

# **PROPOSED VARIATION NO. 1 (I) TO THE WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016**

## **AVOCA SETTLEMENT PLAN**

### **FLOOD RISK ASSESSMENT**

To comply with the EU Floods Directive introduced in November 2007 and in line with the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management', an assessment of flood risk has been formally taken into account in the preparation of this plan.

'Section 12.6 Flooding' of the County Development Plan sets out objectives for the management of flood risk. Objective FL2 states '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, reduce flood risk overall'.

This Flood Risk Assessment is prepared in accordance with this objective.

In this plan, the approach is to avoid development in areas at risk of flooding, and where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.

The information about flood risks that has been used in the preparation of this plan has been collated from a number of sources including:

- '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
- Written submissions received from members of the public, on the non statutory public consultation process on the preparation of the plan.
- Interviews with local people
- Consultation with the engineering section of Wicklow County Council
- An examination of contours.
- Aerial photographs

No CFRAMS studies are currently available and no modelling reports on flood risk assessment have been undertaken for the plan area.

The information from the above sources has been amalgamated to form an Indicative Flood Zone Map for the plan area. This map provides information on two main areas of flood risk: Zone A where there is a high probability of flooding, and Zone B where there is a moderate probability of flooding.

Flood Zone A includes lands where the probability of flooding from rivers is highest (greater than 1% or 1 in 100 for river flooding).

Flood Zone B includes lands where the probability of flooding from rivers is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding).

The Avoca Settlement Plan includes two land use designation areas:

- (i) 'Primary Development Zone' – the objective for these lands is to create a consolidated and vibrant mixed use settlement centre that is the focal point for the delivery of the retail, commercial, social service and activity needs of the local population and its hinterland, and to promote this area for tourist uses and for supervisory residential use, with an animated and high quality streetscape, whilst ensuring the protection of the special character and heritage of this area.
- (ii) 'Secondary Development Zone' – the objective for these lands is to provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement.

The following assessments of flood risk are undertaken for the plan area:

#### *Assessment of Flood Risk on Primary Development Zone*

The 'Primary Development Zone' includes land that is at a high and moderate risk of flooding. These lands are being promoted for uses or development vulnerable to flooding that would generally be inappropriate as set out in Table 3.2 of the Guidelines. As such, the justification test must be applied, and all of the criteria of the justification test must be satisfied. The following assessment involves the application of the Justification Test for Development Plans, as per Box 4.1 of the Guidelines:

- Avoca is designated a Level 6 'Rural Town' under the 'Wicklow County Development Plan 2010-2016'. Under the CDP the settlement is targeted for growth, from a population of 622 in 2006, to 800 by 2016, and to 900 by 2022.
- The land use objectives set out in the plan designate these lands for a range of uses including retail, commercial, industrial, community, residential, tourist, recreational and civic uses. It is considered essential that this range of uses is allowed at this location for the following reasons:
  - These lands are essential to allow for the expansion of services that are required in order for the settlement to fulfil its growth function.
  - These lands are currently developed for a range of these uses and include underutilised sites, such as Nagles property and Avoca Court.
  - These lands demarcate the spatial and functional boundary of the town core of Avoca
  - Due to the geographical constraints of the town, there are no lands available to the east of the Primary Development Zone. As such, in order to enable growth of services in the core, there is a necessity to designate flood risk lands for the primary core.
- 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 of the lands will not cause unacceptable adverse impacts elsewhere

As set out above the designation of the Primary Development Zone for a mix of uses, complies with the criteria of the Justification test and the designation can proceed. Flood risk can be managed at the Development Management stage, in accordance with the objectives set out herein and the objectives of the CDP.

#### *Assessment of Flood Risk on Secondary Development Zone*

The 'Secondary Development Zone' includes land that is at a high and moderate risk of flooding. The land use objective for these lands promotes a broad mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement. It is clear therefore that these

lands are being promoted for uses that are vulnerable to flooding that would generally be inappropriate as set out in Table 3.2 of the Guidelines. As such, the justification test is required to be applied. Having considered the criteria of the test, it is considered that the justification test would not be satisfied. It is therefore considered appropriate to ensure that the type of development proposed on flood risk lands within the Secondary Development Zone is not especially vulnerable to the adverse impacts of flooding. The following objectives apply in this regard.

### *Objectives*

It is the objective of the Council to restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009) .

Developments that are not an 'appropriate' use for a flood zone area, as set out in Table 3.2 of the Guidelines, will not be permitted, except where a proposal complies with criteria (i) and (ii) below:

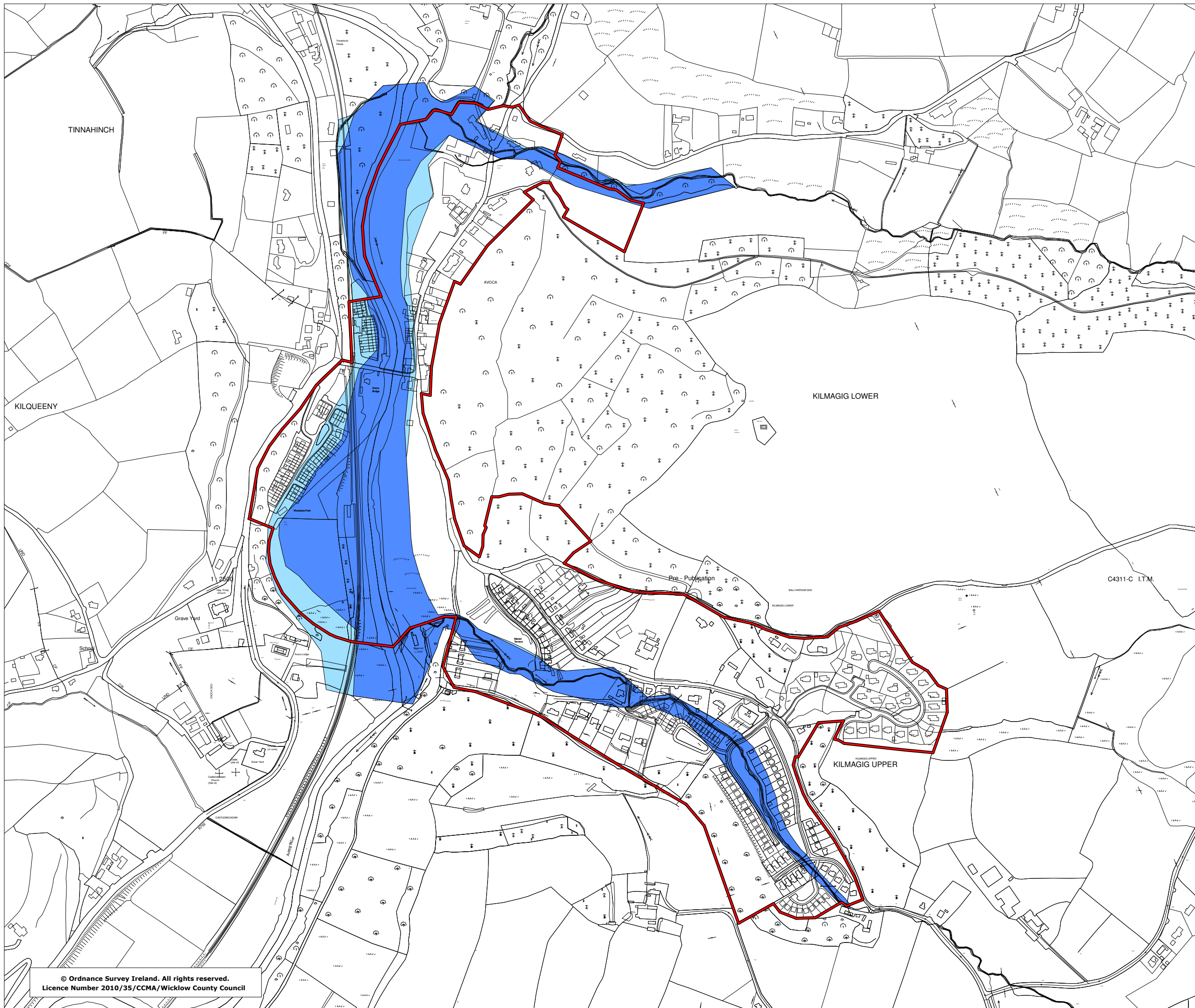
- (i) The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:
  - o The development is located within the 'Primary Development Zone' and is essential for the achievement of the 'Zoning Objective' or for the achievement of a specific objective for these lands.
  - o The development comprises previously developed and/or under-utilised lands/sites,
  - o There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.
- (ii) The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.



WICKLOW  
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COUNCIL





11/04/2011



**INDICATIVE FLOOD ZONE MAP**  
**PROPOSED AVOCA SETTLEMENT PLAN**  
**PROPOSED VARIATION TO WICKLOW**  
**COUNTY DEVELOPMENT PLAN 2010 - 2016**

LEGEND

-  Flood Zone A
-  Flood Zone B

 Settlement Boundary