



Comhairle Contae Chill Mhantáin Wicklow County Council

Proposed Variation No. 7 to the Wicklow County Development Plan 2022 – 2028

Part 3: Appendix C: Strategic Flood Risk Assessment



September 2026

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1. INTRODUCTION

Introduction

This is the Strategic Flood Risk Assessment (SFRA) for Proposed Variation No. 7 to the Wicklow County Development Plan 2022 - 2028, which has been prepared and informed by '*The Planning System and Flood Risk Management – Guidelines for Planning Authorities*' (DoEHLG / OPW 2009).

The purpose of the SFRA primarily is to provide an assessment of all types of flood risk to inform land-use planning decisions in the Proposed Variation. The SFRA enables 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 Variation process. At each stage of the Variation process the Elected Members take into account the findings of the SFRA (and any addenda) as appropriate. The SFRA can also be used to assist other planning decisions (e.g. development management) however in any instance a site-specific flood risk assessment may be required when assessing an application for development consent.

After the public display of the Proposed Variation and accompanying SFRA ends, the Chief Executive will prepare a report on the submissions received during the display period and will submit it to the Elected Members for their consideration. Any submissions regarding flooding will be addressed and added as an addendum to this report.

Should the Elected Members propose material alterations to the Proposed Variation, the proposed material alterations (PMAs) will have a strategic flood risk assessment carried out and presented as an addendum to this report also. The PMAs and SFRA addendum will go on public display with submissions invited. The Chief Executive will prepare a report on the submissions received during the display period and will submit it to the Elected Members for their consideration.

On adoption of the Variation, any SFRA Addenda which may supplement the original SFRA on the Proposed Variation is the 'Strategic Flood Risk Assessment', which accompanies the adopted Variation.

Disclaimer

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.

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 assessment which are constantly changing and subsequently the analysis of these datasets is only correct at the time of the assessment.

It is important to note that compliance with the requirements of '*The Planning System and Flood Risk Management- Guidelines for Planning Authorities*' is generally a work in progress and is based on data that is regularly updated as well as estimates of the locations and likelihood of flooding. As a result, this Strategic Flood Risk Assessment was based on available information at the time of assessment.

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.

In the development management process it is the responsibility of the applicant to gather relevant information sufficient to identify and assess all sources of flood risk for the development proposal. Any new data and analysis carried out after the time of assessment for this SFRA should be used in conjunction with this SFRA for development proposals.

2. BACKGROUND INFORMATION

Introduction

In accordance with the '*Planning System and Flood Risk Management: Guidelines for Planning Authorities*', a Strategic Flood Risk Assessment (SFRA) of the Proposed Variation has been undertaken.

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) and remain in effect following the implementation of new Planning and development Act 2024. 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 (including variations of 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 Coimisiún 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 runoff;
- 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;
- 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; 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/framework 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.

The guidelines aim to facilitate the transparent consideration of flood risk at all levels of the planning process, ensuring a consistency of approach throughout the country. SFRAs therefore become a key evidence base in meeting these objectives.

The guidelines work on a number of key principles, including:

- Adopting a staged and hierarchical approach to the assessment of flood risk; and
- Adopting a sequential approach to the management of flood risk, based on the frequency of flooding (identified through Flood Zones) and the vulnerability of the proposed land use.

Flood Risk Analysis Stages

The Flood Risk Guidelines recommend that a staged approach should be adopted when analysing flood risk; 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 state that both Stage 1 'Flood Risk Identification' and Stage 2 'Initial Flood Risk Assessment' are required to be undertaken in strategic flood risk assessment for a City or Town within a county plan. On the basis that the Proposed Variation seeks to zone additional land in a number of settlements within the Wicklow County Development Plan 2022-2028; the Strategic Flood Risk Assessment shall proceed to Stage 1 and Stage 2.

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/LAP 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: 'Planning System and Flood Risk Management Guidelines for Planning Authorities' DoEHLG/OPW 2009

Definition of Flood Zones

In the Flood Risk Guidelines, 'Flood Zones' are used to indicate the likelihood of a flood occurring. These zones indicate a high, moderate or 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 years and 1% or 1 in 100 years for river flooding and between 0.1% or 1 in 1000 years and 0.5% or 1 in 200 years for coastal flooding);

Flood Zone C – where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 years for both river and coastal flooding). Flood Zone C covers all areas of the County which are not in zones A and B; hence it is not highlighted on the FRA maps.

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.

An Indicative Flood Zone map for each site of the Proposed Variation areas is provided in the Stage 2 Flood Risk Assessment of this report.

Sources of Information

A variety of existing published sources of information has been identified in order for this assessment to be undertaken.

Wicklow County Development Plan 2022 – 2028 (WCDP)

The Wicklow County Development Plan 2022-2028 underwent Strategic Flood Risk Assessment and was adopted on the 12th September 2022. When reading this document online, one can click [HERE](#) to view the WCDP SFRA.

It is important that this SFRA is read alongside the SFRA of the WCDP

The Council Executive was assisted by JBA Consulting Ltd in the preparation of the County Development Plan SFRA. As part of that process, countywide flood zone mapping was developed based on a collation of various data sources. In preparing the flood risk zones, a precautionary approach was applied, where necessary, to reflect uncertainties in flooding datasets and risk assessment techniques.

This countywide mapping, with updates, will be utilised as flood zone mapping for the Strategic Flood Risk Assessment of this Proposed Variation.

Section 2.1 of the Wicklow County Development Plan 2022-2028 SFRA outlines the sources of information available at the time of assessment. These sources of information included the following (refer to Section 2.1 of the CDP SFRA for full details):

- Catchment Flood Risk Assessment and Management (CFRAM)

- Flood Risk Management Plans (FRMP)
- National Coastal Protection Strategy Study – flood and coastal erosion risk maps
- National Indicative Fluvial Mapping
- Previous Strategic Flood Risk Assessments
- OPW Historic Flood Points and Extents
- OPW Benefiting land maps
- Alluvial deposit maps
- Historic ‘Six Inch’ maps
- Historic ‘Six Inch’ maps with flood feature applied
- Expert advice from OPW
- In house studies
- RSES and associated Regional Flood Risk Appraisal
- Consultation with the relevant municipal 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
- East Coast Railway Infrastructure Protection Project (ECRIPP)
- The Murrough Coastal Protection Study
- River Dargle Flood Defence Scheme (Bray)
- River Avoca (Arklow Town) Flood Relief Scheme

The Wicklow County Development Plan SFRA flood maps did not integrate the outputs of the OPW’s **National Coastal Flood Hazard Mapping (NCFHM)** project which was completed in 2021. These maps and data have now been integrated into the flood risk identification maps used in this SFRA.

Eastern & Midland Regional Assembly Regional Flood Risk Appraisal

The EMRA Regional Flood Risk Appraisal identified the broad nature of flooding that may affect the primary growth settlements set out in the Regional Spatial & Economic Strategy, i.e. the Dublin Metropolitan Area, Regional Growth Centres, and Key Towns.

Local Plans Flood Risk Assessments

Local Area Plans are in place for Bray Municipal District (including Enniskerry and Kilmacanogue), Wicklow Town – Rathnew and Blessington. Each LAP had its own SFRA carried out for the plan making process and each plan has its own SFRA appended to the plan. The land use zoning and key development objectives maps form part of the WCDP and are presented in Volume 2.

Greystones – Delgany & Kilcoole and Arklow have Local Planning Frameworks (LPF) in place. Each LPF had its own SFRA carried out for the framework making process and each framework has its own SFRA appended to the plan. The full LPF forms part of the WCDP and is presented in Volume 2. When referring to local ‘plans’ in this SFRA, this includes the Local Planning Frameworks.

All other Level 4 settlements (Baltinglass, Newtownmountkennedy and Rathdrum), all Level 5 settlements (Ashford, Aughrim, Carnew, Dunlavin and Tinahely) and all Level 6 settlements (Avoca, Donard, Kilmacanogue, Newcastle, Roundwood and Shillelagh) have had a SFRA carried out as part of the WCDP plan making process and are part of the WCDP SFRA appendix.

Each plan / framework may have site specific flood risk objectives for certain sites within the plan/framework. When reading this document online, one can click [HERE](#) to view the local plans and their SFRA.

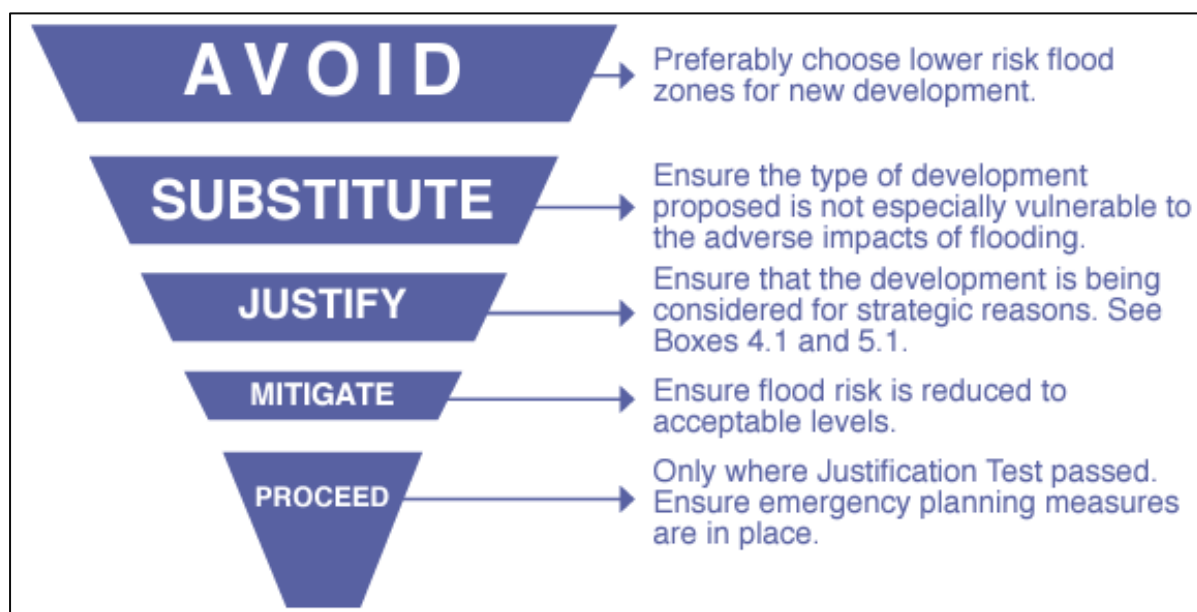
It is important that this SFRA is read alongside the SFRA of each individual plan / framework.

The Sequential Approach and Justification Test

Each stage of the SFRA process aims to adopt a sequential approach to the management of flood risk in the planning process. The sequential approach to flood risk management is set out in Figure 4¹. In summary, the key principles of the sequential approach include:

1. Avoid flood risk, where possible;
2. Substitute less vulnerable uses, where avoidance is not possible; and
3. Mitigate and manage the risk, where avoidance and substitution are not possible.

Figure 4: The sequential approach to the management of flood risk.



In other words, where possible, development in areas identified as being at flood risk should be avoided; this may necessitate de-zoning lands within the plan area. If de-zoning is not possible, then re-zoning from a higher vulnerability land use, such as residential, to a less vulnerable use, such as open space, may be required. Where re-zoning is not possible, exceptions to the development restrictions are provided for through the '**Justification Test**'.

The plan-making Justification Test is used at the plan preparation and adoption stage where a planning authority needs to consider the future development of areas at a high or moderate risk of flooding, for uses or development vulnerable to flooding that would generally be inappropriate. In such cases, the planning authority must be satisfied that it can clearly demonstrate on a solid evidence base that the zoning or designation for development will satisfy the Justification Test. Tables 1.1 and 1.2 below

¹ 'Planning System and Flood Risk Management Guidelines for Planning Authorities' DoEHLG/OPW 2009

illustrates those types of development that would be appropriate to each flood zone and those that would be required to meet the Justification Test.

Section 2.2 sets out the Justification Test for plan making. Where the planning authority considers that land should be zoned for 'inappropriate development' that does not meet the criteria of the Justification Test, the flooding risk should be mitigated, so that the flood risk is reduced to an acceptable level by means of land use strategies or by means of detailed proposals for the management of flood risk, as addressed in a Flood Risk Assessment.

Table 1: Matrix of vulnerability versus flood zones to illustrate both appropriate development and development that is required to meet the justification test.

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

Table 2: Classification of the vulnerability of different types of development.

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; Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to a specific warning and evacuation plan).

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

3. STAGE 1 – FLOOD RISK IDENTIFICATION

Risk Identification

'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.

Indicators of Flood Risk

The county-wide flood mapping developed during the Wicklow County Development Plan 2022-2028, which is enhanced with the integration of the NCFHM data, indicates areas of flood risk within the County. On this basis, it is determined that assessment should immediately proceed to Stage 2 Strategic Flood Risk Assessment.

The primary sources of information are the flood zone maps produced by the OPW (National Indicative Fluvial Mapping, CFRAM mapping, National Coastal Flood Hazard Mapping etc – these are only available for limited areas/watercourses). 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.

The present day flood risk is presented in an individual settlement map, for each settlement that is the subject of the Proposed Variation and it is also presented in the SFRA Stage 2 assessment below in the map screenshot for each site in this Proposed Variation.

4. STAGE 2 INITIAL FLOOD RISK ASSESSMENT

Flood Risk Assessment

Following the guidelines, this flood risk assessment shows the zoning objectives of the plans that form part of the County Development Plan and their typical permitted uses. 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 guidelines (included as Tables 1 and 2 above) and compares the vulnerability to flooding of different types of development with a specific site's location in any flood zone. 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 Local Area Plans, Local Planning Frameworks, Town Plans and Settlement Plans in the County Development Plan include the following land use zonings:

ZONING	OBJECTIVE	DESCRIPTION
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.
RN: New residential	To provide for new residential development and supporting facilities during the lifetime of the plan/LPF.	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
RS: Special Residential	To protect, provide and improve residential amenities in a format and a density specified in the relevant local plan/LPF.	To facilitate for the provision of high quality new residential environments with excellent layout and design, reflecting the density and character of the surrounding area.
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including residential, retail, commercial, office and civic use.	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 and residential uses, while delivering a quality urban environment, with emphasise on regeneration, infill town and historic centre conservation; ensuring priority for public transport where applicable, pedestrians and cyclists, while minimising the impact of private car based traffic and enhance and develop the existing centre's fabric.
VC: Village Centre	To provide for the development and improvement of appropriate	To develop and consolidate the village centre zones in an appropriate manner and to an appropriate scale and with

ZONING	OBJECTIVE	DESCRIPTION
	village centre uses in areas that are secondary or subsidiary area to the main town centre.	such uses as specified in each town plan given their roles as a secondary or subsidiary area to the main town centre.
NC: Neighbourhood Centre	To protect, provide for, and improve a mix of neighbourhood centre services and facilities, which provide for the day-to-day needs of the local community.	To provide for small scale mixed use commercial / community / retail developments that serve only an immediate catchment or planned new areas of significant residential expansion.
SLC: Small Local Centre	To provide for small scale local services	To facilitate the development of small scale local shop / retail services and other local scale employment and community service uses that meet only the retail or service needs of residents in the immediate catchment and are not of such a scale or type that would detract or draw trade from the town centre.
LSS: Local Shops & Services	To provide for small scale local neighbourhood shops and services	To facilitate the limited development of small scale local neighbourhood shops and retail services and other local service uses that meet only the retail or service needs of residents in the immediate catchment and are not of such a scale or type that would detract or draw trade from lands designated town centre.
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.
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.
AOS: Active Open Space	To protect and enhance existing and provide for new active open space	Subject to the protection and enhancement of natural biodiversity, 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.
OS1: Open Space	To protect and enhance existing public open space and provide for recreational open space.	Subject to the protection and enhancement of natural biodiversity, 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.
OS2: Natural Areas	To protect and enhance existing open, undeveloped lands.	To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity.

ZONING	OBJECTIVE	DESCRIPTION
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
T: Tourism	To provide for tourism related development	To provide for the sustainable development of tourism related structures, uses and infrastructure. 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.
MU: Mixed Use	To provide for mixed use development	The nature of the mixed use development envisaged for any particular site is set out in the text of the plan.
AG: Agriculture	To provide for the sustainable development of agriculture, forestry and essential rural development.	Subject to the protection and enhancement of natural biodiversity, the rural landscape, and built and cultural heritage, to facilitate the further development and improvement of agriculture, forestry and essential rural development including rural-related enterprise and amenity / utility related infrastructure.
EX: Extractive Industry	To provide for extraction / quarrying and associated activities including processing of extracted materials and land restoration	To facilitate the development of extraction/ quarrying, associated activities and land restoration
WZ: Waterfront	To provide for the development and improvement of the waterfront zone, to facilitate the continuation and development of existing employment / maritime / port, residential, public utilities, and community / recreational uses and to promote and provide for new residential, tourism and other mixed-use development.	To facilitate the continued and more intensive / efficient use of the existing employment, maritime and port uses; To maintain existing and support the development / improvement of high quality community, amenity, leisure and tourism uses; To facilitate commercial and retail uses at a scale that do not undermine the role of the existing Town Centre; To facilitate the provision of high quality new residential developments at appropriate high densities with excellent layout and design, well linked to the existing town centre, community facilities and water amenities.

Zones relating to Wicklow Town – Rathnew LAP 2025 only:

ZONING	OBJECTIVE	DESCRIPTION
CC: Wicklow County Campus	To provide for educational facilities, research and development (R&D), and enterprise development uses.	To develop Wicklow County Campus in conjunction with the SETU and other stakeholders as a third level education facility and as a centre of excellence for enterprise development, education, training, research and development, with a focus on the film, food and renewable energy sectors. This will entail the development of appropriate infrastructure and facilities including classrooms, lecture theatres, labs, workshops, kitchen units, offices, etc and other necessary student facilities.

Zones relating to the Bray Municipal District LAP 2018 only:

ZONING	OBJECTIVE	DESCRIPTION
R-HD: New Residential – High Density	To protect, provide and improve residential amenities in a high density format.	To facilitate for the provision of high quality, high density new residential developments with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
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, well linked to the town centre and 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 in a format and a density specified in the relevant plan.	To facilitate for the provision of high quality new residential environments with excellent layout and design, reflecting the density and character of the surrounding area.
E1: 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.
E3: Retail Warehousing	To provide for enterprise and employment development in the form of retail warehousing development.	To facilitate the sale of bulky goods within high quality settings and highly accessible locations, with an emphasis on exemplar sustainable design and aesthetic quality
E-Special: Employment	To provide for the development of enterprise and employment at Kilruddery	To provide for enterprise and employment development on the grounds of Kilruddery estate that is not strictly related to the tourism product of the estate, but is compatible with the objectives of the KD zone adjacent (see Bray Specific Local Objective SLO1 for Kilruddery)
FI: Film Industry	To provide for film/TV production related development	To provide for the development of and expansion of the existing studios at Ardmore; development of these lands shall be strictly limited to facilities for the production of film, TV, animation etc including any directly associated spin offs such as visitor facilities; however, residential development or other non-film related commercial activities are not to be permitted.
GTH: Bray Gateway & Transport Hub	To provide for the development and improvement of appropriate gateway and transport hub uses	To provide for the development and improvement of public transportation infrastructure. The area shall be developed as a gateway to the town with

ZONING	OBJECTIVE	DESCRIPTION
		clear linkages to the Town Centre and the Seafront. The area is considered suitable for higher density mixed use development including retail, commercial, office, residential and civic use.
SF: Bray Seafront	To provide for the development and improvement of appropriate seafront uses	To protect and enhance the character of the seafront area and to provide for mixed-use development including appropriate tourism, retail, leisure, civic and residential uses. The Seafront area shall be promoted as the primary tourist, recreational and leisure centre of Bray.
KD: Kilruddery Demesne Conservation & Tourism Zone	To protect and enhance the distinctive historical character, setting and amenity value of Kilruddery Demesne and provide for appropriate and sympathetic conservation, amenity, tourism and community uses that enhance awareness, appreciation and accessibility of the area and to resist development that would detract from its integrity and setting.	To provide for the development and improvement of Kilruddery Demesne in a manner sensitive to its long term protection and conservation; to allow for a mix of conservation, amenity, tourism and community uses strictly on the basis that such uses can be shown to enhance the estate, its amenity value and its visitor product.

Zones relating to Greystones – Delgany & Kilcoole LPF 2026 only:

ZONING	OBJECTIVE	DESCRIPTION
RS: Special Residential	To protect, provide and improve residential amenities in a format and a density specified in this LPF.	To facilitate for the provision of high quality new residential environments with excellent layout and design, reflecting the density and character of the historic Burnaby and not exceeding density of 10 units per hectare.
RA: Special Residential A	To provide for residential development for a maximum of 1 No. unit, with no restrictions on purchasing and occupation at Bellevue Demesne (as zoned RA (Special Residential) on Map No. 1), subject to all matters pertaining to the proper planning and sustainable development of the site/area being satisfied.	As per objective
RB: Special Residential B	To provide for residential development for a maximum of 4 No. additional units, with no restrictions on purchasing and occupation at the grounds of Delgany Golf Club, Bellevue Demesne (as zoned RB (Special Residential) on Map No. 1), subject to all matters pertaining to the proper planning and sustainable development of the site / area being satisfied.	As per objective
GHM: Greystones Harbour & Marina	To provide for the development and improvement of the Greystones harbour and marina zone.	To facilitate the continued development and improvement of the existing maritime, marine leisure and harbour uses; to maintain existing and

		support the development and improvement of high quality community, amenity, leisure and tourism uses; to facilitate commercial and retail uses at a scale that does not undermine the role of the existing Town Centre.
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Zones relating to Level 6 settlements only:

ZONING	OBJECTIVE	DESCRIPTION
PDZ	Primary Development Zone	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.
SDZ	Secondary Development Zone	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.
TDZ	Tertiary Development Zone	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 box below gives typical appropriate uses for each zone type. The planning authority shall determine each proposal on its merits, and shall only permit the development of uses that enhance, complement, are ancillary to, or neutral to the zoning objective. Uses that are materially inconsistent with and detrimental to the zoning objective shall not be permitted.

Uses generally appropriate for **residential (RN / RE)** zoned areas include houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes, childcare/crèche, 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 County Development Plan (CDP) and applicable Local Plan.

Uses generally appropriate for **town and village centre (TC / VC)** include residential development, childcare / crèche, commercial, education retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing / care homes, parking, 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 and applicable Local Plan.

Uses generally appropriate for **neighbourhood centre (NC)** include retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing / care homes, parking, residential development, childcare/crèche, commercial, education, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for neighbourhood centre uses in accordance with the with the CDP and applicable Local Plan.

Uses generally appropriate for **local shops and services (LSS)** include small scale retail, retail services, health, public house, guest houses, parking, residential development, childcare/crèche, commercial,

office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for local shops and services uses in accordance with the with the CDP and applicable Local Plan.

Uses generally appropriate for **small local centres (SLC)** include small scale local services as specified in the applicable Local Plan.

Uses generally appropriate for **employment (E)** zoned land include general and light industry, office uses, enterprise units, education, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, including sports grounds, childcare / crèche, community facilities including community and sports centres, utility installations including ancillary supporting infrastructure and energy storage, and ancillary developments for employment and industry uses in accordance with the CDP and applicable Local Plan.

Uses generally appropriate for **community and educational (CE)** 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 and applicable Local Plan.

Uses appropriate for **active open space (AOS)** zoned land are sport and active recreational uses including infrastructure and buildings associated with same. Education and community use may be considered appropriate in accordance with the objectives of the LPF.

Uses appropriate for **open space (OS1)** zoned land are recreational uses such as formal / informal landscaped parks with off-road walking / cycling paths, as well as playgrounds, skate parks, Mixed Use Games Areas, outdoor gyms, and allotments.

Uses appropriate for **natural areas (OS2)** zoned land are uses that protect and enhance the function of these areas as flood plains, buffer zones along watercourses and rivers, green breaks between built up areas, green corridors and areas of natural biodiversity. The development of these lands for recreational uses may only be considered where such use is shown to not undermine the purpose of this zoning.

Uses generally appropriate for **public utility (PU)** zoned land are for the provision of necessary infrastructure and services such as roads / footpaths / cycleways, carparks, train station, water and waste water treatment plants, large ESB sub-stations, gasworks.

Uses generally appropriate for **tourism (T)** zoned land are tourism accommodation and tourism / recreational uses such as Bed & Breakfast, cultural uses, holiday homes, hotels, recreational facilities.

Uses generally appropriate for any **mixed use (MU)** area will be specified in the applicable Local Plan.

Uses generally appropriate for **extractive industry (EX)** zoned land are extractive industry uses (the winning of all minerals and substances in or under land of a kind ordinarily worked by underground or open cast mining), including value added production, such as concrete, asphalt and block production, and ancillary developments in accordance with the County Development Plan.

Uses generally appropriate for **waterfront (WZ)** zoned land include aquaculture / fishing, residential, childcare/crèche, civic / cultural uses, community facilities, education, employment / office uses, general and light industry, harbour uses, health related service / uses, hotels, maritime uses, recreational and leisure uses, retail, restaurants, parking, public house, tourism uses, utility installations and ancillary development in accordance with the CDP and the applicable Local Plan.

Uses generally appropriate for **agriculture (AG)** zoned land are agricultural uses (and associated buildings) including crop cultivation, horticulture, animal husbandry, forestry, residential (subject to policies in relation to housing in the open countryside as set out in the Wicklow County Development Plan), farm shops, agri-business and agri-tourism where required to be in a rural location, equestrian uses, kennels, allotments, sustainable energy installations and utility structures, amenity walks and greenways.

Applicable to Wicklow Town – Rathnew LAP area only

Uses generally appropriate for **Wicklow County Campus (CC)** zoned land include car park, community facility, childcare / crèche, education, enterprise centre, industry (light), laboratory, office-based employment, open space, playground, public services, recreational building, recreational facility/sports club, residential², restaurant/ public house³, skate park, film sector, food sector, renewable energy sector and ancillary developments for Wicklow County Campus uses in accordance with the County Development Plan and WTR LAP.

Applicable to Bray MD LAP area only

Uses generally appropriate for **retail warehousing** zoned areas includes Car Park, Cash and Carry Outlet, Garden Centre, Motor Sales Outlet, Public Services, Retail Warehouse, Wholesale Outlet and ancillary development and other appropriate employment uses in accordance with the County Development Plan

Uses generally appropriate for the **Kilruddery Demesne Conservation and Tourism Zone** are visitor / tourism attractions, tourist accommodation, cultural / sporting / recreational uses and events, recreational and community facilities.

Uses generally appropriate for the **Film Industry Zone** are facilities for the production of film, TV, animation etc including any directly associated spin offs such as visitor facilities; however, residential development or other non film related commercial activities are not to be permitted.

² Only student accommodation related to the college

³ Strictly only to meet the needs of the student population

Flood Risk Zones and the Application of the Sequential Approach/Justification test

The following is an analysis of the vulnerability of land uses on sites that fall within Flood Zones A, B and/ or C, and where appropriate, the application of the Justification Test for plan making (Note: Flood Zone C is not highlighted on the FRA maps.) Where there is a site in question that has Flood Zone A and/or B, a separate screen shot map showing the Flood Zones is also presented alongside the land use zoning/flood risk map.

In the assessment to follow, flood risk zones are shown thus:

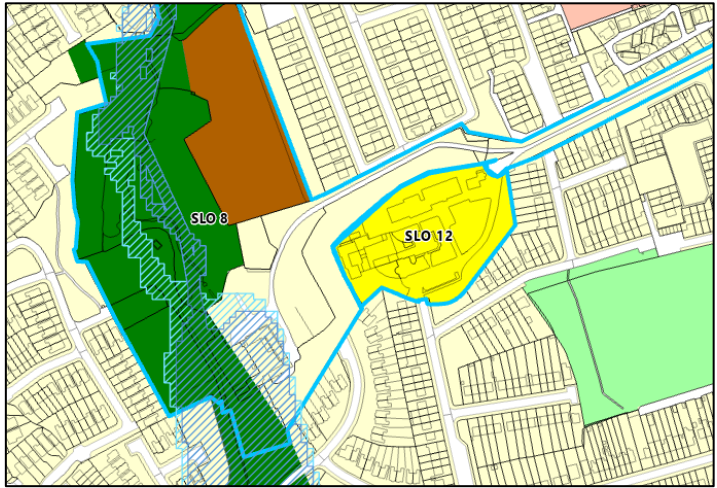
 **Flood Zone A**

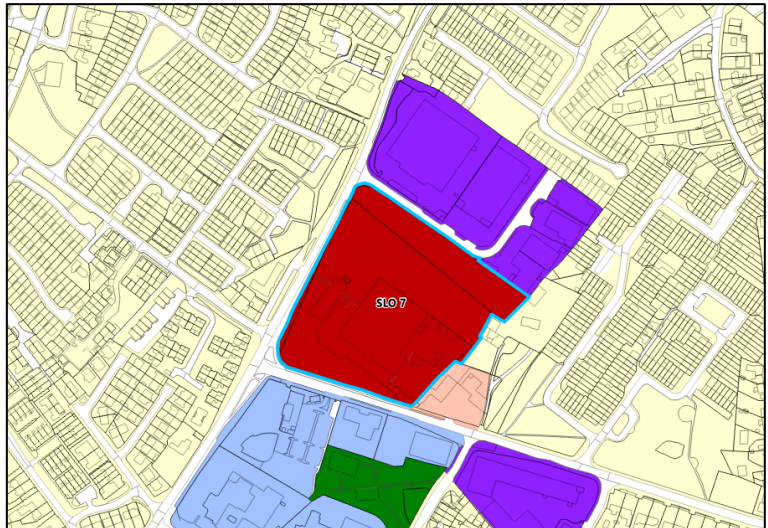
 **Flood Zone B**

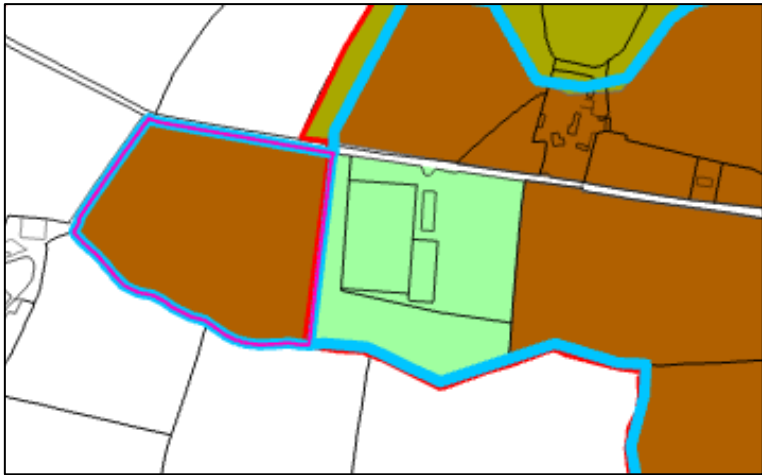
The zoning colours for each land use zone are presented on each individual settlement map.

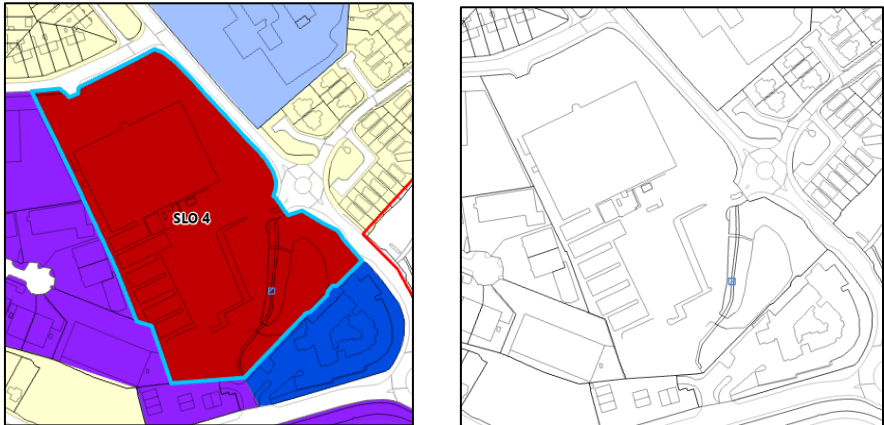
The Stage 2 Flood Risk Assessment of each site is presented on the following page.

Bray Sites

Settlement	Bray
Site ID	BR 1 (Submission Site 172)
Site details	New SLO 12 – Vevay House
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Settlement	Bray
Site ID	BR 2 (Submission Site 76)
Site details	Amend SLO 7 – AO Smith Site
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	MU Mixed Use
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

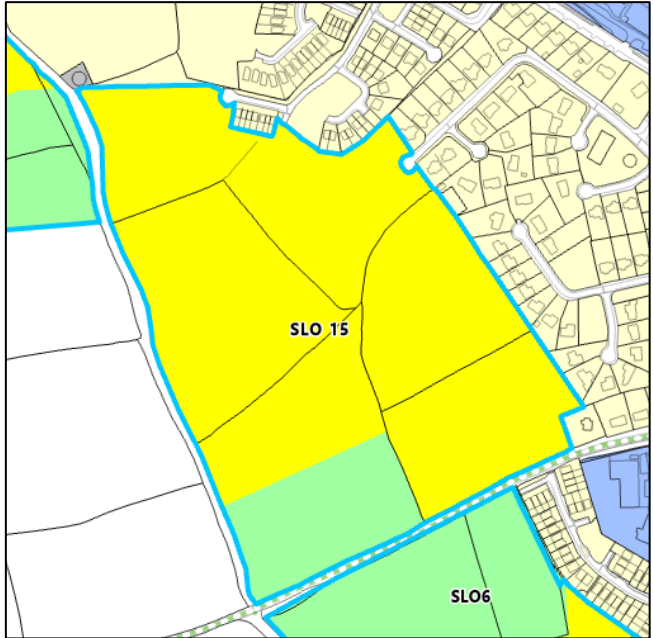
Settlement	Bray
Site ID	BR 3 (Submission Site 114)
Site details	Amend Action Area Plan 1 Fassaroe
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	R-HD New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

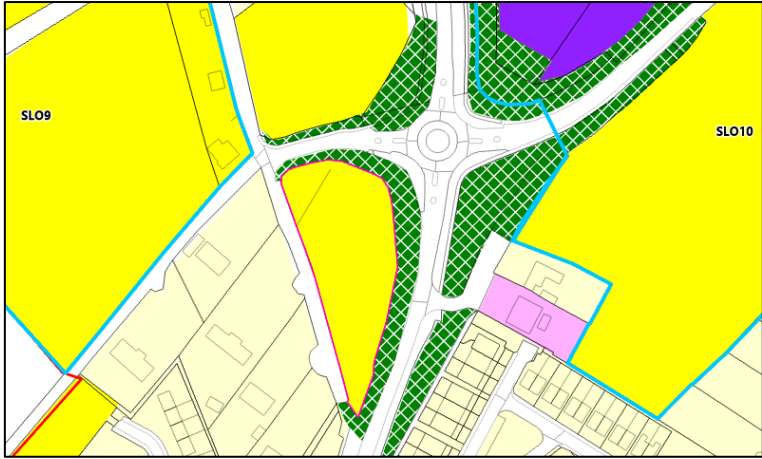
Settlement	Bray
Site ID	BR 4 (Submission Site 129)
Site details	Amend SLO 4 Former Dell Site
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	MU Mixed Use
Flood Zone	Flood Zone A and B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is not appropriate
Requirement for Justification Test	Yes

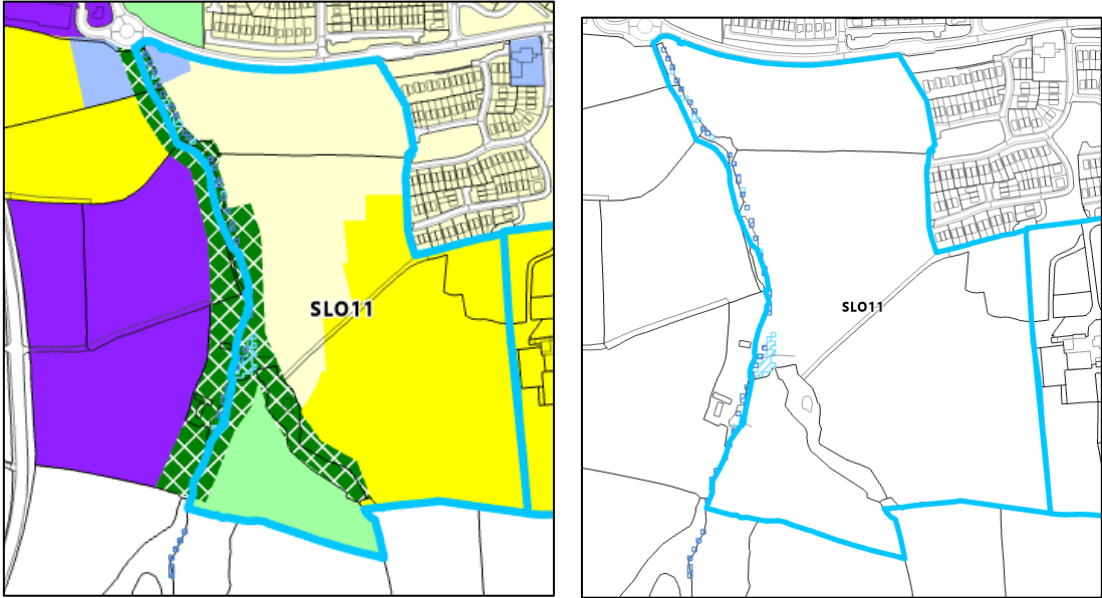
Plan-Making Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.	The Settlement Strategy of the Wicklow County Development Plan 2022-2028 designates Bray as a 'Level 1 Consolidation Town' within the metropolitan area of Dublin and identifies this settlement typology as being identified for a growth rate of not less than 50%. It is prioritised to accommodate a significant amount of population growth, to be a strong active town that is economically vibrant with high quality transport links to larger towns/cities.
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement; (ii) Comprises significant previously developed and/or under-utilised lands; (iii) Is within or adjoining the core of an established or designated urban settlement; (iv) Will be essential in achieving compact and sustainable urban growth; and (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 Yes Yes No N/A – these lands are already developed.
3	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.	Assessment of flood risk has been incorporated into the Variation SEA Process
Conclusion		
Justification Test failed.		
Recommendation		
These lands are currently developed. There is one pixel of the Flood Zone A and B overlapping in this zoning. Given that it is of such a small size and it is easily avoidable in applying the sequential approach in site planning, the MU zoning is considered appropriate. Objective 14.09 of the WCDP 2022 – 2028 will apply.		

Wicklow – Rathnew Sites

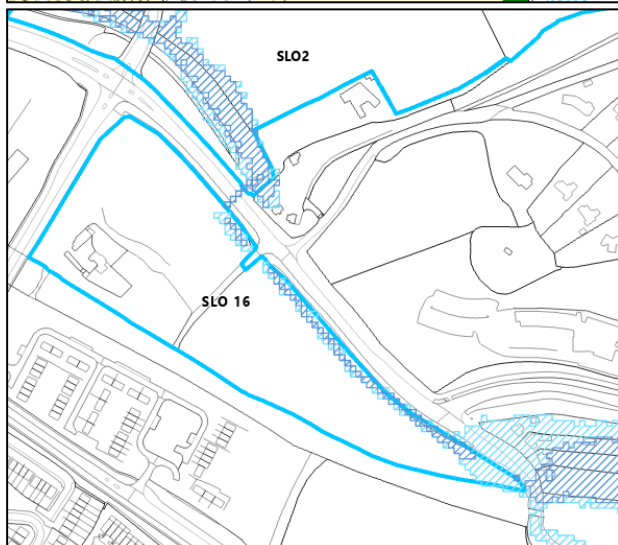
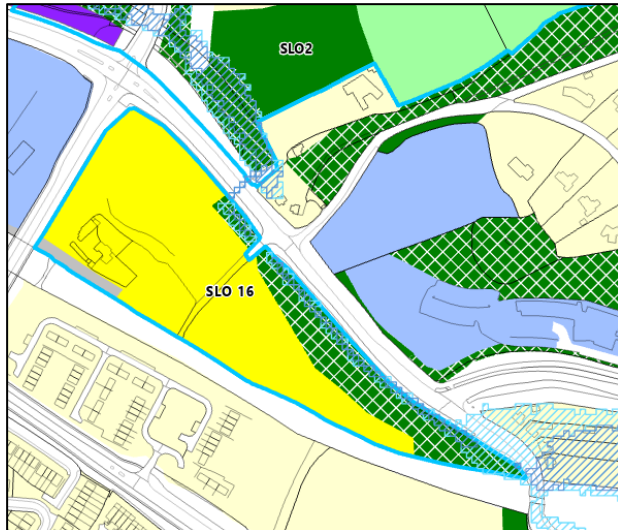
Settlement	Wicklow - Rathnew
Site ID	WR 1 (Submission Sites 11, 18)
Site details	New SLO 14 – Ballyguile More
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone A & B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Settlement	Wicklow - Rathnew
Site ID	WR 2 (Submission Site 77)
Site details	New SLO 15 – Ballynerrin North
Site Screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

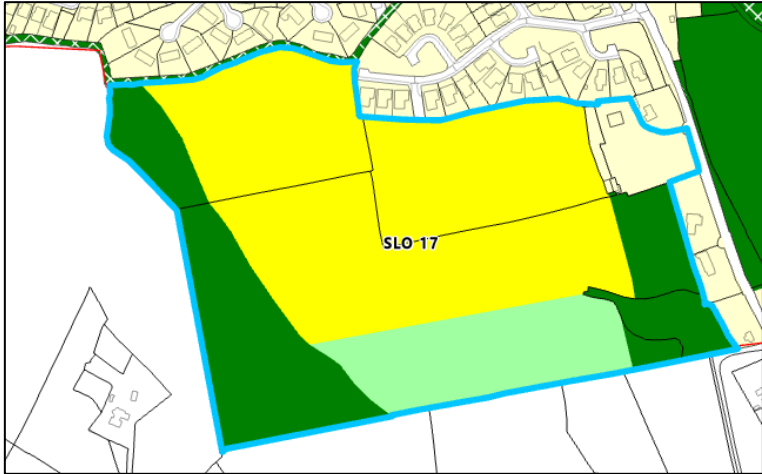
Settlement	Wicklow - Rathnew
Site ID	WR 3 (Submission Site 110)
Site details	Change zoning to RN and OS2 Ballynerrin Lower
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Settlement	Wicklow - Rathnew
Site ID	WR 4 (Submission Site 121)
Site details	Amend SLO 11 - Broomhall
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone A and B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	RN New Residential / RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	CE Community and Education
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

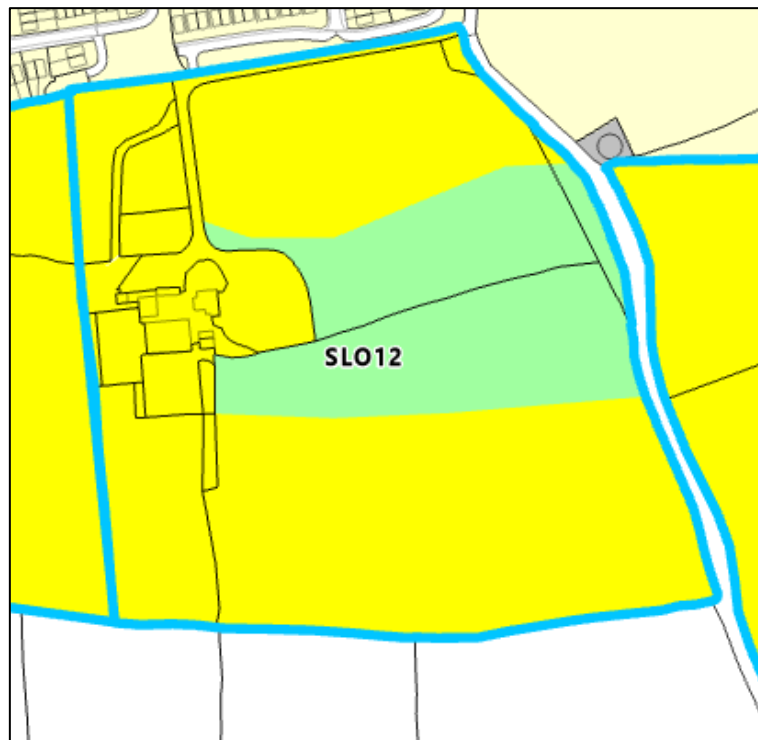
Settlement	Wicklow - Rathnew
Site ID	WR 5 (Submission Site 123)
Site details	New SLO 16 - Merrymeeting
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	



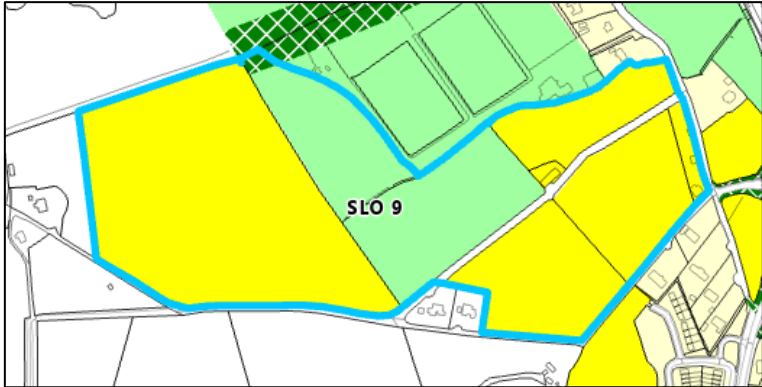
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone A and B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	RN New Residential / RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	PU Public Utility
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

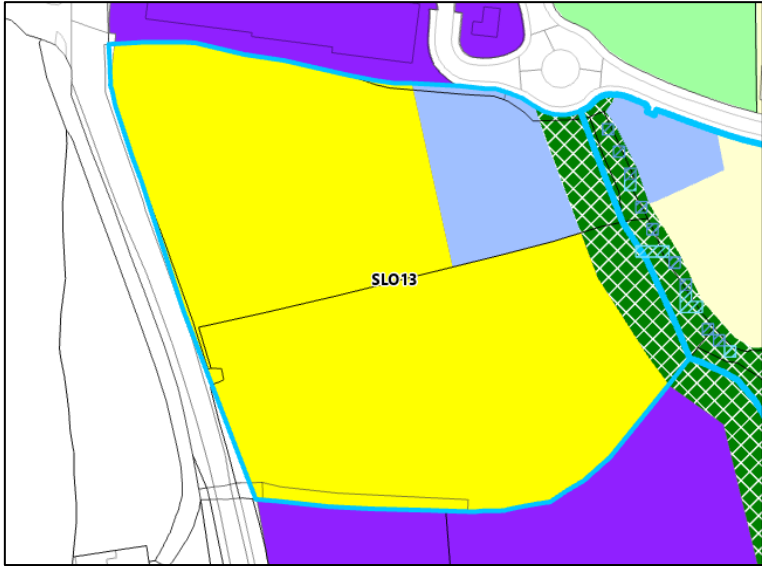
Settlement	Wicklow - Rathnew
Site ID	WR 6 (Submission Site 131)
Site details	New SLO 17 – Dunbur Lower
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	OS1 Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

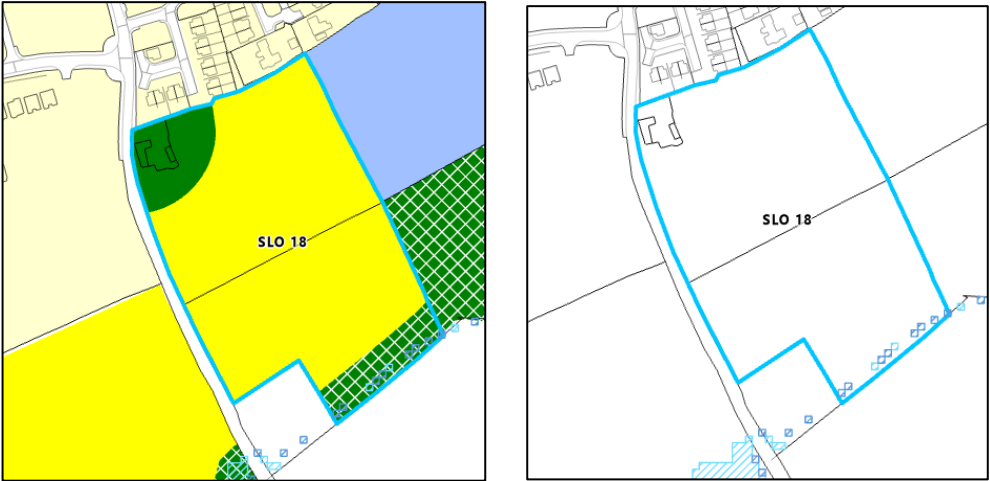
Settlement	Wicklow - Rathnew
Site ID	WR 7 (Submission Sites 148, 160)
Site details	Amend SLO 12 – South of Kirvin Hill & Hawks Bay
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	



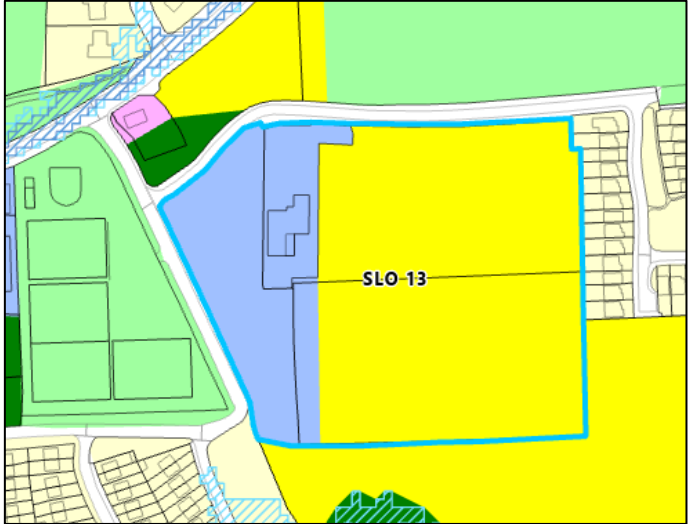
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Settlement	Wicklow - Rathnew
Site ID	WR 8 (Submission Site 183)
Site details	Amend SLO 9 – Ashtown Lane
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

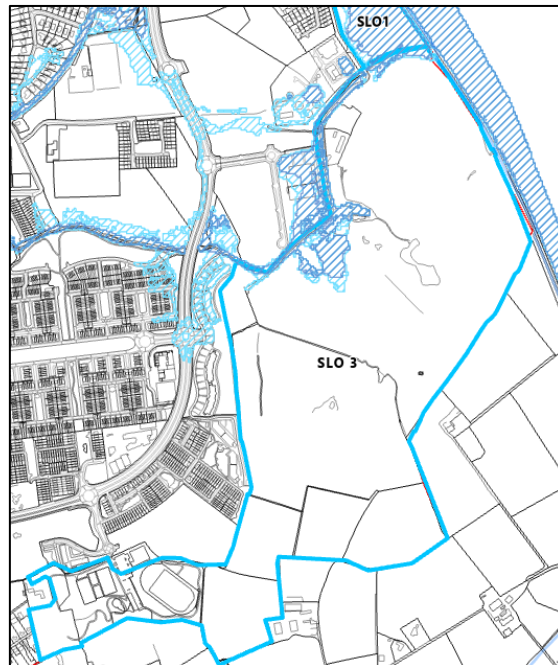
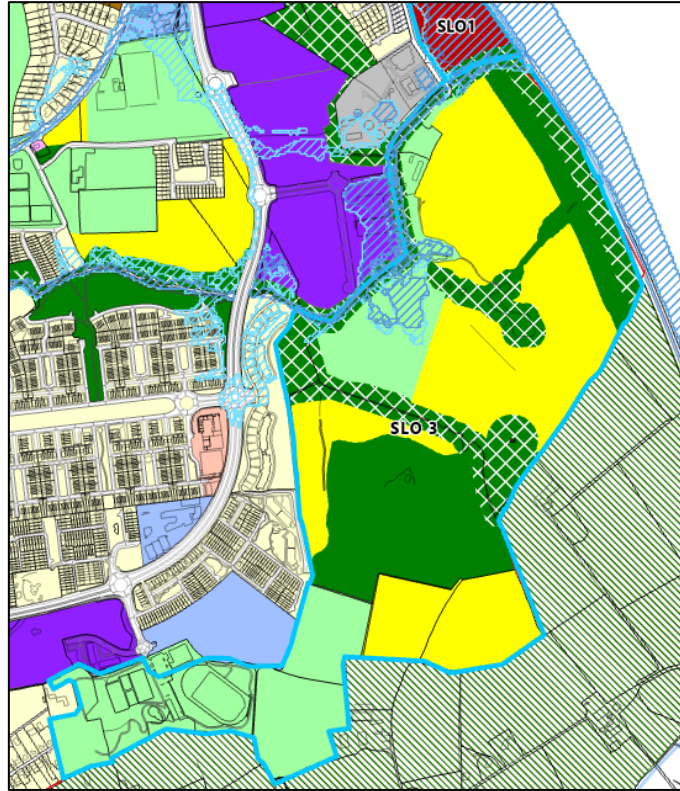
Settlement	Wicklow - Rathnew
Site ID	WR 9 (Submission Site 185)
Site details	Amend SLO 13 – Ballynabarny
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	CE Community and Education
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Settlement	Wicklow - Rathnew
Site ID	WR 10 (Submission Site 186)
Site details	New SLO 18 – Corporation Lands Dunbur
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone A & B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS1 Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Greystones – Delgany Sites

Settlement	Greystones - Delgany
Site ID	GSD 1 (Submission Site 41)
Site details	New SLO 13 – Burnaby Mill West
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	CE Community and Education
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

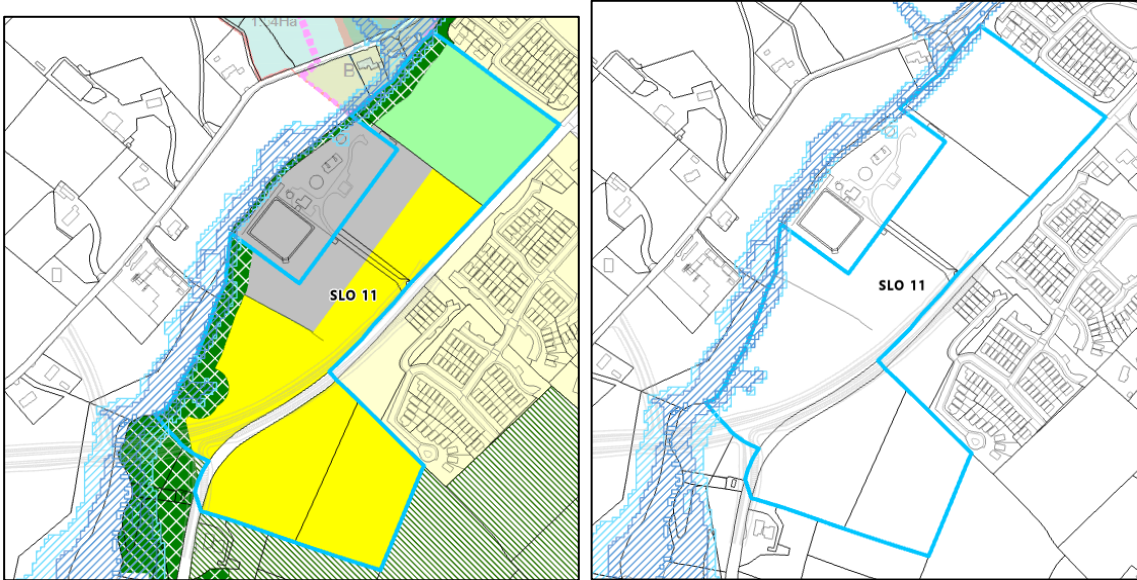
Settlement	Greystones - Delgany
Site ID	GSD 2 (Submission Sites 157, 190)
Site details	Amend SLO 3 – Charlesland
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	



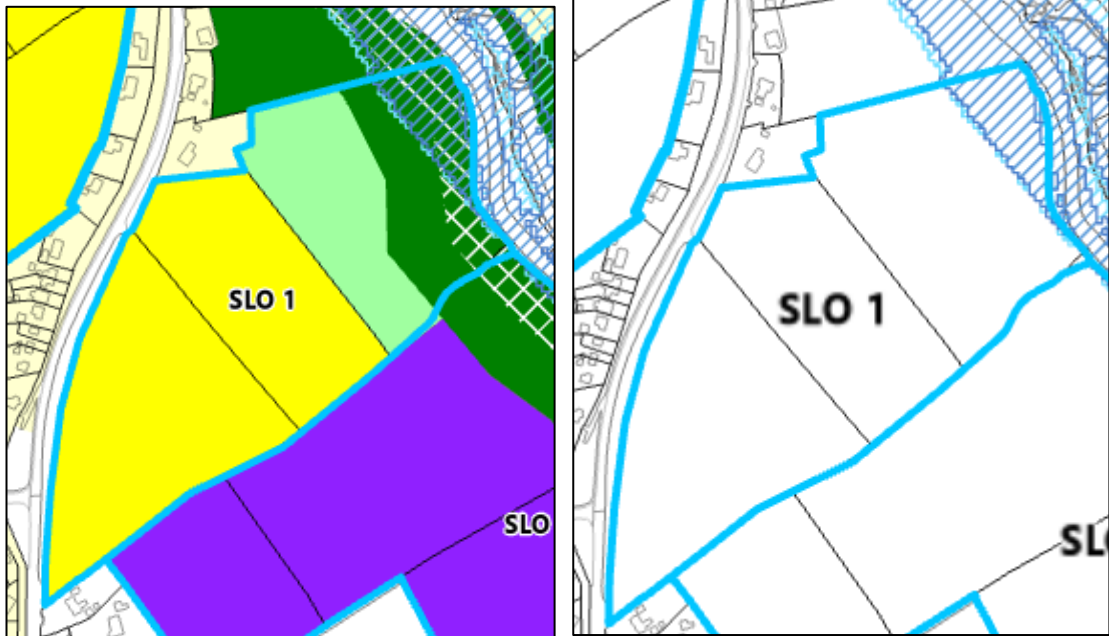
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

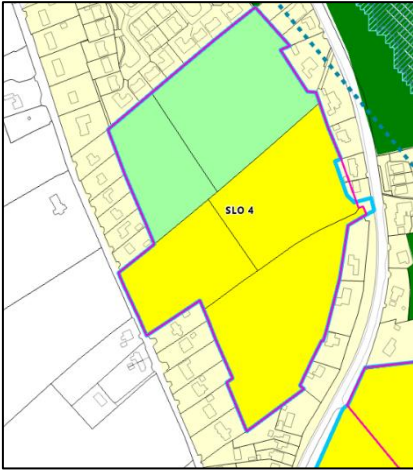
Land Use Zoning	OS1 Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone A and B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone A and B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Blessington Sites

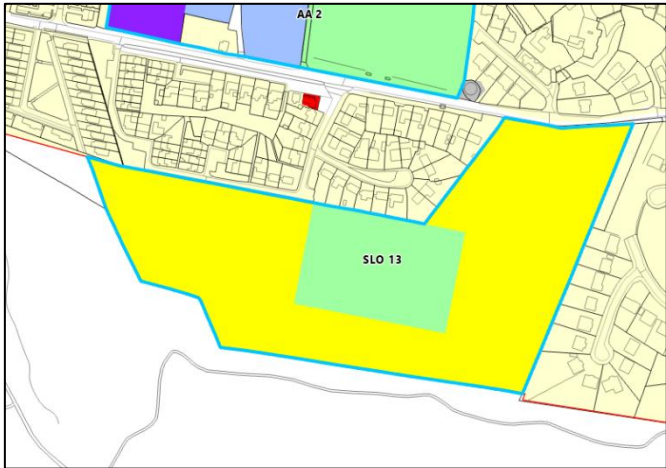
Settlement	Blessington
Site ID	BLS 1 (Submission Site 180)
Site details	New SLO 11 – Burgage More (West)
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone A & B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	PU Public Utility
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

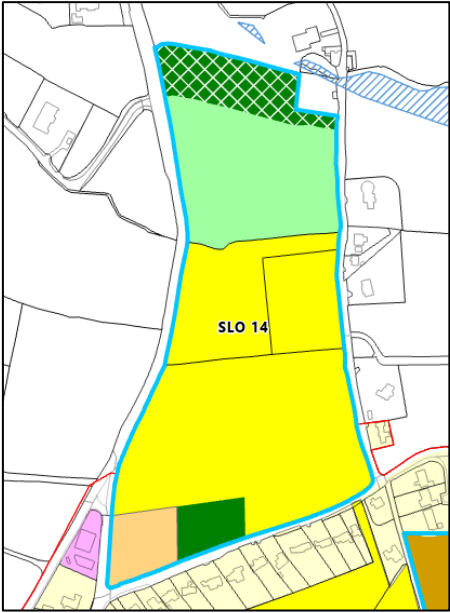
Baltinglass Sites

Settlement	Baltinglass
Site ID	BG 1 (Submission Site 4)
Site details	Amend SLO 1 – Bawnogue (North)
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone A & B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

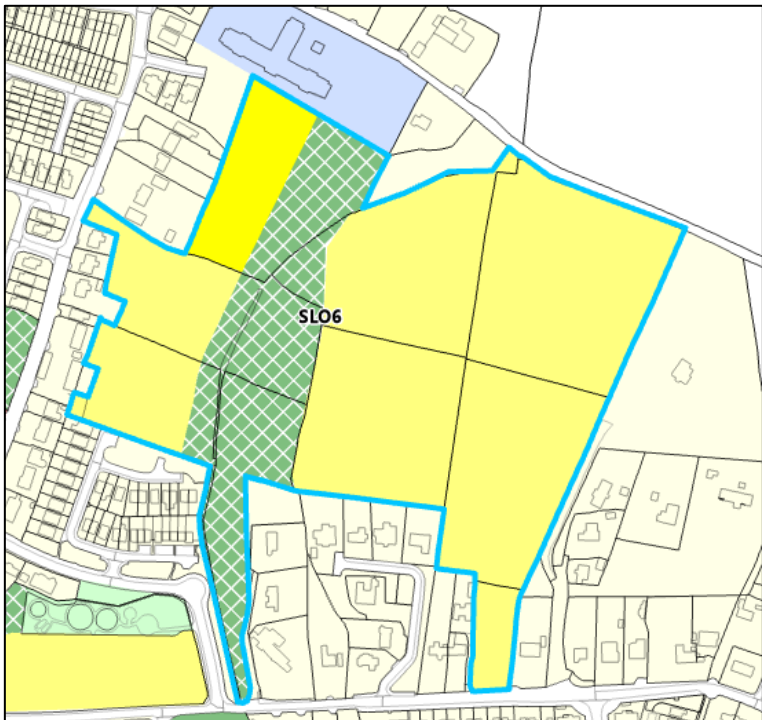
Settlement	Baltinglass
Site ID	BG 2 (Submission Site 82)
Site details	New SLO 4 – Bawnogue (West)
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Enniskerry Sites

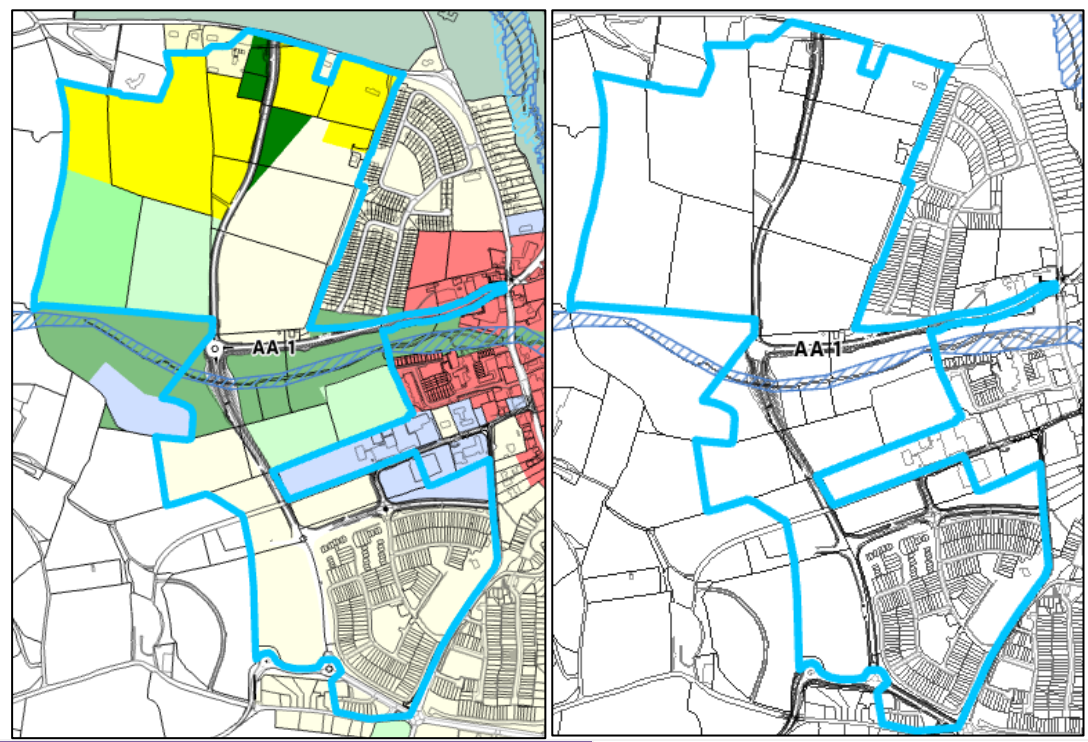
Settlement	Enniskerry
Site ID	EK 1 (Submission Site 137)
Site details	New SLO 13 – Powerscourt Demesne
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

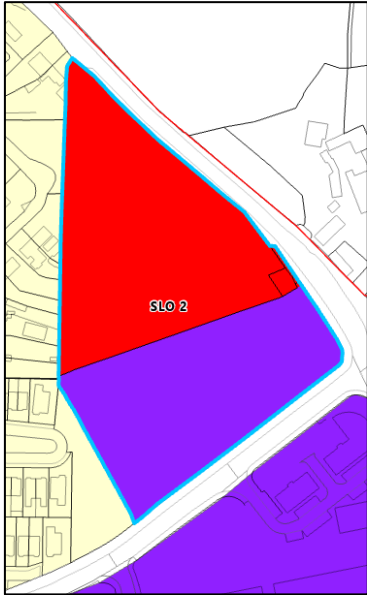
Settlement	Enniskerry
Site ID	EK 2 (Submission Site 177)
Site details	New SLO 14 – Monastery, Scalp Road
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	SLC Small Local Centre
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS1 Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Kilcoole Sites

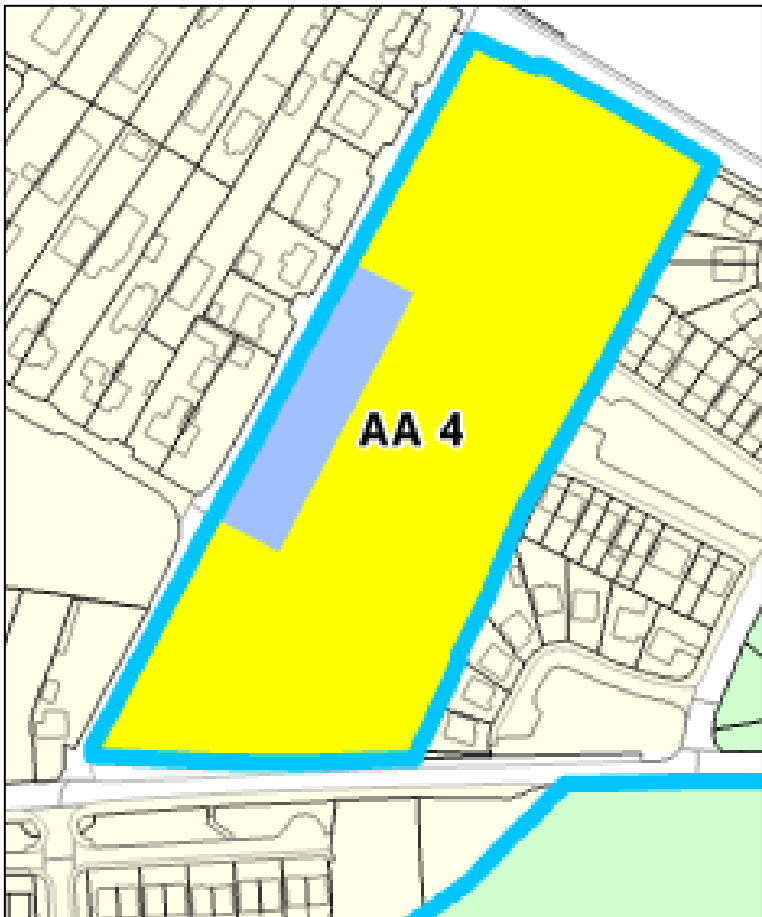
Settlement	Kilcoole
Site ID	KC 1 (Submission Site 201)
Site details	Amend SLO 6 – Ballydonarea
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Newtownmountkennedy Sites

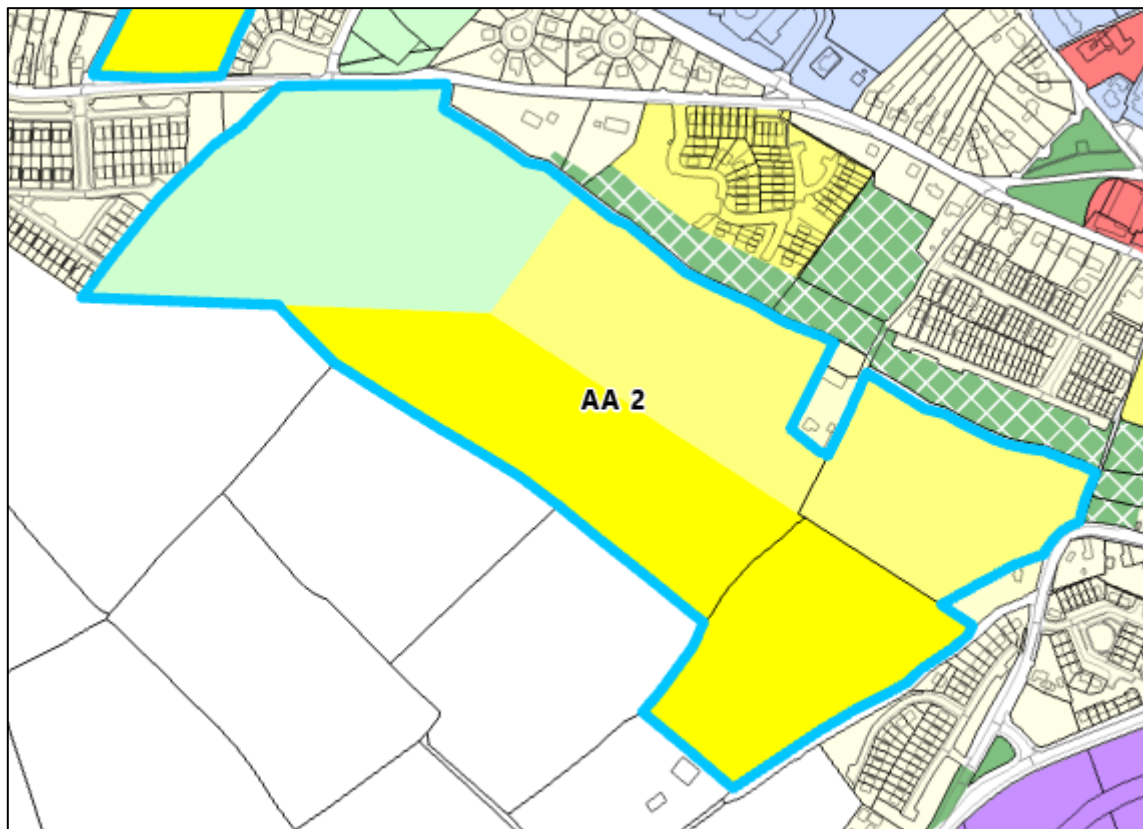
Settlement	Newtownmountkennedy
Site ID	NT 1 (Submission Sites 37, 198)
Site details	Amend AAP 1 – Monalin – Season Park
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential / RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS1 Open Space
Flood Zone	Flood Zone A and B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	CE Community and Education
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Settlement	Newtownmountkennedy
Site ID	NT 2 (Submission Site 105)
Site details	New SLO 2 – Moneycarroll
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	MU Mixed Use
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	E Employment
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

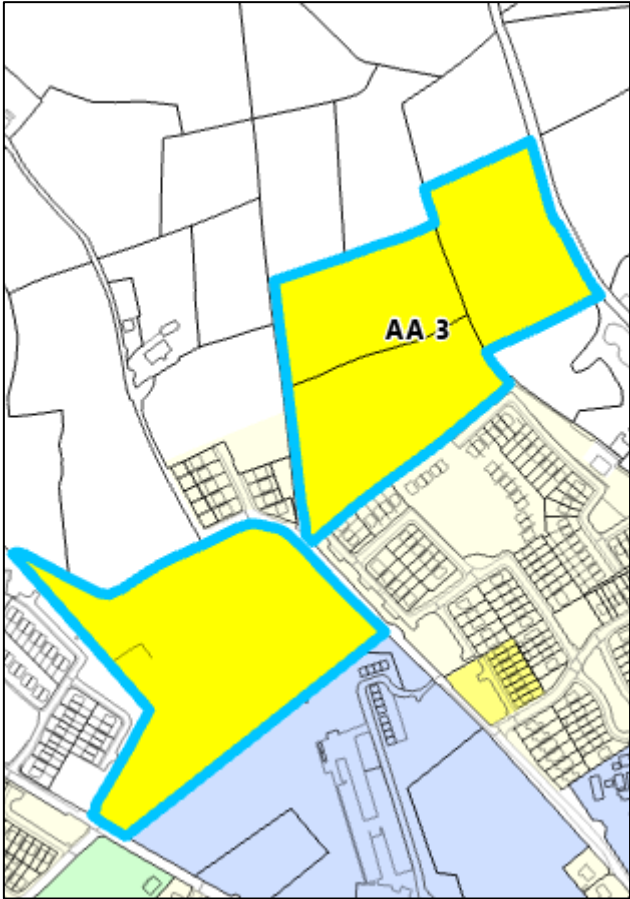
Rathdrum Sites

Settlement	Rathdrum
Site ID	RD 1 (Submission Site 20)
Site details	New AA 4 – Ballygannon South
Site Screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	CE Community & Educational
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

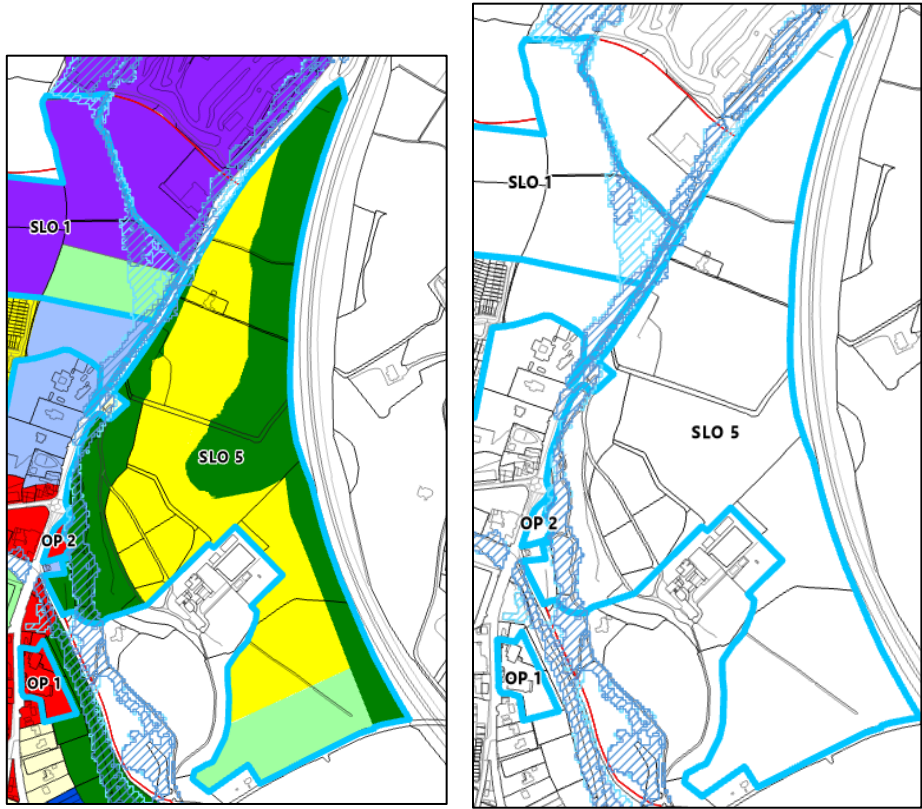
Settlement	Rathdrum
Site ID	RD 2 (Submission Site 59)
Site details	Amend AA 2 – Knockadosan
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	

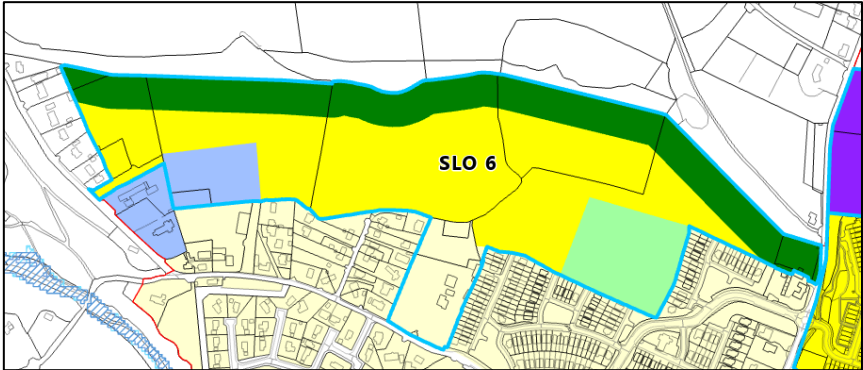


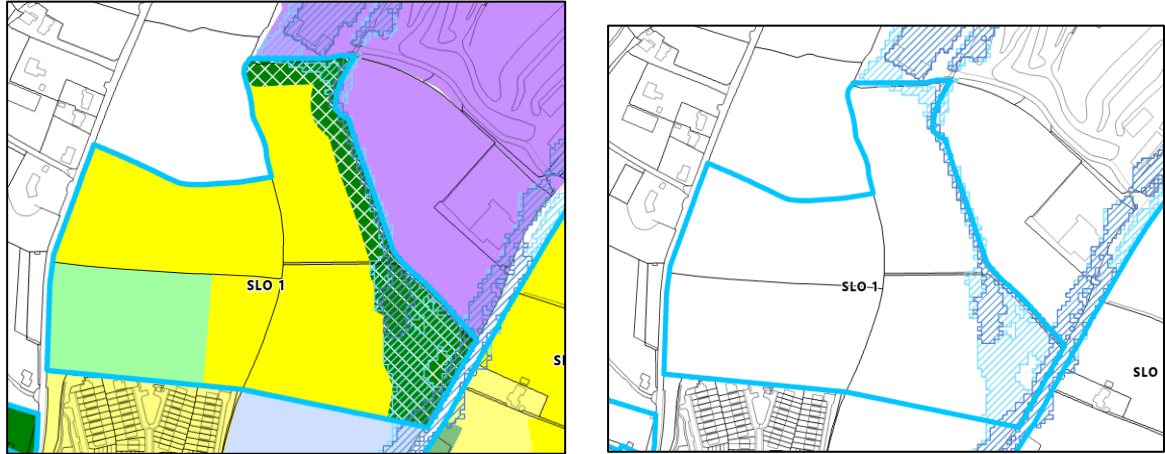
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

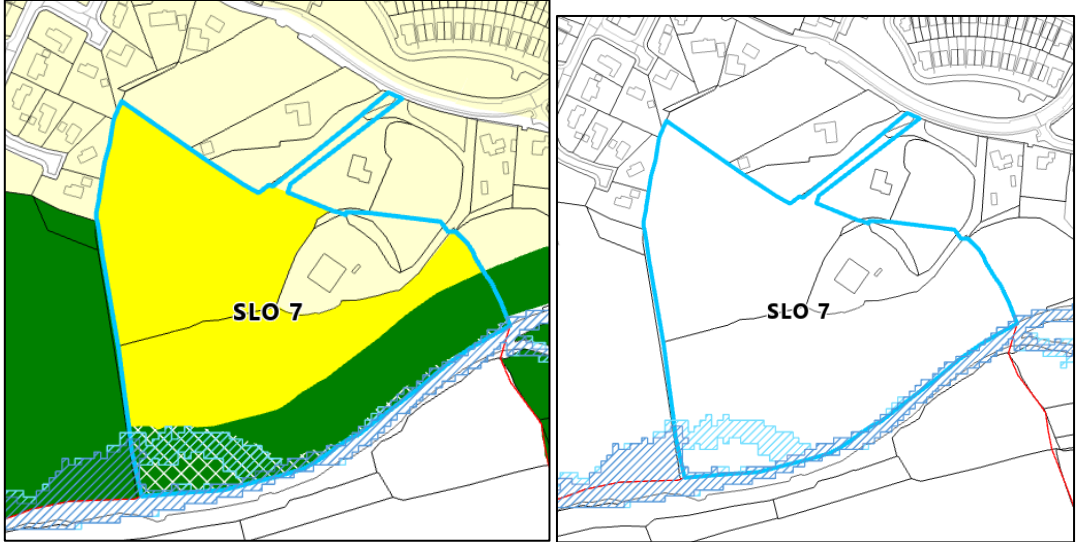
Settlement	Rathdrum
Site ID	RD 3 (Submission Sites 106, 119, 151)
Site details	New AA3 – Ballygannon North
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Ashford Sites

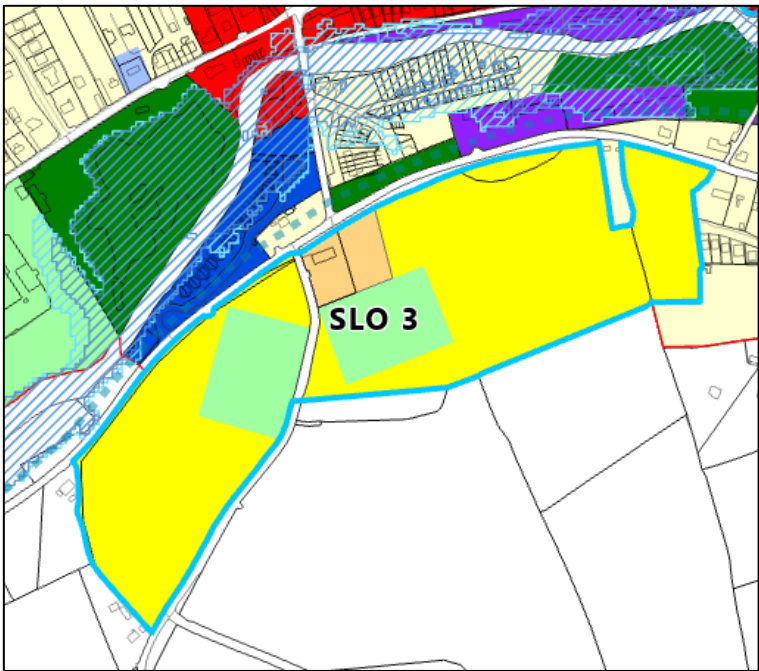
Settlement	Ashford
Site ID	ASH 1 (Submission Sites 9, 12)
Site details	Amend SLO 5 – Inchanappa (Inchanappa House)
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS1 Open Space
Flood Zone	Flood Zone A and B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Settlement	Ashford
Site ID	ASH 2 (Submission Sites 13, 154)
Site details	New SLO 6 – Ballinahinch North
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential / RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS1 Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	CE Community & Education
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

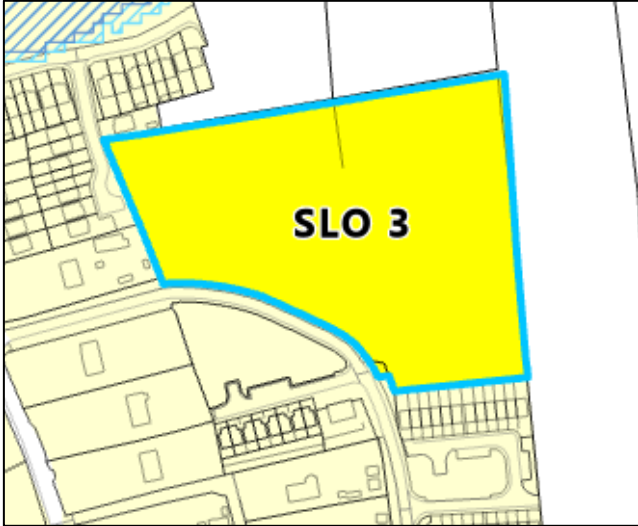
Settlement	Ashford
Site ID	ASH 3 (Submission Site 24)
Site details	Amend SLO 1 – Inchanappa South (west of Glanbia)
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential / RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone A and B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Settlement	Ashford
Site ID	ASH 4 (Submission Site 62)
Site details	New SLO 7 – Ballinahinch (South)
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential / RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS1 Open Space / OS2 Natural Areas
Flood Zone	Flood Zone A and B
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

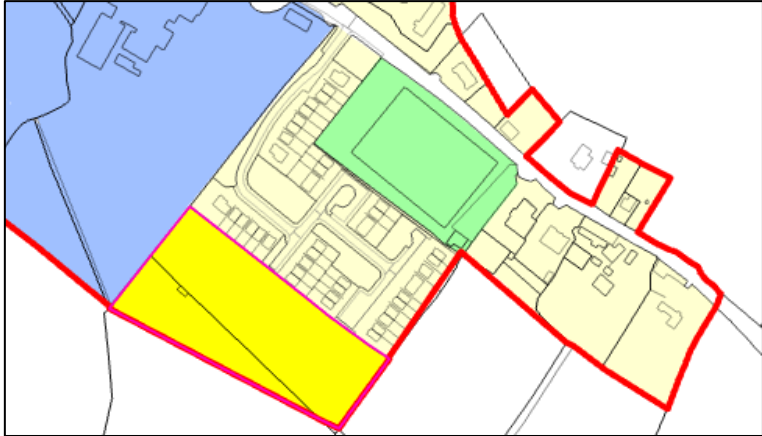
Aughrim Sites

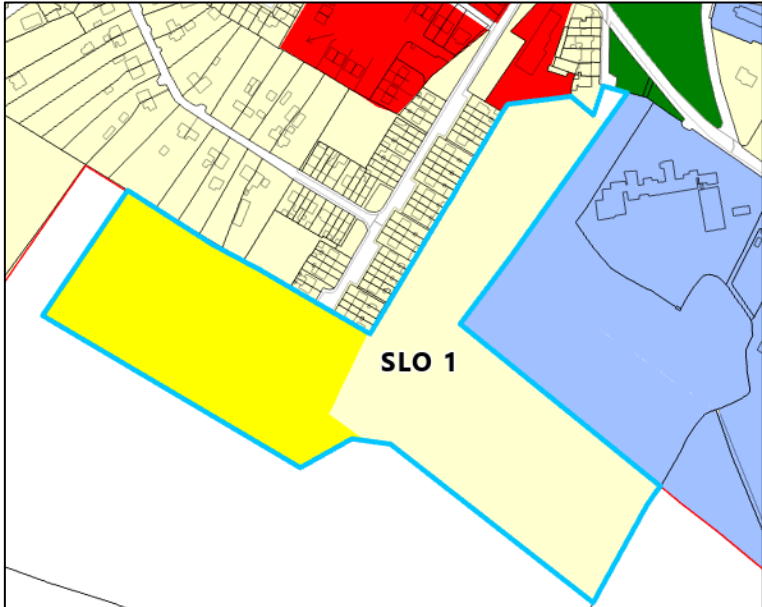
Settlement	Aughrim
Site ID	AU 1 (Submission Sites 93, 165, 167)
Site details	New SLO 3 – Killacloran
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential / RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	SLC Small Local Centre
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

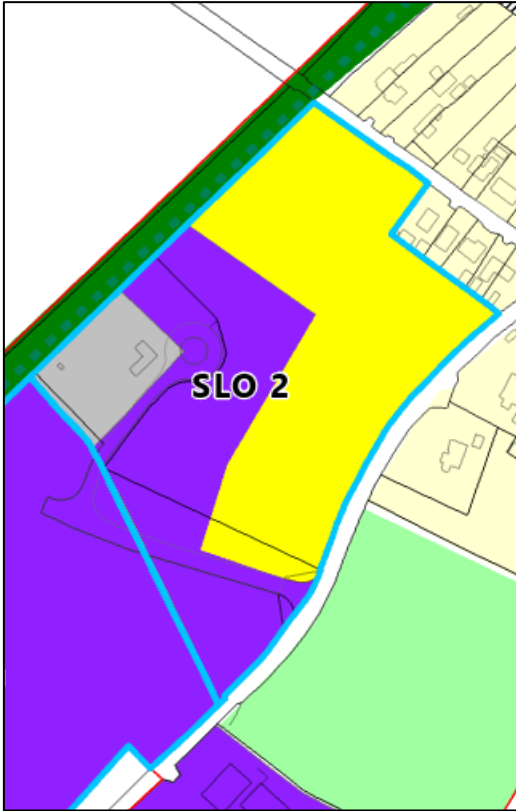
Carnew Sites

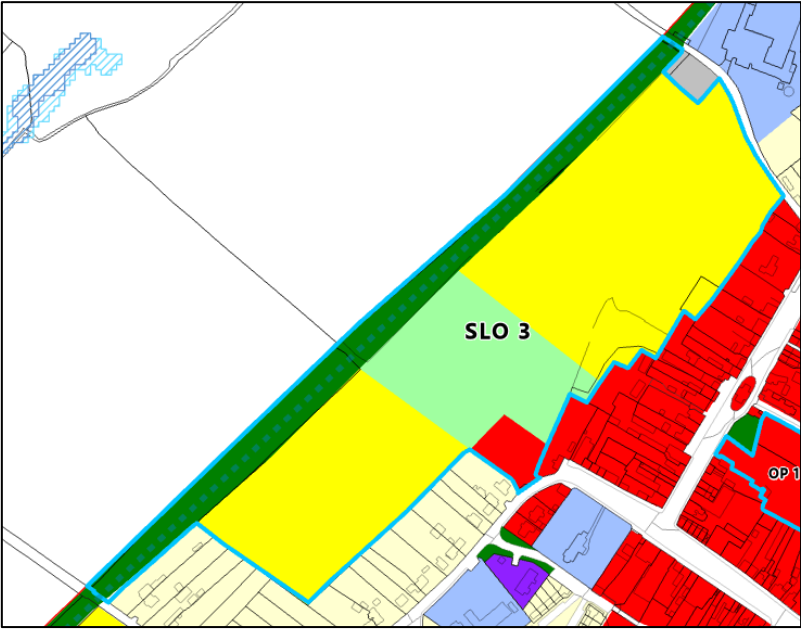
Settlement	Carnew
Site ID	CN 1 (Submission Site 47)
Site details	New SLO 3 – Carnew North
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential / RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Dunlavin Sites

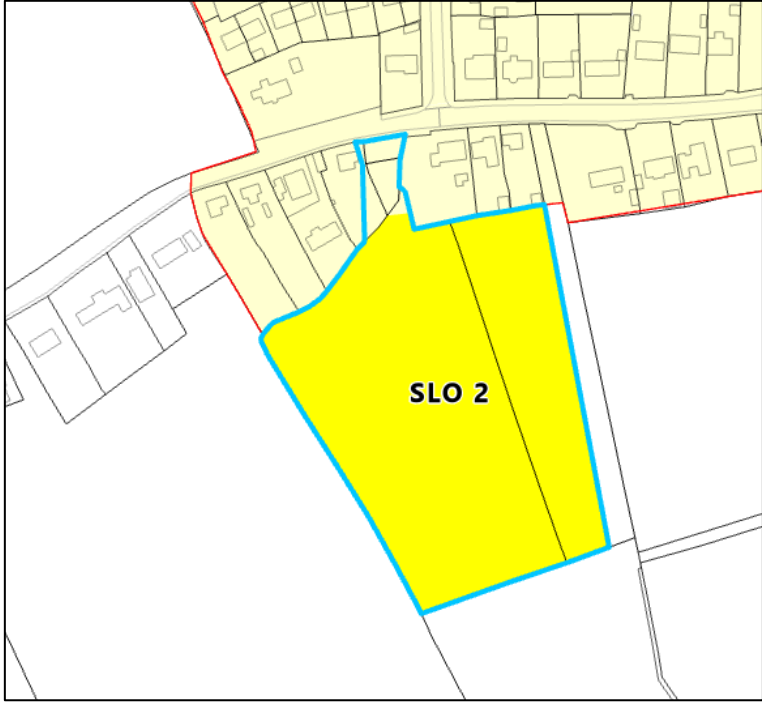
Settlement	Dunlavin
Site ID	DL 1 (Submission Site 89)
Site details	Zone lands at Dunlavin Upper to RN
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential / RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

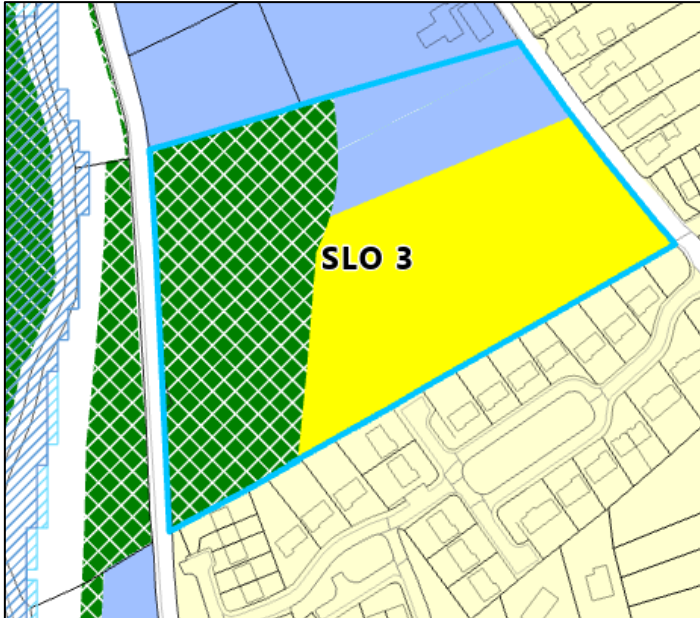
Settlement	Dunlavin
Site ID	DL 2 (Submission Site 94)
Site details	New SLO 1- Dunlavin Upper
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential / RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Settlement	Dunlavin
Site ID	DL 3 (Submission Site 111)
Site details	New SLO 2 – Dunlavin Southwest
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	E Employment
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	PU Public Utility
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

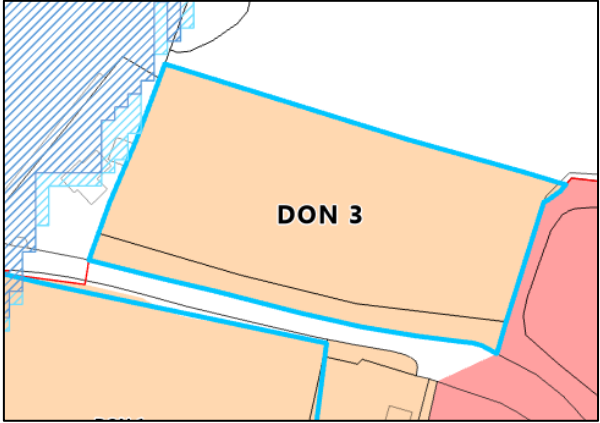
Settlement	Dunlavin
Site ID	DL 4 (Submission Site 143)
Site details	New SLO 3 – Dunlavin West
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	AOS Active Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS Open Space
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

Tinahely Sites

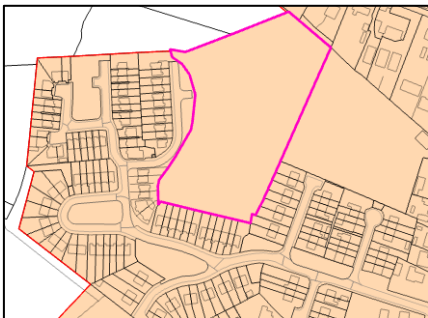
Settlement	Tinahely
Site ID	TY 1 (Submission Site 23)
Site details	New SLO X2– Coolross
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential / RE Existing Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

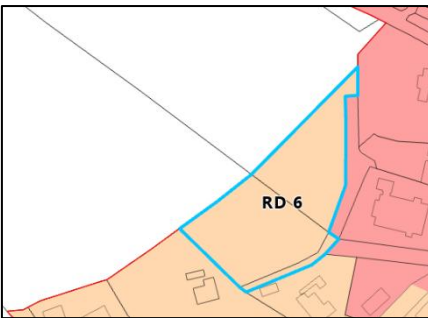
Settlement	Tinahely
Site ID	TY 2 (Submission Site 191)
Site details	New SLO 3 – Lugduff
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	RN New Residential
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	CE Community Education
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No
Land Use Zoning	OS2 Natural Areas
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

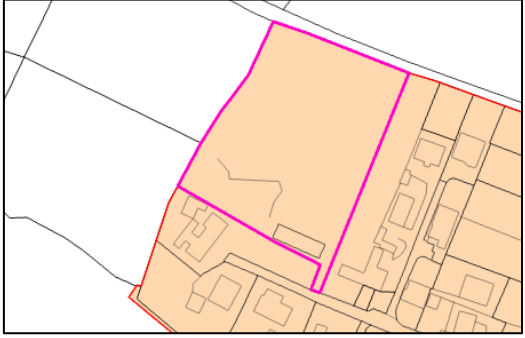
Donard Sites

Settlement	Donard
Site ID	DN 1 (Submission Site 118)
Site details	New objective DON 3
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	SDA – Secondary Development Area
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

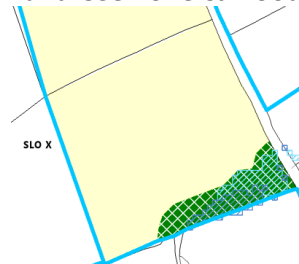
Roundwood Sites

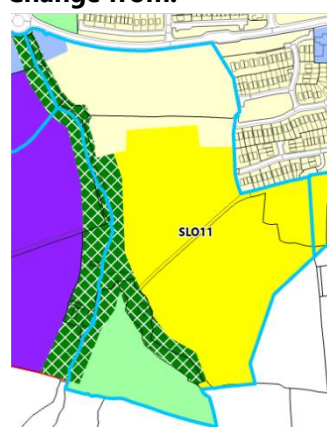
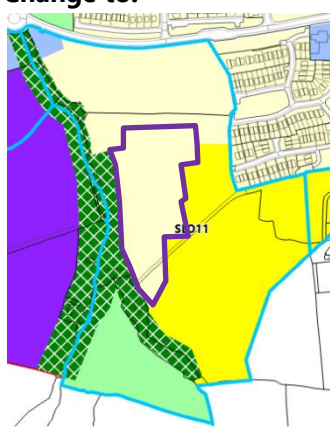
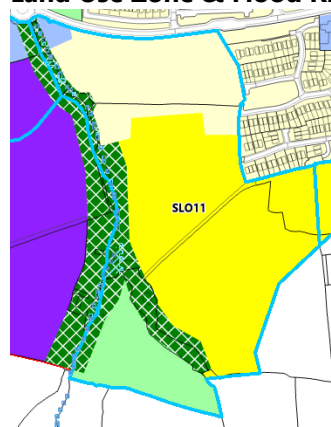
Settlement	Roundwood
Site ID	RW 1 (Submission Site 19)
Site details	Zone land as SDA
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	SDA – Secondary Development Area
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

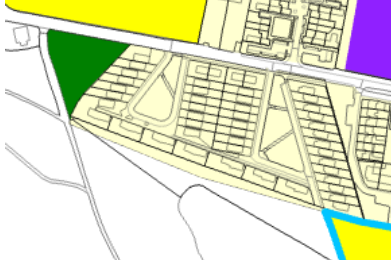
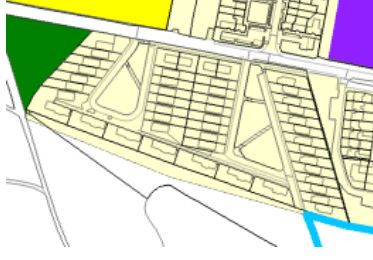
Settlement	Roundwood
Site ID	RW 2 (Submission Site 61)
Site details	Zone land as SDA
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	SDA – Secondary Development Area
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

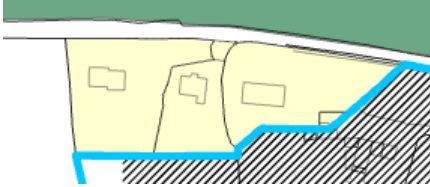
Settlement	Roundwood
Site ID	RW 3 (Submission Site 195)
Site details	Zone land as SDA
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B	
	
Land Use Zoning	SDA – Secondary Development Area
Flood Zone	Flood Zone C
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate
Requirement for Justification Test	No

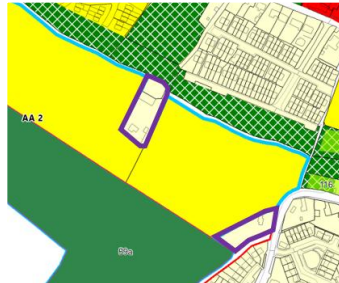
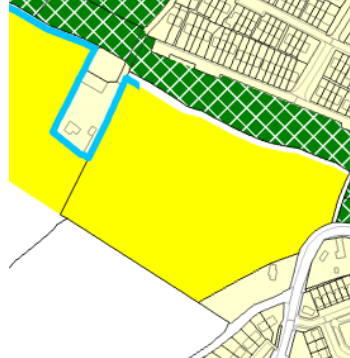
Changes Consequent

Settlement	Wicklow Town - Rathnew		
Site location	Mariner's Point		
Rezoning details	Change from: RN 'New Residential' Change to: RE 'Existing Residential'		
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B			
Change from:	Change to:	Land Use Zone & Flood Risk	
			
Land Use Zoning	RE Existing Residential		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		

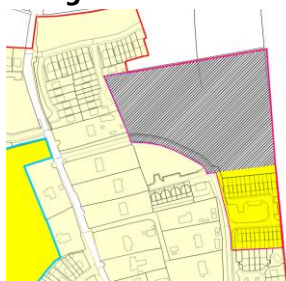
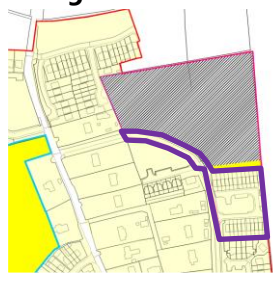
Settlement	Wicklow Town - Rathnew		
Site location	Brookfield		
Rezoning details	Change from: RN 'New Residential' Change to: RE 'Existing Residential'		
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B			
Change from:	Change to:	Land Use Zone & Flood Risk	
			
Land Use Zoning	RE Existing Residential		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		

Settlement	Enniskerry		
Site location	Sika Woods		
Rezoning details	Change from: RN 'New Residential' Change to: RE 'Existing Residential'		
Site Screenshot of area with proposed zonings and Flood Zone A and Flood Zone B			
Change from:	Change to:	Land Use Zone & Flood Risk	
			
Land Use Zoning	RE Existing Residential		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		

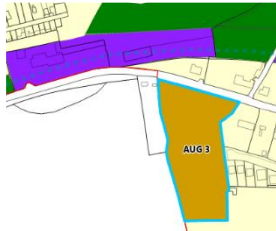
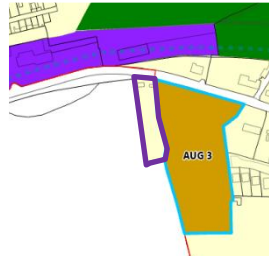
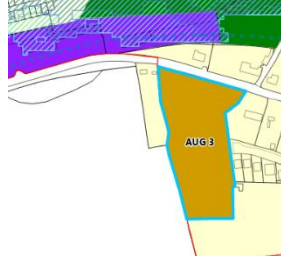
Settlement	Newtownmountkennedy		
Site location	Existing dwellings at Season Park		
Rezoning details	Change from: RN 'New Residential' Change to: RE 'Existing Residential'		
Site Screenshot of area with proposed zonings and Flood Zone A and Flood Zone B			
Change from:	Change to:	Land Use Zone & Flood Risk	
			
Land Use Zoning	RE Existing Residential		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		

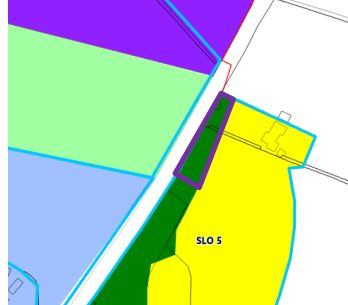
Settlement	Rathdrum		
Site location	Existing dwellings at Knockadosan / Ardview		
Rezoning details	Change from: RN 'New Residential' Change to: RE 'Existing Residential'		
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B			
Change from:	Change to:	Land Use Zone & Flood Risk	
			
Land Use Zoning	RE Existing Residential		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		

Settlement	Ashford		
Site location	Existing dwellings and watercourse buffer at Ballinahinch Park		
Rezoning details	Change from: RN 'New Residential' Change to: RE 'Existing Residential' and OS1 Open Space		
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B			
Change from:	Change to:	Land Use Zone & Flood Risk	
			
Land Use Zoning	RE Existing Residential		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		
Land Use Zoning	OS1 Open Space		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		

Settlement	Carnew		
Site location	Existing dwellings at Coolattin Oaks		
Rezoning details	Change from: RN 'New Residential' and SLB Strategic Land Bank Change to: RE 'Existing Residential'		
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B			
Change from:	Change to:	Land Use Zone & Flood Risk	
			
Land Use Zoning	RE Existing Residential		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		

Settlement	Dunlavin		
Site location	Existing dwellings		
Rezoning details	Change from: RN 'New Residential' and Open Countryside Change to: RE 'Existing Residential'		
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B			
Change from:	Change to:	Land Use Zone & Flood Risk	
			
Land Use Zoning	RE Existing Residential		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		

Settlement	Aughrim		
Site location	Existing dwellings		
Rezoning details	Change from: Open Countryside Change to: RE 'Existing Residential'		
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B			
Change from:	Change to:	Land Use Zone & Flood Risk	
			
Land Use Zoning	RE Existing Residential		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		

Settlement	Ashford		
Site location	Along R772		
Rezoning details	Change from: RN 'New Residential' Change to: OS1 'Open Space'		
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B			
Change from:	Change to:	Land Use Zone & Flood Risk	
			
Land Use Zoning	RE Existing Residential		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		

Settlement	Batlinglass		
Site location	Existing dwellings at Bawnogue along N81		
Rezoning details	Change from: SLB 'Strategic Land Bank' Change to: RE 'Existing Residential'		
Site screenshot of area with proposed zonings and Flood Zone A and Flood Zone B			
Change from:	Change to:	Land Use Zone & Flood Risk	
			
Land Use Zoning	RE Existing Residential		
Flood Zone	Flood Zone C		
Vulnerability of Land Use vs. Flood Zone	Land use zoning is appropriate		
Requirement for Justification Test	No		

5. MITIGATION OBJECTIVES

All development proposals within the Proposed Variation will be subject to the full range of objectives of the Wicklow County Development Plan 2022-2028 (as varied). The following mitigation objectives are included in Chapter 14 'Flood Risk Management' of the Wicklow County Development Plan 2022-2028:

- CPO 14.01** To support the implementation of recommendations in the OPW Flood Risk Management Plans (FRMPs), including planned investment measures for managing and reducing flood risk.
- CPO14.02** To support and facilitate flood management activities, projects or programmes as may arise, including but not limited to those relating to the management of upstream catchments and the use of 'natural water retention' measures⁴, **and** ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.
- CPO14.03** To recognise the concept of coastal evolution and fluvial flooding as part of our dynamic physical environment, and adopt an adaptive approach to working with these natural processes. The focus of a flood management strategy should not solely be driven by conservation of existing lands; it should recognise that marshes, mud flats and other associated eco-systems evolve and degenerate, and appropriate consideration should be given to the realignment of defences and use of managed retreat and sacrificial flood protection lands to maintain such habitats as part of an overall strategy.
- CPO 14.04** To ensure the County's natural coastal defences (beaches, sand dunes, salt marshes and estuary lands) are protected and to ensure that their flood defence/management function is not put at risk by inappropriate works or development.
- CPO14.05** To continue to work with the OPW and other agencies to deliver Flood Defence Schemes in the County as identified in current and future FRMPs, and in particular:
- Avoca River (Arklow) Flood Defence Scheme;
 - Avoca River (Avoca) Flood Defence Scheme;
 - Low cost works in accordance with the OPW's Minor Works Scheme;
 - Coastal Protection Projects, where funding allows;
- and ensure that development proposals support, and do not impede or prevent, progression of such schemes.
- CPO 14.06** To implement the 'Guidelines on the Planning System and Flood Risk Management' (DoEHLG/OPW, 2009).
- CPO 14.07** 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 Small Town Plans, where considered necessary.
- CPO 14.08** The zoning of land that has been identified as being at a high or moderate probability of flooding (flood zones A or B) shall be in accordance with the requirements of the

⁴ Natural Water Retention Measures (NWRM) are multi-functional measures that aim to protect water resources and address water-related challenges by restoring or maintaining ecosystems as well as natural features and characteristics of water bodies using natural means and processes

Flood Risk Management Guidelines and in particular the 'Justification Test for Development Plans' (as set out in Section 4.23 and Box 4.1 of the Guidelines).

CPO 14.09 Applications for new developments or significant alterations/extension to existing developments **in an area at risk of flooding** shall comply with the following:

- Follow the 'sequential approach' as set out in the Flood Risk Management Guidelines;
- An appropriately detailed flood risk / drainage impact assessment will be required with all planning applications, 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), taking into account all sources of flooding;
- Restrict the types of development permitted in Flood Zone A and Flood Zone B to that which are 'appropriate' to each flood zone, as set out in Tables 3.1 and 3.2 of the Flood Risk Management Guidelines unless the 'plan making justification test' has been applied and passed;
- Where a site has been subject to and satisfied the 'Plan Making Justification Test' development will only be permitted 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 and the SFRA.

Where flood zone mapping **does not indicate a risk of flooding** but 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 will be required to be submitted by an applicant for planning permission and the sequential approach shall be applied as the 'Plan Making Justification Test' will not be satisfied.

CPO 14.10 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 Management Guidelines 'Justification Test'.

CPO 14.11 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.

CPO 14.12 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.

CPO 14.13 Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) in accordance with the Wicklow County Council SUDS Policy to ensure surface water runoff is managed for maximum benefit. In particular to require proposed developments to meet the design criteria of each of the four pillars of SUDS design; Water Quality, Water Quantity, Amenity and Biodiversity.

CPO 14.14 Underground tanks and storage systems shall be permitted as a last resort only where it can be demonstrated the other more sustainable SUDS infrastructure measures are not feasible. In any case underground tanks and storage systems shall not be permitted under public open space, unless there is no other feasible alternative.

- CPO 14.15** To promote the use of green infrastructure, such as swales and wetlands, where feasible as landscape features in new development to provide storm / surface runoff storage and reduce pollutants, as well as habitat, recreation and aesthetic functions.
- CPO 14.16** For developments adjacent to all watercourses 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 in accordance with the guidelines in 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland.

6. FLOOD RISK & CLIMATE CHANGE

'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (2009) make reference to the potential effects of climate change on flood risk and flood risk management.

A precautionary approach to future estimates has been taken, in that where multiple future scenarios are available (e.g. mid-range, high-end etc.), the highest-end/worst case scenarios have been reviewed.

The following flood mapping has been reviewed:

CFRAM River Flood Extents High-End Future Scenario:

The High-End Future Scenario extents were generated taking in the potential effects of climate change using an increase in rainfall of 30% and sea level rise of 1,000 mm (40 inches).

CFRAM Coastal Flood Extents High-End Future Scenario:

The High-End Future Scenario extents were generated taking in the potential effects of climate change using an increase in rainfall of 30% and sea level rise of 1,000 mm (40 inches).

National Coastal Flood Hazard Mapping 'High++' End Future Scenario:

The High++ End Future Scenario (H++EFS) maps represent a projected future scenario for the end of century (circa 2100) and include allowances for projected future changes in sea levels and glacial isostatic adjustment (GIA). The maps include an increase of 2000mm in sea levels above the current scenario estimations. An allowance of -0.5mm/year for GIA was included for the southern part of the national coastline only (Dublin to Galway and south of this).

Having reviewed the above future scenario flood mapping, the following can be stated:

- The increase in fluvial and coastal flood extent in the overall majority of sites does not effect the residential development area of the sites that are the subject of re- zonings in this Proposed Variation.
- Where green field land that is proposed to be zoned is affected by future scenario flood mapping, the sites are generally large enough such that the development of desired uses may avoid development in the at risk area utilising the sequential approach in site planning.
- In some cases in preparing the Proposed Variation, zonings have been changed to more appropriate uses.

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 and 0.5% or 1 in 200 for coastal flooding)

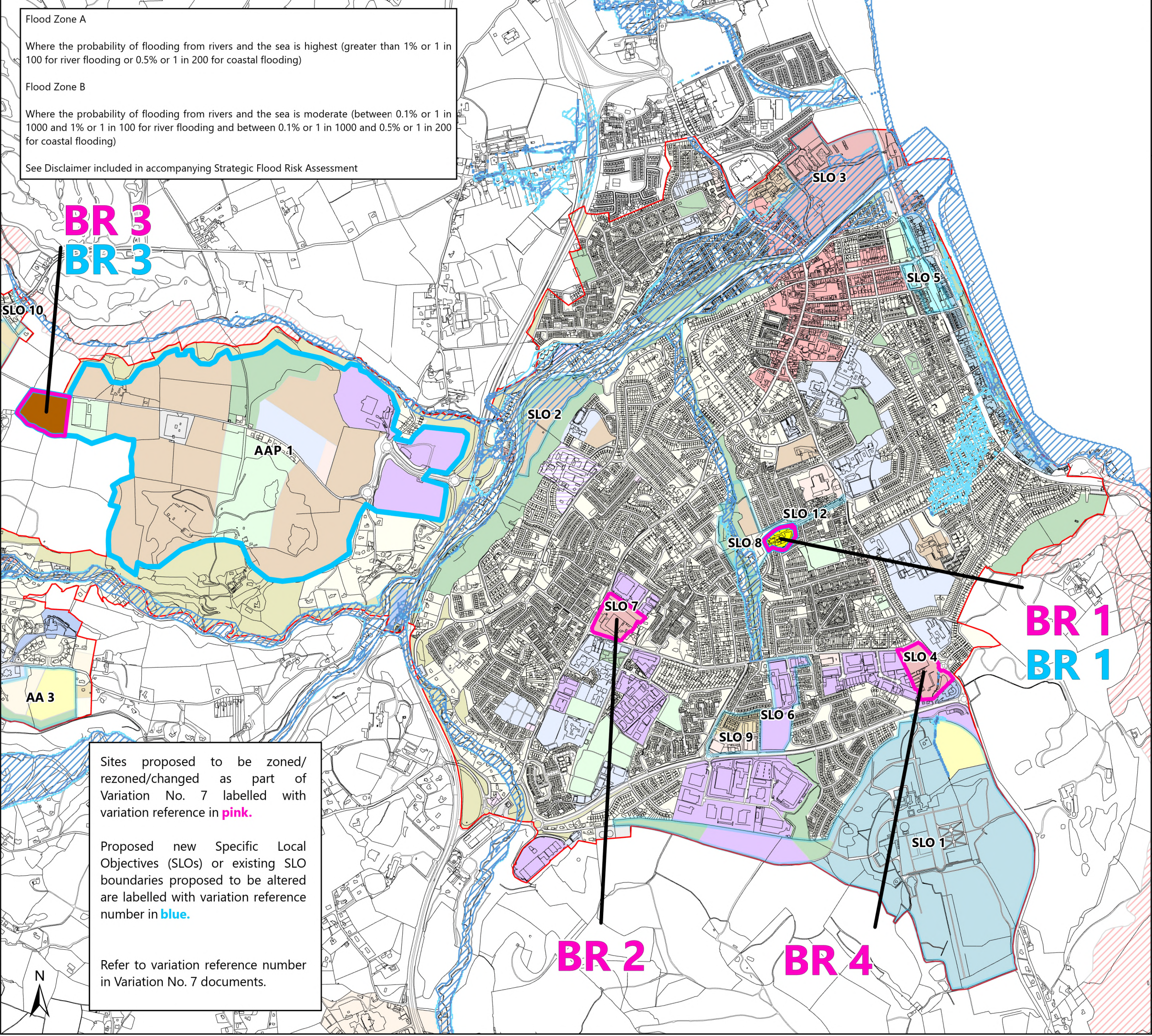
See Disclaimer included in accompanying Strategic Flood Risk Assessment

- LEGEND**
- Rezoning Boundary
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - Flood Zone A
 - Flood Zone B
 - RN: New Residential
 - RHD: New Residential High Density
 - R10: New Residential 10/ha
 - R Special: Special Residential
 - RE: Existing Residential
 - TC: Town Centre
 - NC: Neighbourhood Centre
 - LSS: Local Shops & Services
 - MU: Mixed Use
 - GTH: Bray Gateway & Transport Hub
 - PU: Public Utility
 - CE: Community & Education
 - T: Tourism
 - SF: Bray Seafront
 - FI: Film Industry
 - E: Employment
 - SDA: Secondary Development Area
 - KD: Kilruddery Demesne Conservation & Tourism Zone
 - AOS: Active Open Space
 - OS1: Open Space
 - OS2: Open Space
 - SAC - Special Area of Conservation

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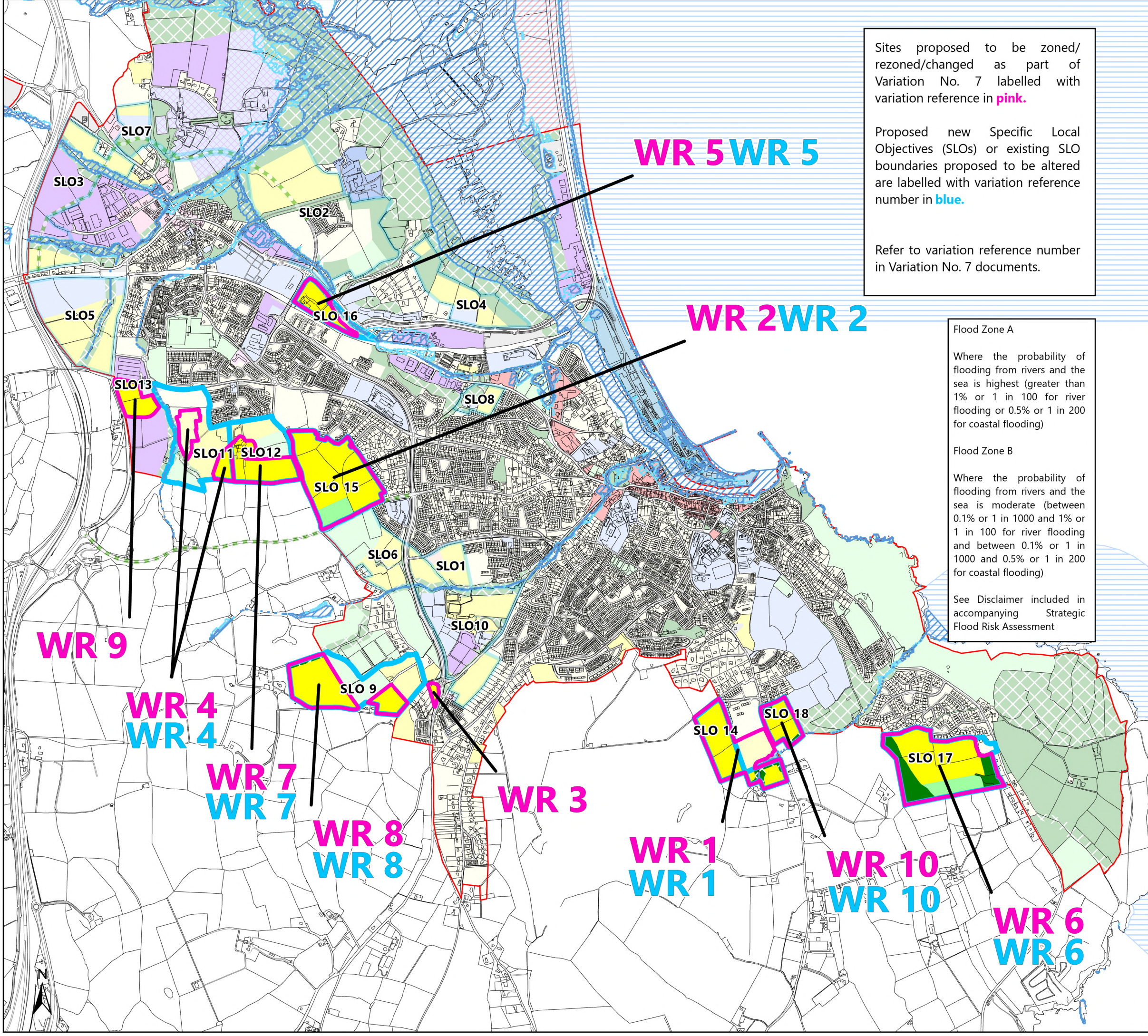
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Scale NTS



Sites proposed to be zoned/rezoned/changed as part of Variation No. 7 labelled with variation reference in **pink**.

Proposed new Specific Local Objectives (SLOs) or existing SLO boundaries proposed to be altered are labelled with variation reference number in **blue**.

Refer to variation reference number in Variation No. 7 documents.

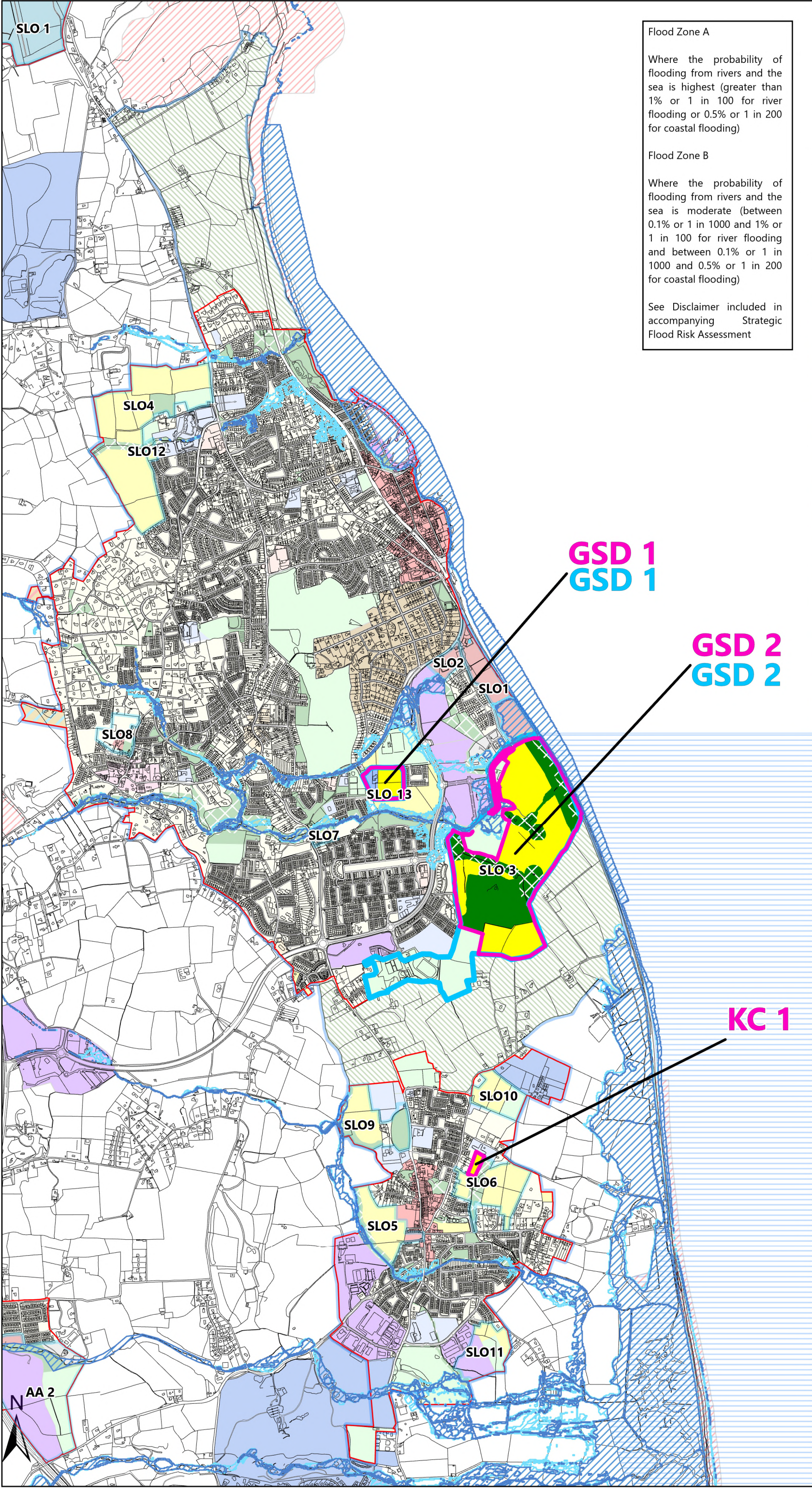


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Proposed new Specific Local Objectives (SLOs) or existing SLO boundaries proposed to be altered are labelled with variation reference number in **blue**.

Refer to variation reference number in Variation No. 7 documents.

- LEGEND**
- Rezoning Boundary
 - Flood Zone A
 - Flood Zone B
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - RN: New Residential
 - RE: Existing Residential
 - TC: Town Centre
 - VC: Village Centre
 - NC: Neighbourhood Centre
 - LSS: Local Shops & Services
 - PU: Public Utility
 - CE: Community & Education
 - T: Tourism
 - WZ: Waterfront Zone
 - E: Employment
 - CC: Wicklow County Campus
 - AOS: Active Open Space
 - OS1: Open Space
 - OS2: Natural Areas
 - Road Objectives
 - SAC - Special Area of Conservation
 - SPA - Special Protection Area



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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment

Proposed
Variation No. 7 to the
Wicklow County
Development Plan
2022-2028

Map No. 3C - Greystones-
Delgany & Kilcoole
Proposed Land Use
Zoning & Flood Risk



- LEGEND**
- Rezoning Boundary
 - Flood Zone A
 - Flood Zone B
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - Greystones-Delgany & Kilcoole LPF boundary
 - RN: New Residential
 - RS: Special Residential
 - RA: Special Residential A
 - RB: Special Residential B
 - RE: Existing Residential
 - TC: Town Centre
 - VC: Village Centre
 - NC: Neighbourhood Centre
 - LSS: Local Shops & Services
 - SLC: Small Local Centre
 - MU: Mixed Use
 - PU: Public Utility
 - CE: Community & Education
 - T: Tourism
 - E: Employment
 - KD: Kilruddery Demesne Conservation & Tourism Zone
 - GHM: Greystones Harbour & Marina
 - AOS: Active Open Space
 - OS1: Open Space
 - OS2: Natural Areas
 - AG: Agriculture
 - SPA - Special Protection Area
 - SAC - Special Area of Conservation

Sites proposed to be zoned/rezoned/changed as part of Variation No. 7 labelled with variation reference in **pink**.

Proposed new Specific Local Objectives (SLOs) or existing SLO boundaries proposed to be altered are labelled with variation reference number in **blue**.

Refer to variation reference number in Variation No. 7 documents.

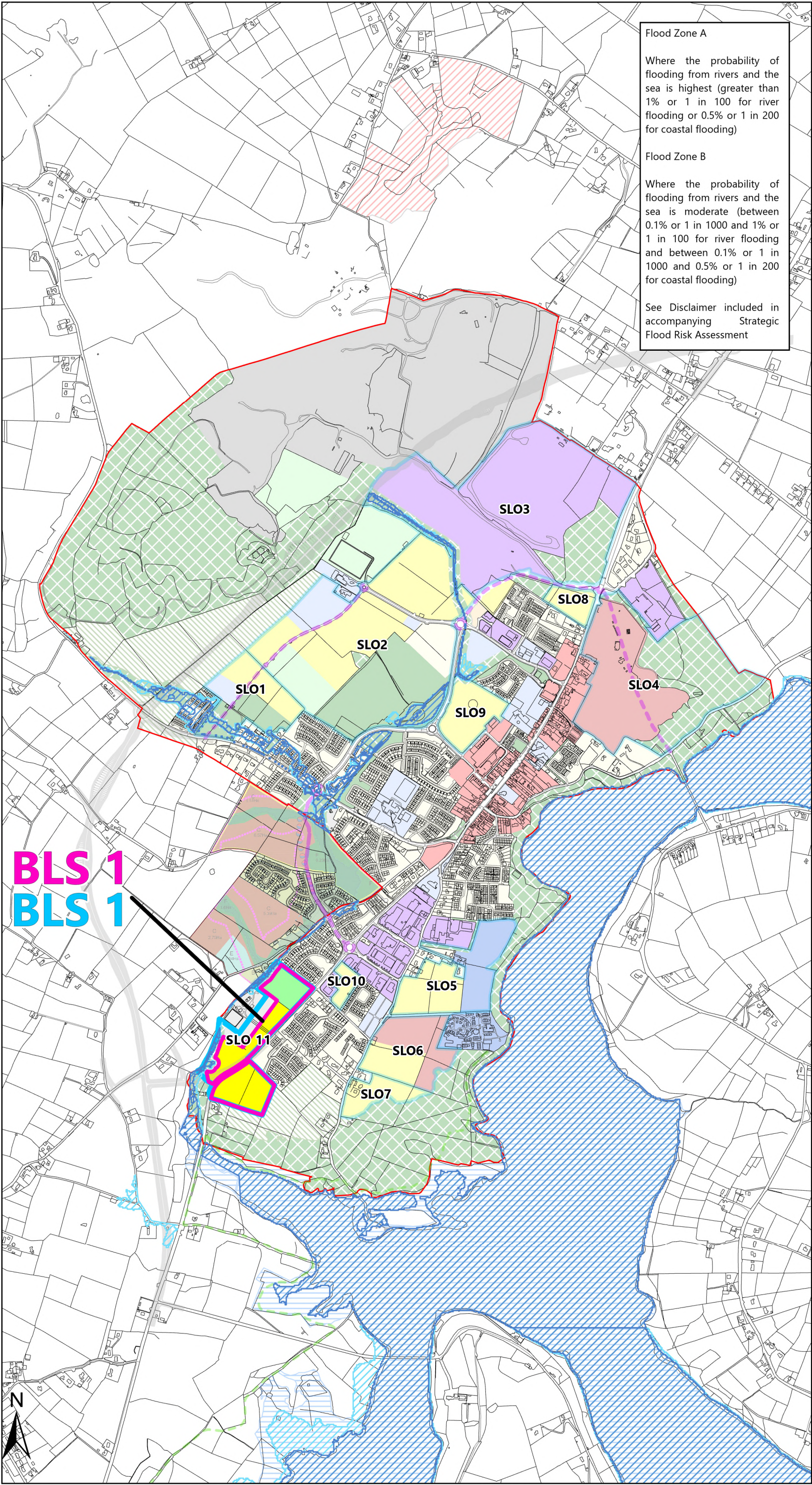
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Flood Zone A

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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment

PROPOSED

Variation No. 7 to the

Wicklow County

Development Plan

2022-2028

Map No. 4C - Blessington

Proposed Land Use

Zoning & Flood Risk



- Rezoning Boundary
- Specific Local Objective (SLO)
- Settlement Boundary
- Flood Zone A
- Flood Zone B
- RN: New Residential
- RE: Existing Residential
- TC: Town Centre
- SLC: Small Local Centre
- MU: Mixed Use
- PU: Public Utility
- CE: Community & Education
- T: Tourism
- EX: Extractive Industry
- E: Employment
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Areas
- AG: Agriculture
- Road Objectives
- Blessington Greenway
- Preferred Route Alignment N81 Tallaght to Hollywood Cross Road Improvement Scheme
- SPA - Special Protection Area
- SAC - Special Area of Conservation

Sites proposed to be zoned/rezoned/changed as part of Variation No. 7 labelled with variation reference in **pink**.

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Refer to variation reference number in Variation No. 7 documents.

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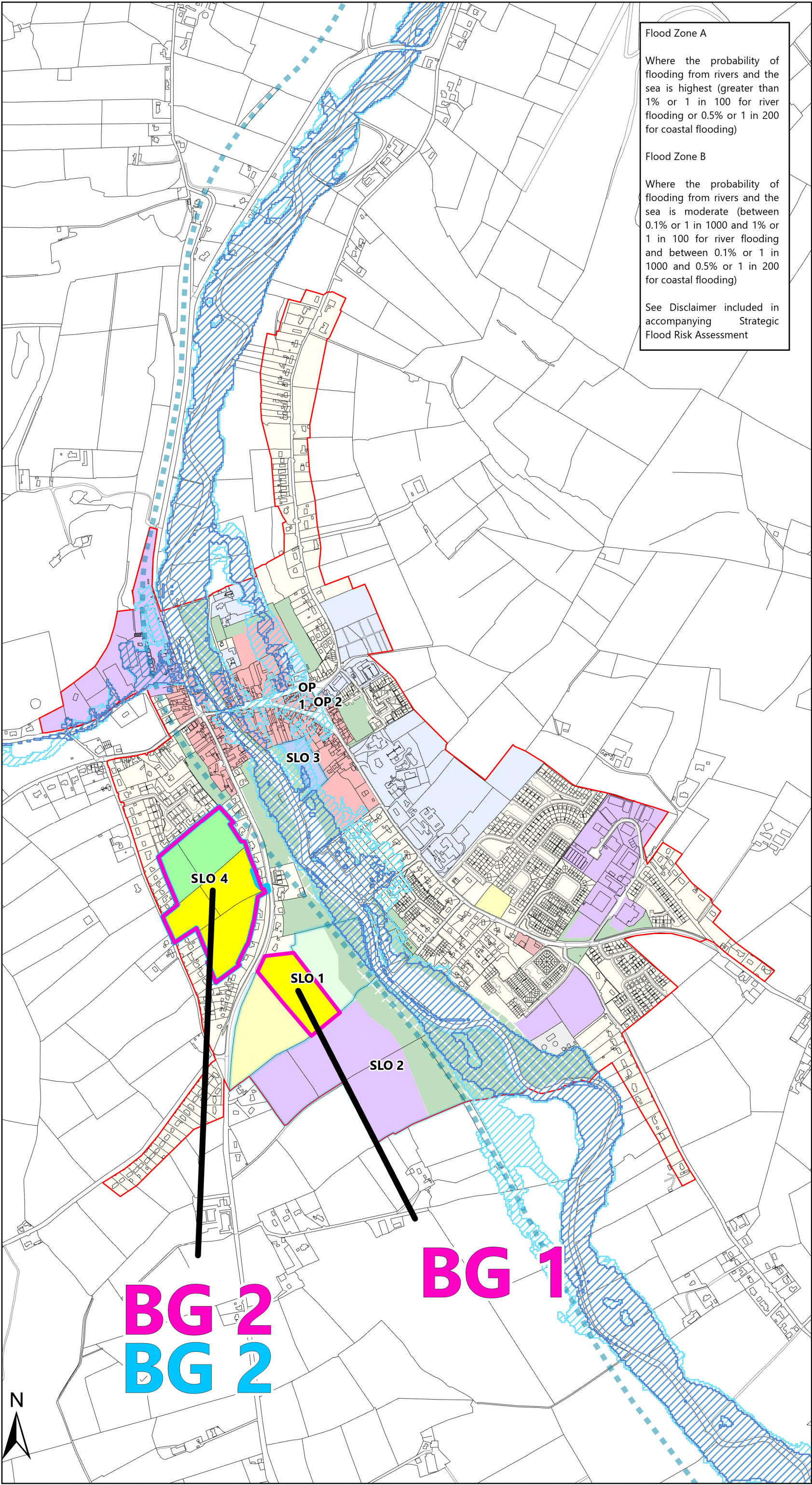


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Flood Zone A

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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment

Proposed
Variation No. 7 to the
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Development Plan
2022-2028

Map No. 5C - Baltinglass
Proposed Land Use
Zoning & Flood Risk



- LEGEND**
- Rezoning Boundary
 - Flood Zone A
 - Flood Zone B
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - RN: New Residential
 - RE: Existing Residential
 - TC: Town Centre
 - MU: Mixed Use
 - PU: Public Utility
 - CE: Community & Education
 - T: Tourism
 - SLB: Strategic Land Bank
 - E: Employment
 - AOS: Active Open Space
 - OS1: Open Space
 - OS2: Natural Areas
 - SAC - Special Area of Conservation
 - Route of old railway line - Possible Greenway Route

Sites proposed to be zoned/rezoned/changed as part of Variation No. 7 labelled with variation reference in **pink**.

Proposed new Specific Local Objectives (SLOs) or existing SLO boundaries proposed to be altered are labelled with variation reference number in **blue**.

Refer to variation reference number in Variation No. 7 documents.

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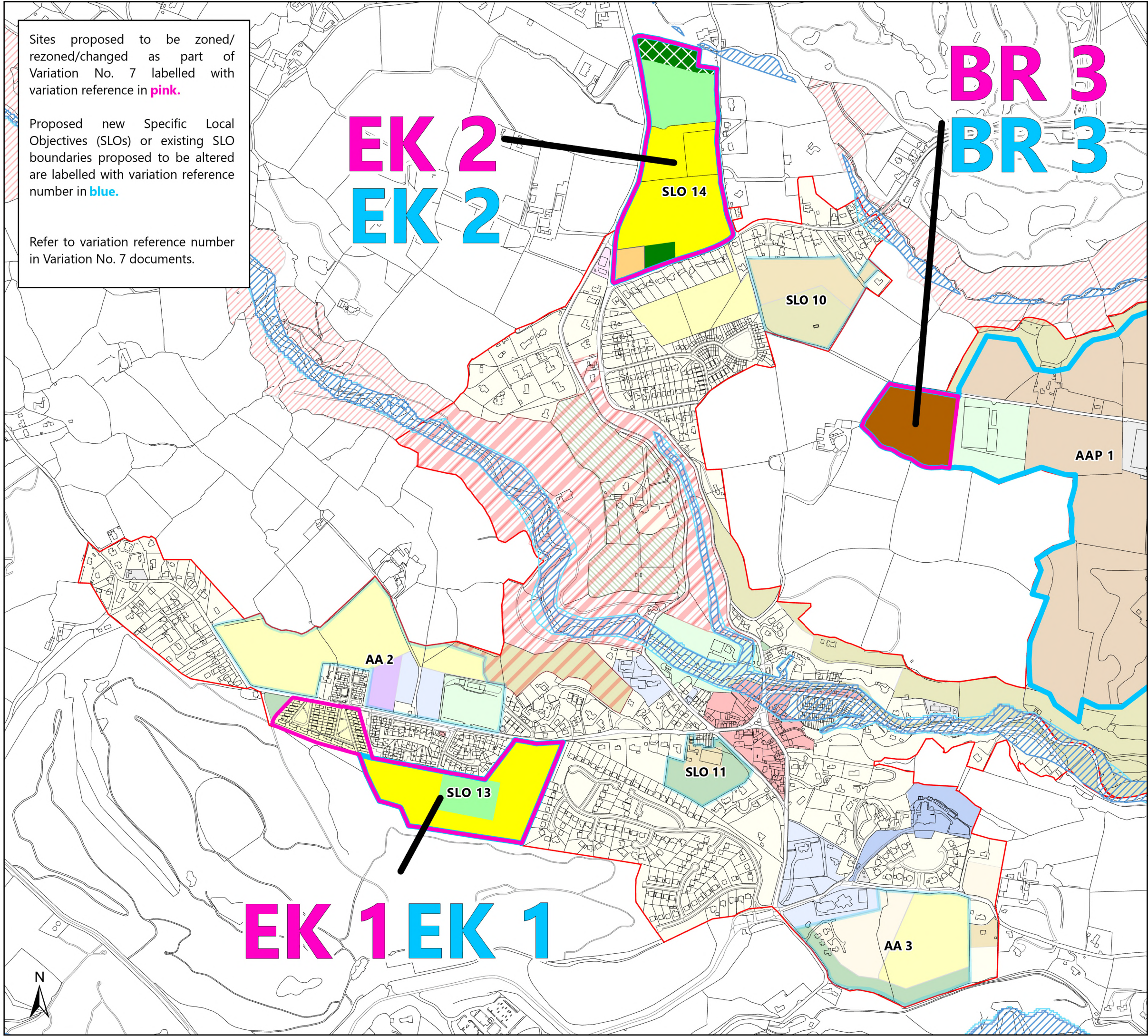
- LEGEND**
- Rezoning Boundary
 - Flood Zone A
 - Flood Zone B
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - RN: New Residential
 - RHD: New Residential High Density
 - R10: New Residential 10/ha
 - R Special: Special Residential
 - RE: Existing Residential
 - TC: Town Centre
 - LSS: Local Shops & Services
 - PU: Public Utility
 - CE: Community & Education
 - T: Tourism
 - E: Employment
 - AOS: Active Open Space
 - OS1: Open Space
 - OS2: Open Space
 - AG: Agriculture
 - Conservation Area
 - SAC - Special Area of Conservation

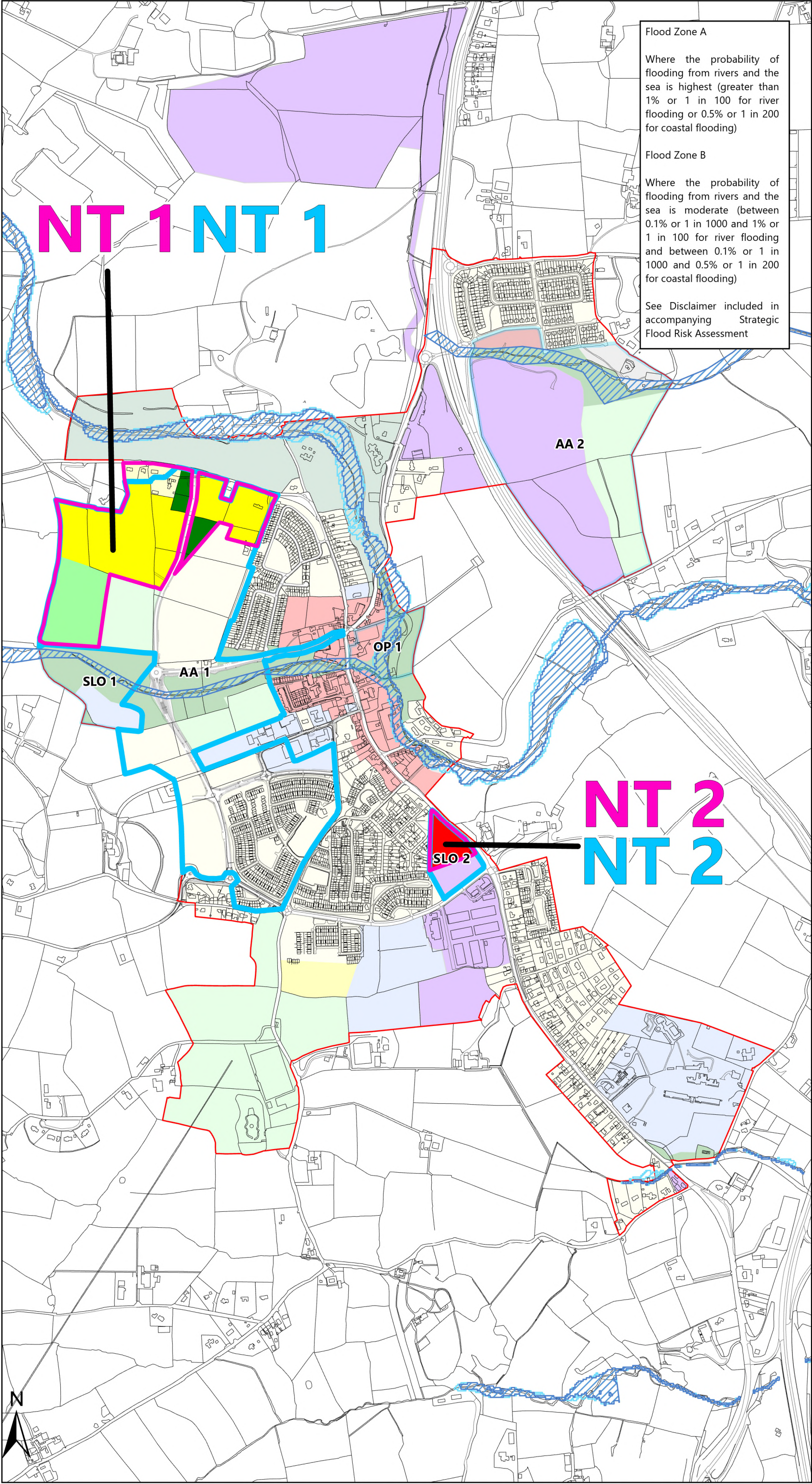
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Flood Zone A

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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment

Proposed
Variation No. 7 to the
Wicklow County
Development Plan
2022-2028

Map No. 7C -
Newtownmountkennedy
Proposed Land Use
Zoning & Flood Risk

- LEGEND**
- Rezoning Boundary
 - Flood Zone A
 - Flood Zone B
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - RN: New Residential
 - RE: Existing Residential
 - TC: Town Centre
 - MU: Mixed Use
 - PU: Public Utility
 - CE: Community & Education
 - SLB: Strategic Land Bank
 - E: Employment
 - AOS: Active Open Space
 - OS1: Open Space
 - F: Forestry

Sites proposed to be zoned/rezoned/changed as part of Variation No. 7 labelled with variation reference in **pink**.

Proposed new Specific Local Objectives (SLOs) or existing SLO boundaries proposed to be altered are labelled with variation reference number in **blue**.

Refer to variation reference number in Variation No. 7 documents.

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DEVELOPMENT PLAN
2022-2028



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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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment

RD 1
RD 1

RD 3
RD 3

RD 2
RD 2

AA 3

AA 4

AA 2

OP 1

AA 1

OP 2

Proposed
Variation No. 7 to the Wicklow County Development
Plan 2022-2028

Map No. 8C - Rathdrum
Proposed Land Use Zoning & Flood Risk



- Rezoning Boundary
- Flood Zone A
- Flood Zone B
- Specific Local Objective (SLO)
- Settlement Boundary
- RN: New Residential
- RE: Existing Residential
- TC: Town Centre
- VC: Village Centre
- MU: Mixed Use
- PU: Public Utility
- CE: Community & Education
- T: Tourism
- E: Employment
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Areas
- SAC - Special Area of Conservation

Sites proposed to be zoned/
rezoned/changed as part of
Variation No. 7 labelled with
variation reference in **pink**.

Proposed new Specific Local
Objectives (SLOs) or existing SLO
boundaries proposed to be altered
are labelled with variation reference
number in **blue**.

Refer to variation reference number
in Variation No. 7 documents.

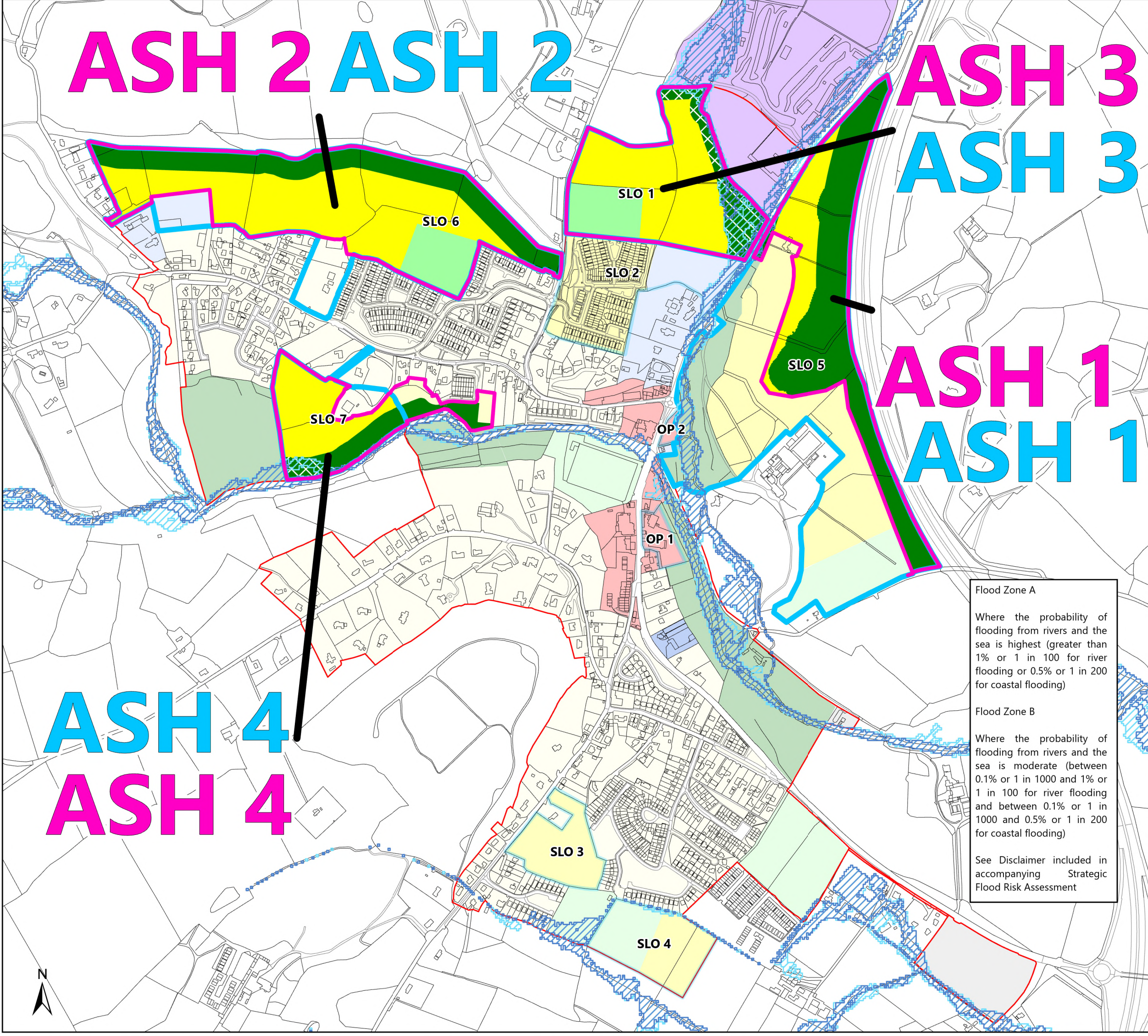
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Scale NTS



LEGEND

- Rezoning Boundary
- Flood Zone A
- Flood Zone B
- Specific Local Objective (SLO)
- Settlement Boundary
- RN: New Residential
- RE: Existing Residential
- TC: Town Centre
- PU: Public Utility
- CE: Community & Education
- T: Tourism
- E: Employment
- AOS: Active Open Space
- OS1: Open Space

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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment

Sites proposed to be zoned/rezoned/changed as part of Variation No. 7 labelled with variation reference in **pink**.

Proposed new Specific Local Objectives (SLOs) or existing SLO boundaries proposed to be altered are labelled with variation reference number in **blue**.

Refer to variation reference number in Variation No. 7 documents.



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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment



LEGEND

- Rezoning Boundary
- Flood Zone A
- Flood Zone B
- Specific Local Objective (SLO)
- Route of old railway line - Possible Greenway Route
- Settlement Boundary
- RN: New Residential
- R Special: Special Residential
- RE: Existing Residential
- TC: Town Centre
- MU: Mixed Use
- PU: Public Utility
- CE: Community & Education
- T: Tourism
- E: Employment
- AOS: Active Open Space
- OS1: Open Space
- SLC: Small Local Centre



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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment



LEGEND

- Rezoning Boundary
- Flood Zone A
- Flood Zone B
- Specific Local Objective (SLO)
- Settlement Boundary
- RN: New Residential
- RE: Existing Residential
- TC: Town Centre
- PU: Public Utility
- CE: Community & Education
- SLB: Strategic Land Bank
- E: Employment
- AOS: Active Open Space

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2022-2028**



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Scale NTS

CN 1
CN 1

SLO 3

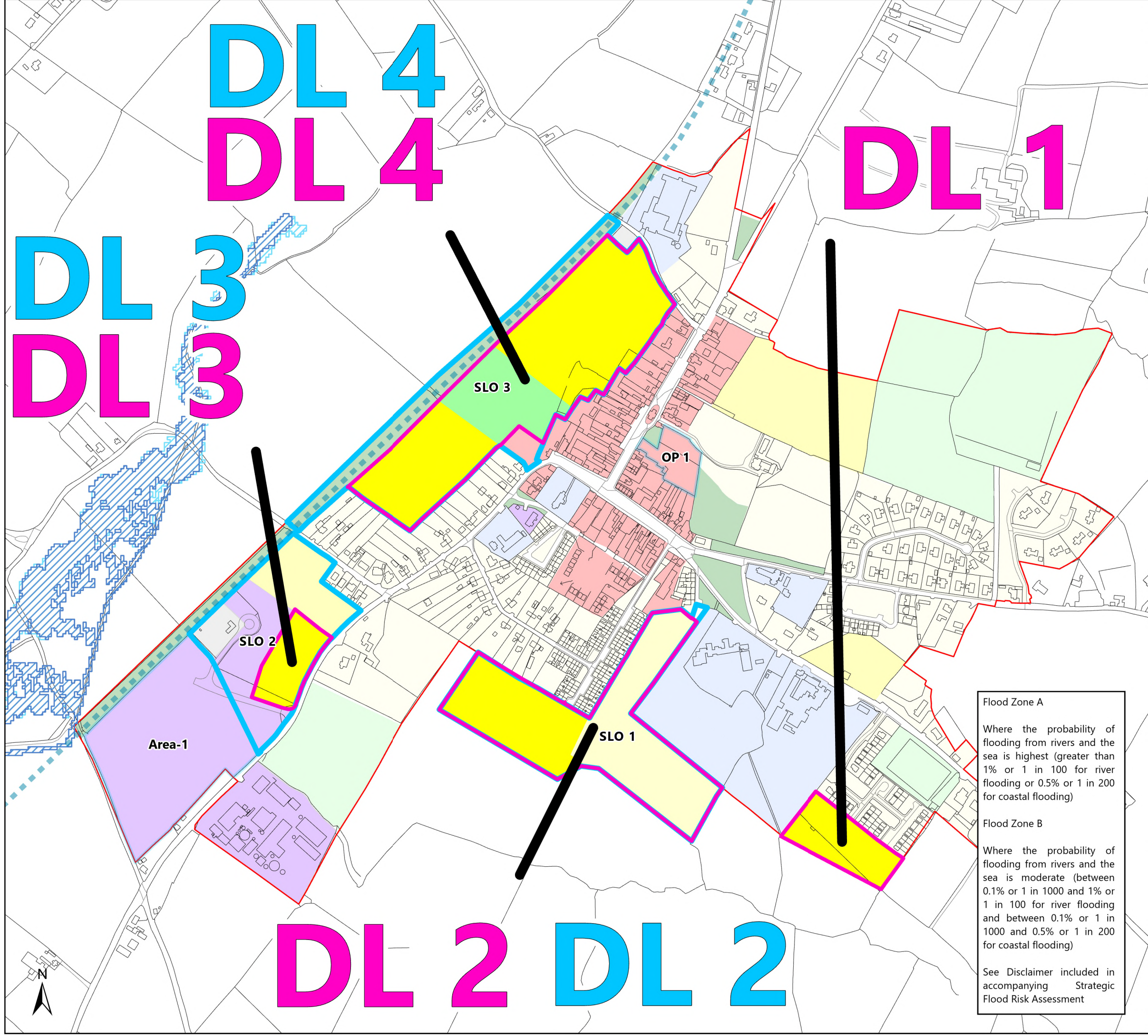
SLO 2

SLO 1

OP 1

AA 1

AA 2



- LEGEND**
- Rezoning Boundary
 - Flood Zone A
 - Flood Zone B
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - RN: New Residential
 - RE: Existing Residential
 - TC: Town Centre
 - PU: Public Utility
 - CE: Community & Education
 - SLB: Strategic Land Bank
 - E: Employment
 - AOS: Active Open Space
 - OS1: Open Space
 - Route of old railway line - Possible Greenway Route

Sites proposed to be zoned/rezoned/changed as part of Variation No. 7 labelled with variation reference in **pink**.

Proposed new Specific Local Objectives (SLOs) or existing SLO boundaries proposed to be altered are labelled with variation reference number in **blue**.

Refer to variation reference number in Variation No. 7 documents.

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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment



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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment

Proposed
Variation No. 7 to the Wicklow County Development
Plan 2022-2028

Map No. 13C - Tinahely
Proposed Land Use Zoning & Flood Risk



LEGEND

- Rezoning Boundary
- Flood Zone A
- Flood Zone B
- Specific Local Objective (SLO)
- Unchanged SLOs
- Settlement Boundary
- SAC - Special Area of Conservation
- RN: New Residential
- R Special: Special Residential
- RE: Existing Residential
- TC: Town Centre
- MU: Mixed Use
- PU: Public Utility
- CE: Community & Education
- SLB: Strategic Land Bank
- E: Employment
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Areas
- Route of old railway line - Possible Greenway Route
- Access Point

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WICKLOW COUNTY DEVELOPMENT PLAN
2022-2028



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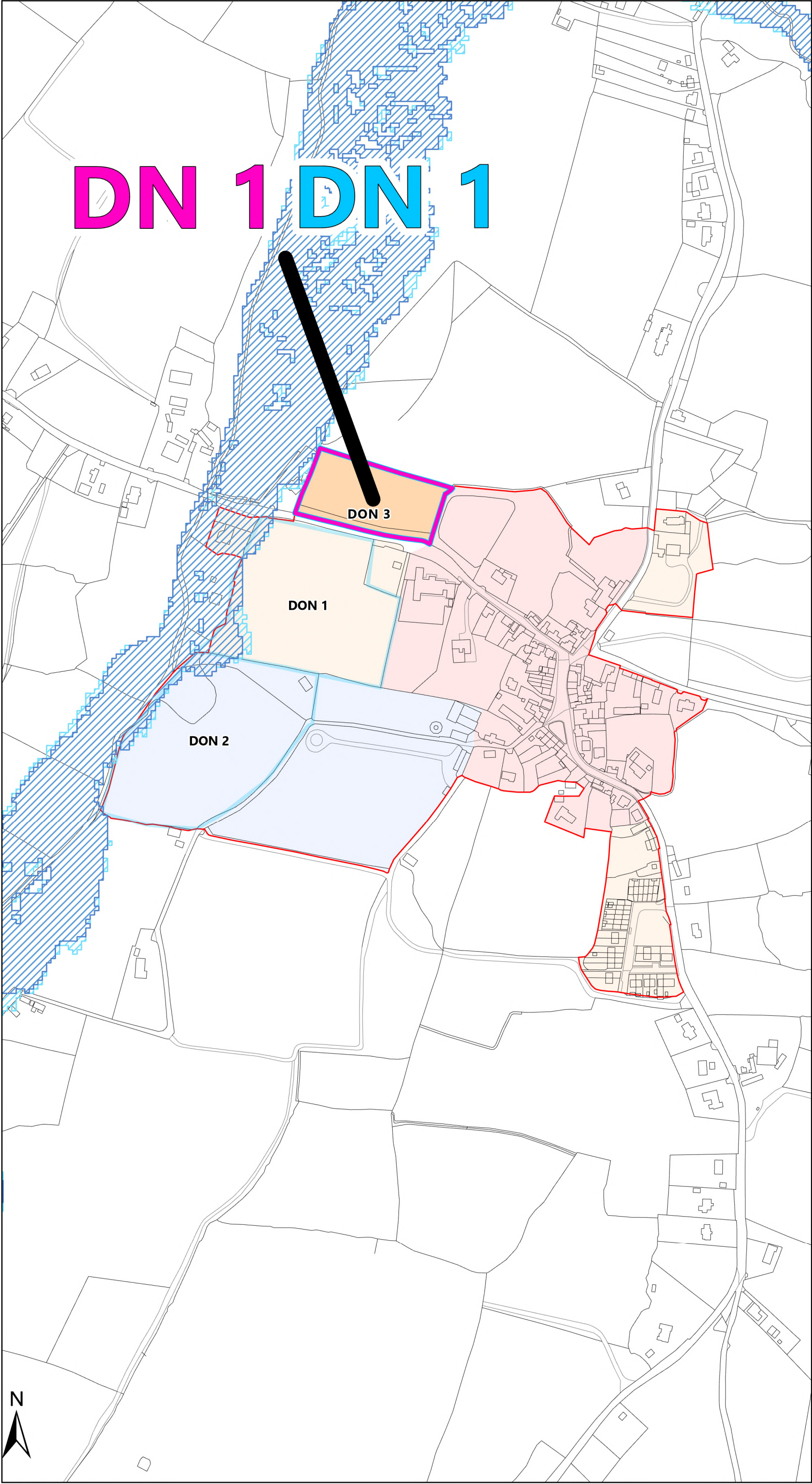
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Scale NTS

TY 2
TY 2

TY 1
TY 1





Proposed
Variation No. 7 to the
Wicklow County
Development Plan
2022-2028

Map No. 14C - Donard
Proposed Land Use
Zoning & Flood Risk



- LEGEND**
- Rezoning Boundary
 - Flood Zone A
 - Flood Zone B
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - PDA: Primary Development Area
 - SDA: Secondary Development Area
 - TDA: Tertiary Development Area

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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment

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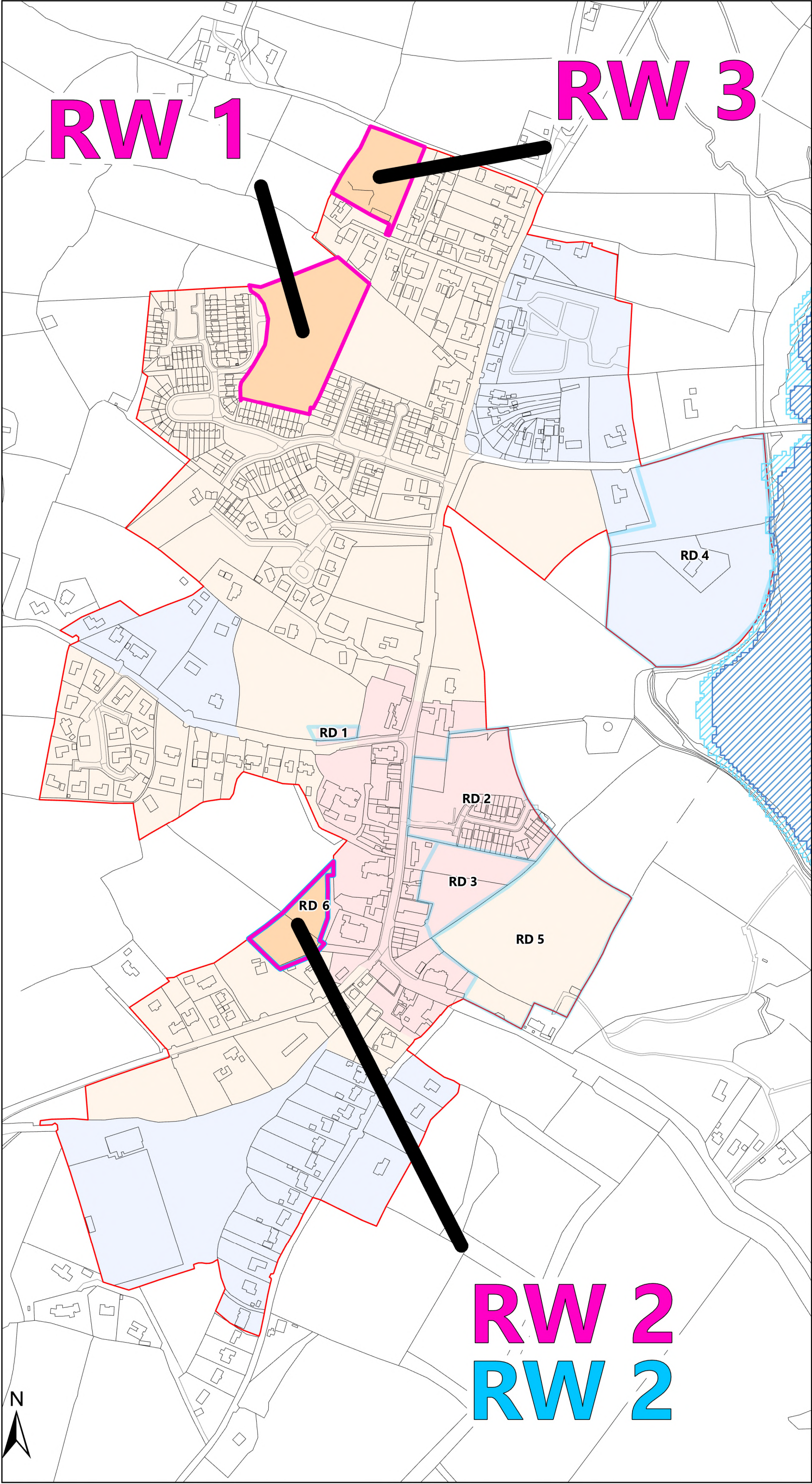
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DEVELOPMENT PLAN
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Scale NTS



Proposed
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2022-2028

Map No. 15C -
Roundwood
Proposed Land Use
Zoning & Flood Risk



- LEGEND**
- Rezoning Boundary
 - Flood Zone A
 - Flood Zone B
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - PDA: Primary Development Area
 - SDA: Secondary Development Area
 - TDA: Tertiary Development Area

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 and 0.5% or 1 in 200 for coastal flooding)

See Disclaimer included in accompanying Strategic Flood Risk Assessment

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WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028



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