



Comhairle Contae Chill Mhantáin Wicklow County Council



ADDENDUM I

TO THE STRATEGIC FLOOD RISK ASSESSMENT

OF THE

BLESSINGTON LOCAL AREA PLAN 2025

STRATEGIC FLOOD RISK ASSESSMENT OF PROPOSED MATERIAL
AMENDMENTS TO THE
DRAFT LOCAL AREA PLAN

1 Introduction

A Strategic Flood Risk Assessment (SFRA) of the draft Blessington Local Area Plan was undertaken and prepared in accordance with *'The Planning System and Flood Risk Management - Guidelines for Planning Authorities'* published in 2009 by the Department of the Environment, Heritage and Local Government and Office of Public Works (Flood Risk Guidelines).

The draft plan and associated reports, including the SFRA, were published in October 2024 and observations invited from the public and prescribed authorities. This 'Addendum I' to the Strategic Flood Risk Assessment of the Blessington Local Area Plan 2025 has been prepared on foot of submissions received, and sets out:

- (a) A Strategic Flood Risk Assessment of any recommended Material Amendments to the Draft Plan, as set out in the Chief Executives Report. On completion of the consideration by the members of the CE's report, a final set of proposed material amendments to the Draft Plan may be agreed. This Addendum will be updated at that stage to include only an assessment of those proposed material amendments approved by the members;
- (b) Additional flood maps

It should be noted that changes are not made to the original Strategic Flood Risk Assessment Report at this stage; this addendum forms part of the documentation of the ongoing SFRA/Plan-making process. It supplements and should be read in conjunction with the Strategic Flood Risk Assessment Report published in October 2025.

2 Additional information regarding SFRA of the Draft Plan

Through the public consultation process, concerns were raised as follows:

- that 'overlay' maps were not provided or were not adequately clear, showing areas at risk of flooding (Flood risk A and B) overlaid with proposed zoning maps;
- that principle rivers and watercourses were not sufficiently clear, nor were locations of existing flood risk management infrastructure;
- insufficient information was provided regarding future climate change scenario flood risk

In order to address these concerns, additional maps are provided at the end of this document, as follows:

Map 1 Flood Risk Zones (Present day)

Map 2 Future Climate Change Scenario Flood Risk Zones

Map 3 Overlay of Flood Maps with Zoning Map

All maps will more clearly show watercourses and any flood prevention infrastructure.


3 Assessment of CE's recommended amendments

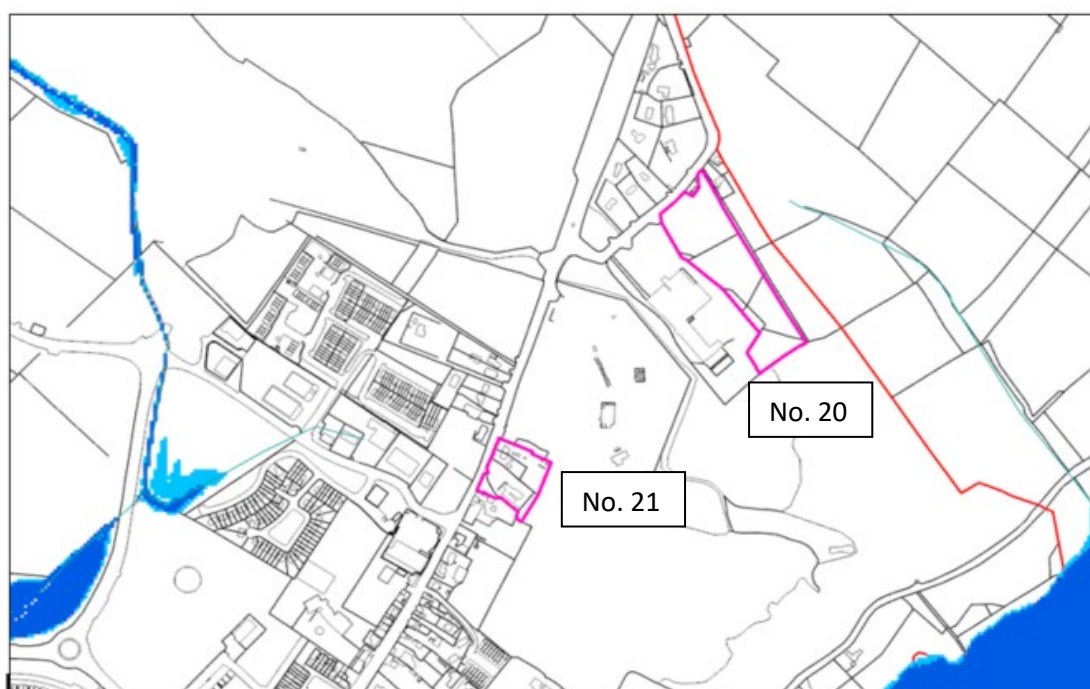
The purpose of this assessment is to identify and evaluate any locations proposed for new zoning or zoning changes that are located in flood risk zones.

The following proposed amendments relate to zoning changes¹:

Amendment No.	Proposed land zoning change	Flood Zone	Requirement for Justification Test
20	OS2 - E	C	N
21	RE - TC	C	N

Map key:

	Flood Zone A
	Flood Zone B
	Subject sites



4 Conclusion

No further stages of assessment are required with respect to the CE proposed Amendments.

¹ See zoning key overleaf

Zoning Key

ZONING	OBJECTIVE	DESCRIPTION
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.
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.
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.