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## Site Specific Flood Risk Assessment Strategic Housing Development Clonattin, Gorey, Co. Wexford

Client: AXIS Construction Job No. A091 November 2020





#### SITE SPECIFIC FLOOD RISK ASSESSMENT

#### STRATEGIC HOUSING DEVELOPMENT, CLONATTIN, GOREY, CO. WEXFORD

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#### 1.0 INTRODUCTION

Cronin & Sutton Consulting Engineers (CS Consulting) have been commissioned by AXIS Construction to prepare a Site Specific Flood Risk Assessment to accompany a planning application for a proposed Strategic Housing Development at Clonattin, Gorey, Co. Wexford.

In preparing this report, CS Consulting has made reference to the following:

- Wexford County Development Plan 2013-2019; (including Strategic Flood Risk Assessment)
- Gorey Town & Environs Local Area Plan 2017-2023; (including Strategic Flood Risk Assessment)
- Greater Dublin regional Code of Practice for Works;
- Office of Public Works Flood Maps;
- Department of the Environment Flooding Guidelines;
- Geological Survey of Ireland Maps;
- Local Authority Drainage Records.

The Site Specific Flood Risk Assessment is to be read in conjunction with the engineering drawings and documents submitted by CS Consulting and with the various additional information submitted by the other members of the design team, as part of the Planning Submission.



#### 2.0 SITE LOCATION AND PROPOSED DEVELOPMENT

#### 2.1 Site Location

The site of the proposed development lies between Clonattin Road and Courtown Road (R742) in the townlands of Clonattin Upper and Goreybridge, Gorey, Co. Wexford. The application site has a total area of 15.5ha and is located within the administrative jurisdiction of Wexford County Council.



Figure 1 – Location of proposed development site (map data & imagery: EPA, OSM Contributors, Google)

The location of the proposed development site is shown in Figure 1; the indicative extents of the development site, as well as relevant elements of the surrounding street network and transport infrastructure, are shown in more detail in Figure 2.





Figure 2 – Site extents and surrounding transport infrastructure (map data & imagery: NTA, OSM Contributors, Google)

The main body of the development site is bounded to the north generally by the existing Clonattin Village access road, to the north-west by the existing Hillcrest residential development, and on all other sides by undeveloped agricultural lands. The application boundary also includes the alignment corridor of a new link road that shall connect Courtown Road (R742) to Clonattin Village and Clonattin Road. The provision of such a link is given as a roads objective in the Gorey Local Area Plan 2017–2023.

The internal road network of the proposed development shall tie in to the existing Clonattin Village access road at 6no. locations along the site's northern boundary. Access to the wider road network from these points shall be via the existing Clonattin Village access junction on Clonattin Road. To the south, the proposed new link road traversing the development site



shall tie in to the existing junction on Courtown Road that gives access to the existing Movies@Gorey cinema site.

#### 2.2 Existing Land Use

The subject site is predominantly greenfield and currently generates no vehicular traffic. There are 2 no. existing derelict buildings (a dwelling and a shed) within the western part of the site, and an existing pond is located inside the site's southern boundary.

#### 2.3 Proposed Development

The proposed strategic housing development at this site in Clonattin, Gorey will include the demolition of the existing buildings and will provide 363no. residential units, a crèche, public open space, a new access road connecting to Courtown Road. All associated site development works and services provisions including parking, bin storage, substations, landscaping and all services required to facilitate the proposed development. A full description is provided in the statutory notices and in Chapter 3 of the EIAR.



#### 3.0 LEVEL OF SERVICE

There is an existing inherent risk of any flood event occurring during any given year. Typically, this likelihood of occurrence was traditionally expressed as a 1-in-100 chance of a 100 year storm event happening in any given year.

A less ambiguous expression of probability is the Annual Exceedance Probability (AEP), which may be defined as the probability of a flood event being exceeded in any given year. Therefore a 1-in-100-year event has a return period of 1% AEP flood event, similarly a 100% AEP can be expressed as a 1-in-1-year event.

**3.1** The Planning System and Flood Risk Management, Guidelines for Planning Authorities set out the best practice standards for flood risk assessment in Ireland. These are summarised in Table 1 below.

Flooding Source	Drainage	River	Tidal/Coastal
Residential	1% AEP	0.1% AEP	0.1% AEP
Commercial	1% AEP	1% AEP	0.5% AEP
Water-compatible	-	>1% AEP	>0.5% AEP
(docks, marinas)			

Table 1 – Summary of Level of Service – Flooding Source

Under these guidelines a proposed development site has first to be assessed to determine the flood zone category it falls under.

3.2 It is a requirement of both Wexford County Council, Greater Dublin Strategic Drainage Study, (DCC 2005) & the Department of the Environment, community & Local Government flooding guidelines, The Planning System and Flood Risk Management, Guidelines for Planning



Authorities, that the predicted effects of climate change are incorporated into any proposed design. Table 2 below indicates the predicted climate change variations.

Design Category	Predicted Impact of Climate Change		
Drainage	20% Increase in rainfall		
Fluvial (River flows)	20% Increase in flood flow		
Tidal / Coastal	N/A		

Table 2 - The predicted climate change variations.

- **3.3** The flooding guidelines categorize the risks associated with flooding into three areas, Zone A, B & C. This categorisation is indicated below.
  - <u>Zone A</u> High Probability of Flooding. Where the average probability of flooding from rivers and sea is highest (greater than 1% annually or 1 in 100 for river flooding or 0.5% annually or 1 in 200 for coastal flooding).
  - <u>Zone B</u> Moderate Probability of Flooding. Where the average probability of flooding from rivers and sea is moderate (risk between 0.1% annually or 1 in 1000 years and 1% annually or 1 in 1000 years for river flooding, and between 0.1% or 1 in 1000 years and 0.5% annually or 1 in 200 for coastal flooding).
  - <u>Zone C</u> Low Probability of Flooding. Where the probability of flooding from rivers and sea is moderate (risk is less than 0.1% annually or 1 in 1000 years for both rivers and coastal flooding).

In accordance with the Planning Systems and Flood Risk Management Guidelines for Planning Authorities, dwellings are classified as 'highly vulnerable developments'.

**3.4** Following a review of the Wexford County Council and Gorey Town Local Area Plan flood map assessed by JBA Consulting, the subject site is located



in **Flood Zone C**. However, the Gorey Town and Environs Local Area Plan 2017 – 2023 Flood Map assessed by OPW, indicates a flood risk at the boundary of the subject site (existing watercourse). The CFRAM map indicated the water levels for 10% AEP Fluvial Risk doesn't affect the subject site. A complete mitigation shall be assessed further on the item 4.1 of this report. See **Appendix A** for an extract of the Wexford County Council Strategic Flood Risk Assessment Flood Zone Maps.



Figure 3 – Source-pathway-receptor model (imagery: The Planning System and Flood Risk Management Guidelines)

**3.5** The flooding guidelines have developed an 'appropriateness' matrix for various developments and their potential risk factor. The table indicates if further analysis is required in the form of a justification test. Table 3 below outlines the conditions that require a justification test.

	Flood Zone A	Flood Zone B	Flood Zone C	
Highly Vulnerable	luctific attice. To st	luchtic ation Tool	Appropriate	
Development	JUSTIFICATION TEST	Justification lest		
Less Vulnerable	lustification Tost	Appropriato	Appropriato	
Development	Justification lesi	Appropriate	Appropriate	
Water-compatible	Appropriate	Annananiata	Appropriate	
Development	Appropriate	Appropriate	Appropridie	

Table 3 - Flood Zone Vs Justification Test Matrix



As noted above the subject site is located within **Flood Zone C**, as such a justification test is not required.



#### 4.0 FLOOD RISKS & MITIGATION MEASURES

#### 4.1 Fluvial Flooding

The subject site is bounded to the east and southeast by a local stream (Clonattin Upper Stream), which flows south and connects to the River Banoge. A review of the Office of Public Works flood maps database, www.floodmaps.ie, for the area does not indicate historical flooding at the site. See the OPW Map-report included in **Appendix B**.

The South Eastern Catchment Flood Risk Assessment and Management Study (CFRAM) conducted by the OPW has produced maps of fluvial (river) flooding risk for the area surrounding the subject site. CFRAM maps indicate that the stream mentioned above, has a fluvial flood extent which affects the lands to east of the subject site. In addition, the CFRAM maps also inform the water levels at 10%, 0.5% and 0.1% fluvial AEP which shows that the water levels along the modelled river centreline vary between 45.50m AOD (closest node label to the subject site) to 39.16m AOD. Therefore minimum finished floor level shall be at least 500mm above the adjacent flood level. The full set of relevant CFRAM maps is provided as **Appendix C**.

Therefore, the risk of fluvial flooding is not an issue and no mitigation measures are required.

#### 4.2 Tidal Flooding

The sites elevated location indicates that the subject lands are not going to be affected by tidal flooding, the councils flood risk map does not indicate that the site is located in a tidal flood zone.



#### 4.3 Pluvial Flooding

Pluvial flooding is flooding which has originated from overland flow resulting from high intensity rain fall. A high-level pluvial flood map has been produced but it is of for high level use than for a specific site. Previous flood events in the area can be reviewed on the Office of Public Works web site, <u>www.floodmaps.ie</u>.

As part of Wexford County Council Strategic Flood Risk Assessment, a map prepared by OPW illustrates a potential risk zones within Wexford County. The map, included in **Appendix A**, indicates that the subject site is not located in a zone predicted to be at risk from pluvial flood events. However, mitigation for this potential flooding is that the site shall be fitted with an attenuation system limiting storm water run-off to 2.0 I/s/ha and on site storage provided for the 1 in 100 year extreme storm event increased by 20% for the predicted effects of climate change. By reducing the run-off from the site into the local authority network the potential risk of flooding from pluvial action is deemed to be within acceptable limits.

As part of the development works a flood route shall be designed into the road network to ensure in the rare event that excess flood water occurs (i.e. due to blockages etc) the flood water is directed towards an internal green zone where i.e. can pond and dissipate to ground after the storm event recedes.

Therefore, the risk of pluvial flooding is not an issue and no mitigation measures are required.

#### 4.4 Potential for Site to Contribute to Off-Site Flooding

The proposed development site is currently undeveloped, however there is an existing development directly to the north (Clonattin Village). As part of the development of the Clonattin Village estate, a surface water pipe and



an attenuation pond were constructed on the development lands subject to this application (Planning reference: 2003/4476). The attenuation pond was constructed to store approximately 6050 cubic metres of storm water (7,500m<sup>3</sup> when you include the freeboard) which allowed for the future discharge of surface water runoff of the subject lands to discharge into. The existing pond caters in excess of the 1 in 100 year storm event across both developments.

A hydrobrake/flow control system was also installed on the outfall of the attenuation pond to the local stream. The flow rate at this outfall will remain unchanged from current flows; by restricting the flow, the likelihood of the proposed development adversely affecting the public drainage system or contributing to downstream flooding is mitigated.

#### 4.5 Existing Off-Site Drainage

It is the understanding of CS Consulting that at present there are no issues with the local drainage arrangements. The proposed development shall enhance the current storm water drainage as only an attenuated flow shall outfall into the system post construction.

#### 4.6 Groundwater Flooding

According to the Geological Survey of Ireland interactive maps, the subject site is underlain with *Rhyolitic volcanics, grey & brown slates*. The area is listed as overlaying a regionally important aquifer (fissured bedrock). The groundwater vulnerability assessment of the site shows that the vulnerability of groundwater in the area is *high*. The absence of basements within the proposed development and the general geology of the subject lands means that the potential risk from groundwater is deemed acceptable.

Refer to **Appendix D** for GSI mapping information.



#### 5.0 CONCLUSION

- The site historically has no recorded flood events as noted in the OPW's historical flood maps.
- Predicted flood mapping for pluvial, tidal & fluvial flood events shall not affect the subject lands.
- The permitted development shall have a storm water attenuation system to address a 1 in 100 year (plus climate change) extreme storm. This shall significantly reduce the volume of storm water leaving the site during extreme storms which in turn shall not affect the downstream existing public drainage system.
- The likelihood of onsite flooding from the hydrogeological ground conditions are deemed to be minor and within acceptable levels.



Appendix A:

Gorey Town and Environs Local Area Plan 2017 – 2023 and Wexford County Council Flood Maps







![](_page_18_Picture_2.jpeg)

![](_page_18_Picture_3.jpeg)

## Disclaimer

![](_page_18_Picture_5.jpeg)

Flood hazard and flood risk information is an emerging dataset of information: refer to Advice Note in Section 1.4 of the Strategic Flood Risk Assessment in this regard. Users are therefore advised to contact the Planning Department, Wexford County Council to obtain the most up to date flood zone maps and information for the county as this map may be subject to change. Furthermore, due to the scale of the map, all the flood zone information may not be visible, and as such, users are again advised to contact the Planning Department, Wexford County Country for a more detailed map of the relevant area.

Map No: 1

![](_page_18_Picture_7.jpeg)

Wexford County Development Plan 2013 - 2019	Title: JBA Flood Zones		
Strategic Flood Risk Assessment	Drawn by: NK	Checked by: PD	

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![](_page_19_Figure_0.jpeg)

![](_page_20_Figure_0.jpeg)

![](_page_20_Picture_2.jpeg)

# Wexford County Development Plan 2013 - 2019 **Strategic Flood Risk Assessment**

## **Title: OPW Flood Extents**

Drawn by: NK Checked by: PD

Date: 12/03/2013 © Ordnance Survey Ireland. All rights reserved. Licence number 2010/34/CCMA/Wexford Local Authority

Map No: 2

![](_page_21_Figure_1.jpeg)

![](_page_22_Picture_0.jpeg)

Appendix B:

**OPW Historic Flood Records** 

![](_page_23_Picture_0.jpeg)

## **OPW** National Flood Hazard Mapping

#### Summary Local Area Report

This Flood Report summarises all flood events within 2.5 kilometres of the map centre.

The map centre is in:

County: Wexford

NGR: T 165 597

This Flood Report has been downloaded from the Web site www.floodmaps.ie. The users should take account of the restrictions and limitations relating to the content and use of this Web site that are explained in the Disclaimer box when entering the site. It is a condition of use of the Web site that you accept the User Declaration and the Disclaimer.

![](_page_24_Figure_7.jpeg)

![](_page_26_Picture_0.jpeg)

Appendix C:

### South Eastern Catchment Flood Risk Assessment and Management Study (CFRAM) Flood Maps

![](_page_27_Picture_0.jpeg)

![](_page_28_Figure_0.jpeg)

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![](_page_29_Figure_0.jpeg)

![](_page_30_Figure_0.jpeg)

![](_page_31_Figure_0.jpeg)

![](_page_32_Picture_0.jpeg)

Appendix D:

**GSI Mapping** 

![](_page_33_Picture_0.jpeg)

![](_page_34_Figure_0.jpeg)

![](_page_35_Figure_0.jpeg)

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable