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Mr. Ken Kavanagh,
Kildare County Council,
Planning Section,
Draft Leixlip Local Area Plan 2020
Áras Chill Dara
Devoy Park,
Naas, Co Kildare.
W91 X77F

**Kildare County Council
Planning Department**

10 JUL 2019

RECEIVED

RE: Draft Local Area Plan Leixlip 2020 – 2026

Dear Mr. Kavanagh,

The OPW welcomes the opportunity to comment on the Draft Leixlip Local Area Plan 2020 – 2026. A National Preliminary Flood Risk Assessment (PFRA) was carried out in 2010 for the purpose of an initial assessment of areas of potentially significant flood risk. Leixlip was assessed as part of the PFRA and designated a Flood Risk Index (FRI) of 27157 indicating a degree of risk in the area.

Leixlip Area for Further Assessment (AFA) was examined as part of the Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study. A scheme was initiated and completed between 2007 and 2010 along the Rye Water and Silleachain River providing protection to the 1% AEP event for 50 properties in the area. There are plans to progress further works to augment the existing scheme in areas near Confey Community College and on Main Street in conjunction with Kildare County Council.

OPW acknowledges that the existing zoning designations will remain unchanged for the sites outlined below with commitment given in the Strategic Flood Risk Assessment (SFRA) to undertake Site Specific Flood Risk Assessment (SSFRA) to an appropriate level of detail and for each site to pass the appropriate justification test should further development of any of these sites be warranted in future.

- Confey Community College
- Rye River Apartments and Ryevale

- Rye River Grove and Rye River Park
- Main Street / Town Centre Regeneration
- Mill Lane
- The Leixlip Wastewater Treatment Plant

Confey Urban Design Framework

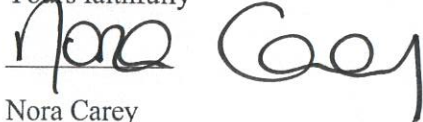
A portion of the Confey Urban Design Framework area which is proposed for substantial development has a history of flooding. OPW note that there is a constrained channel (Sillechain River) within this area for which indicative flood depths up to 0.6m in the 0.1% AEP have been shown in previous assessment. Due to the scale of the proposed development (80 hectares) it is imperative that a concise assessment be carried out in this area to adequately inform a sequential and sustainable development of this new urban area. Further consideration should note;

- Confey is outside the Leixlip AFA boundary assessed as part of the CFRAM so while the catchment was assessed from a hydrological perspective, no flood risk management options were developed for the Confey area. This is not to say that these are not required currently, or if the significant development of this area were to take place. The current SFRA undertaken appears to only address a portion of the Confey area for flood risk. This area may need to be expanded to ensure any issues are assessed and mitigated further upstream and that there is no adverse impact on existing properties upstream.
- It should be demonstrated that development of this land will not create an adverse impact on those downstream between the proposed Confey Urban Design Area and the confluence with the River Liffey.
- The capability of the existing culvert network in the Mill Lane area should be assessed to ensure no adverse impacts on the current network. This culvert network at Mill Lane was upgraded in 2015 however the hydraulic model may require upgrading and verification that the capacity is adequate for the proposed new developments.
- OPW note that any new bridges or bridge modifications as part of the works in the area will require Section 50 approval from the OPW under the 1945 Arterial Drainage Act.

While OPW recognises that a balanced view of land use and flood risk should be taken, it considers that this can be achieved in full compliance with the Guidelines.

For further information, please refer to the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) or contact OPW.

Yours faithfully



Nora Carey

Engineering Services Administration Unit

July 8th 2019

