

Wicklow County Development Plan 2022-2028

Volume 2, Part 5

Level 1, 2 & 3 Settlements

LEVEL 1	BRAY MUNICIPAL DISTRICT
LEVEL 2	WICKLOW TOWN – RATHNEW
LEVEL 3	GREYSTONES – DELGANY & KILCOOLE ARKLOW BLESSINGTON



LEVEL 1, 2 & 3 SETTLEMENTS

FOREWORD

This part of the County Development Plan provides the local planning policies and objectives for the Level 1, 2 and 3 settlements in the County which are being adopted into the County Development Plan via the variation process during the lifetime of the plan.

The **Wicklow Town – Rathnew Local Area Plan 2025** was adopted on 12 May 2025, with Variation No. 2 to the County Development Plan running alongside the LAP making process. Variation No. 2 incorporated the maps of the Wicklow Town – Rathnew LAP into the County Development Plan.

The **Blessington Local Area Plan 2025** adopted on 16 June 2025 with Variation No. 3 to the County Development Plan running alongside the LAP making process. Variation No. 3 incorporated the maps of the Blessington LAP into the County Development Plan.

The Bray Municipal District Local Planning Framework, the Greystones – Delgany & Kilcoole Local Planning Framework and the Arklow Local Planning Framework are currently under review (2025) and will be included here upon adoption.

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5.0 INTRODUCTION TO LOCAL AREA PLANS

5.0.1 Introduction

Local Area Plans (LAP) are prepared pursuant to Section 20 of the Planning & Development Act 2000 (as amended).

The purpose of these LAPs is to put in place a land use framework that will guide the future sustainable development of each settlement / area. LAPs are made up of a written statement, a land use map, additional maps (e.g. heritage, key green infrastructure, etc) and appendices (e.g. SEA, AA, SFRA). These plans, in conjunction with the County Development Plan, will inform and manage the future development of the area. Each LAP is published separately to the County Development Plan, however in order to ensure consistency in the proper planning of the County, the land use zoning map and key development objectives maps have been included here in the County Development Plan.

The majority of policies, objectives and development standards that will apply in LAP settlement / areas are already determined in the Wicklow County Development Plan and all efforts are made to minimise repetition of County Development Plan objectives in Local Area Plans, unless it is considered necessary to emphasise assets or restate objectives that have particular relevance and importance to the area. While this will facilitate the streamlining of these plans to just those issues that are relevant to each area, and an overall reduction in the content of these plans, this should not be seen as a diminution of the level of importance or indeed protection afforded to these areas.

In particular, development standards, retail strategies, housing strategies etc that are included in the County Development Plan shall not be repeated. Any specific policies / objectives or development standards required for these areas will be stated as precisely that, and in all cases will be consistent with the County Development Plan. Thus development standards will therefore be the same across the entire County, and any differences for specific settlements would be clear and transparent, to both those adopting the plans, and the general public alike.

Local Area Plans Written Statements and Maps

Local Area Plans shall only include objectives that are area specific and achievable, and avoid those that are aspirational or are best dealt with in the annual budget, road works programme, etc. The role of land use plan is to put in place a framework within which development can occur, but does not decide what works actually get done by either private individuals or public bodies. The delivery of objectives will be determined by the initiation of private development or by the allocation of public funding through the annual budgetary process, which is a separate process to any land use plan.

These plans have been framed in accordance with the development horizon set out in the 2022 County Development Plan. For example, residential development objectives including land zoning provisions have been made on the basis of providing enough housing land to meet the prevailing Core Strategy population and housing targets set out in the County Development Plan at the time of adoption of each LAP, with flexibility in the zoning provisions to ensure that (a) the targets can be achieved in the event that unforeseen impediments to the development of certain lands arise and (b) the LAPs do not have to be formally amended to reflect any changes in the Core Strategy or population / housing targets that may arise.

The existing Local Area Plan will remain in place until that LAP is superseded by a new plan.

5.0.2 Zoning and Land Use Objectives

The land use zoning map and key development objectives maps for each Local Area Plan are presented here. The land use zoning map for each settlement indicates the boundary of the settlement / LAP and the land use zoning objectives within each settlement.

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.
RN1: New residential Priority 1	To provide for new residential development and supporting facilities during the lifetime of the plan.	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.
RN2 New residential Priority 2	To provide for new residential development and supporting facilities where it can be demonstrated that such development would accord with the Core Strategy housing target for that settlement in accordance with the objectives set out in the relevant Local Plan.	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.	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 village centre uses in areas that are secondary or subsidiary area to the main town centre.	To develop and consolidate the village centre zones in an appropriate manner and to an appropriate scale and with such uses as specified in each town plan given their roles as a secondary or subsidiary area to the main town centre.

ZONING	OBJECTIVE	DESCRIPTION
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.
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

ZONING	OBJECTIVE	DESCRIPTION
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

Zones relating to Wicklow Town – Rathnew LAP 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 Wicklow Town – Rathnew only:

ZONING	OBJECTIVE	DESCRIPTION
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.

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 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 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 use may be considered appropriate in accordance with the objectives of the applicable Local Plan.

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, car parks, 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 **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.

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.

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, residential¹, restaurant/ public house², 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.

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 WTR LAP.

Essential infrastructure, including roads / footpaths / cycleways and utilities that are necessary to support development lands, are generally permissible in all zones. Where such infrastructure would be required in OS1 or OS2 zones, and no other routes are viable, such infrastructure shall only be considered where it is shown it will not undermine the purpose of this zoning or give rise to significant adverse environmental impacts.

¹ Only student accommodation related to the college

² Strictly only to meet the needs of the student population

Many uses exist where they do not conform to the designated zoning objective. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area.

Whilst the land-use zoning will give an indication of the acceptability or otherwise of particular uses in particular areas, proposed development will also be assessed in terms of compatibility with the development control guidelines and standards outlined in the Wicklow County Development Plan and this plan. Factors such as density, height, massing, traffic generation, public health regulations, design criteria, visual amenity, availability of services and potential nuisance by way of noise, odour and air pollution are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area.

Phasing

The lands that are needed to be zoned to meet the current target will be zoned 'New Residential' and identified in this plan as '**RN 1 - New Residential Priority 1**' lands.

In order to ensure a long term supply of zoned residential land, in particular to ensure flexibility in the event of an increase in housing targets during the lifetime of this plan, some Local Plans provide for additional zoned residential lands, over and above that needed to meet current targets, zoned '**RN2 – New Residential Priority 2**'. Permission will only be considered for RN2 lands during the lifetime of the plan in accordance with the objectives set out in the relevant Local Plan.

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from the town centre with undeveloped land closest to the centre and public transport routes (if available) being given preference, i.e. 'leapfrogging' to peripheral areas should be avoided;
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

The Council may, in certain cases, phase permitted development where this is considered necessary for the following:

- i. the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self-sufficiency of the settlement, or
- ii. ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

European Sites

There are a number of 'European Sites' (SACs / SPAs) located in or in proximity to the plan area. The sites themselves are protected from inappropriate development through the legal provisions of the Habitats and Birds Directives, as well as the Planning Act. Such sites, where they are located within the plan boundary, are shown on the land use map and the heritage map associated with the plan as SAC / SPA as appropriate.

In a number of locations, there are lands adjoining European Sites, which while not being included in the legally designated site, are linked to the site in terms of similar or supporting habitats, water flows or other characteristics which render them important to protect from inappropriate development which may have a direct or indirect effect on the designated site itself³.

The approach to zoning lands adjoining European Sites has been as follows:

1. No lands within the actual European Site have been zoned.
2. Where there is existing developed areas, the lands have been zoned for their existing use, which will essentially allow for the continuation of the existing use and its enhancement. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon the integrity of a European Site shall be subject to an Appropriate Assessment;
3. Where there is existing undeveloped lands, the lands have only be zoned for new development where it can be justified that such zoning and development arising therefrom is essential for the town to achieve its development vision and strategic objectives. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon the integrity of a European Site shall be subject to an Appropriate Assessment;
4. Where there is existing undeveloped lands, and the development of these lands is not essential for the achievement of the development vision and strategic objectives for the town, the land will be zoned 'OS2' – **natural areas**. The only developments that will be considered in such area are those which contribute to the objective of the natural areas zone (detailed in this plan) and that can be shown to not diminish the role and function of such areas, will not result in adverse impacts on the integrity of any EU protected site and will not diminish the biodiversity value of the lands or the ability of plants and animals to thrive and move through the area.

European Sites Objectives

To protect European Sites and a suitable buffer area from inappropriate development.

Projects giving rise to adverse effects on the integrity of European Sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan⁴.

³ In accordance with Article 10 of the Habitats Directive, the aim is to protect and maintain linear landscape features which act as ecological corridors, such as watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, hedgerows and road and railway margins, and features which act as stepping stones, such as marshes and woodlands, which taken as a whole help to improve the coherence of the European network

⁴ Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place.

Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.

In order to ensure the protection of the integrity of European Sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP and LAP as it sees fit.

Part 5.1 Wicklow Town & Rathnew Local Area Plan 2025 Maps

Map 1	Land Use Zoning Map as altered
Map 2A	Built Heritage Map
Map 2B	Natural Heritage Map
Map 3	Green Infrastructure Map as altered
Map 4A	Current Flood Risk Map
Map 4B	Current Flood Risk & Land Use Map as altered
Map 4C	Future Flood Risk Map
Map 4D	Future Flood Risk & Land Use Map as altered
Map 5	Transportation Strategy Map as altered

Wicklow Town-Rathnew
Local Area Plan 2025

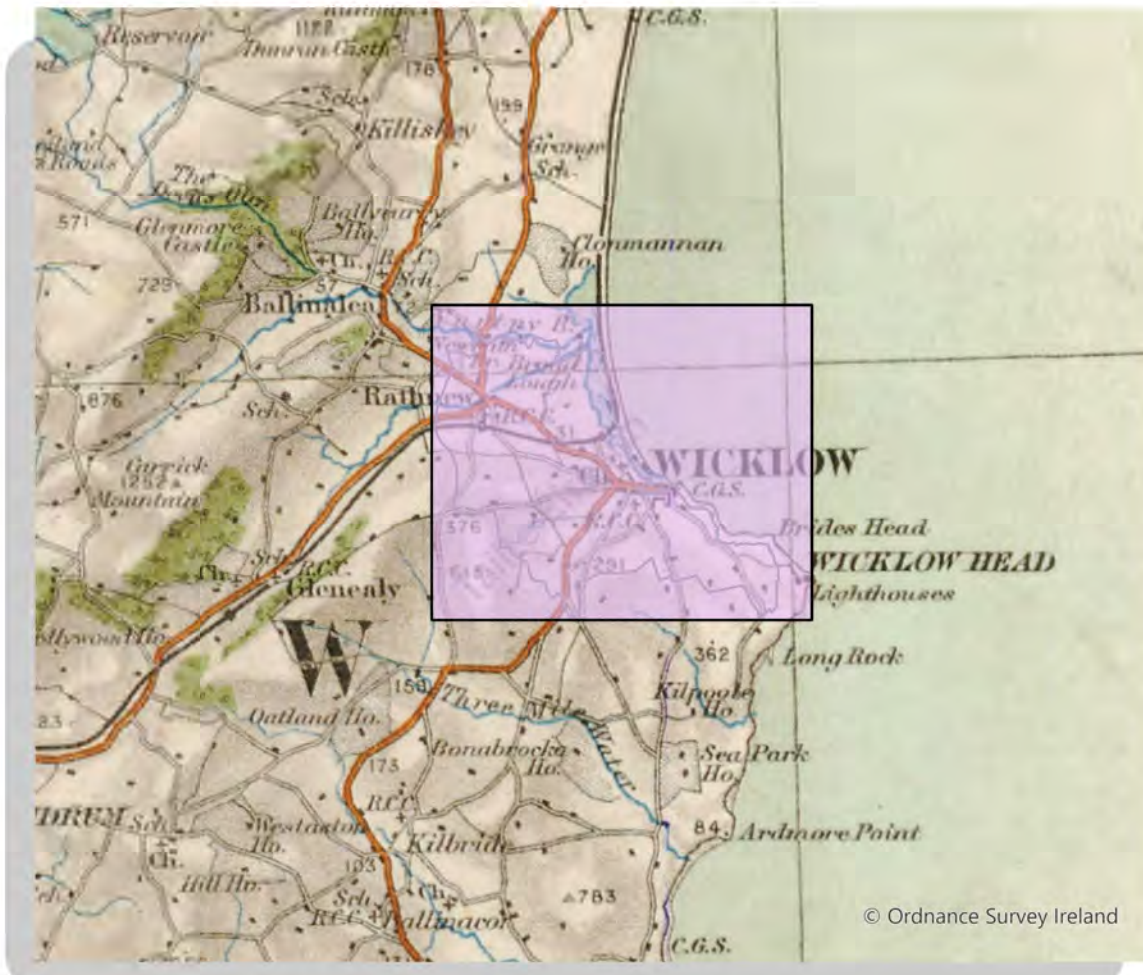
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Map No. 1
Land Use Zoning
Objectives



LEGEND

- RN(1): New Residential - Priority 1
- RN(2): New Residential - Priority 2
- RE: Existing Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- LSS: Local Shops & Services
- PU: Public Utility
- CE: Community and Education
- T: Tourism
- WZ: Waterfront
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Areas
- CC: Wicklow County Campus
- E: Employment
- Settlement Boundary
- Specific Local Objective
- Road Objectives
- pNHA - proposed Natural Heritage Area
- SAC - Special Area of Conservation
- SPA - Special Protection Area



Location Map:

Wicklow County Development
Plan 2022-2028
Variation No.2 (2025)
as altered



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Scale NTS

Wicklow Town-Rathnew Local Area Plan 2025

Map No. 2A Built Heritage



LEGEND

- Settlement Boundary
- Record of Protected Structures
- Areas of Archaeological Potential or Significant Potential
- Architectural Conservation Areas
- National Monuments

For additional information and data sources made available by the National Monuments Service and Department of Housing, Local Government and Heritage, please visit archaeology.ie



Location Map:

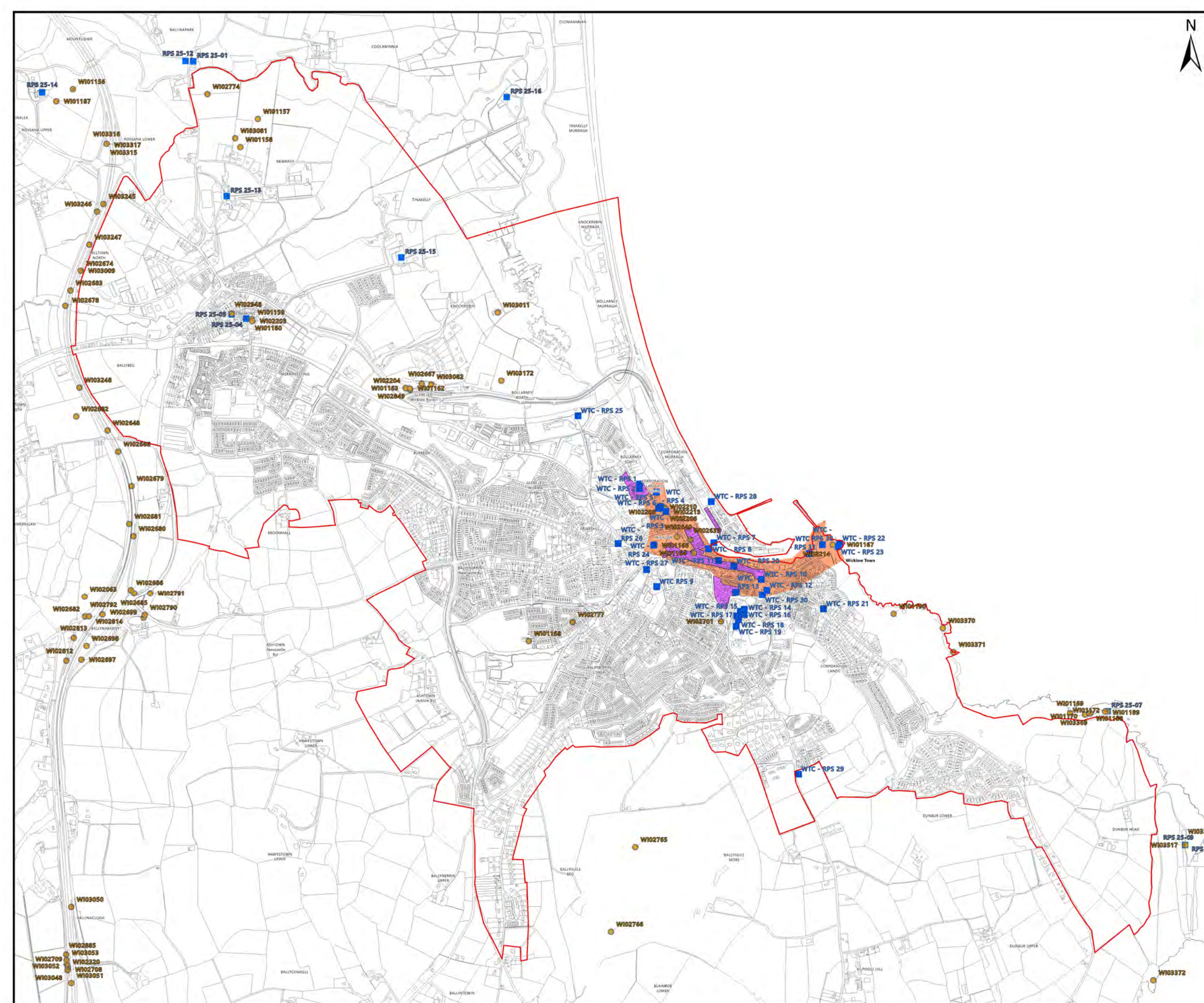
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Scale NTS





Map No. 2B
Natural Heritage



LEGEND

-  Settlement Boundary
-  SPA - Special Protection Area
-  SAC - Special Area of Conservation
-  SPA - Special Protection Area
-  pNHA - proposed Natural Heritage Area
-  Tree Preservation Orders
-  Views (CDP)
-  Prospects (CDP)
-  Public Rights of Way
-  Rivers and Watercourses



Location Map:

**Wicklow County Development
Plan 2022-2028**



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Wicklow Town-Rathnew Local Area Plan 2025

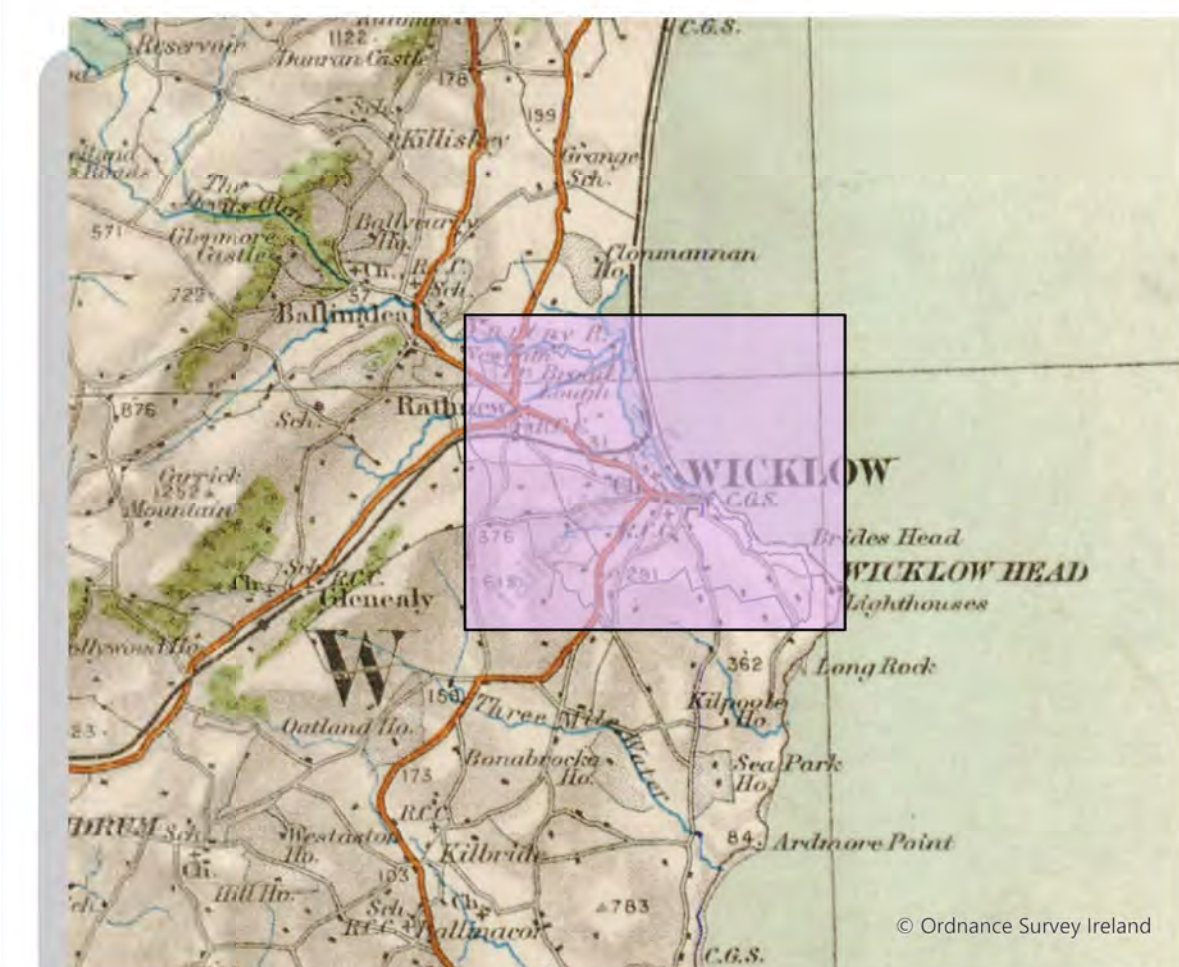
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Map No. 3 Key Green Infrastructure



LEGEND

- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Areas
- Settlement Boundary
- Railway Corridor
- Farmland
- Coast
- SAC - Special Area of Conservation
- pNHA - proposed Natural Heritage Area
- Existing Forestry & Woodlands (TÉ)
- Rivers and Watercourses
- Existing Sports Grounds
- Existing Graveyards
- Existing Green Spaces
- SPA - Special Protection Area



Location Map:

Wicklow County Development Plan 2022-2028

Variation No.2 (2025)
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Wicklow Town-Rathnew Local Area Plan 2025

Map 4A: Flood Risk - Present Day



For flood zone data sources, refer to the Wicklow Town-Rathnew Strategic Flood Risk Assessment and any accompanying addenda

- Flood Zone A: High probability**
Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 year for river flooding or 0.5% or 1 in 200 year for coastal flooding)
- Flood Zone B: Moderate probability**
Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 year and 1% or 1 in 100 year for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 year for coastal flooding)
- Flood Risk Management Infrastructure**
- Settlement Boundary**
- Rivers and Watercourses**

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

Full Disclaimer is included in SFRA



Location Map:

Wicklow County Development Plan 2022-2028

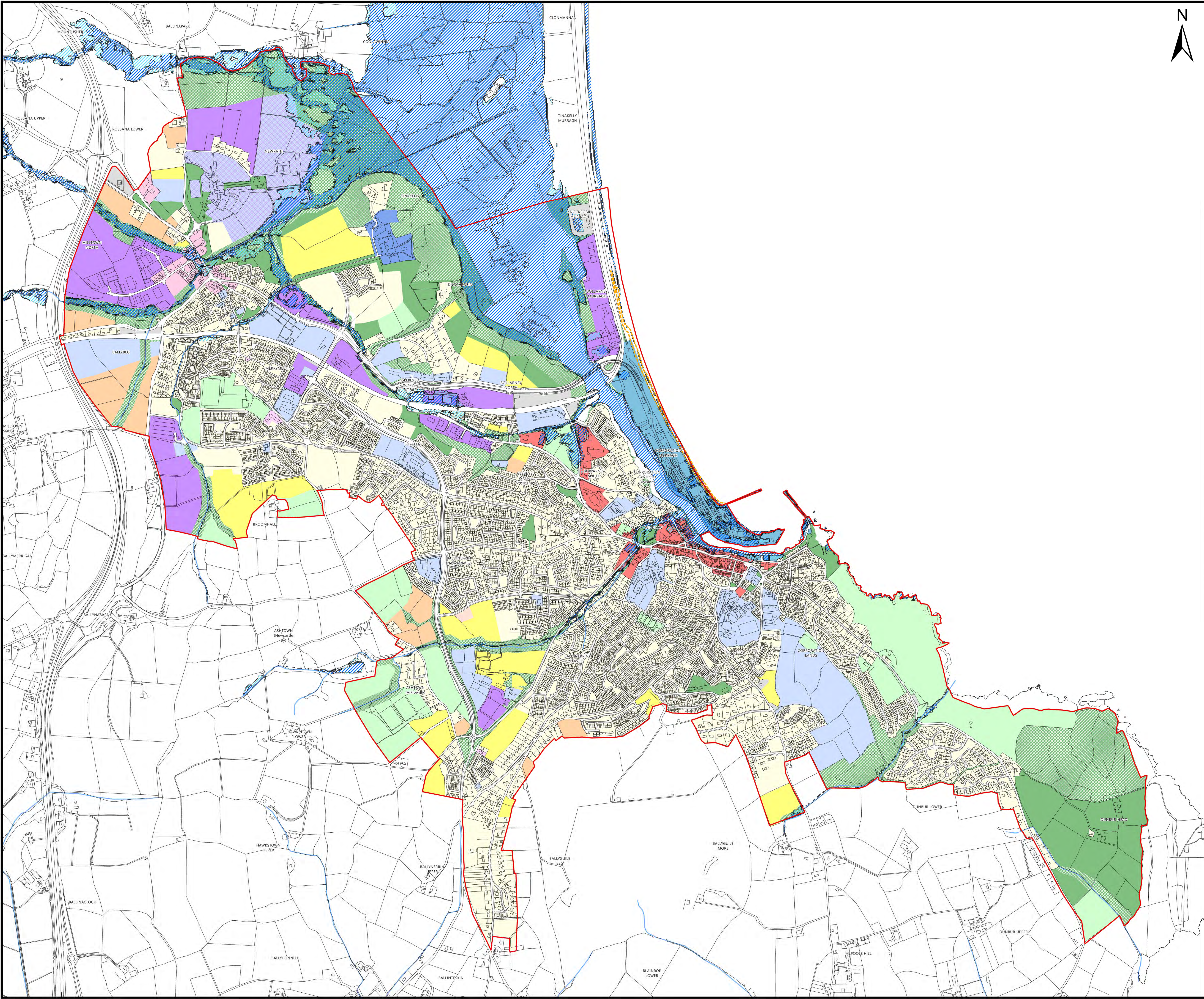
Variation No.2 (2025)



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Scale NTS



Wicklow Town-Rathnew Local Area Plan 2025 as altered

Map 4B: Flood Risk - Present Day & Land Use Zoning Objectives



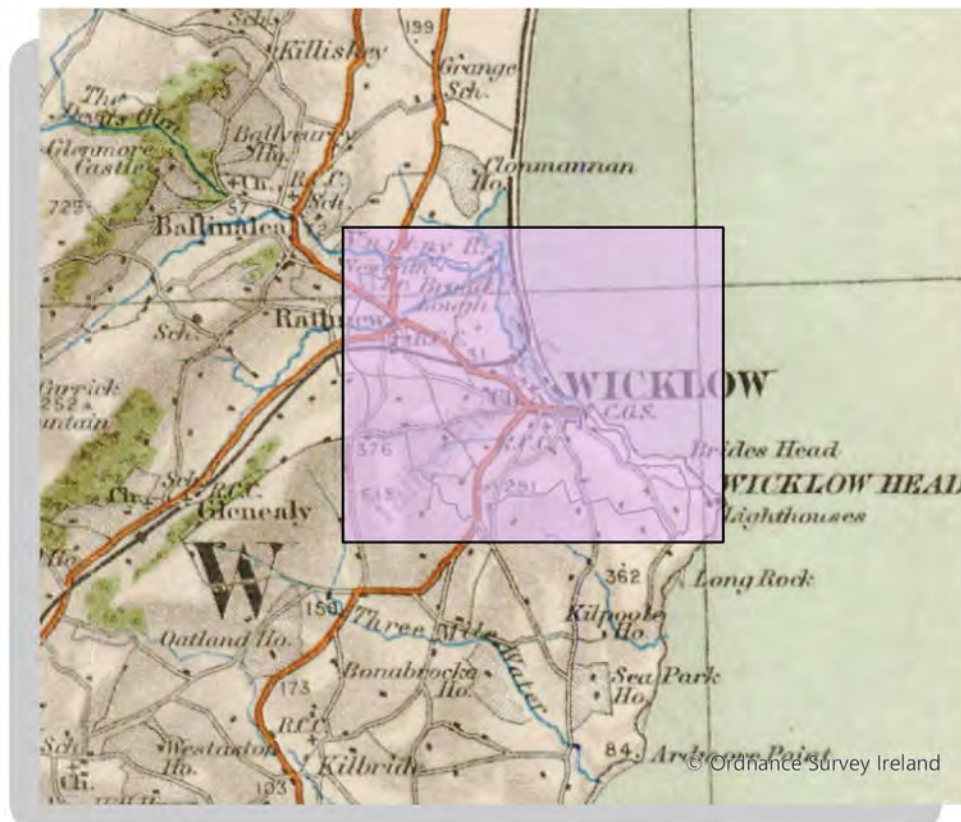
LEGEND

- Settlement Boundary
- RN(1): New Residential - Priority 1
- RN(2): New Residential - Priority 2
- RE: Existing Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
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- CE: Community and Education
- T: Tourism
- WZ: Waterfront
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Areas
- CC: Wicklow County Campus
- E: Employment
- Rivers and Watercourses
- Flood Risk Management Infrastructure
- Flood Zone A: High probability
- Flood Zone B: Moderate probability

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Full Disclaimer is included in SFRA



Location Map:

Wicklow County Development Plan 2022-2028 Variation No.2 (2025) as altered



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Scale NTS



Wicklow Town-Rathnew Local Area Plan 2025

as altered

Map 4D: Flood Risk - Potential Future Scenario & Land Use Zoning Objectives



LEGEND

- Settlement Boundary
- Rivers and Watercourses
- Flood Risk Management Infrastructure
- Area of Potential Future Flood Risk
- RN(1): New Residential - Priority 1
- RN(2): New Residential - Priority 2
- RE: Existing Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- LSS: Local Shops & Services
- PU: Public Utility
- CE: Community and Education
- T: Tourism
- WZ: Waterfront
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Areas
- CC: Wicklow County Campus
- E: Employment

Disclaimer

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Location Map:

Wicklow County Development Plan 2022-2028

Variation No.2 (2025)
as altered



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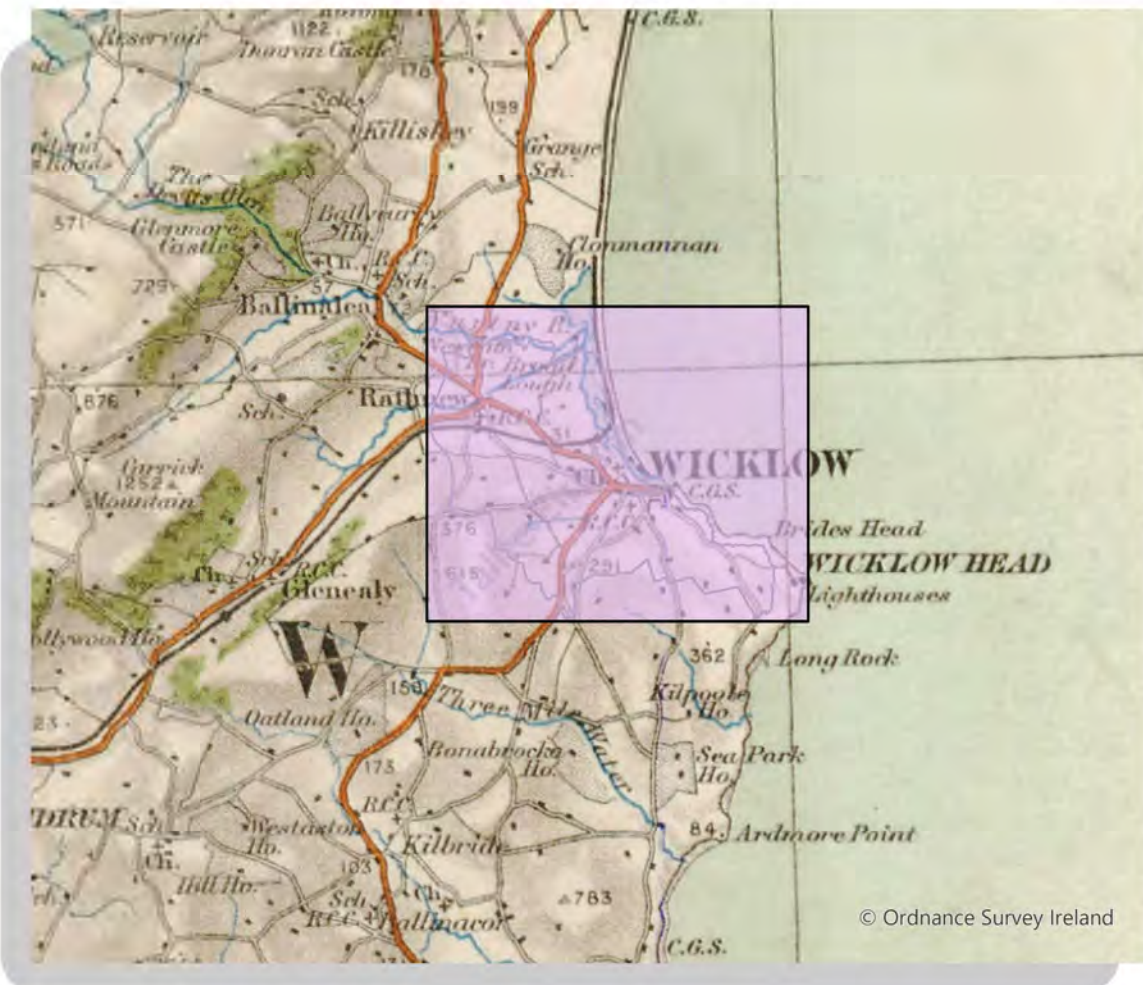
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Wicklow Town-Rathnew
Local Area Plan 2025
as altered
Map No. 5
Transport Strategy



- LEGEND
- Settlement Boundary
 - Specific Local Objective
 - Town Centre
 - Village Centre
 - Future pedestrian & cycling bridge over the Railway Line parking and set-down facility
 - Schools
 - Junction Improvement
 - M11 Junction 16 - Park & Ride Facility
 - Train Station
 - Irish Rail Route
 - N11/M11
 - Existing Standard Pedestrian Cyclist Infrastructure
 - New Road Objective
 - Regional Road Improvement
 - Improved Pedestrian Cyclist Permeability



Location Map:

Wicklow County Development
Plan 2022-2028
Variation No.2 (2025)
as altered

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Part 5.2	Blessington Local Area Plan 2025 Maps
Map 1	Land Use Map
Map 2A	Built Heritage Map
Map 2B	Natural Heritage Map
Map 3	Key Green Infrastructure Map
Map 4A	Current Flood Risk
Map 4B	Current Flood Risk & Land Use Zoning Objectives
Map 4C	Future Flood Risk
Map 4D	Future Flood Risk & Land Use Zoning Objectives
Map 5A	Transport Strategy
Map 6B	Transport Strategy – Opportunity Sites
Map 6A	Active Travel Strategy
Map 6B	Active Travel Strategy – Opportunity Sites
Map 7	Lakeside Tourism Supporting Infrastructure

Blessington
Local Area Plan 2025

Map No. 1
Land Use Zoning
Objectives



LEGEND

- Blessington Settlement Boundary
- Specific Local Objectives
- Road Objectives
- Blessington Greenway
- RN1 - New Residential - Priority 1
- RN2 - New Residential - Priority 2
- RE - Existing Residential
- TC - Town Centre
- MU - Mixed Use
- PU - Public Utility
- CE - Community & Education
- T - Tourism
- AOS - Active Open Space
- OS1 - Open Space
- OS2 - Natural Areas
- EX - Extractive Industry
- SLC - Small Local Centre
- AG - Agriculture
- E - Employment
- Preferred Route Alignment N81
- Tallaght to Hollywood Cross Road Improvement Scheme

**Blessington
(Co. Kildare)**

Legend

- Element Boundary
- CSO Settlement Boundary
- Blessington Local Area Plan (2014)
- Existing Residential
- C - New Residential
- F - Open Space & Amenity
- E - Community & Education
- Health / Cyclability / Footpath Objective
- Flood Risk Assessment
- Masterplan Objective
- County Boundaries

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Map No. 2A

Built Heritage



- Blessington Settlement Boundary
- Record of Protected Structures
- National Monuments
- Architectural Conservation Areas
- Areas of Archaeological Potential or Significant Potential

For additional information and data sources made available by the National Monuments Service and Department of Housing, Local Government and Heritage, please visit archaeology.ie

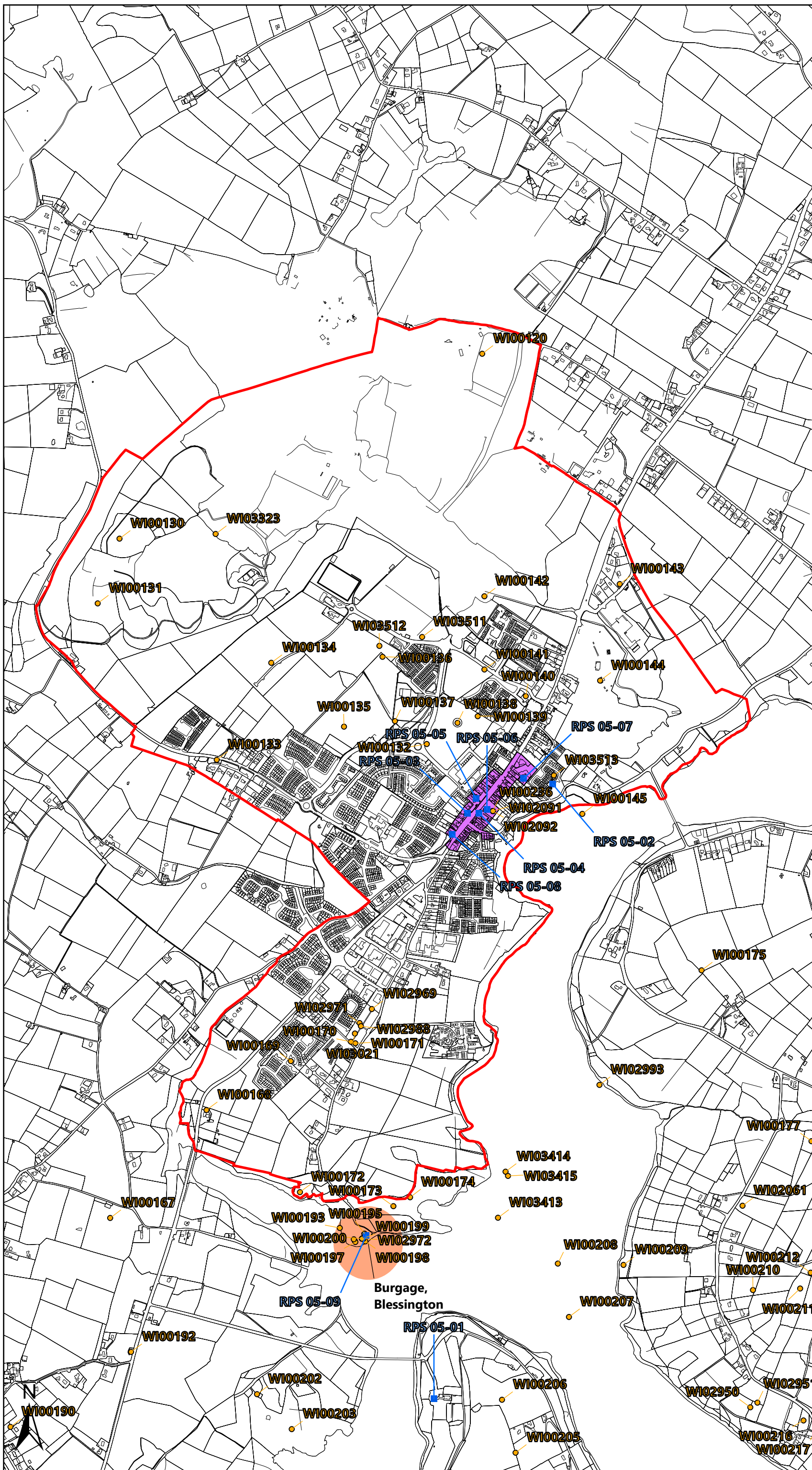
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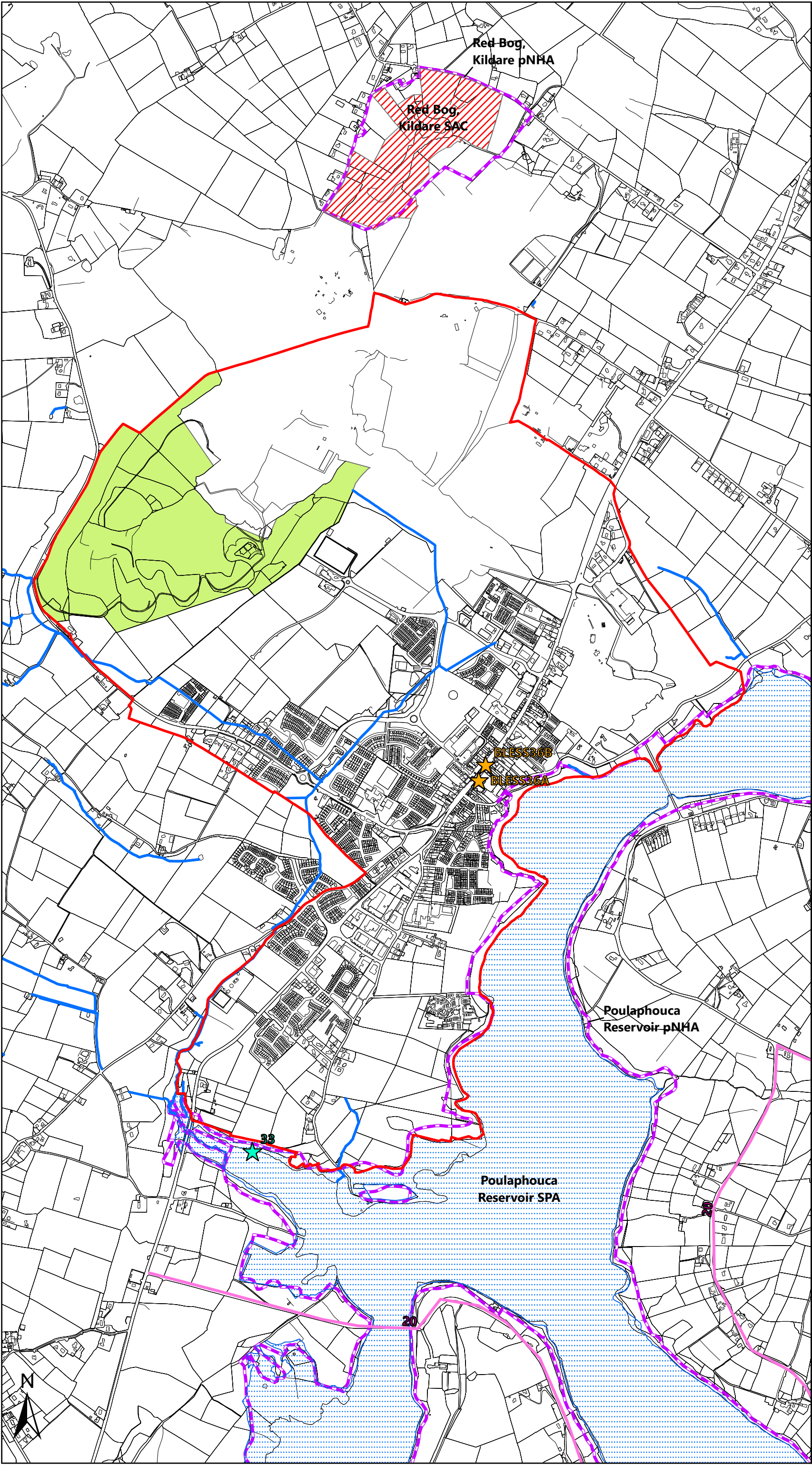


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**Blessington
Local Area Plan 2025**

**Map No. 2B
Natural Heritage**



- LEGEND**
- Blessington Settlement Boundary
 - Views (LAP) - refer to objective BLESS36
 - Views (CDP)
 - Prospects (CDP)
 - Watercourses
 - SPA - Special Protection Area
 - SAC - Special Area of Conservation
 - proposed Natural Heritage Area
 - Glen Ding & Forest

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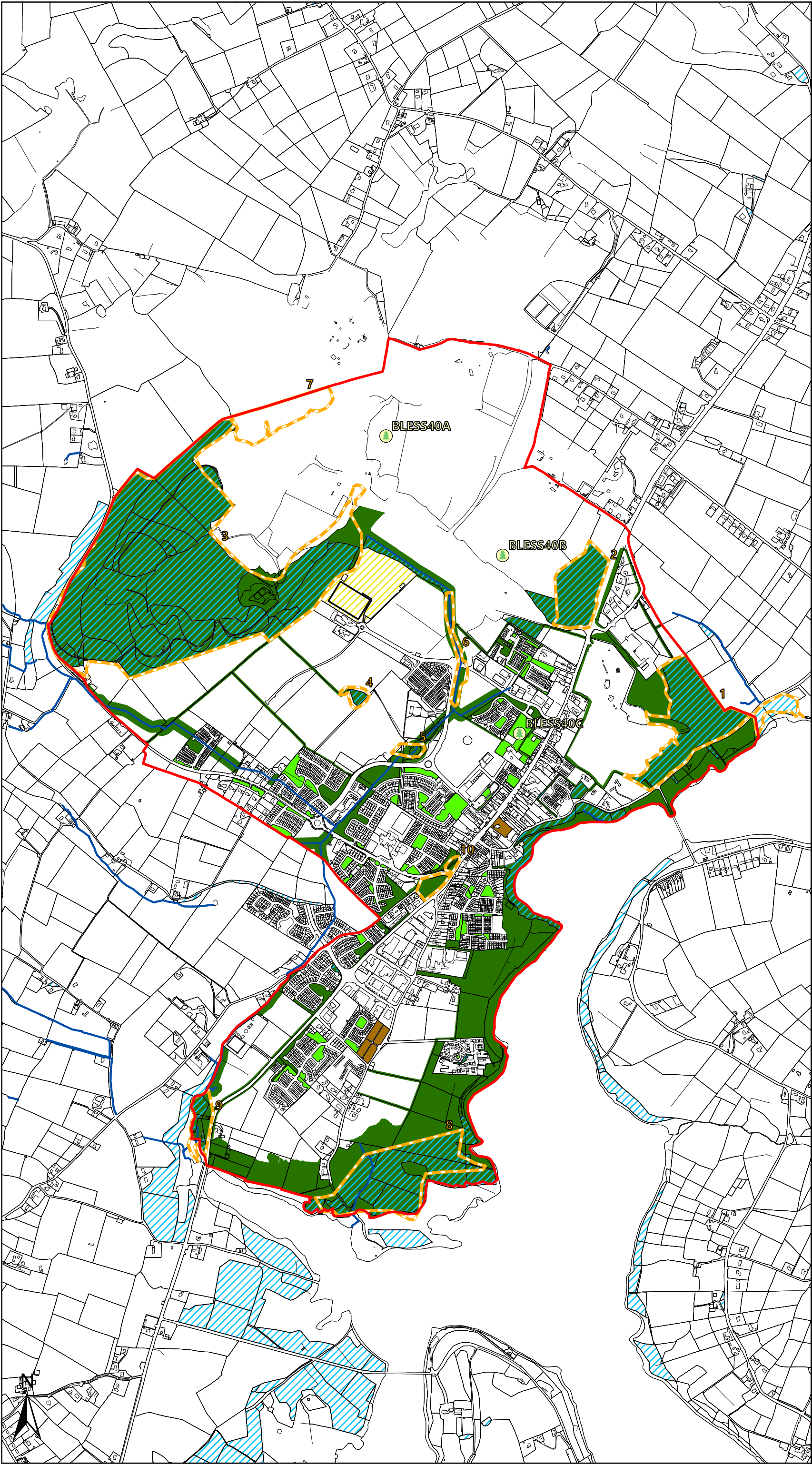
**Blessington
Local Area Plan 2025**

**Map No. 3
Key Green Infrastructure**



LEGEND

- Blessington Settlement Boundary
- Green Corridors
- Local Biodiversity Areas
- Existing Sports Grounds
- Graveyards/Cemeteries (TÉ)
- Forestry & Woodland (TÉ)
- Existing Green Spaces (TÉ)
- Green Corridor Objectives - refer to objective BLESS40
- Watercourses



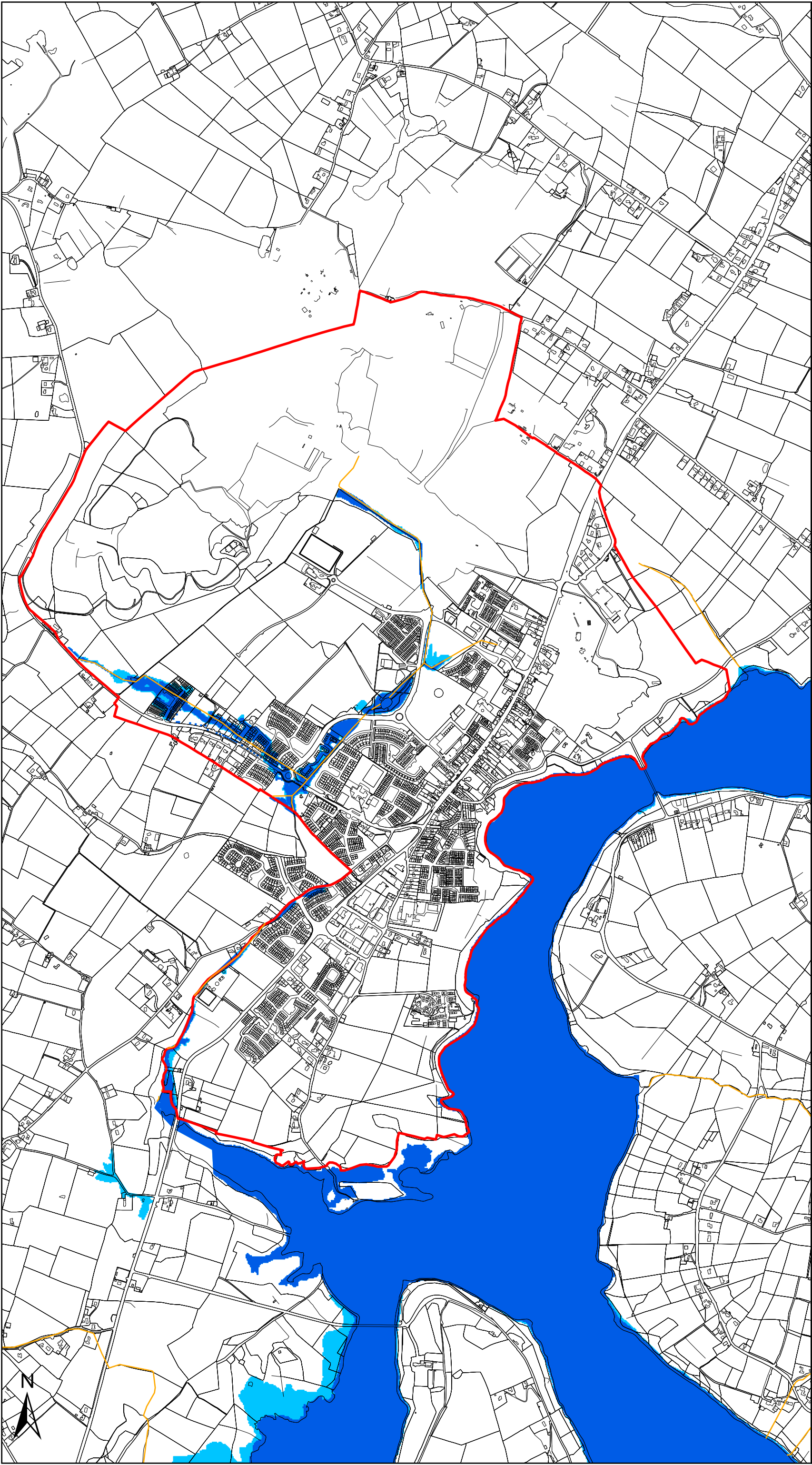
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**Blessington
Local Area Plan 2025**

**Map No. 4A
Flood Risk - Present Day**



LEGEND

 **Blessington Settlement
Boundary**

 **Flood Zone A: High
probability of flooding**

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

 **Flood Zone B: Moderate
probability of flooding**

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

 **Watercourses**

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**Blessington
Local Area Plan 2025
Map No. 4B
Flood Risk - Present Day
& Land Use Zoning
Objectives**



LEGEND

- Flood Zone A: High Probability
- Flood Zone B: Moderate Probability
- Blessington Settlement Boundary
- Specific Local Objectives
- Road Objectives
- Blessington Greenway
- RN1 - New Residential - Priority 1
- RN2 - New Residential - Priority 2
- RE - Existing Residential
- TC - Town Centre
- MU - Mixed Use
- PU - Public Utility
- CE - Community & Education
- T - Tourism
- AOS - Active Open Space
- OS1 - Open Space
- OS2 - Natural Areas
- EX - Extractive Industry
- SLC - Small Local Centre
- AG - Agriculture
- E - Employment
- Preferred Route Alignment N81
- Tallaght to Hollywood Cross Road Improvement Scheme
- Watercourses

**Blessington
(Co. Kildare)**

- Legend:**
- Element Boundary
 - CSO Settlement Boundary
 - Blessington Local Area Plan (2015) Boundary
 - B. Existing Residential
 - C. New Residential
 - F. Open Space & Amenity
 - E. Community & Education
 - Health / Community / Facilities Objectives
 - Flood Risk Assessment
 - Mainstream Objectives
 - County Boundaries

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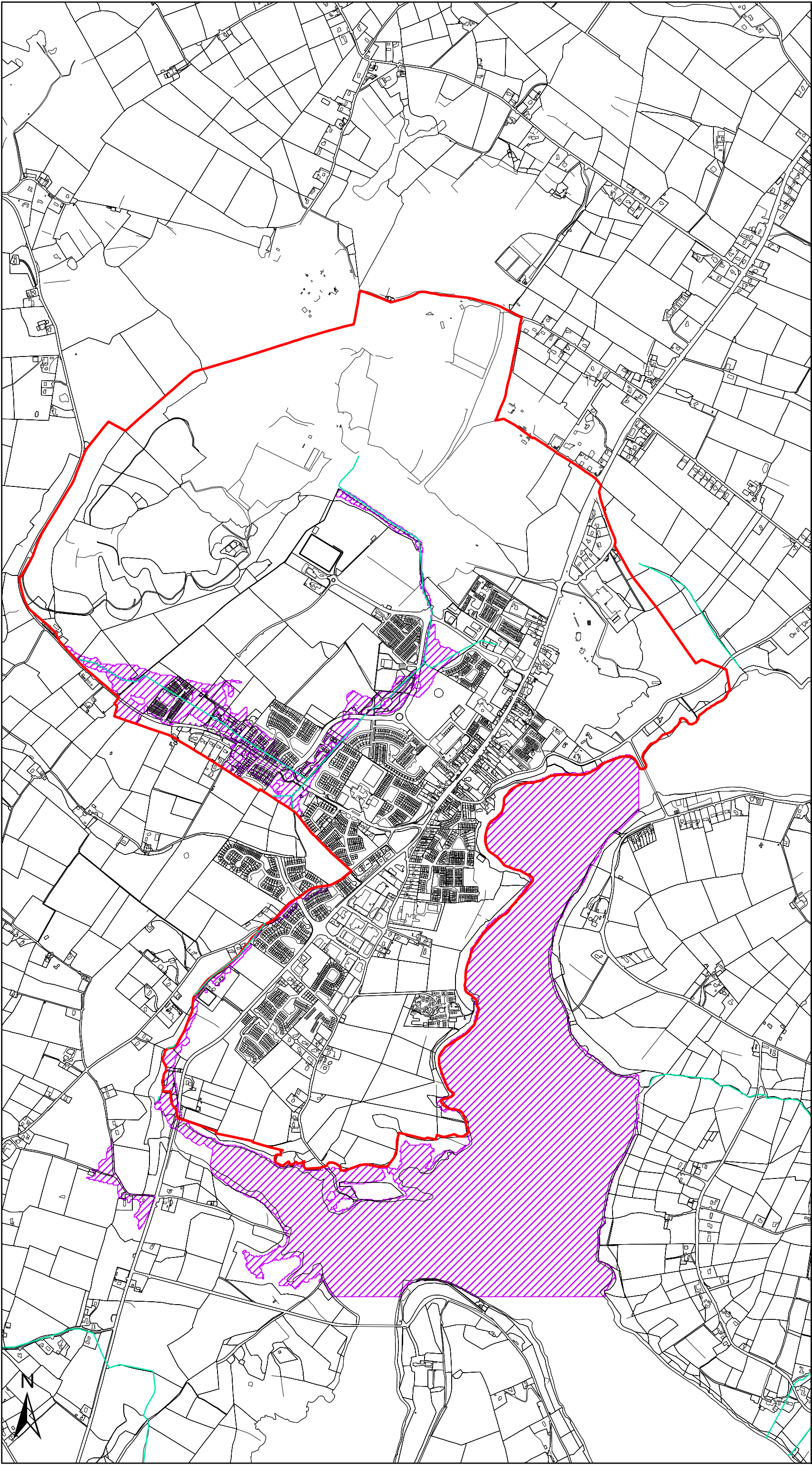
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**Blessington
Local Area Plan 2025**

**Map No. 4C
Flood Risk - Potential
Future Scenario**



LEGEND

- Blessington Settlement Boundary**
- Watercourses**
- Area of Potential Future Flood Risk**
Area corresponding to a moderate risk of flooding (flood zone B) or greater under the CFRAM 'High End' future scenario and NCFHM 'High+++' future scenario. For more information, refer to the Blessington Strategic Flood Risk Assessment and any accompanying addenda

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**Blessington
Local Area Plan 2025
Map No. 4D
Flood Risk - Potential
Future Scenario & Land
Use Zoning Objectives**



- LEGEND**
- Area of Potential Future Flood Risk
 - Blessington Settlement Boundary
 - Specific Local Objectives
 - Road Objectives
 - Blessington Greenway
 - RN1 - New Residential - Priority 1
 - RN2 - New Residential - Priority 2
 - RE - Existing Residential
 - TC - Town Centre
 - MU - Mixed Use
 - PU - Public Utility
 - CE - Community & Education
 - T - Tourism
 - AOS - Active Open Space
 - OS1 - Open Space
 - OS2 - Natural Areas
 - EX - Extractive Industry
 - SLC - Small Local Centre
 - AG - Agriculture
 - E - Employment
 - Preferred Route Alignment N81
 - Tallaght to Hollywood Cross Road Improvement Scheme
 - Watercourses

**Blessington
(Co. Kildare)**

Legend:

- Elementary Boundary
- CSO Settlement Boundary
- Blessington Local Area Plan (2022-2028)
- RE - Existing Residential
- C - New Residential
- F - Open Space & Amenity
- E - Community & Education
- Health & Community / Facilities Objectives
- Flood Risk Assessment
- Masterplan Objectives
- County Boundaries

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Blessington
Local Area Plan 2025

Map No. 5A
Transport Strategy



LEGEND

- Blessington Settlement Boundary
- Blessington Road Objectives
- Blessington Greenway
- Town Centre
- Amenity/Tourism Hub
- Potential Car Park Locations
- Arterial Streets
- Link Streets
- Local Streets
- Potential Traffic Management Locations
- Specific Local Objectives
- Blessington Gateway Road Safety Improvement Scheme
- Blessington Pedestrian & Cyclist Improvment Scheme
- Blessington Main Street N81 Road Safety Improvement Scheme
- N81 Tallaght to Hollywood Cross Road Improvement Scheme
- N81 Preferred Route Corridor

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Map No. 5B
Transport Strategy -
Opportunity Sites



- **Blessington Settlement Boundary**
- **Blessington Road Objectives**
- **Amenity/Tourism Hub**
- **Arterial Streets**
- **Link Streets**
- **Local Streets**
- **Potential Traffic Management Locations**
- **Blessington Gateway Road Safety Improvement Scheme**
- **Blessington Pedestrian & Cyclist Improvement Scheme**
- **Blessington Main Street N81 Road Safety Improvement Scheme**
- **Opportunity Sites**
- **Specific Local Objectives**

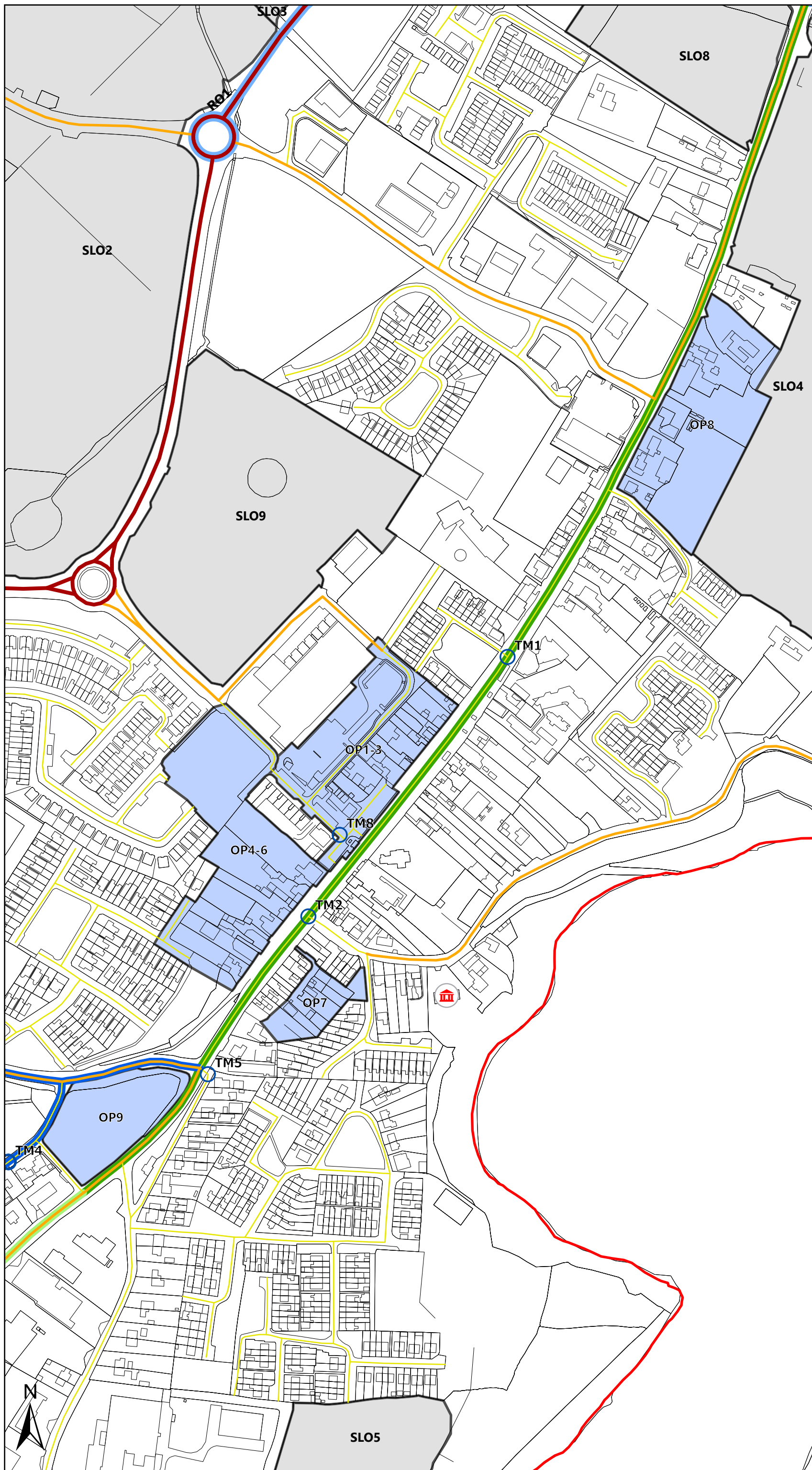
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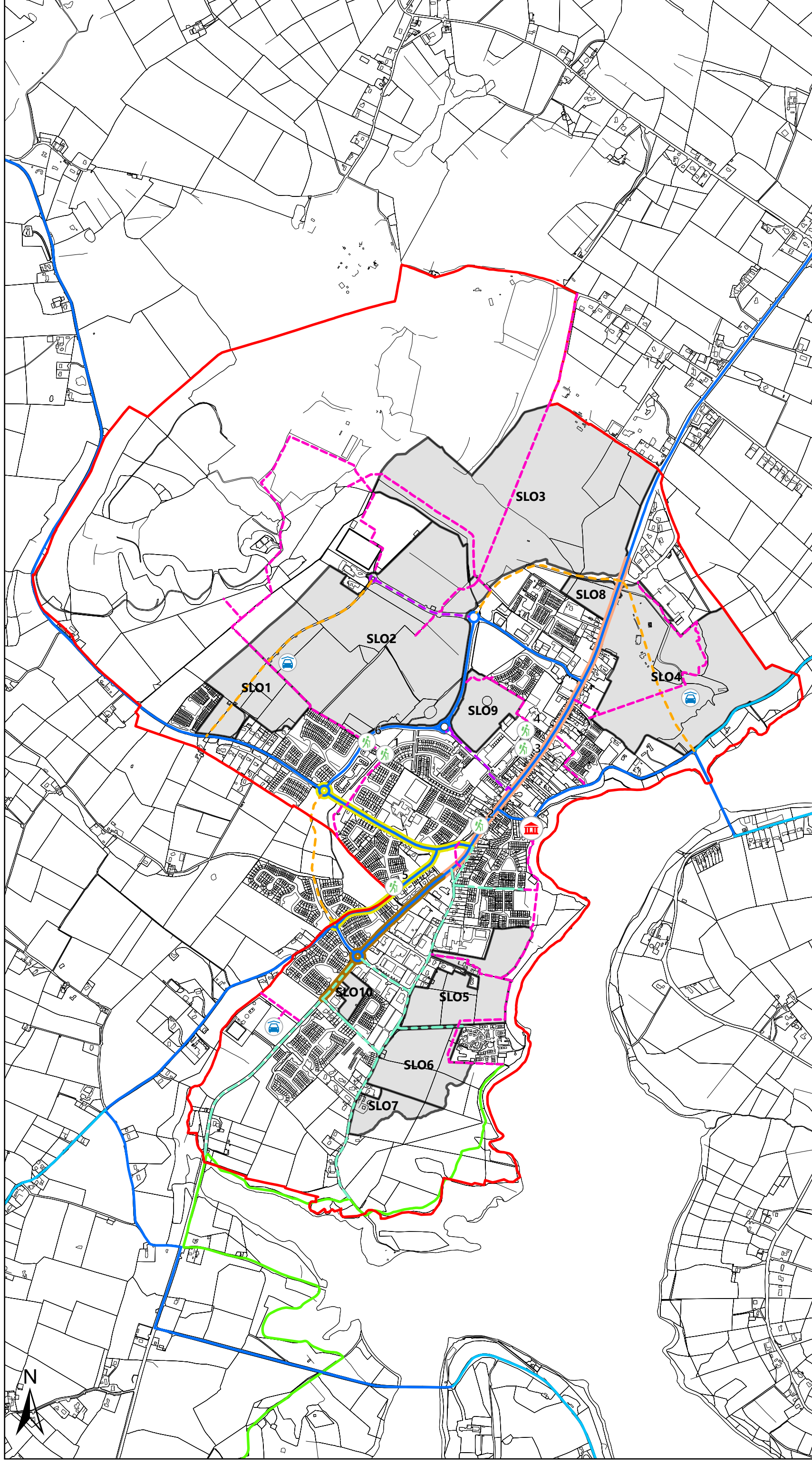
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Local Area Plan 2025**

**Map No. 6A
Active Travel Strategy**



LEGEND

- Blessington Settlement Boundary
- GDA Secondary Route
- GDA Interurban Route
- Blessington Greenway
- Local Greenway/Lakeside Amenity Feeder
- Local General Feeder
- Local General Feeder to be delivered by road objective
- Indicative Pedestrian/Cyclist Routes (Greenfield/Brownfield)
- Amenity/Tourism Hub
- Potential Car Park Locations
- Potential Permeability Improvement Locations
- Blessington Gateway Road Safety Improvement Scheme
- Blessington Pedestrian & Cyclist Improvement Scheme
- Blessington Main Street N81 Road Safety Improvement Scheme
- Specific Local Objectives

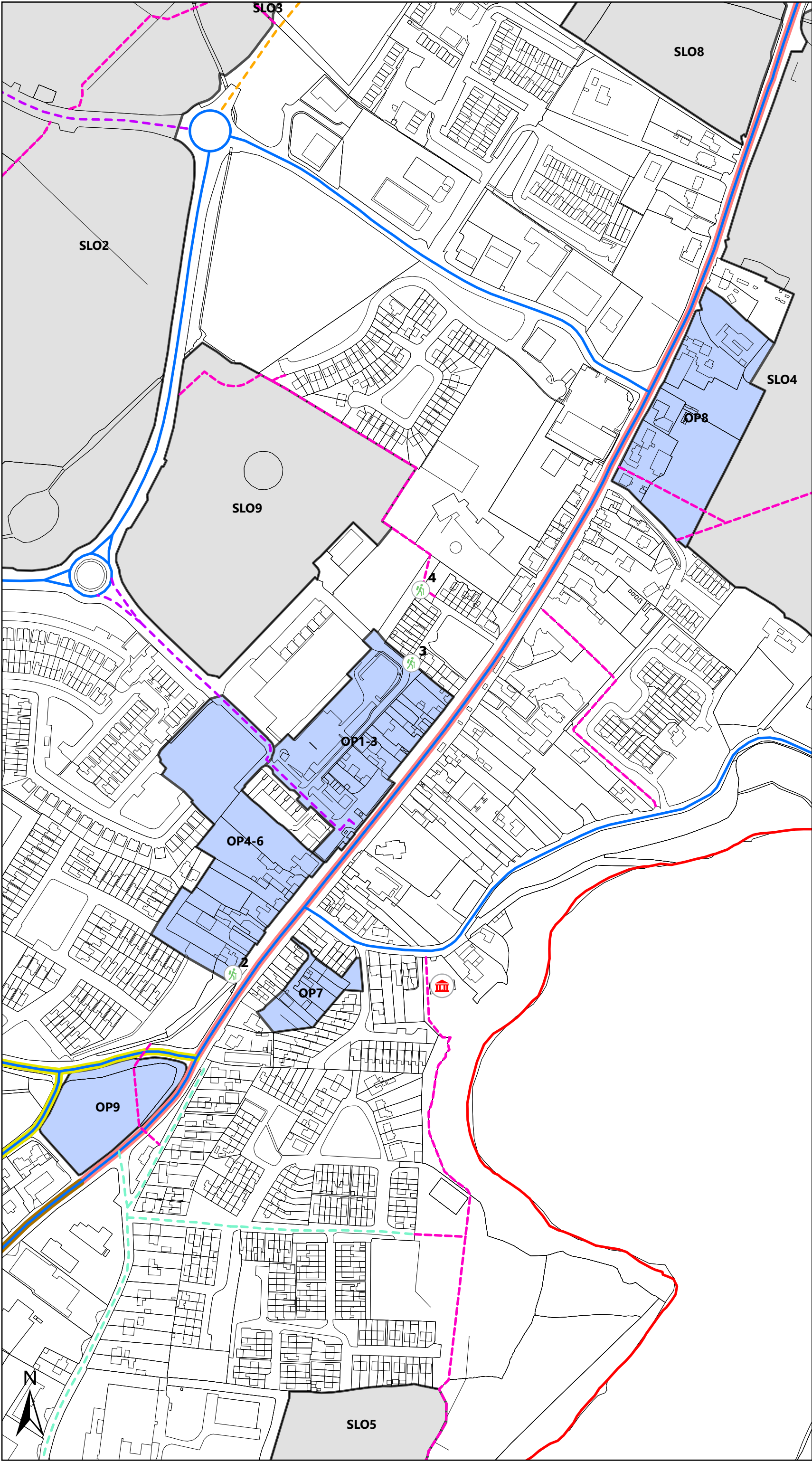


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**Blessington
Local Area Plan 2025**

**Map No. 6B
Active Travel Strategy -
Opportunity Sites**



LEGEND

- Blessington Settlement Boundary
- GDA Secondary Route
- GDA Interurban Route
- Blessington Greenway
- Local Greenway/Lakeside Amenity Feeder
- Local General Feeder
- Local General Feeder to be delivered by road objective
- Indicative Pedestrian/Cyclist Routes (Greenfield/Brownfield)
- Amenity/Tourism Hub
- Potential Permeability Improvement Locations
- Potential Car Park Locations
- Blessington Gateway Road Safety Improvement Scheme
- Blessington Pedestrian & Cyclist Improvment Scheme
- Blessington Main Street N81 Road Safety Improvement Scheme
- Opportunity Sites
- Specific Local Objectives

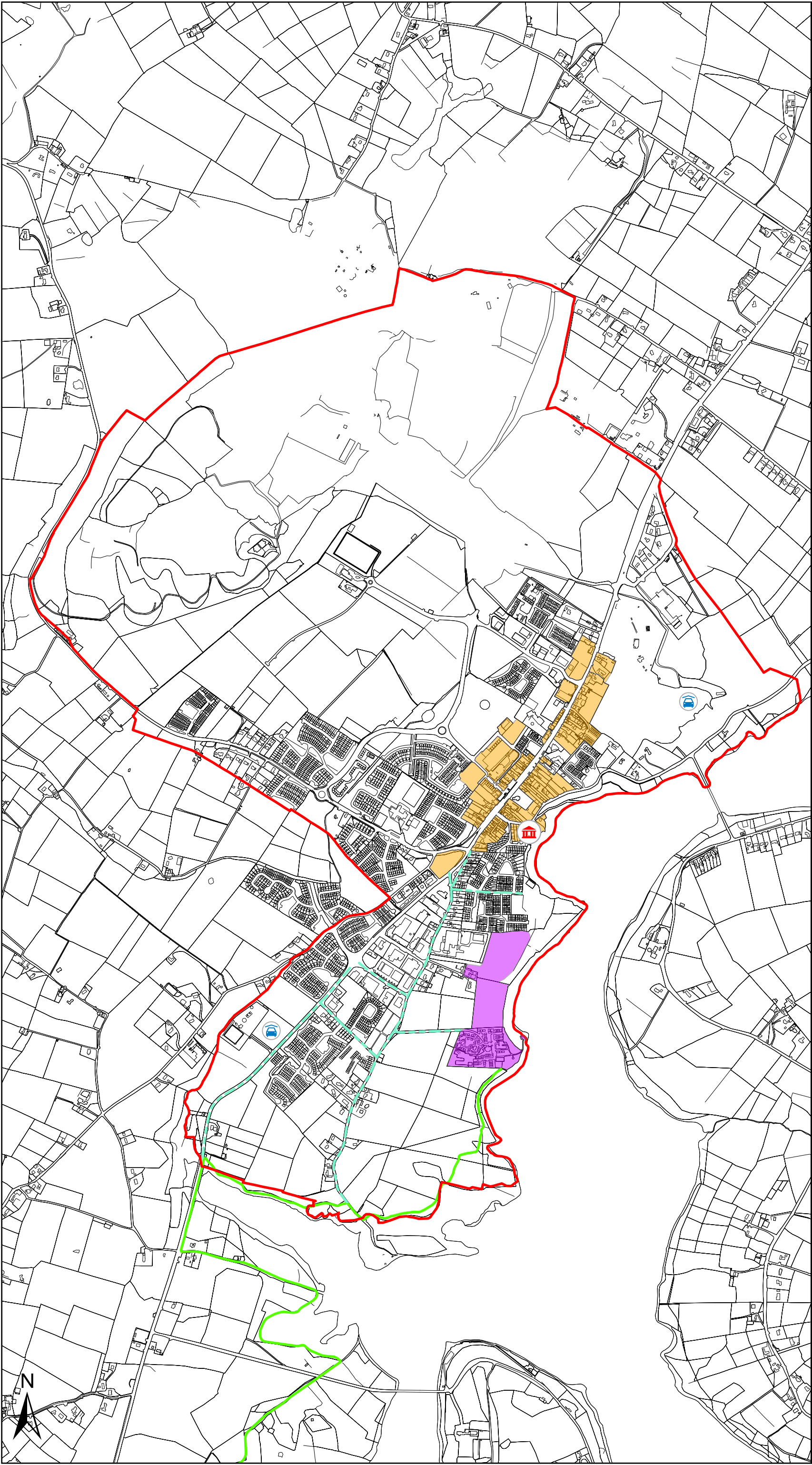
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**Blessington
Local Area Plan 2025**

**Map No. 7
Lakeside Tourism
Supporting Infrastructure**



LEGEND

- Blessington Settlement Boundary**
- Blessington Greenway**
- Local Greenway/Lakeside Amenity Feeder**
- Amenity/Tourism Hub**
- Existing Town Centre**
- Potential Supporting Car Park Locations**
- Existing/Potential Tourism Facilities**

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