

Celbridge

Draft Local Area Plan 2017 – 2023

Dréachtphlean Ceantair Áitiúil Cill Droichid



**PROPOSED MATERIAL ALTERATIONS
STRATEGIC FLOOD RISK ASSESSMENT
ADDENDUM REPORT**

Planning Department

Kildare County Council

May 2017



Strategic Flood Risk Assessment of the Celbridge Draft Local Area Plan 2017-2023

Addendum Report

MDW0751Rp0003 May 2017



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1 INTRODUCTION

The Draft Celbridge Local Area Plan 2017 – 2023 was placed on public display from the 13th December 2016 until 3rd of February 2017. The Chief Executive's Report on submissions and observations received in respect of the Draft LAP was submitted to Members of the Celbridge - Leixlip Municipal District for their consideration on the 16th March 2017.

Having considered the Draft Celbridge LAP and the Chief Executive's Report, it was resolved by the Members, at a Special Meeting of the Celbridge-Leixlip Municipal District on 26th April 2017, to alter the Draft Celbridge LAP, and that these alterations constitute a material alteration to the Draft LAP.

In accordance with Section 20 (3) (e) of the Planning and Development Act 2000 (as amended), the Proposed Material Alterations are to be published for public consultation for a period of not less than 4 weeks.

KCC commissioned RPS Consulting Engineers to carry out an Addendum to the Strategic Flood Risk Assessment report, in accordance with Guidelines for Planning Authorities on 'The Planning System and Flood Risk Management. This report reviews the Material Alterations and their impact on flood risk, and makes recommendations for inclusion in the final SFRA report.

2 PROPOSED MATERIAL ALTERATIONS

53 material alterations have been proposed but not all of these are relevant to the SFRA and flood risk management. **Table 2.1** below outlines a summary of the proposed material alterations which have flood risk implications and how they apply to the Guidelines. The final SFRA will be updated with commentary, recommendations and amended Justification Tests from this addendum report. **Figure 2.1** below shows a screengrab of the mapped material alterations. Justification Tests for Material Alterations 11 and 14 are included in Appendix A.

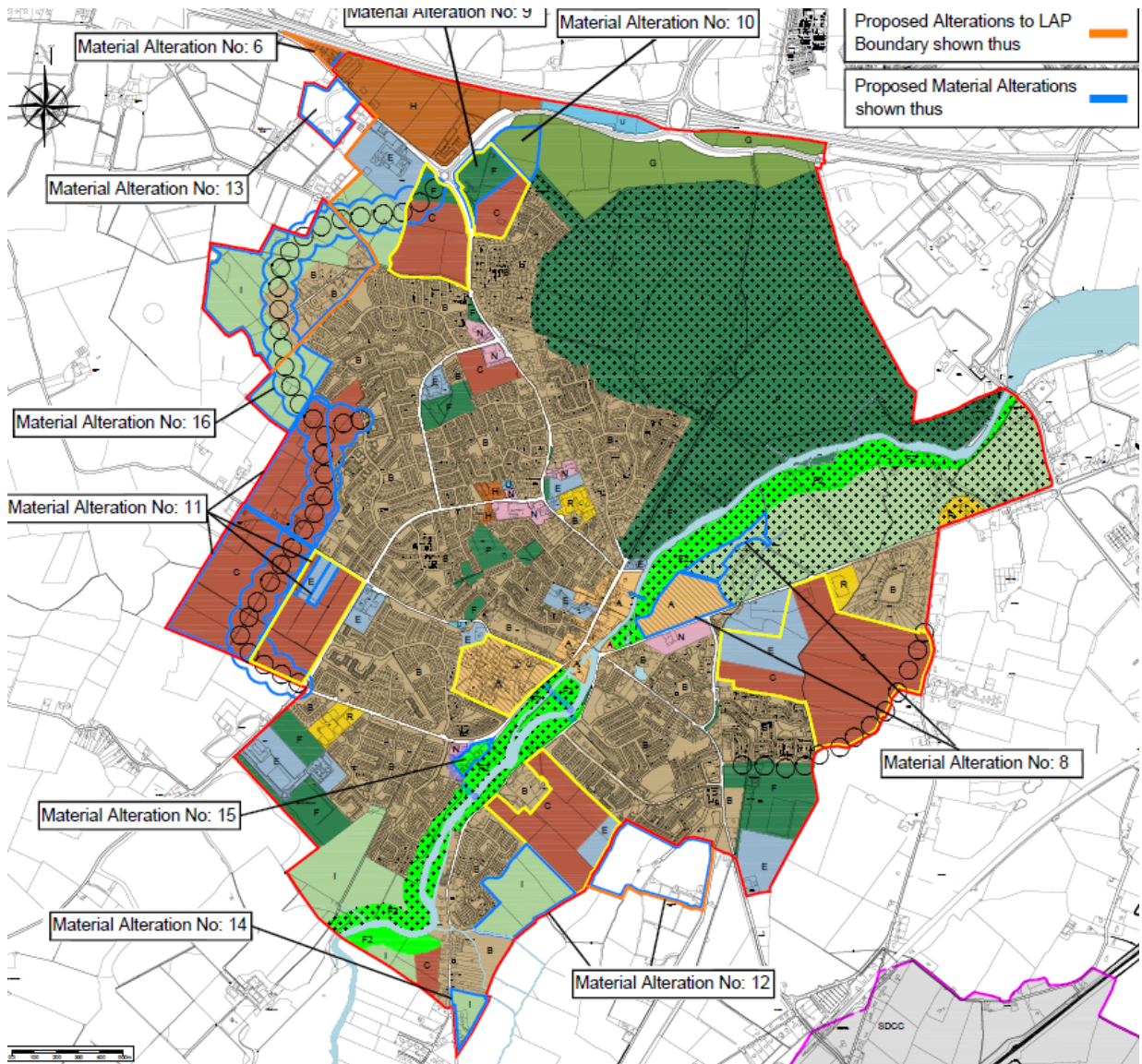


Figure 2.1 Mapped Material Alterations for Celbridge LAP

Table 2.1 Proposed material alterations which have flood risk implications

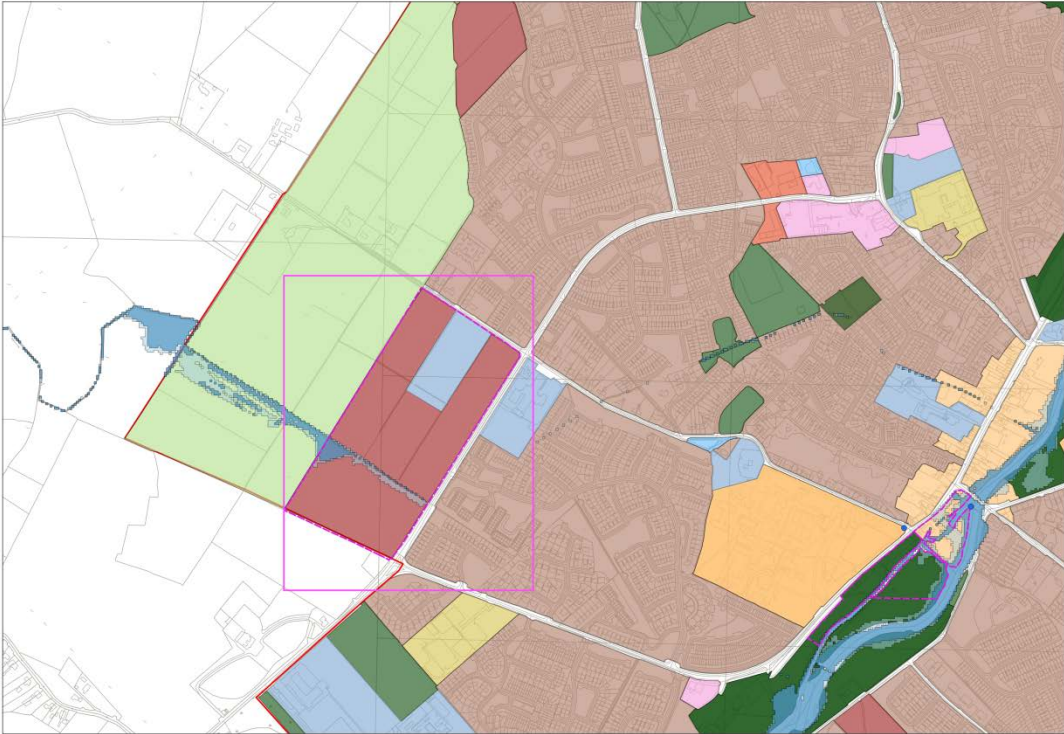
Material Alteration	Type of Change	Implications on Flood Risk	Suitability of Zoning
8	(i) Remove 'A' Town Centre Zoning and Specific Objective (Town Centre Expansion) and replace with 'F2' Strategic Open Space (ii) Amend zoning to north west of Donaghcumper House from 'I' Agricultural to 'F2' Strategic Open Space	(i) Positive impact by reducing hardstanding drainage runoff area and maintaining riparian strip adjacent to the River Liffey (ii) No material impact as the zoning is still flood compatible and additionally no flood risk has been identified for the area.	These zoning changes are deemed suitable and the final SFRA will be updated to note as such.
9	Remove zoning objective 'F' Open Space to replace with zoning objective 'C' New Residential on lands on the north side of Maynooth Road.	There is no fluvial risk identified in this area. However all developments will be required to be built in accordance with SuDS principles and in compliance with the surface water and drainage policies of the Celbridge LAP and Kildare County Development Plan. This area was already assessed in the draft SFRA and was deemed suitable for development from a flood risk management perspective.	The final SFRA will be updated to note that the development in this area is suitable.
10	Remove 'G' Green Belt zoning on lands adjacent to Crodaun KDA (5) and replace with zoning objective 'F' Open Space.	No material impact as the zoning is still flood compatible and additionally no flood risk has been identified for the area.	The zoning change is deemed suitable and the final SFRA will be updated to note as such.
11	(i) Reduce 'C' New Residential zoning in Oldtown KDA (4) to 13.7 hectares and replace remaining lands with zoning objective 'I' Agricultural and amend LAP boundary accordingly. (ii) Relocate 'E' Community & Educational zoning within Oldtown KDA.	(i) Positive impact by reducing hardstanding drainage runoff area and increasing the flood compatible area. (ii) School zoning located outside the flood extents on the SFRA and should be suitable for development but will still be required to be built in accordance with SuDS principles and in compliance with the surface water and drainage policies This area was already assessed in the draft SFRA and was deemed suitable for development from a flood risk management perspective.	The zoning change is deemed suitable with a Justification Test provided in Appendix A. The final SFRA will be updated with commentary and the Justification Test. The Justification Test notes that there will be a need for a FRA on the site to address flood risk in the centre of the site.

Material Alteration	Type of Change	Implications on Flood Risk	Suitability of Zoning
12	Simmonstown KDA (6): Increase 'C' New Residential zoning to east and south of Simmonstown KDA to 35 hectares and extend LAP boundary accordingly.	<p>The CFRAM flood zones in this area highlight some fluvial flooding in the south west corner of this site. Development should be avoided in this area of the site.</p> <p>This area was already assessed in the draft SFRA and was deemed suitable for development from a flood risk management perspective, as long as a FRA is undertaken to address flood risk particularly in the south west corner of the site. Any FRA should also be cognisant of the draft Eastern CFRAM FRMP which identified channel conveyance improvement works in this area.</p>	The zoning change is deemed suitable with a Justification Test provided in Appendix A. The final SFRA will be updated with commentary and the Justification Test. The Justification Test notes that there will be a need for a FRA on the site to address flood risk in the southern portion of the site and possible river channel improvements on the site.
13	Zone additional lands ca. 5.4ha to south of Maynooth Road (west of Salesians) to 'C' New Residential and amend Local Area Plan Boundary accordingly.	There is no fluvial risk identified in this area. However all developments will be required to be built in accordance with SuDS principles and in compliance with the surface water and drainage policies of the Celbridge LAP and Kildare County Development Plan.	The zoning change is deemed suitable and the final SFRA will be updated to note as such.
14	Amend zoning on lands ca. 1.8ha to east of Ardclough Road at Newtown from 'I' Agricultural to 'C' - New Residential.	<p>The CFRAM flood zones in this area highlight some fluvial flooding in the north east corner of this site. Development should be avoided in this area of the site.</p> <p>This area was already assessed in the draft SFRA and was deemed suitable for development from a flood risk management perspective, as long as a FRA is undertaken to address flood risk particularly in the north east corner of the site. Any FRA should also be cognisant of the draft Eastern CFRAM FRMP which identified channel conveyance improvement works in this area.</p>	The zoning change is deemed suitable with a Justification Test provided in Appendix A. The final SFRA will be updated with commentary and the Justification Test. The Justification Test notes that there will be a need for a FRA on the site east of Newtown Road to address flood risk in the north east corner of the site and possible river channel improvements on the site.
15	Amend zoning on lands ca. 2ha to south of Clane Road at Abbey farm from 'F2' Strategic Open Space to 'E' Community & Educational	There is no fluvial risk identified in this area. However all developments will be required to be built in accordance with SuDS principles and in compliance with the surface water and drainage policies of the Celbridge LAP and Kildare County Development Plan.	The zoning change is deemed suitable and the final SFRA will be updated to note as such.

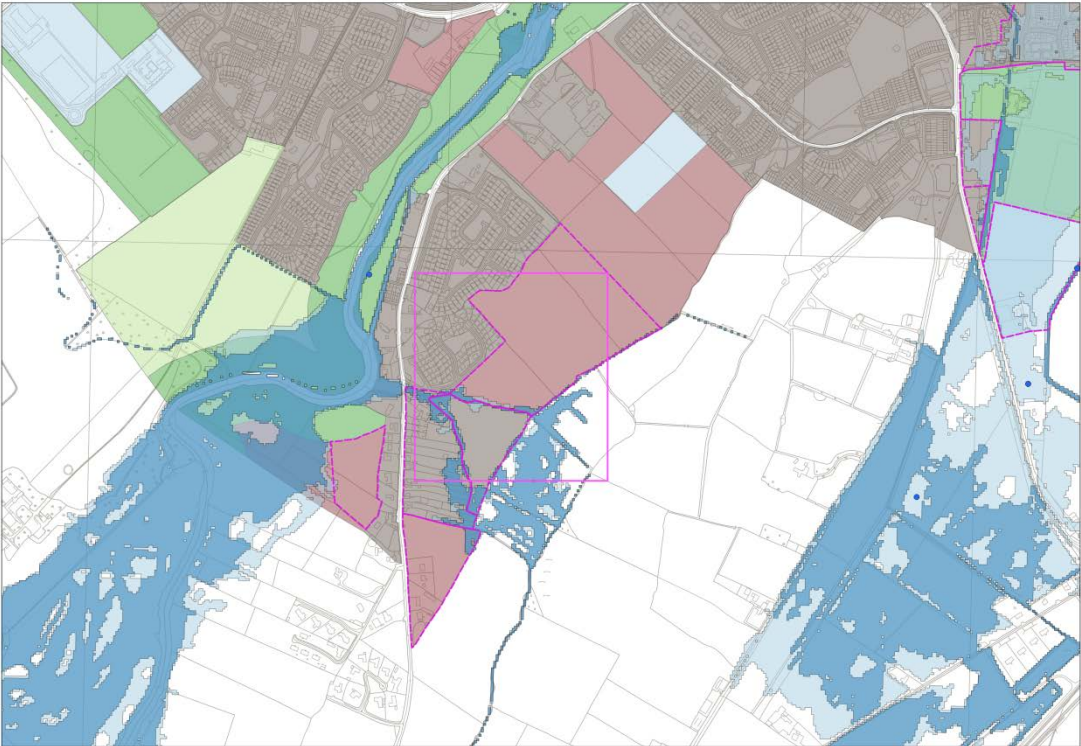
3 SUMMARY

RPS have reviewed the proposed material alterations with respect to the Guidelines and analysis is provided in **Table 2.1** above. We conclude that the proposed alterations are deemed suitable from a flood risk management perspective. The final SFRA report will be updated with commentary on the flood risk for each site and the updated Justification Tests. Justification Tests for Material Alterations 11 and 14 are included in Appendix A. Flood risk at these sites can be managed appropriately using a suitable site layout, taking land use vulnerabilities into account, as detailed in the Guidelines.

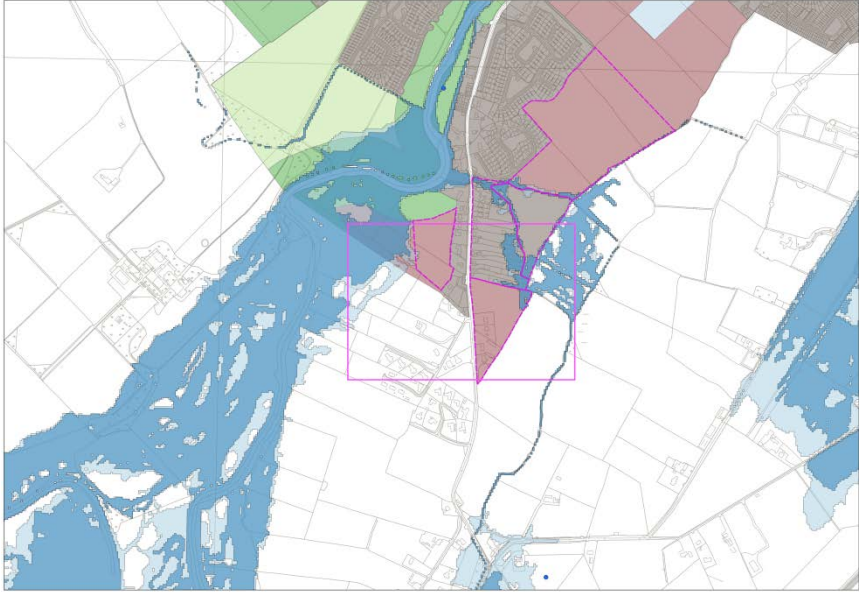
APPENDIX A
JUSTIFICATION TESTS

	Celbridge Local Area Plan 2017-2023	Oldtown (Material Alteration 11)
		
1	<p>The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 set out the planned direction for growth within the Greater Dublin Area up to 2022 by giving regional effect to national planning policy under the National Spatial Strategy (NSS).</p>	<p>Celbridge is designated as a moderate Growth Town in the Kildare Development Plan 2011-2017 and the Draft County Development Plan 2017-23. Detailed policy and zoning is provided under the Local Area Plan</p> <p>Arising from the RPGs and the Draft Kildare County Development Plan 2017-2023, a growth target of 3,250 units is prescribed for Celbridge between 2017 and 2023.</p>
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</p>	<p>Development of the overall landholding is covered by KDA 3 – Oldtown which seeks to ensure that new residential communities are delivered along with key and recreation and amenity infrastructure in this area. The subject site is predominantly zoned C: New Residential and F: Open Space and Amenity. The wider area is included as strategic reserve lands so as to ensure that any development with the KDA has regard to a long-term vision for the northern edge of the town. This is an important land bank for the town, and seeks to locate new residential communities close to schools and infrastructure at the north west sector of the town.</p>
	<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement;</p>	<p>The provision of new development and community facilities at Oldtown is an essential part of facilitating expansion of Celbridge, serving a growing residential community in the short-term, and supporting the development close to school sites.</p>
	<p>(ii) Comprises significant previously developed and / or underutilized lands;</p>	<p>The lands are generally greenfield in nature on the edge of the town, and may be considered underutilised.</p>
	<p>(iii) Is within or adjoining the core of an established or designated urban settlement;</p>	<p>The site is located on the edge of the existing built edge of the north-western side of the town. The nearby location of the school site will encourage walking and cycling access and the town core area is also accessible within cycling distance.</p>

	(iv) Will be essential in achieving compact and sustainable urban growth; and	The site is located on the edge of the settlement. The development of lands in this area is considered to support strategic planning goals, and sustainable growth through providing community and residential development in integrated manner in close proximity to community facilities.
	(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.	<p>There is already a significant quantity of suitably zoned land that is not at risk of flooding at various locations in Celbridge and in other areas of County Kildare. These lands will facilitate the appropriate sustainable development in line with the proposed Settlement Strategy of the Kildare County Development Plan 2017-2023.</p> <p>A section of the site is impacted upon by a linear flood zone and therefore is unsuitable for certain sensitive uses. Along with residential an objective to provide Open Space and Amenity on the site has been proposed. Prior to any development being permitted on this site a site specific flood risk assessment will have to be carried out to the satisfaction of Kildare County Council. The recommendations of this assessment will determine the location, type and quantum of development on this site.</p>
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. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>The flood risk for these lands is confined to close proximity of the riverbank. A site- specific FRA should be carried out for development on these lands in accordance with The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014).</p> <p>Site Specific FRA should address the following:</p> <ul style="list-style-type: none"> ▪ Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. ▪ Highly Vulnerable Development shall not be permitted in Flood Zone A or B. ▪ Should address climate change scenarios in relation to FFLs and potential mitigation measures. ▪ Finished floor levels should be above the 1% AEP level ▪ Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas

	Celbridge Local Area Plan 2017-2023	Simmonstown (Material Alteration 12)
		
1	<p>The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 set out the planned direction for growth within the Greater Dublin Area up to 2022 by giving regional effect to national planning policy under the National Spatial Strategy (NSS).</p>	<p>Celbridge is designated as a moderate Growth Town in the Kildare Development Plan 2011-2017 and the Draft County Development Plan 2017-23. Detailed policy and zoning is provided under the Local Area Plan.</p> <p>Arising from the RPGs and the Draft Kildare County Development Plan 2017-2023, a growth target of 3,250 units is prescribed for Celbridge between 2017 and 2023.</p>
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</p>	<p>The subject lands were previously zoned B: Existing Residential & Infill, C: New Residential and I: Agricultural in the Celbridge LAP 2010. Development of the overall landholding is covered by KDA 5 – Simmonstown which seeks to ensure that new residential communities are delivered along with key and recreation and amenity infrastructure in this area. The subject site is predominantly zoned C: New Residential. The wider area is included as strategic reserve lands so as to ensure that any development with the KDA has regard to a long-term vision for the eastern edge of the town. This is an important land bank for the town, and seeks to locate new residential communities close to infrastructure at the east sector of the town.</p>
	<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement;</p>	<p>Maintaining the existing zoning in this area is considered to support strategic planning goals, and sustainable growth through providing community and residential development in integrated manner in close proximity to neighbourhood and town centre facilities.</p>
	<p>(ii) Comprises significant previously developed and / or underutilized lands;</p>	<p>The lands are generally greenfield in nature on the edge of the town, and may be considered underutilised. The existing residential lands in this area comprise established settlements on the Newtown Road and in Chelmsford Manor.</p>
	<p>(iii) Is within or adjoining the core of an established or designated urban settlement;</p>	<p>The site is located on the south western periphery of the town area.</p>

	(iv) Will be essential in achieving compact and sustainable urban growth; and	The site is located on the edge of the settlement. The development of lands in this area is considered to support strategic planning goals, and sustainable growth through providing community and residential development in integrated manner in close proximity to neighbourhood and town centre facilities.
	(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.	Having regard to the developed nature of the lands it is considered reasonable to retain the proposed use subject to the stipulation that the areas of the site inside the flood risk zone include measures to mitigate against flooding sizeable linear sections of the site are impacted upon by the flood zone and therefore unsuitable for certain sensitive uses. Prior to any further development being permitted on this site a site specific flood risk assessment will have to be carried out to the satisfaction of Kildare County Council.
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. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	<p>The lands zoned B: Existing Residential & Infill have been maintained however any significant new development will be subject to a site-specific FRA.</p> <p>The flood risk to the lands zoned C: New Residential is confined to the southern portion of the site and any new development will be subject to a site specific FRA.</p> <p>Site Specific FRA should address the following:</p> <ul style="list-style-type: none"> ▪ Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. ▪ Highly Vulnerable Development shall not be permitted in Flood Zone A or B. ▪ Should address climate change scenarios in relation to FFLs and potential mitigation measures. ▪ Finished floor levels should be above the 1% AEP level ▪ Flood resilient construction materials and fittings should be considered ▪ Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas <p>Celbridge was identified as an AFA in the Eastern CFAM study, the proposed flood risk management policies for shall be reviewed following publication of the draft Final Eastern CFRAM FRMP recommendations. The draft Eastern CFRAM FRMP has proposed channel conveyance improvement works in this area. Any FRA should be cognisant of the identified proposed works adjacent to the subject lands.</p>

	Celbridge Local Area Plan 2017-2023	Newtown (Material Alteration 14)
		
1	<p>The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 set out the planned direction for growth within the Greater Dublin Area up to 2022 by giving regional effect to national planning policy under the National Spatial Strategy (NSS).</p>	<p>Celbridge is designated as a moderate Growth Town in the Kildare Development Plan 2011-2017 and the Draft County Development Plan 2017-23. Detailed policy and zoning is provided under the Local Area Plan.</p> <p>Arising from the RPGs and the Draft Kildare County Development Plan 2017-2023, a growth target of 3,250 units is prescribed for Celbridge between 2017 and 2023.</p>
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</p>	<p>The Newtown sites were previously zoned C: New Residential in the Celbridge LAP 2010.</p>
	<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement;</p>	<p>Maintaining the existing zoning in this area is considered to support strategic planning goals, and sustainable growth through providing community and residential development in integrated manner in close proximity to neighbourhood and town centre facilities.</p>
	<p>(ii) Comprises significant previously developed and / or underutilized lands;</p>	<p>The lands generally comprise undeveloped and underutilised lands. The existing residential lands in this area comprise established settlements on the Newtown Road and in Chelmsford Manor.</p>
	<p>(iii) Is within or adjoining the core of an established or designated urban settlement;</p>	<p>The site is located on the south western periphery of the town area.</p>
	<p>(iv) Will be essential in achieving compact and sustainable urban growth; and</p>	<p>The Newtown sites are located on the edge of the settlement. The development of lands in this area is considered to support strategic planning goals, and sustainable growth through providing community and residential development in integrated manner in close proximity to neighbourhood and town centre facilities.</p>
	<p>(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.</p>	<p>Having regard to the developed nature of the lands it is considered reasonable to retain the proposed use subject to the stipulation that the areas of the site inside the flood risk zone include measures to mitigate against flooding sizeable linear sections of the site are impacted upon by the flood zone and therefore unsuitable for certain sensitive uses. Prior to any further development being permitted on this site a site specific flood risk assessment will have to be carried out</p>

		to the satisfaction of Kildare County Council.
3	<p>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. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment</p>	<p>The SFRA notes that the extent of the C: New Residential Zoning to the West of the Newtown Rd will be reduced to outside the identified Flood Zones in accordance with the Flood Risk Management Guidelines. However the new residential development site should still be subject to a Site Specific FRA to confirm the flood zones adjacent to site.</p> <p>Also the flood risk to the lands zoned C: New Residential on the east of Newtown Road is confined to the north eastern corner of the site and any new development will be subject to a site specific FRA.</p> <p>Site Specific FRA should address the following:</p> <ul style="list-style-type: none"> ▪ Apply sequential approach should be applied through site planning and should avoid encroachment onto, or loss of, the flood plain. ▪ Confirm Flood Zones A and B adjacent to the site. ▪ Highly Vulnerable Development shall not be permitted in Flood Zone A or B. ▪ Should address climate change scenarios in relation to FFLs and potential mitigation measures. ▪ Finished floor levels should be above the 1% AEP level ▪ Flood resilient construction materials and fittings should be considered ▪ Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas <p>Celbridge was identified as an AFA in the Eastern CFAM study, the proposed flood risk management policies for shall be reviewed following publication of the draft Final Eastern CFRAM FRMP recommendations. The draft Eastern CFRAM FRMP has proposed channel conveyance improvement works in this area. Any FRA should be cognisant of the identified proposed works adjacent to the subject lands.</p>