



Comhairle Contae Chill Mhantáin Wicklow County Council



ADDENDUM I.2

24 OCTOBER 2025

TO THE STRATEGIC FLOOD RISK ASSESSMENT

OF THE

**PROPOSED VARIATION NO. 4 TO THE WICKLOW COUNTY DEVELOPMENT PLAN 2022 – 2028
INCLUDING THE DRAFT GREYSTONES-DELGANY AND KILCOOLE LPF 2025-2031**

STRATEGIC FLOOD RISK ASSESSMENT OF **PROPOSED MATERIAL ALTERATIONS** TO THE
PROPOSED VARIATION - DRAFT LOCAL PLANNING FRAMEWORK

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1.0 Introduction

A Strategic Flood Risk Assessment (SFRA) of Proposed Variation No. 4 to the Wicklow County Development Plan 2022 - 2028 including the draft Greystones–Delgany and Kilcoole Local Planning Framework (LPF) 2025-2031 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 Proposed Variation - draft LPF and associated reports, including the SFRA, were published in May 2025 and observations invited from the public and prescribed authorities. An addendum, 'Addendum I', was prepared to the SFRA on foot of the submissions received and accompanied the Chief Executive's report published following the consultation.

This document, 'Addendum I.2', is an update to 'Addendum I' and has been prepared to evaluate the **Proposed Material Alterations** (PMAs) to the Proposed Variation / draft LPF proposed by members. Accordingly, this document sets out:

- (a) Additional data and explanation of elements of the original SFRA for the Proposed Variation - draft LPF that require additional clarification and explanation, in order to address issues raised in submissions received;
- (b) A Strategic Flood Risk Assessment of any Proposed Material Alterations to the Proposed Variation - draft Local Planning Framework;
- (c) 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 I.2' forms part of the documentation of the ongoing plan-making process for the Proposed Variation - draft LPF. It supplements, and should be read in conjunction with, the Strategic Flood Risk Assessment Report published in May 2025.

Additional information regarding SFRA of the Proposed Variation - draft Local Planning Framework

Through the public consultation process, concerns were raised that the while the flood zone mapping for the Proposed Variation - Draft LPF area considered the National Coastal Flood Hazard Mapping (NCFHM), it had not sufficiently considered the National CFRAM Coastal Dataset in the SFRA. In order to address this concern, **Section 2** of this document provides an additional flood risk assessment of any location identified in the 'present day' National CFRAM Coastal Dataset as being in Flood Zone A or B. This additional layer will also be added to the following Draft LPF maps, which are appended to the end of this document:

- | | |
|----------------------------|---|
| • Draft Map No. 4A: | Flood Risk – Present Day |
| • Draft Map No. 4B: | Flood Risk – Present Day & LUZO (Land Use Zoning Objectives) |
| • Draft Map No. 4C: | Flood Risk – Potential Future Scenario |
| • Draft Map No. 4D: | Flood Risk – Potential Future Scenario & LUZO |

Section 3 of this document considers the PMAs as they relate to land use zoning and new infrastructure; identifying and evaluating any locations that are located in flood risk zones.

2.0 National CFRAM Coastal Dataset

The purpose of this assessment is to identify any locations identified in the National CFRAM Coastal Dataset 'present day' flood risk maps that were not previously identified as Flood Zones A or B in the original SFRA and then to evaluate the suitability of the zoning proposed for said locations.

Map key:



Flood Zone A shown in original SFRA



Flood Zone B shown in original SFRA



Flood Zone A: National CFRAM Coastal Dataset



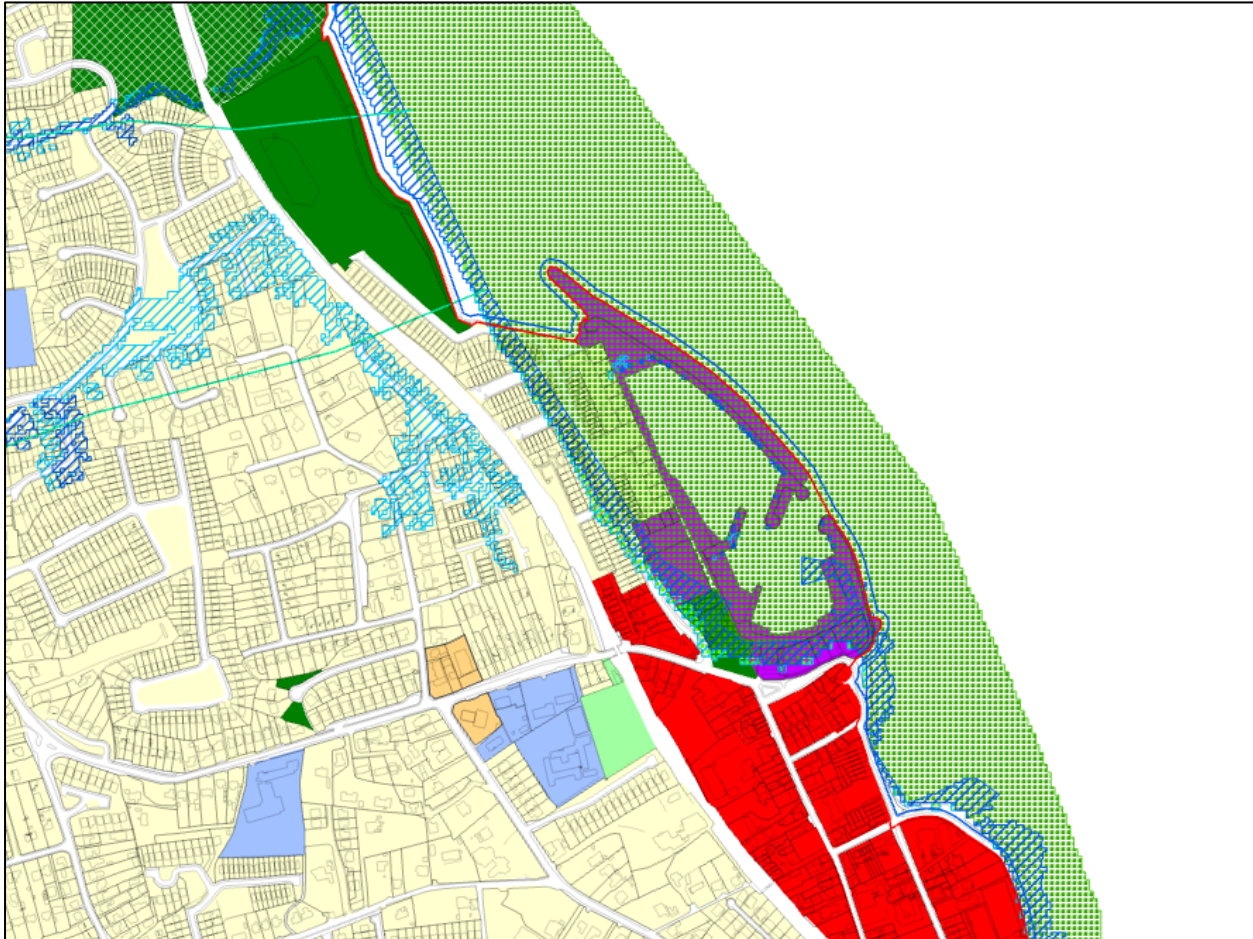
Flood Zone B: National CFRAM Coastal Dataset

LEGEND

-  **RE: Existing Residential**
-  **TC: Town Centre**
-  **VC: Village Centre**
-  **NC: Neighbourhood Centre**
-  **LSS: Local Shops & Services**
-  **MU: Mixed Use**
-  **PU: Public Utility**
-  **CE: Community and Education**
-  **T: Tourism**
-  **AOS: Active Open Space**
-  **OS1: Open Space**
-  **OS2: Natural Area**
-  **E: Employment**
-  **RN1: New Residential - Priority 1**
-  **RN2: New Residential - Priority 2**
-  **RS: Special Residential**
-  **AG: Agriculture**
-  **SLC: Small Local Centre**
-  **GHM: Greystones Harbour & Marina**
-  **Settlement Boundary**
-  **Local Planning Framework (LPF) Boundary**
-  **Specific Local Objectives (SLO)**

2.1 Greystones Harbour

The **National CFRAM Coastal Dataset** identifies an additional area at risk of flooding at Greystones Harbour, as highlighted in dotted green below.



These lands are proposed for 'OS1: Open Space', 'RE: Existing Residential' and 'GHM: Greystones Harbour and Marina' zoning. Please refer to Map Key on previous page and zoning descriptions below:

ZONING	OBJECTIVE	DESCRIPTION
OS1: Open Space	To protect and enhance existing 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.

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.
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.

Strategic Flood Risk Assessment

Land zoning	OS1 'Open Space'
Development Type	Water Compatible
Flood Zone	A and B
Requirement for Justification Test	No

As uses permitted under an Open Space 'OS1' land use zoning are water compatible, all such areas located within flood zones A or B are zoned appropriately.

Land Use Zoning	Existing Residential (RE)
Flood Zone	All sites: A & B.
Vulnerability of Land Use vs. Flood zone	All sites: Land use zoning not appropriate
Requirement for Justification Test	All sites: 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 Greystones-Delgany as a 'Level 3 Self-Sustaining Growth Town' and identifies this settlement typology as being identified for a growth rate of c. 25-30%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 21,727 by Q2 2028, from a 2016 population of 18,140 persons. The Core Strategy further indicates a total housing growth target of 1,953 units from 2016 to 2031.
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;	All sites: No

	(ii) Comprises significant previously developed and/or under-utilised lands;	All sites: Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	All sites: Yes
	(iv) Will be essential in achieving compact and sustainable urban growth; and	All sites: Yes
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are 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 LPF SEA Process

Conclusion

All sites requiring a Justification Test: Justification Test: FAILED

Recommendation

These lands are currently developed for permitted housing development. As such, it is considered appropriate to retain the RE zoning objective.

Applications for new, infill type residential development will be evaluated in accordance with Chapter 5 of '*Planning System and Flood Risk Management Guidelines for Planning Authorities*' (DoEHLG/OPW 2009) and the flood risk management objectives of the Wicklow County Development Plan and the Greystones-Delgany and Kilcoole LPF.

Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues but will be evaluated in accordance with Chapter 5 of '*Planning System and Flood Risk Management Guidelines for Planning Authorities*' (DoEHLG/OPW 2009) and the flood risk management objectives of the Wicklow County Development Plan and the Greystones-Delgany and Kilcoole LPF.

Should expansion of existing uses be proposed, flood mitigation measures are required (see Section Mitigation Objectives in Section 4.3 of SFRA).

Land Use Zoning	GHM Greystones Harbour and Marina
Flood Zone	A & 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 Greystones-Delgany as a 'Level 3 Self-Sustaining Growth Town' and identifies this settlement typology as being identified for a growth rate of c. 25-30%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 21,727 by Q2 2028, from a 2016 population of 18,140 persons. The Core Strategy further indicates a total housing growth target of 1,953 units from 2016 to 2031.
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;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
	(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are 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 LPF SEA Process

Conclusion

Justification Test: FAILED

Recommendation

These lands are currently developed as a permitted harbour and marina mixed use development, including sports / leisure uses, retail / retail services, and residential development, with associated utilities, open space and car parking. As such, it is considered appropriate to retain the GHM zoning objective.

Applications for new, infill type or minor development will be evaluated in accordance with Chapter 5 of '*Planning System and Flood Risk Management Guidelines for Planning Authorities*' (DoEHLG/OPW 2009) and the flood risk management objectives of the Wicklow County Development Plan and the Greystones-Delgany and Kilcoole LPF.

Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues but will be evaluated in accordance with Chapter 5 of *'Planning System and Flood Risk Management Guidelines for Planning Authorities'* (DoEHLG/OPW 2009) and the flood risk management objectives of the Wicklow County Development Plan and the Greystones-Delgany and Kilcoole LPF.

Should expansion of existing uses be proposed, flood mitigation measures are required (see Section Mitigation Objectives in Section 4.3 of SFRA).

3.0 Assessment of Proposed Material Alterations (PMAs)

The purpose of this assessment is to identify and evaluate any locations proposed in the PMAs where new development is located in flood risk zones i.e. Flood Zones A and B.

Section 4 of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009' outlines that where, as part of the plan making process, a planning authority is considering the future development of uses vulnerable to flooding in areas of moderate or high risk of flooding, several criteria must be satisfied. These criteria are known as the Justification Test.

The table below considers each land use zoning objective PMA, its flood risk and whether there is a requirement for the Justification Test to be undertaken.

PMA	Alteration Description	Zoning Change*	Flood Zone	Requirement for Justification Test
4	OP8 Kilcoole West	RN2 to TC	C	No
7	Bellevue Demesne Housing	Unzoned to RS	Part A, majority C	Yes – See Section 3.1
8	Delgany Golf Club north	Unzoned to RS	C	No
12	Map 5 Transport Strategy: Kilcoole to Charlesland pedestrian and cycle improvements	N/a	C	No – PMA removes objective for a pedestrian/cycle route between Kilcoole and Charlesland on agricultural lands. Instead focuses on improvements to existing Regional Road R761.
19	SLO4 Coolagad	N/a: no change to proposed zoning; reduction in SLO boundary	C	No
20	SLO5 Bullford	RN2 to RN1	C	No
21	SLO6 Ballydonarea	OS2 to RE and RN2	C	No
22	SLO8 Convent Lands	CE and OS1 to MU and RE	C	No
23A	SLO9 Darraghville	Unzoned to RN1 , OS1 and OS2	A, B and C	No – see Section 3.2 commentary
23B	Darraghville North	AG to CE CE to RE	C	No
24	SLO10 Lott Lane	AOS to RN1 Unzoned to AOS	C	No
25	SLO11 Ballycrone	Unzoned to RE , RN1 and AOS	C	No
26	SLO12 Bellevue Hill	Unzoned to AOS	C	No
27	SLO13 Coolagad East	RE to RE RN2 to RN1	C	No
28	Priestsnewtown	Unzoned to RN1	C	No

PMA	Alteration Description	Zoning Change*	Flood Zone	Requirement for Justification Test
29	Farrankelly	Unzoned and RE to RN1	C	No
30	Greystones Golf Club	AOS to RS	C	No
31	Delgany Golf Club south	Unzoned to RE	C	No
32	The Laurels, Kilcoole	Unzoned to RN1	C	No
33	Amenity Routes	n/a	A, B & C	No – see Section 3.2 commentary
35	Delgany Footpaths Map	n/a	A, B & C	No – this map identifies existing footpath infrastructure. It does not propose new infrastructure or zoning.

Therefore, the only PMA that requires a Justification Test is **PMA 7: Bellevue Demesne Housing**.

Sections 3.1 and **3.2** below contain a map extract of each PMA and its proximity to Flood Zones A and B.

Map key:



Flood Zone A as shown in original SFRA + National CFRAM Coastal Dataset



Flood Zone A as shown in original SFRA + National CFRAM Coastal Dataset



Site boundary of Proposed Alteration

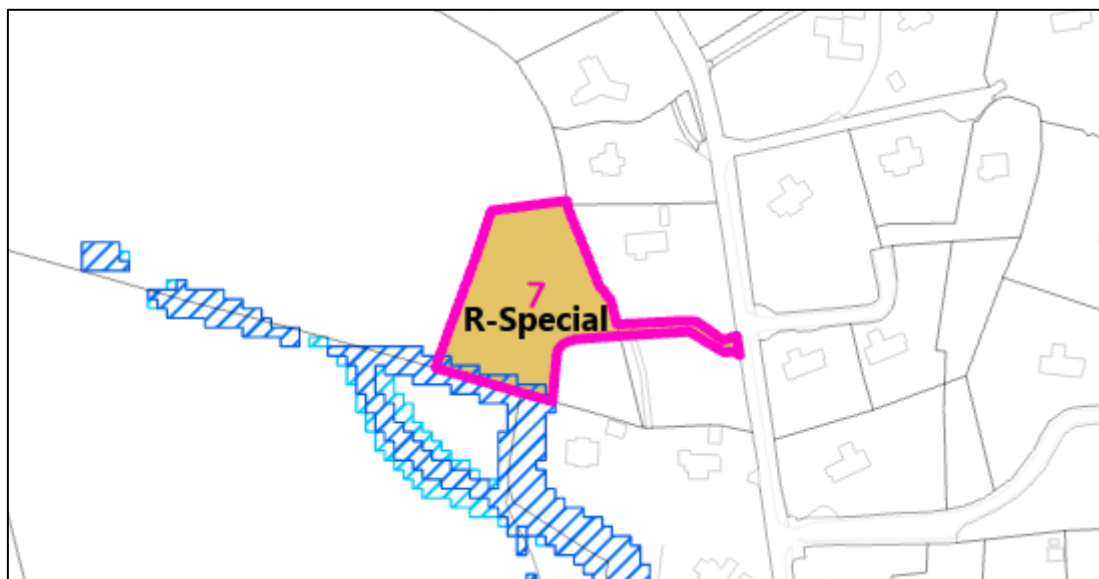
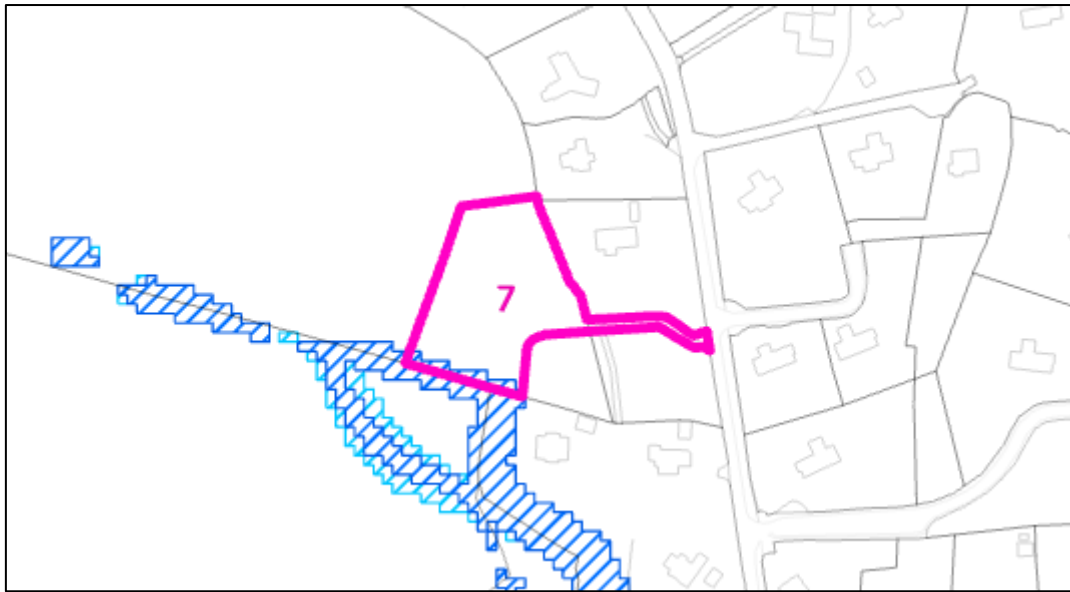
*The following zoning objectives relate to the above PMAs:

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.

ZONING	OBJECTIVE	DESCRIPTION
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 after the activation of Priority 1 lands.	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 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.
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.
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, play 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 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.
MU: Mixed Use	To provide for mixed use	To provide for a mixed use development as set out in Section B.9 for SLO1 and SLO2

ZONING	OBJECTIVE	DESCRIPTION
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 in accordance with the County Development Plan policies and objectives relating to rural areas.

3.1 PMA 7: Bellevue Demesne Housing – Justification Test



The following assessment of PMA 7 is assessed against the criteria identified in Section 4.1 of the *'The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009'*, known as the Justification Test. The guidance states that all of the criteria must be satisfied.

PMA 7 would introduce an additional housing objective:

GDKXX

To provide for residential development for a maximum of 1 No. unit, with no restrictions on purchasing and occupation at Bellevue Demesne (as zoned 'Special R-X' on Map No. 1), subject to all matters pertaining to the proper planning and sustainable development of the site/area being satisfied.

Land zoning	RS – Special Residential Residential development for a maximum of No. 1 unit
Development Type	Highly vulnerable
Flood Zone	Part A and C
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 Greystones-Delgany as a 'Level 3 Self-Sustaining Growth Town' and identifies this settlement typology as being identified for a growth rate of c. 25-30%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 21,727 by Q2 2028, from a 2016 population of 18,140 persons. The Core Strategy further indicates a total housing growth target of 1,953 units from 2016 to 2031.
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;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact and sustainable urban growth; and	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	No
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 LPF SEA Process

Conclusion

Justification Test: FAILED

Recommendation

The zoning objective allows for the future development of 1 No. housing unit on the land. The zoning does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for the development of desired use while avoiding development in the at risk area.

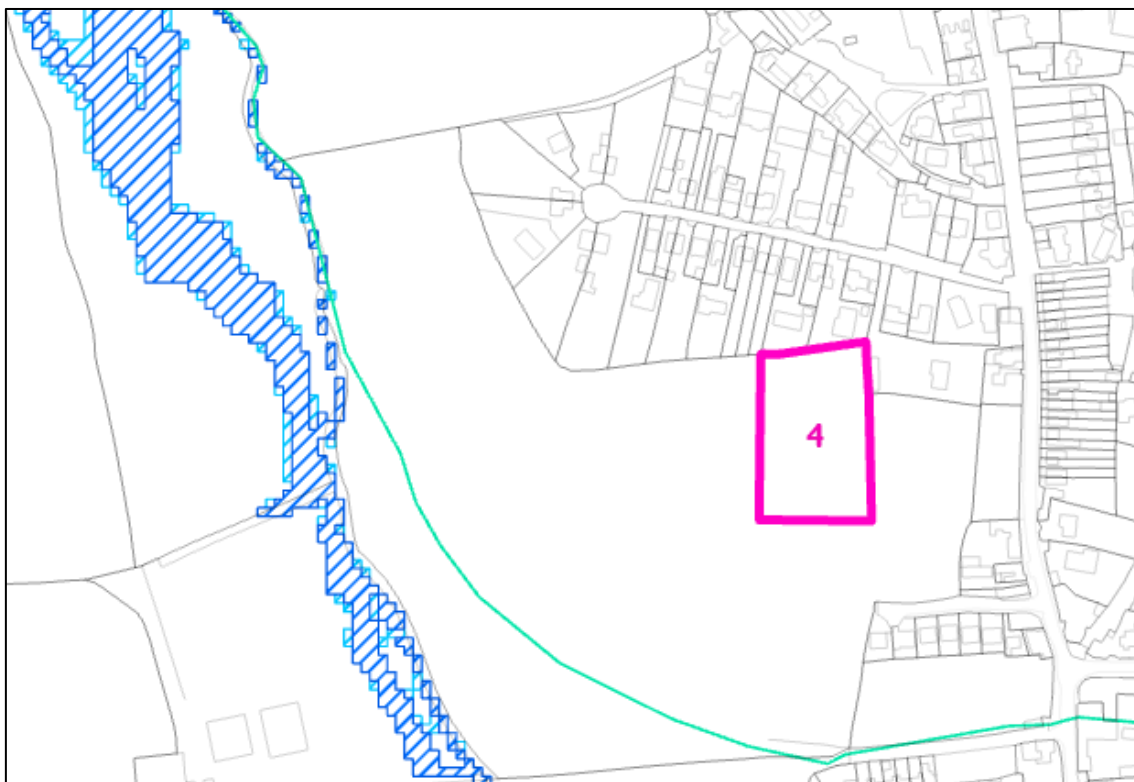
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Chapter 5 of 'Planning System and Flood Risk Management Guidelines for Planning Authorities'

(DoEHLG/OPW 2009) and the relevant policies and objectives in the County Development Plan and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as Open Space will be permitted for the lands which are identified as being at risk of flooding within that site.

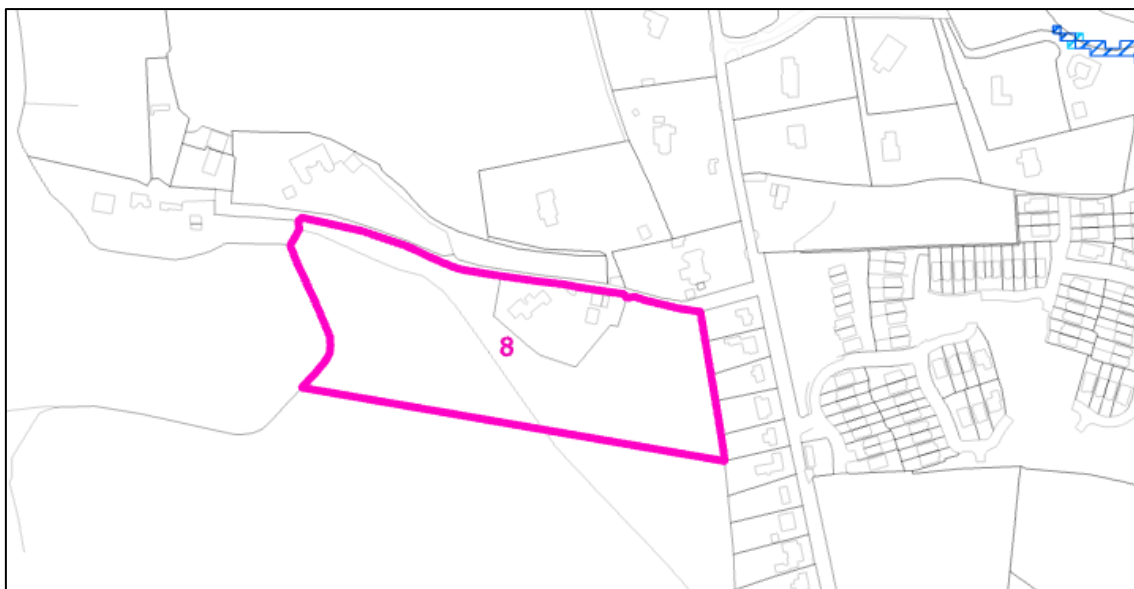
It is considered therefore that these lands may be zoned for the use proposed without conflicting with the requirements of the CDP, the LPF or the guidelines.

3.2 PMAs that do not require the Justification Test

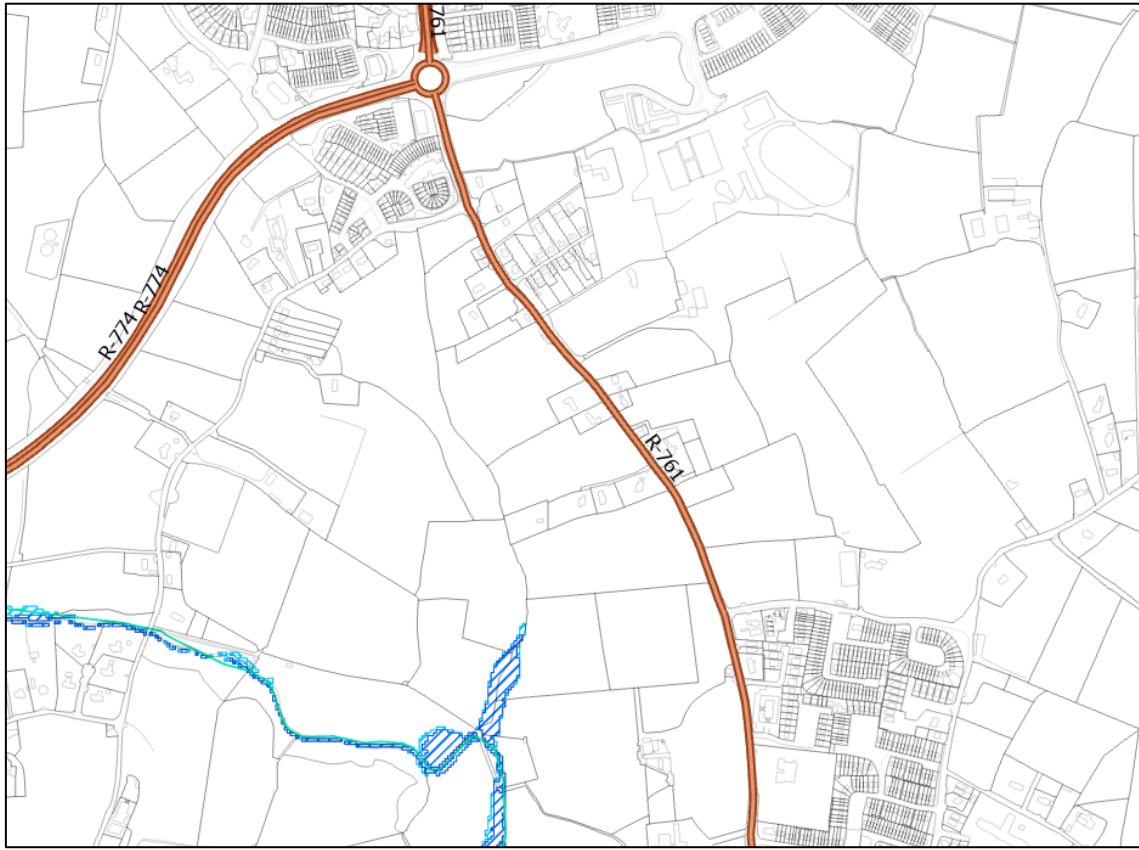
PMA 4: OP8 Kilcoole West



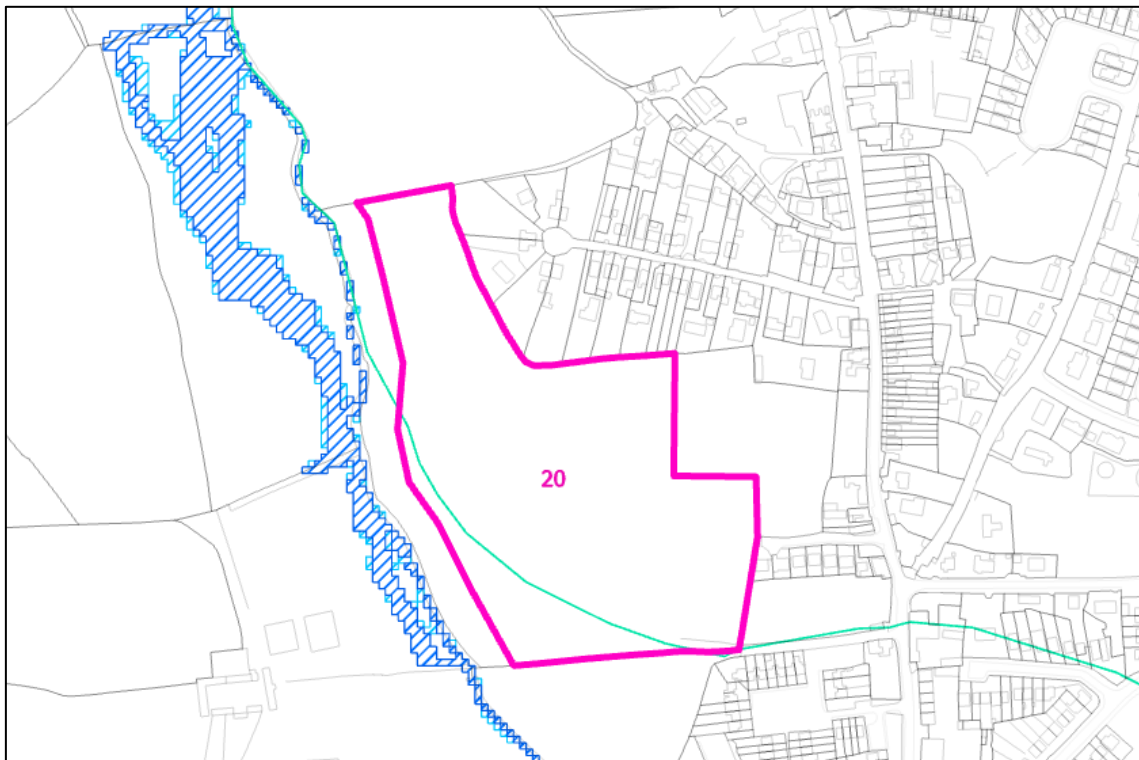
PMA 8: Delgany Golf Club, North



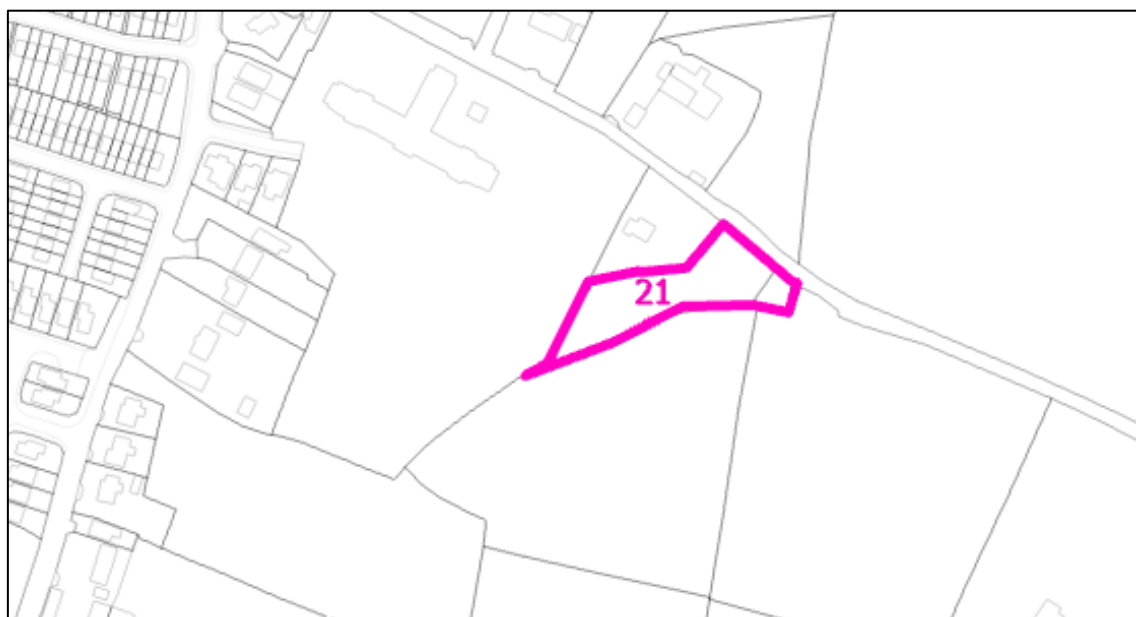
PMA 12: Map 5 'Transport Strategy': Kilcoole to Charlesland R761 pedestrian and cycle improvements



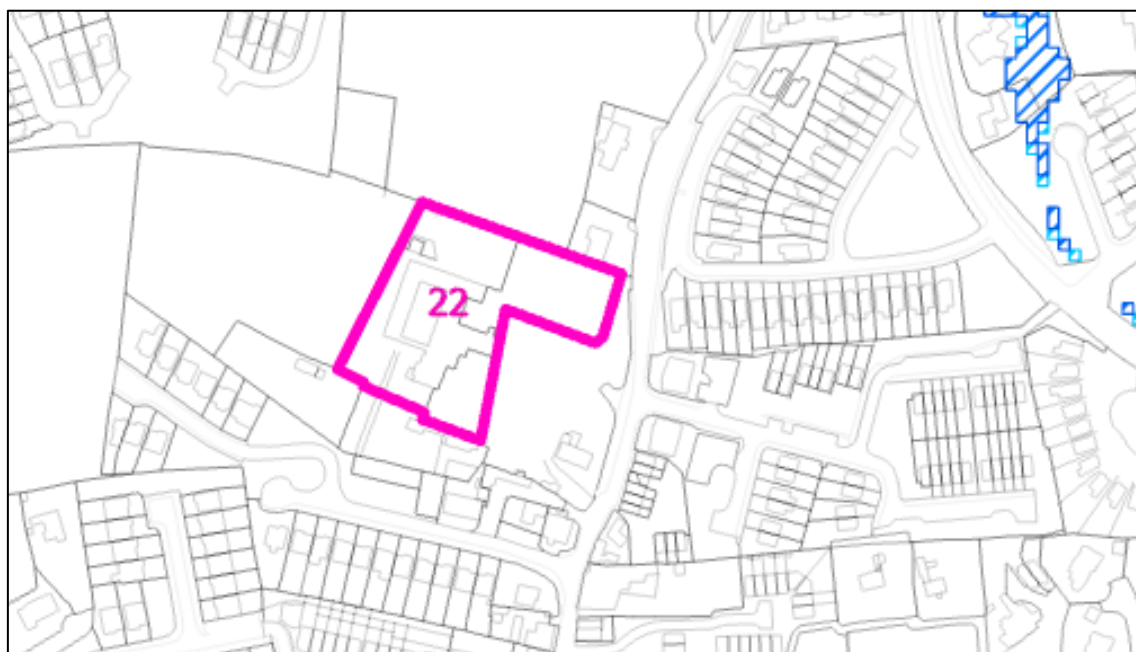
PMA 20: SLO5 Bullford



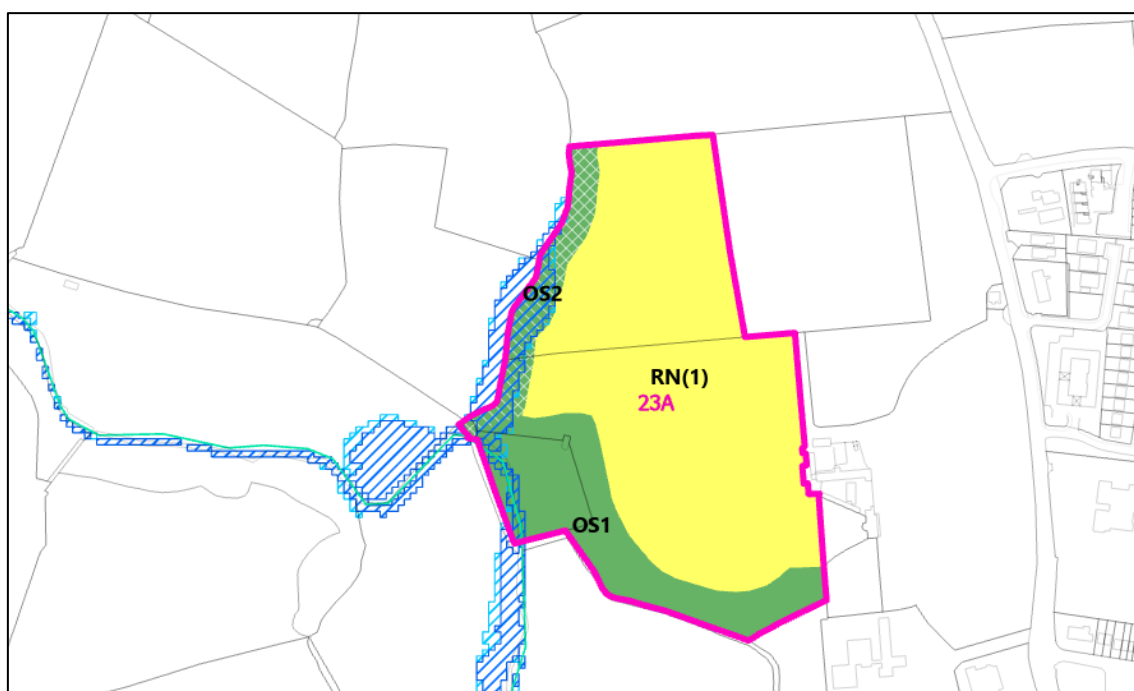
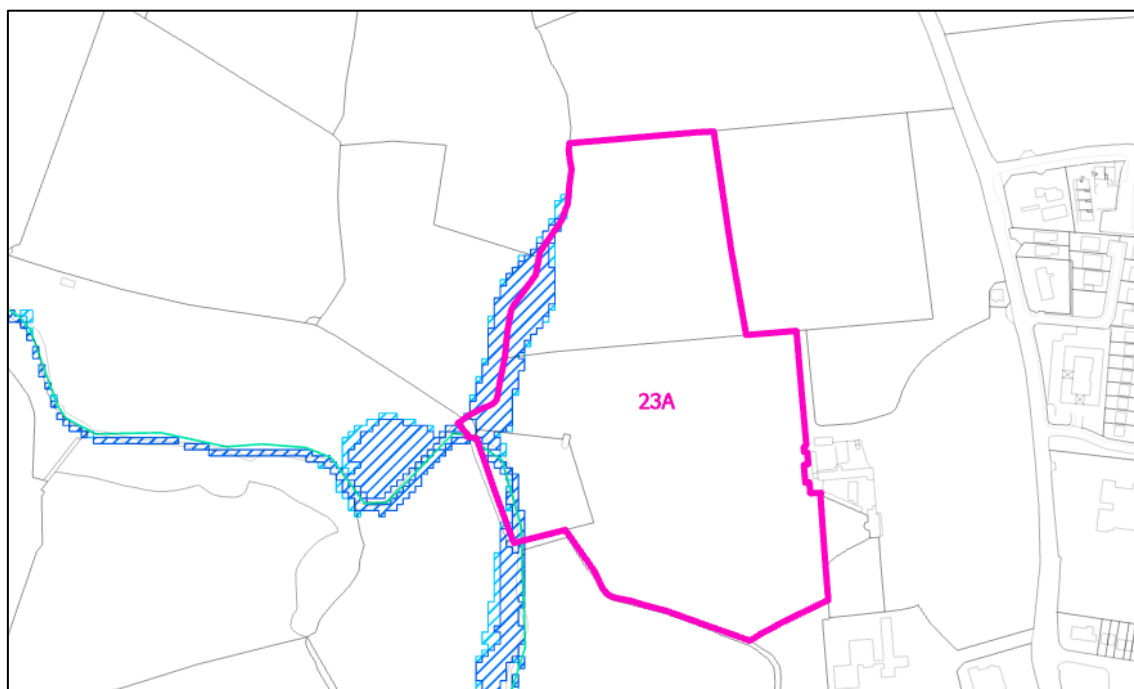
PMA 21: SLO6 Ballydonarea



PMA 22: SLO8 Convent Lands



PMA 23A: Darraghville

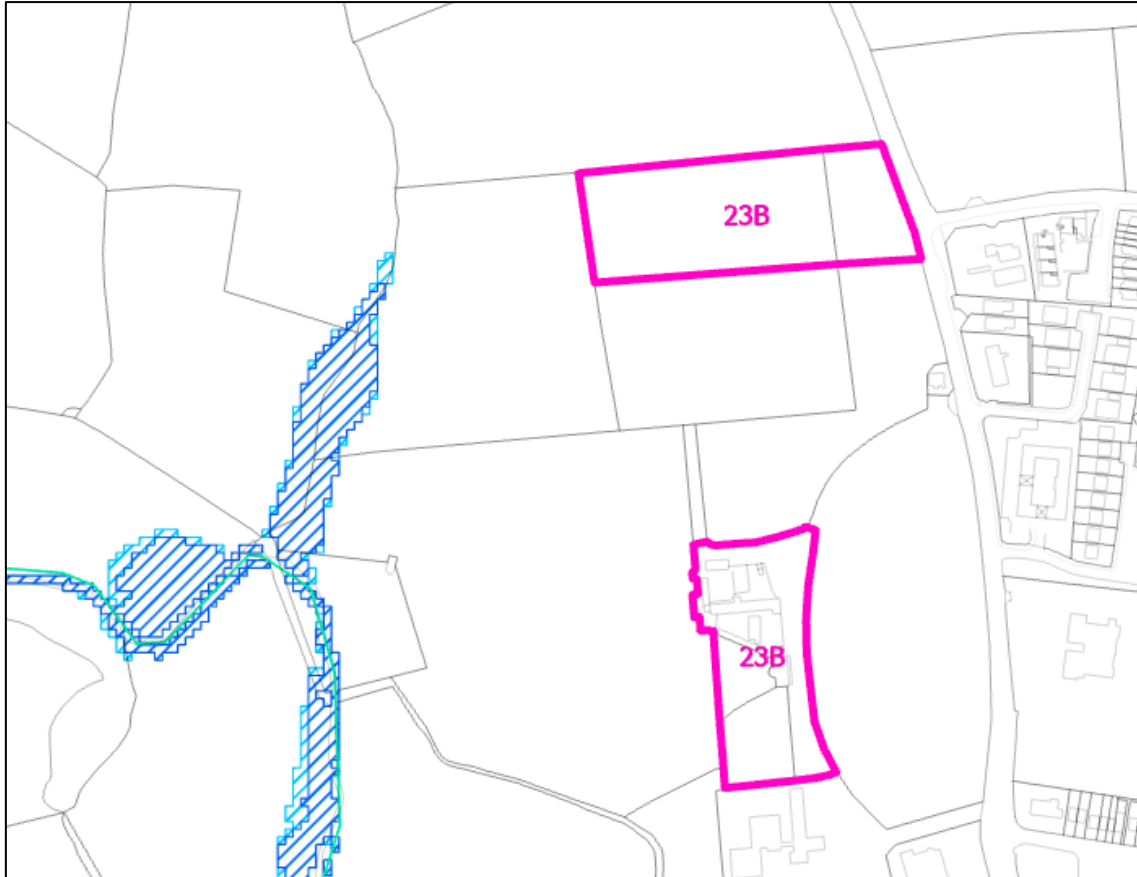


The lands in Flood Zone A and B are along the western boundary of the PMA area and are proposed to be zoned OS1 and OS2; uses that are classified as 'water-compatible development'. Therefore, at the plan-making stage, such uses are appropriate in Flood Zones A and B.

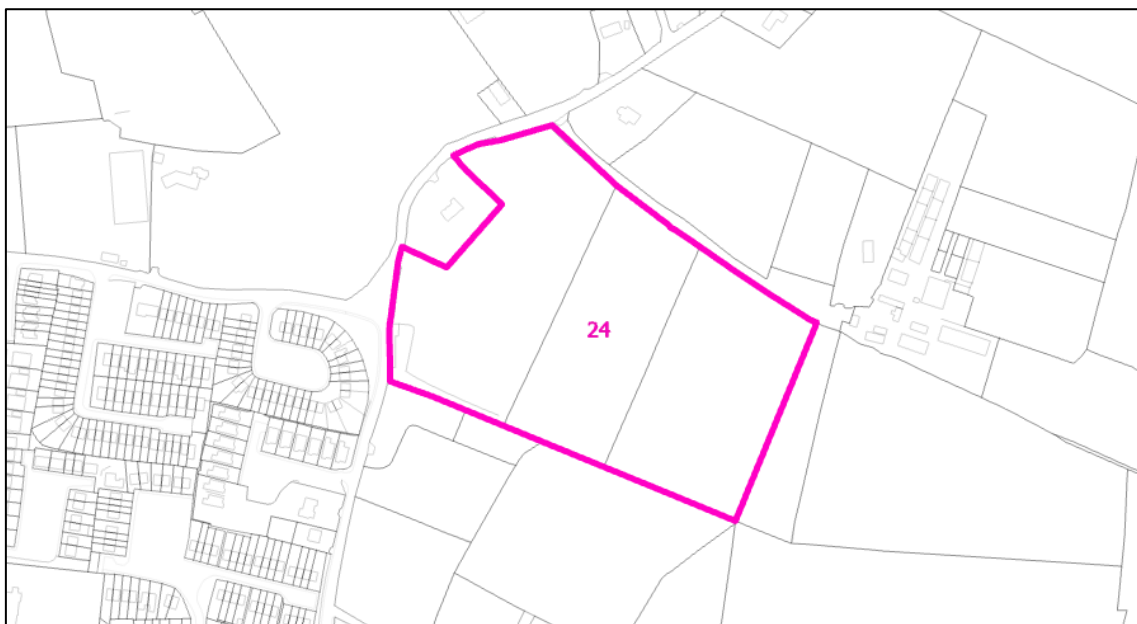
Whilst development of these lands for these uses are unlikely to raise flooding issues, any planning application will be subject to a Flood Risk Assessment and will be evaluated in accordance with Chapter 5 of 'Planning System and Flood Risk Management Guidelines for Planning Authorities' (DoEHLG/OPW 200) and the flood risk

management objectives of the Wicklow County Development Plan and the Greystones-Delgany and Kilcoole LPF.

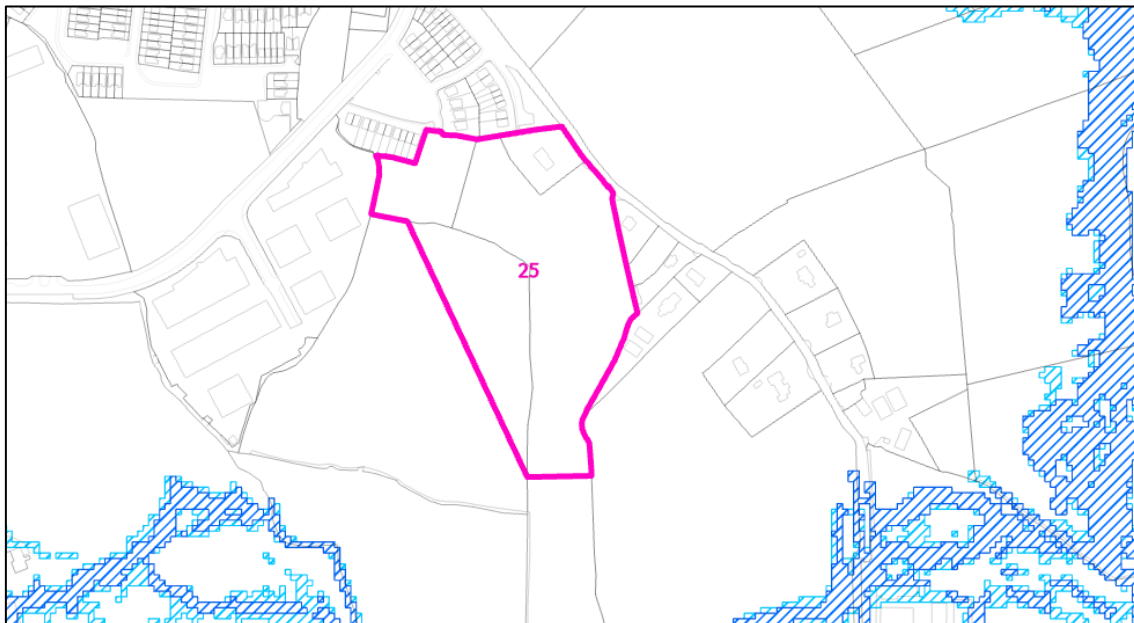
PMA 23B: Darraghville North



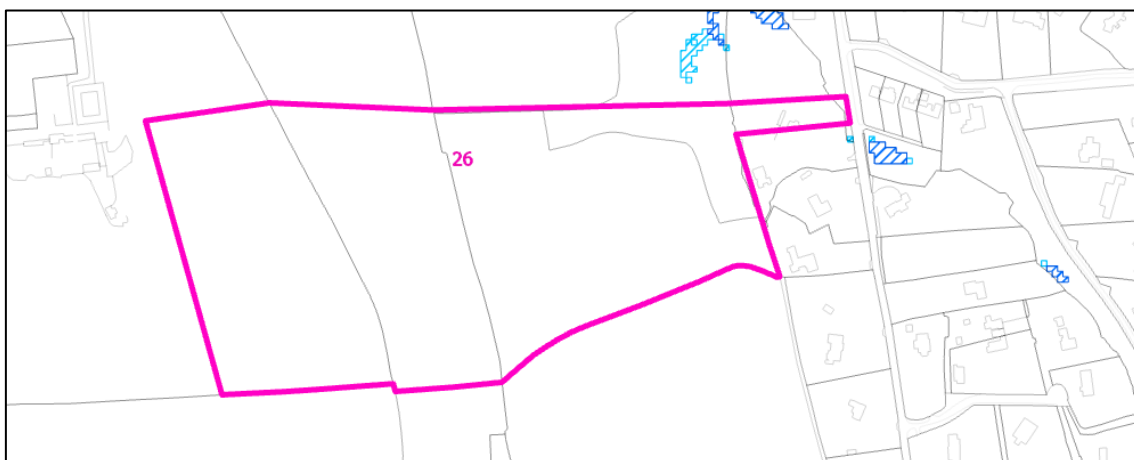
PMA 24: SLO10 Lott Lane



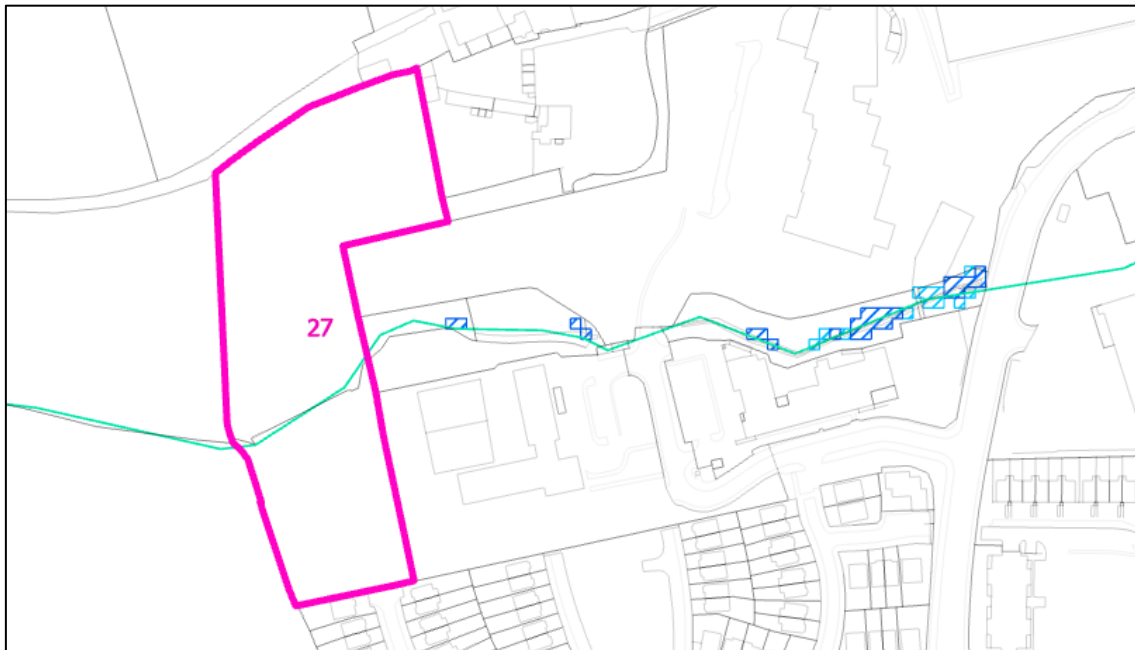
PMA 25: SLO11 Ballycrone



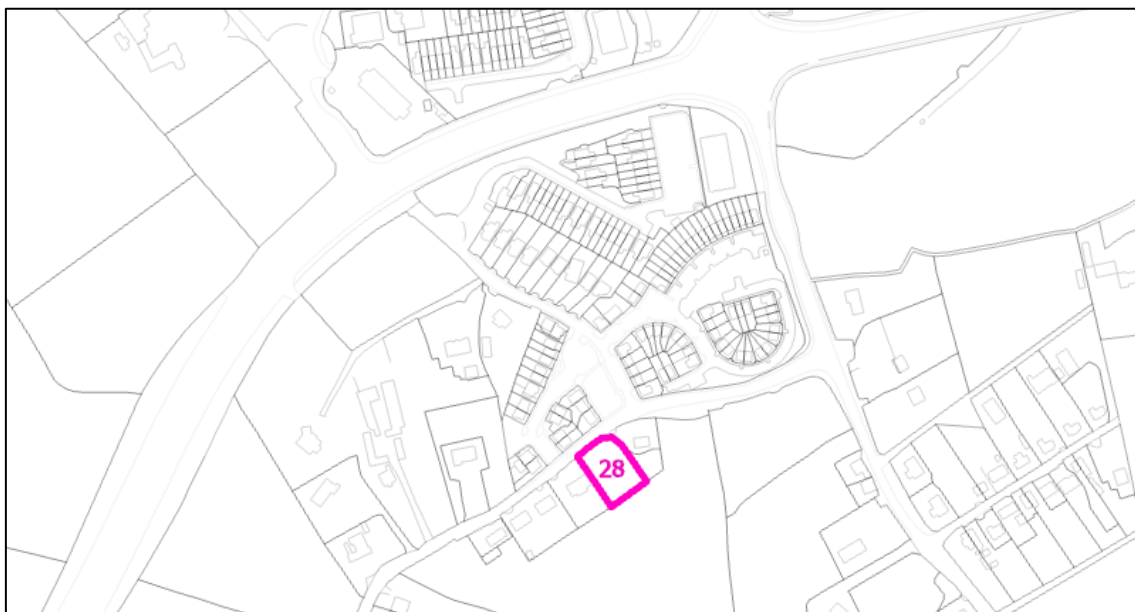
PMA 26: SLO12 Bellevue Hill



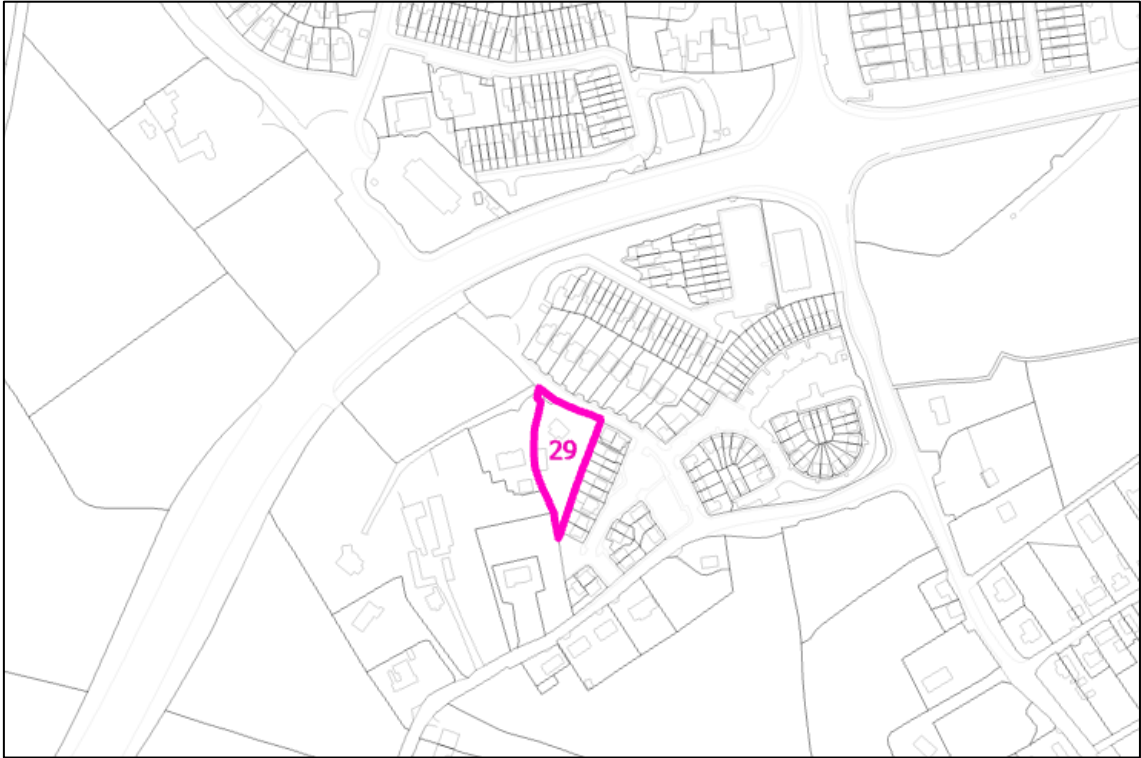
PMA 27: SLO13 Coolagad East



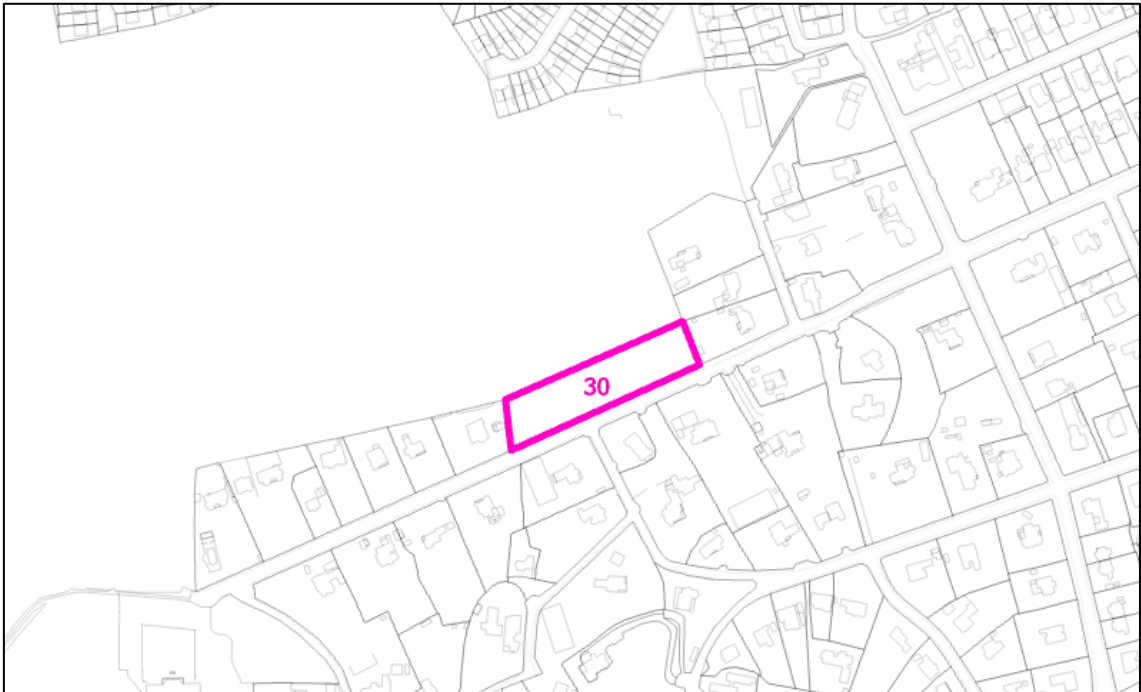
PMA 28: Priestsnewtown



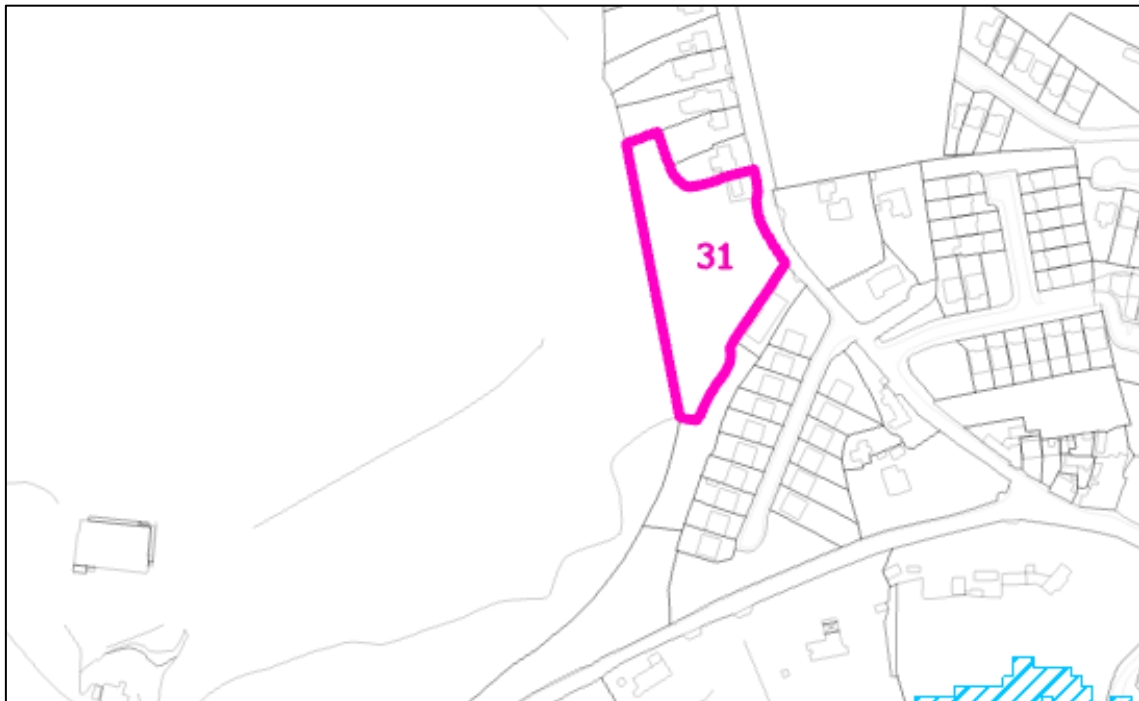
PMA 29: Farrankelly



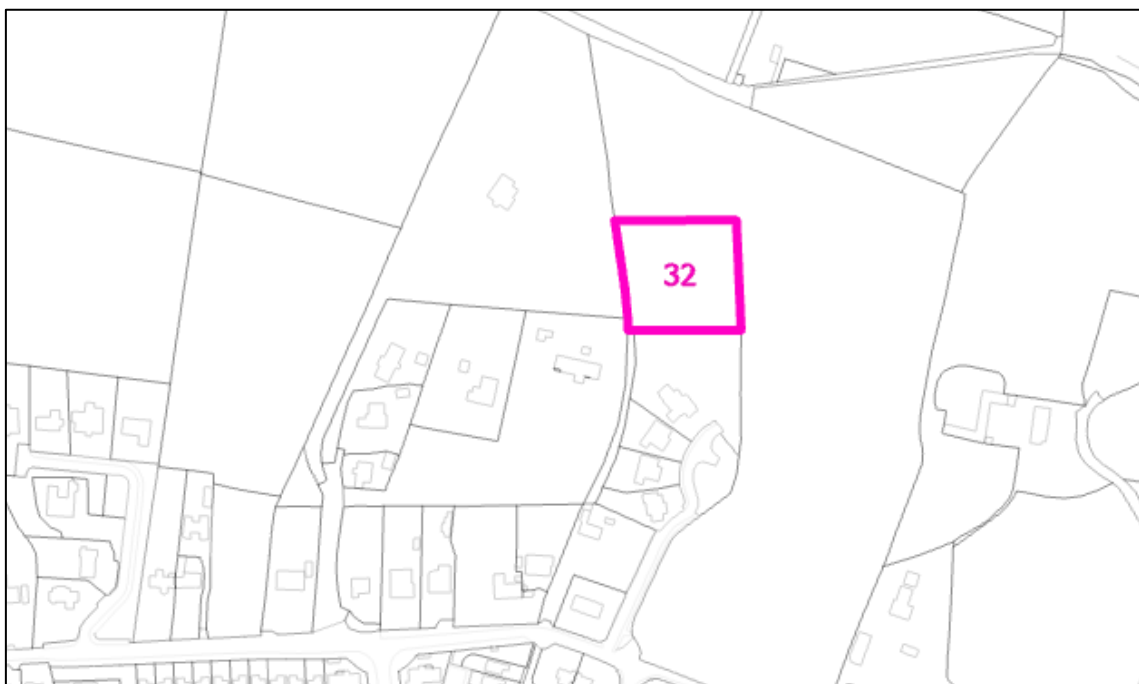
PMA 30: Greystones Golf Club



PMA 31: Delgany Golf Club, South



PMA 32: The Laurels, Kilcoole

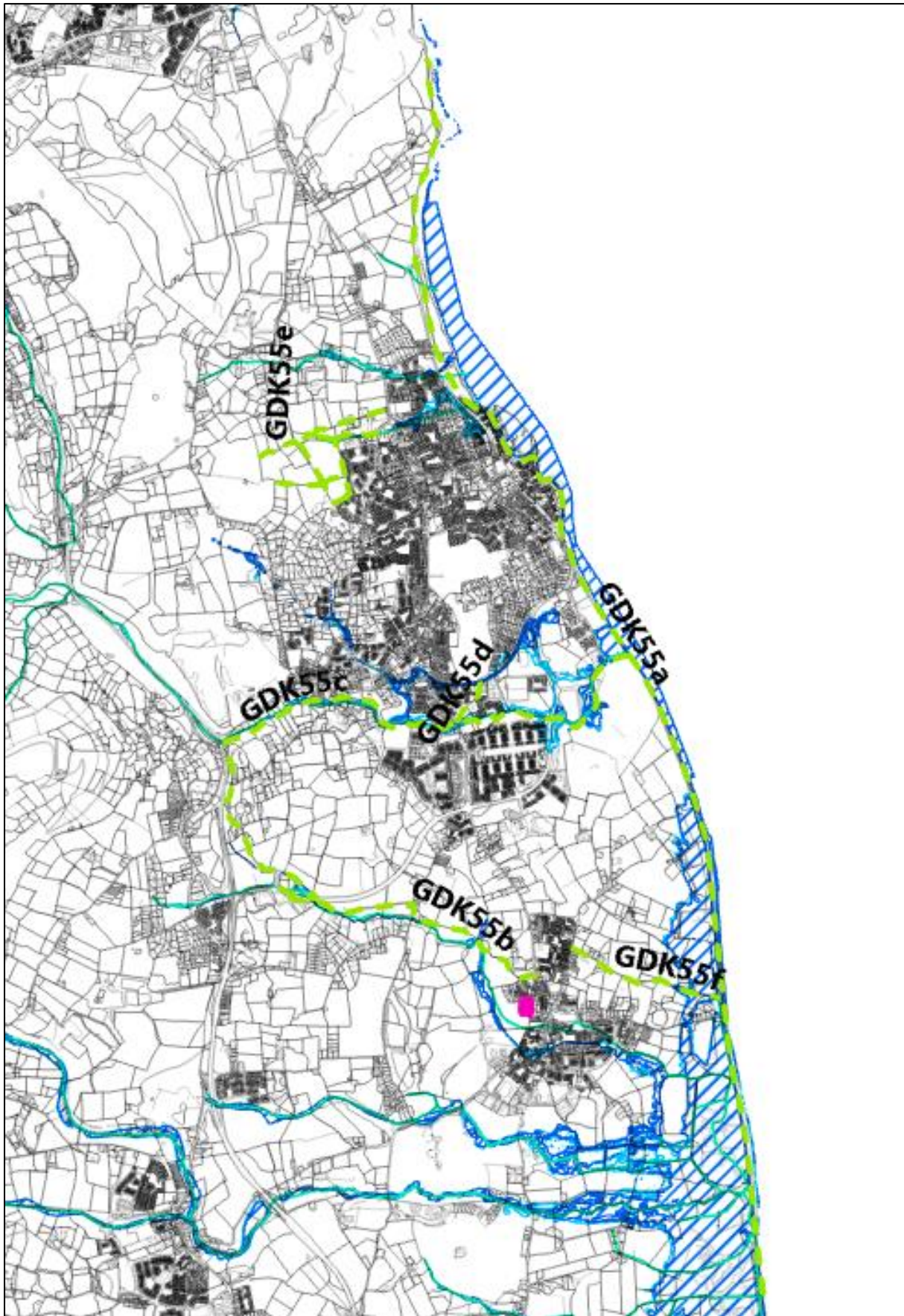


PMA 33: Amenity Routes

This material alteration proposes the amendment of Map No. 4 'Green Infrastructure' to include the amenity routes identified by objective GDK55; illustrating existing and potential new pedestrian and cycle connectivity *'between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, European sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites'*.

These amenity routes are located across multiple different land use zonings but are not a land use zoning in of themselves; the objective is to facilitate outdoor pedestrian and cycle routes between high quality natural environments, whilst safeguarding ecology and the natural environment. Such open and recreation space is classified as 'water-compatible development' and, at the plan-making stage, are appropriate in Flood Zones A and B.

Where development is proposed in-line with GDK55, any planning application will be subject to a Flood Risk Assessment and will be evaluated in accordance with Chapter 5 of 'Planning System and Flood Risk Management Guidelines for Planning Authorities' (DoEHLG/OPW 200) and the flood risk management objectives of the Wicklow County Development Plan and the Greystones-Delgany and Kilcoole LPF.



4.0 Conclusion

No further stages of assessment are required with respect to the Proposed Material Alterations.

5.0 Maps

- Draft Map 1** Proposed Altered Land Use Zoning Objectives
- Draft Map 3** Proposed Altered Key Green Infrastructure
- Draft Map 4A** Flood Risk – Present Day (Update)
- Draft Map 4B** Flood Risk – Present Day & Proposed Altered Land Use Zoning Objectives
- Draft Map 4C** Flood Risk – Potential Future Scenario (Update)
- Draft Map 4D** Flood Risk – Potential Future Scenario & Proposed Altered Land Use Zoning Objectives
- Draft Map 5** Proposed Altered Transport Strategy