

ADDENDUM

Date: 03 October 2019
To: David Jordan, Executive Planner | Kildare County Council
From: Pinelopi Tsira, RPS Senior Engineer
Pages: 3 inc. this page
Regarding: Leixlip Local Area Plan 2020-26 - Further Zonings for Residential Uses at Confey

West Pier Business Campus
Dun Laoghaire, Co. Dublin A96 N6T7
T +353 1 488 2900

Cc Amy Granville Senior Executive Planner | Forward Planning & Heritage | Kildare County Council

cc

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1 INTRODUCTION

KCC commissioned RPS to carry out a Strategic Flood Risk Assessment (SFRA) to support the preparation of the LAP. The SFRA is prepared in accordance with the requirements of The Planning System and Flood Risk Assessment Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014). The SFRA therefore informs policy regarding inappropriate development in areas at risk of flooding and identify areas where site specific flood risk assessments should be undertaken for development shown in **Figure 1**

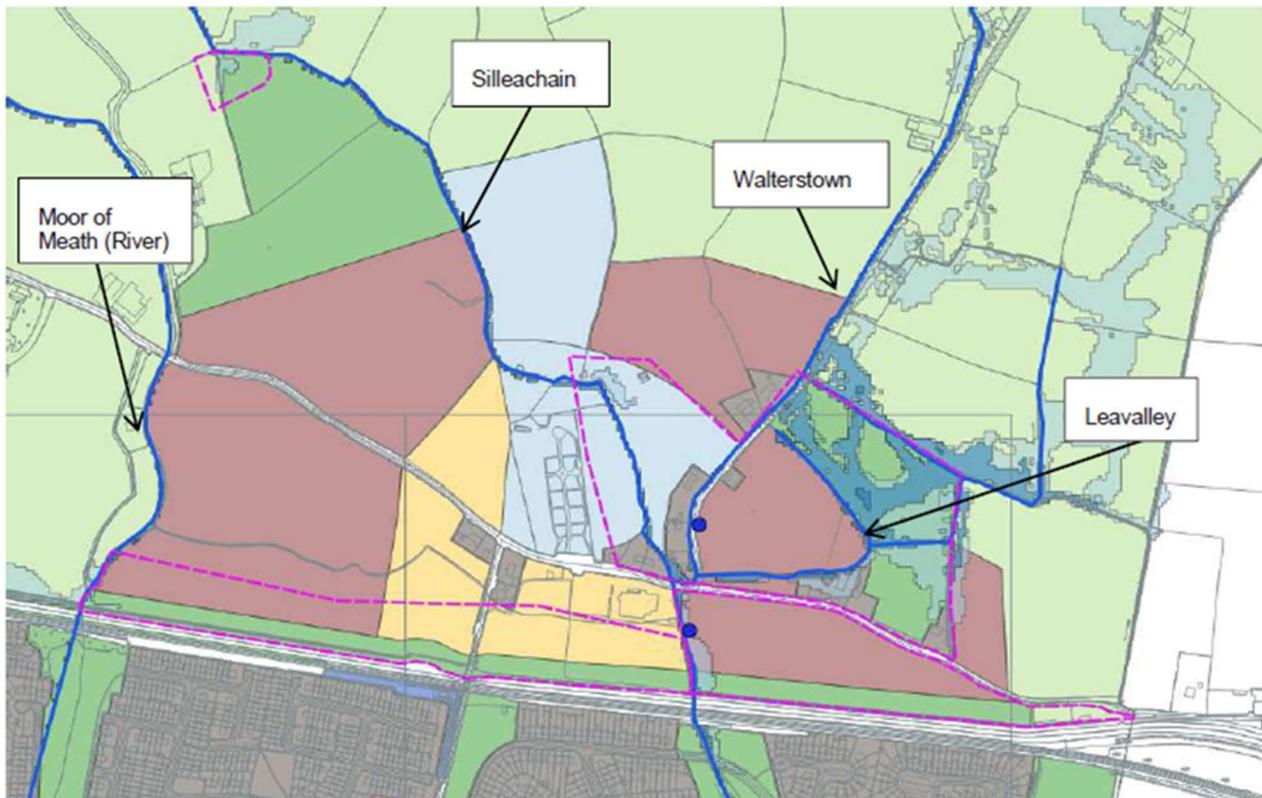


Figure 1 : Confey Urban Design Framework – Strategic Flood Risk Assessment 03/2019

As stated in the Strategic Flood Risk Assessment issued to KCC on the 25th of March 2019, the Elected Members of KCC adopted a Leixlip Local Area Plan (LAP) 2017-2023 with material alterations. However, a Ministerial Direction from the Minister for Housing, Planning and Local Government was issued to the Council to prepare a revised Draft Leixlip LAP as it was deemed non-compliant with the requirements of s.19(2) and s.31(1)(a), (b) and (c) of the Planning and Development Act 2000 (as amended).

In response to the Ministerial Direction, Kildare County Council (KCC) prepared a Draft LAP 2019 – 2025, in accordance with the requirements and provisions of the Planning and Development Act 2000, (as amended) (the 'Act'). It sets out an overall strategy for the proper planning and sustainable development of Leixlip in the context of the Project Ireland 2040 – the National Planning Framework, Eastern & Midland Regional Spatial and Economic Strategy (RSES), the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the Kildare County Development Plan 2017 – 2023. It is informed by Ministerial Guidelines issued pursuant to Section 28 of the Act together with EU requirements regarding Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The Leixlip LAP has been expanded to include Collinstown and will update the planning frameworks provided by the Leixlip LAP 2010 and the Collinstown LAP 2010, providing a local policy context to guide the development of the area in a sustainable manner over a six-year period.

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1.1 Updated Confey Urban Design Framework

KCC notified RPS that further material alterations will be adopted in the Leixlip Local Area Plan. New zonings are to be provided for an increased amount of residential lands around the Confey area. KCC also noted that the plan proposes that these lands i.e. all the Confey lands will be subject to site-specific flood risk assessment as part of a masterplan to be prepared for Confey.

As KCC advised, the area was proposed to be zoned as part of a Material Alteration as it is contiguous to the existing new residential zoned land as presented in **Figure 2**. KCC took into consideration that areas most susceptible to flood risk could constitute the open space provision of any residential development scheme proposed and that at this stage following initial consideration of the Council and as such it will be justified on the basis of the following proposed Material Alteration.

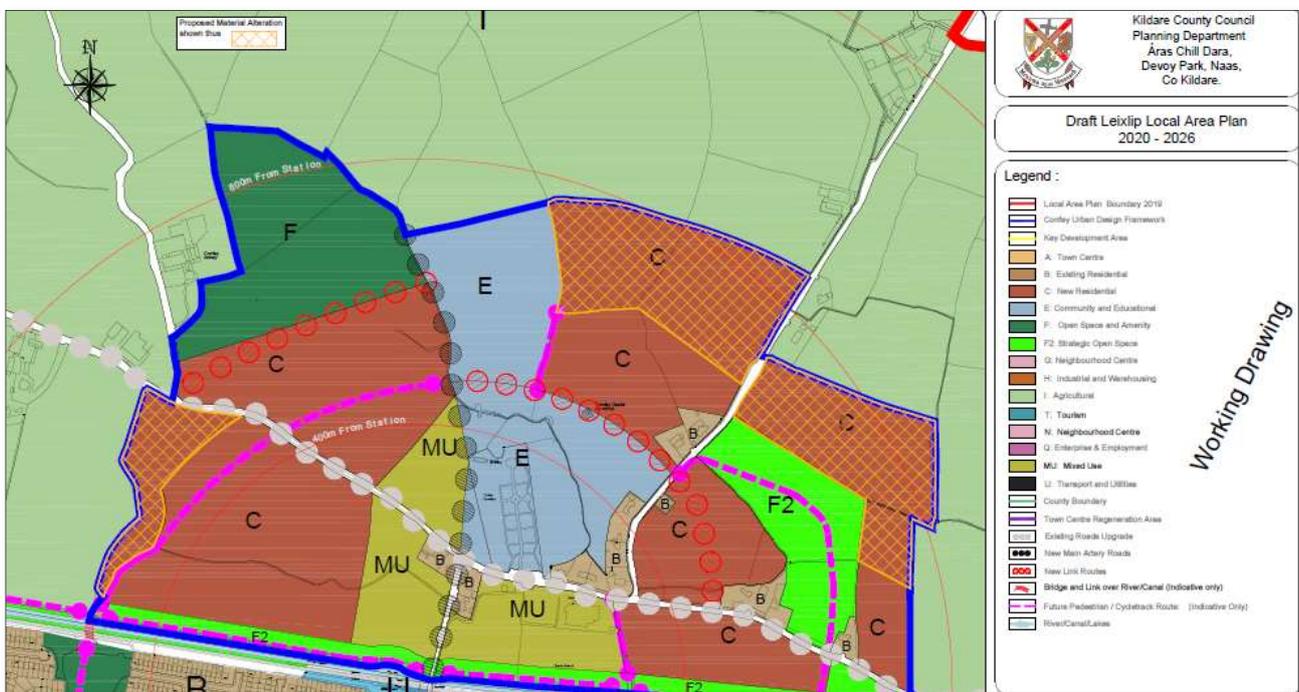


Figure 2 : Capture from Map 4A (200-19-945A) showing additional material alterations – Appendix A

RPS prepared afterwards the following Justification Test for the areas added in the Confey UDF which will be in addition to the SFRA issued by RPS in March 2019.

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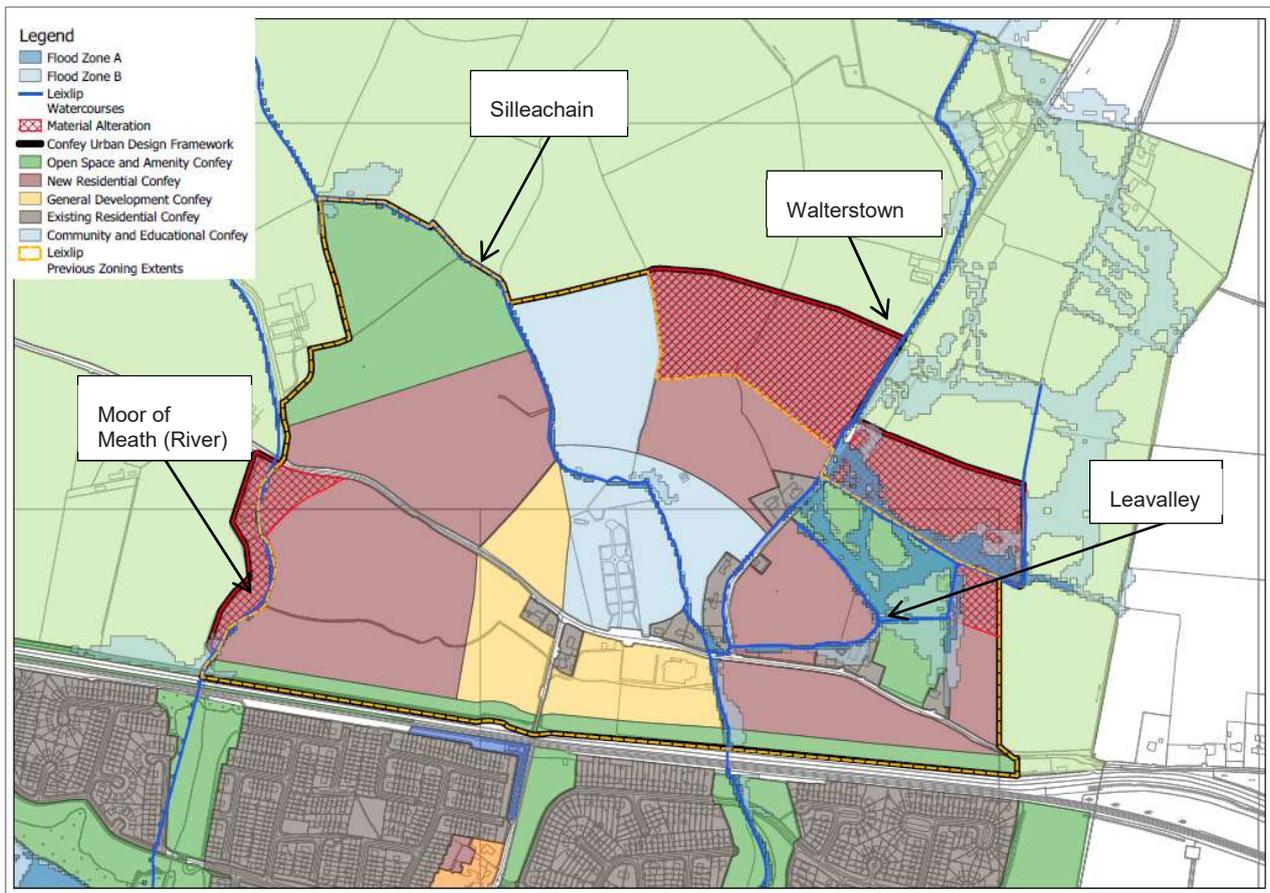


Figure 3: MDW0751 - Leixlip Confey_Additional Zoning Extents_Sketch – Appendix A

Historical Flooding	Historical flooding occurred in this area in 2002 with approximate locations shown in the figure above. The Silleachain and Walterstown Streams burst their banks flooding part of Allenswood Road, two properties and the Confey Junction with Allenswood Road. Analysis undertaken as part of CFRAM reports indicate that the approximate return period for the 2002 event was the 1% AEP / 1 in 100-year event.
Flood Zone Mapping	CFRAM mapping
Comment	<p><u>Fluvial Flooding</u></p> <p>The CFRAM flood extent mapping highlighted in the figure above shows out of bank flooding along the four streams running through the Confey Urban Design Framework lands. A small number of properties appear to be located within the 0.1% AEP flood extent from the Walterstown, Allenswood and Leavalley watercourses. The primary impacted areas are agricultural lands.</p> <p><u>Pluvial Flooding</u></p> <p>The PFRA mapping highlights significant pluvial extents to the east of the zoned lands but there are pluvial extents shown in low-lying areas adjacent to the Moor of Meath (River).</p>

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Climate Change

There is a large increase in Flood Zones on the eastern side of the Silleachain Stream in the Allenswood area. There is also a large increase in flood extents for Both Flood Zones where culverts for the Moor of Meath (River) and Silleachain stream go under the Grand Canal. The flood zones for both streams merge in lands to the north of the Grand Canal.

Justification Test

It is recommended that the planning authority carry out the Development Plan Justification Test to assess if the zonings in the urban design framework lands are appropriate.

Conclusion

KCC reviewed the CFRAM flood zones during the development plan process and followed the sequential approach to zone land appropriate to their flood risk vulnerability. Open Space and amenity areas have been zoned to coincide with flood risk areas in so far as possible. Where less vulnerable and highly vulnerable zonings coincide with flood zones Justification Tests have been carried out as applicable. Climate Change flood extents have also been used to influence the zoning in the Confey UFD as the flood extents substantially increase in this area in the MRFS flooding scenario.

Any future developments in the Confey areas will be subject to SSFRAs. The SSFRAs should address the site layout with respect to vulnerability of the proposed development type, finished floor levels should be above the 0.1% or 1% AEP levels where appropriate, flood resilient construction materials and fittings should be considered and the site should not impede existing flow paths or cause flood risk impacts to the surrounding areas. SSFRAs should also examine climate change scenarios.

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 Leixlip LAP and Kildare County Development Plan.

Pinelopi Tsira

Senior Engineer

RPS | Consulting UK & Ireland

T +353 1 488 2900

E pinelopi.tsira@rpsgroup.com

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Appendix A



Kildare County Council
 Planning Department
 Áras Chill Dara,
 Devoy Park, Naas,
 Co Kildare.

Draft Leixlip Local Area Plan
 2020 - 2026

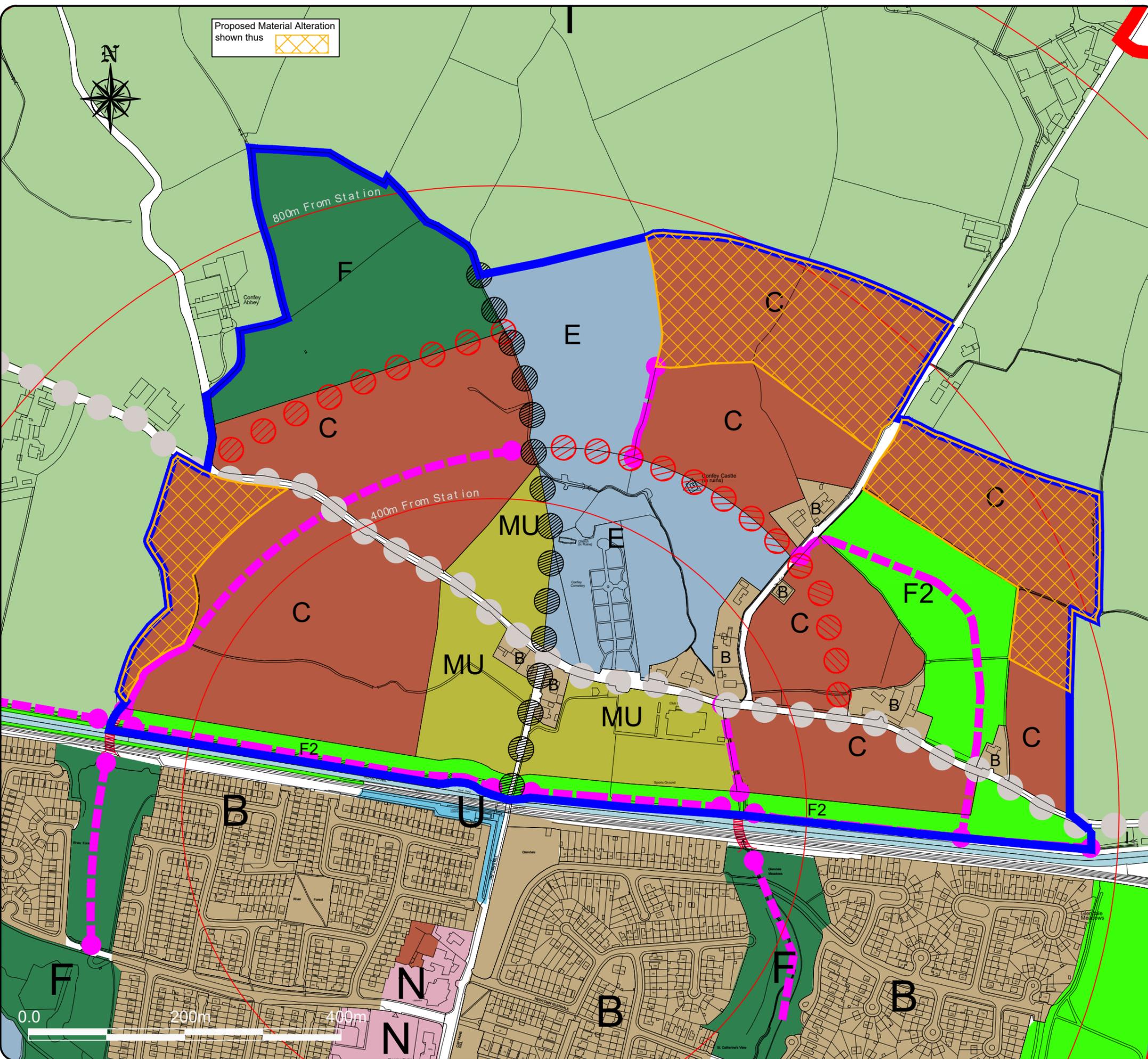
Legend :

- Local Area Plan Boundary 2019
- Confey Urban Design Framework
- Key Development Area
- A: Town Centre
- B: Existing Residential
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- F2: Strategic Open Space
- G: Neighbourhood Centre
- H: Industrial and Warehousing
- I: Agricultural
- T: Tourism
- N: Neighbourhood Centre
- Q: Enterprise & Employment
- MU: Mixed Use
- U: Transport and Utilities
- County Boundary
- Town Centre Regeneration Area
- Existing Roads Upgrade
- New Main Artery Roads
- New Link Routes
- Bridge and Link over River/Canal (Indicative only)
- Future Pedestrian / Cycletrack Route: (Indicative Only)
- River/Canal/Lakes

Working Drawing

Confey Urban Design Framework

Scale:	N.T.S.	Map Ref.:	4A
Date:	September 2019 <small>Revision Date: 26/09/2019</small>	Drawing No.:	200/18/945a
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Legend

- Flood Zone A
- Flood Zone B
- Leixlip Watercourses
- Material Alteration
- Confey Urban Design Framework
- Open Space and Amenity Confey
- New Residential Confey
- General Development Confey
- Existing Residential Confey
- Community and Educational Confey
- Leixlip Previous Zoning Extents

