

ADDENDUM I TO THE FLOOD RISK ASSESSMENT OF THE DRAFT BRAY MUNICIPAL DISTRICT LOCAL AREA PLAN 2018 – 2024

FLOOD RISK ASSESSMENT OF PROPOSED MATERIAL ALTERATIONS
TO DRAFT BRAY MD LOCAL AREA PLAN

FEBRUARY 2018

THIS REPORT IS ADDENDUM I
TO THE 'FLOOD RISK ASSESSMENT OF THE
DRAFT BRAY MUNICIPAL DISTRICT LOCAL AREA PLAN 2018 – 2024'

1.0 INTRODUCTION

This Addendum I to the Flood Risk Assessment Report of the Draft Bray Municipal District Local Area Plan 2018 - 2024 outlines the Flood Risk Assessment of the proposed material alterations to the Draft Plan. This assessment is confined to proposed material alterations to the zoning objectives of the draft plan.

It should be noted that changes are not made to the original Flood Risk Assessment Report at this stage; this addendum forms part of the documentation of the ongoing FRA/Plan-making process. It supplements and should be read in conjunction with the Flood Risk Assessment Report issued in August 2017.

1.1 PROCESS FOR MAKING PLAN

The Proposed Alterations to the Draft Plan constitute a further stage in the process of making a new Local Area Plan for the Bray Municipal District.

The Draft Plan and accompanying Flood Risk Assessment, Appropriate Assessment Screening and Environmental Report were placed on public display from 02.08.17 to 15.09.17. The Chief Executive prepared a report on the submissions/observations received during the display period and submitted it to the Elected Members for their consideration.

Having considered the Draft Plan, associated documents and the Chief Executive's Report, the Members of Wicklow County Council, resolved to amend the Draft Plan in accordance with the provisions set out in Section 20 of the Planning and Development Act 2000, as amended.

The Proposed Alterations are required to be placed on public display for a period of not less than four weeks. Written submissions or observations with respect to the Proposed Alterations are taken into consideration by the Members before the making of the Local Area Plan.

1.2 PURPOSE OF THIS REPORT

This is Addendum I to the Flood Risk Assessment and the purpose of this report is to carry out a flood risk assessment on the proposed **zoning** alterations. A Stage 1 Flood Risk Identification Assessment will be carried out for each plot of land where it is proposed to amend the zoning, identifying where lands are within the flood zones A, B or C. Where the proposed zoning is located on lands within flood zone A and/or B, the justification test shall be applied.

In Section 2 of this addendum, the full list of the proposed zoning alterations are provided, with the assessment following each amendment. The proposed zoning alterations are proposed material alteration No.'s 1, 3, 16, 18, 22, 23, 24, 26, 27 and 28, as they are numbered in line with Part 2 of the Proposed Material Alterations document.

The text in ~~blue strikethrough~~ is the text as contained in the Draft Plan and is proposed to be deleted. The text in red is proposed as amending, new text to the Draft Plan. The SFRA of the Proposed Material Alterations is considered in green.

1.3 ASSESSMENT CONCLUSIONS

The proposed zoning alterations to the draft Local Area Plan have been assessed to identify what flood zone 'designation' applies to the lands. Where it is proposed to zone lands that are located in flood zones A and B, the 'plan-making justification test' has been applied.

Justification Test

The 'Plan-making Justification Test' has been designed to rigorously assess the appropriateness, or otherwise, of particular developments that are being considered in areas of moderate or high flood risk (flood zones A and B). The processes is described in Chapter 4 of the Flood Risk Guidelines and used at the plan preparation and adoption stage where it is intended to zone or otherwise designate land which is at moderate or high risk of flooding.

Consequently at this stage of the plan making process, where the justification test fails and where development is proposed in flood zone A/B the following shall apply:

- comply with the objectives of the Wicklow County Development Plan 2016-2022: Flood Objectives FL1 to FL9 / Bray MD LAP: Flood Objectives FL1 to FL4,
- carry out the sequential approach in the Flood Risk Guidelines and Section 1 of the SFRA and the developer shall carry out the requirements of the sequential approach.

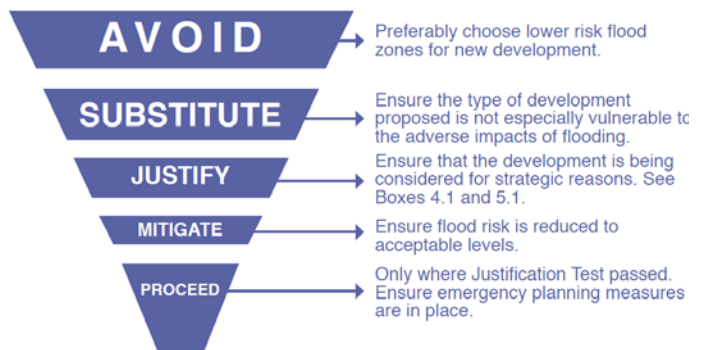


Figure 1.1 of the Flood Risk Guidelines – Sequential approach principles in flood risk management

Where the zoning is located on lands within flood zone C, localised flooding from sources other than rivers/watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

Sequential approach at the Development Management Stage

A sequential approach to planning is a key tool in ensuring that development, particularly new development, is first and foremost directed towards land that is at low risk of flooding. The sequential approach described in Fig. 1.1 of the Flood Risk Guidelines should be applied to all stages of the planning and development management process. It is of particular importance at the plan-making stage but is also applicable in the layout and design of development within a specific site at the development management stage. Fig. 3.1 of the Flood Risk Guidelines sets out the broad philosophy underpinning the sequential approach in flood risk management, while Fig. 1.2 of the Flood Risk Guidelines describes its mechanism for use in the planning process.

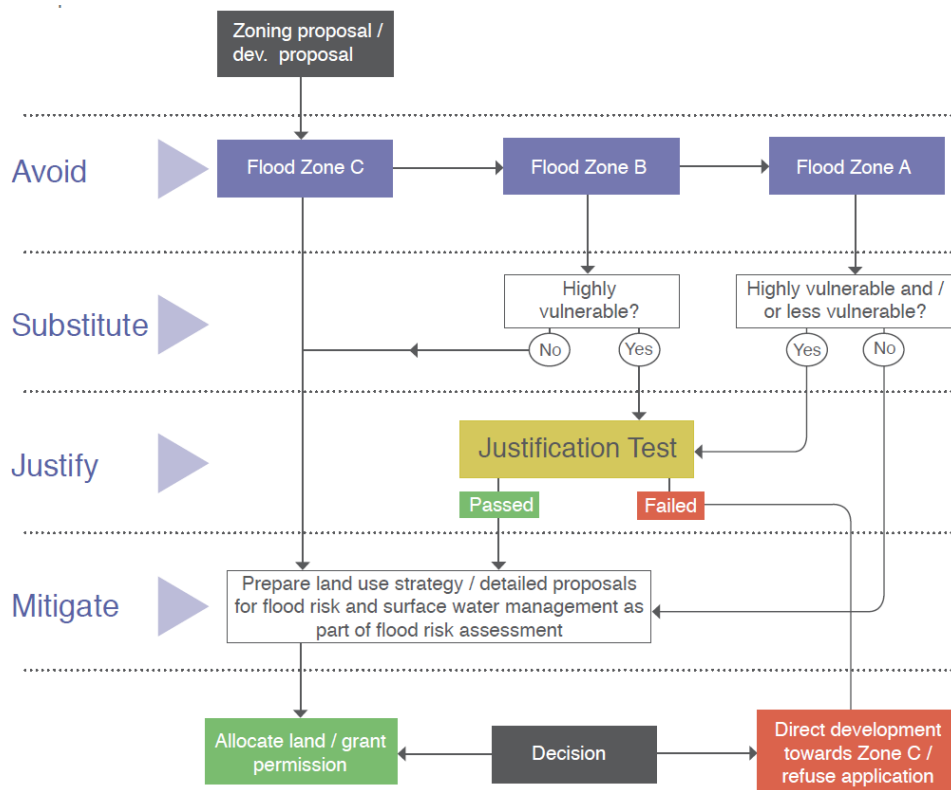


Figure 1.2 of the Flood Risk Guidelines - **The Sequential Approach Mechanism for use in the planning process**

CLASSIFICATION OF VULNERABILITY OF DIFFERENT TYPES OF DEVELOPMENT	
Vulnerability class	Land uses and types of development which include*:
Highly vulnerable development (including essential infrastructure)	Garda, ambulance and fire stations and command centres required to be operational during flooding; Hospitals; Emergency access and egress points; Schools; Dwelling houses, student halls of residence and hostels; Residential institutions such as residential care homes, children’s homes and social services homes; Caravans and mobile home parks; Dwelling houses designed, constructed or adapted for the elderly or other people with impaired mobility; and 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.
Less vulnerable development	Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions; Land and buildings used for holiday or short-let caravans and camping, subject to specific warning and evacuation plans; Land and buildings used for agriculture and forestry; Waste treatment (except landfill and hazardous waste); Mineral working and processing; and Local transport infrastructure.
Water compatible development	Flood control infrastructure; Docks, marinas and wharves; Navigation facilities; Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; Water-based recreation and tourism (excluding sleeping accommodation); Lifeguard and coastguard stations; Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms; and Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to a specific warning and evacuation plan).

Source: DoEHLG The Planning System and Flood Risk Management Guidelines

*Uses not listed here should be considered on their own merits

DEVELOPMENT TYPES			
	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: DoEHLG The Planning System and Flood Risk Management Guidelines

2.0 Strategic Flood Risk Identification Assessment

Definition of Flood Zones

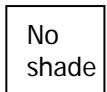
In the 'Planning System and Flood Risk Management: Guidelines for Planning Authorities', 'Flood Zones' are used to indicate the likelihood of a flood occurring. These zones indicate a high, moderate and low risk of flooding from fluvial or coastal sources and are defined as follows:



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 1000year 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 100 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.



Proposed alteration site boundary

Land Use Map legend for Bray and Enniskerry

Municipal District Boundary	TC Town Centre	AOS Active Open Space
Settlement Boundary	NC Neighbourhood Centre	OS1 Open Space
RE Existing Residential	LSS Local Shops & Services	OS2 Open Space
R-HD New Residential	E Employment	SF Bray Seafront
R20 New Residential	E Special Employment	GTH Bray Gateway & Transport Hub
R15 New Residential	FI Film Industry	KD Kilruddery Demesne Conservation & Tourism Zone
R10 New Residential	T Tourism	PU Public Utility
R Special New Residential	MU Mixed Use	CE Community & Education
		Conservation Area
		Bray Head SAAO

Land Use Map legend for Kilmacanogue

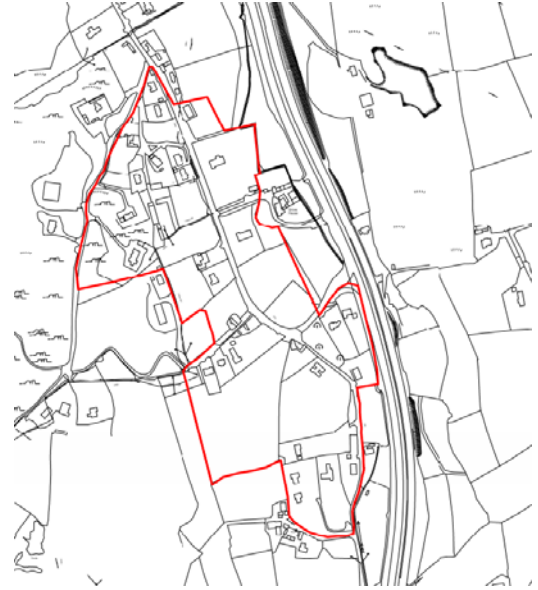
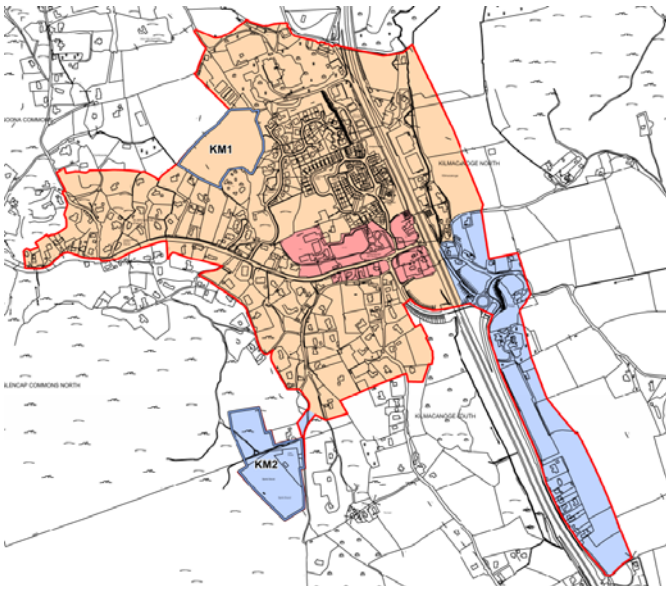
Primary Development Area
Secondary Development Area
Tertiary Development Area

PROPOSED MATERIAL ALTERATION No. 1

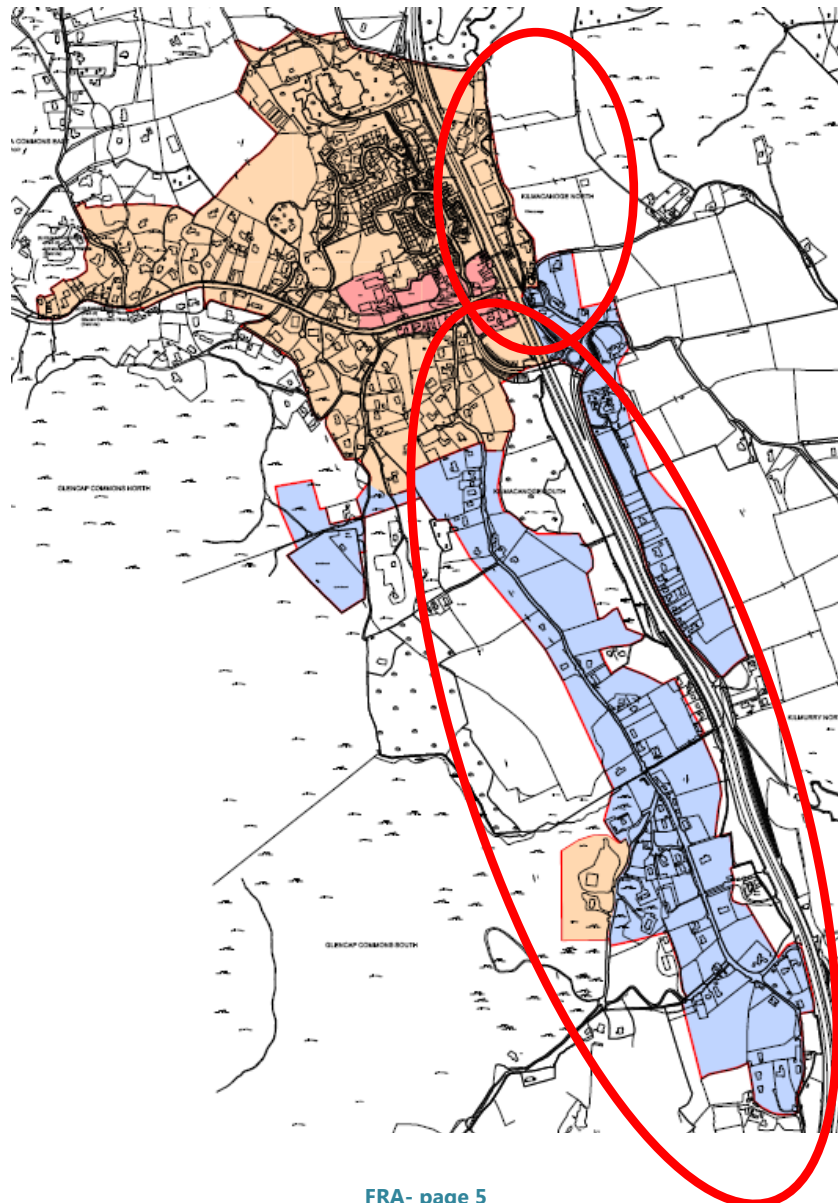
Change from: Kilmacanogue Settlement Plan

&

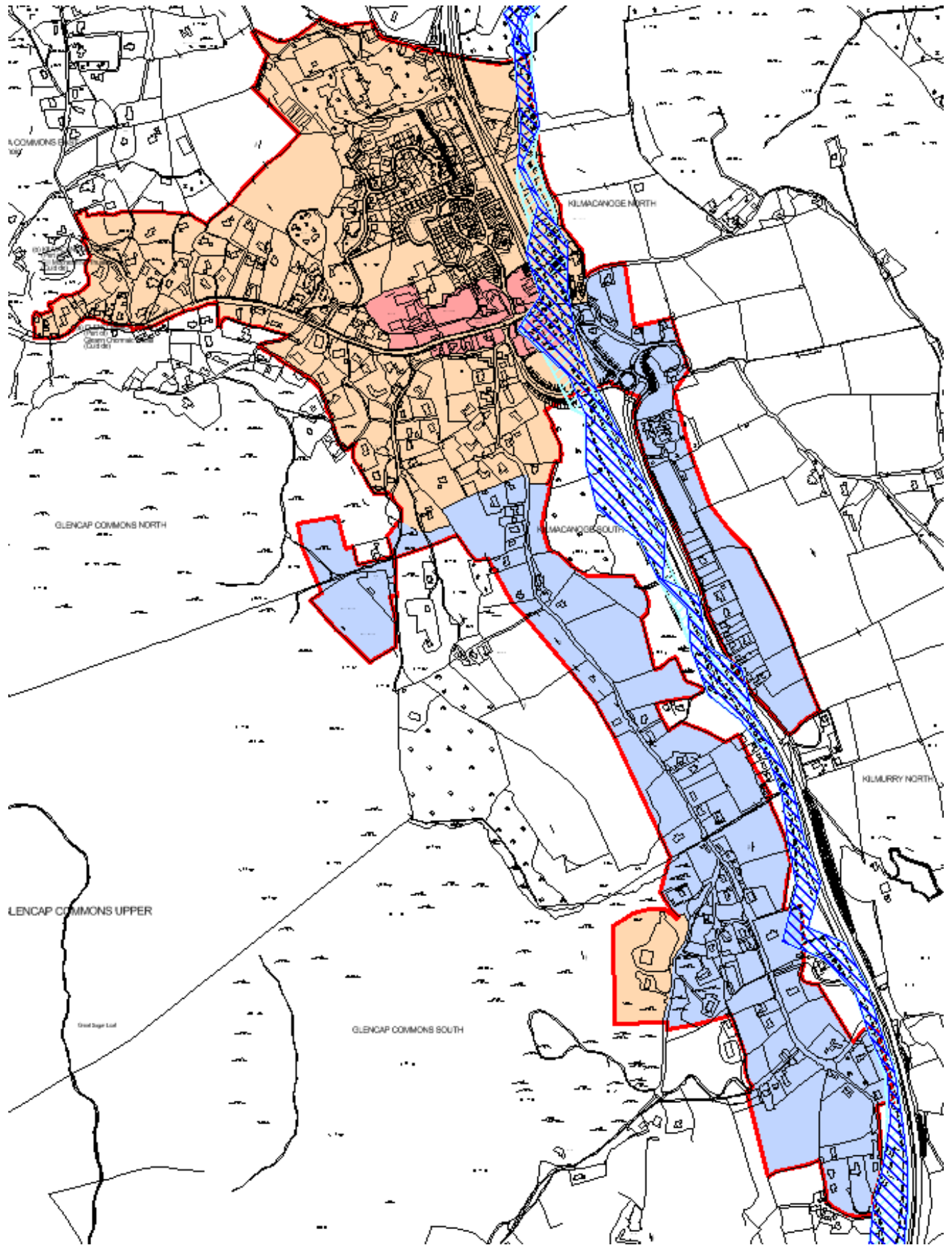
Kilmurray rural cluster boundary



Change to: Kilmacanogue Settlement Plan



SFRA Assessment Map



Flood Risk Identification for Kilmacanogue Settlement

As there are no specific land uses targeted for each of the three zones in the Kilmacanogue plan, but rather all zones are in essence 'mixed use' zones a generic approach has been undertaken, with the 3 zones being assessed and then where necessary, a specific mitigation objective has been incorporated into that plan. Where any of the lands within a Primary, Secondary or Tertiary zone include lands that are at high and/or moderate risk of flooding (Flood Zone A and/or B), the following assessments of flood risk has been undertaken for each zone within the draft plan area:

Assessment of Primary Zone within an area of high and/or moderate risk of flooding

The overall land use objective for these lands allows for a broad mix of uses including retail, commercial, social and housing that provides 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 may be 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.

Level 6 settlements are targets 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, these settlements are designated 'Level 6 Rural Towns'. Under the 'Core Strategy' of the CDP, the population of the towns are targeted to grow. By 2028 the following population target is set out in the County Development Plan: Kilmacanogue – 1,065.

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 settlement;
- ii. Comprises significant previously developed and/or under-utilised lands;
- iii. Is within or adjoining the core of an established or designated settlement;
- iv. Will be essential in achieving compact or sustainable settlement growth;
- v. There are no suitable alternative lands for the particular designation or development type, in areas at lower risk of flooding within or adjoining the core of the settlement.

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.

Having considered the criteria of the test, it is considered that the justification test is satisfied. The majority of the lands within the Primary Zone designation are currently developed for Primary Zone uses. As such, it is considered appropriate to retain this designation. With respect to any undeveloped site within this designation, these lands are identified as essential lands to facilitate the regeneration and/or expansion of the town, providing for new mixed use development in the centre, subject to the proviso that only 'less vulnerable' uses will be permitted on lands identified to be at a high or moderate risk of flooding. Flood risk can be managed at the Development Management stage, in accordance with the Level 6 Mitigation Objective and the flood risk objectives of the County Development Plan shall apply.

Assessment of Secondary Zone within an area of high and/or moderate risk of flooding

The overall land use objective for Secondary Zone allows for a broad mix of uses including residential, employment, community and recreational that provides 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 may be 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.

Level 6 settlements are targets for growth under the National Spatial Strategy, regional planning guidelines and 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, these settlements are designated a Level 6 Rural Towns. Under the 'Core Strategy' of the CDP, the population of the towns are targeted to grow. By 2028 the following population target is set out in the County Development Plan: Kilmacanogue – 1,065.

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 not essential to facilitate regeneration and/or expansion of the centre of the settlement;
- ii. Comprises significant previously developed and/or under-utilised lands;
- iii. Is not within or adjoining the core of an established or designated settlement;
- iv. Will not be essential in achieving compact or sustainable settlement growth;
- v. There are suitable alternative lands for the particular designation or development type, in areas at lower risk of flooding within or adjoining the core of the settlement.

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.

Having considered the criteria of the test, it is considered that the justification test would be satisfied for all the lands that are currently developed for Secondary zone uses and where lands are not developed, the justification test failed.

- Where the justification test is satisfied, it is considered appropriate to retain this designation. However those lands currently undeveloped and identified to be at a high or moderate risk of flooding would not be suitable for any vulnerable use, including housing, unless a detailed flood risk assessment is prepared at the development management stage indicating that mitigation measures could suitably overcome flood issues. The Level 6 Mitigation Objective and the flood risk objectives of the County Development Plan shall apply.
- Where the justification test failed, it is considered appropriate to retain the designation. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, the Level 6 Mitigation Objective and the flood risk objectives of the County Development Plan shall apply.

Assessment of Tertiary Zone within an area of high and/or moderate risk of flooding

The 'tertiary zone' includes lands that are at a high and moderate risk of flooding. The overall land use objective for these lands allows for broad mix of uses including limited residential development, 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 may be 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.

These settlements are targets for growth under the National Spatial Strategy, regional planning guidelines, and 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, these settlements are designated a Level 6 Rural Towns. Under the 'Core Strategy' of the CDP, the population of the towns are targeted to grow. By 2028 the following population target is set out in the County Development Plan: Kilmacanogue – 1,065.

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 not essential to facilitate regeneration and/or expansion of the centre of the settlement;
- ii. Comprises significant previously developed and/or under-utilised lands;
- iii. Is not within or adjoining the core of an established or designated settlement;
- iv. Will not be essential in achieving compact or sustainable settlement growth;
- v. There are suitable alternative lands for the particular designation or development type, in areas at lower risk of flooding within or adjoining the core of the settlement.

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.

Having considered the criteria of the test, it is considered that the justification test would be satisfied for all the lands that are currently developed for Tertiary zone uses and the justification test would fail where lands are not developed.

- Where the justification test is satisfied, it is considered appropriate to retain this designation. However those lands currently undeveloped and identified to be at a high or moderate risk of flooding would not be suitable for any vulnerable use, including housing, unless a detailed flood risk assessment is prepared at the development management stage indicating that mitigation measures could suitably overcome flood issues. The Level 6 Mitigation Objective and the flood risk objectives of the County Development Plan shall apply.
- Where the justification test failed, it is considered appropriate to retain the designation. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, the Level 6 Mitigation Objective and the flood risk objectives of the County Development Plan shall apply.

Level 6 Mitigation Objectives

In regard to the assessment of the three land use zones, the following general Level 6 Mitigation Objective has been included in the Level 6 Settlement Plan 'Introduction' of the County Development Plan and shall apply where necessary:

Flood Risk Assessment 'Level 6 Mitigation Objective'

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). The planning authority may consider proposals for development that may be vulnerable to flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

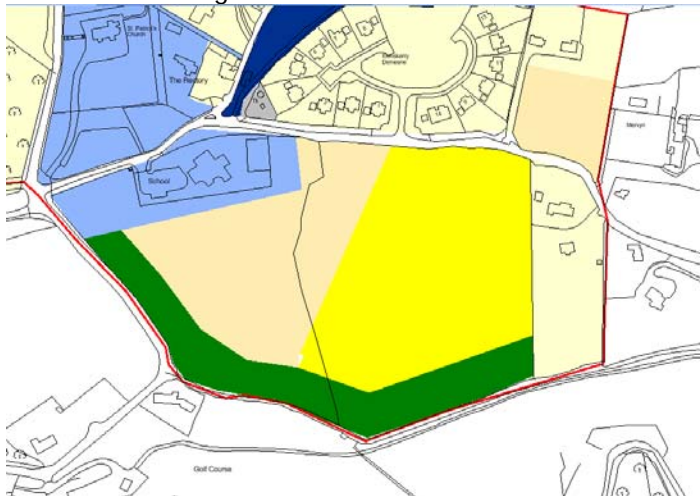
- The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.
- The development of lands for the particular use is required to achieve the proper planning and sustainable development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

Note: The flood risk objectives and policies of the Wicklow County Development Plan shall also apply.

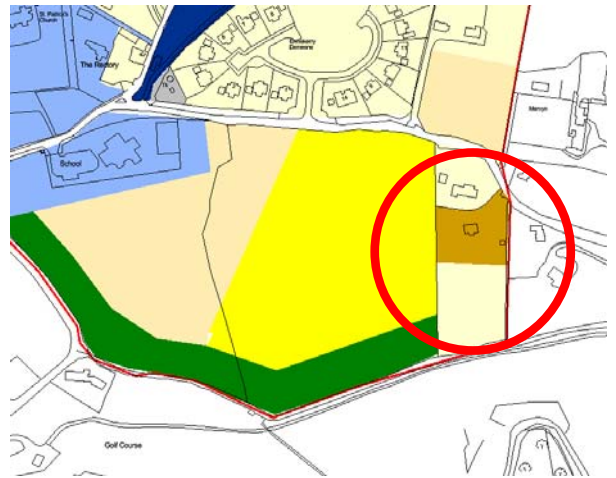
PROPOSED MATERIAL ALTERATION No. 3

Enniskerry

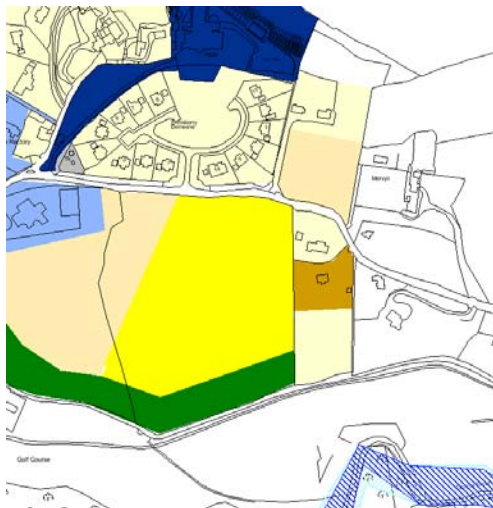
From: RE Existing Residential



To: R Special



SFRA Assessment Map



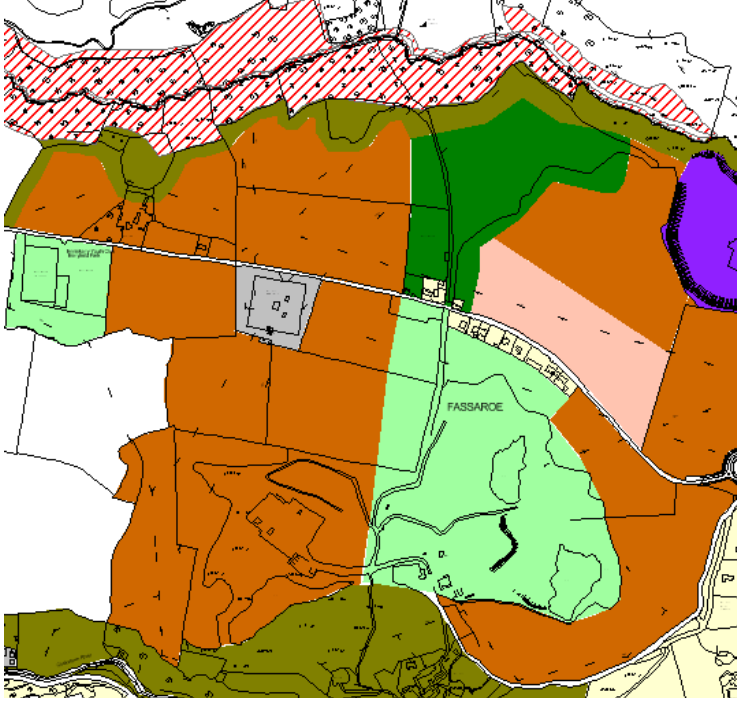
Stage 1 Strategic Flood Risk Identification Assessment

This zoning is located on lands identified as 'flood zone C'. Localised flooding from sources other than rivers/watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

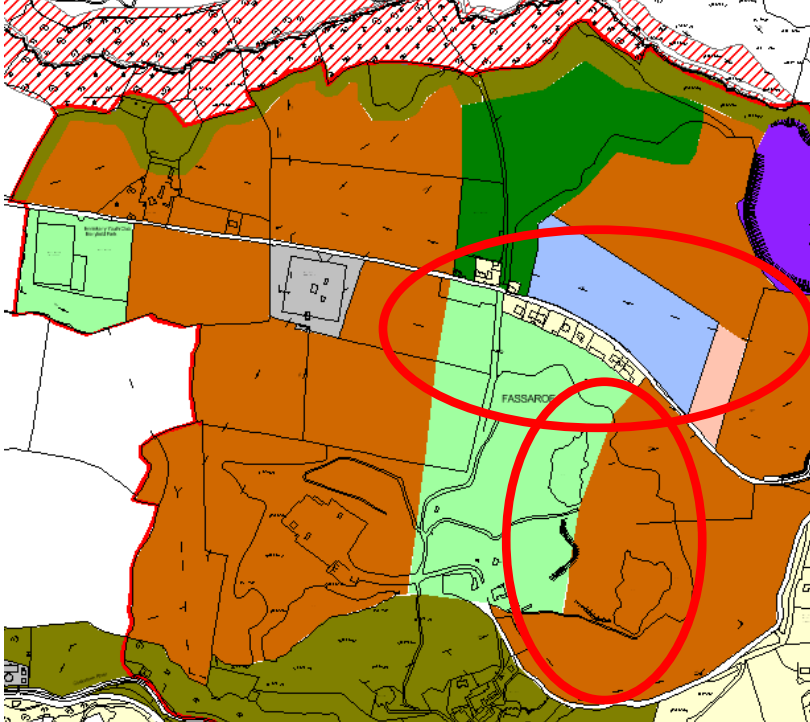
PROPOSED MATERIAL ALTERATION No. 16

Fassaroe

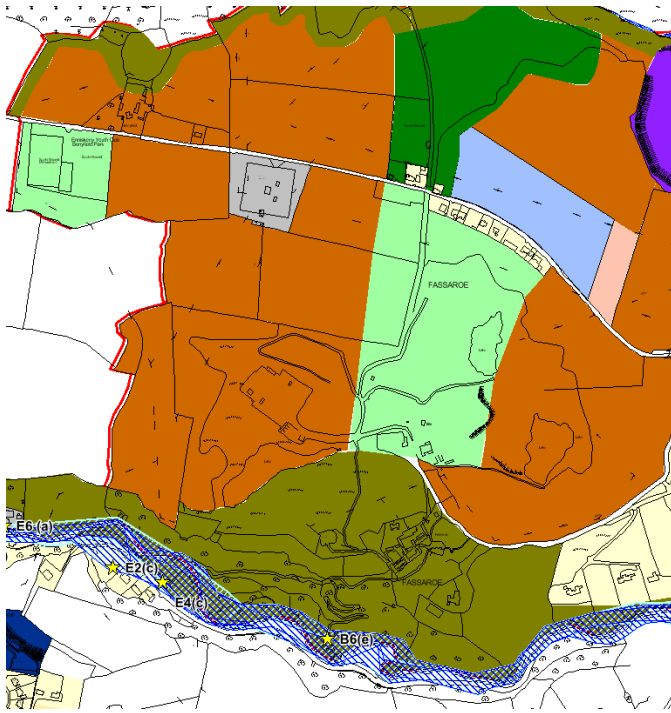
Change from: AOS, NC Neighbourhood Centre



Change to: R High Density, CE & NC



SFRA Assessment Map



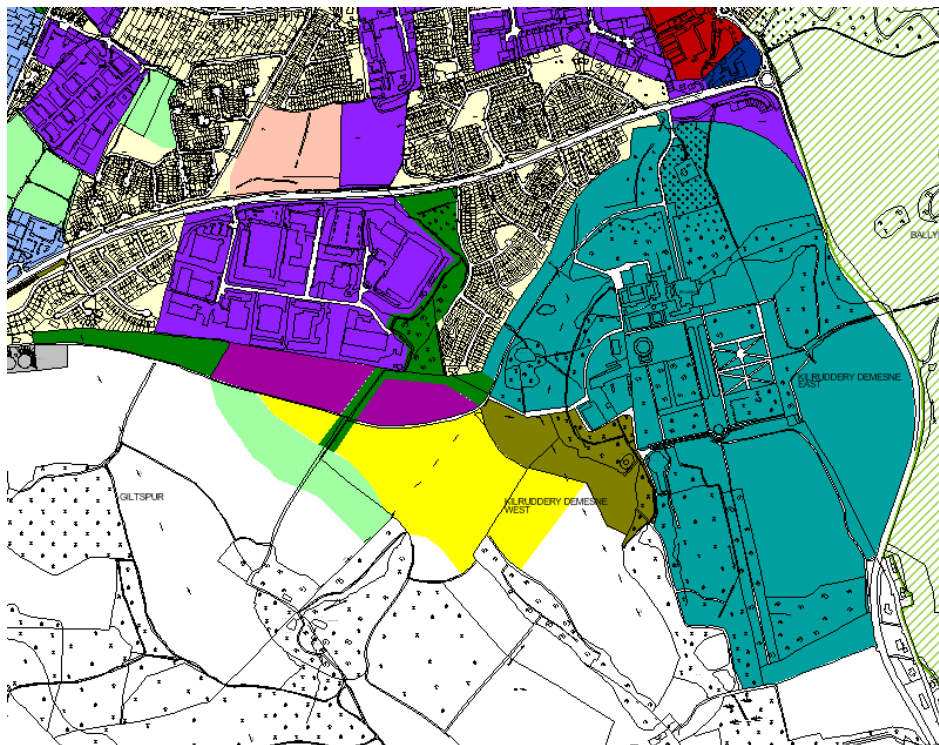
Stage 1 Strategic Flood Risk Identification Assessment

These zoning alterations are located on lands identified as 'flood zone C'. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

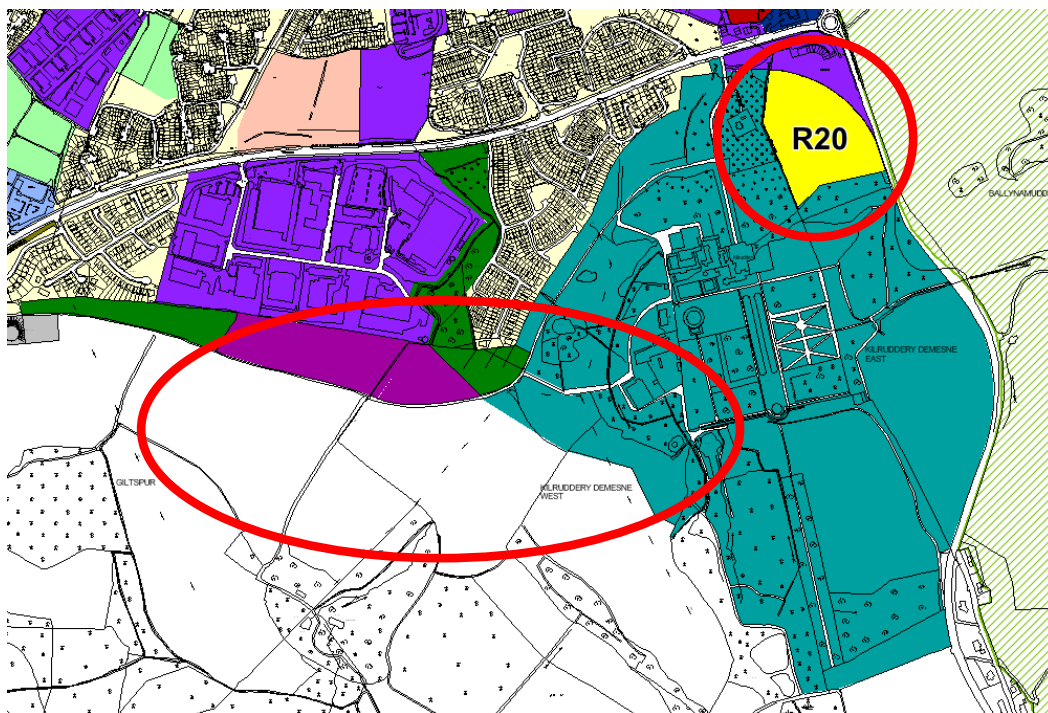
PROPOSED MATERIAL ALTERATION No. 18

Kilruddery

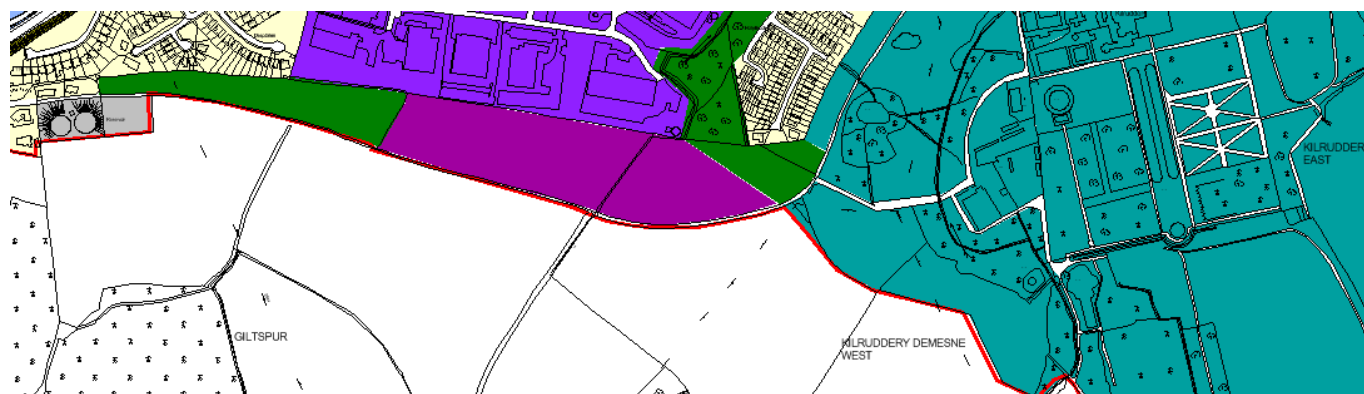
From:



To:



SFRA Assessment Map – Omit R20 and AOS zone, alter boundary of E zone

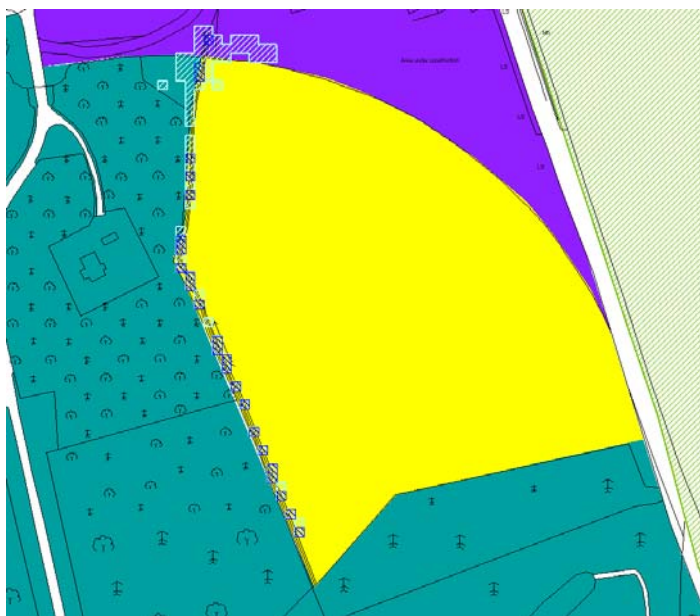


(Note – no Flood Zone A or B in this map extract)

Stage 1 Strategic Flood Risk Identification Assessment

This proposed alteration involves omission of zoning from the majority of the lands in question and alteration of the boundary of the E zone. In the Stage 1 Strategic Flood Risk Identification assessment it was noted that the original zones were located on lands identified as ‘flood zone C’. With respect to the zoning being maintained and altered (E zone), localised flooding can still occur and may need to be taken into account at the planning application stage.

SFRA Assessment Map - Rezone from KD to R20 - Stage 1 Strategic Flood Risk Assessment



Land zoning	R20 To protect, provide and improve residential amenities at a density up to 20 units/ha.
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	yes

Justification Test	
1	<p>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,</p> <p>Under the Wicklow County Development Plan 2010-2016, Bray is designated a ‘Level 1 – Consolidation Town’ within the metropolitan area of Dublin. Under the ‘core strategy’ of the CDP, the population of Bray town and environs is targeted to grow to 40,000. It is prioritised to accommodate a significant amount of population growth, to be a strong active town that is</p>

	as amended.	economically vibrant with high quality transport links to larger towns/cities.
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;	No
	(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.	There are suitable alternative lands available for this use.
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 Plan SEA process.
	Refer to main SFRA document	
Conclusion		
Justification test FAILED.		
Comment		
<p>A minor portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses/coast. The zoning objective does not proscribe exactly where in the zone development should occur. In the event that development is proposed in Flood zones A and/or B, the developer shall:</p> <ul style="list-style-type: none"> - comply with the objectives of the Wicklow County Development Plan 2016-2022, - comply with Flood Objectives FL1 to FL9 and - carry out the sequential approach in the Flood Risk Guidelines and Section 1 of the SFRA and shall carry out the requirements of the sequential approach. 		

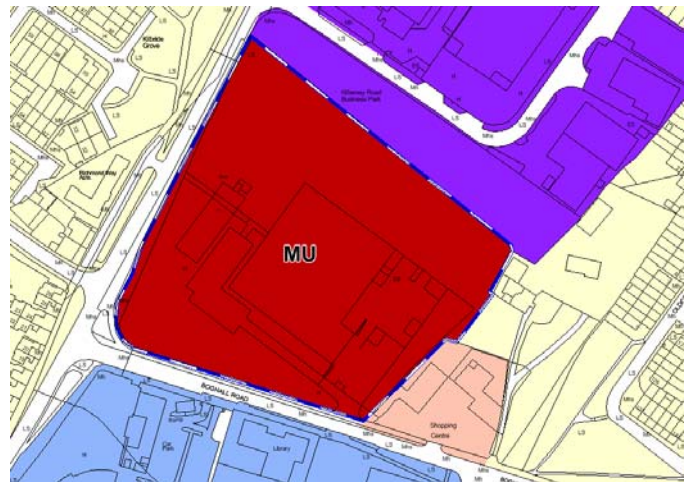
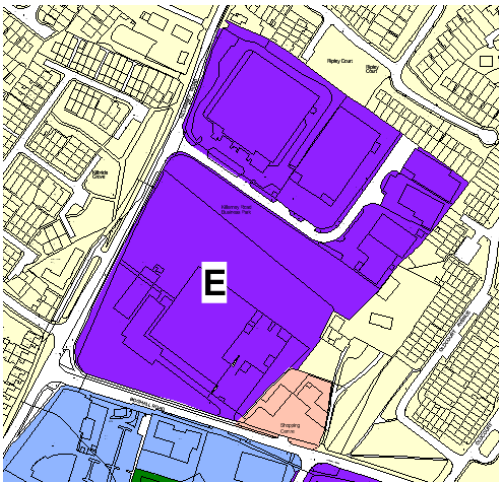
R20 New Residential zoning - This majority of this zone is located within flood zone C.

Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and shall carry out the requirements of the sequential approach.

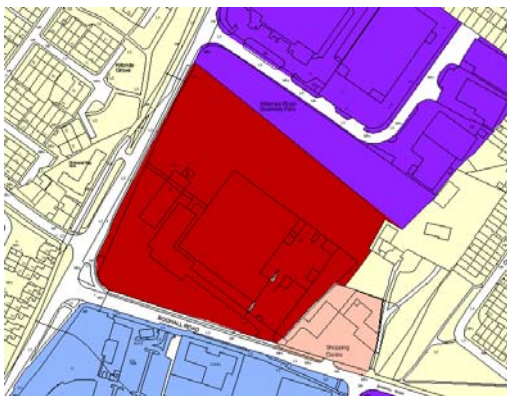
PROPOSED MATERIAL ALTERATION No. 22

From: E1 Employment

To: SLO 9 – Zoning: MU Mixed Use



SFRA Assessment Map



(Note – no Flood Zone A or B in this map extract)

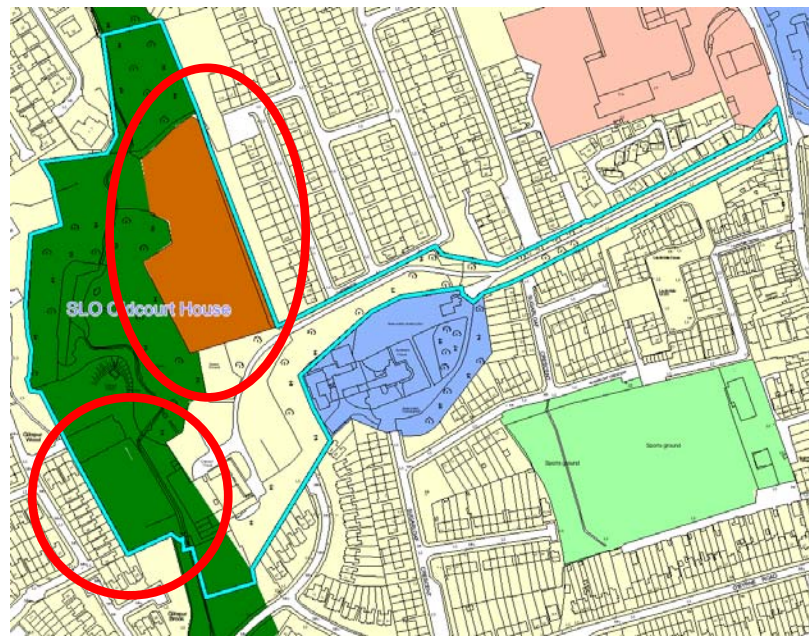
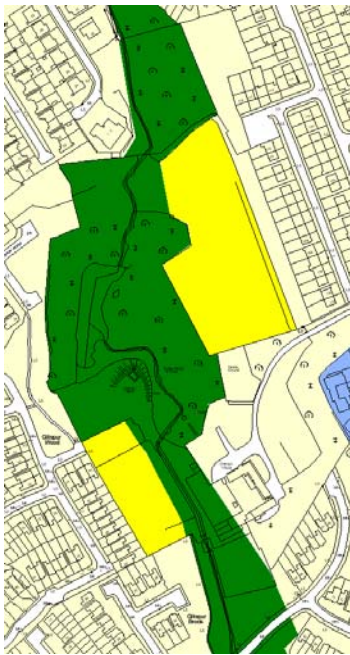
Stage 1 Strategic Flood Risk Identification Assessment

This MU zone is located in 'flood zone C'. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and shall carry out the requirements of the sequential approach.

PROPOSED MATERIAL ALTERATION No. 23

From: R20 new residential

To: OS1 Open Space
R-HD Residential – High Density



SFRA Assessment Map



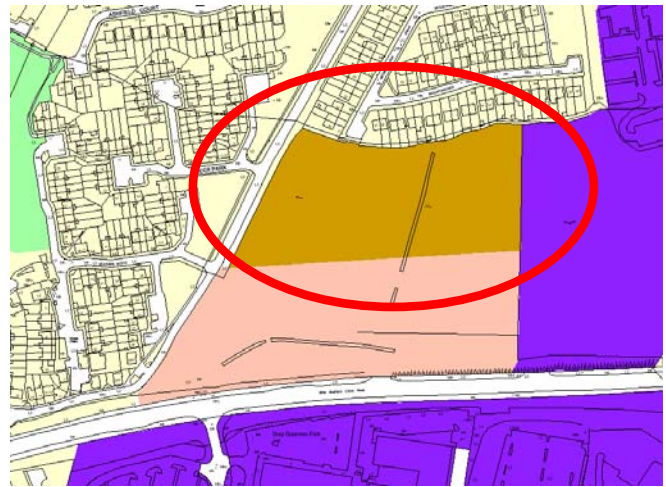
Stage 1 Strategic Flood Risk Identification Assessment

The OS1 and R-Special zones are located in 'flood zone C'. Localised flooding from sources other than rivers/watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and shall carry out the requirements of the sequential approach.

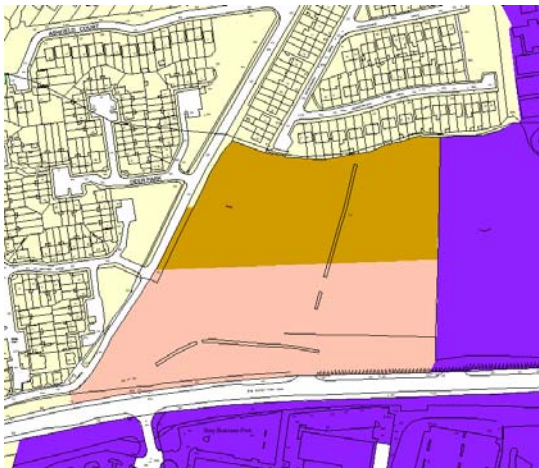
PROPOSED MATERIAL ALTERATION No. 24

From: NC Neighbourhood Centre

To: NC and R Special



SFRA Assessment Map



(Note – no Flood Zone A or B in this map extract)

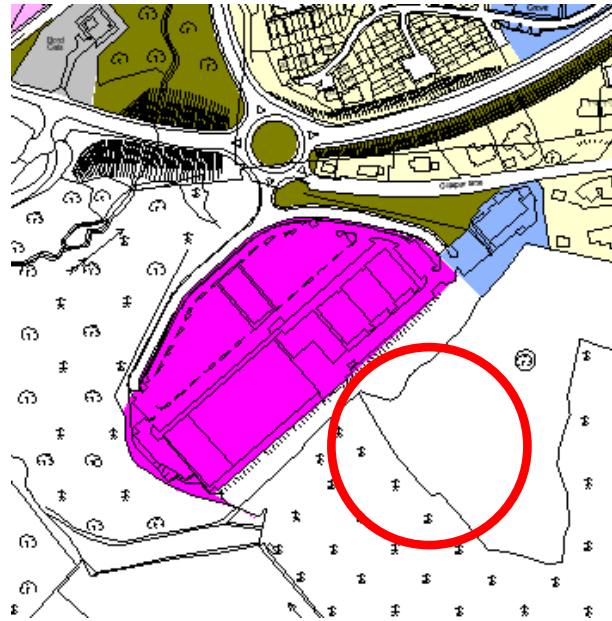
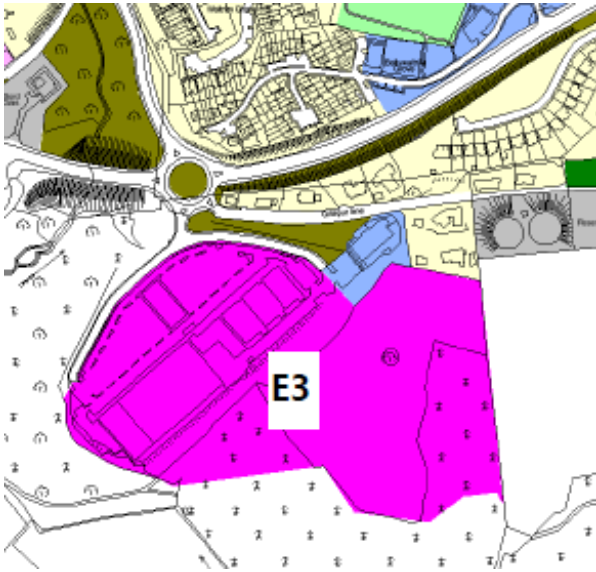
Stage 1 Strategic Flood Risk Identification Assessment

The R-Special zone is located in 'flood zone C'. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and shall carry out the requirements of the sequential approach.

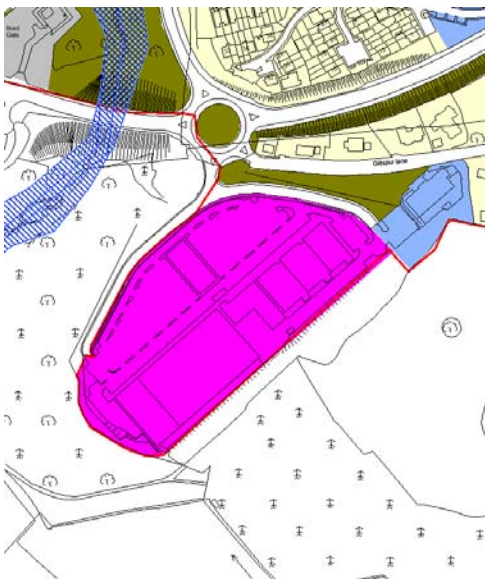
PROPOSED MATERIAL ALTERATION No. 26

Change from: E3 Retail Warehousing

Change to: Remove zoning as shown below; amend boundary so that lands are outside the Bray settlement boundary



SFRA Assessment Map



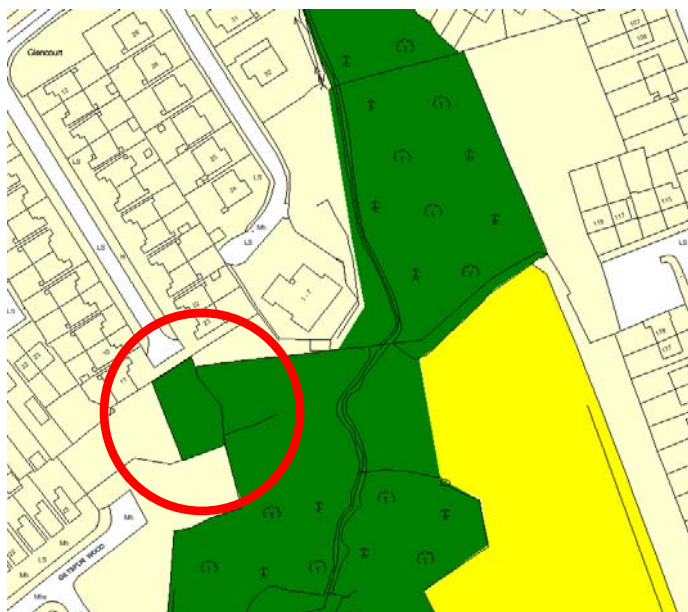
Stage 1 Strategic Flood Risk Identification Assessment

The E3 zone is located in 'flood zone C'. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and shall carry out the requirements of the sequential approach.

PROPOSED MATERIAL ALTERATION No. 27

Change from: RE Existing Residential

Change to: OS1 Open Space



SFRA Assessment Map



Stage 1 Strategic Flood Risk Identification Assessment

The OS1 zone is located in 'flood zone C'. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and shall carry out the requirements of the sequential approach.

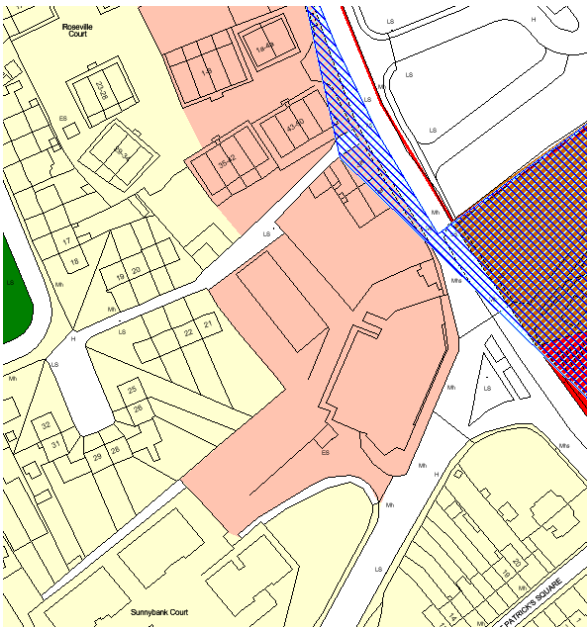
PROPOSED MATERIAL ALTERATION No. 28

Change from: RE existing Residential

Change to: NC Neighbourhood Centre



SFRA Assessment Map



Stage 1 Strategic Flood Risk Identification Assessment

The NC zone is located in 'flood zone C'. Localised flooding from sources other than rivers/ watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and shall carry out the requirements of the sequential approach.