

**PROPOSED VARIATION No. 2 (ii) TO  
WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016**

**LARAGH-GLENDALOUGH SETTLEMENT AND TOURISM PLAN**

**FLOOD RISK ASSESSMENT**

**1.0 Introduction**

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 the Laragh-Glendalough Settlement and Tourism 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 for the zoning of lands 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 Laragh-Glendalough Settlement and Tourism Plan includes the following land use zonings:

- (i) 'Primary Development Zone – the zoning 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 settlement centre as a tourism hub which is the prime gathering place for visitors to stay the night, to dine, shop and to organise visits to Glendalough and the other attractions of the area. These lands should have some residential use and should have an animated and high quality streetscape, whilst ensuring the protection of the special character and heritage of this area.
- (ii) 'Secondary Development Zone' – the zoning 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, and to promote this area as a location for the gathering of visitors to the area.
- (iii) 'Laragh Glendalough Tourism Corridor Zone' – the zoning objective for these lands is to provide facilities and infrastructure that contribute to the improvement of the visitor experience to Glendalough and to promote the movement of visitors from the area in the vicinity of Laragh towards the attractions at Glendalough through a range of sustainable transportation options so that visitors can travel to the key attractions of the Lakes and Monastic city, in an enjoyable manner.
- (iv) 'The Tourist Attractions Zone – Glendalough' – the zoning objective for these lands is to enhance the visitor experience at Monastic City and Wicklow Mountains National Park, whilst also ensuring that the integrity of the heritage of the area is maintained and improved.
- (v) 'Natura 2000 Site' – on these lands it is an objective of the Council to preserve and improve the integrity of the Natura 2000 site and to prohibit development that adversely affects the integrity of the Natura 2000 site, in light of the site's conservation objectives. Land designated a 'Natura 2000 Site' comprises Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

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

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

A limited amount of 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. It should also be noted that a portion of these lands are designated 'Natura 2000 Site', with an objective to improve and preserve the integrity of the Natura 2000 site.

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:

- Laragh-Glendalough settlement is designated a Level 7 'Large Village' under the 'Wicklow County Development Plan 2010-2016'. Under the CDP the settlement is targeted for growth, from a 130 residential units in 2006, to 180 by 2016, and allows for further growth to 205 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 and tourist 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 the Mill Building site.
  - These lands are within the village core of Laragh
  - These lands are essential for the achievement of a compact core and there are no suitable alternative lands in areas at lower risk of flooding.
- 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.

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

### **3.0 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, tourist community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement. It should also be noted that a portion of these lands are designated ‘Natura 2000 Site’, with an objective to improve and preserve the integrity of the Natura 2000 site. It is clear 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 objectives set out in Section 6.0 apply in this regard.

### **4.0 Assessment of Flood Risk on the ‘Laragh Glendalough Tourism Corridor’**

The ‘Laragh Glendalough Tourism Corridor’ includes land that is at a high and moderate risk of flooding. The land use objective for these lands promotes uses that are acceptable in the ‘rural area’ and uses relating to the development of tourist infrastructure and facilities, and recreational uses. It should also be noted that a portion of these lands are designated ‘Natura 2000 Site’, with an objective to improve and preserve the integrity of the Natura 2000 site. It is clear 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 Tourism Corridor is not especially vulnerable to the adverse impacts of flooding. The objectives set out in Section 6.0 apply in this regard.

### **5.0 Assessment of Flood Risk on the ‘Tourist Attractions – Glendalough’**

The ‘Tourist Attractions – Glendalough’ designation includes land that is at a high and moderate risk of flooding. The land use objective for these lands promotes uses that are acceptable in the ‘rural area’, and uses relating to the development of tourist infrastructure and facilities, the protection of heritage and the development of recreational uses. It should also be noted that a

substantial portion of these lands are designated 'Natura 2000 Site', with an objective to improve and preserve the integrity of the Natura 2000 site.

It is clear 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 Tourist Attractions land designation is not especially vulnerable to the adverse impacts of flooding. The objectives set out in Section 6.0 apply in this regard.

## 6.0 Mitigation Objectives

In order to properly manage flood risk, the following mitigation objectives are required to be included in the Laragh-Glendalough Settlement and Tourism Plan:

Objective LG25:

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 an 'inappropriate' 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.

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

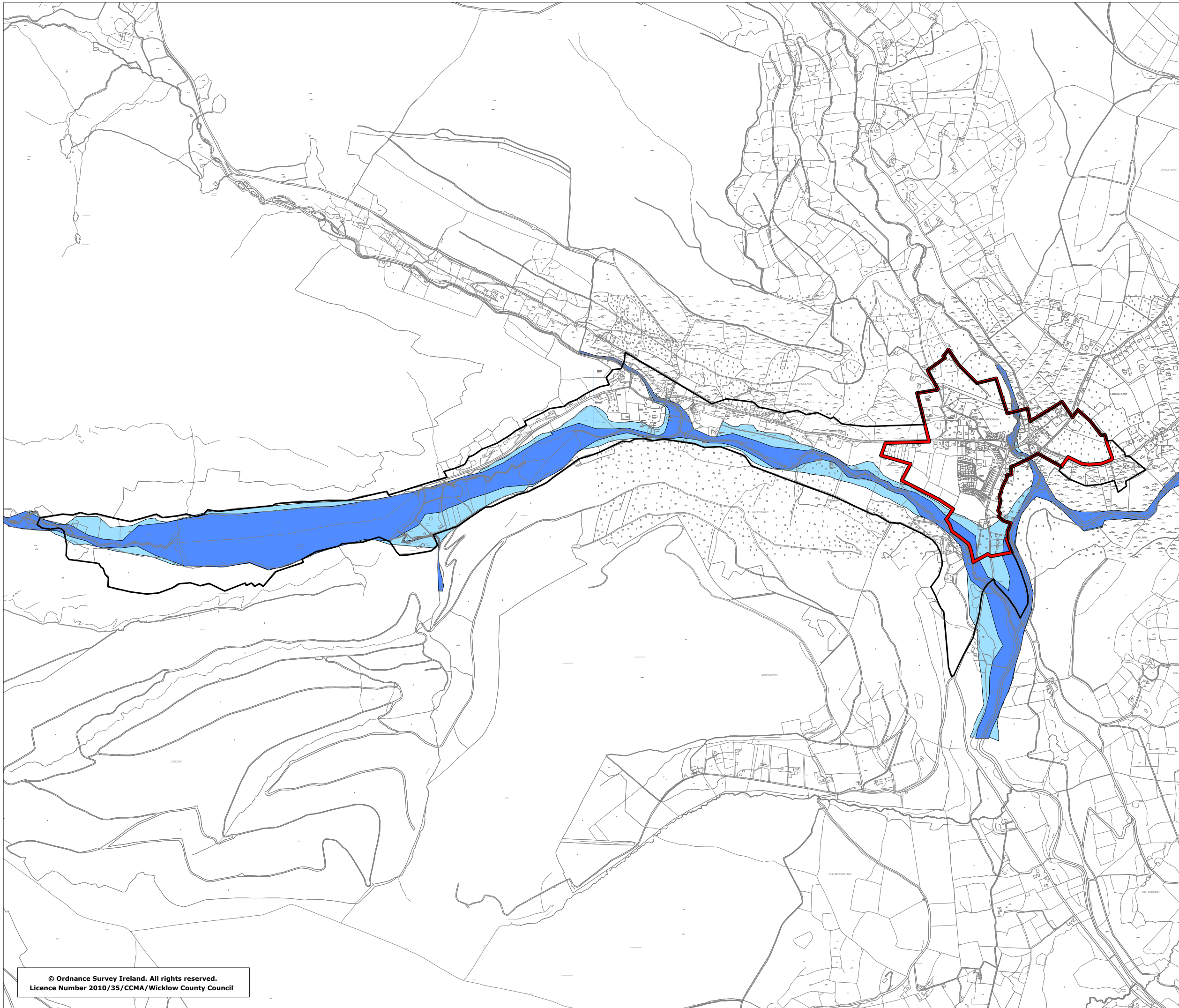
FL1 To prepare flood zone maps for all zoned lands within the County as part of future Local Area Plans.

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.




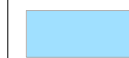


WICKLOW  
COUNTY  
COUNCIL



10/05/2011

**INDICATIVE FLOOD ZONE MAP**  
**PROPOSED LARAGH-GLENDALOUGH**  
**SETTLEMENT AND TOURISM PLAN**  
**PROPOSED VARIATION TO WICKLOW**  
**COUNTY DEVELOPMENT PLAN 2010 - 2016**

LEGEND

-  Flood Zone A
-  Flood Zone B
-  Laragh-Glendalough Development Boundary
-  Laragh-Glendalough Settlement Boundary