: Guidelines for Planning Authorities'*

**Table 1.2: Classification of vulnerability of different types of development**

Vulnerability class	Land uses and types of development which include*:
Highly vulnerable development (including essential infrastructure)	<p>Garda, ambulance and fire stations and command centres required to be operational during flooding;</p> <p>Hospitals;</p> <p>Emergency access and egress points;</p> <p>Schools;</p> <p>Dwelling houses, student halls of residence and hostels;</p> <p>Residential institutions such as residential care homes, children's homes and social services homes;</p> <p>Caravans and mobile home parks;</p> <p>Dwelling houses designed, constructed or adapted for the elderly or, other people with impaired mobility; and</p> <p>Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution (SEVESO sites, IPPC sites, etc.) in the event of flooding.</p>
Less vulnerable development	<p>Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions;</p> <p>Land and buildings used for holiday or short-let caravans and camping, subject to specific warning and evacuation plans;</p> <p>Land and buildings used for agriculture and forestry;</p> <p>Waste treatment (except landfill and hazardous waste);</p> <p>Mineral working and processing; and</p> <p>Local transport infrastructure.</p>
Water-compatible development	<p>Flood control infrastructure;</p> <p>Docks, marinas and wharves;</p> <p>Navigation facilities;</p> <p>Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location;</p> <p>Water-based recreation and tourism (excluding sleeping accommodation);</p> <p>Lifeguard and coastguard stations;</p> <p>Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms; and</p> <p>Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to a specific warning and evacuation plan).</p>
*Uses not listed here should be considered on their own merits	

Table 3.1 Classification of vulnerability of different types of development

Source: 'Planning System and Flood Risk Management: Guidelines for Planning Authorities'

## 2. Strategic Flood Risk Assessment of the draft Ashford Town Plan 2014

### 2.1 Flood Risk Assessment

Following the guidelines, this flood risk assessment shows the zoning objectives of the plan and their typical permitted uses. In accordance with the guidelines an assessment was undertaken to determine the appropriateness of land uses (allowed by virtue of land use zoning) to each flood zone. The assessment is undertaken in accordance with Tables 3.1 and 3.2 of the guidelines and measures vulnerability to flooding of different types of development, to illustrate appropriate development that is required to meet the justification test. Where the zone is deemed to be appropriate no further action is required in the FRA. Where the zone requires the justification test to be carried out, it is done so with any necessary mitigation measures recommended.

The Draft Ashford Town Plan 2014 includes the following land use zonings:

<b>Zoning Objectives</b>	
<b>RE: Existing Residential</b>	To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located
<b>R20: New residential</b>	To protect, provide and improve residential amenities at a density up to 20 units/ha
<b>R15: New residential Low Density</b>	To protect, provide and improve residential amenities at a lower density not exceeding 15 units/ha
<b>TC: Town Centre</b>	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation
<b>E: Employment</b>	To provide for the development of enterprise and employment
<b>F: Film Industry</b>	To provide for the development of film related activities
<b>CE: Community &amp; Education</b>	To provide for civic, community and educational facilities
<b>OS: Open Space</b>	To preserve, provide and improve recreational amenity and passive open space.
<b>AOS: Active Open Space</b>	To provide for active recreational open space
<b>pOS: Private Open Space</b>	To protect private open space
<b>PU: Public Utility</b>	To maintain lands providing services infrastructure

## 2.2 Flood Risk Zones and Justification Test

The following is an analysis of the vulnerability of land uses on sites that fall within Flood Zone A and B, and where appropriate, the application of the Justification Test for plan making. All sites are indicated on Map 2.

### Site No. 1

<b>Land zoning</b>	Private Open Space
<b>Flood Zone</b>	A and B
<b>Vulnerability of land use vs. Flood Zone</b>	Land use zoning appropriate
<b>Requirement for Justification Test</b>	No

### Site No. 2

<b>Land zoning</b>	Open Space
<b>Flood Zone</b>	A and B
<b>Vulnerability of land use vs. Flood Zone</b>	Land use zoning appropriate
<b>Requirement for Justification Test</b>	No

### Site No. 3

<b>Land zoning</b>	Existing Residential
<b>Flood Zone</b>	A and B
<b>Vulnerability of land use vs. Flood Zone</b>	Land use zoning not appropriate
<b>Requirement for Justification Test</b>	Yes

<b>Justification Test</b>		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan 2010-2016, Ashford is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Ashford is targeted to growth to 3,000 by 2022.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No



	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A - these lands are developed.
3	A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.	Assessment of flood risk has been incorporated into the SEA process.
<b>Conclusion</b>		
Justification test failed		
<b>Recommendation</b>		
Justification test failed. These lands are currently developed for residential housing. As such, it is considered appropriate to retain the RE zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures are required (refer Section 2.3 of this document).		

#### Site No.4

<b>Land zoning</b>	Active Open Space
<b>Flood Zone</b>	A and B
<b>Vulnerability of land use vs. Flood Zone</b>	Land use zoning appropriate
<b>Requirement for Justification Test</b>	No

#### Site No. 5

<b>Land zoning</b>	Town Centre
<b>Flood Zone</b>	B
<b>Vulnerability of land use vs. Flood Zone</b>	Land use zoning not appropriate
<b>Requirement for Justification Test</b>	Yes

<b>Justification Test</b>		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan 2010-2016, Ashford is designated a Level 5 Small Growth Town. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.

2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	<p>These 3 site are zoned TC for town centre uses. Two of the sites are currently developed with a mixed use commercial centre (western site - Ashford House), a mixed use retail &amp; residential development (eastern site – Centra shop with apartments over) and the northern site is undeveloped.</p> <p>Given the limited availability of adequate town centre lands within the core area suitable to accommodate retail development this northern site is considered to be essential in order to meet the required retailing needs of the plan area and fulfil Ashford’s role within the retail hierarchy of the County Development Plan.</p>
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes – the site is within Ashford village centre
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes – the site is currently developed with important town centre uses and is located in the centre of the settlement. The expansion of the Town Centre is essential to achieving compact sustainable village growth.
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Two of the site are already developed. With respect to site 3, there are no suitable alternative lands available for town centre development at locations which are not at risk of flooding.
3	A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.	Assessment of flood risk has been incorporated into the SEA process.
<b>Conclusion</b>		
The majority of these lands are currently developed for town centre use. As such, it is considered appropriate to retain this zoning. With respect to the undeveloped site, these lands		

are identified as an 'opportunity site' providing for new mixed use development in the town centre, such to the proviso that only 'less vulnerable' uses will be permitted.
<b>Recommendation</b>
Mitigation objectives shall apply (refer Section 2.3 of this document). <input type="checkbox"/>

## Site No. 7

<b>Land zoning</b>	Community and Educational
<b>Flood Zone</b>	A and B
<b>Vulnerability of land use vs. Flood Zone</b>	Land use zoning not appropriate
<b>Requirement for Justification Test</b>	Yes

<b>Justification Test</b>		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, a amended.	Under the Wicklow County Development Plan 2010-2016, Ashford is designated a Level 5 Small Growth Town.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes – the site is within Ashford village centre adjoining the local Primary School, Church and Community Centre.
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes – the site is currently developed with important community uses and is located in the centre of the settlement.
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	The southern part of these lands are already developed. There are no alternative suitable lands available for development adjacent to the existing school. In addition the area shown to be within Flood Zones A and B is limited in the overall context of the site being situated along the eastern boundary of the site adjoining the public road.

3	A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.	Assessment of flood risk has been incorporated into the overall plan preparation process. Flooding is limited to a relatively small area adjacent to the public road.
<b>Conclusion</b>		
The southern part of these lands are currently developed for community use. As such, it is considered appropriate to retain this zoning. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of these existing uses be proposed, flood mitigation measures are required. With respect to the northern part of these lands, the area at potential risk of flooding is along a narrow strip on the eastern (roadside) boundary of the site. Any development of these lands would be subject to the mitigation measures contained in this plan and the CDP and in particular, any development could easily be designed to avoid the flood risk zone.		
<b>Recommendation</b>		
Mitigation objectives shall apply (refer Section 2.3 of this document). <input type="checkbox"/>		

#### Site No. 7

<b>Land zoning</b>	Employment
<b>Flood Zone</b>	A and B
<b>Vulnerability of land use vs. Flood Zone</b>	Land use zoning not appropriate
<b>Requirement for Justification Test</b>	Yes

<b>Justification Test</b>		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan 2010-2016, Ashford is designated a Level 5 Small Growth Town. The economic function of 'Small Growth Towns' is to be attractors for local investment and to target investment in the form of product intensive industries particularly those related to rural resources.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes. The site is located close to the village centre on the main road into the village. The existing development on parts of the lands is an employment resource within the settlement. It has an important future employment offer. <input type="checkbox"/>
	(ii) Comprises significant previously developed	No. There is a portion of the overall

	and/or under-utilised lands;	site developed with an existing Glanbia Store (Creamery / Garden Centre)
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	This is not applicable to the area of the lands that are developed as these lands are already developed.  The proposed lands are situated in a strategic location in close proximity to the town core area, adjoining existing employment uses and provide high quality road access. In addition the area shown to be within Flood Zones A and B is limited in the overall context of the site. There are no other suitable lands available for development of employment/at locations which are not at risk of flooding.
3	A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.	Flooding is limited to a small strip of land on each side of the stream. The draft plan contains an objective that ensures the no development can take place within 10m of this stream encompassing any potential flood lands.
<b>Conclusion</b>		
With respect to the existing developments on these lands, applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of these existing uses be proposed, flood mitigation measures are required. With respect to the undeveloped part of these lands, any development of these lands would be subject to the mitigation measures contained in this plan and the CDP.		
<b>Recommendation</b>		
Mitigation objectives shall apply (refer Section 2.3 of this document). These lands are within Action Area and a specific mitigation objective has been incorporated.		

### Site No. 8

<b>Land zoning</b>	Film Industry
<b>Flood Zone</b>	A and B
<b>Vulnerability of land use vs. Flood Zone</b>	Land use zoning not appropriate
<b>Requirement for Justification Test</b>	Yes

<b>Justification Test</b>		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan 2010-2016, Ashford is designated a Level 5 Small Growth Town. The economic function of 'Small Growth Towns' is to be attractors for local investment and to target investment in the form of product intensive industries particularly those related to rural resources.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes – the site is currently an important employment zone within the settlement.
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed as a Film Studio.
3	A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.	Assessment of flood risk has been incorporated into the SEA process.
<b>Conclusion</b>		
Justification test failed. These lands are currently developed for film industry. As such, it is considered appropriate to retain this zoning. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of these existing uses be proposed, flood mitigation measures are required.		
<b>Recommendation</b>		
Mitigation objectives shall apply (refer Section 2.3 of this document).		

**Site No. 9**

<b>Land zoning</b>	Public Utilities
<b>Flood Zone</b>	B
<b>Vulnerability of land use vs. Flood Zone</b>	Land use zoning appropriate
<b>Requirement for Justification Test</b>	No

## 2.3 Mitigation Objectives

In order to properly manage flood risk, the following mitigation objectives are included in the Ashford Town Plan 2014:

### Town Plan - Section 1

#### *Flood Objectives*

*FL 1 To have regard to the provisions of the 'The Planning System and Flood Risk Management' Guidelines (DoEHLG 2009) and the Flood Risk Assessment carried out as part of this plan*

### Town Plan - Section 2

#### Vision

- To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.

### Site No. 5

#### **OP 2 - Lands at Inchinappa adjoining the former Garda Station**

- To provide for a mixed use development comprising commercial/retail units, whilst also providing for a 'Multi-Use Games Area' of at least 300sqm.
- The subject lands shall be developed as an extension to the main street and provide for an active street frontage, designed in a manner that is in keeping with the surrounding developments in this area.
- The development of these lands shall include the provision of a pedestrian/cycle crossing, and the overall layout and design shall be laid in a manner that facilitates a passively supervised pedestrian/cycle route to the adjoining open space lands to the immediate north, forming part of SLO1 and the community park under construction.
- Having regard to the location of these lands within Flood Zone 'B' only appropriate 'Less Vulnerable' or 'Water Compatible' development as defined in the 'Planning System and Flood Risk Management: Guidelines for Planning Authorities' may be developed on this site.

### Site No. 6

#### **SLO 2 - Inchinappa South**

SLO 2 lands measure c. 7ha and are zoned for residential (c. 5ha) and community / education use (c. 2ha). The development of these lands shall include straightening/widening along the R764. The exact use of the CE lands shall be subject to agreement with Wicklow County Council. The design of any development on the eastern part of the site shall address any potential flood risk from the Killiskey stream. No more than 50% of the residential lands may be developed in advance of the community lands being developed or devoted to a community and / or educational user.

### Site No. 7

#### **8.2 - Action Area 2 (Inchinappa South)**

- The existing stream running through these lands shall be incorporated in the overall design and layout of the action area, but it shall be left in a natural condition with a minimum set back of any development (including landscaped areas) of at least 10m on both sides.



## County Development Plan

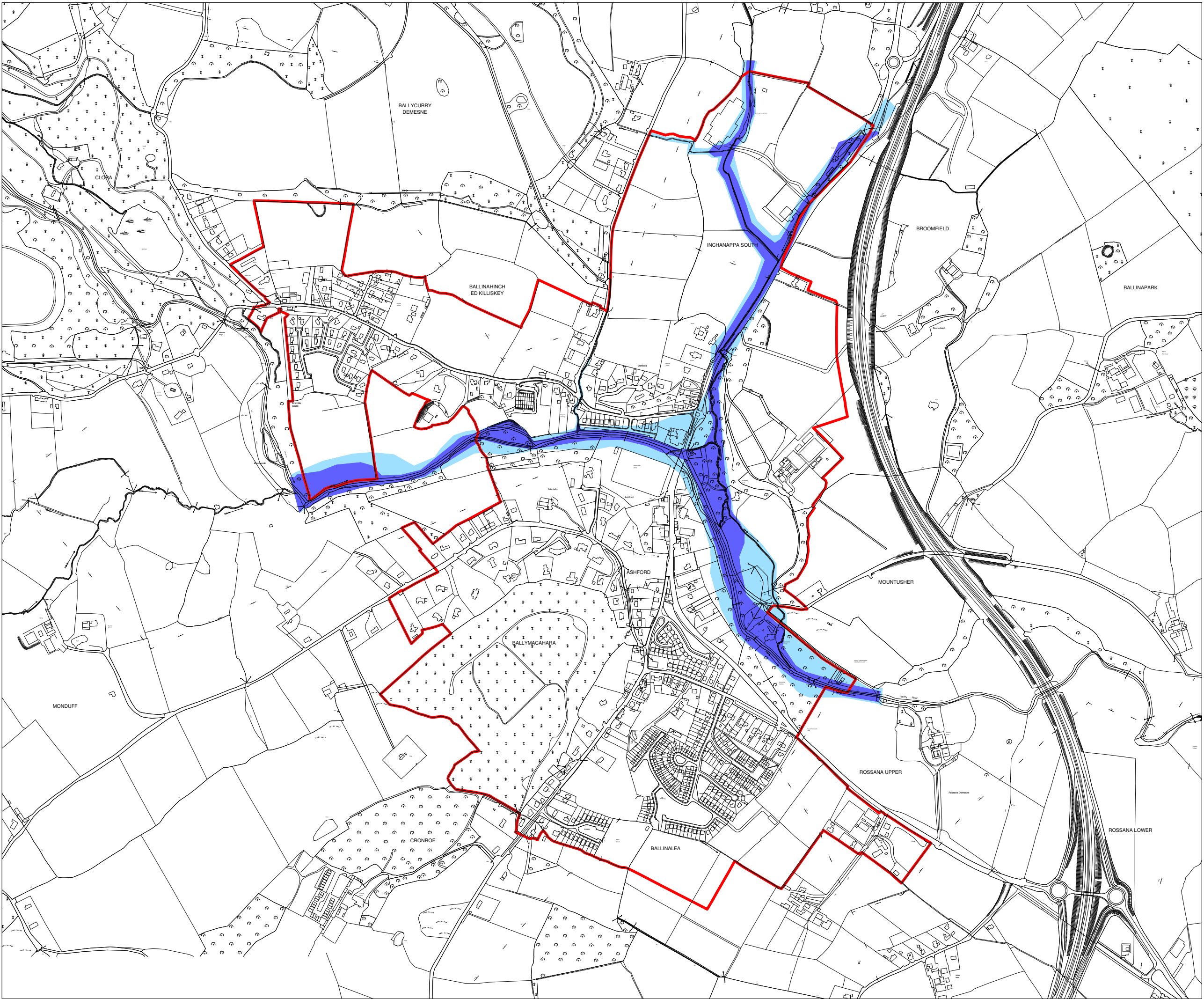
The following objectives and policies of 'Section 12.6: Flooding' of the Wicklow County Development Plan 2010-2016 also apply to the plan area:

- FL1** *To prepare flood zone maps for all zoned lands within the County as part of future Local Area Plans.*
- FL2** *Land will not be zoned for development in an area identified as being at high or moderate flood risk (as set out in the Guidelines), unless where it is fully justified (through the Justification Test set out in the Guidelines) that there are wider sustainability grounds for appropriate development and unless the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall.*
- FL3** *Applications for significant new developments or developments in high or moderate flood risk areas shall follow the sequential approach as set out above.*
- FL4** *To prohibit development in river flood plains or other areas known to provide natural attenuation for floodwaters except where the development can clearly be justified with the guidelines 'Justification Test'.*
- FL5** *To limit or break up large areas of hard surfacing in new developments and to require all surface car parks to integrate permeability measures such as permeable paving.*
- FL6** *Excessive hard surfacing shall not be permitted for new, or extensions to, residential or commercial developments and all applications will be required to show that sustainable drainage techniques have been employed in the design of the development.*
- FL7** *To require all new developments to include proposals to deal with rain and surface water collected on site and where deemed necessary, to integrate attenuation and SUDS measures.*
- FL8** *Flood assessments will be required with all planning applications proposed in flood risk areas to ensure that the development itself is not at risk of flooding and the development does not increase the flood risk in the relevant catchment (both up and down stream of the application site). Generally a Flood Impact Assessment will be required with all significant developments and a certificate (from a competent person stating that the development will not contribute to flooding within the relevant catchment) will be required with all small developments of areas of 1 hectare or less.*
- FL9** *For developments adjacent to all watercourses of a significant conveyance capacity or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/ maintenance/ vegetation. A minimum setback of up to 10-15m will be required either side depending on the width of the watercourse.*

### **3. Disclaimer**

It is important to note that compliance with the requirements of 'The Planning System and Flood Risk Management-Guidelines for Planning Authorities' is a work in progress and is currently based on emerging and incomplete data as well as estimates of the locations and likelihood of flooding. In particular, the assessment and mapping of areas of flood risk awaits the publication of the Catchment-based Flood Risk Assessment and Management Plans (CFRAMs). As a result, this Strategic Flood Risk Assessment is based on available information.

All information in relation to flood risk may be substantially altered in light of future data and analysis. As a result, all landowners and developers are advised that Wicklow County Council can accept no responsibility for losses or damages arising due to assessments of the vulnerability to flooding of lands, uses and developments. Owners, users and developers are advised to take all reasonable measures to assess the vulnerability to flooding of lands in which they have an interest prior to making planning or development decisions.






Wicklow  
County  
Council



DRAFT PLAN  
April 2014

**draft ASHFORD TOWN PLAN 2014**  
**STRATEGIC FLOOD RISK ASSESSMENT - INDICATIVE FLOOD ZONES**

LEGEND

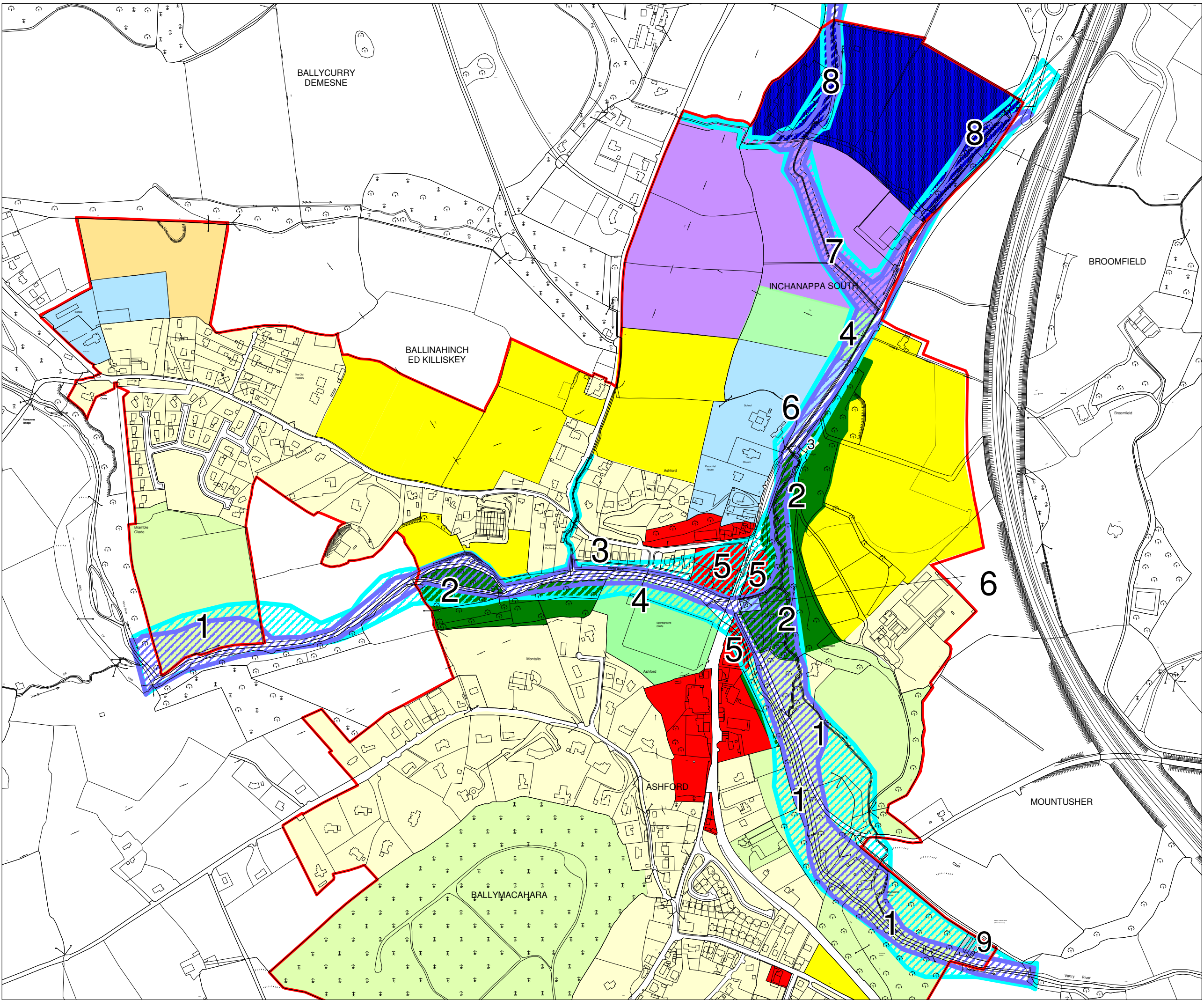
-  Plan boundary
-  Flood Zone A
-  Flood Zone B

1: 1,000 Scale @ A3

Planning Department, County Buildings,  
Station Road, Wicklow Town  
T: 0404-20100, @: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)

DISCLAIMER - These Indicative Flood Zones are based on currently available information. All information may be substantially altered in light of future data and analysis. In particular, the assessment and mapping of areas of flood risk awaits the publication of the CFRAMS. Full Disclaimer is included in Section 3 of SFRA.

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Wicklow  
County  
Council

DRAFT PLAN  
April 2014

**draft ASHFORD TOWN PLAN 2014**  
**STRATEGIC FLOOD RISK ASSESSMENT - INDICATIVE FLOOD ZONES**

LEGEND

- 3** Justification Test Site Number
-  Plan boundary
-  Flood Zone A
-  Flood Zone B

NTS Scale @ A3

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