

Appendix 10.4 – *‘Harbour Point Masterplan Development Flood Risk Review’*, IE Consulting Ltd., 2022.

Technical Note

Harbour Point Masterplan Development Flood Risk Review



August 2022

Technical Note

Client: Shankill Property Investments Ltd.

Location: Bray Golf Club Lands, Bray, Co. Wicklow

Date: 29th August 2022

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Review Objectives

IE Consulting was requested by Atkins, on behalf of Shankill Property Investments Limited, to prepare a Technical Note for the proposed Harbour Point Masterplan Development at the former Bray Golf Club lands in Bray, Co. Wicklow and Co. Dublin. The purpose of this Technical Note is to assess the potential cumulative impacts to and from the proposed Harbour Point Masterplan Development. It should be read in conjunction with the Atkins site specific flood risk assessment for the Coastal Quarter Development i.e. Phase 1A & 1B as indicated in *Figure 1* below, (hereafter also referred to as the subject site) (*Doc. Ref: Atkins | 5214419DG0018*) (*Atkins, 2022*).

For the purposes of providing context to the subject site and subject application, the Applicant has prepared a non-statutory Masterplan for the surrounding Lands which are generally located to the south west of the subject site. Refer to the Harbour Point Masterplan Document which forms part of this planning application pack. In addition to providing context, the Harbour Point Masterplan Document demonstrates how the Masterplan Lands may be developed generally, in accordance with the Bray Municipal District Local Area Plan 2018-2024, as shown in *Figure 1* and *Figure 2* below.

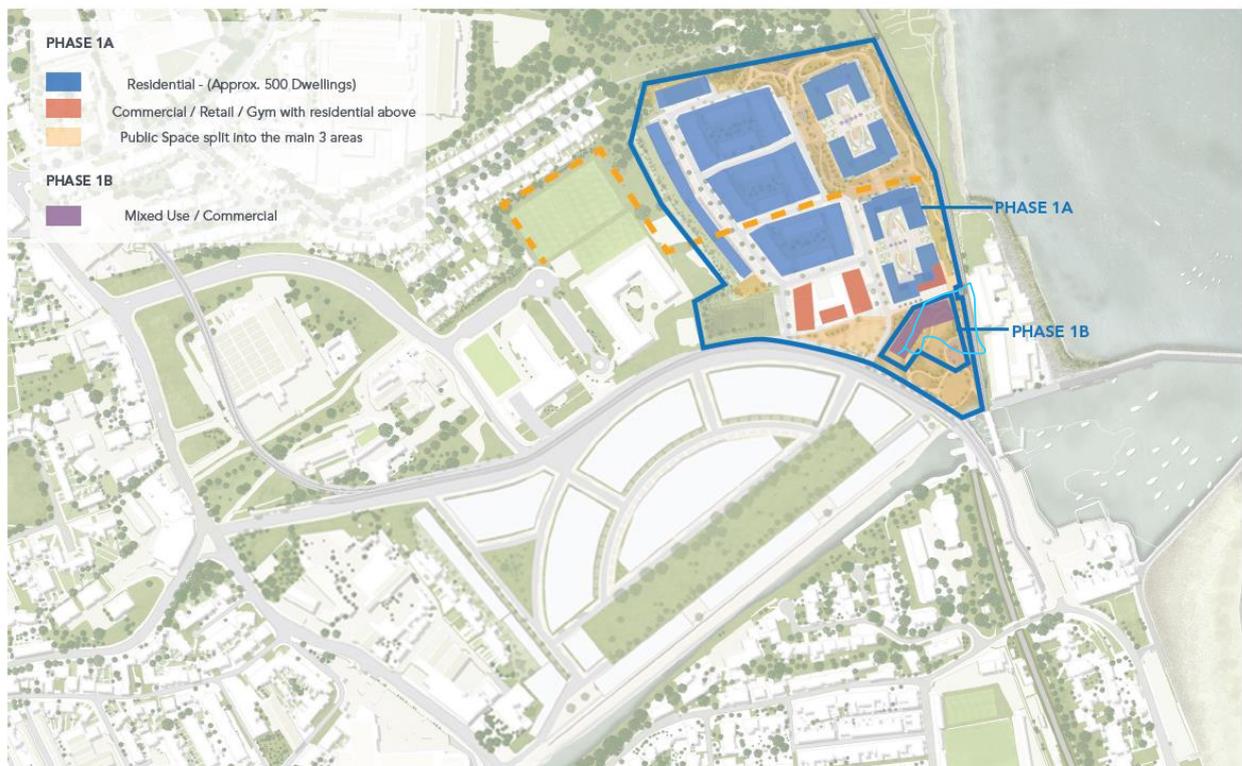


Figure 1 - Harbour Point Masterplan Development Phase 1

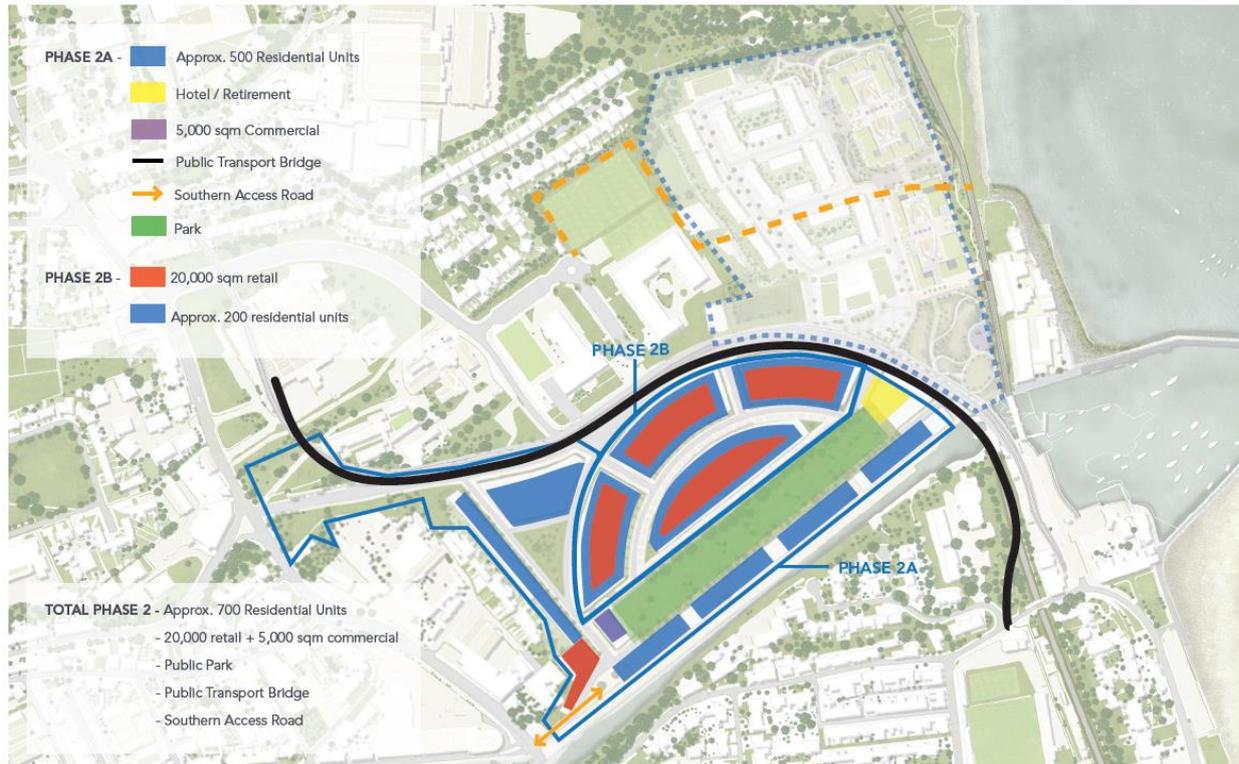


Figure 2 - Harbour Point Masterplan Development Phase 2

The overall proposed Masterplan Development comprises phased residential, retail and commercial development at a key development site within Bray town, via. the following 4no. core phases (presented in no particular order):

- Coastal Quarter Phase 1A – the subject of this particular planning application.
- Coastal Quarter Phase 1B – this phase will consist of the development of a mixed use building (referred to as the Landmark Building) which will include for the provision of commercial, retail and gym units;
- River Quarter Phase 2A – this development will comprise ca. 500no. residential units, a hotel/retirement unit, commercial units (5,000 sqm), a transport bridge over the River Dargle with associated transport route, an access route in the south western corner of the site and a public park area as well as all associated site works; and,
- River Quarter Phase 2B – this development will consist of the development of retail units (20,000 sqm) as well as ca. 200no. residential units, landscaping and all associated site works.

As part of this review a preliminary desktop study was carried out to identify potential flooding constraints on the Harbour Point Masterplan Lands including existing services, wayleaves, water courses and potential flooding sources etc. The desktop study has also been carried out to consider any potential cumulative impacts to the proposed Coastal Quarter development from the Harbour Point Masterplan lands where possible at this preliminary juncture (given that the Harbour Point Masterplan lands are at concept design stage).

Information Sources

The desktop study has been informed by a review of the following available information:

- OPW Flood Info Website records of past flood events;
- OPW Eastern CFRAM Study;
- Irish Coastal Protection Strategy Study;
- River Dargle (Bray) Flood Defence Scheme Environmental Impact Statement – July 2007; and
- Bray Municipal District Local Area Plan 2018, Strategic Flood Risk Assessment.
- Wicklow County Council Part 8 Planning Application – Bray Sustainable Transport Bridge (Planning Ref. PRR 21/869)

Key Findings

The desktop study shows that part of the Harbour Point Masterplan Lands outside of the subject site (planning application area extents) are located in Flood Zone 'A' and Flood Zone 'B' as indicated on the Bray Municipal District Local Area Plan 2018, Strategic Flood Risk Assessment. In addition to this, the River Dargle (Bray) Flood Defence Scheme, which included the construction of new sections of earth embankments/walls, includes for an emergency over land flood route located to the north of the existing flood defence wall. The position of this route has been considered as part of the Masterplan concept design.

Conclusions

Based on available information the following conclusions can be made:

- A Stage 3 Flood Risk Assessment has been carried out for the subject site and the proposed layout ensures that none of the 'highly vulnerable' elements of the Development are located

within Flood Zone 'A' or Flood Zone 'B'. The proposed development will not increase the flood risk from the River Dargle to surrounding people or any property outside of the applicant's landholding.

- While the Masterplan concept design for the Lands outside of the subject site has considered the relevant information, any future application and development of these Masterplan Lands will be subject to a stand-alone Stage 3 Flood Risk Assessment including a Justification Test in consultation with Wicklow County Council.
- The proposed development of the sustainable transport bridge as outlined in the Wicklow County Council Part 8 Planning Application (Planning Ref. PRR 21/869) has been considered within the Masterplan lands from a flood risk perspective and it is not expected to adversely impact on the Coastal Quarter Development, specifically in terms of altering the risk to 'highly vulnerable' developments.
- The remaining portion of the Masterplan lands will be progressed in tandem with the stand alone Stage 3 FRA noted above to ensure that there will be no increased risk of flooding to the Coastal Quarter Development. The design will also ensure that there will be no increased flood risk to any other existing adjacent developments or properties. The building positions and their levels above ground will be such that they will facilitate an overland flow route, and will not impact on the function of the emergency storm outlets on the northern flood defence wall.