

Strategic Flood Risk Assessment

2016 - 2022

WICKLOW COUNTY
DRAFT DEVELOPMENT PLAN



Comhairle Contae Chill Mhantáin

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SECTION ONE

INTRODUCTION AND POLICY BACKGROUND

Introduction

This Strategic Flood Risk Assessment (SFRA) has been undertaken and prepared in accordance with 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities' published in 2009 by the Department of the Environment, Heritage and Local Government and Office of Public Works (Flood Risk Guidelines). The Wicklow County Development Plan (CDP) 2016-2022 Plan is required to undergo an appropriate scale of SFRA. A hierarchy of assessments is necessary to ensure a proportionate response to the needs of organisations by avoiding the need for detailed and costly assessments prior to making strategic decisions.

The Flood Risk Guidelines recommend a "**Strategic**" scale Flood Risk Assessment (FRA) is undertaken for a County Development Plan.

A County Development Plan will not normally have to produce a flood risk map for all watercourses or coastal frontage. Detailed assessments may be identified in a county wide flood risk assessment but should be undertaken where zoning of land is being considered within the development plan. The Flood Risk Guidelines recommend where presenting flood risk information at a broad county scale that it can be done using flood risk indicators. These compile a range of information sources on flood risk, such as historic incidents, floodplain or flood zone extents as a proportion of urban area, sensitivity to climate change impacts, areas defended by barriers or storage reservoirs. Where flooding is not a major issue and where development pressures are low, a less detailed approach may be required. The level of detail required will be apparent through the staged approach to planning and executing flood risk assessment.

HIERARCHY OF FLOOD RISK ASSESSMENT		
FRA	Code	Purpose
Regional Flood Risk Appraisal	RFRA	RFRA provide a broad overview of the source and significance of all types of flood risk across a region and also highlighting areas where further more detailed study will be required. At this level, they are an appraisal and not an assessment.
Strategic Flood Risk Assessment for development plans and Local Area Plans	SFRA	To provide a broad (area-wide) assessment of all types of flood risk to inform strategic land-use planning decisions. SFRAs enable the Local Authority to undertake the sequential approach, including the Justification Test, allocate appropriate sites for development and identify how flood risk can be reduced as part of the development plan process. The level of detail required will differ for county and city development plans.
Site-specific Flood Risk Assessment	Site FRA	To assess all types of flood risk for a new development. FRAs identify the sources of flood risk, the effects of climate change on this, the impact of the development, the effectiveness of flood mitigation and management measures and the residual risks that remain after those measures are put in place. Must be carried out in all areas where flood risks have been identified but level of detail will differ if SFRA at development plan level has been carried out.

Flood Risk Analysis Stages

The steps in the CDP process and its Strategic Environmental Assessment (SEA) need to be supported by appropriate analysis of flood risk. The Flood Risk Guidelines recommend that a staged approach should be adopted; carrying out only such assessment stage as is needed for the purposes of decision-making. All stages of flood risk assessment may not be needed. This will depend on the level of risk and the potential conflict with proposed development and the

scale of mitigation measures being proposed. The Flood Risk Guidelines require that Stage One Flood Risk Identification is undertaken for a countywide SFRA and states that there is a probability that a Stage 2 Initial Flood Risk Assessment may be needed to meet the requirements of the justification test. A Stage 3 FRA is unlikely to be required for a countywide SFRA.

A STAGED APPROACH TO FLOOD RISK ASSESSMENT
Stage 1 Flood risk identification
To identify whether there may be any flooding or surface water management issues related to either the area of regional planning guidelines, Development Plans and Local Area Plans or a proposed development site that may warrant further investigation at the appropriate lower level plan or planning application level. To suggest measures to be integrated into the CDP that will contribute towards both flood risk management in the county and compliance with the Flood Risk Guidelines.
Stage 2 Initial flood risk assessment
To confirm sources of flooding that may affect a plan area or proposed development site, to appraise the adequacy of existing information and to scope the extent of the risk of flooding which may involve preparing indicative flood zone maps. Where hydraulic models exist the potential impact of a development on flooding elsewhere and of the scope of possible mitigation measures can be assessed. In addition, the requirements of the detailed assessment should be scoped.
Stage 3 Detailed flood risk assessment
To assess flood risk issues in sufficient detail and to provide a quantitative appraisal of potential flood risk to a proposed or existing development or land to be zoned, of its potential impact on flood risk elsewhere and of the effectiveness of any proposed mitigation measures.
Source: DoEHLG The Planning System and Flood Risk Management Guidelines

This document presents the findings of the 'Stage 1 Strategic Flood Risk Identification Assessment' for the County Development Plan. Although there are flooding issues in the county which have been identified as part of this assessment, 'Stage 2 Strategic Flood Risk Assessment' for the CDP is not considered necessary. The Flood Risk Guidelines state that if the planning authority is satisfied that there is no potential flood risk identified within areas planned for growth from an assessment of all the sources listed below and bearing in mind the precautionary approach, a FRA will not be required, the process can end at Stage 1 and the avoidance principle of the sequential approach has been met. The Flood Risk Guidelines recommend that it would be prudent in such circumstance for the planning authority to keep a record on the public file of this decision and reasons for deciding that a FRA is not required.

The Flood Risk Guidelines state that a Stage 2 Flood Risk Assessment will be necessary if it is intended to zone land for development or identify the location of future strategic infrastructure within flood risk areas. Therefore an appropriate Stage 2 Flood Risk Assessment has been carried out for each of the existing Town Development Plans and the Local Area Plans as well as the Town Plans and Settlement Plans which form part of the County Development Plan. Section 4 of this SFRA deals with level 1 to 6 settlements, including the SFRA for level 5 and 6 settlements and Section 5 deals with level 7, 8 and 9 settlements. There are also a number of one-off development zonings in the CDP; tourism, community, employment and housing, that have had a flood risk identification assessment carried out and they are presented in Section 6 of this document.

This Strategic Flood Risk Assessment is a live document which will be updated to take account of submissions made during the public consultation stages of the County Development Plan as well as any new information that arises throughout the process.

Legislative and Policy Framework

- European Level

European Floods Directive 2007/60/EC on the assessment and management of flood risk aims to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. The Directive applies to inland waters as well as all coastal waters across the whole territory of the EU.

It requires Member States to undertake a national preliminary flood risk assessment to identify areas where significant flood risk exists or might be considered likely to occur and to prepare flood hazard and risk maps for the identified areas by December 2013. The Directive requires the preparation of catchment-based Flood Risk Management Plans (FRMPs), by 2015, which will set out flood risk management objectives, actions and measures. These plans are to include measures to reduce the probability of flooding and its potential consequences. Implementation of the EU Floods Directive is required to be coordinated with the requirements of the EU Water Framework Directive and the current River Basin Management Plans.

- National Level

The Office of Public Works (OPW) is the public body responsible for the overall implementation of the Floods Directive and it is the lead State body for the coordination and implementation of Government policy on the management of flood risk in the country. The National Catchment Flood Risk Assessment and Management Programme (CFRAM) commenced in Ireland in 2011. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive. The Programme is being implemented through CFRAM studies which are being undertaken for each of the six river basin districts in Ireland. County Wicklow is located in the Eastern River Basin District with 11 river sub catchments and in the South Eastern River Basin District with the River Slaney and smaller river basin sub catchments.

The *Planning System and Flood Risk Management – Guidelines for Planning Authorities* were issued in 2009 by the Minister for the Environment, Heritage and Local Government and the OPW under Section 28 of the Planning and Development Act 2000 (as amended). The purpose of the Flood Risk Guidelines is to ensure that, where relevant, flood risk is a key consideration for Planning Authorities in preparing development plans and local area plans and in the assessment of planning applications. The Flood Risk Guidelines introduce mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. Implementation of the Flood Risk Guidelines is intended to be achieved through actions at the national, regional, local authority and site-specific levels. Planning authorities and An Bord Pleanála are required to have regard to the Flood Risk Guidelines in carrying out their functions under the Planning Acts.

The key planning principles of the Flood Risk Guidelines are to:

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

Clarification of advice contained in the Flood Risk Guidelines was issued in August 2014 (Circular PL2/2014) referring to two matters. The first was to ensure planning authorities are prudent in the use the draft PFRA or CFRAM flood maps as the sole basis for deciding on planning applications, to make use of site inspections and/or knowledge of local areas, to request a site-specific flood risk assessment by an appropriately qualified engineer where appropriate and to also generally use their professional judgement in this regard. The second matter amends the text of the guidelines to indicate that during the preparation of the development plan (or a variation of a development plan) in areas located in flood zone A and B, where the existing use zoning is classified as a “vulnerable use”, the planning authority should consider if the existing use zoning of the ‘vulnerable use’ is still the appropriate zoning for the area.

Where the planning authority considers that the existing use zoning is still appropriate, the planning authority must specify the nature and design of structural or non- structural flood risk management measures required prior to future development in such areas, in order to ensure that flood hazard and risk to the area and to other adjoining locations will not be increased, or if practicable, will be reduced. With regard to the second matter, the text amendment is noted; however where the existing use zoning is in flood zone A/B and is considered a vulnerable use, where necessary a mitigation objective has been incorporated into the local plan and/or an appropriate zoning has been applied for the existing use. Any flood risk management measures are to be considered at the development management stage.

- Regional Level

A Regional Flood Risk Appraisal (RFRA) has been carried out as part of the Greater Dublin Area Regional Planning Guidelines 2010 (RPGs). This process involved the gathering and assessment of the relevant data for river, estuarine and coastal flooding. It did not examine groundwater or artificial drainage flood events. It involved the mapping of historical flood events to provide a general indication at a regional scale of where flood vulnerable locations are. The process also involved the mapping of alluvial soils and the various local flood studies completed in recent years.

The RFRA states that the settlement hierarchy selected by the RPGs takes account of the fact that while a number of key towns and the City which are vulnerable to two key sources of flooding- fluvial and coastal- effective management of flood risk, coupled to wider environmental, sustainability and economic considerations, mean that it is possible to facilitate the continued consolidation of the existing urban structure of the GDA. In line with the sequential and justification criteria set out in the Flood Risk Guidelines it is considered that these locations should be encouraged to continue to consolidate and to grow in order to bring about a more compact and sustainable urban development form while at the same time managing flood risk appropriately. A large number of well established and vibrant towns are identified in CFRAMs as having areas vulnerable to flooding /a history of flood events. Within these towns, implementation of the Flood Risk Guidelines establishes the mechanism to reconcile development and flood risk issues. The RPGs recommend an integrated approach to catchment management across administrative boundaries to avoid increasing flood risk. The RPGs put forward a number of recommendations and best practice to support its RFRA. They are as follows:

Strategic Policy

FP1 That flood risk be managed pro-actively at all stages in the planning process avoiding development in flood risk areas where possible and by reducing the risks of flooding to and from existing and future development.

Strategic Recommendations

FR1 New development should be avoided in areas at risk of flooding. Alongside this, the Regional Flood Risk Appraisal recognises the need for continuing investment and development within the urban centres of flood vulnerable designated growth towns and the city and for this to take place in tandem with the completion of CFRAM Studies and investment in comprehensive flood protection and management.

FR2 Development and Local Area Plans should include a Strategic Flood Risk assessment and all future zoning of land for development in areas at risk of flooding should follow the sequential approach set out in the Departmental Guidance on Flood Risk Management. All Flood Risk Assessments and CFRAM studies should take place in coordination and consultation with adjoining local authorities and regions and in coordination with the relevant River Basin Management Plans.

FR3 Local authorities should take the opportunities presented to optimise improvements in biodiversity and amenity when including policies and actions in development plans/local area plans (such as flood plain protection and SUDS) for existing and future developments.

FR4 Plans and projects associated with flood risk management that have the potential to negatively impact on Natura 2000 sites will be subject to a Habitats Directive Assessment (HDA) according to Article 6 of the habitats directive and in accordance with best practice and guidance.

The RPGs seek to emphasise to Local Authorities the need to protect across the Greater Dublin Area the natural flood plains and riparian corridors of all rivers that have not already been built on, and seek that this is explicitly stated and spatially designated in all future Development Plans and Local Area Plans following the completion of the CFRAM programme for the area in question. Land required for current and future flood management should be safeguarded from development. Allocation of future areas for development as extensions to existing built up areas, villages or towns should follow a sequential approach; be within the lowest risk sites appropriate for the development; and should include adequate provision for adaptation to, or protection against, the projected impacts of climate change.

- County and Local Level

Local Authorities must undertake a Strategic Flood Risk Assessment for future plans in line with the EU, National and Regional legislative and policy framework. The Department's Guidance on the Planning System and Flood Risk are the key tool in undertaking SFRA. Local Authorities should ensure that they adhere to the principles of avoiding risk where possible in preparing future Plans.

In the preparation of a Development Plan, Local Authorities are advised to:

- Identify and consider at the earliest stage in the planning process flood hazard and potential risk.
- Identify flood risk areas on the Plan maps.
- Review existing plans zonings to ensure that issues of Flood Risk has been addressed in a manner consistent with the Flood Risk Guidelines. Where lands are already zoned for housing or other vulnerable development in flood risk areas, the Council should undertake a re-examination of the zoning in accordance with the sequential approach.
- Include policies which ensure that flood risk areas targeted for development following the sequential approach should be planned, designed and constructed to reduce and manage flood risk and be adaptable to changes in climate.
- Include policies to ensure that flood risk and impact is considered as a key element in the assessment of future waste and mineral planning strategies and developments.
- Include policies that ensure that the location of key infrastructure will be subject to FRA.
- Include policies on the importance of the inclusion of Sustainable Drainage Systems (SUDS) in future developments, in accordance with the recommendations of the Greater Dublin Strategic Drainage Study Guidelines and Appendix B of the Flooding Risk Guidelines published by the Department and the OPW.

Consultation

As required by the Flood Risk Guidelines, the SFRA process is integrated into the Strategic Environmental Assessment (SEA) process that is being undertaken alongside the preparation of the County Development Plan. The environmental authorities specified by the SEA Regulations were consulted during formal SEA scoping on issues including those related to both the SFRA and flooding early in the process. The findings of the SFRA have been integrated into the SEA. The Office of Public Works (OPW) is a statutory consultee for the CDP and is the leading agency for implementing flood risk management policy in Ireland. As such, it has been consulted throughout this SFRA and consulted as a prescribed body through the CDP process.

Flood Mapping

With regard to flood mapping on a national level, the OPW published the Preliminary Flood Risk Assessment (PFRA) mapping in 2011 and published Areas for Further Assessment (AFA) in 2014. The PFRAs covered the County and identified areas at risk of significant flooding and includes maps showing areas deemed to be at risk. The areas deemed to be at significant risk, where the flood risk is of particular concern nationally, are identified as Areas for Further Assessment (AFAs) and more detailed assessment on the extent and degree of flood risk is currently being undertaken in these areas with the objective of producing Flood Hazard Mapping (CFRAMs). In Wicklow the AFAs / draft CFRAMs cover all or part of the following areas: Arklow, Ashford, Aughrim, Avoca, Baltinglass, Blessington, Greystones & environs, Kilcoole, Newcastle, Rathnew and Wicklow.

It is important to note that compliance with the requirements of the Flood Risk Guidelines is currently based on emerging and incomplete data as well as estimates of the locations and likelihood of flooding. The assessment and mapping of areas of flood risk, in particular, still awaits the publication of both Flood Hazard and Risk Maps for Areas (CFRAMs) for the Areas of Further Assessment (AFAs) (currently estimated for late 2015) and for Flood Risk Management Plans (estimated for 2016).

Available information in relation to flood risk - which is imperfect and incomplete - therefore may be altered in the future in light of emerging data and analysis. New Flood Hazard and Risk mapping as published from the OPW will be integrated into this SFRA once finalised and available during the CDP preparation process. Future publishing of new and emerging flooding data from the OPW will be assessed upon publication and consideration will be given to whether a variation of the CDP would be necessary.

Information Gathering

The information about flood risk that has been used in the preparation of the strategic (SFRA – County level plan) and specific (flood zones – zoned town/village plans) flood risk assessments have been collated from a number of sources. Certain sources were only used for the strategic/county level assessments, these are highlighted with a double asterisks**, with more specific sources used for the creation of flood zones for specific areas (zoned town/village plans). The sources include:

- CFRAMS (including draft CFRAMS) **
- OPW Preliminary Flood Risk Assessment (PFRA) **
- 'Floodmaps.ie' – The national flood hazard mapping website operated by the Office of Public Works, where information about past flood events is recorded and made available to the public. 'Flood point' information is available on this site and has been noted.
- Alluvial deposits maps of the Geological Survey of Ireland – indicating areas that have flooded in the past (the source of alluvium)
- Examination of the old '6 Inch' maps
- Walk over survey to assess potential sources of flooding in specific areas
- Discussions with local people
- Consultation with the engineering section of Wicklow County Council
- An examination of contours
- Aerial photographs
- In-house Flood Risk Assessments of different areas/ivers

In preparing the flood risk zones, a precautionary approach has been applied, where necessary, to reflect uncertainties in flooding datasets and risk assessment techniques.

Flood Risk

Flooding is an environmental phenomenon that can pose a risk to human health as well as causing economic and social effects. Flooding events, whether widespread or extremely localised, can cause serious damage to key infrastructure (e.g. power stations, sub-stations, communication hubs, wastewater treatment plants etc.). The cost of such disruption is significant to business, causes hardship to residents and also can place people in at risk situations.

Parts of County Wicklow, including the coastline are vulnerable to flooding and this vulnerability can be exacerbated by changes in both the occurrence of severe rainfall events, increased storm activity, erosion and deposition of the coastline, sea level rise and associated flooding. Local conditions such as low-lying lands and slow surface water drainage increase the risk of flooding. This risk can be increased by human actions including clearing of natural vegetation to make way for agriculture, draining/rehabilitation of bog and wetland areas, the development of settlements in the flood plains of rivers and on low lying or eroding coastlines, as well as by changing weather patterns. Inadequately planned infrastructural development, culverting, forestry operations and urban development in the floodplain, for example, can also give rise to flooding hazards. It is essential that current and future plans and development now do not create significant problems in the future. It is important that the possible impacts of global

warming and associated sea level rising form part of policy development and coastal zone management for these areas, using longer time horizons than the Development Plan cycle.

Flood Risk must be seen in the context of both the long history of settlement in the county and in the context of existing and emerging policy and practice in relation to planning, development and flooding. The location and layout of the county's towns have generally evolved to avoid flood-prone areas. The direct impact of new urban development is generally not as significant a problem now as it was in the past because of the implementation of Sustainable Drainage Systems (SUDS) that aim to control run-off as close to its source as possible using a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques. However vigilance is still needed at the planning and zoning stage to avoid flood risk, for example in less well understood urban fringe areas – hence the need for SFRA's of plans for various sectors and at various levels, including SFRA's for County Development Plans and Local Area Plans and Flood Risk Assessments for individual projects.

Flood Zones

Flood zones are geographical areas within which the likelihood of flooding is in a particular range and they are a key tool in flood risk management within the planning process, as well as in flood warning and emergency planning. There are three types or levels of flood zones defined for the purposes of implementing the Flood Risk Guidelines. These zones indicate a high, moderate and low risk of flooding from fluvial or coastal sources and are defined as follows:

Flood Zone A – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding);

Flood Zone B – where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding); and

Flood Zone C – where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). Flood Zone C covers all areas of the plan which are not in zones A or B (i.e. Flood zones are only coloured for A and B zones with C uncoloured). Localised flooding from sources other than rivers and the coast can still occur and may need to be taken into account at the planning application stage.

The flood zones described above are indicative of river and coastal flooding only. They should not be used to suggest that any areas are free from flood risk, since they do not include the effects of other forms of flooding such as from groundwater or artificial drainage systems.

Wicklow County Development Plan 2016 – 2022

The County Development Plan (CDP) contains a Core Strategy and strategic goals, with policies and objectives for various sections including the settlement strategy, economic development, community development, housing, heritage, retail, etc. These goals, policies and objectives are enhanced with the measures recommended in the SFRA.

The Core Strategy for the County is prepared in line with guidance, strategies and policies at national and regional level. The main issues which faced the County in the preparation of this Core Strategy included; the overall planning strategy, population, housing, rural housing, community development, retail development and town centres, transport and infrastructure and employment. One of the key requirements for this County Development Plan is to demonstrate how its policies and objectives are consistent with national and regional population and development targets.

Settlement Hierarchy and Flood Risk Assessment

There is a settlement hierarchy in the county with 9 levels, which are as follows;

SETTLEMENT HIERARCHY			
Level	Settlement Type	Settlement	
1	Metropolitan Area Consolidation Town	Bray	
2	Large Growth Town 1	Wicklow/Rathnew	
3	Large Growth Towns 2	Arklow	Greystones/Delgany
4	Moderate Growth Towns	Blessington	Newtownmountkennedy
5	Small Growth Towns	Ashford Aughrim Baltinglass Carnew	Dunlavin Enniskerry Kilcoole Rathdrum Tinahely
6	Rural Towns	Avoca Donard Kilmacanogue	Newcastle Roundwood Shillelagh
7	Large Villages	Barndarrig Ballinaclash Coolboy Glenealy Hollywood	Kilpedder / Willowgrove Kiltegan Knockananna Manor Kilbride Redcross Stratford
8	Small Villages	Annacurragh Annamoe Askanagap Ballyconnell Ballycoog Ballyknockan Ballynacarrig (Brittas Bay) Connary Coolafancy Coolatin Coolkenno Crossbridge	Donaghmore Grangecon Greenan Johnstown Kilquiggan Kirikee Knockanarrigan Lackan Moneystown Rathdangan Talbotstown Thomastown Valleymount
9	Rural Clusters	Ballingen Ballyduff Ballyfolan Ballynultagh Baltyboys Boleynass Barraniskey Carrigacurra Crab Lane Croneyhorn Davidstown Glenmalure Goldenhill Gorteen Kilamoat	Kilcarra Killiskey Kilmurray (NMKY) Kilmurray (Kilmacanogue) Kingston Macreddin Moyne Mullinacluff Oldcourt Park Bridge Rathmoon Redwells Stranakelly Tomacork Tomriland
10	The Rural Area		

All settlements down to 'Level 5' have an appropriate level land use plan in place, with all lands within the settlement boundary zoned.

The Bray Town Development Plan 2011 - 2017 and the Arklow Town and Environs Development Plan 2011 - 2017 both have a basic Flood Risk Assessment as part of the plan and SEA. Both of these plans were published in 2011 prior to

the publication of the PFRA mapping from the OPW therefore, in line with the Flood Risk Guidelines (2009), both plans have appropriate level SFRA's carried out at the time of the plan making process and all relevant flood information available at the time was used. The River Dargle Flood Defence Scheme (Bray) and the Avoca River Flood Relief Scheme (Arklow) both were a significant source of information for each relevant town.

The Bray Environs Local Area Plan 2009 - 2017 refers to draft Flood Risk Guidelines and incorporates a number of Flood Risk Objectives within the plan document.

Newtownmountkennedy and Rathdrum Plans do not have a FRA in place however they have to comply with the relevant County Development Plan flood risk management objectives. It is an objective of the CDP (objective FL1) 'to prepare new or update existing flood risk assessments and flood zone maps for all zoned lands within the County as part of the review process for Local Area Plans, zoning variations and Town Plans, where considered necessary', which will include the Bray town, Bray environs, Arklow town and environs, Newtownmountkennedy and Rathdrum plans.

All other settlements have an individual FRA's attached to the plan (Refer to Section 4 in this document).

Level 5 'Small Growth Towns' have an individual 'Town Plan' in place with an individual FRA map attached to each plan. The full flood risk assessment for each of these towns has been included in Section 4 of this SFRA with a main introduction for the settlement level and an individual assessment carried out for each of the level 5 settlements.

Level 6 'Rural Towns' have 'Settlement Plans' in place for each town with an individual FRA map attached to each plan. A flood risk identification assessment for each of these plan areas has been included in Section 4 of this SFRA with a main introduction for the settlement level and an individual identification assessment carried out for each of the level 6 settlements.

As part of this Strategic Flood Risk Assessment the Level 7, 8 and 9, 'Large Villages', 'Small Villages' and 'Rural Clusters', which have no specific zonings, have had a flood risk identification assessment carried out on the lands within the settlement boundary and these settlements are presented in Section 5 of this document. All other areas outside of level 1 to 9 settlements have been classed as the 'rural area' in the settlement hierarchy of the County Development Plan. The County Development Plan itself generally does not provide for land use zonings therefore, in line with the Flood Risk Guidelines, a broad (area-wide) 'Stage One Flood Risk Identification Assessment', to identify whether there may be any flooding or surface water management issues related to an area, has been carried out for the rural area and is presented in Section 5 and on Map numbers SFRA 1 to 4. Where areas have been identified as being at risk from flooding or surface water management issues related to the area of proposed development, this may warrant further investigation at the planning application stage.

Other Flood Risk Assessments

A number of one-off development zonings in the CDP (tourism, community, employment and housing) have been incorporated into the CDP and have had a flood risk identification assessment carried out and this is presented in section 6.

As stated above an appropriate stage FRA will be carried out during the next Local Area Plan review process for Bray and Environs, Arklow and Environs, Newtownmountkennedy and Rathdrum; however taking a precautionary approach this SFRA presents a flood risk identification map for each of these settlements in Section 7.

This is a working strategic flood risk assessment and therefore as new flood risk information is published and new SFRA's are adopted as part of the review process for plans, the updated information and/or SFRA should be referred to, along with this document.

Flood Risk and Development Management

Notwithstanding the availability of flood zone maps and a SFRA, the applicant is primarily responsible in the first instance for assessing whether there is a flood risk issue and how it will be addressed in the development that is proposed. Where flood risk may be an issue for any proposed development, a more detailed flood risk assessment should be carried out appropriate to the scale and nature of the development and the risks arising. The detailed site specific Flood Risk Assessment should quantify the risks and the effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks. Information on site-specific flood risk assessments and potential sources of information are contained in Appendix A of the Planning System and Flood Risk Guidelines.

It is essential that the risk potentially arising from other sources of flooding should also be taken into account in all areas and at all stages of the planning process. The flood zones ignore the presence of defences. Areas that benefit from an existing flood relief scheme or flood defences have a reduced probability of flooding but can be particularly vulnerable due to the speed of flooding when overtopping or a breach or other failure takes place. Because this residual risk of flooding remains, the sequential approach and the Justification Test apply to such defended locations.

The planning implications for each of the flood zones are as follows:

Flood Zone	Planning Implication
<p>Flood Zone A</p>	<p>High probability of flooding.</p> <p>Most types of development would be considered inappropriate in this zone. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in city and town centres, or in the case of essential infrastructure that cannot be located elsewhere, and where the Justification Test has been applied. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.</p>
<p>Flood Zone B</p>	<p>Moderate probability of flooding.</p> <p>Highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate in this zone, unless the requirements of the Justification Test can be met. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone. In general however, less vulnerable development should only be considered in this zone if adequate lands or sites are not available in Zone C and subject to a flood risk assessment to the appropriate level of detail to demonstrate that flood risk to and from the development can or will adequately be managed.</p>
<p>Flood Zone C</p>	<p>Zone C - Low probability of flooding.</p> <p>Development in this zone is appropriate from a flood risk perspective (subject to assessment of flood hazard from sources other than rivers and the coast) but would need to meet the normal range of other proper planning and sustainable development considerations.</p>
<p>Source: DoEHLG The Planning System and Flood Risk Management Guidelines</p>	

Sequential approach at the Development Management Stage

A sequential approach to planning is a key tool in ensuring that development, particularly new development, is first and foremost directed towards land that is at low risk of flooding. The sequential approach described in Fig. 3.1 of the Flood Risk Guidelines should be applied to all stages of the planning and development management process. It is of particular importance at the plan-making stage but is also applicable in the layout and design of development within a specific site at the development management stage. Fig. 3.1 of the Flood Risk Guidelines sets out the broad philosophy underpinning the sequential approach in flood risk management, while Fig. 3.2 of the Flood Risk Guidelines describes its mechanism for use in the planning process.

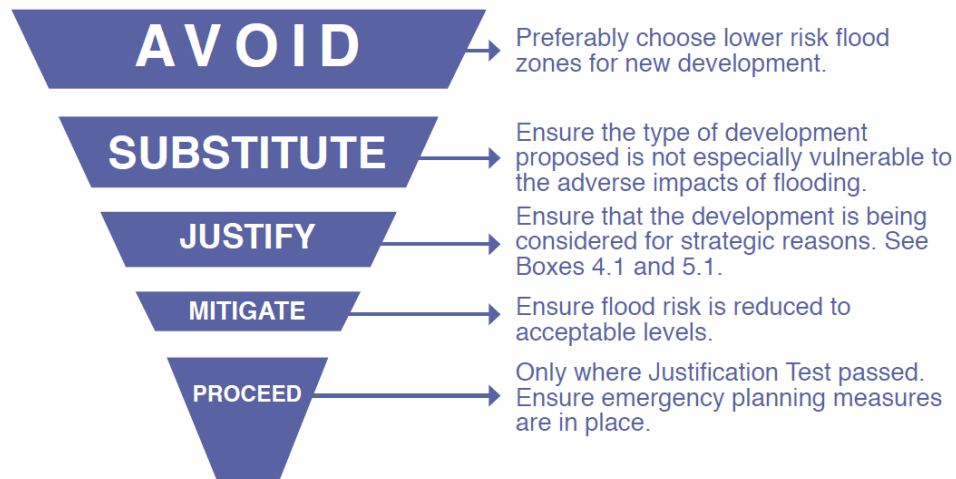


Figure 3.1 of the Flood Risk Guidelines - **Sequential approach principles in flood risk management**

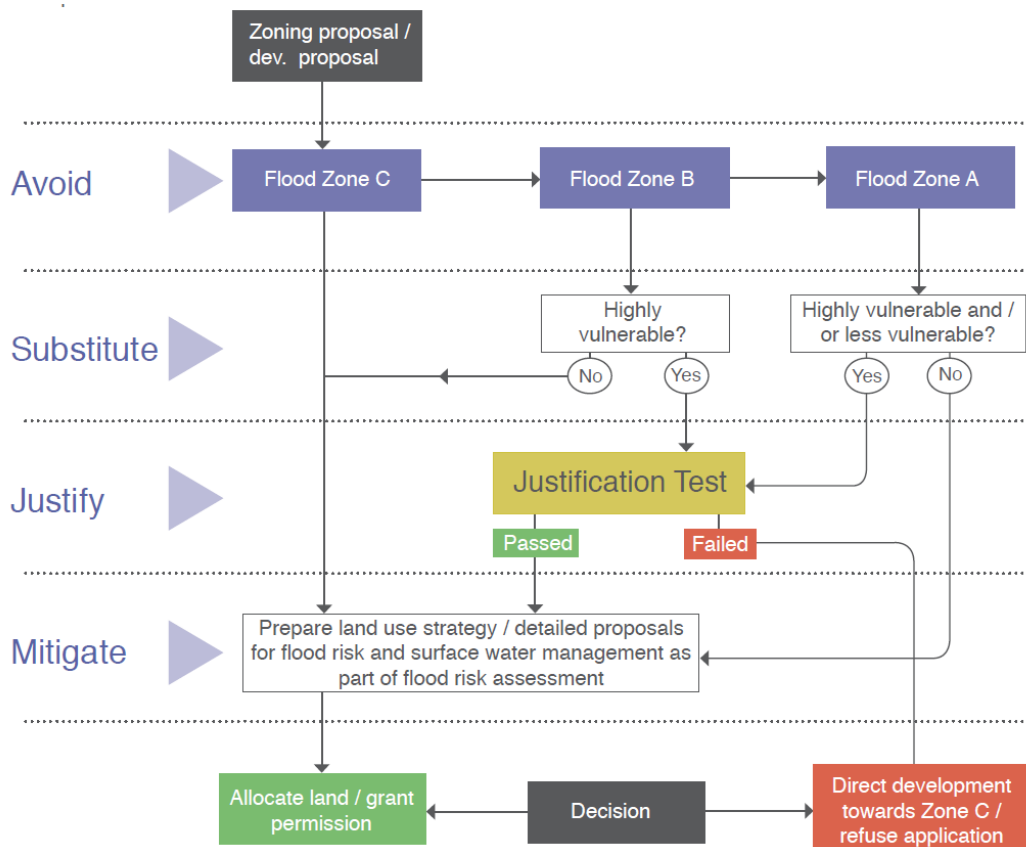


Figure 3.2 of the Flood Risk Guidelines - **The Sequential Approach Mechanism for use in the planning process**

CLASSIFICATION OF VULNERABILITY OF DIFFERENT TYPES OF DEVELOPMENT	
Vulnerability class	Land uses and types of development which include*:
Highly vulnerable development (including essential infrastructure)	Garda, ambulance and fire stations and command centres required to be operational during flooding; Hospitals; Emergency access and egress points; Schools; Dwelling houses, student halls of residence and hostels; Residential institutions such as residential care homes, children's homes and social services homes; Caravans and mobile home parks; Dwelling houses designed, constructed or adapted for the elderly or other people with impaired mobility; and Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution (SEVESO sites, IPPC sites, etc.) in the event of flooding.
Less vulnerable development	Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions; Land and buildings used for holiday or short-let caravans and camping, subject to specific warning and evacuation plans; Land and buildings used for agriculture and forestry; Waste treatment (except landfill and hazardous waste); Mineral working and processing; and Local transport infrastructure.
Water compatible development	Flood control infrastructure; Docks, marinas and wharves; Navigation facilities; Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; Water-based recreation and tourism (excluding sleeping accommodation); Lifeguard and coastguard stations; Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms; and Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to a specific warning and evacuation plan).

Source: DoEHLG The Planning System and Flood Risk Management Guidelines

*Uses not listed here should be considered on their own merits

DEVELOPMENT TYPES			
	Flood Zone A	Flood Zone B	Flood Zone C
Highly vulnerable development (including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less vulnerable development	Justification Test	Appropriate	Appropriate
Water-compatible development	Appropriate	Appropriate	Appropriate

Source: DoEHLG The Planning System and Flood Risk Management Guidelines

Justification Test

Notwithstanding the need for future development to avoid areas at risk of flooding, it is recognised that the existing urban structure of the country contains many well established cities and urban centres which will continue to be at risk of flooding. At the same time such centres may also have been targeted for growth in the National Spatial Strategy, Regional Planning Guidelines and the various City and County Development Plans taking account of historical patterns of development and their national and strategic value. In addition, development plans have identified various strategically located urban centres and particularly city and town centre areas, whose continued consolidation, growth, development or regeneration, including for residential use, is being encouraged in order to bring about compact and sustainable urban development, and more balanced regional development. Furthermore the DoEHLG Development Plan Guidelines have underlined the importance of compact and sequential development of urban areas with a focus on town and city centre locations for major retailing and higher residential densities.

The Justification Test has been designed to rigorously assess the appropriateness, or otherwise, of particular developments that, for the reasons outlined above, are being considered in areas of moderate or high flood risk.

The test is comprised of two processes with the first being the 'Plan-making Justification Test' described in chapter 4 of the Flood Risk Guidelines and used at the plan preparation and adoption stage where it is intended to zone or otherwise designate land which is at moderate or high risk of flooding. In the Development Management process the second test, the **Development Management Justification Test** described in chapter 5 of the Flood Risk Guidelines and used at the planning application stage where it is intended to develop land at moderate or high risk of flooding for uses or development vulnerable to flooding that would generally be inappropriate for that land.

SECTION TWO

STAGE 1 SFRA -FLOOD RISK IDENTIFICATION

Introduction

'Identification' is the process for deciding whether a plan or project requires a flood risk assessment and is essentially a desk-based exercise based on existing information. In order to establish whether a flood risk issue exists or may exist in the future, a range of sources have been consulted.

Sources of Information

The primary source of information is the flood zone maps produced by the OPW (Preliminary Flood Studies, Areas for further Assessment, CFRAM mapping – these are only available for some areas/watercourse). Given the limitations to these maps, the Flood Risk Guidelines also recommend that flooding from other sources such as surface water systems or adjoining hillsides that are difficult to map, need to be carefully considered.

This section identifies flooding or surface water management issues in the County that may warrant further investigation at the appropriate plan level or at planning application level. Identified for this purpose are:

- Available flood risk indicators
- The sources of flood risk zones which have been prepared as part of other Plan/SFRA processes
- Indicators of flood risk that are based on historical flooding events

These indicators are mapped on a county level in this section and on the Indicators of Flood Risk mapping.

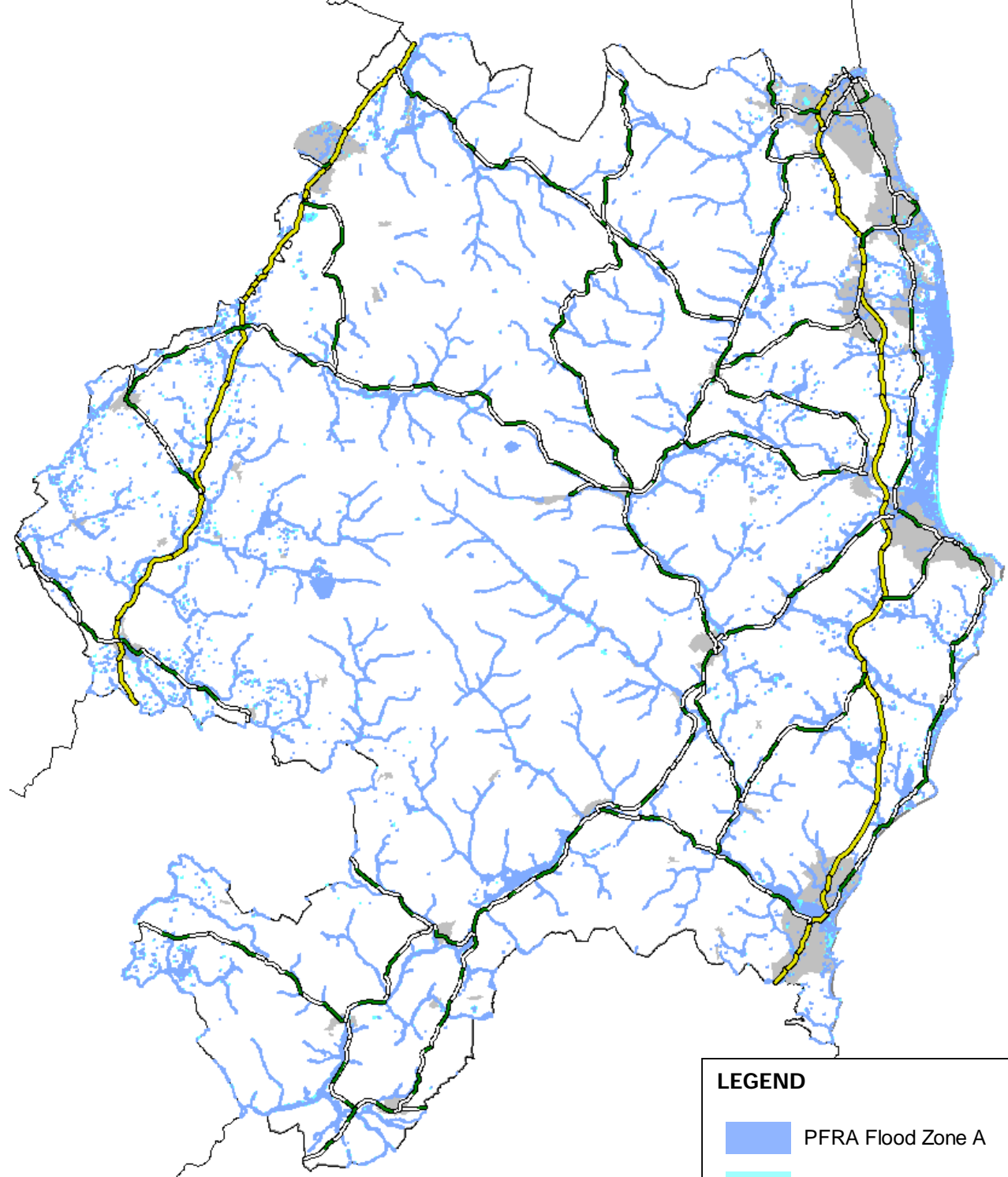
Other sources of information available to be considered at the appropriate plan level or at planning application level, alongside the mapped indicators identified above, include the following:

- Photography including aerial photography;
- Local knowledge;
- Regional Planning Guidelines and associated Regional Flood Risk Appraisal;
- River Basin Management Plans and associated documents;
- Alluvial soil mapping;
- Contour mapping;
- Local Authority knowledge including areas where flood risk management infrastructure and coastal protection/defence structures have been constructed.

INDICATORS OF FLOOD RISK	
Information Source	Description
<p>Catchment Flood Risk Assessment and Management</p> <p><u>CFRAM Phase 1</u></p> <p>Preliminary Flood Risk Assessment, PFRA (2011)</p>	<p>The OPW Preliminary Flood Risk Assessment mapping dataset has been arrived at by:</p> <ul style="list-style-type: none"> • Reviewing records of floods that have happened in the past; • Undertaking analysis to determine which areas might flood in the future, and what the impacts might be; and • Extensive consultation with each local authority and other Government departments and agencies. <p>This assessment has considered all types of flooding, including that which can occur from rivers, the sea and estuaries, heavy rain, groundwater, the failure of infrastructure, and so on. It has also considered the impacts flooding can have on people, property, businesses, the environment and cultural assets. Further information on the purpose and development of the OPW PFRA maps are available on www.cfram.ie.</p> <p>The PFRA is only a preliminary assessment, based on available or readily derivable information. Analysis has been undertaken to identify areas prone to flooding, and the risks associated with such flooding, but this analysis is purely indicative and undertaken for the purpose of completing the draft PFRA. The mapping has been developed using simple and cost-effective methods and is based on broad-scale simple analysis and may not be accurate for a specific location/use.</p>
<p>Catchment Flood Risk Assessment and Management</p> <p><u>CFRAM Phase 2</u></p> <p>Areas of Further Assessment Mapping, AFAs (2012) and Flood Hazard Mapping (draft CFRAM, 2015)</p>	<p>The 'AFAs' were areas where more detailed assessment was highlighted to be undertaken to more accurately assess the extent and degree of flood risk, and, where the significance of the risk is confirmed, to develop where possible measures to manage and reduce the risk. The more detailed assessment, which focuses on the AFAs, is currently (2015) being undertaken by the OPW through Catchment Flood Risk Assessment and Management ('CFRAM') Studies with Flood Hazard Mapping drafted for public consultation.</p> <p>The following areas were included in the AFAs and draft CFRAM studies; Arklow, Ashford, Aughrim, Avoca, Baltinglass, Blessington, Greystones & environs, Kilcoole, Newcastle, Rathnew and Wicklow.</p>
<p>National Coastal Protection Strategy Study - flood and coastal erosion risk maps;</p> <p>Commissioned in 2003 and completed in 2013</p> <p>OPW</p>	<p>The maps published under this study were prepared under the following project: – <i>Project Name: Irish Coastal Protection Strategy Study (ICPSS) – Project Period: 2005 – 2010.</i></p> <p>This study provides information to support decision making about how best to manage risks associated with coastal flooding and coastal erosion.</p> <p>The predicted flood extents which were produced under the Irish Coastal Protection Strategy Study (ICPSS) are based on analysis and modelling. The project included:</p> <ul style="list-style-type: none"> • Analysis of historic recorded sea levels; • Numerical modelling and statistical analysis of combined tide levels and storm surges to estimate extreme water levels along the national coastline for defined probabilities; • Calculation of the extent of the predictive flooding, by comparing calculated extreme tide and surge waters levels along the coast with ground level based on a Digital Terrain Model (DTM). <p>These indicative national coastal flood maps are included in the draft PFRA Maps, provided in a separate volume, for the purposes of consultation on the PFRA.</p> <p>**The mapping in this study has been undertaken for strategic purposes. The maps should not be used to assess the flood hazard and risk associated with individual properties or point locations, or to replace a detailed local flood risk assessment. Local factors such as flood defence schemes, structures in or around river channels (e.g. bridges), buildings and other local influences, which might affect a coastal flood, have not been accounted for.</p>
<p>Previous Strategic Flood Risk Assessments</p>	<p>SFRAs have been undertaken for a number of lower level development plans within the administrative area of Wicklow County Council as part of plan-preparation processes which are separate to the County Development Plan preparation process. These SFRAs have included the delineation of flood risk zones. SFRAs have been undertaken for and has informed the review of the following Plans/Variations of Plans:</p> <ol style="list-style-type: none"> 1. Wicklow Town – Rathnew Development Plan 2013 – 2017 2. Arklow Town and Environs Plan 2011 – 2017 3. Bray Town Development Plan 2011 – 2017 (as part of the SEA) 4. Blessington Local Area Plan 2013 – 2019 5. Greystones – Delgany and Kilcoole Local Area Plan 2013 – 2019 (Variation No. 3 to the CDP)

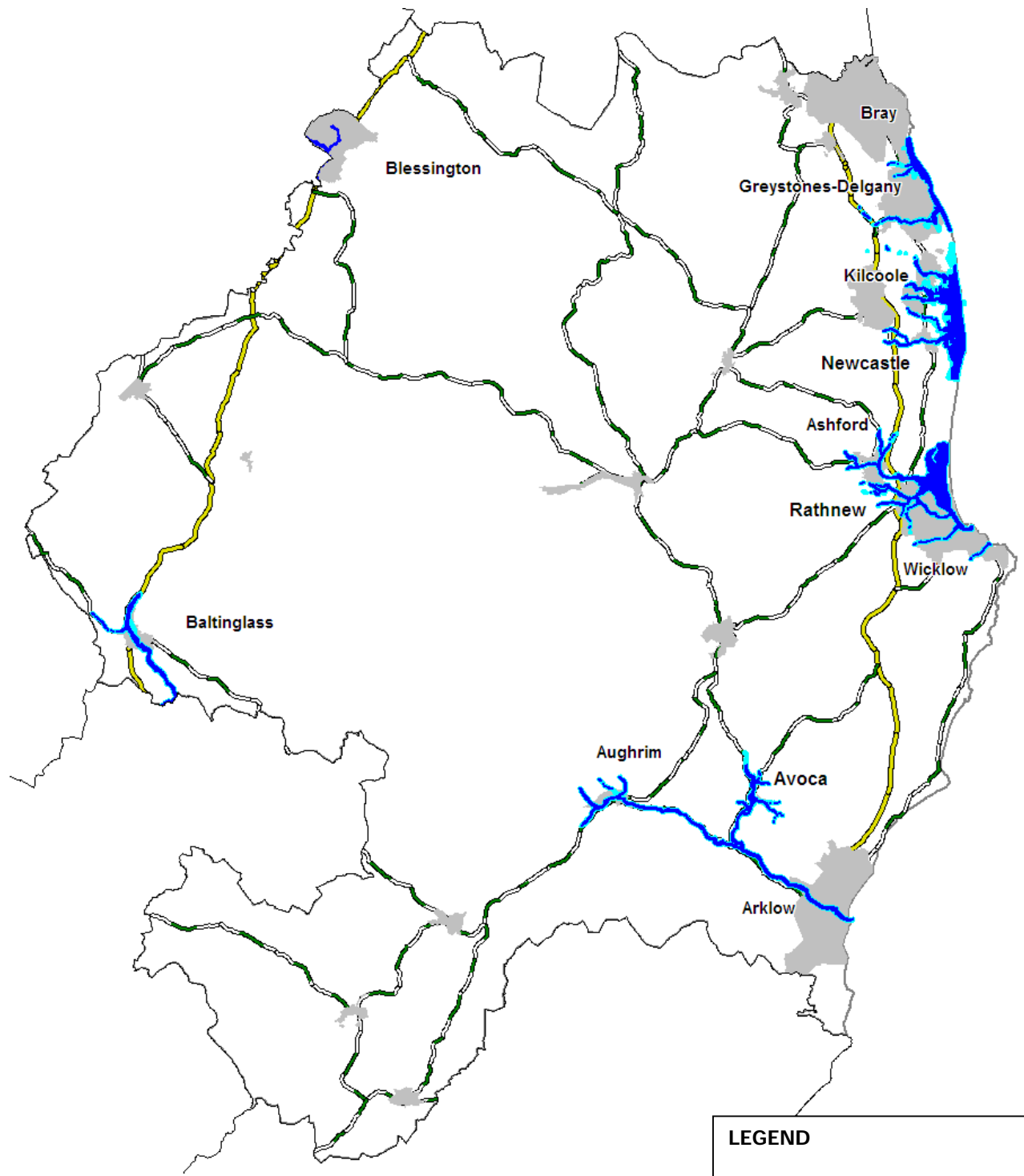
	The SFRA of these plans are available to view online at www.wicklow.ie . With regard to specific settlements, the relevant sections of the plans include objectives, some of which relate to specific land parcels, giving effect to this overall approach to addressing flood risk in accordance with the Flood Risk Guidelines.
OPW Historic Flood Points	This information is sourced at www.floodmaps.ie . A flood event is the occurrence of recorded flooding at a given location on a given date. The flood event is derived from different types of information (reports, photographs etc.). The data is county wide data (uneven), especially in settlements and along roads and this dataset only provides a spot location.
OPW Hydraulic Stations	This information is sourced at www.floodmaps.ie . EPA Hydrometric areas - the boundaries recorded in the hydrometric areas map are based on the hydrologic divisions shown on the 1958 Ordnance Survey Ireland (OSi) map - rivers and their catchment basins.
OPW Flood Extents	This information is sourced at www.floodmaps.ie . A flood extent is an inundated area as recorded at a certain moment in time.
OPW - Predictive Flood Extents	This information is sourced at www.floodmaps.ie . These estimated flood extent from flood event is taken from an OPW's Study to Identify Practical Measures to Address Flooding in that area.
OPW Drainage Districts	This information is sourced at www.floodmaps.ie . This drainage scheme mapping dataset was prepared on behalf of the Drainage Districts (Local Authorities with statutory responsibility for maintenance under the Arterial Drainage Act, 1925). These maps identify land that might benefit from the implementation of Arterial (Major) Drainage Schemes and indicate areas of land subject to flooding or poor drainage.
Alluvial deposit maps	Alluvial deposit maps of the Geological Survey of Ireland (which would allow the potential for the implementation of source control and infiltration techniques, groundwater and overland flood risk to be assessed). These maps, while not providing full coverage, can indicate areas that have flooded in the past (the source of the alluvium) and may be particularly useful at the early stages of the FRA process where no other information is available
'Six Inch' maps	<p>The Ordnance Survey of Ireland (OSI) 6" (1:10560) mapping identifies broad areas as being 'Liable to Floods', 'Covered by Spring Tides' as well as identifying areas of marsh, rough grassland and bog.</p> <p>There are several limitations to the use of this mapping such as the following:</p> <ul style="list-style-type: none"> • The OSI maps simply show the text 'Liable to Floods' without delineating the extent of these areas. • As these maps were based on survey work carried out from 1833-1844 with many updated in the 1930s and 40s, they do not show or take any account of recent changes including changes in surface drainage, such as development in floodplains, road realignments or drainage works for forestry or agriculture. So there is significant potential that flood risk in some areas may have increased or reduced since they were prepared. • Drainage may have changed significantly since the preparation of the OSI mapping.
Historic 'Six Inch' maps with flood feature applied.	The Ordnance Survey of Ireland (OSI) have digitized certain historic environmental and genealogy data, including flooding from the 6" maps and it is available on their historic mapping interactive map. There is very limited information available on flood data in County Wicklow here, and there are several general limitations to this information for example there are no details provided on the flood event or source of flooding.
Other Sources of Information	
	Expert advice from OPW - they may be able to provide reports containing the results of detailed modelling and flood-mapping studies, including critical drainage areas, and information on historic flood events, including flooding from all sources
	In house studies
	Consultation with the relevant area engineer in WCC
	An examination of contours of the land
	Aerial Photography
	Information on flood defence condition and performance
	River Basin Management Plans and reports
	Local libraries and newspaper reports
	Interviews with local people, local history/natural history societies etc
	Walkover survey to assess potential sources of flooding, likely routes for flood waters and the site's key features, including flood defences, and their condition
	River Dargle Flood Defence Scheme (Bray)
	River Avoca (Arklow Town) Flood Relief Scheme
	The Murrrough Coastal Protection Study

OPW Preliminary Flood Risk Assessment Maps (Coastal, Pluvial, Fluvial)








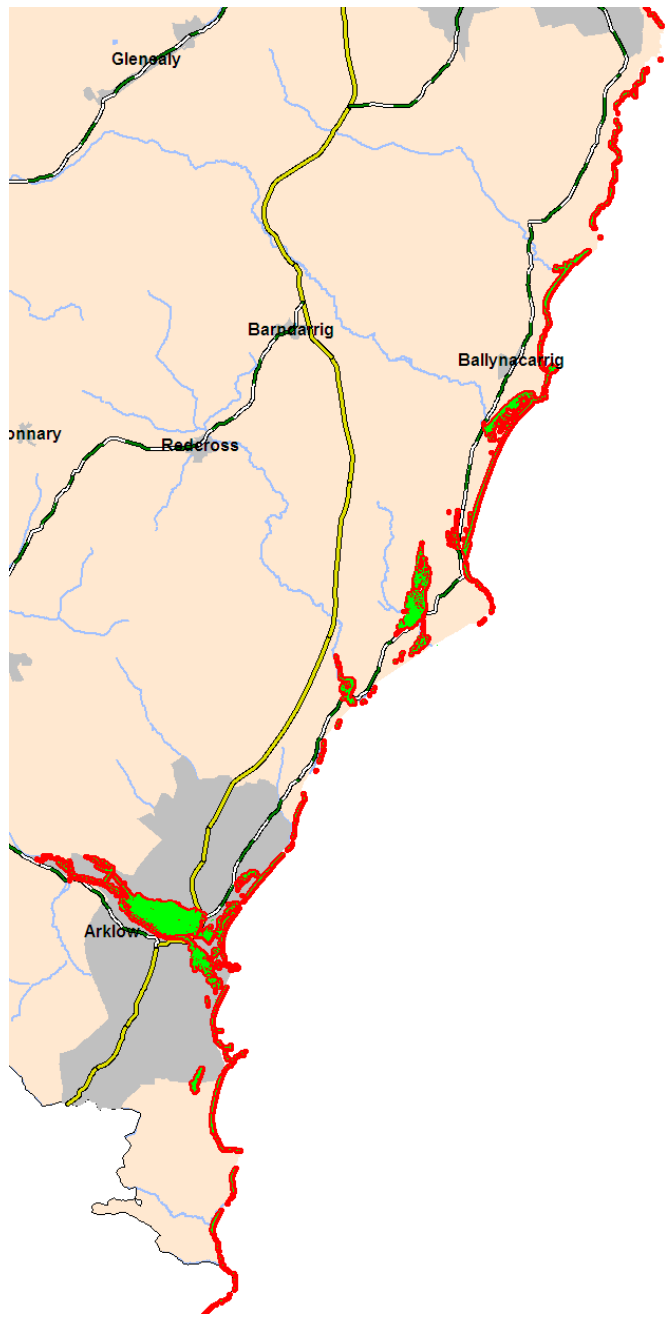
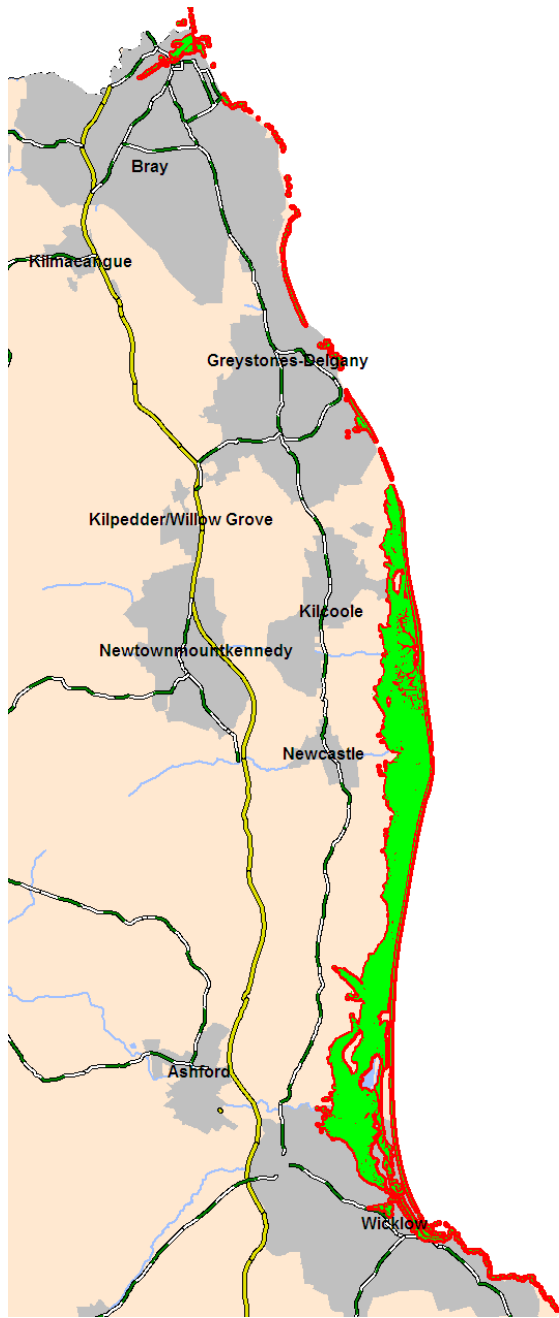
LEGEND

- PFRA Flood Zone A
- PFRA Flood Zone B
- Settlement
- National Road
- Regional Road




LEGEND

-  draft CFRAM Flood Zone A
-  draft CFRAM Flood Zone B
-  Settlement
-  National Road
-  Regional Road



LEGEND

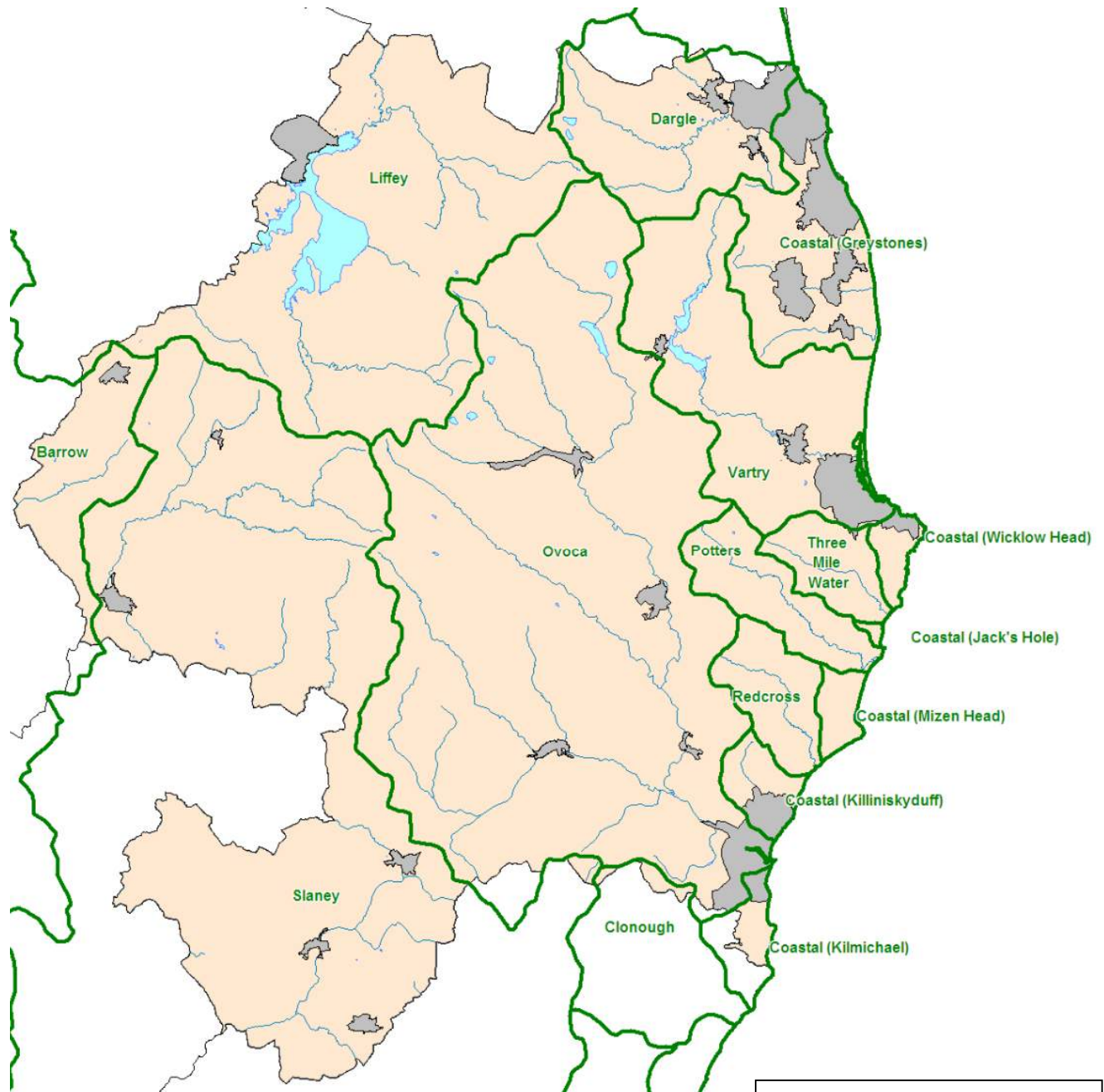
0.5 AEP Flood Extent









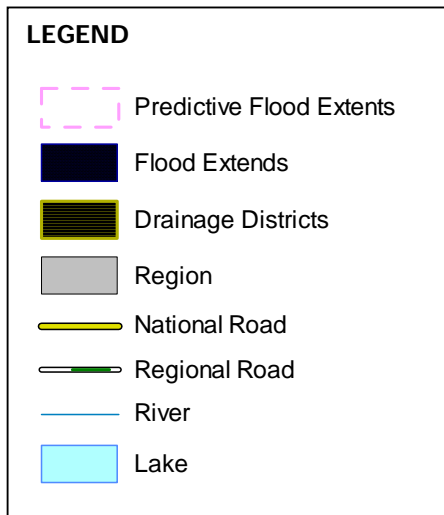
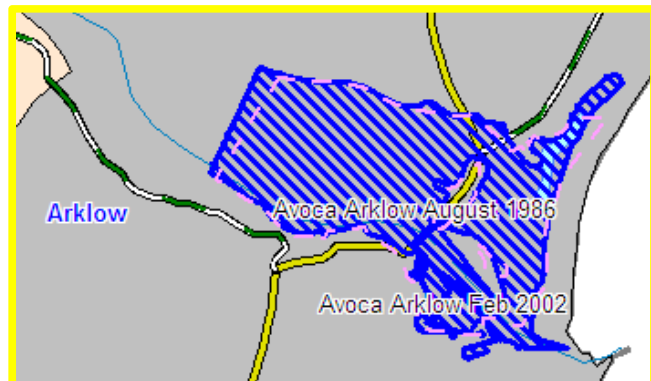
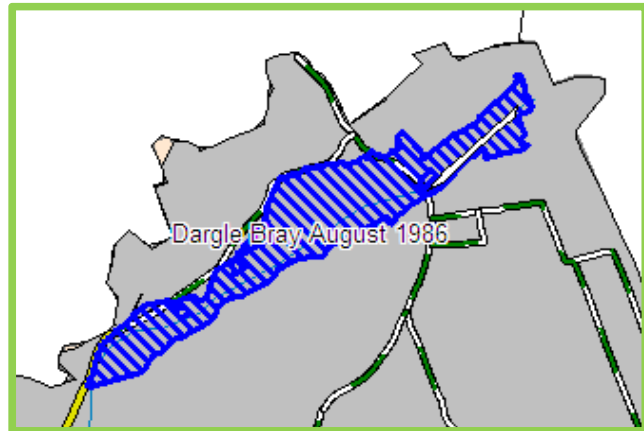
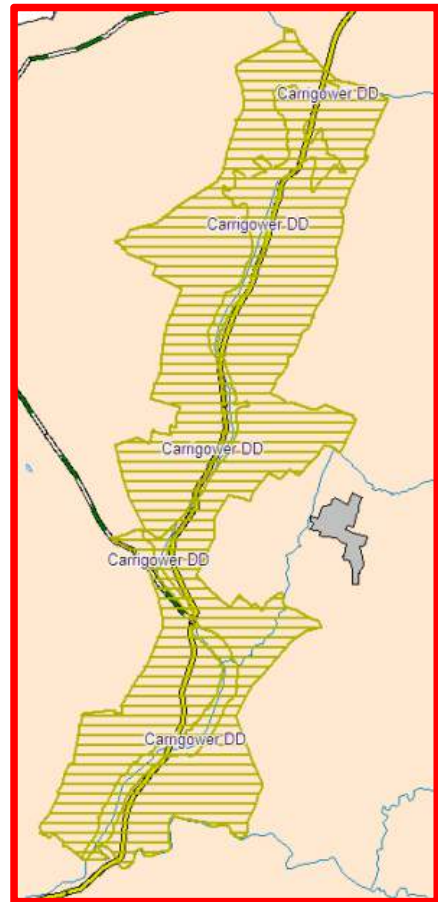
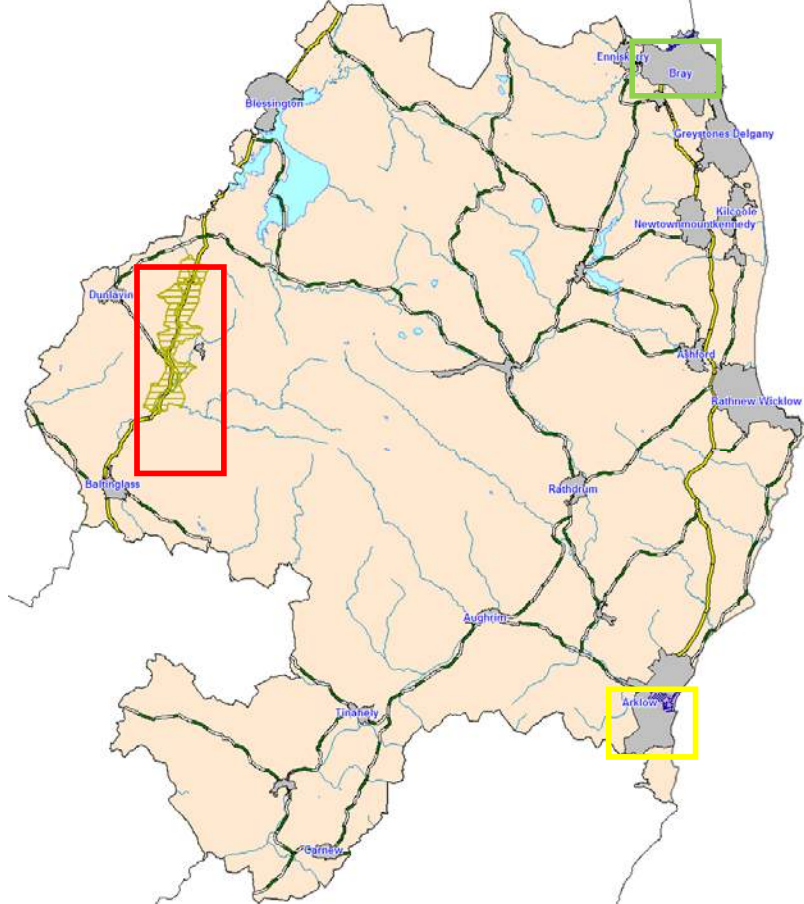
LEGEND

- Settlement
- Flood Point (Historic/Recurring)
- Hydrometric Stations
- Regional Road
- National Road
- River
- Lake

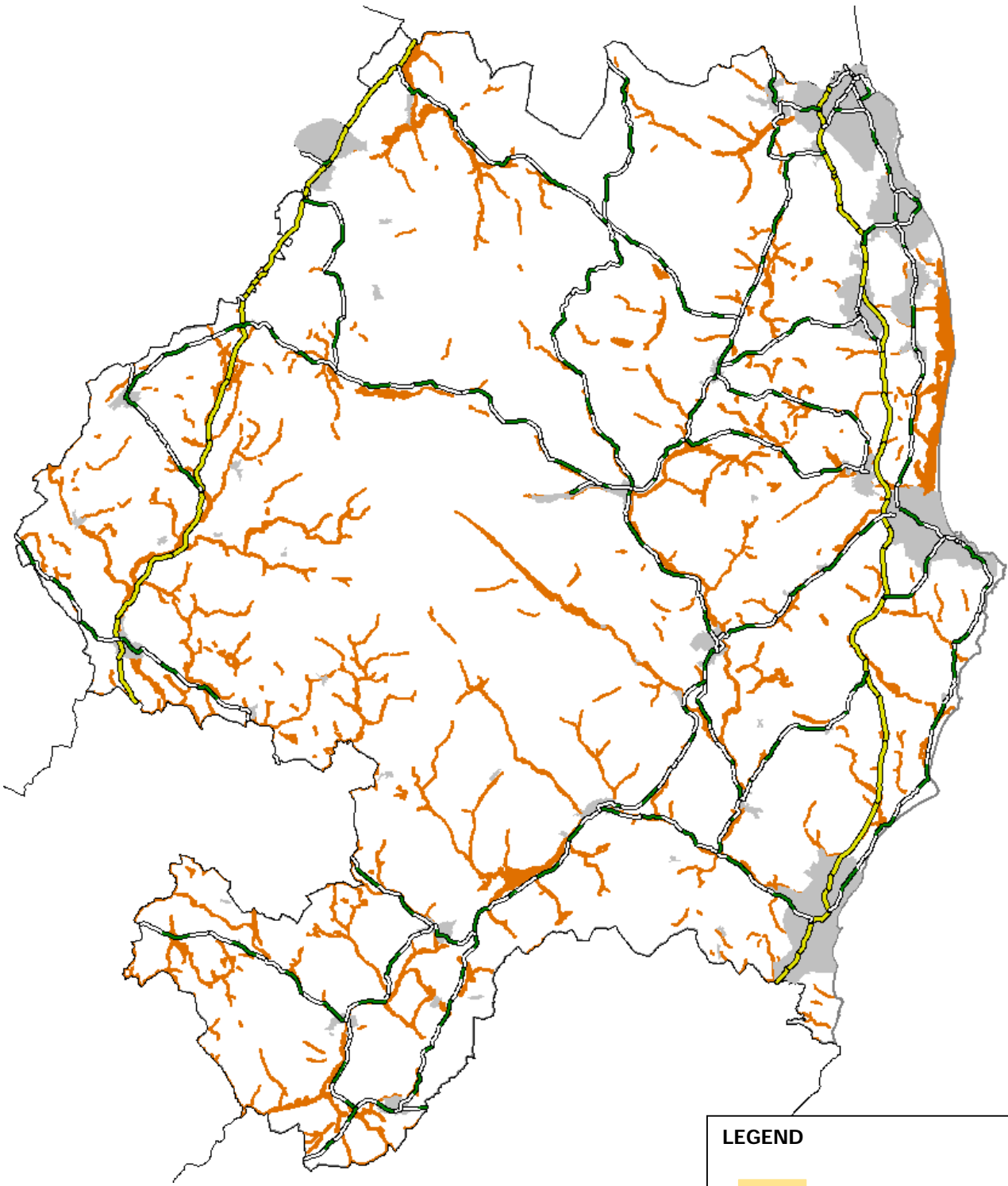


LEGEND





-  River Catchment
-  Settlement
-  River
-  Lake



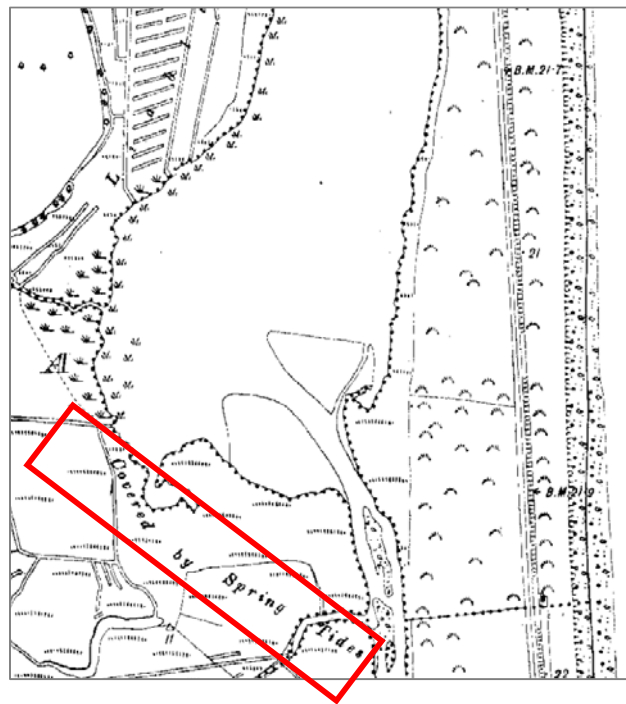
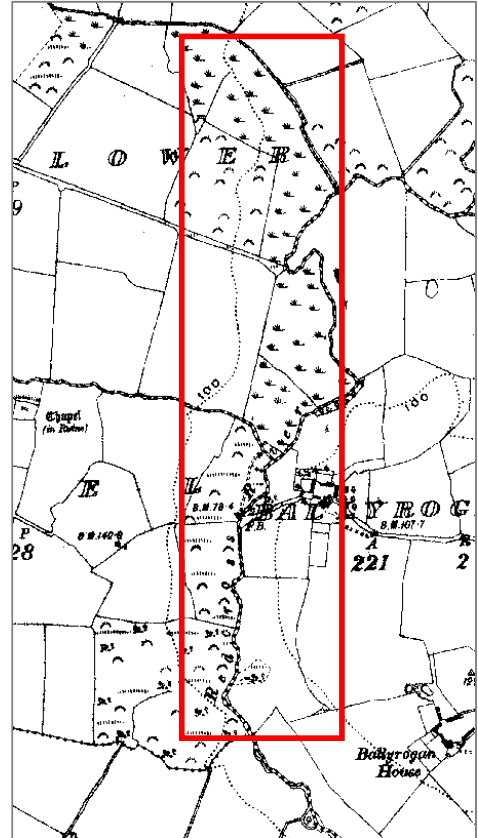
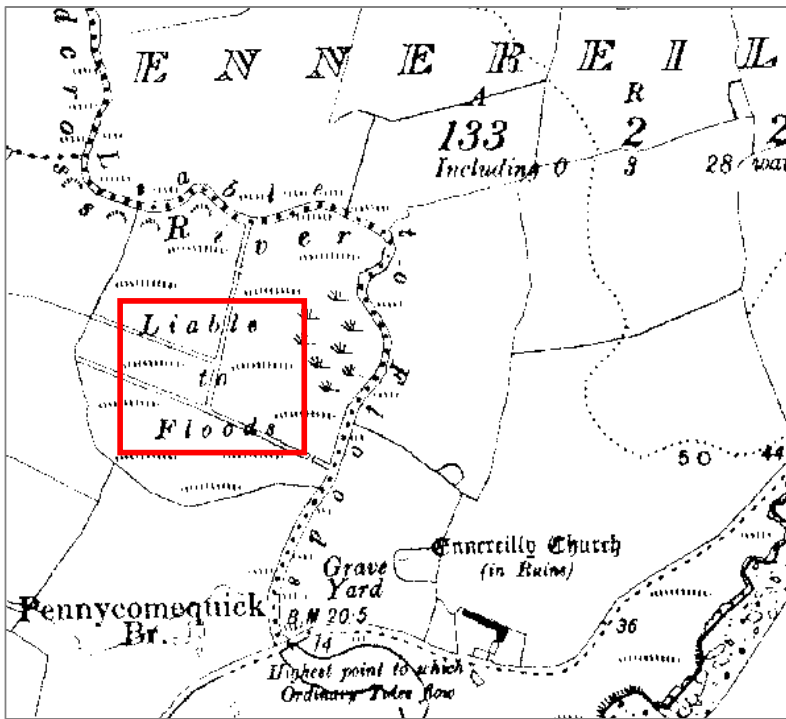
Alluvial Deposit Map



LEGEND

-  Aluvial Soils
-  Settlements
-  National Road
-  Regional Road

Old Six Inch Mapping



RECOMMENDATIONS AND DISCLAIMER

Introduction

This section presents measures that have been integrated into the Wicklow County Development Plan 2016-2022. These measures will contribute towards both flood risk management in the county and compliance with the Flood Risk Guidelines.

Recommendations for CDP

It is recommended that the following Flood Management Objectives are integrated into the 'Water Infrastructure' Section of the Wicklow County Development Plan 2016-2022:

- 1 To prepare new or update existing flood risk assessments and flood zone maps for all zoned lands within the County as part of the review process for Local Area Plans, zoning variations and Town Plans, where considered necessary.
- 2 To implement the 'Guidelines on the Planning System and Flood Risk Management' (DoEHLG/OPW, 2009).
- 3 The zoning of land that has been identified as being at a high or moderate flood risk (flood zone A or B) shall be in accordance with the requirements of the Flood Risk Guidelines and in particular the 'justification test for development plans' (as set out in Section 4.23 and Box 4.1 of the guidelines).
- 4 Applications for new developments or significant alterations/extension to existing developments in a flood risk area shall comply with the following:
 - Follow the 'sequential approach' as set out in the Flood Risk Guidelines.
 - Flood risk assessments will be required with all planning applications proposed in areas identified as having a flood risk, to ensure that the development itself is not at risk of flooding and the development does not increase the flood risk in the relevant catchment (both up and down stream of the application site).
 - Where a development is proposed in an area identified as being at low or no risk of flooding, where the planning authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, an appropriate flood risk assessment may be required to be submitted by an applicant for planning permission.
 - Restrict the types of development permitted in Flood Zone A and Flood Zone B to that are 'appropriate' to each flood zone, as set out in Table 3.2 of the guidelines for Flood Risk Management (DoEHLG/OPW, 2009).
 - Developments that are an 'inappropriate' use for a flood zone area, as set out in Table 3.2 of the guidelines, will not be permitted, except where a proposal complies with the 'Justification Test for Development Management', as set out in Box 5.1 of the Guidelines.
 - Flood Risk Assessments shall be in accordance with the requirements set out in the Guidelines.
 - Generally a Flood Impact Assessment will be required with all significant developments and a certificate (from a competent person stating that the development will not contribute to flooding within the relevant catchment) will be required with all small developments of areas of 1 hectare or less.
- 5 To prohibit development in river flood plains or other areas known to provide natural attenuation for floodwaters except where the development can clearly be justified with the Flood Risk Guidelines 'Justification test'.

- 6 To limit or break up large areas of hard surfacing in new developments and to require all surface car parks to integrate permeability measures such as permeable paving.
- 7 Excessive hard surfacing shall not be permitted for new, or extensions to, residential or commercial developments and all applications will be required to show that sustainable drainage techniques have been employed in the design of the development.
- 8 To require all new developments to include proposals to deal with rain and surface water collected on site and where deemed necessary, to integrate attenuation and SUDS measures.
- 9 For developments adjacent to all watercourses of a significant conveyance capacity or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/ maintenance/ vegetation. A minimum setback of up to 10m (or other width, as determined by the Council) will be required either side depending on the width of the watercourse.

DISCLAIMER

Wicklow Strategic Flood Risk Assessment

Please Read below the disclaimer and limitations associated with this assessment to avoid incorrect interpretation of the information and data provided.

Wicklow County Council makes no representations, warranties or undertakings about any of the information provided in this assessment and associated maps including, without limitations, on its accuracy, completeness, quality or fitness for any particular purpose. To the fullest extent permitted by applicable law Wicklow County Council nor any of its members, offices, associates, consultants, employees, affiliates, servants, agents or other representatives shall be liable for loss or damage arising out of, or in connection with, the use of, or the inability to use, the information provided in this assessment including but not limited to, indirect or consequential loss or damages, loss of data, income, profit, or opportunity, loss of, or damages to, property and claims of third parties, even if Wicklow County Council has been advised of the possibility of such loss or damages, or such loss or damages were reasonably foreseeable. Wicklow County Council reserves the right to change the content and / or presentation of any of the information provided in this report at their sole discretion, including these notes and disclaimer. This disclaimer, guidance notes and conditions of use shall be governed by, and construed in accordance with, the laws of the Republic Of Ireland. If any provision of this disclaimer, guidance notes and conditions of use shall be unlawful, void or for any reason unenforceable, that provision shall be deemed severable and shall not affect the validity and enforceability of the remaining provisions.

This SFRA is based on information contained in the Draft Eastern CFRAM studies and deals with fluvial flooding only. The following notes on Uncertainty and Best Available Information are attached to these studies,

UNCERTAINTY

Although great care and modern, widely-accepted methods have been used in the preparation of this assessment there is inevitably a range of inherent uncertainties and assumptions made during the estimation of design flows and the construction of flood models.

BEST AVAILABLE INFORMATION

There has been a wide range of datasets utilised in the production of this plan which are constantly changing and subsequently the analysis of these datasets is only correct at the time of assessment.

It is important to note that compliance with the requirements of 'The Planning System and Flood Risk Management-Guidelines for Planning Authorities' is a work in progress and is currently based on emerging and incomplete data as well as estimates of the locations and likelihood of flooding. In particular, the assessment and mapping of areas of flood risk awaits the publication of the final Catchment-based Flood Risk Assessment and Management Plans (CFRAMs) for the county. As a result, this Strategic Flood Risk Assessment is based on available information.

All information in relation to flood risk may be substantially altered in light of future data, new methodologies and/or analysis. As a result, all landowners and developers are advised that Wicklow County Council can accept no responsibility for losses or damages arising due to assessments of the vulnerability to flooding of lands, uses and developments. Owners, users and developers are advised to take all reasonable measures to assess the vulnerability to flooding of lands in which they have an interest prior to making planning or development decisions.

LEVEL 1 TO 6 SETTLEMENTS

Introduction

All settlements from Level 1 to Level 4, “Metropolitan Area Consolidation Town” to “Hinterland Area Moderate Growth Towns”, have an appropriate level land use development plan in place (i.e. Town Development Plan or Local Area Plan (LAP)) with all land within the settlement boundary zoned. The majority of these settlements have a Flood Risk Assessment as part of the individual plan/SEA however any plans published prior to the publication of the preliminary Flood Risk Assessment mapping from the OPW have an appropriate level SFRA carried out at the time of the plan making process and all relevant flood information available at the time was used. The Local Area Plans that do not have a separate FRA carried out, Rathdrum and Newtownmountkennedy, were adopted prior to the publication of the Flood Risk Guidelines. These LAPs are under the County Development Plan and the objectives of the county plan are applicable to any development within these LAPs.

It is an objective of the CDP (objective FL1) ‘to prepare new or update existing flood risk assessments and flood zone maps for all zoned lands within the County as part of the review process for Local Area Plans, zoning variations and Town Plans, where considered necessary’. All other settlements have a separate FRA attached to the plan (see table below).

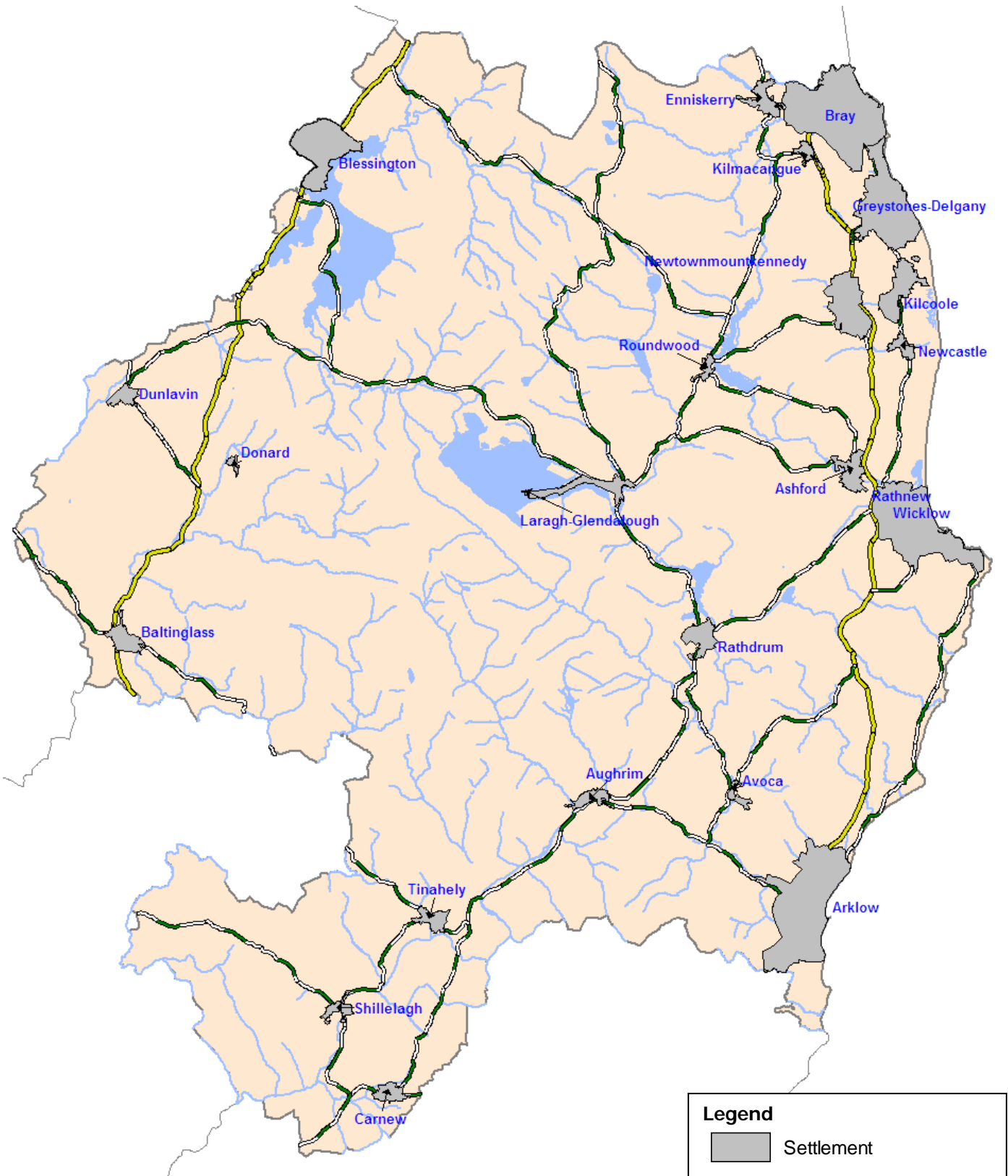
Level 5 “Small Growth Towns” are part of the County Development Plan 2016 – 2022 and have an individual “Town Plan” in place with an individual FRA map attached to each plan. The full flood risk assessment for each of these towns is presented as part of this document in section 4.1 with a main introduction for the settlement level and an individual assessment carried out for each of the level 5 settlements, with the exception of Carnew and Dunlavin as no lands were identified as being of high or moderate flood risk within the settlement boundary.

Level 6 “Rural Towns” have “Settlement Plans” in place for each town with an individual FRA map attached to each plan. An appropriate level flood risk assessment has been carried out for this settlement level and is presented as part of this document in section 4.2 with a main introduction for the settlement level, the FRA for the settlement level and an individual FRA map for each of the level 6 settlements. No lands were identified as being of high or moderate flood risk within the settlement boundary Roundwood therefore no FRA has been carried out. Laragh / Glendalough is a Level 7 settlement, however it has a Settlement and Tourism Plan in place and an appropriate FRA has been carried out along with the Level 6 settlements FRAs.

For further information on any individual land use plan for a level 5 or 6 settlements refer to the separate plan document in the County Development Plan appendices.

Settlement Hierarchy and Existing Flood Risk Assessments

SETTLEMENT HIERARCHY AND EXISTING FLOOD RISK ASSESSMENTS						
Settlement Level	Settlement Type	Plan Type	Settlement Name		Existing Flood Risk Assessment	
1	Metropolitan Area Consolidation Town	Town Development Plan 2011 - 2017	Bray		FRA objectives are part of the Town Plan document. See Flood Risk Identification Map in Section 5 of this document for Map.	
		Local Area Plan 2009 - 2017	Bray Environs		FRA objectives within LAP. See Flood Risk Identification Map in Section 5 of this document for Map.	
2	Large Growth Town 1	Town Development Plan 2013 - 2019	Wicklow/Rathnew		Separate FRA and FRA Map attached to Town Plan	
3	Large Growth Town 2	Town Development Plan 2011 - 2017	Arklow		FRA objectives and map are part of the Town Plan document. See Flood Risk Identification Map in Section 5 of this document.	
		Local Area Plan 2013 - 2019	Greystones/Delgany		Separate FRA and FRA Map in LAP	
4	Moderate Growth Towns	Local Area Plan 2013 - 2019	Blessington		Separate FRA and FRA Map in LAP	
		Local Area Plan 2008 - 2019	Newtown Mount Kennedy		No separate FRA. Refer to the CDP Flood Risk objectives. See Flood Risk Identification Map in Section 5 of this document.	
5	Small Growth Towns	Town Plan	Ashford Aughrim Baltinglass Carnew	Dunlavin Enniskerry Kilcoole Tinahely	These plans are part of the CDP. Refer to the CDP Flood Risk objectives. These plans have a separate FRA Map as part of the level 5 plan. Refer to Section 4 of this document for the assessment for each town.	
		Local Area Plan 2006 - 2016	Rathdrum		No separate FRA. Refer to the CDP Flood Risk objectives. See Flood Risk Identification Map in Section 5 of this document.	
6	Rural Towns	Settlement Plan	Avoca Donard Kilmacanogue	Newcastle Roundwood Shillelagh	These plans are part of the CDP. Refer to the CDP Flood Risk objectives. These plans have a separate FRA Map as part of the level 6 plan. Refer to Section 4 for the assessment for each village.	
7	Large Villages	Boundary	Barndarrig Ballinacash Coolboy Glenealy	Hollywood Kilpedder / Willowgrove Kiltegan	Knockananna Manor Kilbride Redcross Stratford	Refer to the CDP Flood Risk objectives. These settlement boundaries have a Flood Risk Identification Map in Section 5
		Settlement and Tourism Plan	Laragh/ Glendalough		Refer to the CDP Flood Risk objectives. This plan has a separate FRA Map as part of the plan. Refer to Section 4 for the assessment.	
8	Small Villages	Boundary	Annacurragh Annamoe Askanagap Ballyconnell Ballycoog Ballyknockan Ballynacarrig Connary	Coolkenno Crossbridge Donaghmore Grangecon Greenan Johnstown Thomastown Kilquiggan	Kirikee Knockanarrigan Lackan Moneystown Rathdangan Talbotstown Valleymount	Refer to the CDP Flood Risk objectives. These settlement boundaries have a Flood Risk Identification Map in Section 5.
9	Rural Clusters	Boundary	Ballinglen Ballyduff Ballyfolan Ballynultagh Baltyboys Boleynass Barraniskey Carrigacurra Crab Lane Croneyhorn	Davidstown Glenmalure Goldenhill Gorteen Kilamoat Kilcarra Killiskey Kilmurray (NMKY) Kilmurray (Kilmac) Kingston	Macreddin Moynes Mullinacuff Oldcourt Park Bridge Rathmoon Redwells Stranakelly Tomacork Tomriland	Refer to the CDP Flood Risk objectives. These settlement boundaries have a Flood Risk Identification Map in Section 5.
10	The Rural Area				Refer to the CDP Flood Risk objectives and to the Flood Risk Identification Maps SFRA 1 to 4 (Section 5)	



Legend

- Grey shaded area: Settlement
- Thick yellow line: National Road
- Green line with white center: Regional Road
- Blue line/area: Rivers and Lakes

SECTION 4.1

LEVEL 5 SETTLEMENTS

Introduction

In accordance with the 'Planning System and Flood Risk Management: Guidelines for Planning Authorities', DoEHLG / OPW, 2009), an individual Strategic Flood Risk Assessment (SFRA) of the following level 5 'Small Growth Towns' plans has been undertaken as part of this SFRA:

- Ashford
- Aughrim
- Baltinglass
- Enniskerry
- Tinahely

No lands were identified as being of high or moderate flood risk within the settlement boundaries for Carnew and Dunlavin, therefore no SFRA have been carried out for these settlement.

Land Use Plan Zonings

Following the guidelines, the strategic flood risk assessment shows the zoning objectives of all level 5 plans and the uses generally appropriate for that zoning. Refer to each separate Town Plan land use zoning map for the individual town plan zonings. In accordance with the guidelines an assessment was undertaken to determine the appropriateness of land uses (allowed by virtue of land use zoning) to each flood zone. The assessment is undertaken in accordance with Tables 3.1 and 3.2 of the Flood Risk Management Guidelines and measures vulnerability to flooding of different types of development, to illustrate appropriate development that is required to meet the justification test. Where the zone is deemed to be appropriate no further action is required in the FRA. Where the zone requires the justification test to be carried out, it is done so with any necessary mitigation measures recommended. The Level 5 Town Plans includes the following land use zonings:

ZONING	OBJECTIVE	DESCRIPTION	Uses generally appropriate
RE: Existing Residential	To protect, provide and improve residential amenities of existing residential areas	To provide for house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity. In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted.	Uses generally appropriate for residential zoned areas include houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes, childcare, health centres, guest house, bed and breakfast, places of public worship, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the CDP.
R20: New residential	To protect, provide and improve residential amenities at a density up to 20 units/ha.	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, with adequate public transport and cycle links and within walking distance of community	

		facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.	
R15: New residential Low Density	To protect, provide and improve residential amenities at a lower density not exceeding 15 units/ha.	To facilitate for the provision of high quality new residential environments with excellent layout and design, reflecting the low-medium density character of the surrounding area.	
R10: New residential Rural Fringe	To protect, provide and improve residential amenities at a lower density not exceeding 10 units/ha.		
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation.	To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision in accordance with the County Retail Strategy, emphasise town centre conservation, ensure priority for public transport where applicable, pedestrians and cyclists while minimising the impact of private car based traffic and enhance and develop the existing centres fabric.	Uses generally appropriate for town centres include retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing/care homes, parking, residential development, commercial, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP
E: Employment	To provide for the development of enterprise and employment	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality employment and enterprise developments in a good quality physical environment.	Uses generally appropriate for employment zoned land include general and light industry, office uses, enterprise units, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, community facilities, utility installations and ancillary developments for employment and industry uses in accordance with the CDP
CE: Community & Education	To provide for civic, community and educational facilities	To facilitate the development of necessary community, health, religious, educational, social and civic infrastructure.	Uses generally appropriate for community and educational zoned land include community,

			educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, nursing homes, health related developments, sports and recreational facilities, utility installations and ancillary developments for community, educational and institutional uses in accordance with the CDP
AOS: Active Open Space	To protect and enhance existing and provide for new active open space	To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing pitches, courts and other games areas and to facilitate opportunities for the development of new high quality active recreational areas	Uses appropriate for active open space zoned land are sport and active recreational uses including infrastructure and buildings associated with same
OS: Open Space	To protect and enhance existing and provide for recreational open space	To facilitate the further development and improvement of existing parks and casual play areas, to facilitate opportunities for the development of new high quality amenity open areas and to restrict developments / activities (such as the use or development of such lands for formal sports grounds for organisations that are not available for a broad range of the public) that would reduce the opportunities for use by the wider public.	Uses appropriate for open space zoned land are formal / informal landscaped parks with off-road walking / cycling paths, as well as playgrounds, skate parks, Mixed Use Games Areas and outdoor gyms
OS: Passive Open Space	To protect existing open, undeveloped lands	To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along rivers and EU protected sites, green and ecological corridors and areas of natural biodiversity	Uses appropriate for passive open space zoned land are uses that enhance the function of these areas as flood plains, buffer zones and ecological corridors
PU: Public Utility	To maintain lands providing services infrastructure	To allow for lands to be designated for public utilities such as waste water treatment plants, large ESB sub-stations, gasworks etc	Uses generally appropriate for public utility zoned land are for the provision of necessary infrastructure and services such as water and waste water treatment plants, large ESB sub-stations, gasworks
SLB: Strategic Land Reserve	To provide a land bank for future development of the settlement after the lifetime of this plan, if and when the need arises.	These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. However, these lands are not suitable or necessary for development during the lifetime of	Any development proposals on land within the strategic land reserve , within the lifetime of the plan, will be considered under the County Development Plan rural objectives

		<p>this plan and may only be considered for detailed zoning and development after 2022.</p> <p>Any development proposals within the lifetime of the plan will be considered under the County Development Plan rural objectives</p>	
T: Tourism	To provide for tourism related development	<p>To provide for the sustainable development of tourism related structures, uses and infrastructure.</p> <p>To provide for the development of tourism facilities including accommodation of an excellent sustainable design and aesthetic quality. Tourism related office, civic and cultural and commercial development will be facilitated.</p>	<p>Uses generally appropriate for tourism zoned land are tourism accommodation and tourism / recreational uses such as Bed & Breakfast, cultural uses, holiday homes, hotels, recreational facilities</p>

Justification Test and Site Assessment

This section presents an analysis, for each level 5 settlement, of the vulnerability of land uses on sites that fall within Flood Zone A and B, and where appropriate, the application of the Justification Test for plan making. All sites are indicated on the Flood Risk Assessment Map for each settlement, the map is located at the end of each town section.

Where the justification test has been carried out it is important to note that 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.

Where necessary 'Flood Mitigation Objectives' have been included for each settlement and are incorporated into the land use plan objectives.

ASHFORD TOWN PLAN

Flood Risk Zones and Justification Test

The following is an analysis of the vulnerability of land uses on sites that fall within Flood Zone A and B, and where appropriate, the application of the Justification Test for plan making. All sites are indicated on the Flood Risk Assessment Map for each settlement, the map is located at the end of each town section here.

Justification Test Note: Where the justification test has been carried out it is important to note that 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.

Site No. 1

Land zoning	RE - Existing Residential
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Justification Test											
1	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.</p> <p>Under the Wicklow County Development Plan, Ashford is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Ashford is targeted to growth to 3,000 by 2025. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include a newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. One supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p>										
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:</p> <table border="1"> <tr> <td>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;</td> <td>No</td> </tr> <tr> <td>(ii) Comprises significant previously developed and/or under-utilised lands;</td> <td>Yes within the RE lands</td> </tr> <tr> <td>(iii) Is within or adjoining the core of an established or designated urban settlement;</td> <td>No</td> </tr> <tr> <td>(iv) Will be essential in achieving compact or sustainable urban growth;</td> <td>No</td> </tr> <tr> <td>(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.</td> <td></td> </tr> </table>	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes within the RE lands	(iii) Is within or adjoining the core of an established or designated urban settlement;	No	(iv) Will be essential in achieving compact or sustainable urban growth;	No	(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.	
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No										
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes within the RE lands										
(iii) Is within or adjoining the core of an established or designated urban settlement;	No										
(iv) Will be essential in achieving compact or sustainable urban growth;	No										
(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.											
Conclusion	Justification test failed.										
Recommendation	These lands are currently developed for open space use forming part of an existing residential development. As such, it is considered appropriate to retain the RE zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures are required (refer to CDP Flood Objectives).										

Site No. 2

Land zoning	OS – Open Space
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site No. 3

Land zoning	TC – Town Centre
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	Yes

Justification Test	
1	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or</p> <p>Under the Wicklow County Development Plan, Ashford is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Ashford is targeted to growth to 3,000 by 2025. Level 4 retail centres are defined as 'local centres / small towns' where</p>

	under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	the retail needs would be expected to include a newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. One supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	These lands are zoned TC for town centre uses. Two of the sites are currently developed with a mixed use commercial centre (western site - Ashford House), a mixed use retail & residential development (eastern site – Centra shop with apartments over) and the north eastern site is undeveloped. Given the limited availability of adequate town centre lands within the core area suitable to accommodate retail development this northern site is considered to be essential in order to meet the required retailing needs of the plan area and fulfil Ashford's role within the retail hierarchy of the County Development Plan.
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes – the site is within Ashford village centre
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes – the TC sites are located in the centre of the settlement. The expansion of the Town Centre is essential to achieving compact sustainable village growth.
	(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.	Two of the sites are already developed. With respect to site 3, there are no suitable alternative lands available for town centre development at locations which are not at risk of flooding.
Conclusion		Justification test failed.
Recommendation		The majority of these lands are currently developed for town centre use. As such, it is considered appropriate to retain this zoning. With respect to the undeveloped site, these lands are identified as an 'opportunity site' providing for new mixed use development in the town centre, such to the proviso that only 'less vulnerable' uses will be permitted.

Site No.4

Land zoning	OS – Open Space
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site No. 5

Land zoning	CE – Community Educational
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Justification Test

1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan, Ashford is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Ashford is targeted to growth to 3,000 by 2025. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include a newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. One supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No

	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes – the site is within Ashford village centre adjoining the local Primary School, Church and Community Centre.
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes – the site is currently developed with important community uses and is located in the centre of the settlement.
	(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.	The southern part of these lands are already developed. There are no alternative suitable lands available for development adjacent to the existing school. In addition the area shown to be within Flood Zones A and B is limited in the overall context of the site being situated along the eastern boundary of the site adjoining the public road.
Conclusion	<p>The southern part of these lands are currently developed for community use. As such, it is considered appropriate to retain this zoning. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of these existing uses be proposed, flood mitigation measures are required.</p> <p>With respect to the northern part of these lands, the area at potential risk of flooding is along a narrow strip on the eastern (roadside) boundary of the site. Any development of these lands would be subject to the mitigation measures contained in this plan and the CDP and in particular, any development could easily be designed to avoid the flood risk zone.</p>	
Recommendation	Refer to CDP Flood Objectives	

Site No. 6

Land zoning	AOS – Active Open Space
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site No. 7

Land zoning	EMP – Employment
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Justification Test

1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan, Ashford is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Ashford is targeted to growth to 3,000 by 2025. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include a newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. One supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes. The site is located close to the village centre on the main road into the village. The existing development on parts of the lands is an employment resource within the settlement. It has an important future employment offer.
	(ii) Comprises significant previously developed and/or under-utilised lands;	No. There is a portion of the overall and/or under-utilised lands; site developed with an existing Glanbia Store (Creamery / Garden Centre)
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes
	(v) There are no suitable alternative lands for the	This is not applicable to the area of the lands that are

















	particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	developed as these lands are already developed. The proposed lands are situated in a strategic location in close proximity to the town core area, adjoining existing employment uses and provide high quality road access. In addition the area shown to be within Flood Zones A and B is limited in the overall context of the site. There are no other suitable lands available for development of employment/at locations which are not at risk of flooding.
Conclusion	<p>With respect to the existing developments on these lands, applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of these existing uses be proposed, flood mitigation measures are required.</p> <p>With respect to the undeveloped part of these lands, any development of these lands would be subject to the mitigation measures contained in this plan and the CDP.</p>	
Recommendation	Refer to CDP Flood Objectives	




Site No. 8

Land zoning	Public Utilities
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Ashford Town Plan

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Plan Boundary
-  RE - Existing Residential
-  R20 - New Residential
-  R10 - New Residential
-  SpecialR - Special Residential
-  AOS - Active Open Space
-  OS - Open Space
-  CE - Community and Educational
-  FI - Film Industry
-  Tourism
-  E - Employment
-  TC - Town Centre
-  PU - Public Utility
-  Action Area Plan Boundary
-  Specific Local Objective Boundary
-  SLB - Strategic Land Reserve

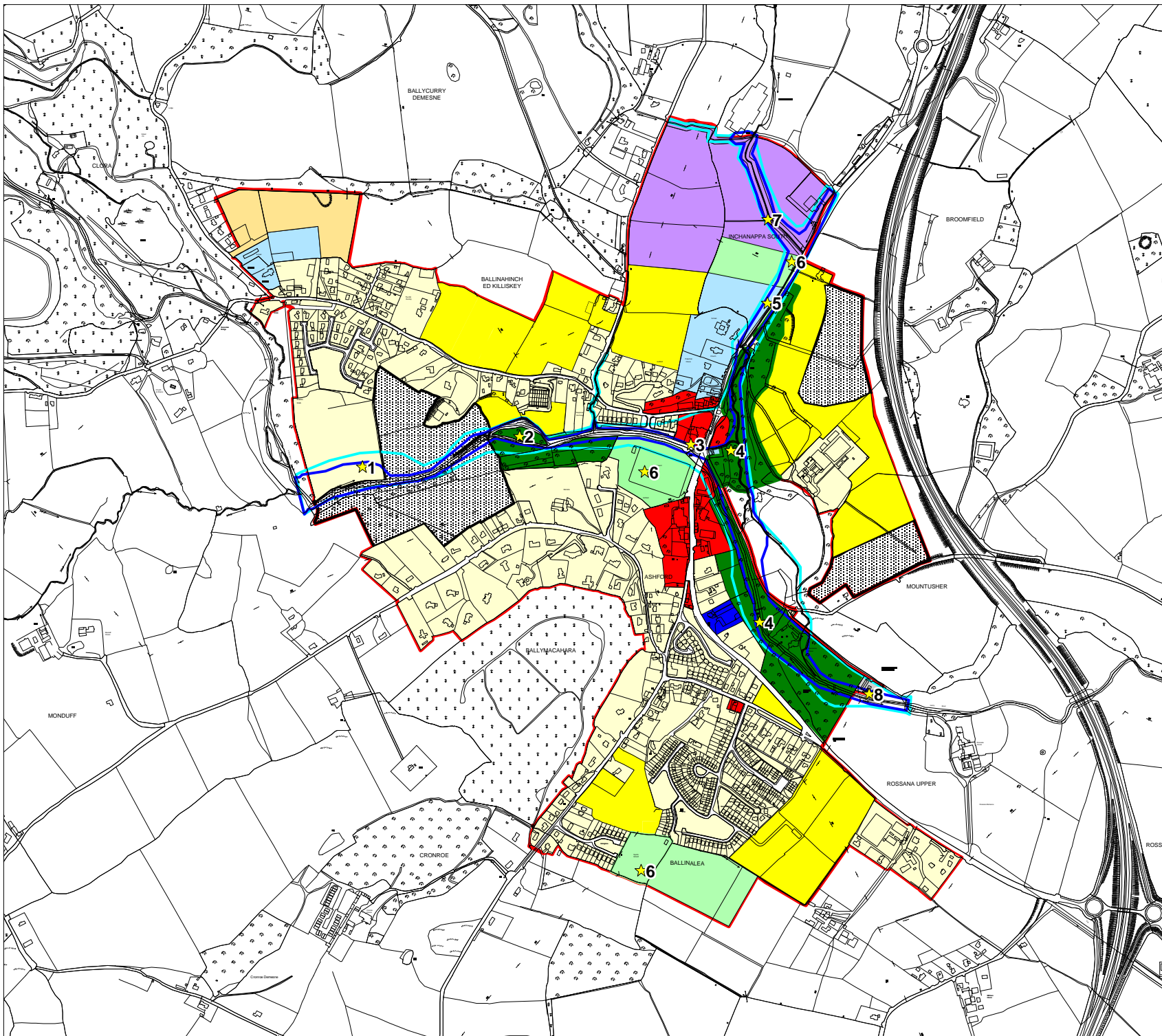
-  1:100yr Flood Line
-  1:1000yr Flood Line
-  SFRA Sites

Title: Strategic Flood Risk Assessment
Map No. : 3



Maps are not to scale

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AUGHRIM TOWN PLAN

Flood Risk Zones and Justification Test

The following is an analysis of the vulnerability of land uses on sites that fall within Flood Zone A and B, and where appropriate, the application of the Justification Test for plan making. All sites are indicated on the SFRA Site Assessment map.

Site no. 1

Land zoning	Existing Residential
Flood Zone	A
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

<i>Justification Test</i>		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Draft Wicklow County Development Plan 2016-2022, Aughrim is designated a 'Small Growth Town'. Under the 'core strategy' of the CDP, the population of Aughrim is targeted to grow from 1315 in 2011 to 1758 by 2022 and up to 2000 by 2028.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(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 (This criterion may be set aside where Section 4.27b applies).	There is sufficient undeveloped zoned land that is not at risk of flooding within the plan area to provide for the growth of the settlement. Notwithstanding this, it should be noted that this is developed land.
3	Refer Introduction	
<i>Conclusion</i>		
Justification test failed. These lands are currently developed for residential housing. As such, it is considered appropriate to retain the RE zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures may be required.		
<i>Recommendation</i>		
Flood related objectives of CDP apply		

Site no. 2

Land zoning	Existing Residential
Flood Zone	B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate

Requirement for Justification Test	Yes
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<i>Justification Test</i>		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Draft Wicklow County Development Plan 2016-2022, Aughrim is designated a 'Small Growth Town'. Under the 'core strategy' of the CDP, the population of Aughrim is targeted to grow from 1315 in 2011 to 1758 by 2022 and up to 2000 by 2028.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(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 (This criterion may be set aside where Section 4.27b applies).	There is sufficient undeveloped zoned land that is not at risk of flooding within the plan area to provide for the growth of the settlement. Notwithstanding this, it should be noted that this is developed land.
3	Refer Introduction	
<i>Conclusion</i>		
Justification test failed. These lands are currently developed for residential housing. As such, it is considered appropriate to retain the RE zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures may be required.		
<i>Recommendation</i>		
Flood related objectives of CDP apply		

Site no. 3

Land zoning	Passive Open Space
Flood Zone	A
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site no. 4

Land zoning	Active Open Space
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site no. 5

Land zoning	Existing Residential
Flood Zone	B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate

Requirement for Justification Test	Yes
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<i>Justification Test</i>		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Draft Wicklow County Development Plan 2016-2022, Aughrim is designated a 'Small Growth Town'. Under the 'core strategy' of the CDP, the population of Aughrim is targeted to grow from 1315 in 2011 to 1758 by 2022 and up to 2000 by 2028.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(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 (This criterion may be set aside where Section 4.27b applies).	There is sufficient undeveloped zoned land that is not at risk of flooding within the plan area to provide for the growth of the settlement. Notwithstanding this, it should be noted that this is developed land.
3	Refer Introduction	
<i>Conclusion</i>		
<p>Justification test failed. These lands are currently developed for residential housing. As such, it is considered appropriate to retain the RE zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures may be required.</p> <p>It should be noted that the flood risk lands include the estate roads and private open space. The flood zone does not include the footprint of the houses within the estate. As such, significant flood risk issues are not raised.</p>		
<i>Recommendation</i>		
Objectives of CDP apply to mitigate flood risk		

Site no. 6

Land zoning	Employment
Flood Zone	B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site no. 7

Land zoning	Active Open Space /Open Space
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site no. 8

Land zoning	Tourism
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Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	yes

Justification Test

1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Draft Wicklow County Development Plan 2016-2022, Aughrim is designated a 'Small Growth Town'. Under the 'core strategy' of the CDP, the population of Aughrim is targeted to grow from 1315 in 2011 to 1758 by 2022 and up to 2000 by 2028.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	yes
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(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 (This criterion may be set aside where Section 4.27b applies).	There is sufficient undeveloped zoned land that is not at risk of flooding within the plan area to provide for the growth of the settlement. Notwithstanding this, it should be noted that this is developed land.
3	Refer Introduction	

Conclusion

Justification test failed. These lands are currently developed for holiday home accommodation. As such, it is considered appropriate to retain the Tourism zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures may be required.

Recommendation

Objectives of CDP apply to mitigate flood risk

Site no.9

Land zoning	Town Centre
Flood Zone	A
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Justification Test

1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Draft Wicklow County Development Plan 2016-2022, Aughrim is designated a 'Small Growth Town'. Under the 'core strategy' of the CDP, the population of Aughrim is targeted to grow from 1315 in 2011 to 1758 by 2022 and up to 2000 by 2028.
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2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	The site is currently developed and zoned TC for town centre uses and is currently developed with shops, retail services, hotel etc.
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes. The town centre zoning is essential for the continued provision of town centre uses at this location.
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes – the site is within Aughrim town centre
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes
	(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.	No suitable alternative lands available for this use.
3	Refer Introduction	
<i>Conclusion</i>		
Justification test passed.		
<i>Recommendation</i>		
No further action		

Site no. 10

Land zoning	Existing Residential
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

<i>Justification Test</i>		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Draft Wicklow County Development Plan 2016-2022, Aughrim is designated a 'Small Growth Town'. Under the 'core strategy' of the CDP, the population of Aughrim is targeted to grow from 1315 in 2011 to 1758 by 2022 and up to 2000 by 2028.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No

	(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 (This criterion may be set aside where Section 4.27b applies).	There is sufficient undeveloped zoned land that is not at risk of flooding within the plan area to provide for the growth of the settlement. Notwithstanding this, it should be noted that this is developed land.
3	Refer Introduction	
<i>Conclusion</i>		
Justification test failed. These lands are currently developed for residential housing. As such, it is considered appropriate to retain the RE zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures may be required.		
<i>Recommendation</i>		
Flood related objectives of CDP apply		

Site no. 11

Land zoning	Employment – ‘water compatible development’ only
Flood Zone	A
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site no. 12

Land zoning	Employment
Flood Zone	B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site no. 13

Land zoning	Passive Open Space
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site no. 14

Land zoning	Mixed Use - commercial/residential/ employment/tourism/retail uses
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	no
Requirement for Justification Test	yes

<i>Justification Test</i>		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Draft Wicklow County Development Plan 2016-2022, Aughtrim is designated a ‘Small Growth Town’. Under the ‘core strategy’ of the CDP, the population of Aughtrim is targeted to grow from 1315 in 2011 to 1758 by 2022 and up to 2000 by 2028.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes. It is part of the development strategy for Aughtrim to promote the redevelopment of the Old Mill
	(ii) Comprises significant previously developed and/or	Yes

	under-utilised lands;	
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes
	(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.	No suitable alternative lands available for this use.
3	Refer Introduction	.
<i>Conclusion</i>		
Justification test passed.		
<i>Recommendation</i>		
No further action		

Site no. 15

Land zoning	Mixed use- 'water compatible development' only
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site no. 16

Land zoning	Open Space
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site no. 17

Land zoning	Passive Open Space
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Mitigation Objectives

The Wicklow CDP 2016-2022 includes objectives to mitigate flood risk. In addition, the Aughrim Town Plan includes the following specific mitigation objectives:

Objective

To ensure that only 'water compatible' uses are permitted on lands that are at flood risk and which are identified for such use on the land use zoning objectives map (refer Table 3.1: Classification of vulnerability of different types of development, Flood Risk Management Guidelines, DoEHLG/OPW, 2009).

Aughrim Town Plan

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  RE Existing Residential
-  R15 Residential 15/ha
-  R10 Residential 10/ha
-  R Special
-  TC Town Centre
-  E Employment
-  CE Community & Education
-  AOS Active Open Space
-  POS Passive Open Space
-  OS Open Space
-  T Tourism
-  MU Mixed Use

-  "Water-compatible" development
-  Settlement Boundary
-  Flood Zone A
-  Flood Zone B
-  SFRA Site

**Title: Strategic Flood Risk
Assessment (SFRA) - Site Assessment**



Wicklow County Council
Planning Department

Maps are not to scale

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Baltinglass TOWN PLAN

Flood Risk Zones and Justification Test

The following is an analysis of the vulnerability of land uses on sites that fall within Flood Zone A and B, and where appropriate, the application of the Justification Test for plan making. All sites are indicated on the Flood Risk Assessment Map for each settlement, the map is located at the end of each town section here.

Justification Test Note: Where the justification test has been carried out it is important to note that 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.

Site No. 1

Land zoning	POS – Passive Open Space
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site No. 2

Land zoning	CE – Community Educational
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Justification Test											
1	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.</p> <p>Under the Wicklow County Development Plan, Baltinglass is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Baltinglass is targeted to growth to 2,786 by 2025.</p> <p>Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include a newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. One supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p>										
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:</p> <table border="1"> <tr> <td>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;</td> <td>No</td> </tr> <tr> <td>(ii) Comprises significant previously developed and/or under-utilised lands;</td> <td>Yes</td> </tr> <tr> <td>(iii) Is within or adjoining the core of an established or designated urban settlement;</td> <td>Yes – the subject site is located in close proximity to Baltinglass Town Centre. The subject lands form the ruins of Baltinglass Abbey and Church.</td> </tr> <tr> <td>(iv) Will be essential in achieving compact or sustainable urban growth;</td> <td>Yes – the site is currently developed with important community and heritage uses and is located in close proximity to the centre of the settlement.</td> </tr> <tr> <td>(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.</td> <td>These lands are already developed.</td> </tr> </table>	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes – the subject site is located in close proximity to Baltinglass Town Centre. The subject lands form the ruins of Baltinglass Abbey and Church.	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes – the site is currently developed with important community and heritage uses and is located in close proximity to the centre of the settlement.	(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.	These lands are already developed.
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No										
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes										
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes – the subject site is located in close proximity to Baltinglass Town Centre. The subject lands form the ruins of Baltinglass Abbey and Church.										
(iv) Will be essential in achieving compact or sustainable urban growth;	Yes – the site is currently developed with important community and heritage uses and is located in close proximity to the centre of the settlement.										
(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.	These lands are already developed.										
Conclusion	The ruins of Baltinglass Abbey and a church are located on the subject site. The plan does not envisage any development occurring on this site with the exception of works required to maintain the existing structures on site. As such, it is considered appropriate to retain this zoning. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of these existing uses be proposed, flood mitigation measures are required.										
Recommendation	Refer to CDP Flood Objectives										

Site No. 3

Land zoning	TC – Town Centre
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Flood zone A and/or B	B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	Yes

Justification Test	
1	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.</p> <p>Under the Wicklow County Development Plan, Baltinglass is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Baltinglass is targeted to growth to 2,786 by 2025. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include a newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. One supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p>
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:</p>
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	<p>These lands are zoned TC for town centre uses. The majority of the TC lands within this area are currently developed with a large site to the rear of Quinn's being used for hardware uses with the extreme northern sections being undeveloped. Given the limited availability of adequate town centre lands within the core area suitable to accommodate retail development this northern site is considered to be essential in order to meet the required retailing needs of the plan area and fulfil Baltinglass's role within the retail hierarchy of the County Development Plan.</p>
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes – the site is within Baltinglass town centre
(iv) Will be essential in achieving compact or sustainable urban growth;	Yes – the TC sites are located in the centre of the settlement. The expansion of the town centre is essential to achieving compact sustainable village growth.
(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.	The street frontage and associated uses to the rear of these units are already developed. With respect to the site to the extreme north. There are no suitable alternative lands available for town centre development at locations which are not at risk of flooding.
Conclusion	Justification test failed.
Recommendation	The majority of these lands are currently developed for town centre use. As such, it is considered appropriate to retain this zoning. With respect to the undeveloped site, these lands are identified as a key site for the future expansion of the retail offer for Baltinglass into the future with the potential to provide for new mixed use development in the town centre, such to the proviso that only 'less vulnerable' uses will be permitted.

Site No. 4

Land zoning	TC – Town Centre
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	Yes

Justification Test	
1	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.</p> <p>Under the Wicklow County Development Plan, Baltinglass is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Baltinglass is targeted to growth to 2,786 by 2025. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include a newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. One supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p>
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:</p>

(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	These lands are zoned TC for town centre uses. All of the TC lands within this area are currently developed.
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes – the site is within Baltinglass town centre
(iv) Will be essential in achieving compact or sustainable urban growth;	Yes – the TC sites are located in the centre of the settlement. The expansion of the town centre is essential to achieving compact sustainable village growth.
(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.	N/A the subject lands comprise of existing uses.
Conclusion	Justification test failed.
Recommendation	These lands are currently developed for town centre use. As such, it is considered appropriate to retain this zoning.

Site No. 5

Land zoning	POS – Passive Open Space
Flood zone A and/or B	B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site No. 6

Land zoning	POS – Passive Open Space
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site No. 7

Land zoning	RE – Existing Residential
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Justification Test

1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan, Baltinglass is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Baltinglass is targeted to growth to 2,786 by 2025. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include a newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. One supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes within the RE lands
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(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.	N/A these lands are developed
Conclusion	Justification test failed.	
Recommendation	These lands are currently developed forming part of an existing residential development. As such, it is considered appropriate to retain the RE zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures are required (refer to CDP	

	Flood Objectives).
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Site No. 8

Land zoning	AOS – Active Open Space
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	Yes

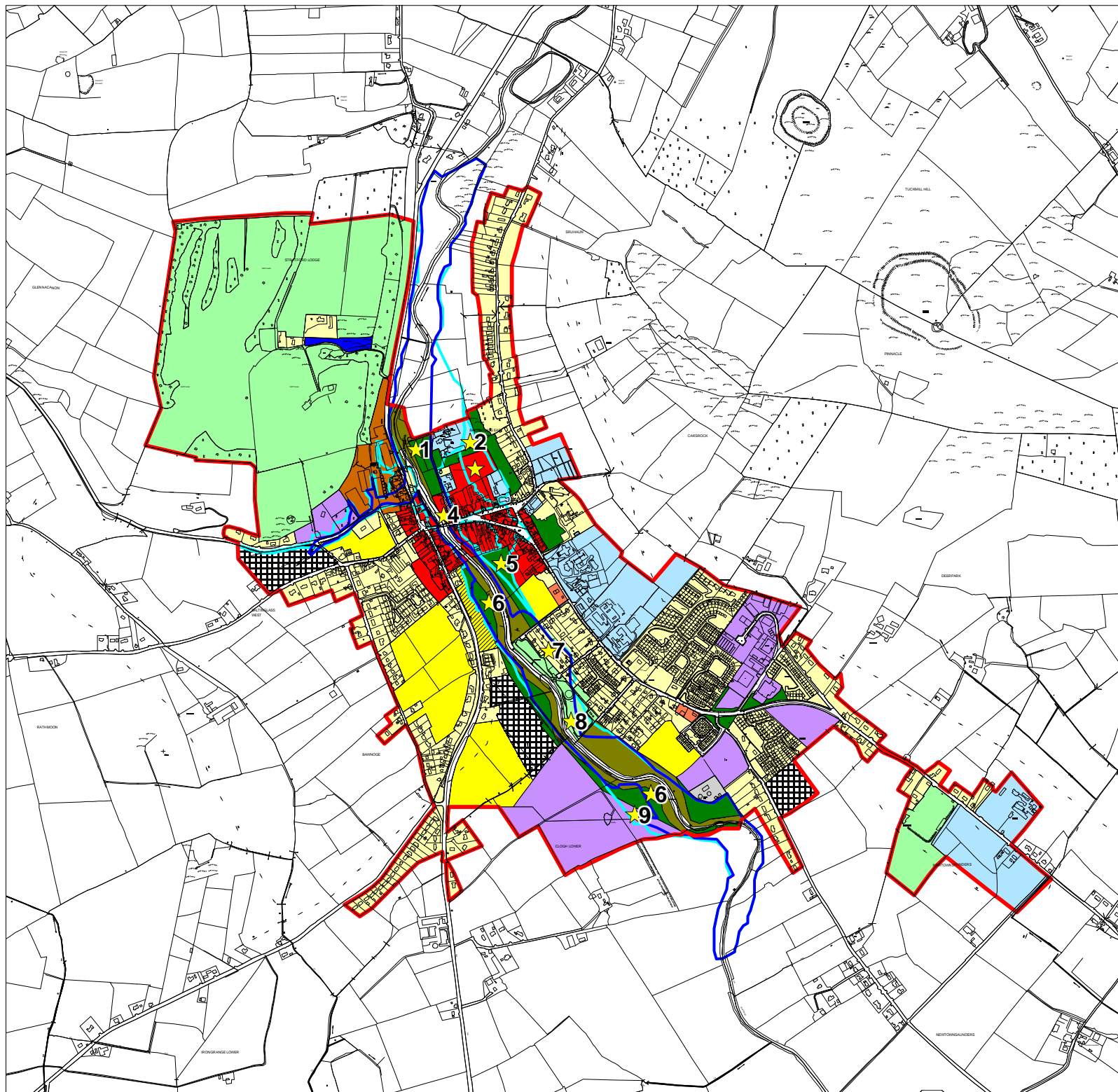
Site No. 9


















Land zoning	EMP - Employment
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	Yes

Justification Test											
1	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.</p> <p>Under the Wicklow County Development Plan, Baltinglass is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Baltinglass is targeted to growth to 2,786 by 2025. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include a newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. One supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p>										
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:</p> <table border="1"> <tr> <td>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;</td> <td>Yes. The site is located close to the village centre to be accessed via the N81, the main road serving Baltinglass.</td> </tr> <tr> <td>(ii) Comprises significant previously developed and/or under-utilised lands;</td> <td>No.</td> </tr> <tr> <td>(iii) Is within or adjoining the core of an established or designated urban settlement;</td> <td>No</td> </tr> <tr> <td>(iv) Will be essential in achieving compact or sustainable urban growth;</td> <td>Yes</td> </tr> <tr> <td>(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.</td> <td>These lands are situated in a strategic location in close proximity to the town core area forming a new employment area for Baltinglass with the majority of these lands falling outside of Flood Zone A or B. As indicated in the Baltinglass Town plan the development of this area has the potential to facilitate a new roadway linking the east and west of the plan area from the R747 to the N81. The area shown to be within Flood Zones A and B is limited in the overall context of the site. There are no other suitable lands available for development of employment/at locations which are not at risk of flooding.</td> </tr> </table>	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes. The site is located close to the village centre to be accessed via the N81, the main road serving Baltinglass.	(ii) Comprises significant previously developed and/or under-utilised lands;	No.	(iii) Is within or adjoining the core of an established or designated urban settlement;	No	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes	(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.	These lands are situated in a strategic location in close proximity to the town core area forming a new employment area for Baltinglass with the majority of these lands falling outside of Flood Zone A or B. As indicated in the Baltinglass Town plan the development of this area has the potential to facilitate a new roadway linking the east and west of the plan area from the R747 to the N81. The area shown to be within Flood Zones A and B is limited in the overall context of the site. There are no other suitable lands available for development of employment/at locations which are not at risk of flooding.
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes. The site is located close to the village centre to be accessed via the N81, the main road serving Baltinglass.										
(ii) Comprises significant previously developed and/or under-utilised lands;	No.										
(iii) Is within or adjoining the core of an established or designated urban settlement;	No										
(iv) Will be essential in achieving compact or sustainable urban growth;	Yes										
(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.	These lands are situated in a strategic location in close proximity to the town core area forming a new employment area for Baltinglass with the majority of these lands falling outside of Flood Zone A or B. As indicated in the Baltinglass Town plan the development of this area has the potential to facilitate a new roadway linking the east and west of the plan area from the R747 to the N81. The area shown to be within Flood Zones A and B is limited in the overall context of the site. There are no other suitable lands available for development of employment/at locations which are not at risk of flooding.										
Conclusion	With respect to the undeveloped part of these lands, any development of these lands would be subject to the mitigation measures contained in this plan and the CDP.										
Recommendation	Refer to CDP Flood Objectives										

Baltinglass Town Plan

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



-  Plan Boundary
-  RE - Existing Residential
-  R20 - New Residential
-  R10 - New Residential (or as specified)
-  MU - Mixed Use Development
-  TC1/TC2 - Primary/Secondary Town Centre
-  PU - Public Utility
-  C - Community/Educational /Institutional
-  Tourism Residential
-  E - Employment
-  OS - Open Space
-  AOS - Active Open Space
-  POS - Passive Open Space
-  Strategic Land Bank
-  Flood Zone A - 1:100
-  Flood Zone B - 1:1000
-  Flood Zone Sites

Title: 1:100 and 1:1000 Flood Map
Map No. : 1

Maps are not to scale



**Wicklow County Council
Planning Department**

ENNISKERRY TOWN PLAN

Flood Risk Zones and Justification Test

The following is an analysis of the vulnerability of land uses on sites that fall within Flood Zone A and B, and where appropriate, the application of the Justification Test for plan making. All sites are indicated on the Flood Risk Assessment Map for each settlement, the map is located at the end of each town section here.

Justification Test Note: Where the justification test has been carried out it is important to note that 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.

Site No. 1

Land zoning	CA – Conservation Area
Flood zone A and/or B	A and B
Vulnerability of land use vrs.Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site No. 2

Land zoning	AOS – Active Open Space
Flood zone A and/or B	A and B
Vulnerability of land use vrs.Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site No. 3

Land zoning	POS – Passive Open Space
Flood zone A and/or B	A and B
Vulnerability of land use vrs.Flood Zone	Land use zoning appropriate
Requirement for Justification Test	No

Site No.4

Land zoning	TC –Town Centre
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Justification Test

1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan, Enniskerry is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Enniskerry is targeted to growth to 2,401 by 2025. Level 4 retail centres are defined as 'local centres / small towns' where the retail needs would be expected to include a newsagent, small supermarket / general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. One supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No

(iv) Will be essential in achieving compact or sustainable urban growth;	No
(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.	N/A – these lands are developed
Conclusion	Justification test failed.
Recommendation	These lands are currently developed for existing Town Centre uses. As such, it is considered appropriate to retain the TC zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures are required (refer to CDP Flood Objectives).

Site No. 5

Land zoning	RE –Existing Residential
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan, Enniskerry is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Enniskerry is targeted to growth to 2,401 by 2025.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(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.	N/A – these lands are developed
Conclusion	Justification test failed.	
Recommendation	These lands are currently developed for existing Residential uses. As such, it is considered appropriate to retain the RE zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures are required (refer to CDP Flood Objectives).	

Site No. 6

Land zoning	RE –Existing Residential
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan, Enniskerry is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Enniskerry is targeted to growth to 2,401 by 2025.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	

(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	No
(iv) Will be essential in achieving compact or sustainable urban growth;	No
(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.	N/A – these lands are developed
Conclusion	Justification test failed.
Recommendation	These lands are currently developed for existing Residential uses. As such, it is considered appropriate to retain the RE zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures are required (refer to CDP Flood Objectives).

Site No. 7

Land zoning	PU – Public Utility
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate for flood zone A
Requirement for Justification Test	Yes

Justification Test

1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan, Enniskerry is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Enniskerry is targeted to growth to 2,401 by 2025.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(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.	N/A – these lands are developed
Conclusion	Justification test failed.	
Recommendation	These lands are currently developed for existing Public Utility uses. As such, it is considered appropriate to retain the PU zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures are required (refer to CDP Flood Objectives).	

Site No. 8

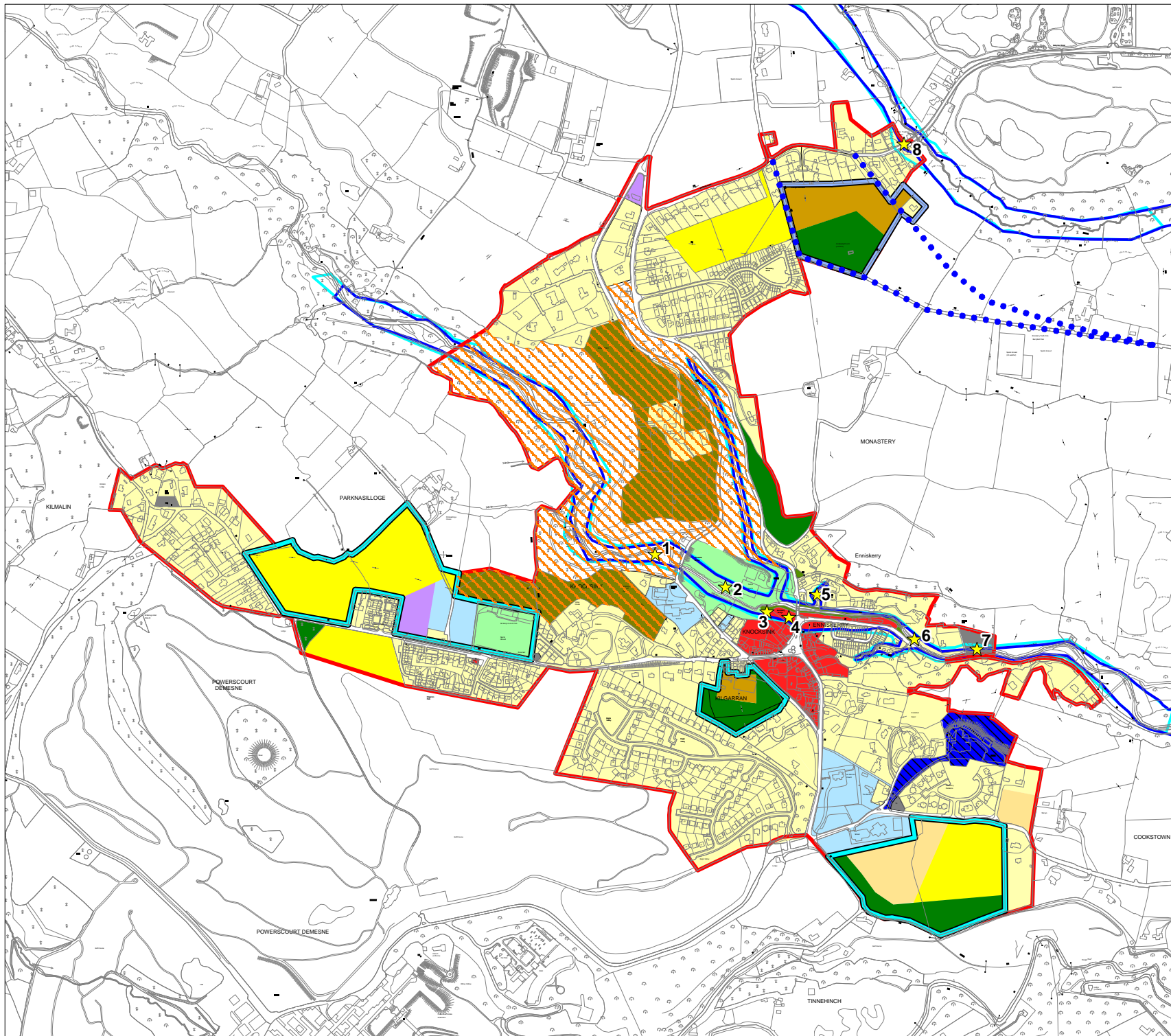
Land zoning	RE –Existing Residential
Flood zone A and/or B	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Justification Test

1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Wicklow County Development Plan, Enniskerry is designated a Level 5 Small Growth Town. Under the 'Core Strategy' of the CDP, the population of Enniskerry is targeted to grow to 2,401 by 2025.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(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.	N/A – these lands are developed
Conclusion	Justification test failed.	
Recommendation	These lands are currently developed for existing Residential uses. As such, it is considered appropriate to retain the RE zoning objective. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, flood mitigation measures are required (refer to CDP Flood Objectives).	

Enniskerry Town Plan

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



- Plan Boundary
- RE - Existing Residential
- R20 - New Residential
- R10 - New Residential
- SpecialR - Special Residential
- AOS - Active Open Space
- POS - Passive Open Space
- OS - Open Space
- CE - Community and Educational
- TR - Tourism
- E - Employment
- TC - Town Centre
- PU - Public Utility
- Action Area Plan Boundary
- Specific Local Objective Boundary
- CA - Conservation Area
- Route option for Northern Access Road
- Flood Zone A
- Flood Zone B
- SFRA Site

Title: Strategic Flood Risk Assessment (SFRA) - Site Assessment



TINAHELY

Flood Risk Zones and Justification Test

The following is an analysis of the vulnerability of land uses on sites that fall within Flood Zone A and B, and where appropriate, the application of the Justification Test for plan making. All sites are indicated on the SFRA Site Assessment map.

Site no. 1

Land zoning	Passive Open Space
Flood Zone	A and B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	no

Site no.2

Land zoning	Town Centre
Flood Zone	B
Vulnerability of land use vs. Flood Zone	Land use zoning appropriate
Requirement for Justification Test	no

Site no.3

Land zoning	Town Centre
Flood Zone	A
Vulnerability of land use vs. Flood Zone	The site is currently developed with a derelict Old Mill Land use zoning not appropriate
Requirement for Justification Test	Yes

Justification Test

1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Draft Wicklow County Development Plan 2016-2022, Tinahely is designated a 'Small Growth Town'. Under the 'core strategy' of the CDP, the population of Tinahely is targeted to grow from 956 in 2011 to 1308 by 2022 and up to 1500 by 2028.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes. The town centre zoning is essential for the continued provision of town centre uses at this location and for the implementation of the objective to promote the redevelopment of the Old Mill complex.
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes – the site is within Tinahely town centre
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes
	(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.	No suitable alternative lands available for this use.

3	Refer Introduction	
<i>Conclusion</i>		
Justification test passed.		
<i>Recommendation</i>		
No further action		

Site no.4

Land zoning	Public utility
Flood Zone	B
Vulnerability of land use vs. Flood Zone	This is the site of the Tinahely waste water treatment plant Land use zoning not appropriate
Requirement for Justification Test	Yes

<i>Justification Test</i>		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the Draft Wicklow County Development Plan 2016-2022, Tinahely is designated a 'Small Growth Town'. Under the 'core strategy' of the CDP, the population of Tinahely is targeted to grow from 956 in 2011 to 1308 by 2022 and up to 1500 by 2028.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes. This is the site of the Tinahely wwtp. This plant is essential for the future growth and expansion of the settlement.
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes – the site adjoins Tinahely town centre
	(iv) Will be essential in achieving compact or sustainable urban growth;	Yes
	(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.	No suitable alternative lands available for this use.
3	Refer Introduction	
<i>Conclusion</i>		
Justification test passed.		
<i>Recommendation</i>		
No further action		

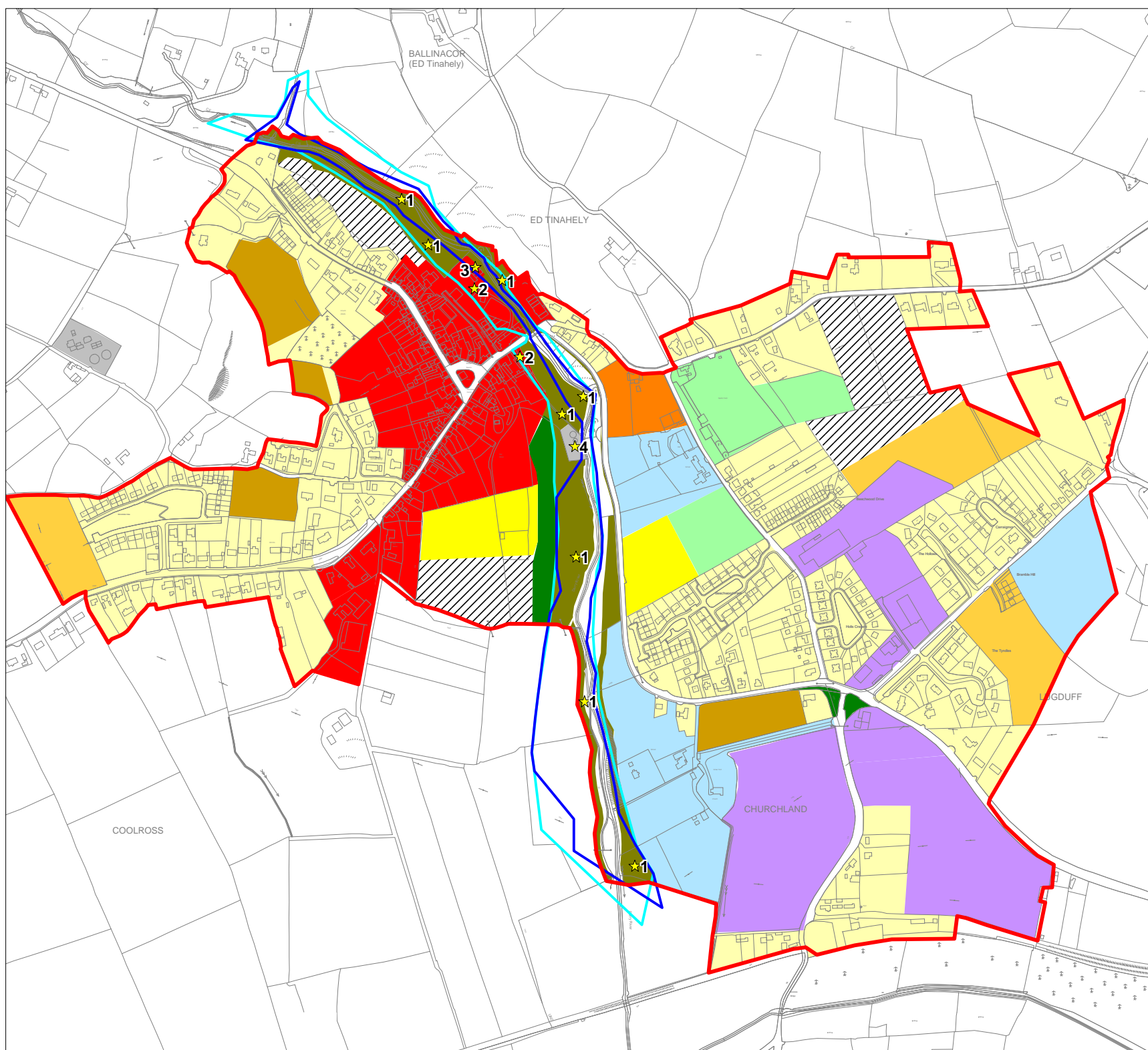
Mitigation Objectives

The Wicklow CDP 2016-2022 includes objectives to mitigate flood risk.

Tinahely Town Plan

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

- Existing Residential
- R15 - Residential max 15/ha
- R10 - Residential max 10/ha
- R Special
- TC Town Centre
- MU Mixed Use
- E Employment
- CE Community & Education
- AOS Active Open Space
- OS Passive Open Space
- Public Utility
- Settlement Boundary
- Flood zone A
- Flood zone B
- ★ SFRA Site



Title: Strategic Flood Risk Assessment (SFRA) - Site Assessment

Maps are not to scale



SECTION 4.2

LEVEL 6 SETTLEMENTS

Introduction

In accordance with the 'Planning System and Flood Risk Management: Guidelines for Planning Authorities', DoEHLG / OPW, 2009), a Strategic Flood Risk Identification Assessment of the following level 6/7 Plans for Rural Towns/ Large Villages have been undertaken:

- Avoca
- Donard
- Kilmacanogue
- Newcastle
- Shillelagh
- Laragh /Glendalough¹

No lands were identified as being of high or moderate flood risk within the Roundwood settlement boundary, therefore no SFRA has been carried out.

Plan Format

With respect to **Level 6** plans, a simple zoning format is provided, each plan map indicates the boundary of the settlement plan which includes only three zones – the primary, secondary and tertiary zones. This is in recognition of the smaller scale of these settlements and the less well defined distinction between different land uses evident in these towns. The land use zoning objectives and the associated vision for each zone are as follows:

Primary Lands

Vision: To create a consolidated and vibrant mixed use settlement centre that is the focal point for the delivery of the retail, commercial, community and activity needs of the local population and its hinterland, and to promote this area for tourist uses and for residential use, with an animated and high quality streetscape, whilst ensuring the protection of the special character and heritage of this area.

Secondary Lands

Vision: To provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement.

Tertiary Lands: Peripheral Zone

Vision: To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary.

The Laragh-Glendalough Settlement and Tourism Plan includes the following tourism land use zonings:

Laragh Glendalough Tourism Corridor Zone

The zoning objective for these lands is to provide facilities and infrastructure that contribute to the improvement of the visitor experience to Glendalough and to promote the movement of visitors from the area in the vicinity of Laragh towards the attractions at Glendalough through a range of sustainable transportation options so that visitors can travel to the key attractions of the Lakes and Monastic city, in an enjoyable manner

The Tourist Attractions Zone – Glendalough

The zoning objective for these lands is to enhance the visitor experience at Monastic City and Wicklow Mountains National Park, whilst also ensuring that the integrity of the heritage of the area is maintained and improved

Refer to each separate Plan land use map for the individual plan land use designation areas.

¹ Laragh / Glendalough is a level 7 settlement with a Settlement and Tourism Plan in place.

As there are no specific land use zonings within these settlements, a generic approach has been undertaken across all of the settlement plans, with the 3 zones being assessed and then where necessary for an individual settlement, a specific mitigation objective has been incorporated into that plan. The tourism zones in the Laragh- Glendalough Plan are also assessed here. Where any of the lands within a Primary, Secondary or Tertiary zone include lands that are at high and/or moderate risk of flooding (Flood Zone A and/or B), the following assessments of flood risk has been undertaken for each zone within the plan area:

Assessment of Primary Zone within an area of high and/or moderate risk of flooding

The overall land use objective for these lands allows for a broad mix of uses including retail, commercial, social and housing that provides for the needs of the existing settlement and that allows for the future growth of the settlement. It is clear therefore that these lands are being promoted for uses that are vulnerable to flooding that would generally be inappropriate as set out in Table 3.2 of the Guidelines. As such, the justification test is required to be applied.

These settlements are targets for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended. Under the Wicklow County Development Plan, these settlements are designated a Level 6 Rural Towns. Under the 'Core Strategy' of the CDP, the population of the towns are targeted to grow. By 2022 the following growth targets are allocated:

- Avoca - 835
- Donard - 257
- Kilmacanogue - 897
- Newcastle – 1065
- Shillelagh - 571

The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:

- (i) Is essential to facilitate regeneration and/or expansion of the centre of the settlement;
- (ii) Comprises significant previously developed and/or under-utilised lands;
- (iii) Is within or adjoining the core of an established or designated settlement;
- (iv) Will be essential in achieving compact or sustainable settlement growth;
- (v) There are no suitable alternative lands for the particular designation or development type, in areas at lower risk of flooding within or adjoining the core of the settlement.

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 of the lands will not cause unacceptable adverse impacts elsewhere.

Having considered the criteria of the test, it is considered that the justification test is satisfied. The majority of the lands within the Primary Zone designation for all level 6 settlements are currently developed for Primary Zone uses. As such, it is considered appropriate to retain this designation. With respect to any undeveloped site within this designation, these lands are identified as essential lands to facilitate the regeneration and/or expansion of the town, providing for new mixed use development in the centre, subject to the proviso that only 'less vulnerable' uses will be permitted on lands identified to be at a high or moderate risk of flooding. Flood risk can be managed at the Development Management stage, in accordance with the Level 6 Mitigation Objective and the flood risk objectives of the County Development Plan shall apply.

Assessment of Secondary Zone within an area of high and/or moderate risk of flooding

The overall land use objective for Secondary Zone allows for a broad mix of uses including residential, employment, community and recreational that provides for the needs of the existing settlement and that allows for the future growth of the settlement. It is clear therefore that these lands are being promoted for uses that are vulnerable to flooding that would generally be inappropriate as set out in Table 3.2 of the Guidelines. As such, the justification test is required to be applied.

These settlements are targets for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and

Development Act 2000, as amended. Under the Wicklow County Development Plan, these settlements are designated a Level 6 Rural Towns. Under the 'Core Strategy' of the CDP, the population of the towns are targeted to grow. By 2022 the following growth targets are allocated:

Avoca - 835
Donard - 257
Kilmacanogue - 897
Newcastle – 1065
Shillelagh - 571

The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:

- (i) Is not essential to facilitate regeneration and/or expansion of the centre of the settlement;
- (ii) Comprises significant previously developed and/or under-utilised lands;
- (iii) Is not within or adjoining the core of an established or designated settlement;
- (iv) Will not be essential in achieving compact or sustainable settlement growth;
- (v) There are suitable alternative lands for the particular designation or development type, in areas at lower risk of flooding within or adjoining the core of the settlement.

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 of the lands will not cause unacceptable adverse impacts elsewhere.

Having considered the criteria of the test, it is considered that the justification test would be satisfied for all the lands that are currently developed for Secondary zone uses and where lands are not developed, the justification test failed.

- Where the justification test is satisfied, it is considered appropriate to retain this designation. However those lands currently undeveloped and identified to be at a high or moderate risk of flooding would not be suitable for any vulnerable use, including housing unless a detailed flood risk assessment is prepared at the development management stage indicating that mitigation measures could suitably overcome flood issues. The Level 6 Mitigation Objective and the flood risk objectives of the County Development Plan shall apply.
- Where the justification test failed, it is considered appropriate to retain the designation. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, the Level 6 Mitigation Objective and the flood risk objectives of the County Development Plan shall apply.

Assessment of Tertiary Zone within an area of high and/or moderate risk of flooding

The 'tertiary zone' includes lands that are at a high and moderate risk of flooding. The overall land use objective for these lands allows for broad mix of uses including limited residential development, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement. It is clear therefore that these lands are being promoted for uses that are vulnerable to flooding that would generally be inappropriate as set out in Table 3.2 of the Guidelines. As such, the justification test is required to be applied.

These settlements are targets for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended. Under the Wicklow County Development Plan, these settlements are designated a Level 6 Rural Towns. Under the 'Core Strategy' of the CDP, the population of the towns are targeted to grow. By 2025 the following growth targets are allocated:

Avoca - 835
Donard - 257
Kilmacanogue - 897
Newcastle – 1065
Shillelagh - 571

The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:

- (i) Is not essential to facilitate regeneration and/or expansion of the centre of the settlement;

- (ii) Comprises significant previously developed and/or under-utilised lands;
- (iii) Is not within or adjoining the core of an established or designated settlement;
- (iv) Will not be essential in achieving compact or sustainable settlement growth;
- (v) There are suitable alternative lands for the particular designation or development type, in areas at lower risk of flooding within or adjoining the core of the settlement.

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 of the lands will not cause unacceptable adverse impacts elsewhere.

Having considered the criteria of the test, it is considered that the justification test would be satisfied for all the lands that are currently developed for Tertiary zone uses and the justification test would fail where lands are not developed.

- Where the justification test is satisfied, it is considered appropriate to retain this designation. However those lands currently undeveloped and identified to be at a high or moderate risk of flooding would not be suitable for any vulnerable use, including housing unless a detailed flood risk assessment is prepared at the development management stage indicating that mitigation measures could suitably overcome flood issues. The Level 6 Mitigation Objective and the flood risk objectives of the County Development Plan shall apply.
- Where the justification test failed, it is considered appropriate to retain the designation. Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues. Should expansion of existing uses be proposed, the Level 6 Mitigation Objective and the flood risk objectives of the County Development Plan shall apply.

Assessment of the 'Laragh Glendalough Tourism Corridor' within an area of high and/or moderate risk of flooding

The 'Laragh Glendalough Tourism Corridor' includes land that is at a high and moderate risk of flooding. The land use objective for these lands promotes uses that are acceptable in the 'rural area' and uses relating to the development of tourist infrastructure and facilities, and recreational uses. It should also be noted that a portion of these lands are designated 'Natura 2000 Site', with an objective to improve and preserve the integrity of the Natura 2000 site.

It is clear that these lands are being promoted for uses that are vulnerable to flooding that would generally be inappropriate as set out in Table 3.2 of the Guidelines. As such, the justification test is required to be applied. Having considered the criteria of the test, it is considered that the justification test would not be satisfied. It is therefore considered appropriate to ensure that the type of development proposed on flood risk lands within the Tourism Corridor is not especially vulnerable to the adverse impacts of flooding. The Level 6 Mitigation Objective, specific mitigation objections for the settlement and the flood risk objectives of the County Development Plan shall apply.

Assessment of the 'Tourist Attractions – Glendalough' within an area of high and/or moderate risk of flooding

The 'Tourist Attractions – Glendalough' designation includes land that is at a high and moderate risk of flooding. The land use objective for these lands promotes uses that are acceptable in the 'rural area', and uses relating to the development of tourist infrastructure and facilities, the protection of heritage and the development of recreational uses. It should also be noted that a substantial portion of these lands are designated 'Natura 2000 Site', with an objective to improve and preserve the integrity of the Natura 2000 site.

It is clear that these lands are being promoted for uses that are vulnerable to flooding that would generally be inappropriate as set out in Table 3.2 of the Guidelines. As such, the justification test is required to be applied. Having considered the criteria of the test, it is considered that the justification test would not be satisfied. It is therefore considered appropriate to ensure that the type of development proposed on flood risk lands within the Tourist Attractions land designation is not especially vulnerable to the adverse impacts of flooding. The Level 6 Mitigation Objective, specific mitigation objections for the settlement and the flood risk objectives of the County Development Plan shall apply.

Mitigation Objectives

In regard to the assessment of the three land use zones, the following general Level 6 Mitigation Objective has been included in the Level 6 Settlement Plan 'Introduction' and shall apply where necessary:

Flood Risk Assessment 'Level 6 Mitigation Objective'

To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). The planning authority may consider proposals for development that may be vulnerable to flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

- The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.
- The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:
 - i. The development is located within the 'primary lands' and is essential for the achievement of the 'vision' or for the achievement of a specific objective for these lands.
 - ii. The development comprises previously developed and/or under-utilised lands/sites,
 - iii. There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.

Note: The flood risk objectives and policies of the Wicklow County Development Plan shall also apply.

Settlement specific Flood Risk objectives

The following specific flood risk objectives are included in each relevant settlement

Donard To preserve the use of the Donard GAA grounds as recreational and active open space use.

Laragh – Glendalough

It is the objective of the Council to restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). Developments that are an 'inappropriate' use for a flood zone area, as set out in Table 3.2 of the Guidelines, will not be permitted, except where a proposal complies with criteria (i) and (ii) below:

- (i) The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:
 - The development is located within the Primary Development Zone and is essential for the achievement of the zoning objective or for the achievement of a specific objective for these lands.
 - The development comprises previously developed and/or under-utilised lands/sites,
 - There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.
- (ii) The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.

SECTION FIVE

LEVEL 7, 8, 9 SETTLEMENTS AND COUNTY FLOOD RISK IDENTIFICATION ASSESSMENTS

Introduction

All the Large Villages, Small Villages and Rural Clusters are shown on the map and table below. These rural settlements are defined with a settlement boundary in the County Development Plan and there is no 'land use zoning' within these settlements. A Stage 1 Flood Risk Identification Assessment has been carried out for each of these settlements using the preliminary Flood Risk Assessment maps from the OPW and is presented in this section. Given the scale of the assessment at this county plan level the Preliminary Flood Risk Assessment maps are considered the appropriate source to identify flood risk for level 7, 8 and 9 settlements.

A Stage 1 Flood Risk Identification Assessment has been carried out for the county using the preliminary Flood Risk Assessment maps and the draft CFRAM maps from the OPW and is presented in this section on maps SFRA 1 to 4.

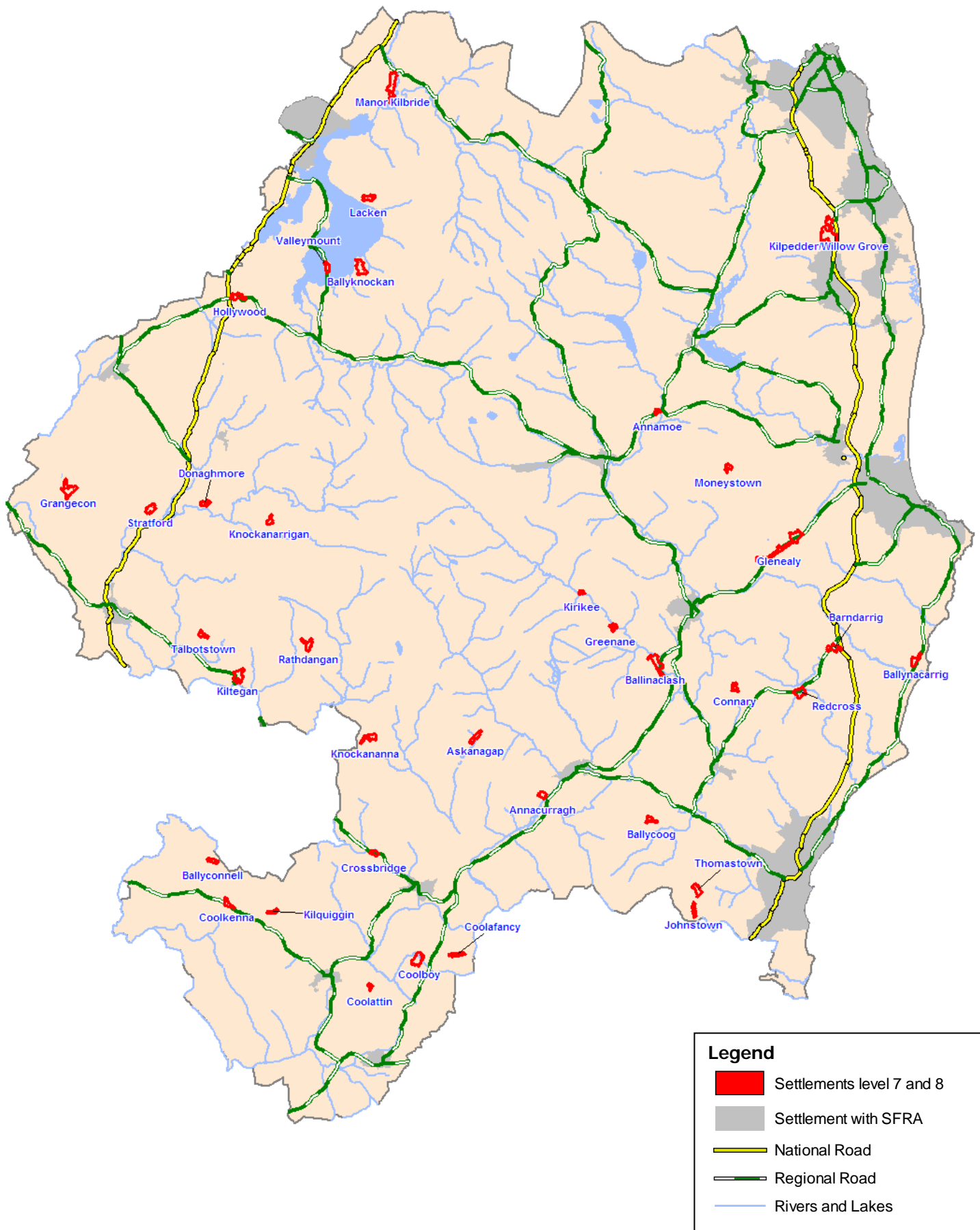
A Stage 1 Flood Risk Identification Assessment (FRIA)

A Stage 1 Flood Risk Identification Assessment is to identify whether there may be any flooding or surface water management issues related to the area of proposed development that may warrant further investigation at a planning application level.

Settlement Type and Level	Settlement Name	
Large Village	Barndarrig	Kilpedder / Willowgrove
Level 7 Settlements	Ballinaclash	Kiltegan
	Coolboy	Knockananna
	Glenealy	Manor Kilbride
	Hollywood	Redcross
		Stratford
Small Village	Annacurragh	Donaghmore
Level 8 Settlements	Annamoe	Grangecon
	Askanagap	Greenan
	Ballyconnell	Johnstown
	Ballycoog	Kilquiggan
	Ballyknockan	Kirikee
	Ballynacarrig (Brittas Bay)	Knockanarrigan
	Connary	Lackan
	Coolafancy	Moneystown
	Coolattin	Rathdangan ²
	Coolkenno	Talbotstown
	Crossbridge	Thomastown
		Valleymount
	Rural Clusters	Ballinglen
Level 9 Settlements	Ballyduff	Killiskey
	Ballyfolan	Kilmurray (NMKY)
	Ballynultagh	Kilmurray (Kilmacanogue)
	Baltyboys	Kingston
	Boleynass	Macreddin
	Barraniskey	Moyne
	Carrigacurra	Mullinacluff
	Crab Lane	Oldcourt
	Croneyhorn	Park Bridge
	Davidstown	Rathmoon
	Glenmalure	Redwells
	Goldenhill	Stranakelly
	Gorteen	Tomacork
	Kilamoat	Tomriland

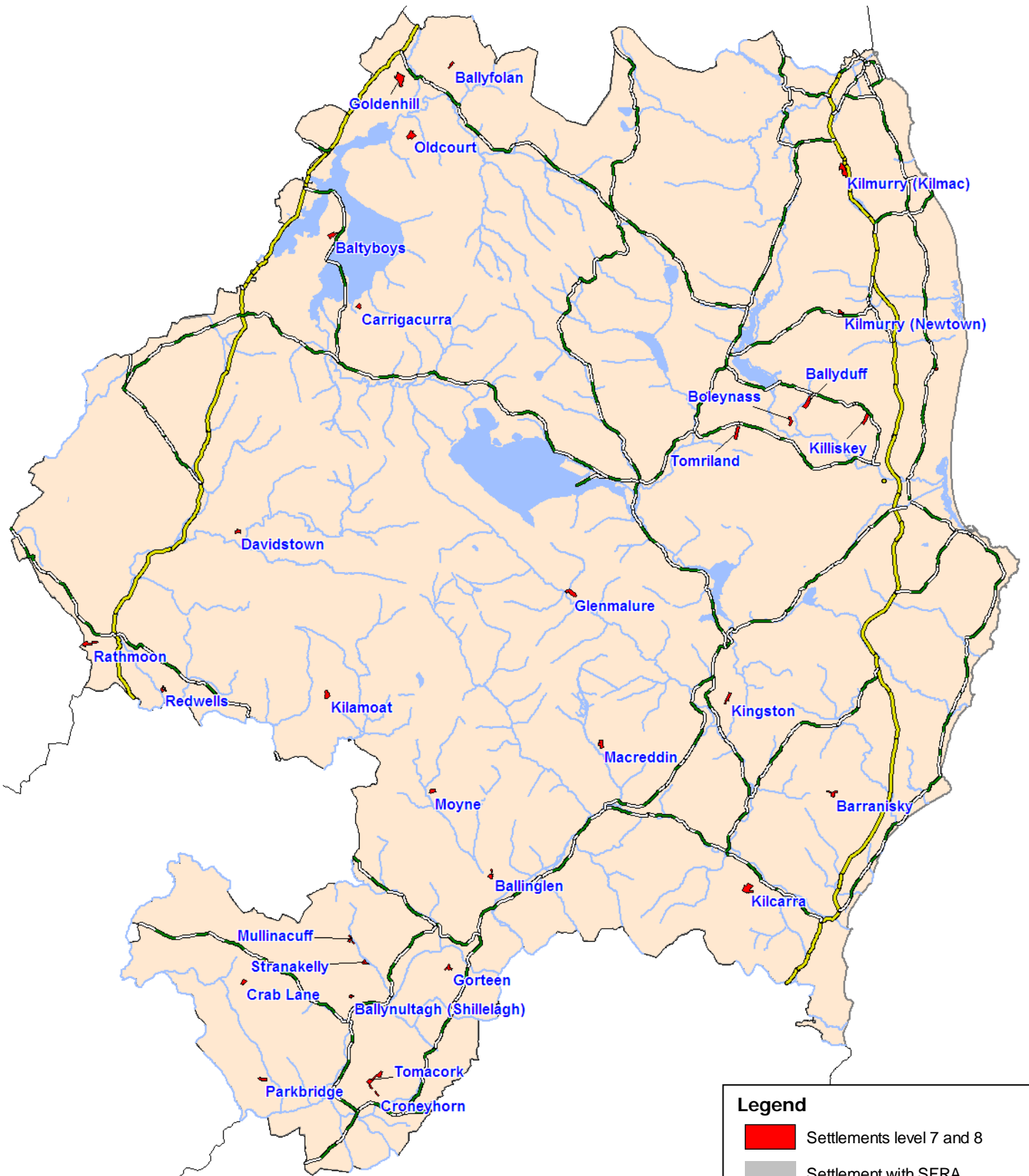
² No lands are shown to be within the PFRA zones however alluvial deposits are showing along the stream through the settlement.

Strategic Flood Risk Identification Assessments Levels 7 to 8








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Strategic Flood Risk Identification Assessments Level 9



Legend





-  Settlements level 7 and 8
-  Settlement with SFRA
-  National Road
-  Regional Road
-  Rivers and Lakes

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Flood Risk Identification Assessment (FRIA) Legend

A Stage 1 Flood Risk Identification Assessment has been carried out for all settlements designated as small and large villages, level 7, 8 and 9 settlements. A Stage 1 Flood Risk Identification Assessment is to identify whether there may be any flooding or surface water management issues related to the area of possible development that may warrant further investigation at a planning application level.

This section presents the maps for all large and small villages. The legend below is applicable to each of the maps in this section.

LEGEND	
Large and Small Village Flood Risk Identification Maps	
	Settlement boundary (red outline)
	<p>Flood Zone A</p> <p>Where the probability of flooding from rivers/watercourses is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)**</p>
	<p>Flood Zone B</p> <p>Where the probability of flooding from rivers/watercourses is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)**</p>
<p>**No Shade**</p> 	<p>Flood Zone C</p> <p>Where the probability of flooding from rivers/watercourses is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).</p> <p>Flood Zone C covers all areas of the plan which are not in zones A or B (i.e. Flood zones are only coloured for A and B zones with C uncoloured). Localised flooding from sources other than rivers/watercourses can still occur and may need to be taken into account at the planning application stage**</p>
<p>Flood zones are geographical areas within which the likelihood of flooding is in a particular range and they are a key tool in flood risk management within the planning process as well as in flood warning and emergency planning.</p> <p>**The flood zones described above are indicative of river and coastal flooding only. They should not be used to suggest that any areas are free from flood risk, since they do not include the effects of other forms of flooding such as from groundwater or artificial drainage systems.</p>	
<p>Note: Maps are not to scale</p>	
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Flood Risk Identification Assessment (FRIA) Test

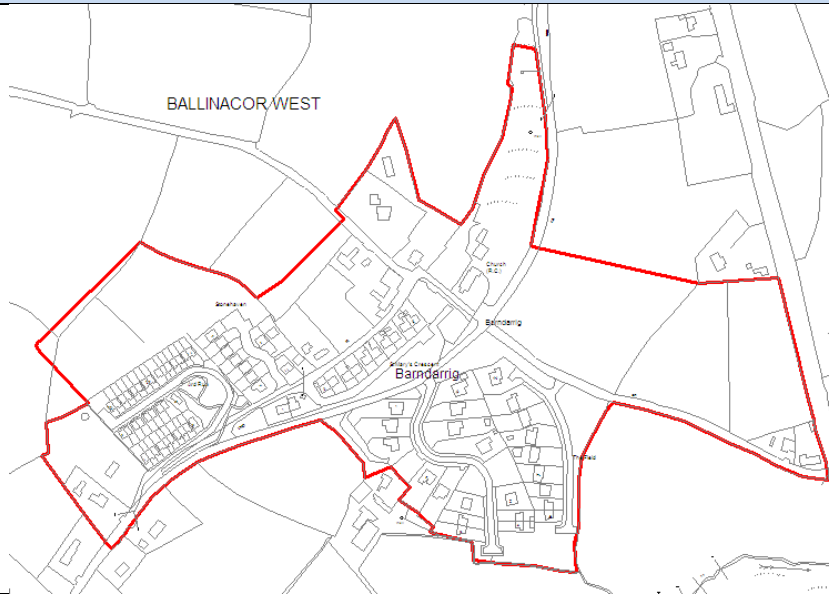
A Stage 1 Flood Risk Identification Assessment Test has been carried out on the lands within all settlement boundaries for small and large villages, level 7 and 8 settlements. The test determines whether lands are in Flood Zone A, B or C and if so it determines what action is required of the developer and if so what action is required.

All lands within a settlement boundary falls within at least one of the flood zones A, B or C and certain actions are required when lands are within certain flood zones.

FRIA TEST			
Flood Zone	Does the settlement have lands within the flood zone?	FRA Action Required?	Actions
A	YES	<p>√ YES.</p> <p>The probability of flooding from rivers/watercourses and the sea is high.</p>	<p>Where development is proposed in flood zone A the developer shall:</p> <ul style="list-style-type: none"> - comply with the objectives of the Wicklow County Development Plan 2016-2022, - comply with Flood Objectives FL1 to FL9 and - carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.
B	YES	<p>√ YES.</p> <p>The probability of flooding from rivers/watercourses and the sea is moderate.</p>	<p>Where development is proposed in flood zone B the developer shall:</p> <ul style="list-style-type: none"> - comply with the objectives of the Wicklow County Development Plan 2016-2022, - comply with Flood Objectives FL1 to FL9 and - carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.
C	YES	<p>√ May be required.</p> <p>The probability of flooding from rivers/watercourses and the sea is low.</p>	<p>Localised flooding from sources other than rivers/watercourses and the coast can still occur and may need to be taken into account at the planning application stage. Where development is proposed in flood zone C the developer shall:</p> <ul style="list-style-type: none"> - carry out the sequential approach in the Flood Risk Guidelines and in Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

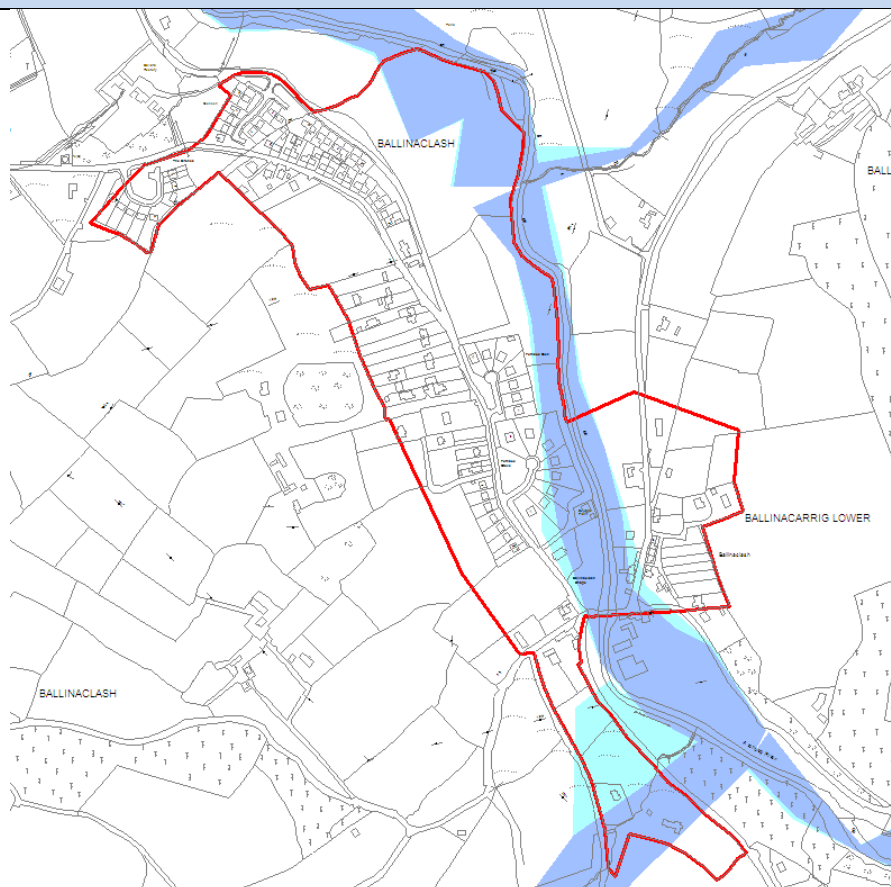
Large Villages FRIA Maps (Level 7 Settlements)

Barndarrig



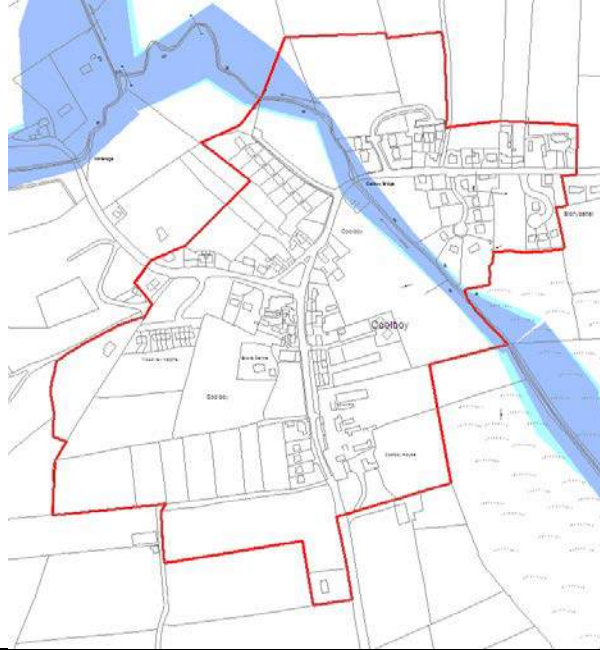
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Ballinaclash



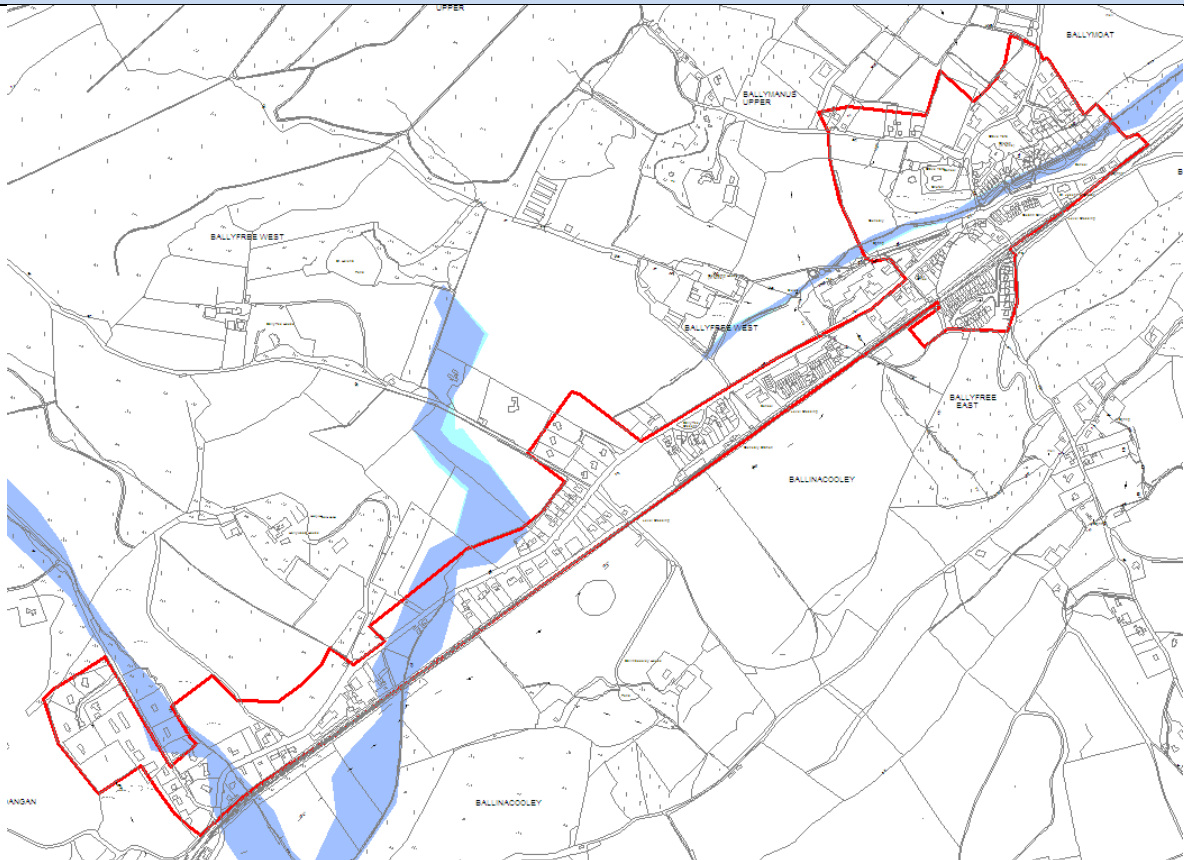
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Coolboy



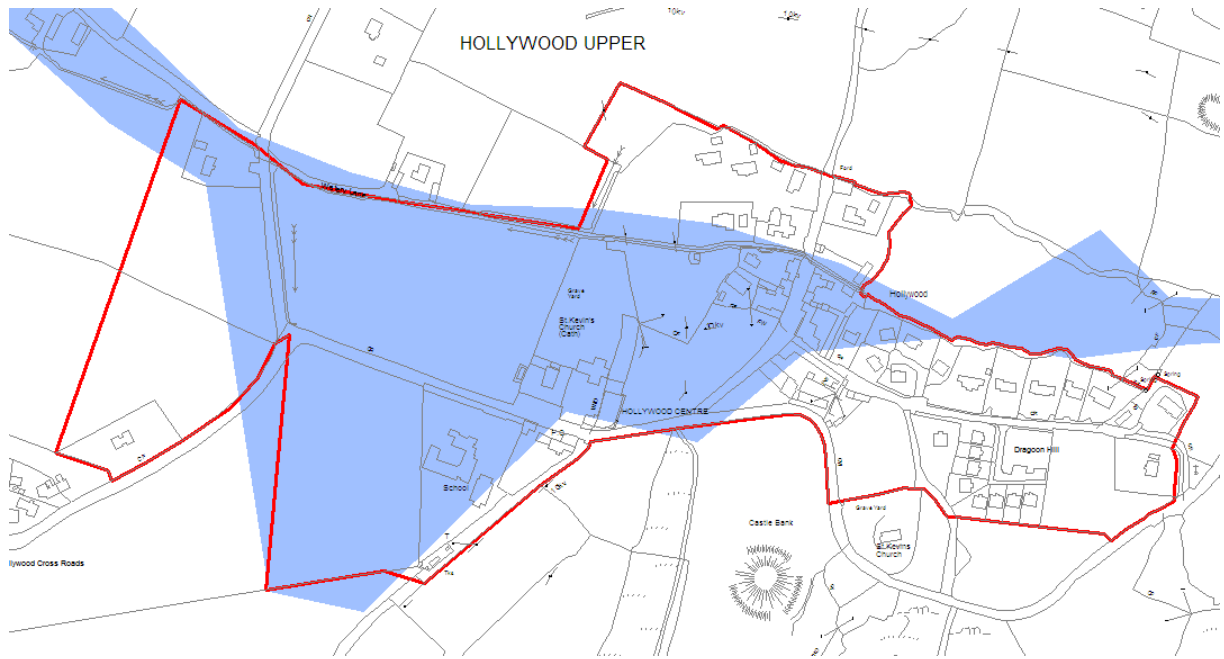
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Glenealy



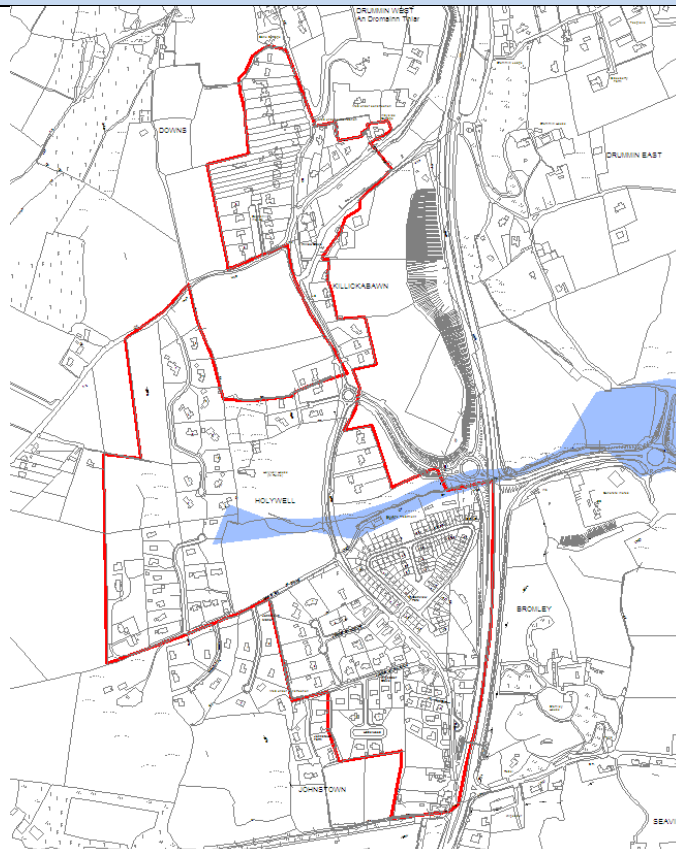
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Hollywood



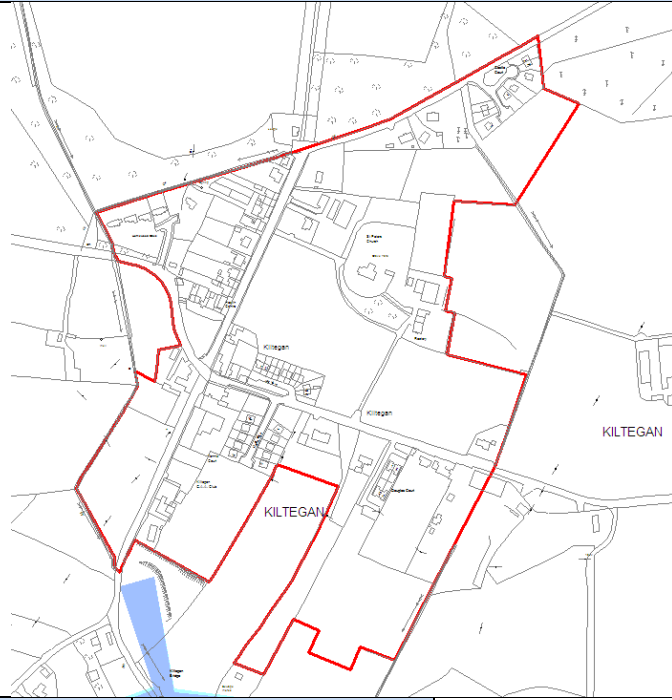
FRIA TEST	ACTION REQUIRED	
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Kilpedder / Willowgrove



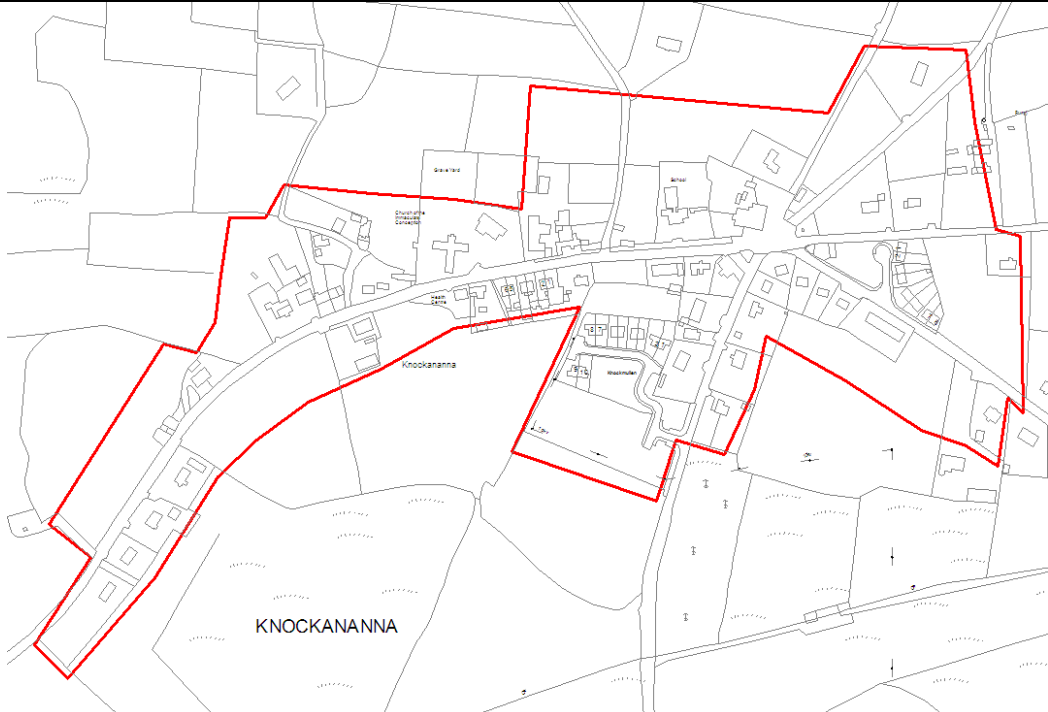
FRIA TEST	ACTION REQUIRED	
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Kiltegan



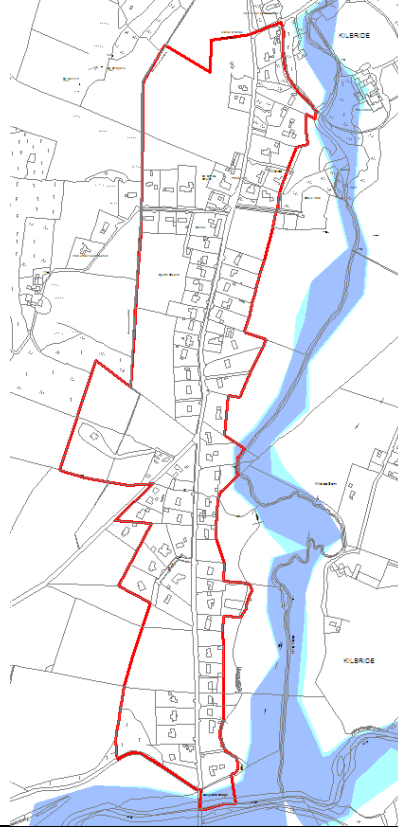
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Knockananna



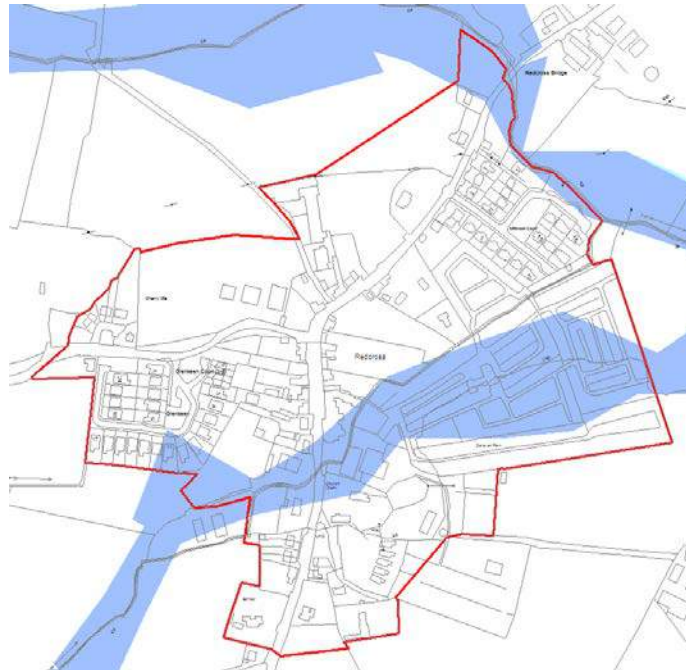
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Manor Kilbride



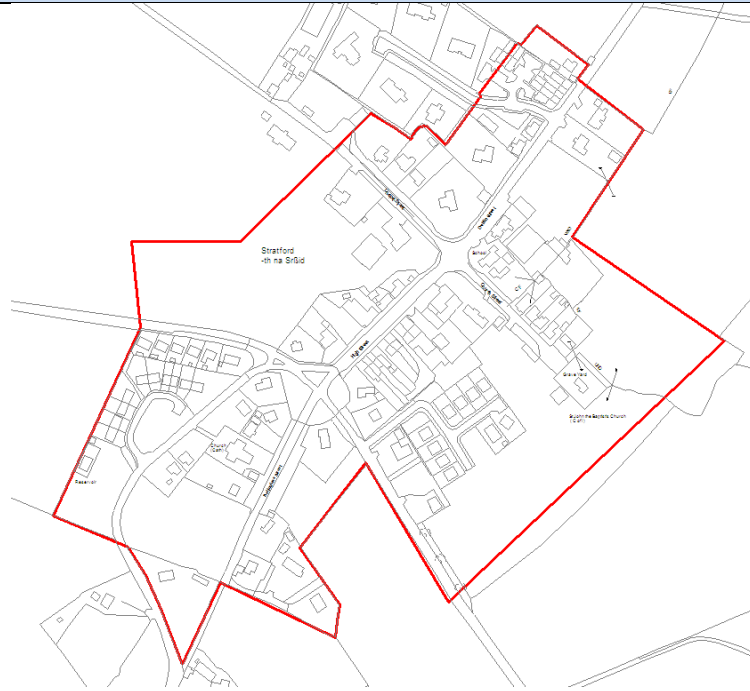
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Redcross



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

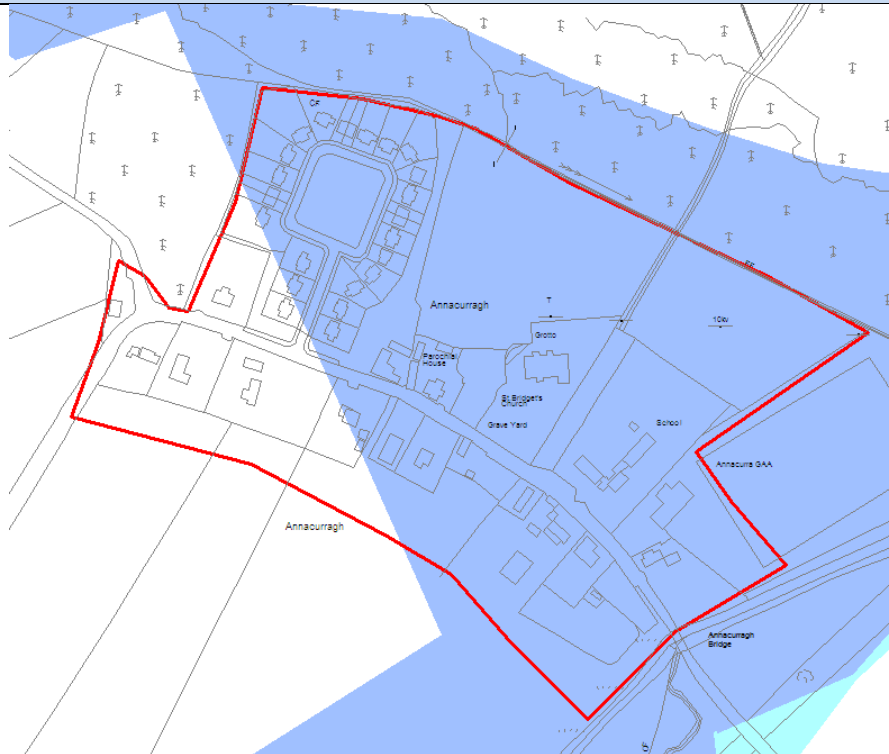
Stratford



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

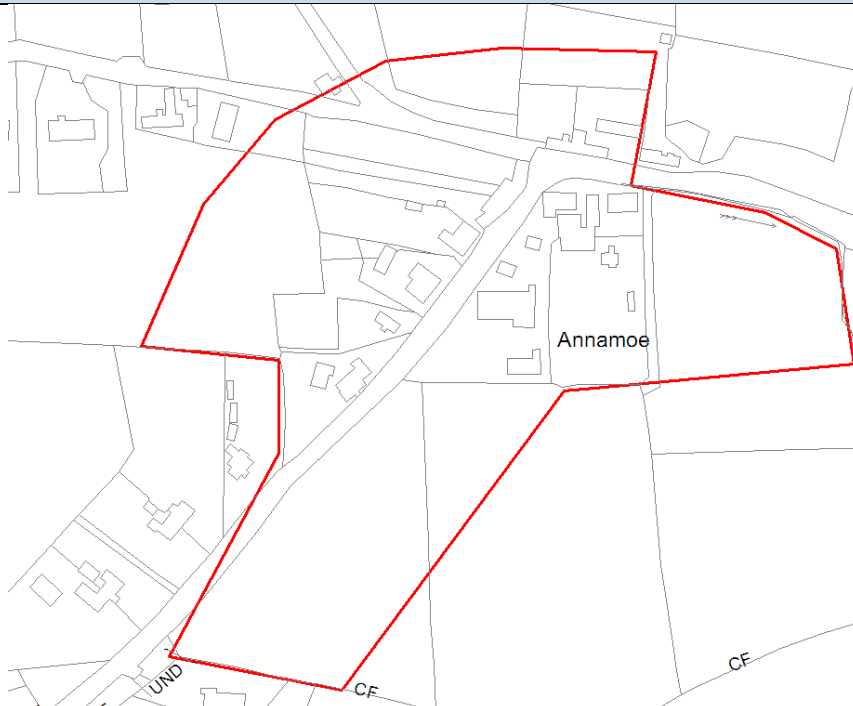
Small Villages FRIA Maps (Level 8 Settlements)

Annacurragh



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Annamoe



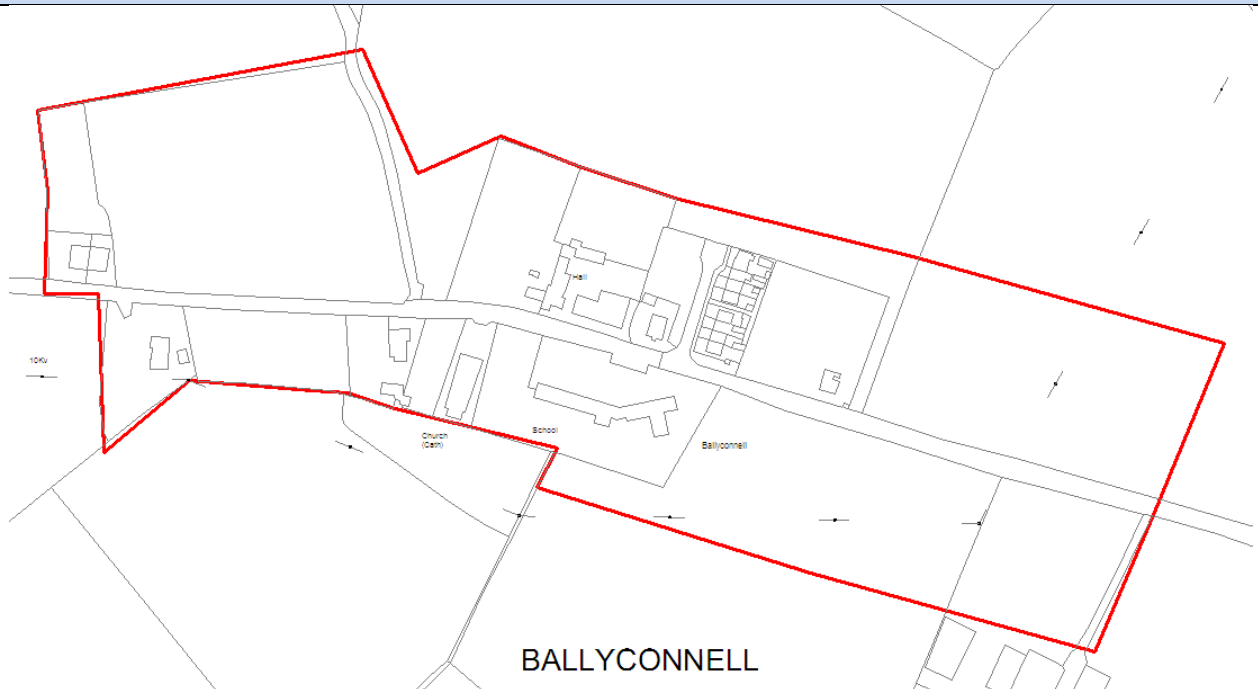
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Askanagap



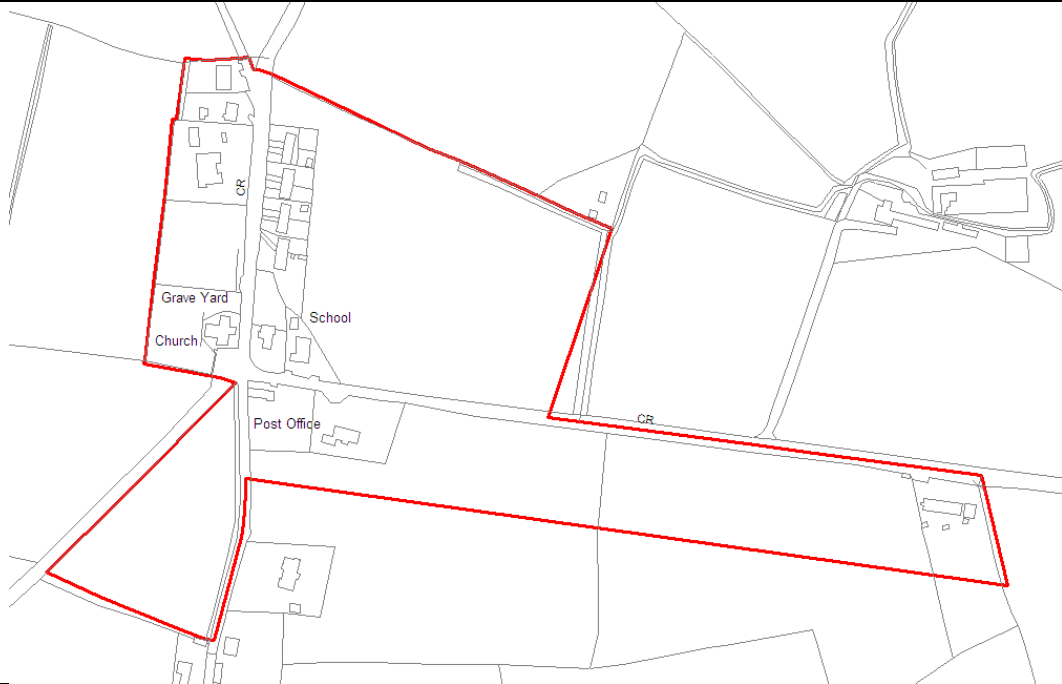
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Ballyconnell



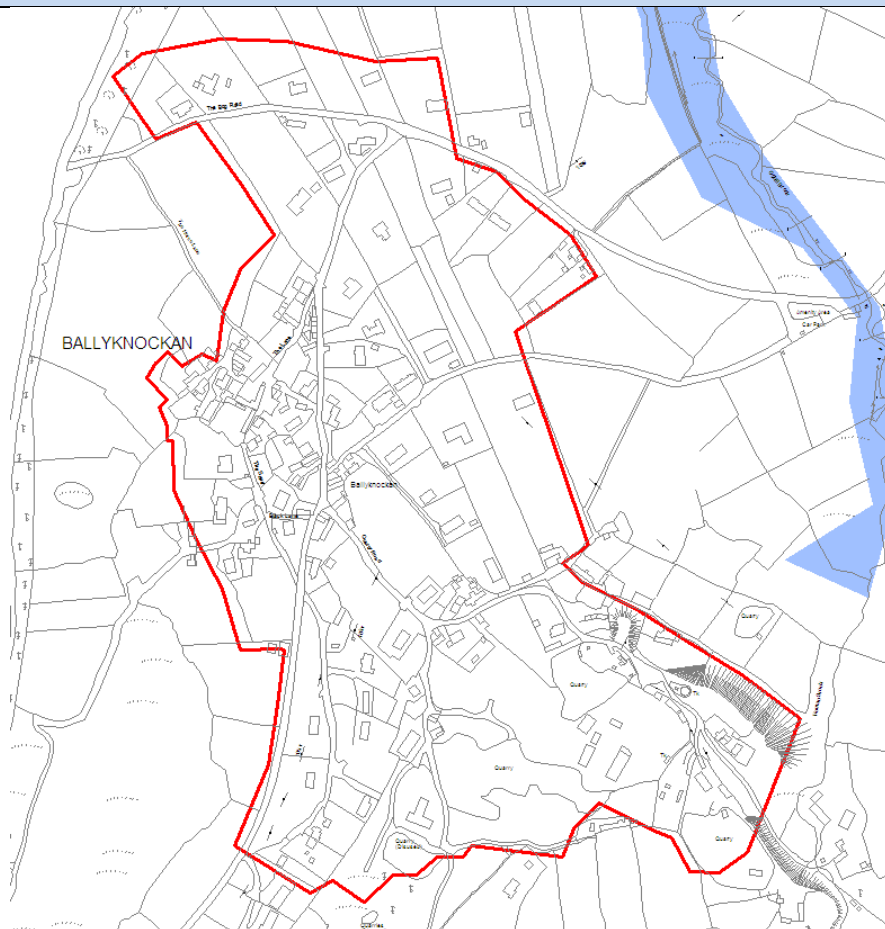
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Ballycoog



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Ballyknockan



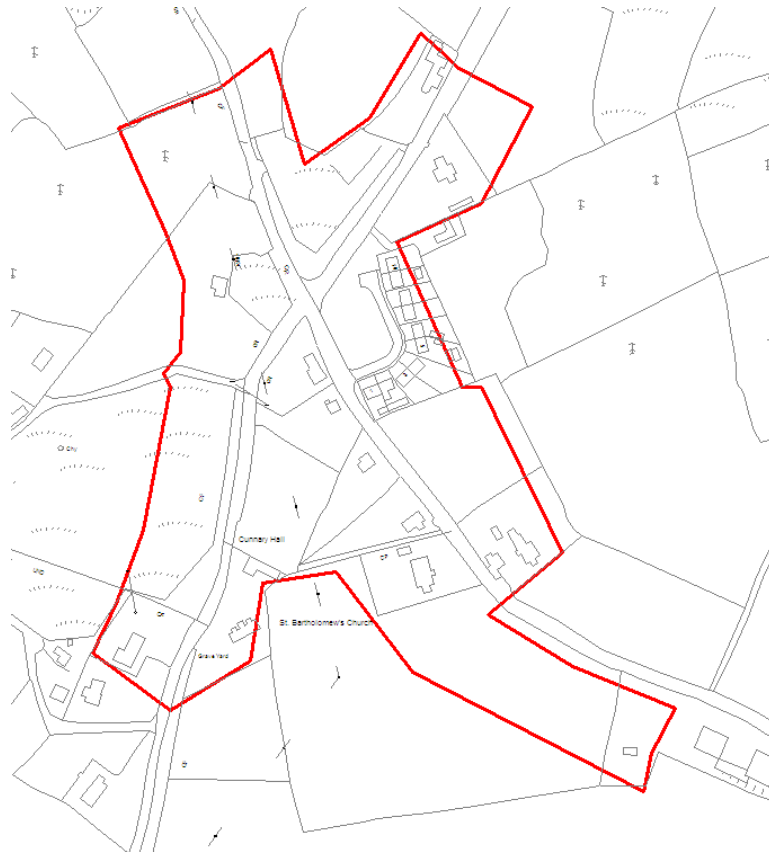
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Ballynacarrig (Brittas Bay)



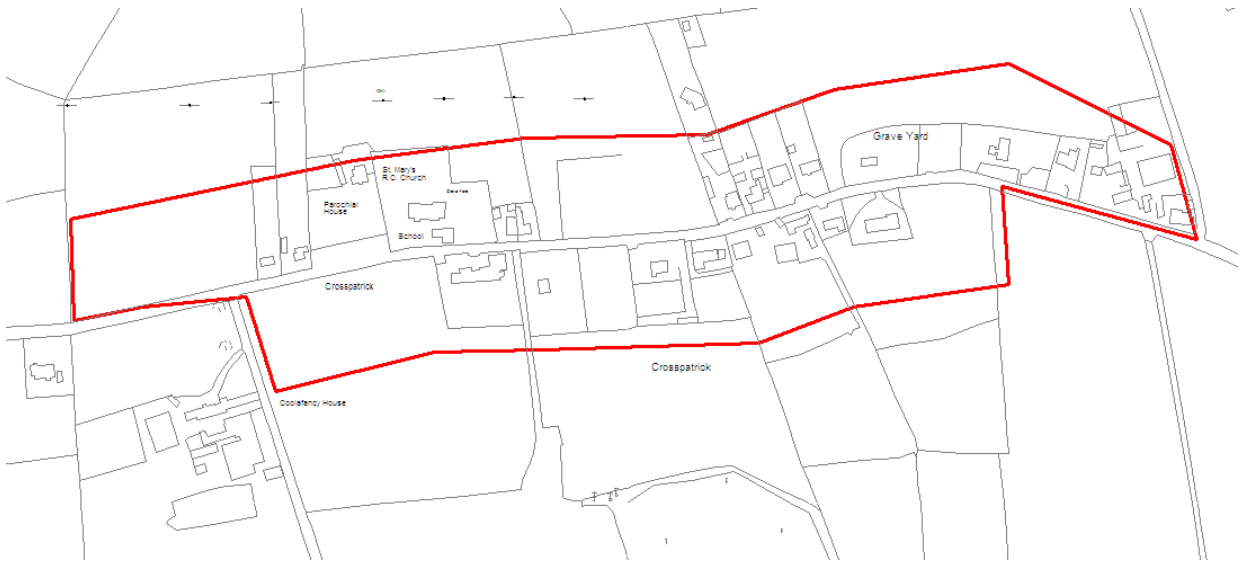
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Connary



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Coolafancy



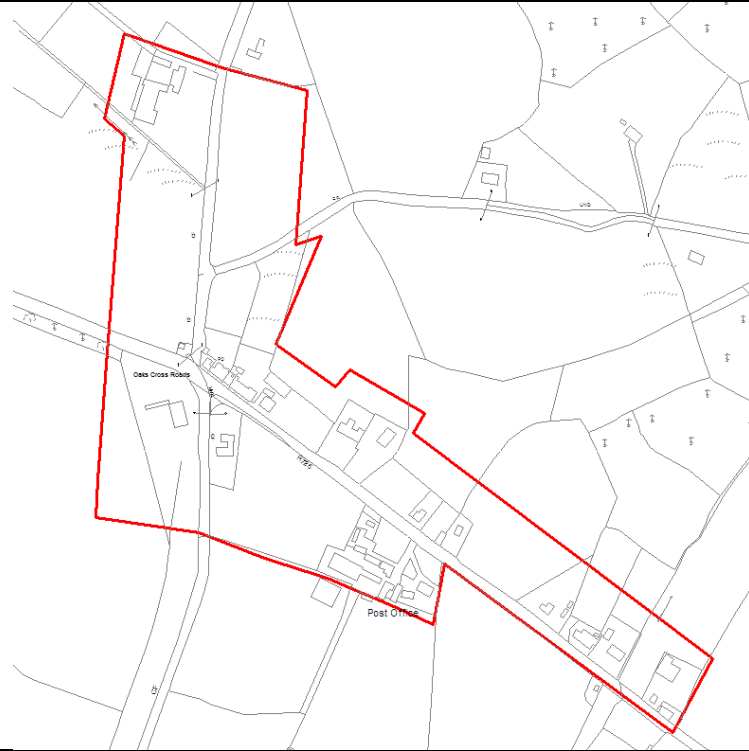
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Coolattin



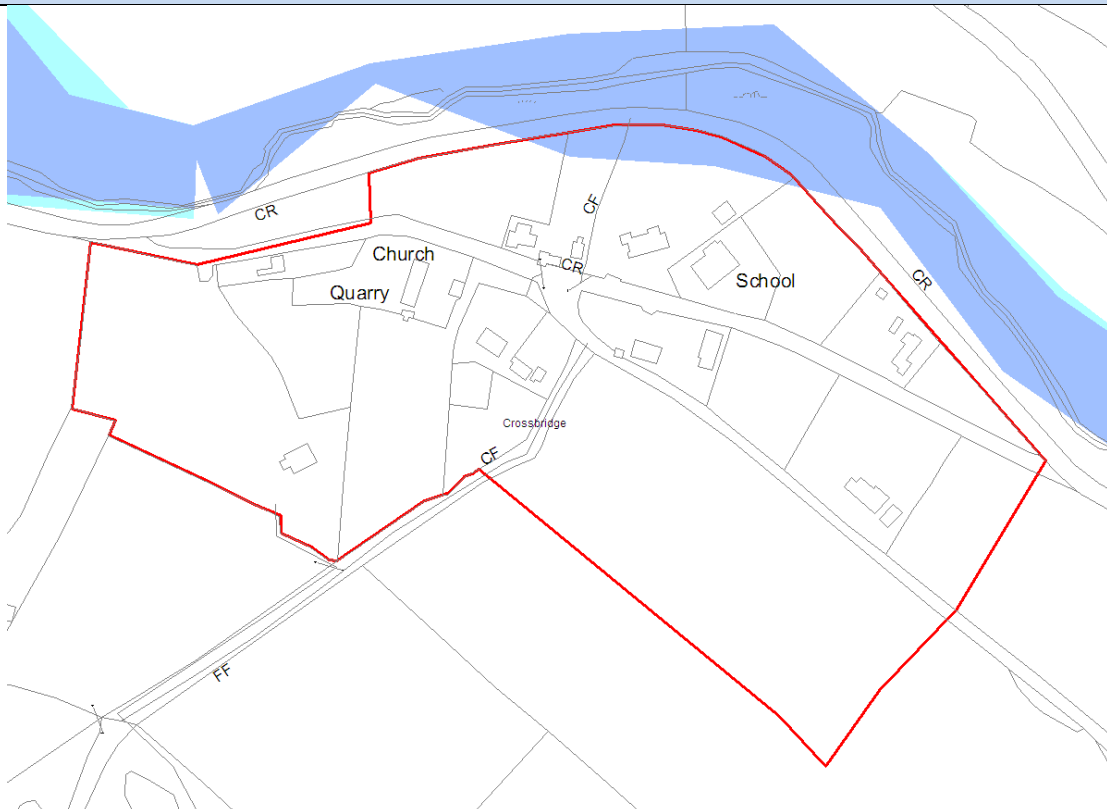
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Coolkenno



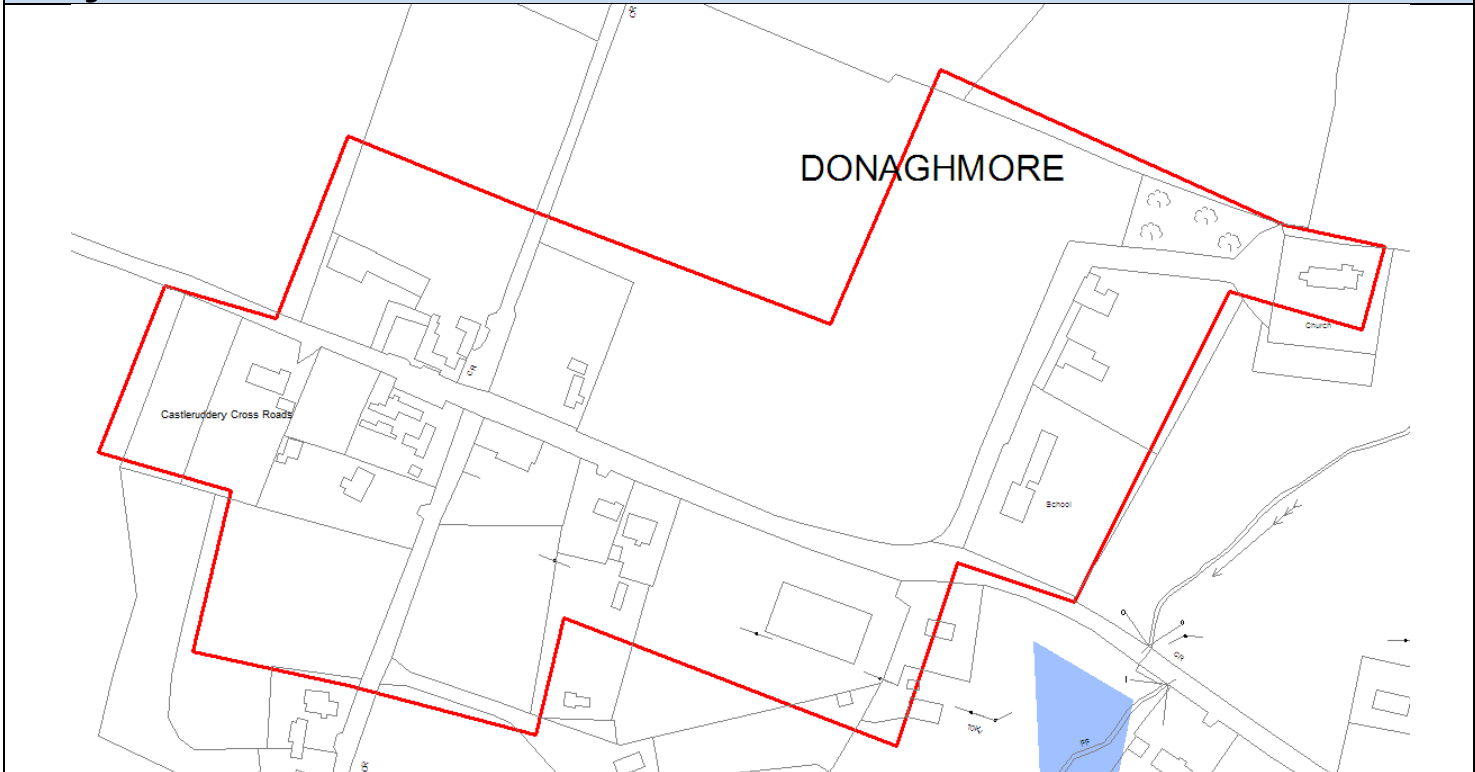
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Crossbridge



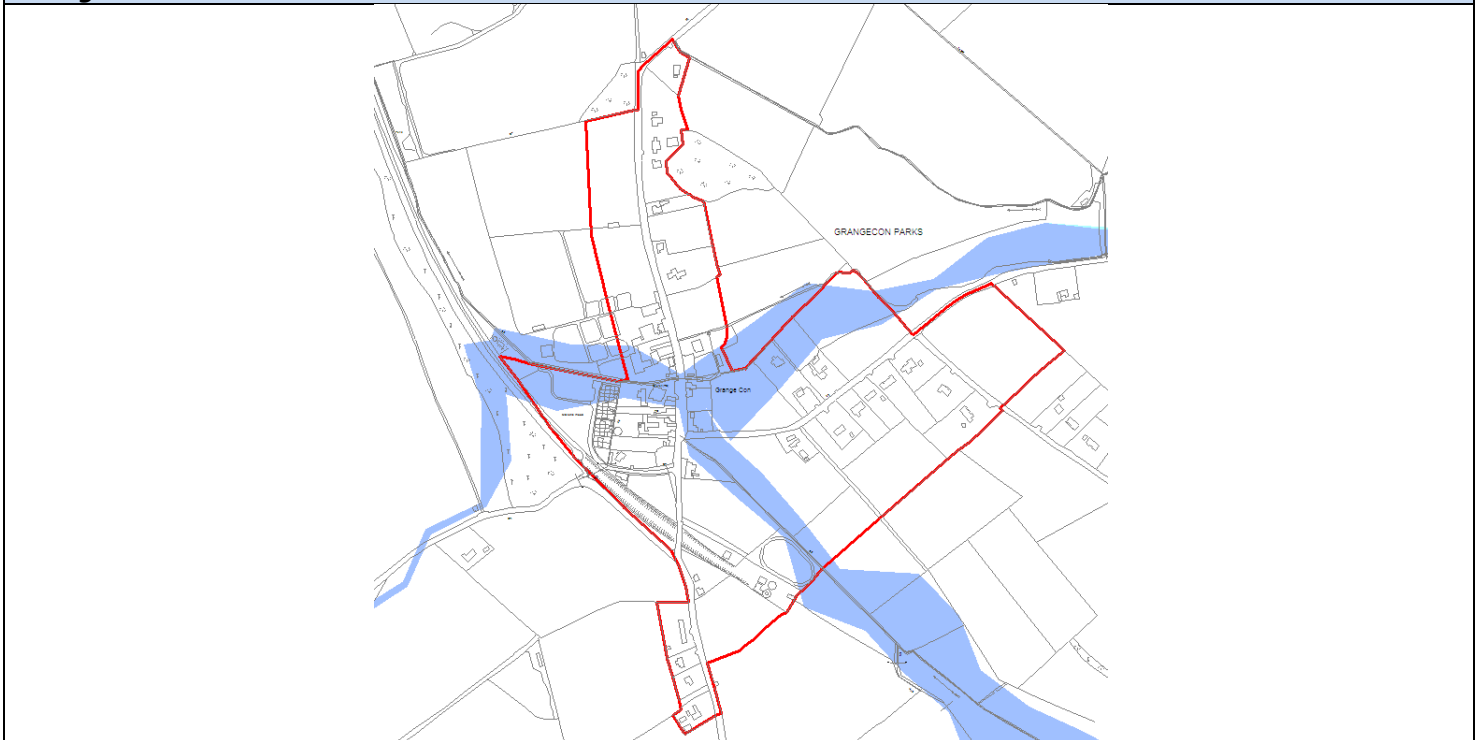
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Donaghmore



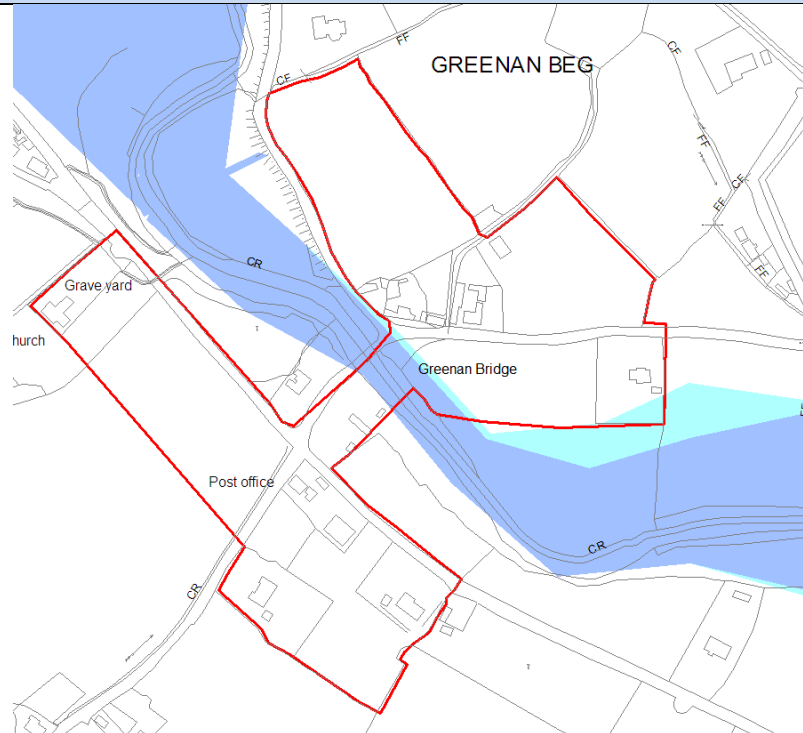
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Grangecon



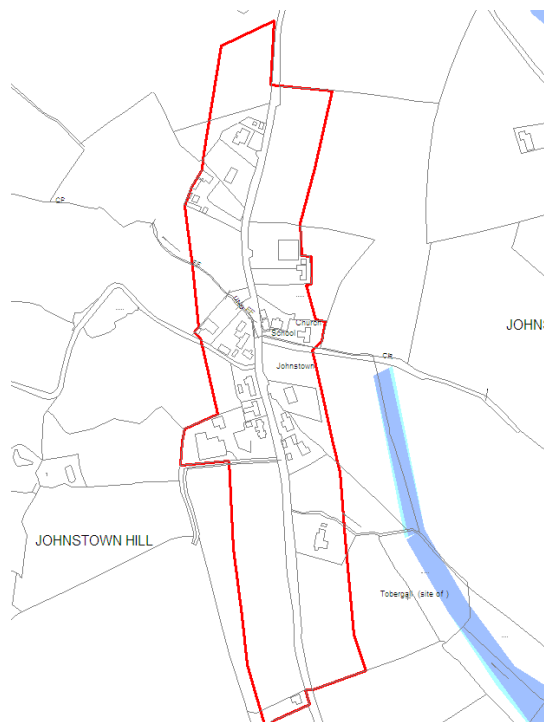
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Greenan



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Johnstown



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Thomastown



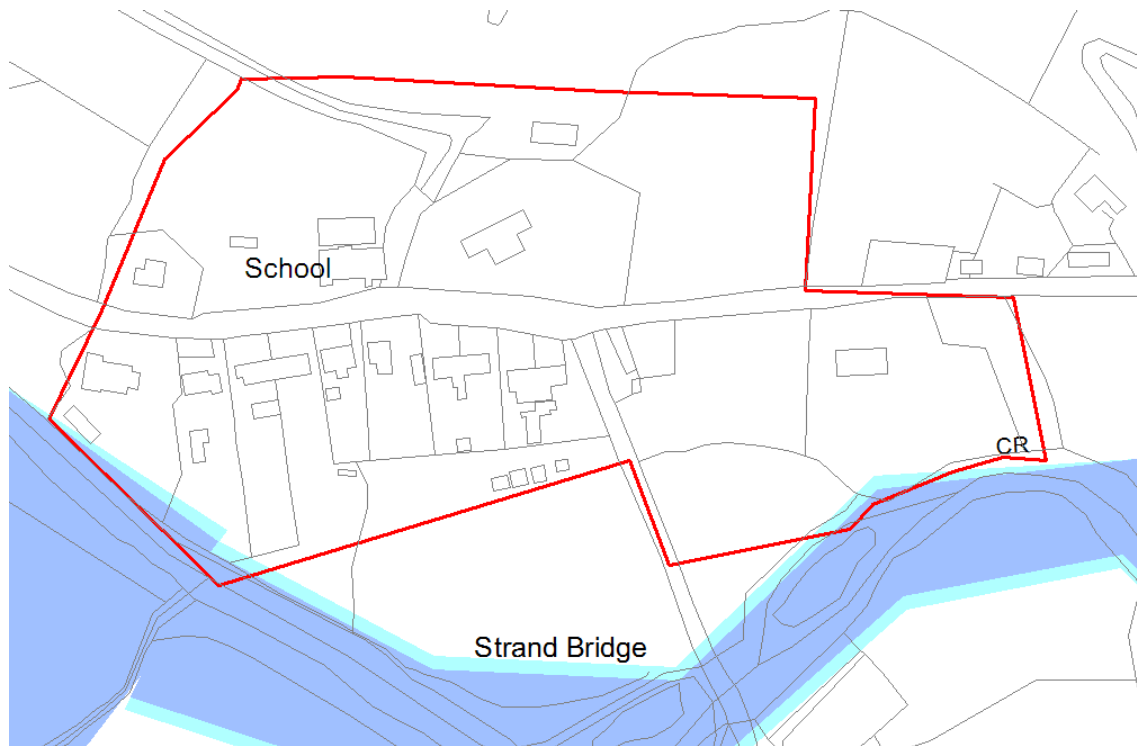
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Kilquiggin



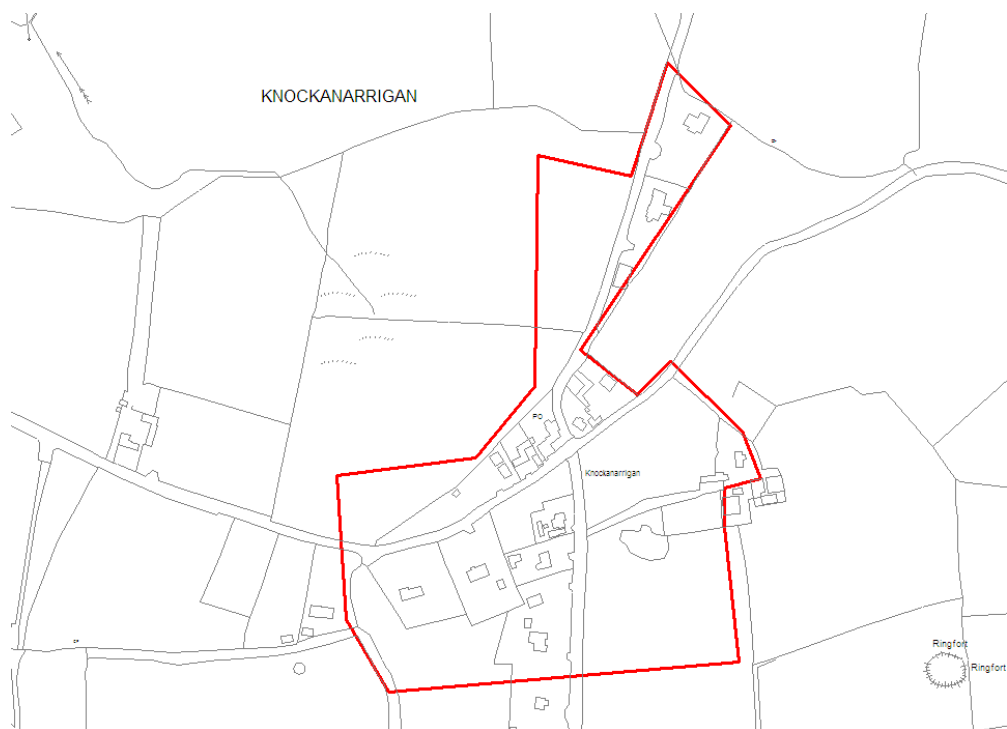
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Kirikee



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Knockanarrigan



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Lackan



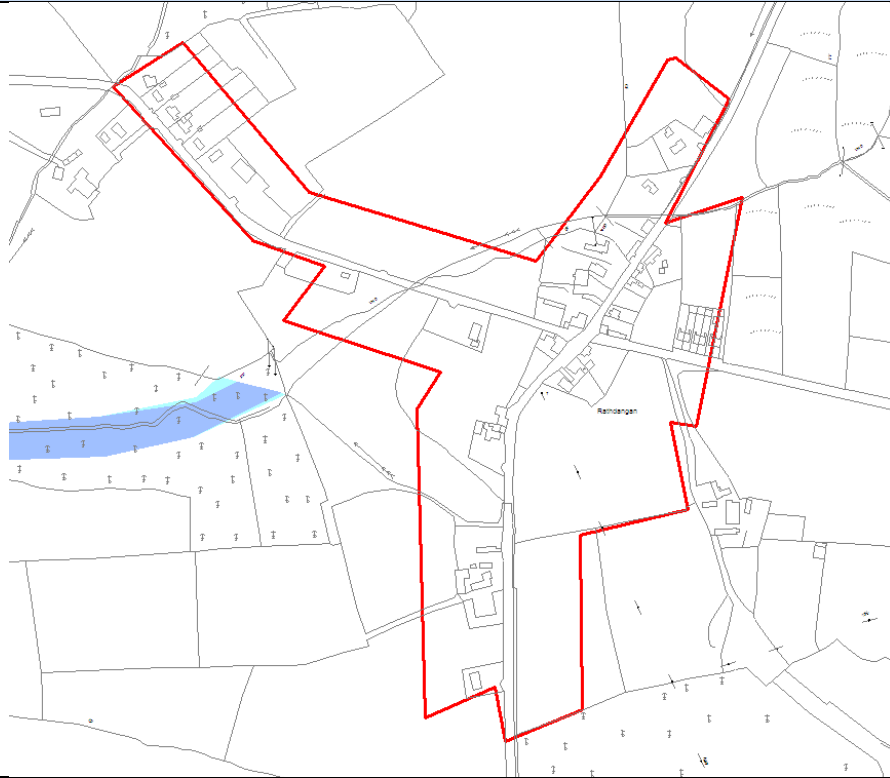
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Moneystown



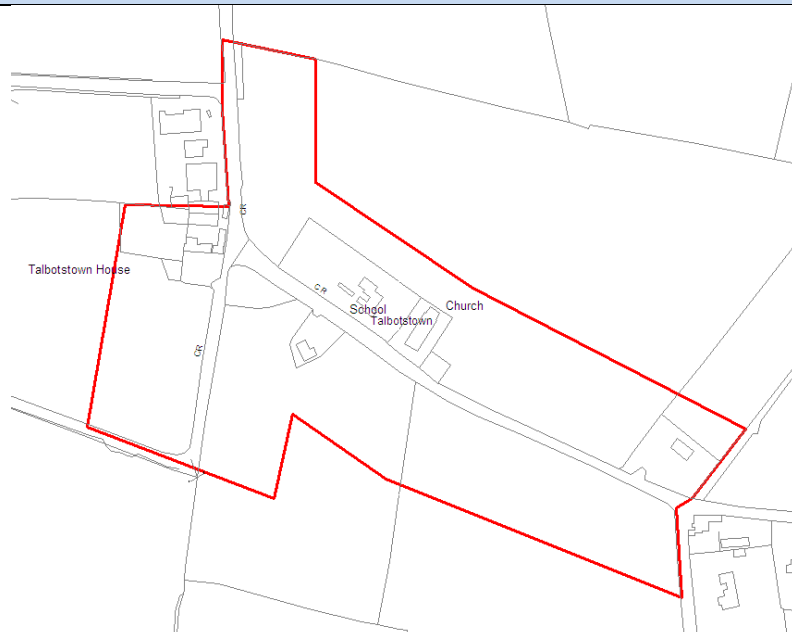
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Rathdangan



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Talbotstown



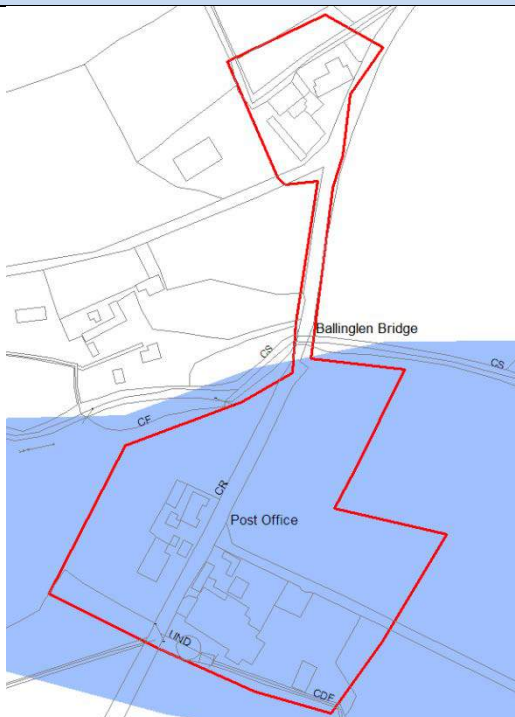
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Valleymount



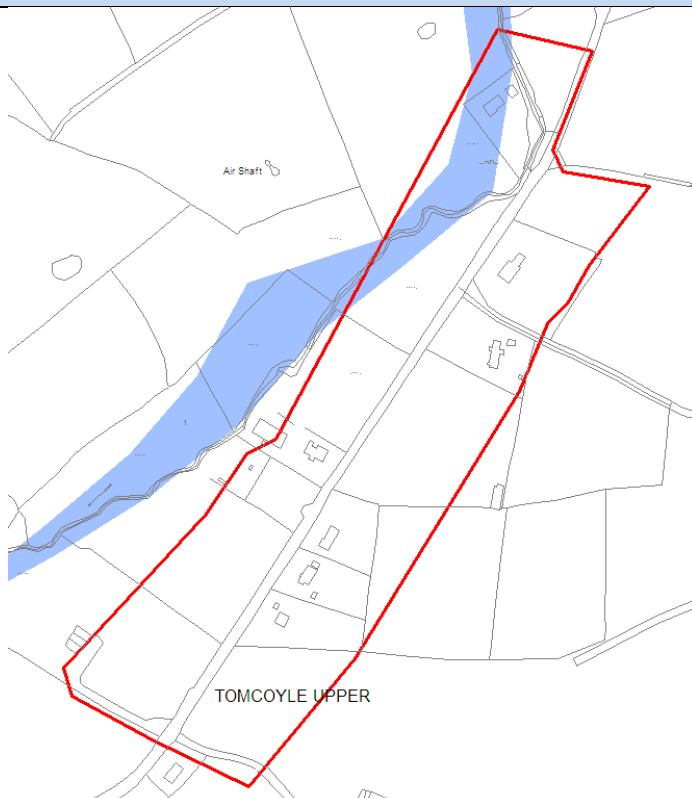
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Ballinglen



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Ballyduff



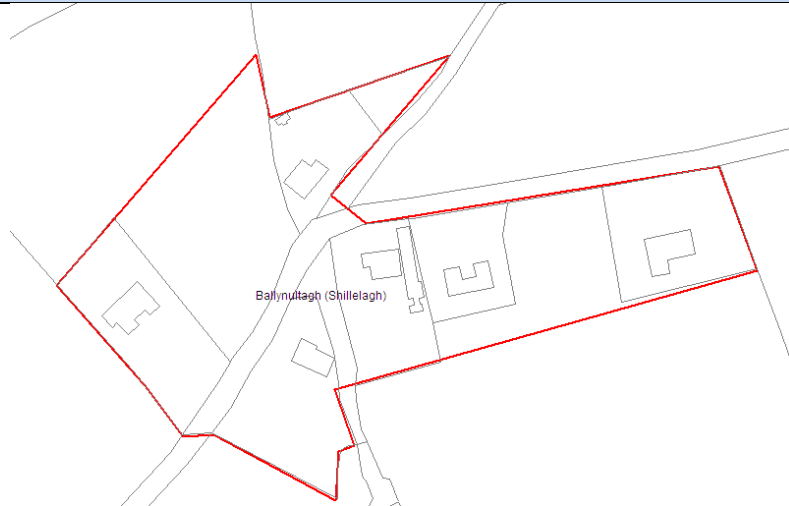
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Ballyfolan



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Ballynultagh



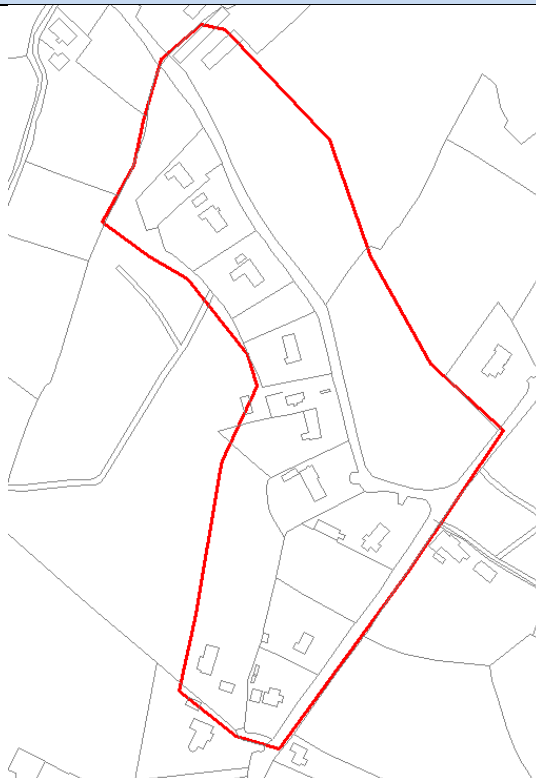
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Baltyboys



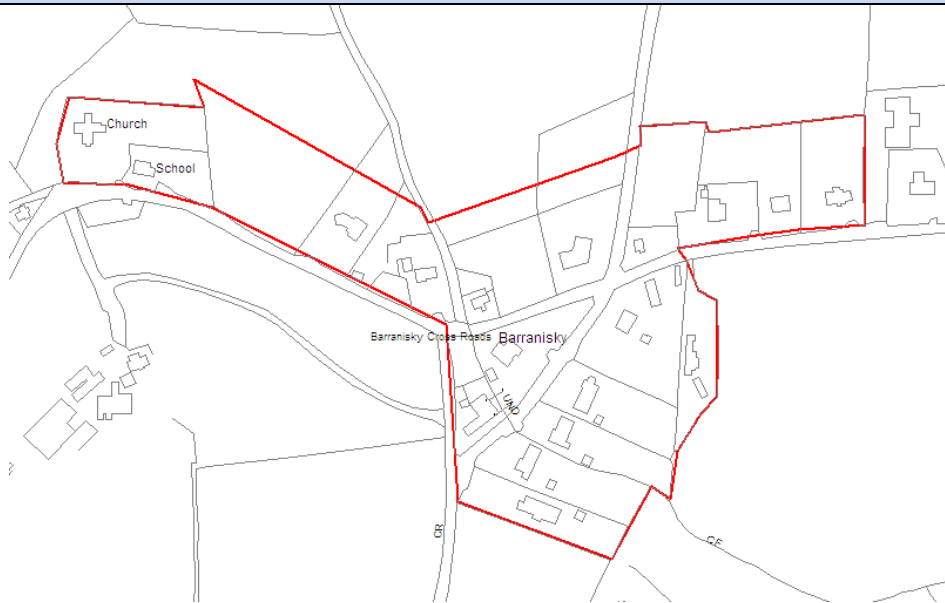
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Boleynass



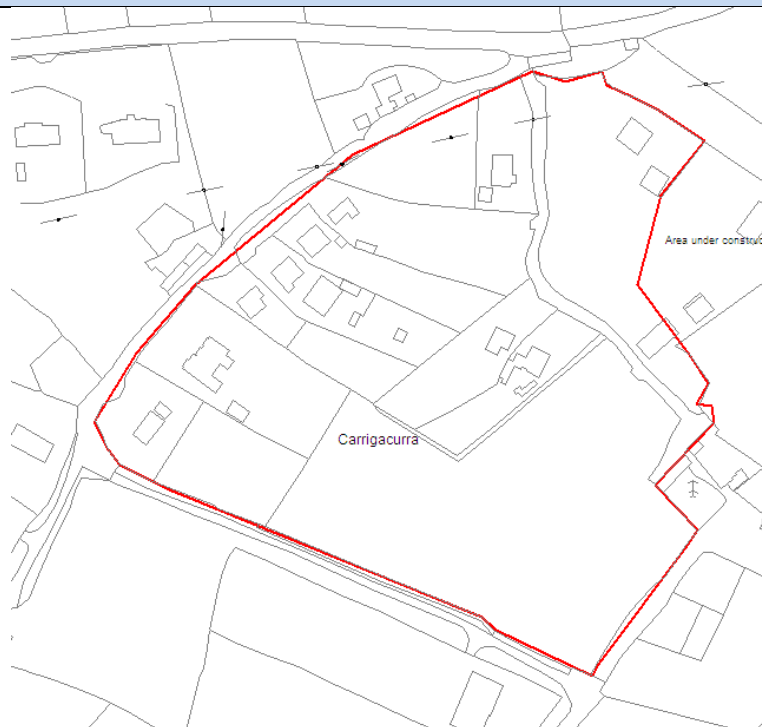
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Barraniskey



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Carrigacurra



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Crab Lane



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Croneyhorn



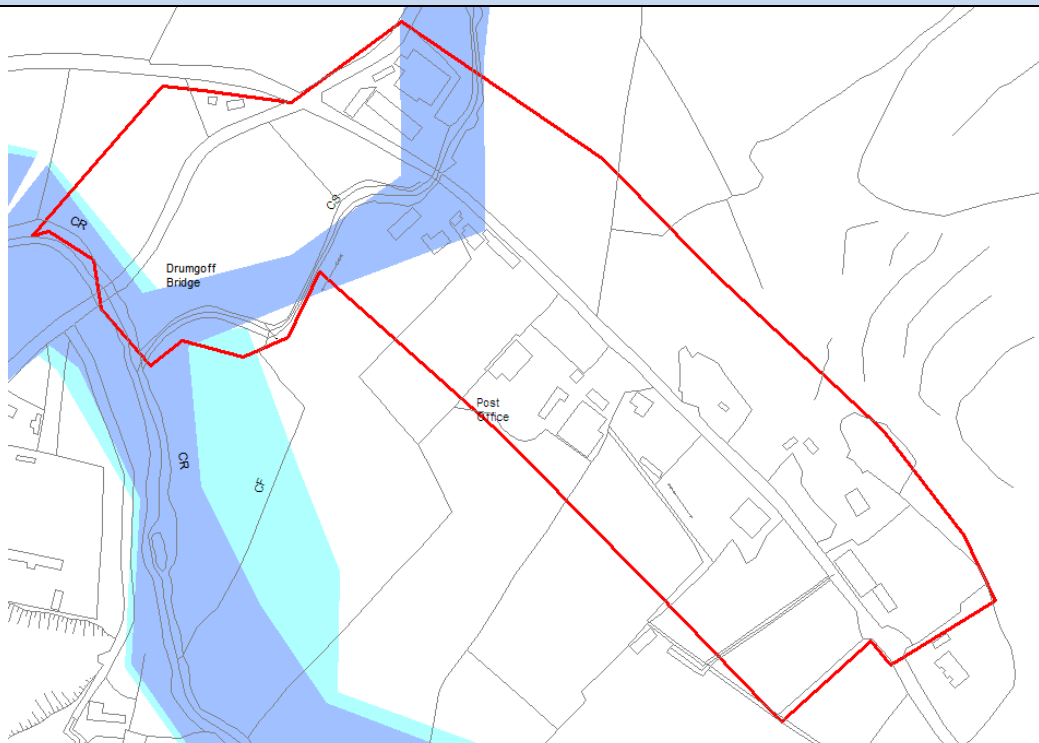
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Davidstown



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Glenmalure



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Goldenhill



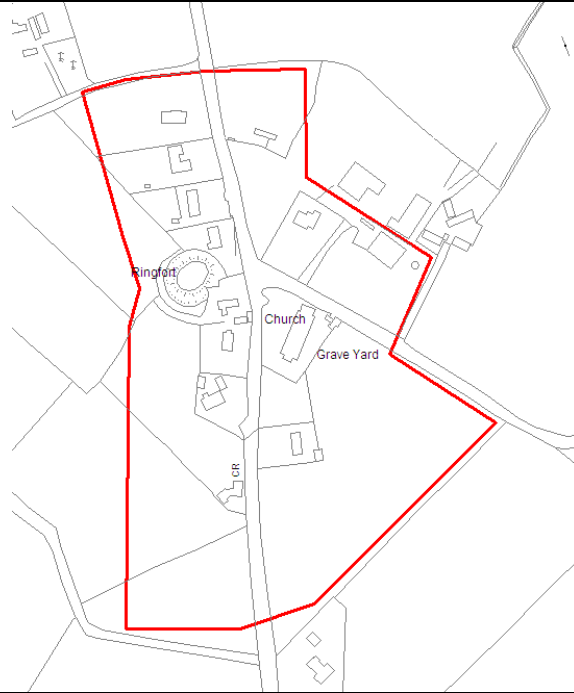
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Gorteen



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Kilamoat



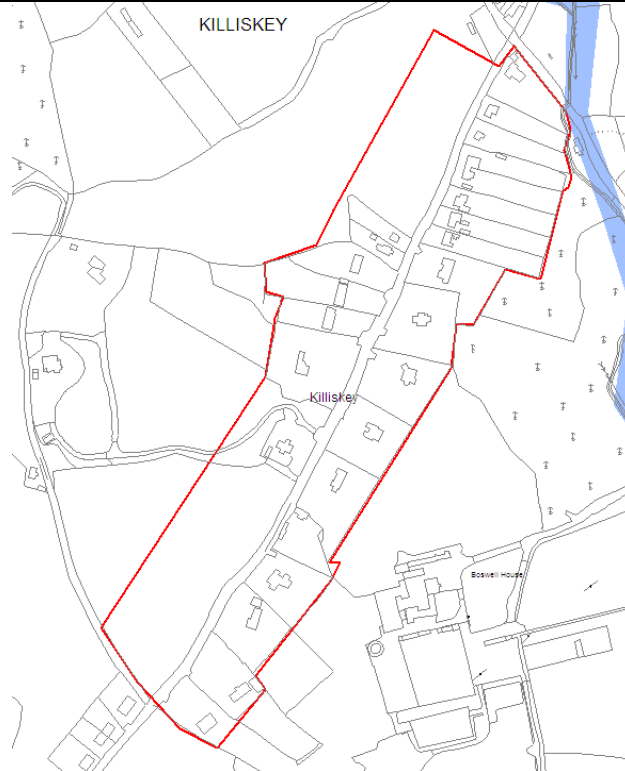
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Kilcarra



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Killiskey



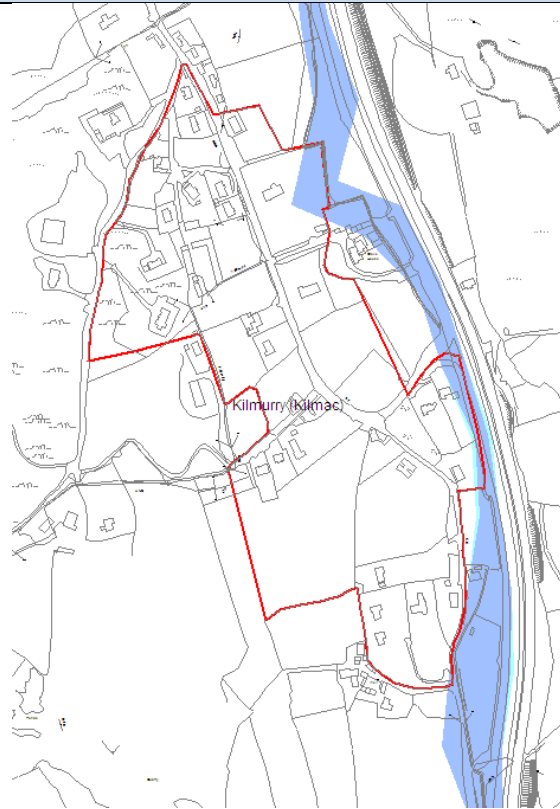
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Kilmurray (Newtownmountkennedy)



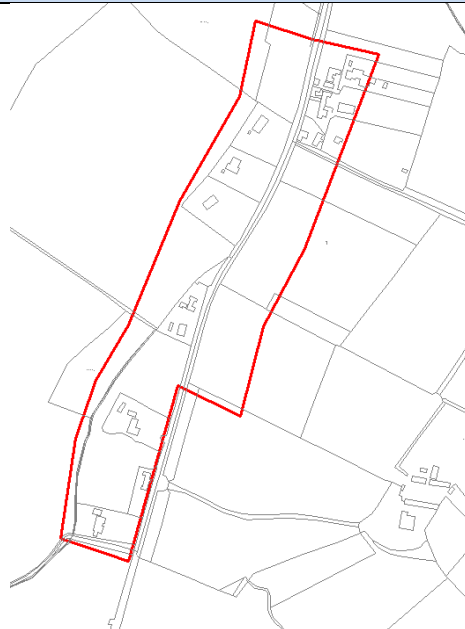
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Kilmurray (Kilmacanogue)



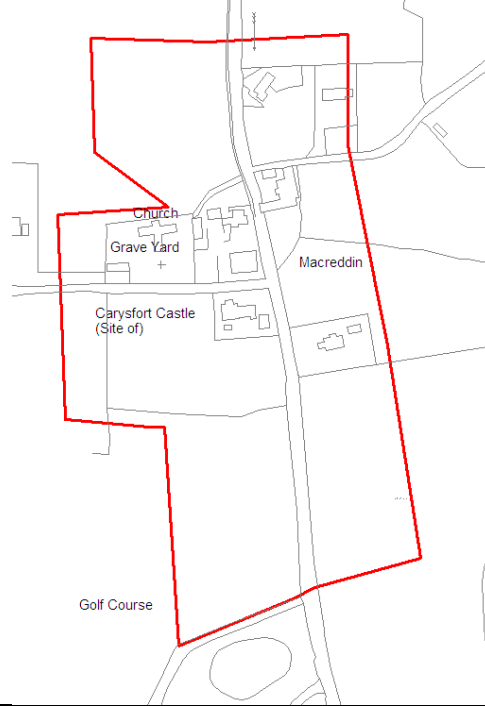
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Kingston



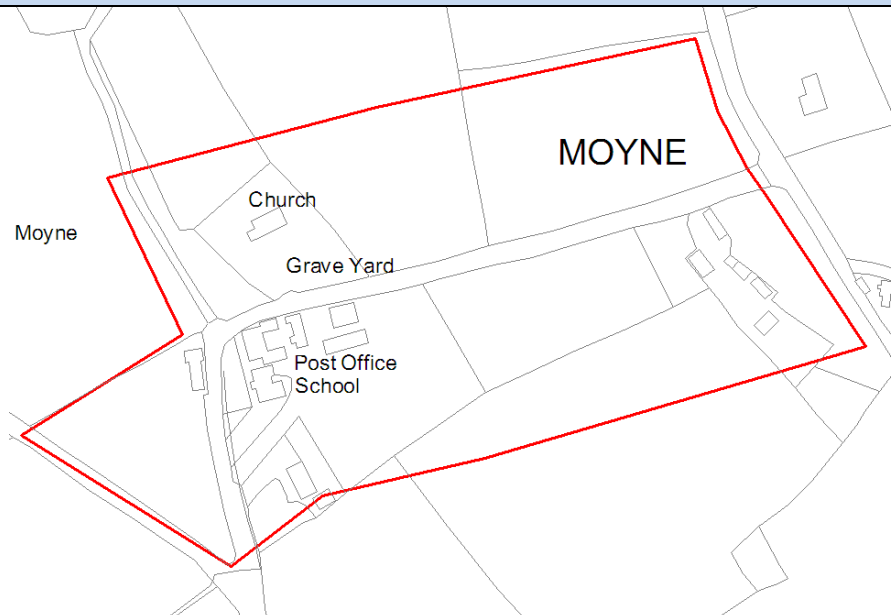
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Macreddin



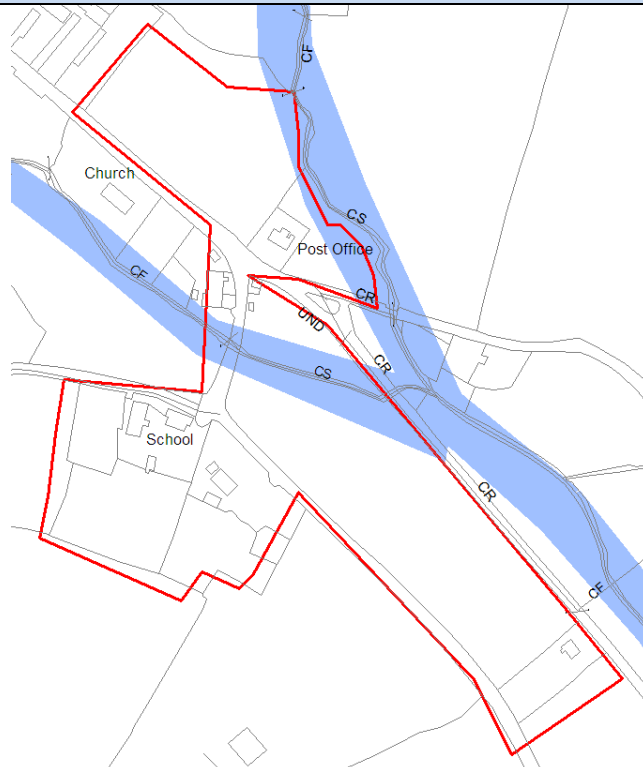
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Moyne



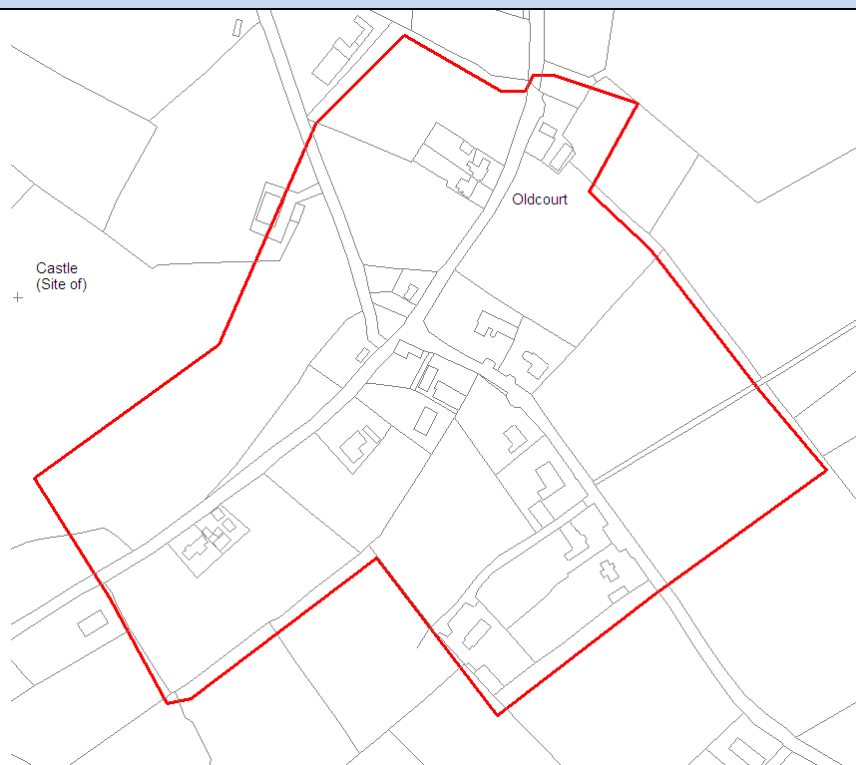
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Mullinacluff



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	YES	√ YES
Land within Flood Zone B	YES	√ YES
Land within Flood Zone C	YES	√ May be required

Oldcourt



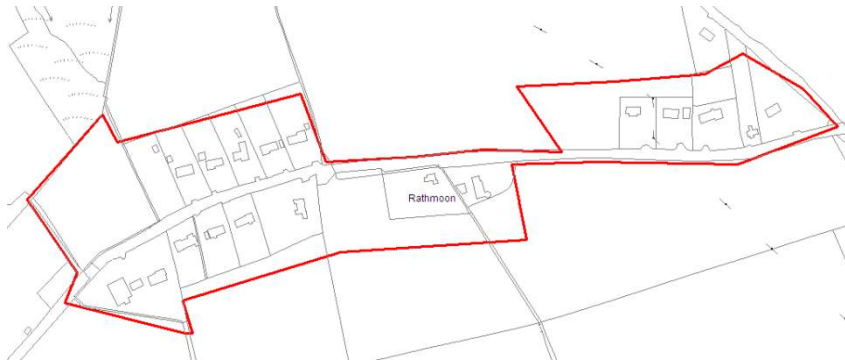
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Park Bridge



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Rathmoon



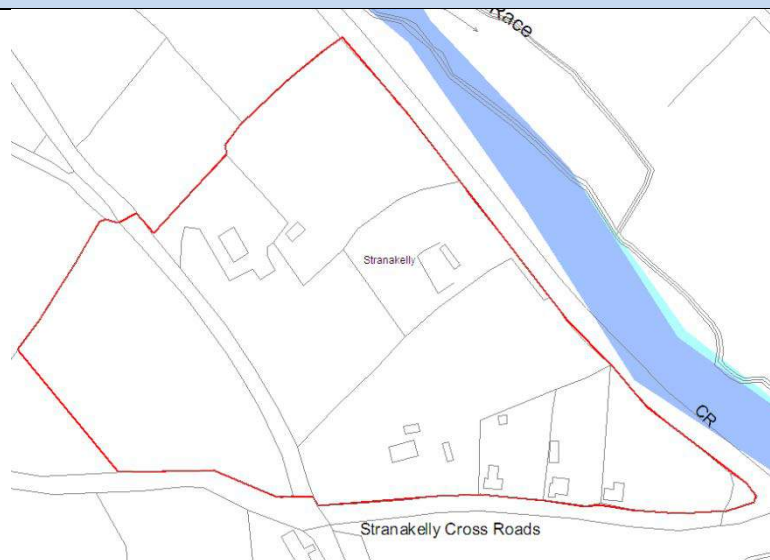
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Redwells



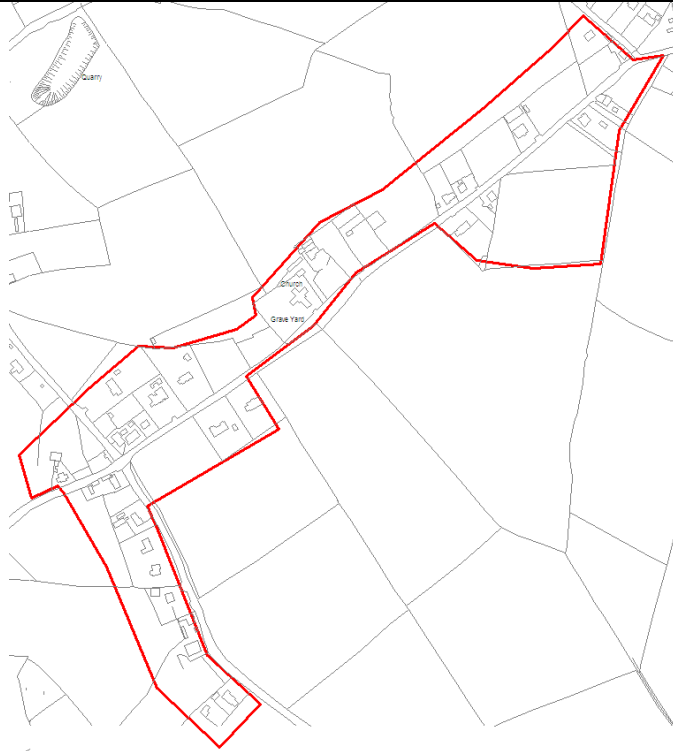
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Stranakelly



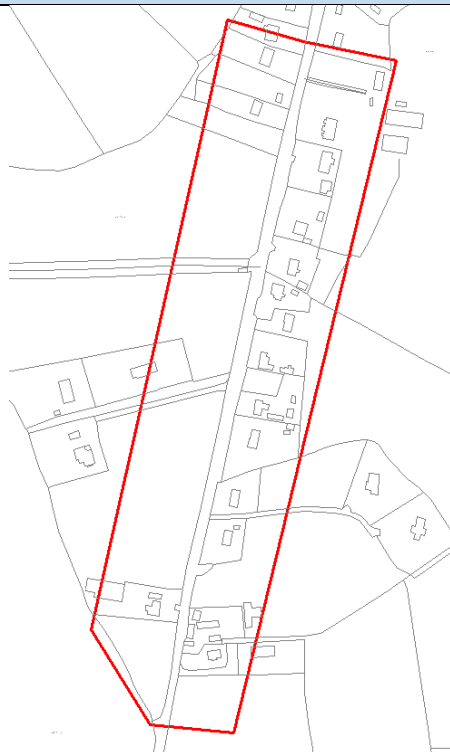
FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

Tomacork



FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

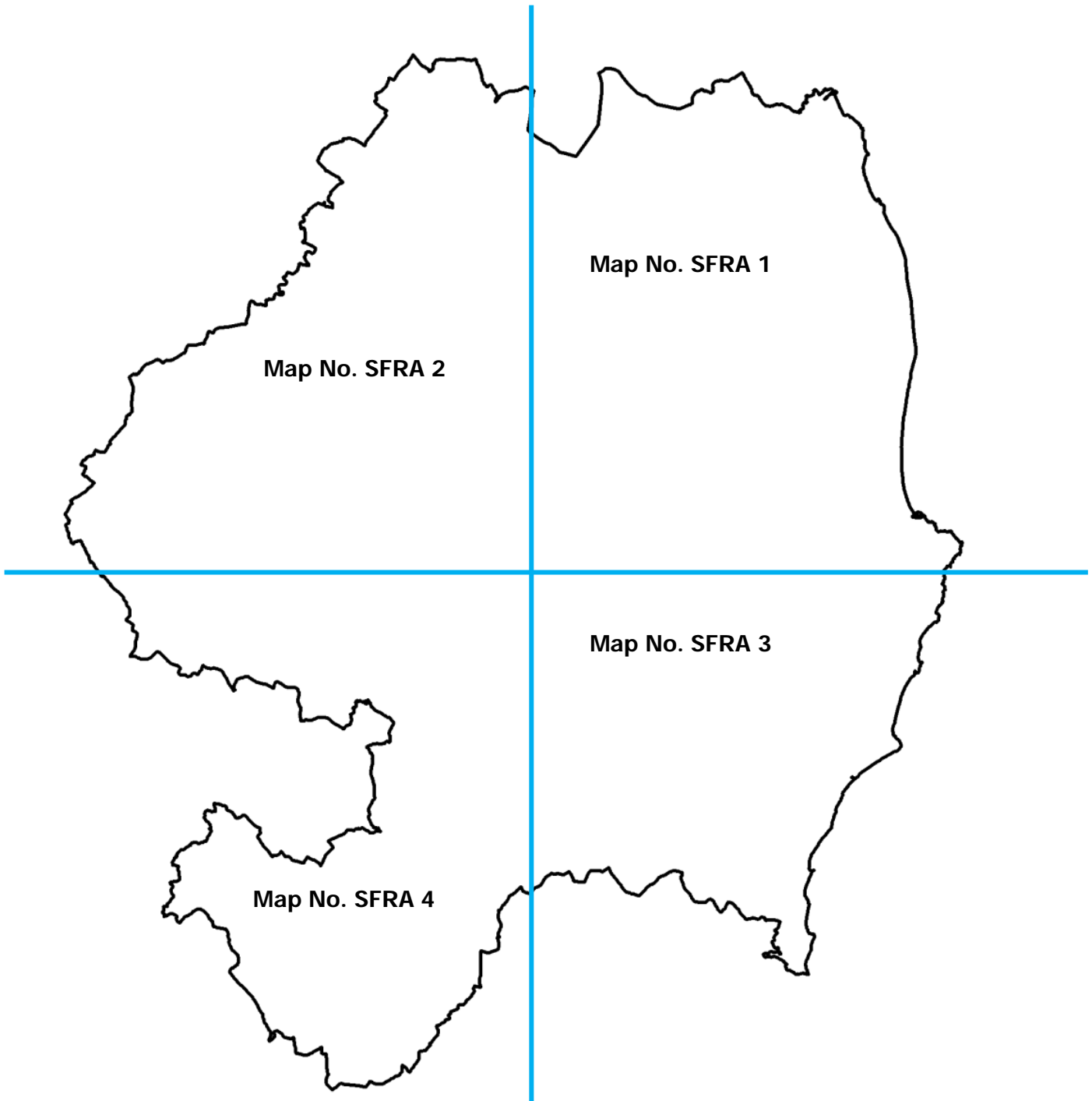
Tomriland

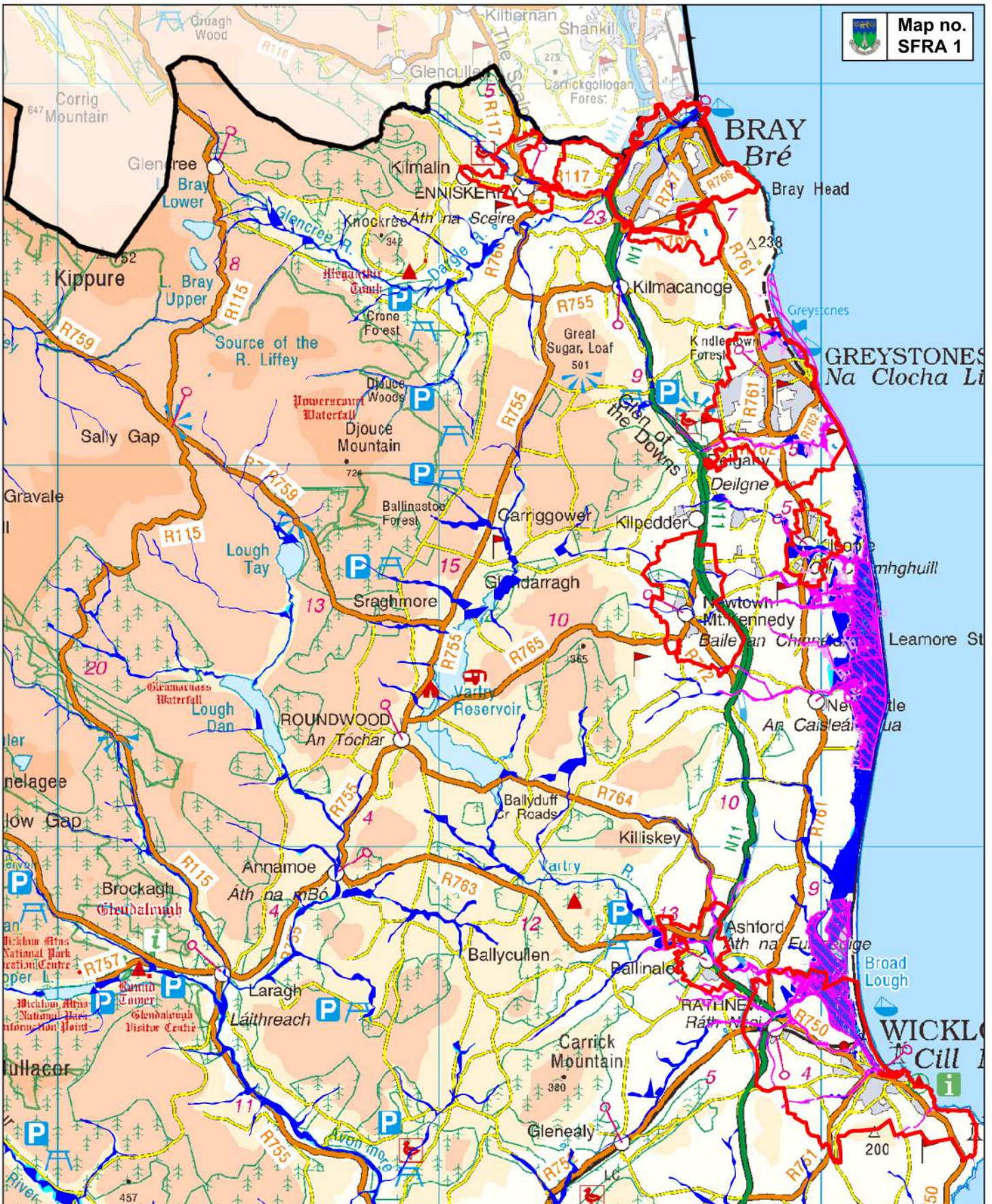


FRIA TEST		ACTION REQUIRED
Land within Flood Zone A	No	
Land within Flood Zone B	No	
Land within Flood Zone C	YES	√ May be required

County Wide Flood Risk Identification Assessment

Maps SFRA1 to 4 presents the county wide flood Risk Identification Assessment.










Strategic Flood Risk Assessment

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

DISCLAIMER

These Indicative Flood Zones are based on currently available information. All information may be substantially altered in light of future data and analysis.

Full Disclaimer is included in SFRA

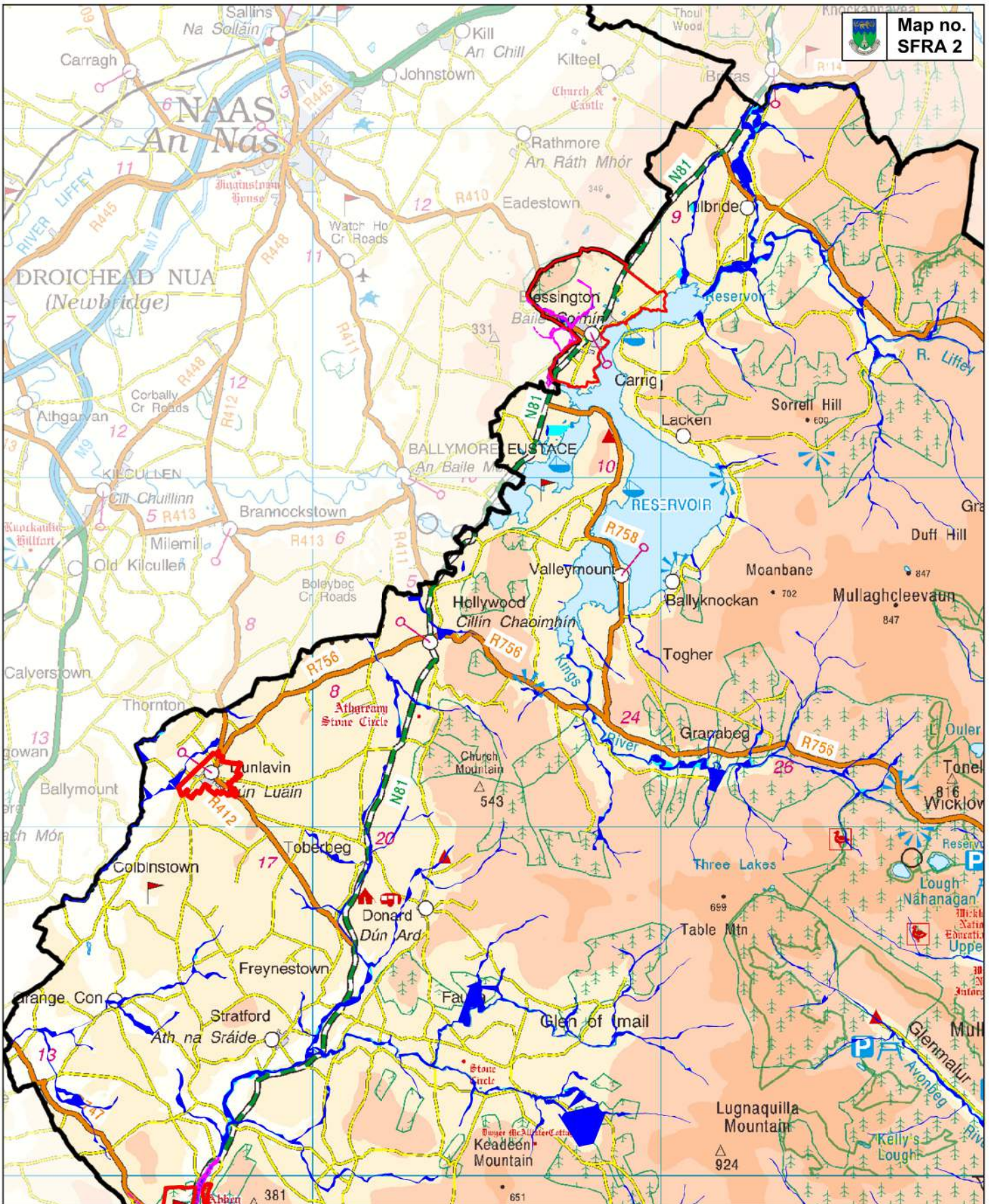
-  Urban Settlement Boundary (Levels 1 to 5)
 -  Flood Zone A: High probability of flooding
Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding (PFRA mapping) or 0.5% or 1 in 200 for coastal flooding)
 -  Flood Zone B: Moderate probability of flooding
Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding (PFRA mapping) and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)
- CFRAM mapping (draft June 2015)
-  Flood Zone A
 -  Flood Zone B



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Strategic Flood Risk Assessment

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Urban Settlement Boundary (Levels 1 to 5)



Flood Zone A: High probability of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding (PFRA mapping) or 0.5% or 1 in 200 for coastal flooding)



Flood Zone B: Moderate probability of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding (PFRA mapping) and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

CFRAM mapping (draft June 2015)



Flood Zone A



Flood Zone B



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Strategic Flood Risk Assessment

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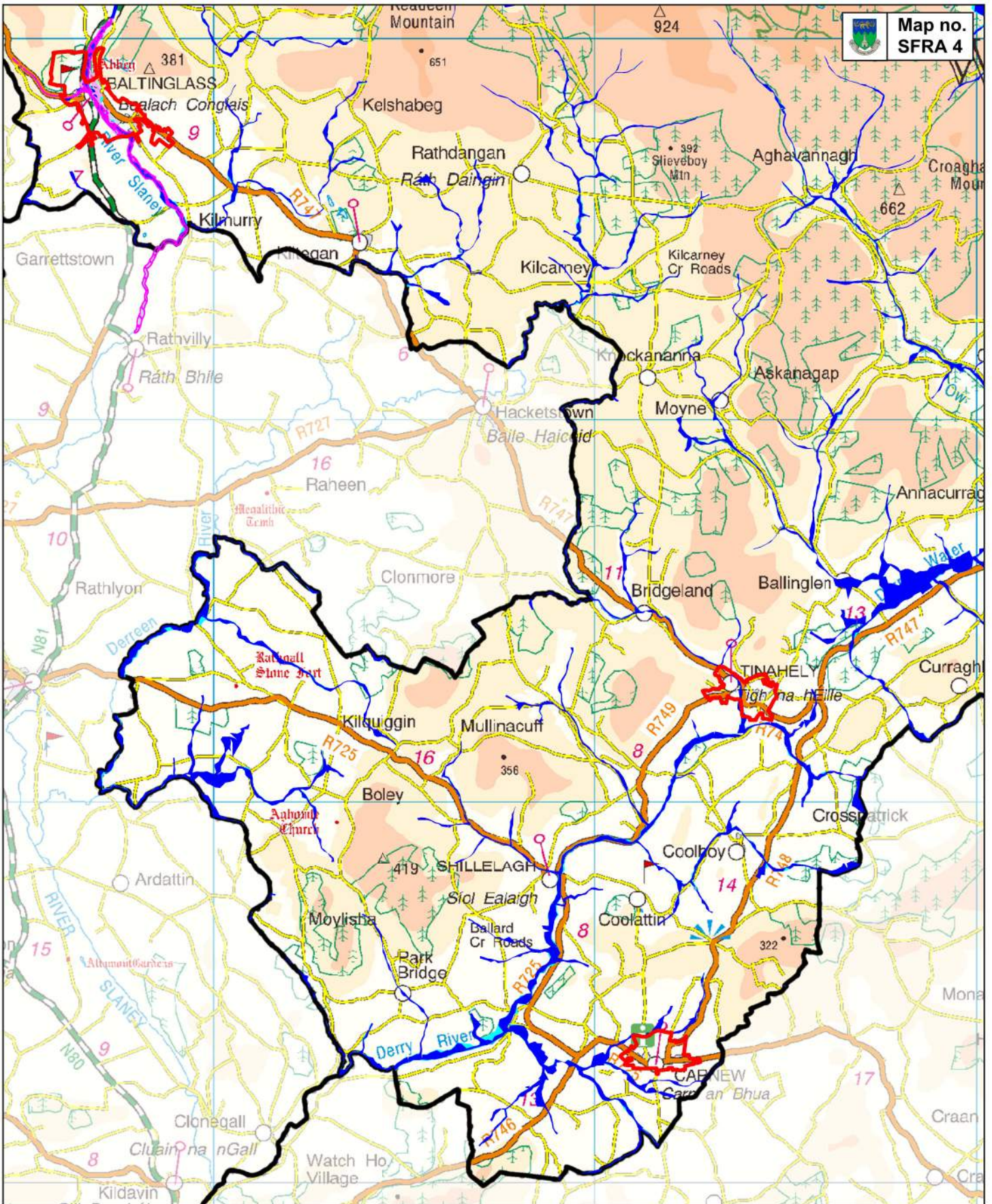
-  Urban Settlement Boundary (Levels 1 to 5)
 -  Flood Zone A: High probability of flooding
Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding (PFRA mapping) or 0.5% or 1 in 200 for coastal flooding)
 -  Flood Zone B: Moderate probability of flooding
Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding (PFRA mapping) and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)
- CFRAM mapping (draft June 2015)
-  Flood Zone A
 -  Flood Zone B



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Strategic Flood Risk Assessment

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-  Urban Settlement Boundary (Levels 1 to 5)
-  Flood Zone A: High probability of flooding
Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding (PFRA mapping) or 0.5% or 1 in 200 for coastal flooding)
-  Flood Zone B: Moderate probability of flooding
Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding (PFRA mapping) and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)
- CFRAM mapping (draft June 2015)
-  Flood Zone A
-  Flood Zone B



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COUNTY DEVELOPMENT PLAN ZONES

Introduction

A number of one-off development zonings of tourism, community, employment and housing have been incorporated into the CDP and have had a flood risk identification assessment carried out and are presented here.

Legend for County Development Plan Zones

LEGEND	
	CDP Zoning
	Flood Zone A (PFRA)
	Flood Zone B (PFRA)
No Shade	Flood Zone C

Housing Zoning Objective

Special zoning Newtownmountkenny

Objective

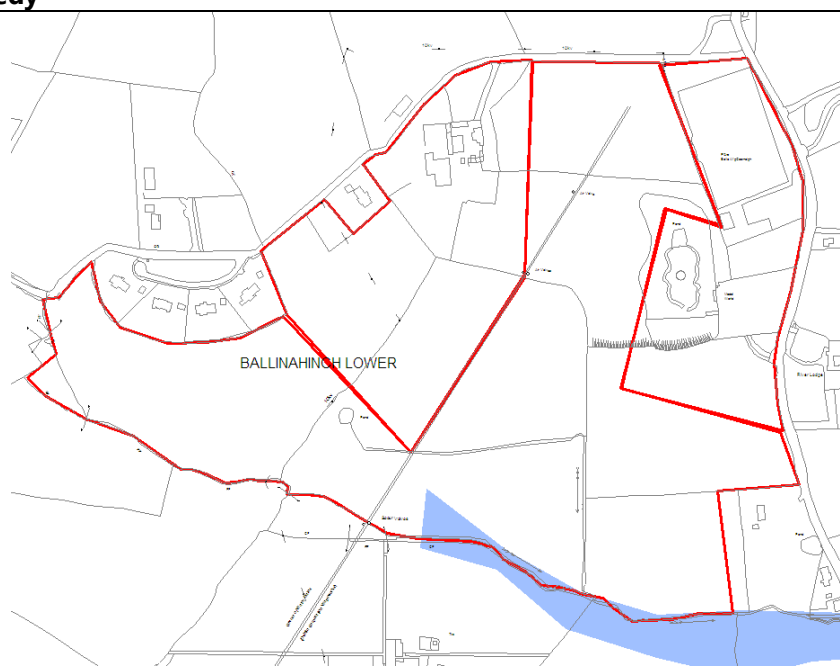
To provide for low density residential development with associated leisure, tourism and recreational facilities on lands measuring c. 28ha Ballinahinch Lower, Co. Wicklow, as shown on Map 04.01.

HOUSING ZONING

Some of these zonings have been identified as having a portion of lands in **Flood Zone A** and **Flood Zone B** with a high and moderate probability of flooding from rivers/watercourses and the coast. Where development is proposed in Flood Zones A and/or B the developer shall carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach. The developer shall comply with the Wicklow County Development Plan and the Flood Risk Objectives in Chapter 9.

The majority of lands are within **Flood Zone C** where the probability of flooding from rivers/watercourses is low. Where development is proposed in Flood Zone C, the developer shall carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

Newtownmountkenny



Economic Development Zoning Objectives

Location	Map No.	Size (ha)	Zoning Objective
Mountkennedy Demesne, Kilpedder	5.01	34.7	To provide for a data centre facility ³ and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre. <i>(This site has been assessed as part of the Newtownmountkennedy LAP)</i>
Rath East / Knockloe, Tullow	5.02	4.4	To provide for a light industrial development
Kilmurray South	5.03	0.76	To provide for transport purposes development
Kilmurray North	5.04	0.8	To provide for a warehousing / storage / distribution and commercial vehicle park
Scratenagh crossroads	5.05	8.09	To provide for light industrial uses / business park uses with extensive landscaping and a high architectural standard of layout and building design.
Kilpedder Interchange	5.06	27.7	To provide for employment uses including industrial, transport, distribution, warehouse or retail warehouse developments of good architectural design, layout and landscaping including substantial screening from N11. The provision of transport and retail facilities will not be at the expense of facilities in existing settlements. Any redevelopment of the (former) Dan Morrissey / SM Morris sites shall include significant proposals to address the unsightly appearance of these sites. In addition, any development on these lands shall connect the footpath from Greytsones towards the pedestrian bridge at Kilpedder.
Rathmore, Ashford	5.07	10.53	To provide for employment uses
Ballyhenry, Kellystown, Courtfoyle and Ballyduff Lower, Ashford	5.08	160	To provide for the development of and expansion of the existing film studios in Ashford on the lands in accordance with the following requirements: <ul style="list-style-type: none"> - the development of these lands shall be strictly limited to facilities for the production of film, TV, animation etc and any associated spin offs such as visitor facilities; in particular residential development or other non film related commercial activities are not to be permitted - the agreement of a master plan for the entire area; any application in advance of the agreement of this plan shall set out the phasing / sequence of development (that shall be generally from south to north) and the infrastructure plans for the servicing of the site; - this zoning shall be for the lifetime of this plan only.

³ A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and security devices.

EMPLOYMENT DEVELOPMENT ZONES

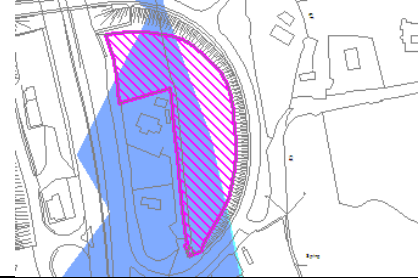
Some of these zonings have been identified as having a portion of lands in **Flood Zone A** and **Flood Zone B** with a high and moderate probability of flooding from rivers/watercourses and the coast. Where development is proposed in Flood Zones A and/or B the developer shall carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach. The developer shall comply with the Wicklow County Development Plan and the Flood Risk Objectives in Chapter 9.

The majority of lands are within **Flood Zone C** where the probability of flooding from rivers/watercourses is low. Where development is proposed in Flood Zone C, the developer shall carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

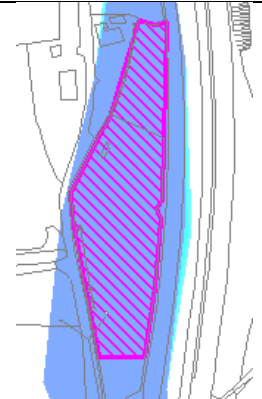
Rath East / Knockloe, Tullow



Kilmurray South



Kilmurray North



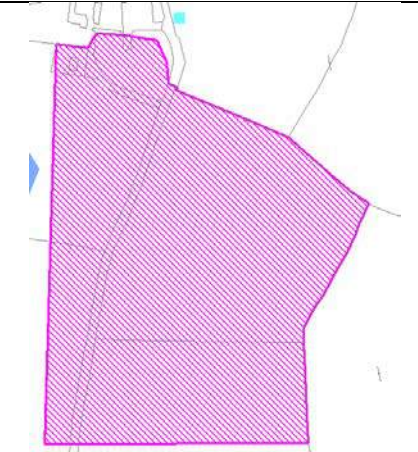
Scratenagh crossroads



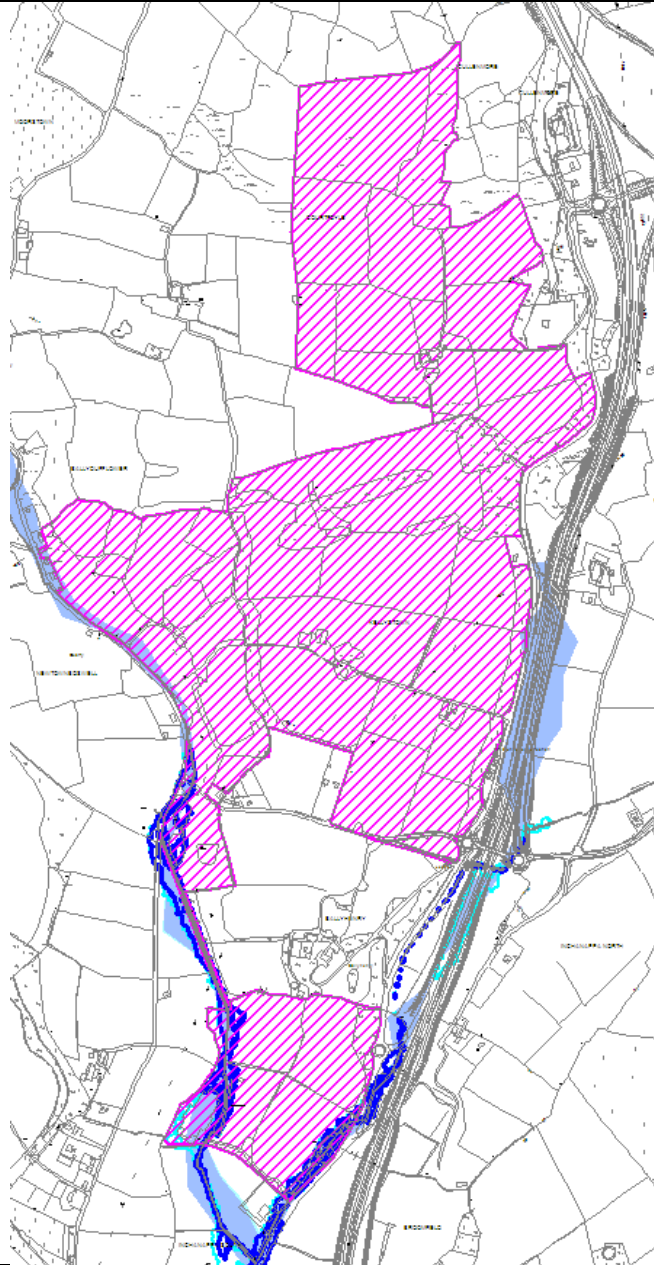
Kilpedder Interchange



Rathmore, Ashford



Ashford (film industry)



Tourism Zones Objectives

Integrated Tourism/Leisure/Recreational Complexes

Objective

To support development at existing / proposed integrated tourism / leisure / recreational complexes at the following locations:

- Druids Glen Golf Club, Woodstock Demesne (Map 07.03); *(This site has been assessed as part of the Newtownmountkennedy LAP)*
- Ballinahinch Lower, Newtownmountkennedy (Map 07.04);
- Brook Lodge, Macreddin West, Aughrim (Map 07.05);
- Rathsallagh House, Dunlavin (Map 07.06);
- Castletimon, Brittas Bay (Map 07.07);
- Jack White's Cross (Map 07.08)

Other visitor facilities

Objective

The Planning Authority will encourage the opening up of heritage Country houses (such as Derrybawn House, Laragh (see Map 07.09)) for use as places of Retreat, Study and Education subject to the following criteria being fulfilled:

- The facility shall be accommodated within the existing house or a small scale sympathetic extension thereto;
- the house shall be of a sufficient size to provide the facilities required including overnight accommodation, restaurant / dining facilities and meeting / seminar facilities;
- courses shall be operated by the house owner; and
- visitor stay shall be short term only.

Any development of such estates should have regard to the following criteria within an overall planning application:

- Proximity to existing tourism/visitor areas;
- an adequate site area to provide the appropriate facilities without compromising the existing attractions of the location;
- the preservation of the character of the existing landscape; and
- any development, including ancillary residential shall be retained in single or common ownership and/or shall be the subject of a concise legal management contract that ensures the continued future appropriate maintenance and management of the property.

(This site has been assessed as part of the Laragh Glendalough Town Plan)

Objective

To provide for holiday home development (subject to Objective T14) at the following locations:

- Baltyboys Golf Club (up to 4 units on a site of 1.3ha as shown on Map 07.01)
- Annamoe Fish Farm, (on a site of 1.2ha as shown on Map 07.02)

Objective

To facilitate and promote the development of small-scale tourist enterprises that are developed in conjunction with established rural activities such as agriculture. Such enterprises may include open farms, health farms, heritage and nature trails, pony trekking etc. In particular, to consider the development of Belmont Demesne, Delgany (an area of 80.79ha as shown on Map 07.10) as an outdoor adventure / equestrian centre.

(This site has been assessed as part of the Newtownmountkennedy LAP)

Objective

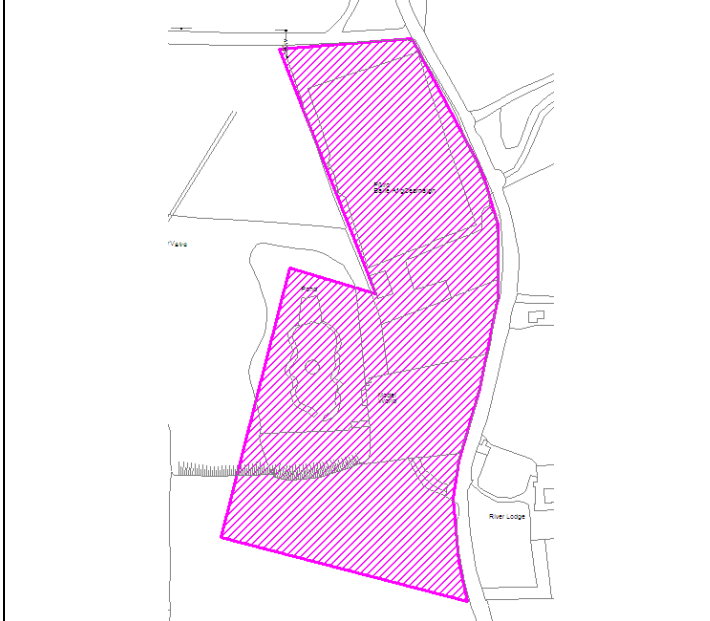
To support the development of craft/artisan centres at established tourist facilities. In particular, the Council will support the development of an Arts, Crafts and Interpretive Centre at Sexton's garden Centre, Glen Of The Downs (Map 07.11)

TOURISM DEVELOPMENT ZONES

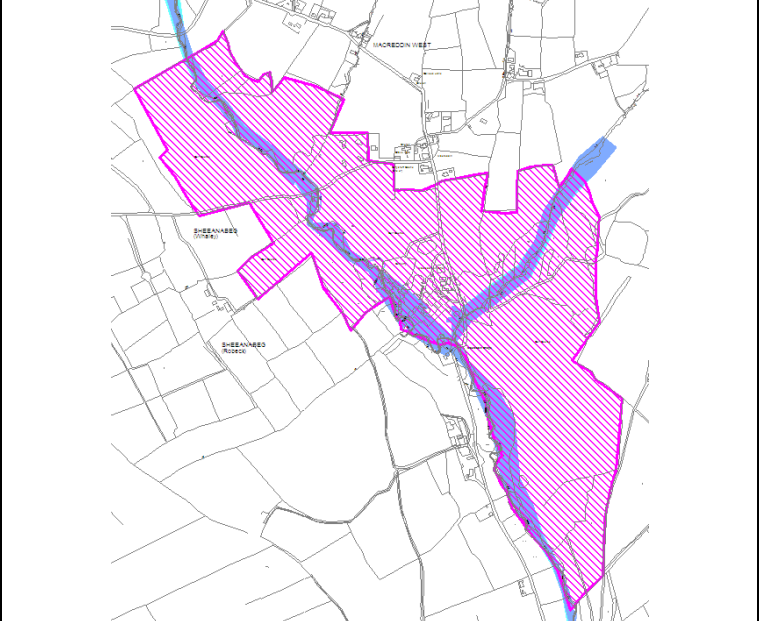
Some of these zonings have been identified as having a portion of lands in **Flood Zone A** and **Flood Zone B** with a high and moderate probability of flooding from rivers/watercourses and the coast. Where development is proposed in Flood Zones A and/or B the developer shall carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach. The developer shall comply with the Wicklow County Development Plan and the Flood Risk Objectives in Chapter 9.

The majority of lands are within **Flood Zone C** where the probability of flooding from rivers/watercourses is low. Where development is proposed in Flood Zone C, the developer shall carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

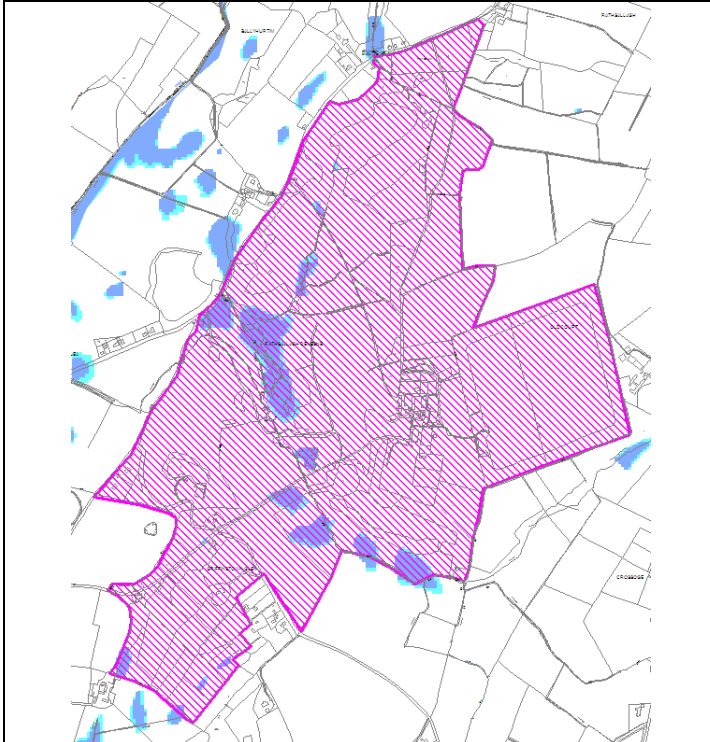
Norpark, Newtownmountkenny



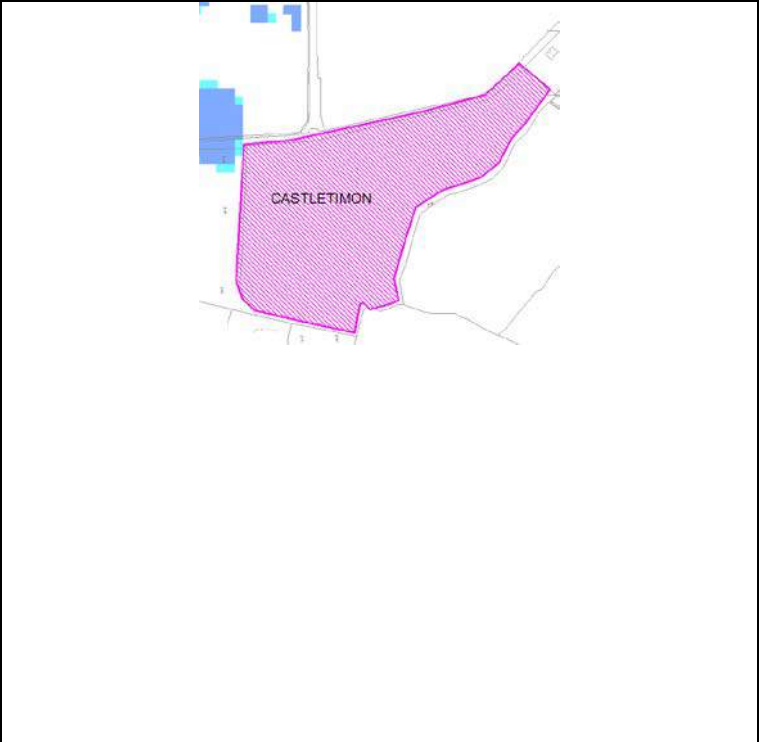
Brook Lodge, Macreddin West, Aughrim



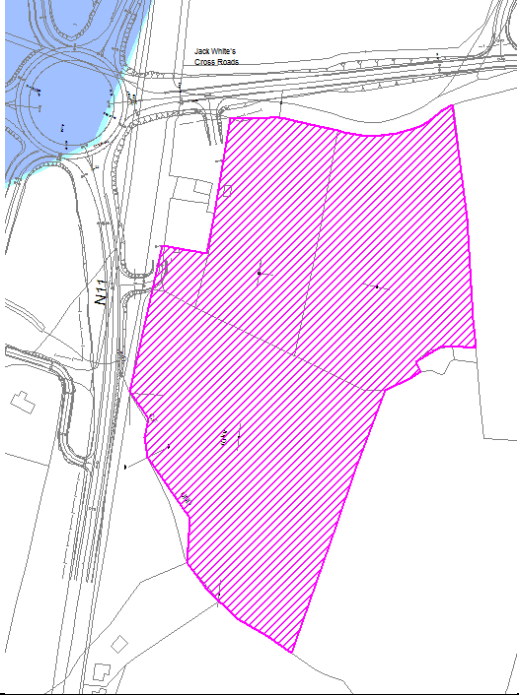
Rathsallagh House, Dunlavin



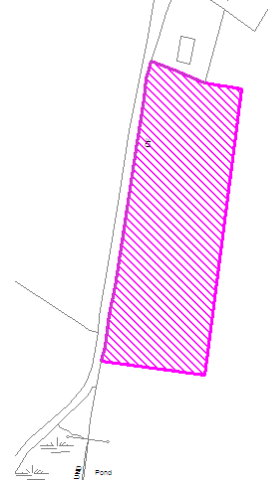
Castletimon, Brittas Bay



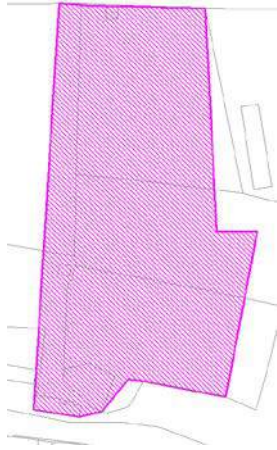
Jack White's Cross



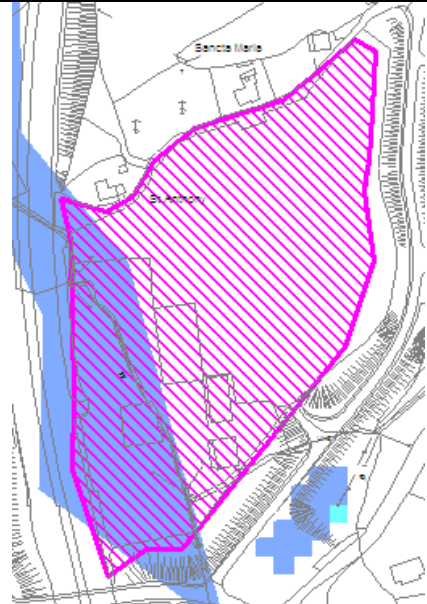
Baltyboys Golf Club



Annamoe Fish Farm,



Sexton's Garden Centre, Glen Of The Downs



Community Zones Objective

Objective

To provide for new or extended residential care facilities for the elderly at the following locations as shown on maps 8.01-8.04:

- Ballinahinch Lower, Newtownmountkenny (c. 8ha as shown on Map 8.01)
- Blainroe / Kilpoole Lower (c. 2.5ha as shown on Map 8.02)
- Coolgarrow, Woodenbridge (1.5ha as shown on Map 8.03)
- Killickabawn, Kilpedder (c. 6ha as shown on Map 8.04)

COMMUNITY ZONES

Some of these zonings have been identified as having a portion of lands in **Flood Zone A** and **Flood Zone B** with a high and moderate probability of flooding from rivers/watercourses and the coast. Where development is proposed in Flood Zones A and/or B the developer shall carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach. The developer shall comply with the Wicklow County Development Plan and the Flood Risk Objectives in Chapter 9.

The majority of lands are within **Flood Zone C** where the probability of flooding from rivers/watercourses is low. Where development is proposed in Flood Zone C, the developer shall carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

Ballinahinch Lower, Newtownmountkenny



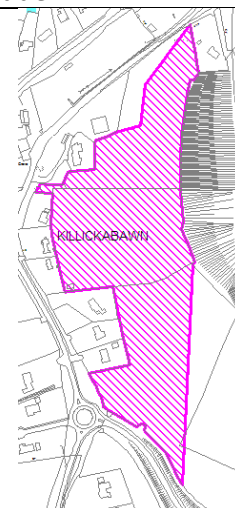
Blainroe / Kilpoole Lower



Coolgarrow, Woodenbridge



Killickabawn, Kilpedder



SECTION SEVEN

OTHER FLOOD RISK IDENTIFICATION ASSESSMENTS

Introduction

An appropriate stage FRA will be carried out during the next Local Area Plan review process for Bray Town and Environs, Arklow Town and Environs, Newtownmountkennedy and Rathdrum. Taking a precautionary approach this SFRA presents a flood risk identification map for each of these settlements in this section.

Flood Risk Identification and Actions

Where a settlement has been identified as having lands in **Flood Zone A** and/ or **Flood Zone B** with a high and/or moderate probability of flooding from rivers/watercourses and the coast. Where development is proposed in flood zones A and/or B the developer shall:

- carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.
- comply with the Wicklow County Development Plan 2016-2022 and the Flood Objectives in Chapter 9
- refer to the relevant Town Development Plan / Local Area Plan
- refer to the Irish Coastal Protection Strategy Study (ICPSS) where applicable

The majority of lands within these settlements are within **Flood Zone C** where the probability of flooding from rivers/watercourses and the coast is low. Where development is proposed in Flood Zone C, the developer shall carry out the sequential approach in the Flood Risk Guidelines and Section 1 of this SFRA and the developer shall carry out the requirements of the sequential approach.

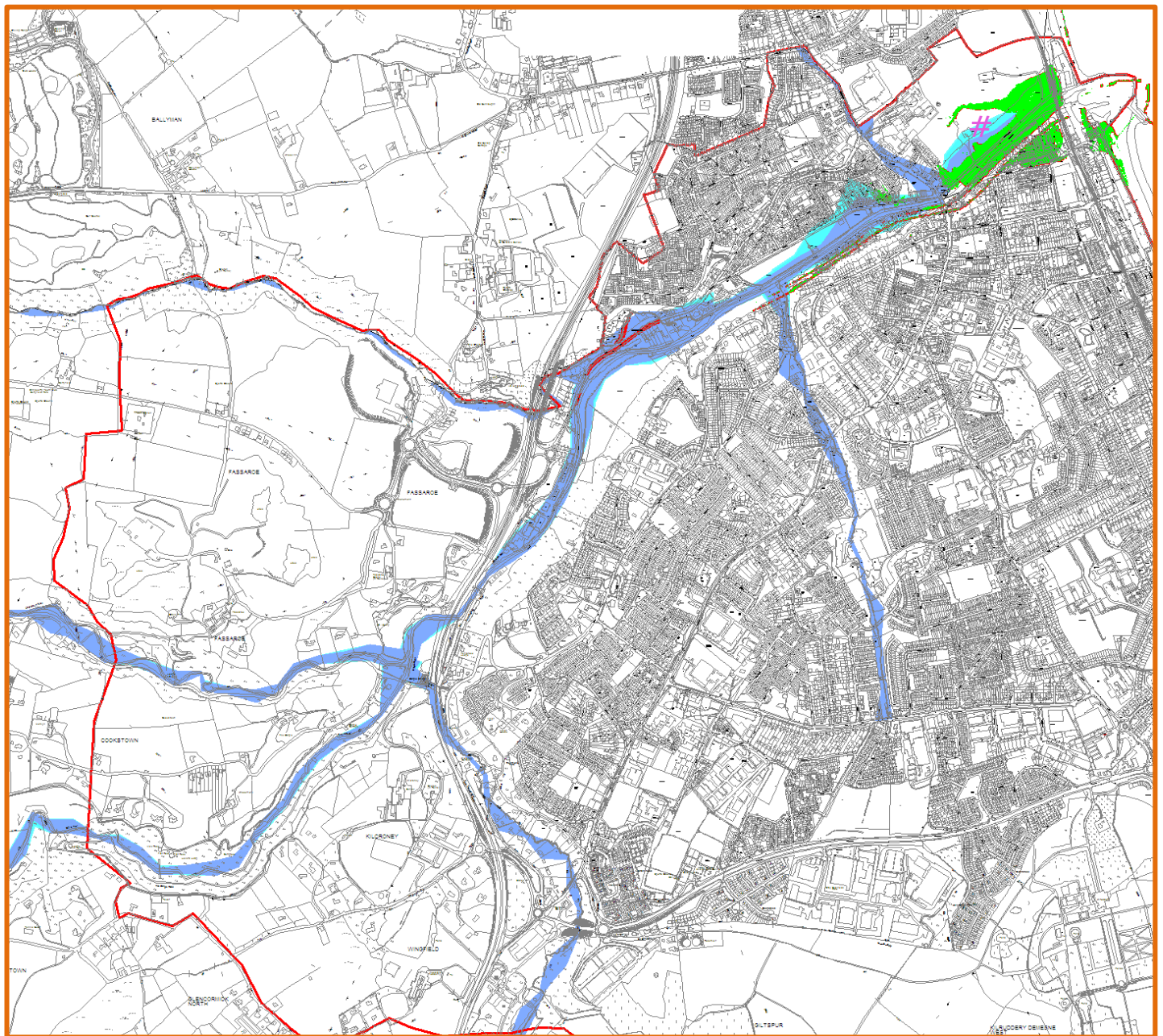
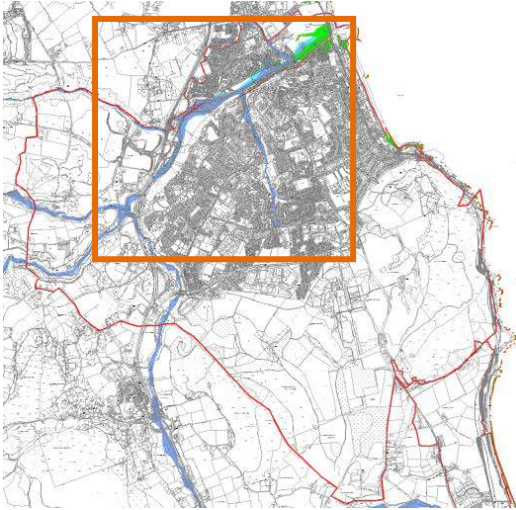
Legend

This legend below is applicable for Other Flood Risk identification Assessments presented in this section.

LEGEND

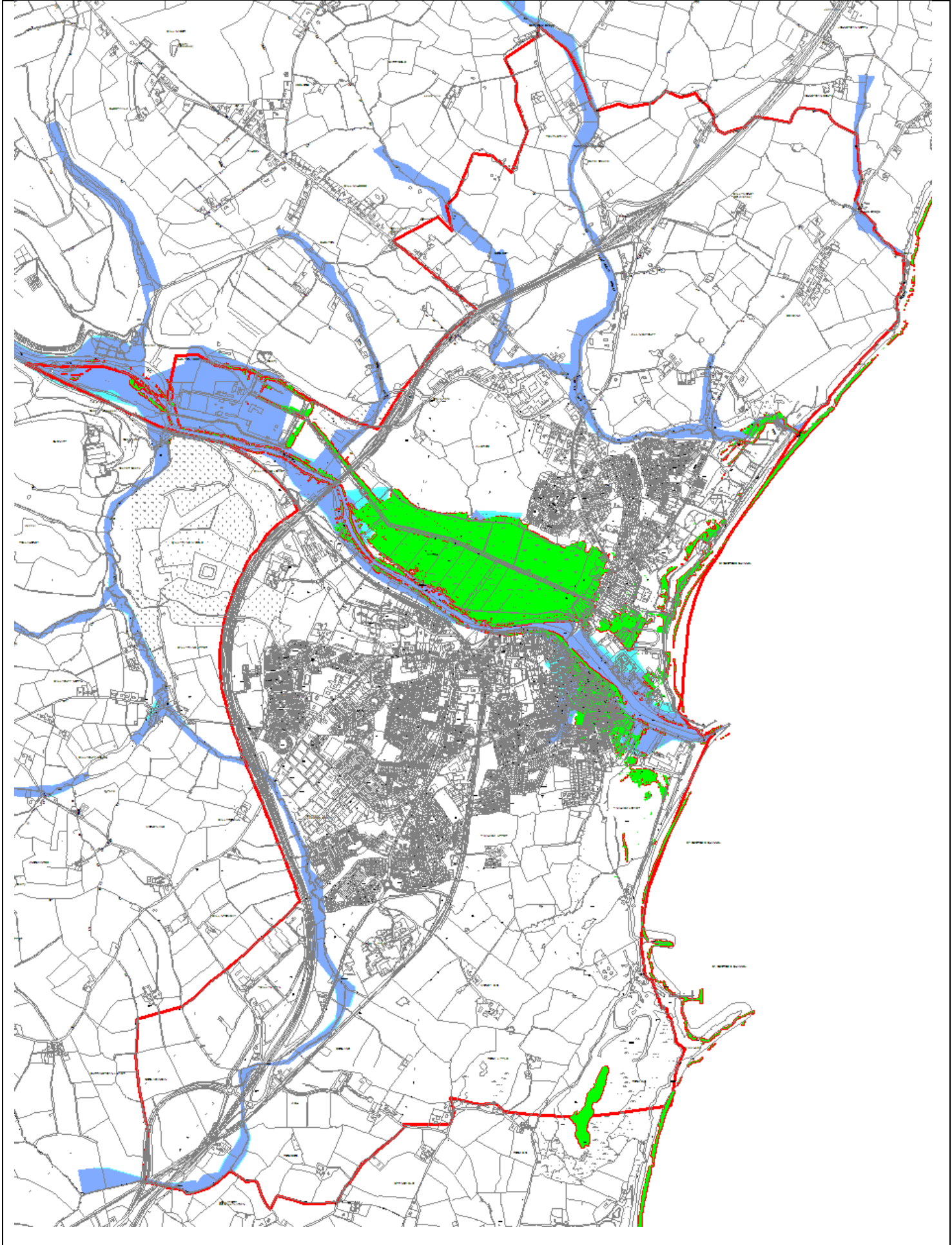
-----	Settlement Boundary
	Flood Zone A (PFRA)
	Flood Zone B (PFRA)
No Shade	Flood Zone C
	0.1 AEP Flood Extent
	0.5 AEP Flood Extent

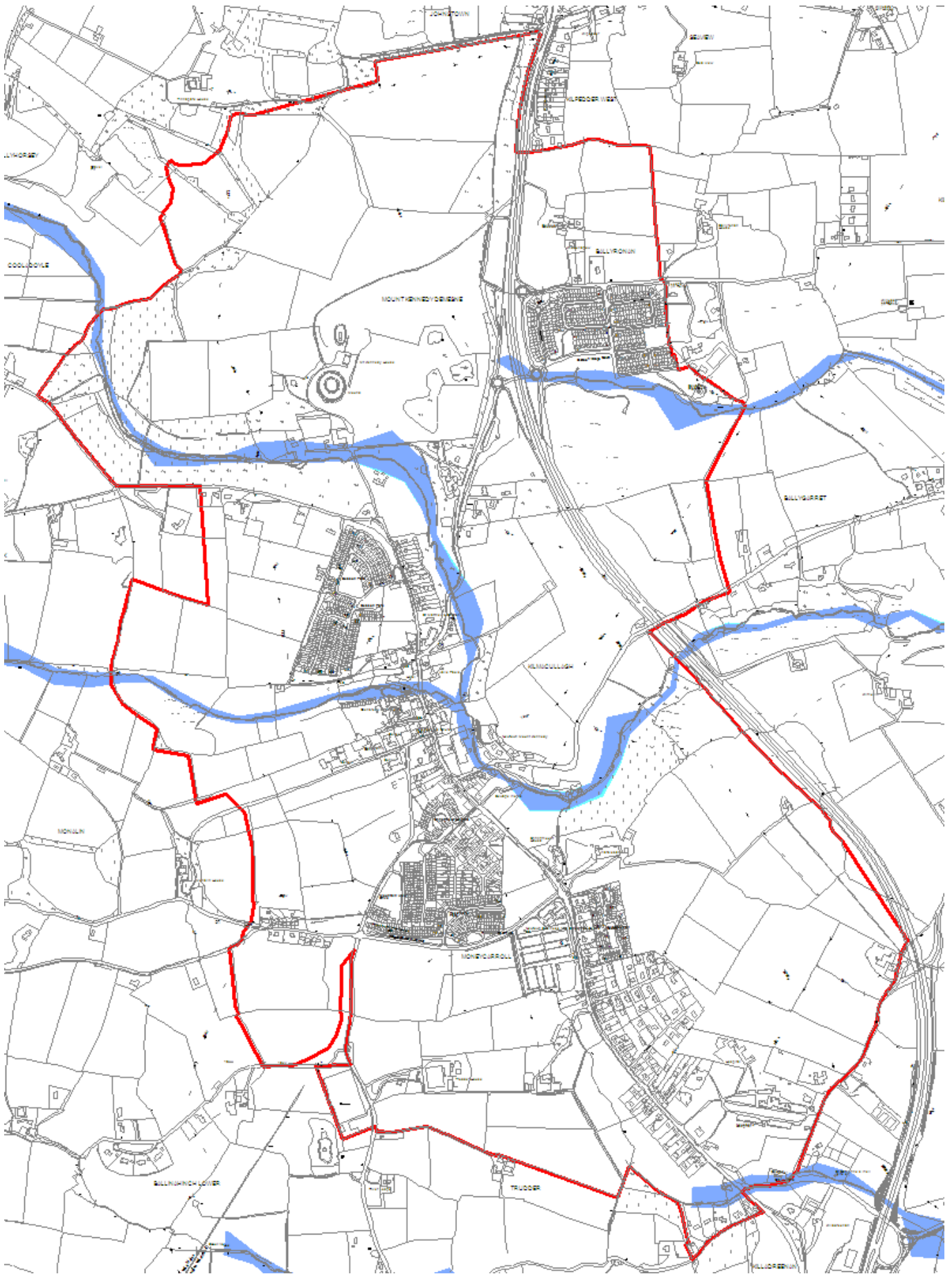
Bray Town and Environs

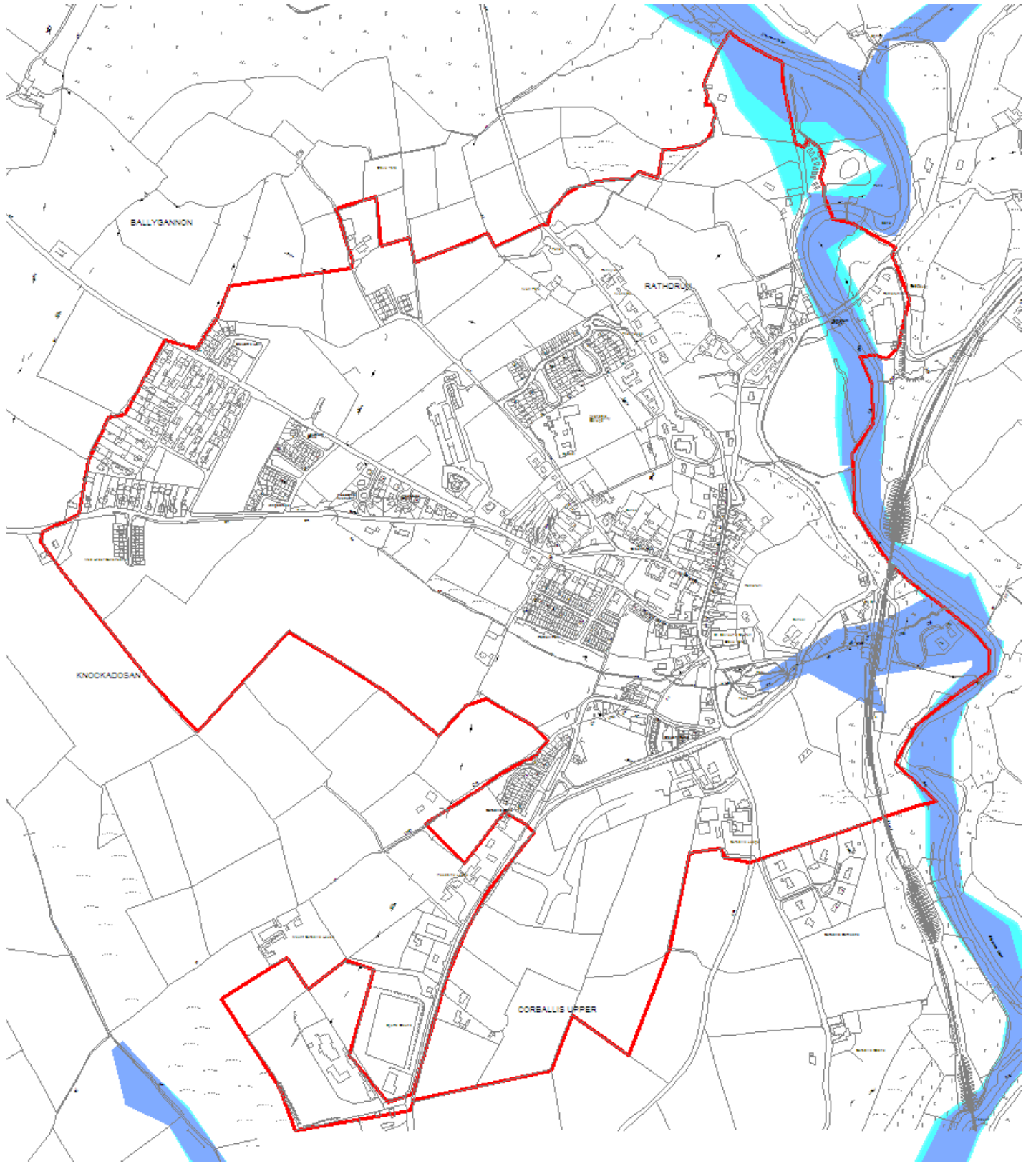


#Please note that these lands have passed the development management justification test under an existing planning permission (original PRR07/630194 and ABP Ref39.230246)

Arklow Town and Environs







NOTES