

[REDACTED]

Sent: 09 January 2020 14:23
To: 'Karen Donovan'
Cc: Planning - Plan Review
Subject: RE: OPW Comments on Issues Paper for the Wicklow County Development Plan 2021-27

A Chara,

I wish to acknowledge, with thanks, receipt of your submission regarding the County Development Plan review.

Regards

[REDACTED]
Administrative Officer
Planning Control.

From: Karen Donovan [REDACTED]
Sent: 09 January 2020 14:19
To: Planning - Plan Review
Subject: OPW Comments on Issues Paper for the Wicklow County Development Plan 2021-27

Hi,

Please find attached OPW Comments in relation to Issues Paper for the Wicklow County Development Plan 2021-27, required by COB 10/01/2020.

Kind regards
Karen

Karen Donovan
Flood Risk Assessment and Management

Oifig na nOibreacha Poiblí
Office of Public Works

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To send me files larger than 30MB, please use the link below
<https://filetransfer.opw.ie/filedrop/karen.donovan@opw.ie>

Email Disclaimer: <https://www.opw.ie/en/disclaimer/>



Oifig na
nOibreacha Poiblí
Office of Public Works



Administrative Officer,
Forward Planning,
Wicklow County Council,
Station Road,
Wicklow Town,
Co. Wicklow.

09/01/2020

RE Issues Paper Wicklow County Development Plan 2021-2027

Dear Sir/Madam,

The Office of Public Works (OPW) welcomes the opportunity to comment on the Issues Paper in the preparation of a new County Development Plan for the period 2021-2027 and acknowledges the commitment given by Wicklow County Council to carry out a Strategic Flood Risk Assessment (SFRA) as part of the Environmental Assessment with the objective of avoiding inappropriate development in areas at risk of flooding and avoiding new development increasing flood risk elsewhere. To ensure the appropriate integration of flood risk management into the County Development Plan OPW provide the following information which may inform the preparation of the Draft Plan.

Flood Risk Management

The Planning System and Flood Risk Management Guidelines for Local Authorities (2009), associated Circulars and Technical Appendices must be used to ensure that the key principles of flood risk management are adopted and that the sequential approach to managing flood risk is considered at the earliest stage in the planning process. Where uncertainty exists the precautionary approach should be taken or further more detailed assessment carried out before decisions are made. A three Stage Flood Risk Assessment process is to be followed by the Planning Authority to identify whether flood risk exists and the degree to which it is an issue and assessment to a scale proportionate to the risk then carried out. The following is an overview of this three-stage process;

Stage 1 Flood risk identification – this is to identify whether there may be any flooding or surface water management issues related to a plan area or proposed development site that may warrant further investigation.

Stage 2 Initial flood risk assessment – to confirm sources of flooding that may affect a plan area or proposed development site, to appraise the adequacy of existing information and to scope the extent of the risk of flooding which may involve preparing indicative flood zone maps. Where hydraulic models exist the potential impact of a development on flooding elsewhere and of the scope of possible mitigation measures can be assessed. In addition, the requirements of the detailed assessment should be scoped; and

Stage 3 Detailed flood risk assessment – to assess flood risk issues in sufficient detail and to provide a quantitative appraisal of potential flood risks to a proposed or existing development or land to be zoned, of its potential impact on flood risk elsewhere and of the effectiveness of any proposed mitigation measures.



OPW recommend that particular attention be paid to;

- Section 3.1 Planning Principles in the Planning Guidelines,
- Section 3.2 Sequential Approach in the Planning Guidelines,
- Chapters 3 and 4 relating to the Plan-making Justification Test and the Development Management Justification Test where it is intended to zone or otherwise designate land which is at moderate or high risk of flooding. Any justification tests required should be clear and concise and be accompanied by a map or figure demonstrating the site and details of the proposed changes.
- Any figures or maps, particularly those relating to flood risk or zoning should;
 - be clear and concise in nature and should identify Flood Zones A, B and C as appropriate,
 - Identify the previous zoning designation and proposed zoning designation.

If further information is required please do not hesitate to contact OPW in advance of the completion of the Draft Wicklow County Development Plan.

Yours sincerely,

Karen Donovan

Engineering Services Administration