

**GREYSTONES-DELGANY  
& KILCOOLE LOCAL PLANNING  
FRAMEWORK 2026**

**STRATEGIC FLOOD RISK ASSESSMENT**





# Greystones-Delgany and Kilcoole Local Planning Framework 2025-2031 Strategic Flood Risk Assessment

## CONTENTS

<b>1.</b>	<b>FOREWORD &amp; DISCLAIMER</b>	<b>1</b>
1.1	Forward	1
1.2	Disclaimer	1
1.3	Uncertainty	3
1.4	Best Available Information	3
<b>2.</b>	<b>BACKGROUND INFORMATION</b>	<b>4</b>
2.1	Introduction	4
2.2	Flood Risk Analysis Stages	5
2.3	Definition of Flood Zones	6
2.4	Sources of Information	7
2.5	The Sequential Approach and Justification Test	10
<b>3.</b>	<b>STAGE 1 FLOOD RISK IDENTIFICATION</b>	<b>12</b>
3.1	Risk Identification	12
3.2	Indicators of Flood Risk	12
<b>4.</b>	<b>STAGE 2 FLOOD RISK ASSESSMENT</b>	<b>13</b>
4.1	Flood Risk Assessment	13
4.2	Flood Risk Zones and Justification Test for Greystones-Delgany and Kilcoole	17
4.3	Mitigation Objectives	51
<b>5.</b>	<b>FLOOD RISK &amp; CLIMATE CHANGE</b>	<b>54</b>
<b>6.</b>	<b>FLOOD RISK ASSESSMENT OF PROPOSED MATERIAL AMENDMENTS</b>	<b>55</b>
<b>7.</b>	<b>FLOOD MAPPING</b>	<b>81</b>

# 1 FOREWORD AND DISCLAIMER

## 1.1 Foreword

This is the Strategic Flood Risk Assessment (SFRA) for Variation No. 4 to the Wicklow County Development Plan 2022-2028, including the Draft Greystones-Delgany and Kilcoole Local Planning Framework 2026 (LPF), which has been prepared and informed by *'The Planning System and Flood Risk Management – Guidelines for Planning Authorities'* (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 LPF. 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 LPF process. At each stage of the LPF 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 a planning application for development.

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. This assessment is set out in **Part 4** of this consolidated document.

Thereafter, the Chief Executive prepared a report on submissions made to the proposed Variation / Draft LPF, and on foot of same, recommended that a number of alterations be made to the proposed Variation / Draft LPF. As part of that Chief Executive's Report (published in August 2025), An addendum ('Addendum I') was prepared to the SFRA which set out:

- 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;
- A Strategic Floor Risk Assessment of any recommended Material Alterations to the proposed Variation / Draft LPF, as set out in the Chief Executive's Report.
- Additional Flood Maps.

On completion of the consideration by the members of the CE's report, a final set of Proposed Material Alterations to the proposed Variation / Draft LPF were agreed for public consultation. Addendum I was updated at that stage to include only an assessment of those Proposed Material Alterations approved by the members. This updated Addendum ('Addendum I.2') was published alongside the Proposed Material Alterations in October 2025. 'Addendum I.2' can be found in **Part 6** of this consolidated document.

The Chief Executive prepared a report on submissions made in relation to the Proposed Material Alterations, which was issued to the Elected Members in December 2025. In this report, the Chief Executive set out her recommendations with respect of each of Proposed Material Amendments, in particular whether, in her opinion, each Amendment should be made, not made, or further modified. While the Chief Executive recommended a small number of further modifications (as did the Elected Members at the following council meeting), said modifications were deemed to not require any further stages of SFRA as said modifications comprised minor modifications only and did not entail any zoning provisions that had not already been included either in the

proposed Variation / draft LPF or the published Proposed Material Alterations which had already been subject to SFRA.

On 09 February 2026, the Elected Members of Wicklow County Council made Variation No. 4 to the Wicklow County Development Plan 2022-2028, including the Greystones-Delgany & Kilcoole 2026, in making the following resolution:

*'Having considered the Variation/Local Planning Framework, the Proposed Material Alterations, the Chief Executive's Reports on Consultations and*

- *The Strategic Environmental Assessment (SEA) Environmental Report for the Draft LPF/Variation*
- *The Appropriate Assessment (AA) Natura Impact Report and associated AA Screening Determination for the Draft LPF/Variation*
- *The Strategic Flood Risk Assessment (SFRA) for the Draft LPF/Variation*
- *The SEA Environmental Report for the Proposed Material Alterations and associated SEA Screening Determination (Addendum 1 to the Draft SEA Environmental Report)*
- *The Appropriate Assessment (AA) Natura Impact Screening Report for the Proposed Material Alterations and associated Appropriate Assessment Screening Determination (Addendum 1 to the Draft Natura Impact Report)*
- *The Strategic Flood Risk Assessment (SFRA) for the Proposed Material Alterations (Addendum 1 to the Draft SFRA)*
- *Written submissions relating to SEA, AA and SFRA made during the LPF/Variation preparation process*
- *Ongoing advice on SEA, AA and SFRA from the Council's agents / staff*
- *The final, consolidated Appropriate Assessment (AA) Natura Impact Report*
- *The final Appropriate Assessment (AA) Determination*

*in accordance with the provisions of Section 13(6) of the Planning and Development Act 2000 (as amended), the members agree, by resolution, to make Variation No. 4 to the Wicklow County Development Plan 2022-2028 / the Greystones-Delgany & Kilcoole Local Planning Framework.*

- *with those proposed alterations that have been agreed today,*
- *with those proposed alterations that have been agreed to make with minor modifications today,*
- *without those proposed alterations that were not agreed today,*
- *with any changes consequent required as result of the agreed alterations and with any minor data or document updates that have arisen during the adoption of the planning framework/Variation.*

*and to proceed in accordance with Section 13 (8) of the Planning and Development Act 2000 (as amended) to publish notice of the making of the Variation.'*

This consolidated document is now the completed 'Strategic Flood Risk Assessment' of made/adopted Variation No. 4 to the Wicklow County Development Plan 2022-2028, including the Greystones-Delgany & Kilcoole Local Planning Framework 2026.

## **1.2 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.

### **1.3 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.

### **1.4 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 assessment.

It is important to note that compliance with the requirements of *'The Planning System and Flood Risk Management- Guidelines for Planning Authorities'* is a work in progress and is currently based on emerging and incomplete data as well as estimates of the locations and likelihood of flooding. 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

### 2.1 Introduction

In accordance with the *'Planning System and Flood Risk Management: Guidelines for Planning Authorities'*, a Strategic Flood Risk Assessment (SFRA) of the Draft Greystones-Delgany and Kilcoole LPF 2025 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). The purpose of the Flood Risk Guidelines is to ensure that, where relevant, flood risk is a key consideration for Planning Authorities in preparing development plans and Local Planning Frameworks and in the assessment of planning applications. The Flood Risk Guidelines introduce mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. Implementation of the Flood Risk Guidelines is intended to be achieved through actions at the national, regional, local authority and site-specific levels. Planning Authorities and An Bord Pleanála are required to have regard to the Flood Risk Guidelines in carrying out their functions under the Planning Acts.

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

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water 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 LPF 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.

## 2.2 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 Greystones-Delgany and Kilcoole are settlements within the Wicklow County Development Plan 2022-2028, and that the Greystones-Delgany and Kilcoole Local Planning Framework will be consistent with that County Plan, 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

### 2.3 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 LPF 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.

The Indicative Flood Zone map for the LPF area is provided in Section 6 of this report.

## 2.4 Sources of Information

The Wicklow County Development Plan 2022-2028 underwent Strategic Flood Risk Assessment and was adopted on the 12<sup>th</sup> September 2022. The Council Executive was assisted by JBA Consulting Ltd in the preparation of that 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 will be utilised as flood zone mapping for the Strategic Flood Risk Assessment of the Greystones-Delgany and Kilcoole Local Planning Framework 2025.

Section 2.1 of the Wicklow County Development Plan 2022-2028 Strategic Flood Risk Assessment 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 (see details to follow)
- Consultation with the relevant municipal area engineer in WCC (see details to follow)
- 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 [not relevant to Greystones-Delgany and Kilcoole, only relates to The Murrough in Wicklow Town]
- River Dargle Flood Defence Scheme (Bray) [not relevant to Greystones-Delgany and Kilcoole]
- River Avoca (Arklow Town) Flood Relief Scheme [not relevant to Greystones-Delgany and Kilcoole]

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. 'Self Sustaining Growth Towns' such as Greystones-Delgany and 'Self Sustaining Towns' such as Kilcoole were not included in the assessment, other than a reference to the Charlesland area within Greystones, as the Dublin Metropolitan Area Strategic Plan (MASP) identifies lands in this area for 'strategic employment'.

The assessment concluded the following:

Regional Flood Risk Appraisal: Greystones-Delgany & Kilcoole (Charlesland)									
<b>Flood Zone Mapping</b>	CFRAM Flood Zones and Flood Extent Mapping								
<b>RPO - Future Employment Lands</b>	<p>The MASP identified 17 strategic employment development areas with an overall stated capacity of strategic sites to provide well over 120,000 additional jobs in the Dublin Metropolitan Area when built out. These are mixture of greenfield sites for development, brownfield sites for regeneration or existing serviced sites for infill and consolidation development.</p> <p>These sites (if not already done so) should be assessed in accordance with the Guidelines and circular PL02/2014 (August 2014). Some of these sites have fluvial and / or coastal flooding associated with them or lie within defended areas.</p> <p>Development should follow the sequential approach and address the site layouts with respect to vulnerability of the proposed development types, finished floor levels should be above the 1% and 0.1% AEP levels where appropriate and flood resilient construction materials and fittings may need to be considered.</p> <p>These developments should not impede existing flow paths or cause flood risk impacts to the surrounding areas. Following a broad assessment of the sites using CFRAM datasets and SFRAs by the local authorities, below is a summary of some of the flood risk associated with some of the sites:</p> <table border="1"> <thead> <tr> <th colspan="4">Metropolitan Consolidation Settlements</th> </tr> </thead> <tbody> <tr> <td>Greystones</td> <td>Charlesland</td> <td>Risk of fluvial flooding to the development lands.</td> <td>SFRA was completed prior to the publication of the CFRAM flood maps. The LAP is due to be renewed in 2019. The SFRA should be updated using CFRAM flood zone mapping.</td> </tr> </tbody> </table>	Metropolitan Consolidation Settlements				Greystones	Charlesland	Risk of fluvial flooding to the development lands.	SFRA was completed prior to the publication of the CFRAM flood maps. The LAP is due to be renewed in 2019. The SFRA should be updated using CFRAM flood zone mapping.
Metropolitan Consolidation Settlements									
Greystones	Charlesland	Risk of fluvial flooding to the development lands.	SFRA was completed prior to the publication of the CFRAM flood maps. The LAP is due to be renewed in 2019. The SFRA should be updated using CFRAM flood zone mapping.						
<b>Proposed - Flood Risk Management Measures</b>	None applicable to Charlesland								
<b>Flood Risk Summary</b>	<p><b>Existing Flood Risk</b></p> <p>The CFRAM study provides the best source of existing fluvial flooding information for the MASP area.</p> <p><b>Flood Risk Impact and Spatial Planning Integration</b></p> <p>The 43 strategic residential development sites and 17 strategic employment development areas for the most part have a low risk of fluvial flooding. Some</p>								

development areas lie within Flood Zones A and B but implementation of the Guidelines and the sequential approach should be able to cater for these sites to be developed in a sustainable manner and avoid flood risk. Many of them already have had a SFRA completed addressing flood risk.

Development should be avoided within natural floodplains and along riparian zones of the regions watercourse corridors to provide natural flood risk management.

#### **Recommendations For Flood Risk Management**

As detailed above the CFRAM FRMP has outlined various proposed flood risk management schemes that should be reviewed by the planning authorities in conjunction with the OPW to deliver any proposed flood alleviation schemes that are deemed appropriate and viable. Planning authorities should also review and implement where appropriate the suggested CFRAM flood risk management policy measures as outlined in Appendix B and the FRMP. SFRAs should be undertaken for all development plans and existing SFRAs should be updated and reviewed in line with statutory timelines for development plans. Existing schemes, proposed schemes and currently on going schemes (at various stages of the planning and construction process) will influence the ability to develop land and this should be considered in accordance with The Guidelines at SFRA stage.

#### **Opportunities for Joint Studies**

None identified for Charlesland.

### **Local issues**

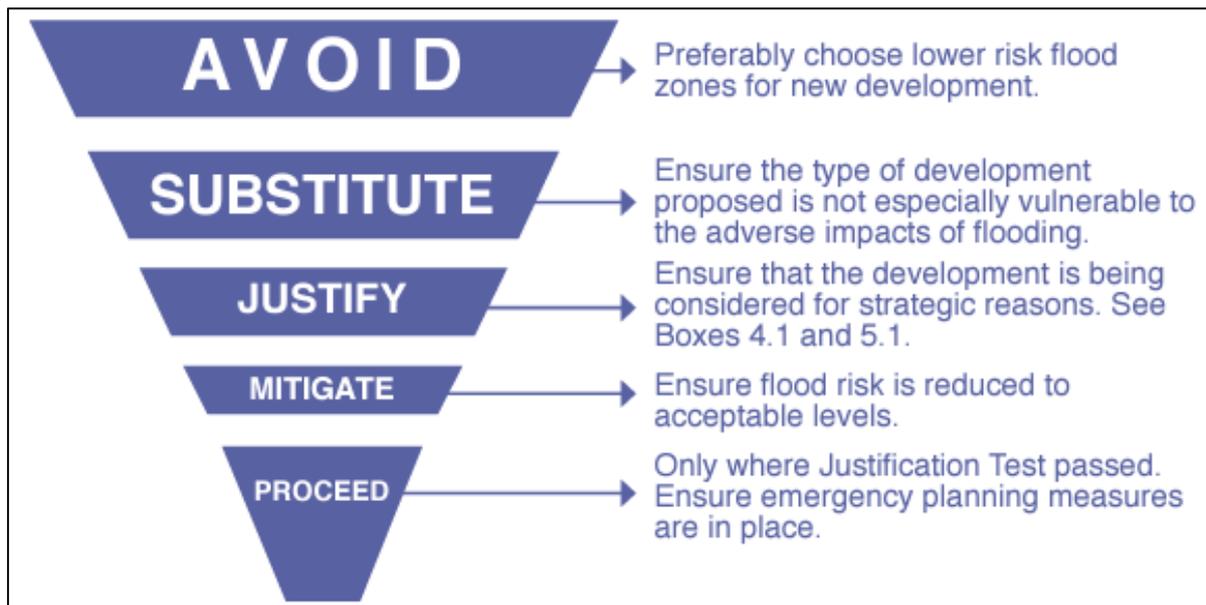
The Greystones-Delgany area is subject to flood risk arising from pluvial sources, which results in storm sewers / combined sewers being surcharged in a number of locations e.g. Victoria Road, Mill Road, Kenmare Heights, Redford Park and Rathdown Park.

In response to this issue, as this pluvial flooding has not been fully identified, assessed and mapped, it is not taken into account in this SFRA. However, the need for storm water separation / management is addressed in the objectives of both the County Development Plan and this LPF.

## 2.5 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 2.1<sup>1</sup>. 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 2.1:** 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 rezoning 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 2.1 and 2.2 below 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.

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

**Table 2.1:** Matrix of vulnerability versus flood zones to illustrate both appropriate development and development that is required to meet the justification test.

<b>Development Types</b>			
	<b>Flood Zone A</b>	<b>Flood Zone B</b>	<b>Flood Zone C</b>
<b>Highly vulnerable development (including essential infrastructure)</b>	Justification Test	Justification Test	Appropriate
<b>Less vulnerable development</b>	Justification Test	Appropriate	Appropriate
<b>Water compatible development</b>	Appropriate	Appropriate	Appropriate

**Table 2.2:** Classification of the vulnerability of different types of development.

<b>Classification of Vulnerability of Different Types of Development</b>	
<b>Vulnerability Class</b>	<b>Land uses and types of development which include*:</b> *Uses not listed here should be considered on their own merits.
<b>Highly vulnerable development (including essential infrastructure)</b>	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.
<b>Less vulnerable development</b>	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.
<b>Water compatible development</b>	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).

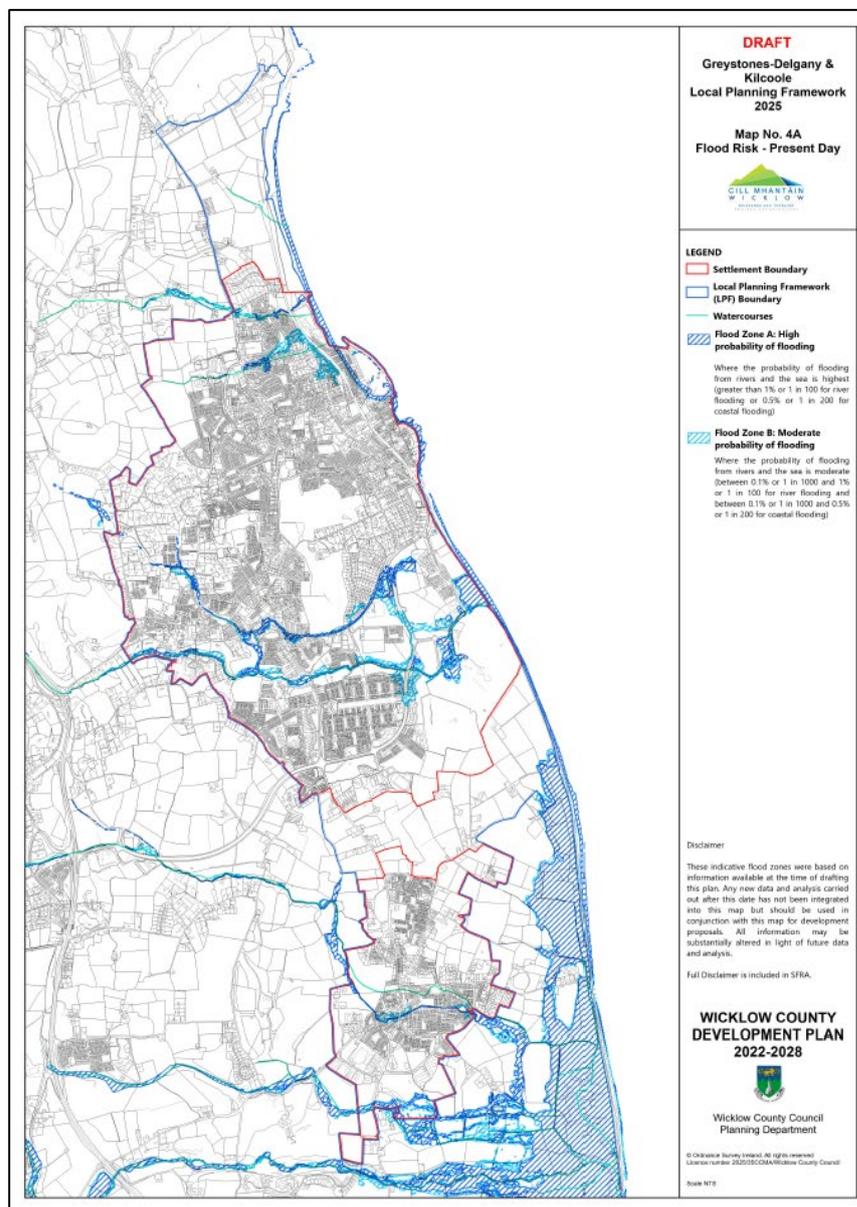
### 3. STAGE 1 FLOOD RISK IDENTIFICATION

#### 3.1 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.

#### 3.2 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 Greystones-Delgany and Kilcoole area. On this basis, it is determined that assessment should immediately proceed to Stage 2 Strategic Flood Risk Assessment.



## 4. STAGE 2 INITIAL FLOOD RISK ASSESSMENT

### 4.1 Flood Risk Assessment

Following the guidelines, this flood risk assessment shows the zoning objectives of the 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 2.2 and 2.1 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 draft Greystones-Delgany and Kilcoole Local Planning Framework 2025 includes the following land use zonings:

ZONING	OBJECTIVE	DESCRIPTION
<b>RE: Existing Residential</b>	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.
<b>RN1: New residential Priority 1</b>	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.
<b>RN2: New residential Priority 2</b>	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.
<b>RS: Special Residential</b>	To protect, provide and improve residential amenities in a format and a density specified in this plan.	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.
<b>TC: Town Centre</b>	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 emphasis 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.

ZONING	OBJECTIVE	DESCRIPTION
<b>VC: Village Centre</b>	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 village centre zones in an appropriate manner and to an appropriate scale and with such uses as specified in this LPF given their roles as a secondary or subsidiary area to the main town centre.
<b>NC: Neighbourhood Centre</b>	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.
<b>SLC: Small Local Centres</b>	To provide for small scale local shops and services	To facilitate the limited development of small scale local 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 from identified town or village centres.
<b>LSS: Local Shops &amp; Services</b>	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 / village centre.
<b>E: Employment</b>	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.
<b>CE: Community &amp; Education</b>	To provide for civic, community and educational facilities	To facilitate the development of necessary community, health, religious, educational, social and civic infrastructure.
<b>AOS: Active Open Space</b>	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.
<b>OS1: Open Space</b>	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.
<b>OS2: Natural Areas</b>	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.
<b>PU: Public Utility</b>	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.
<b>T: Tourism</b>	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.

ZONING	OBJECTIVE	DESCRIPTION
<b>MU: Mixed Use</b>	To provide for mixed use	To provide for a mixed use development as set out in Section B.9 for SLO1 and SLO2.
<b>GHM: Greystones Harbour &amp; Marina</b>	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.
<b>AG: Agriculture</b>	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.

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 and this Local Planning Framework.

Uses generally appropriate for **special residential (RS)** zoned areas include houses, residential open space, education, community facilities, retirement homes, nursing homes, childcare, guest house, bed and breakfast, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the County Development Plan and this Local Planning Framework.

Uses generally appropriate for **town and village centres (TC / VC)** include residential development, commercial, retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing / care homes, parking, office, tourism and recreational uses, education, community, childcare/crèche, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the County Development Plan and this Local Planning Framework.

Uses generally appropriate for **neighbourhood centres, small local centres and local shops and services** include retail, retail services, health, education, restaurants, public house, public buildings, hotels, guest houses, nursing / care homes, parking, residential development, commercial, office, tourism and recreational uses, community including provision for religious use, childcare/crèche, utility installations and ancillary developments for neighbourhood centre uses in accordance with the with the County Development Plan and this Local Planning Framework.

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

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, childcare/crèche, utility installations and ancillary developments for community, educational and institutional uses in accordance with the County Development Plan and this Local Planning Framework.

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 subject to objective GDK39 of this 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 and ancillary developments for tourism uses in accordance with the County Development Plan and this Local Planning Framework.

Uses generally appropriate for any **mixed use (MU)** area will be specified in this Local Planning Framework.

Uses generally appropriate for **Greystones Harbour & Marina (GHM)** zoned land include civic / cultural uses, community facilities, harbour and maritime uses, health related service / uses, hotels, recreational and leisure uses, residential development, retail, restaurants, parking, public house, tourism uses, utility installations and ancillary development.

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.

**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.

#### 4.2 Flood Risk Zones and the Application of the Sequential Approach/Justification Test for Greystones-Delgany and Kilcoole

The following is an analysis of the vulnerability of land uses on sites that fall within Flood Zones A and B, and where appropriate, the application of the Justification Test for plan making. The full extent of Flood Zones A and B within Greystones-Delgany and Kilcoole is shown on Map No. 4 'Indicative Flood Zones' of the draft Local Planning Framework.

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

 **Flood Zone A**

 **Flood Zone B**

Proposed Land Use Zones are as follows:

-  **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**
-  **SLO: Specific Land Objective**

**LAND USE ZONING: New Residential – Priority 1 (RN1)**

There are no areas zoned New Residential – Priority 1 (RN1) that are located within Flood Zones A or B.

<b>Land Use Zoning</b>	RN1
<b>Flood Zone</b>	All sites: C
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is appropriate
<b>Requirement for Justification Test</b>	No

**LAND USE ZONING: New Residential – Priority 2 (RN2)**

There are no areas zoned New Residential – Priority 2 (RN2) that are located within Flood Zones A or B.

<b>Land Use Zoning</b>	RN2
<b>Flood Zone</b>	All sites: C
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is appropriate
<b>Requirement for Justification Test</b>	No

**LAND USE ZONING: Special Residential (RS)**

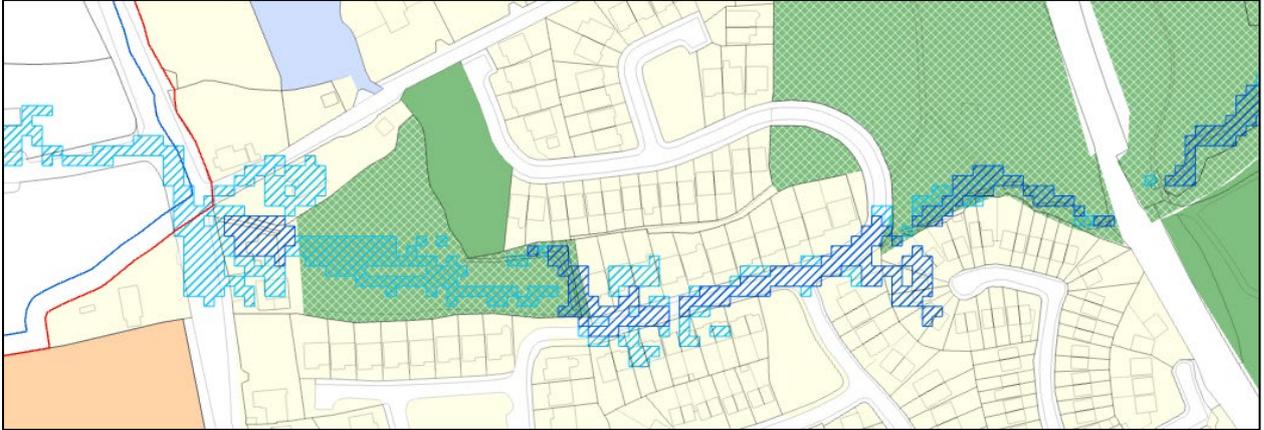
There are no areas zoned Special Residential (RS) that are located within Flood Zones A or B.

<b>Land Use Zoning</b>	RN2
<b>Flood Zone</b>	All sites: C
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is appropriate
<b>Requirement for Justification Test</b>	No

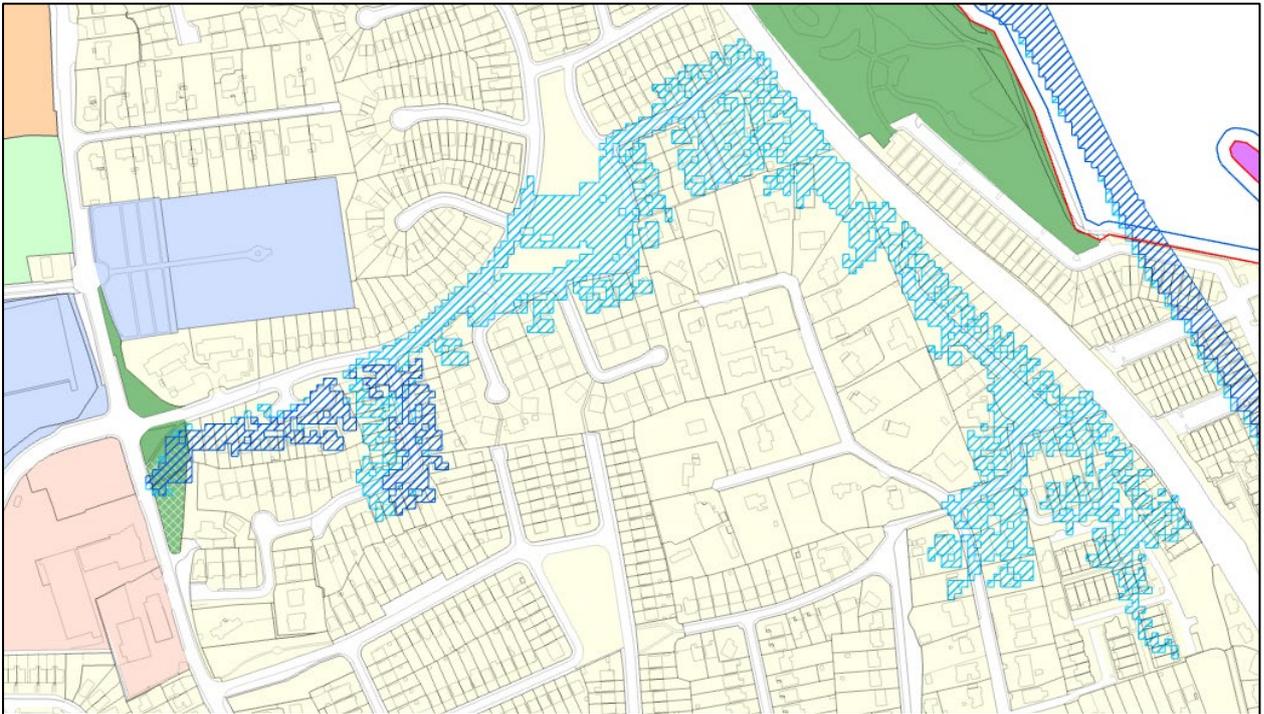
**LAND USE ZONING: Existing Residential (RE)**

It has been determined that there are 9 No. locations within the LPF area that are proposed to be zoned 'RE – Existing Residential' which are located within Flood Zones A or B.

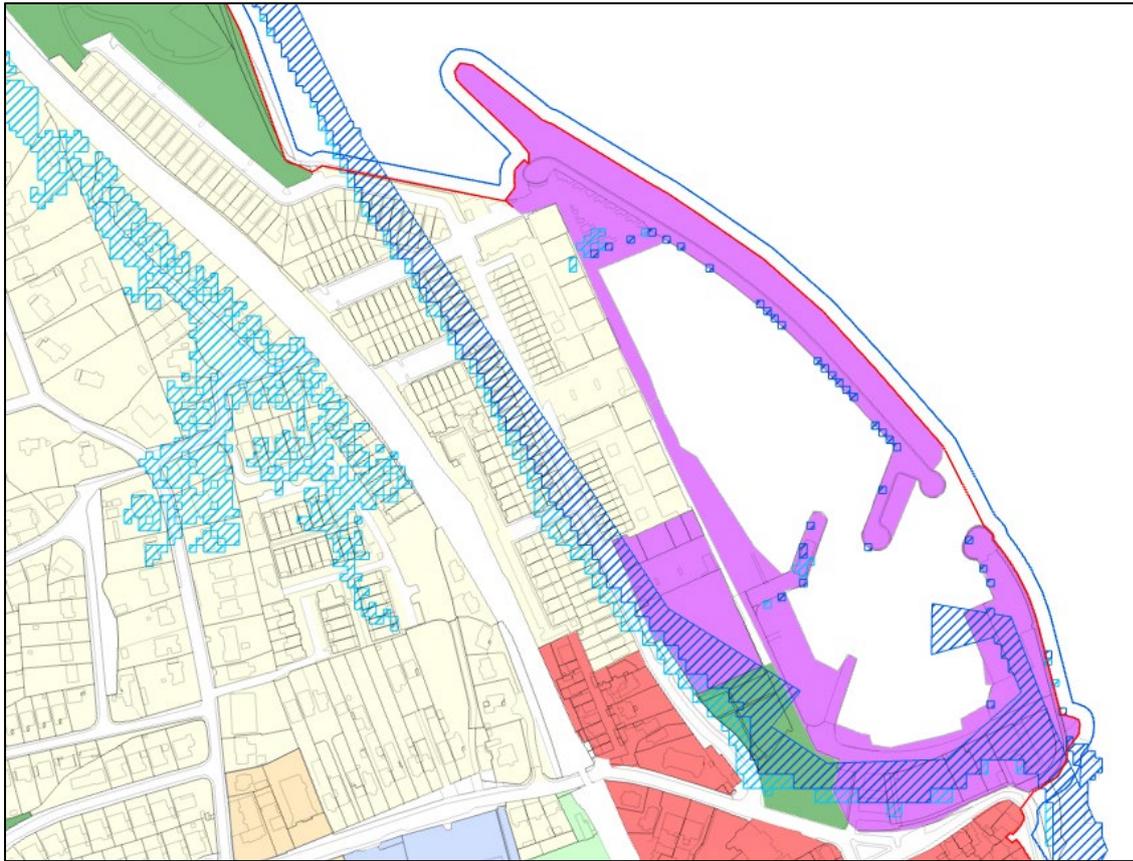
**(i) Greystones North - St. Crispin's**



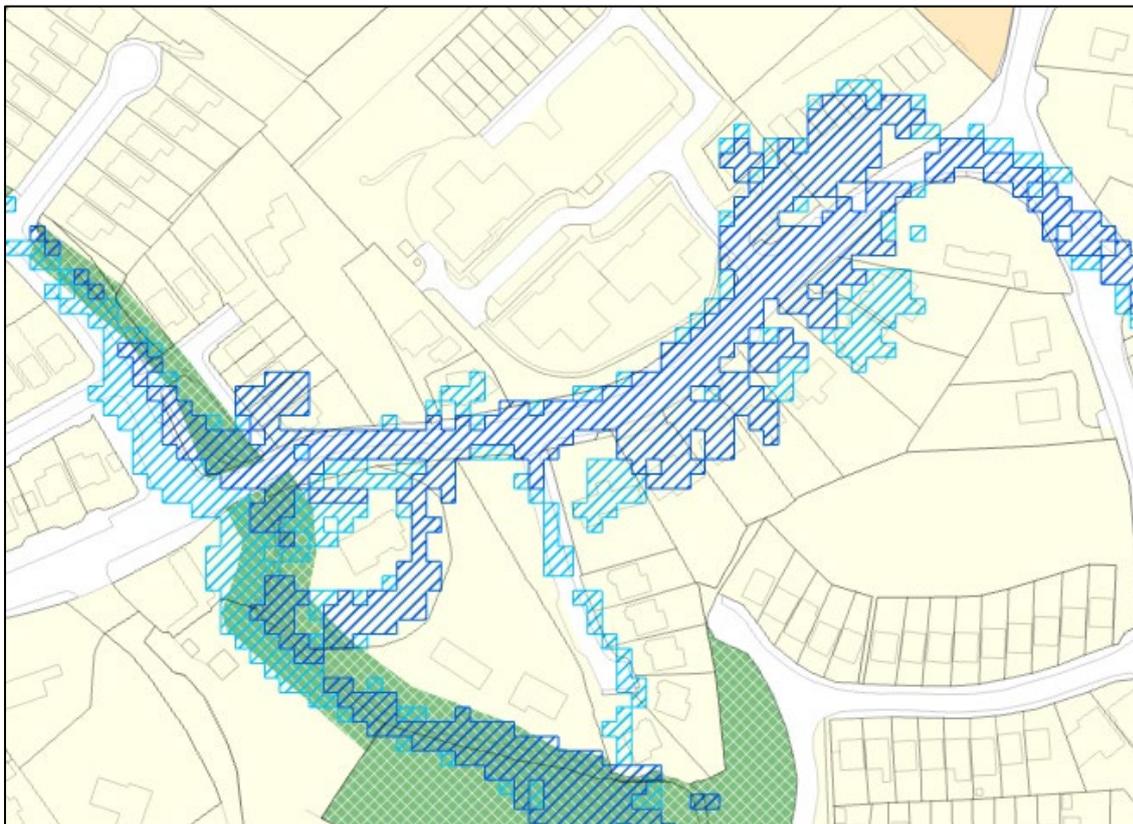
**(ii) Greystones North – Redford / New Road**



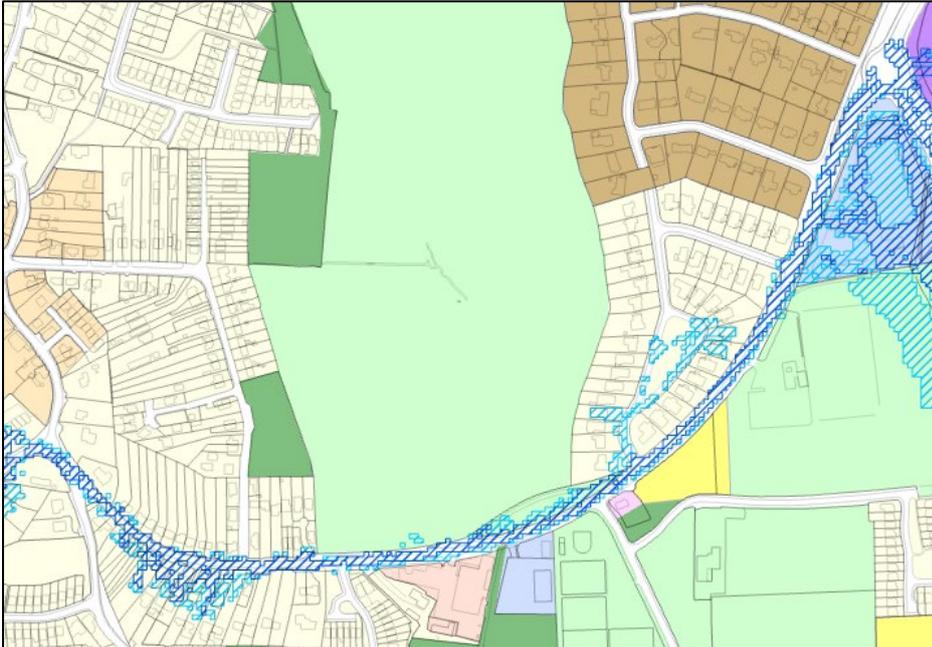
**(iii) Greystones North - Marina Village**



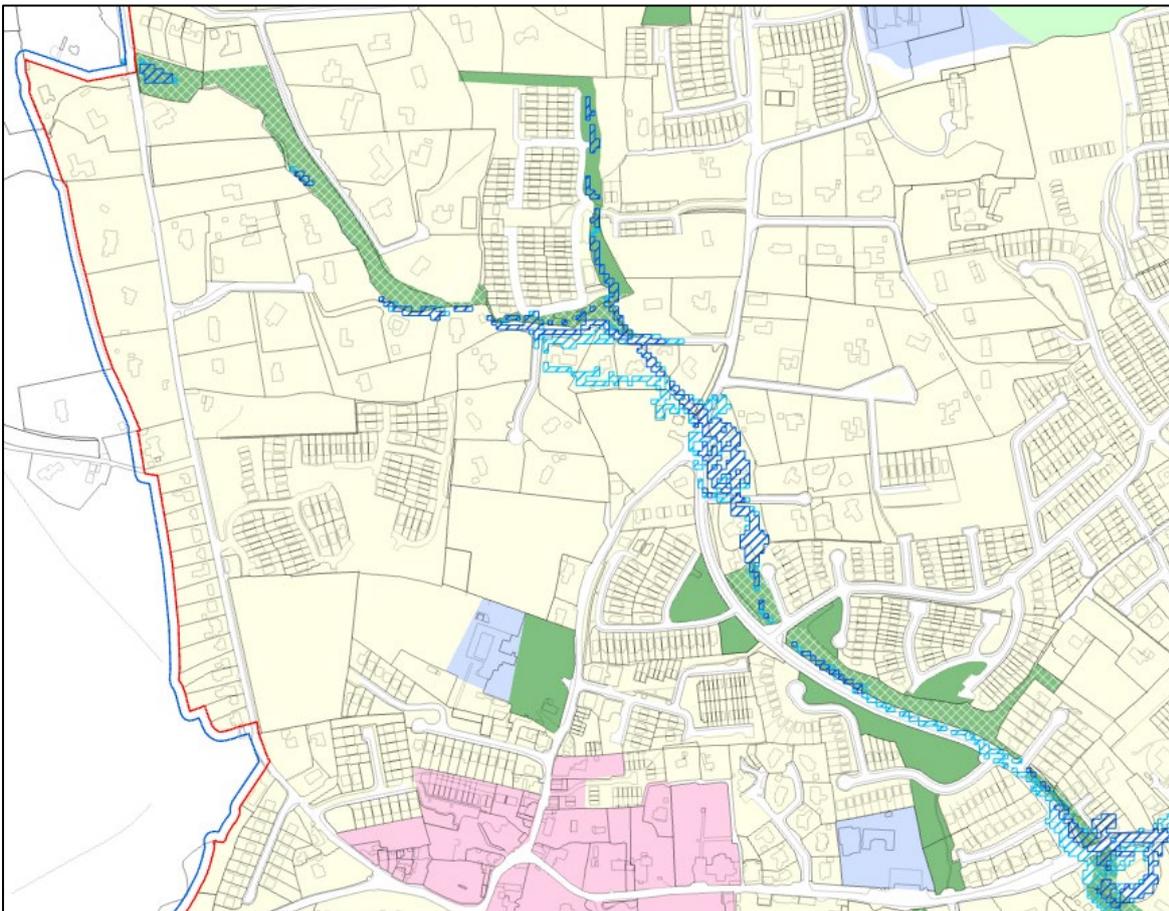
**(iv) Killincarrig**



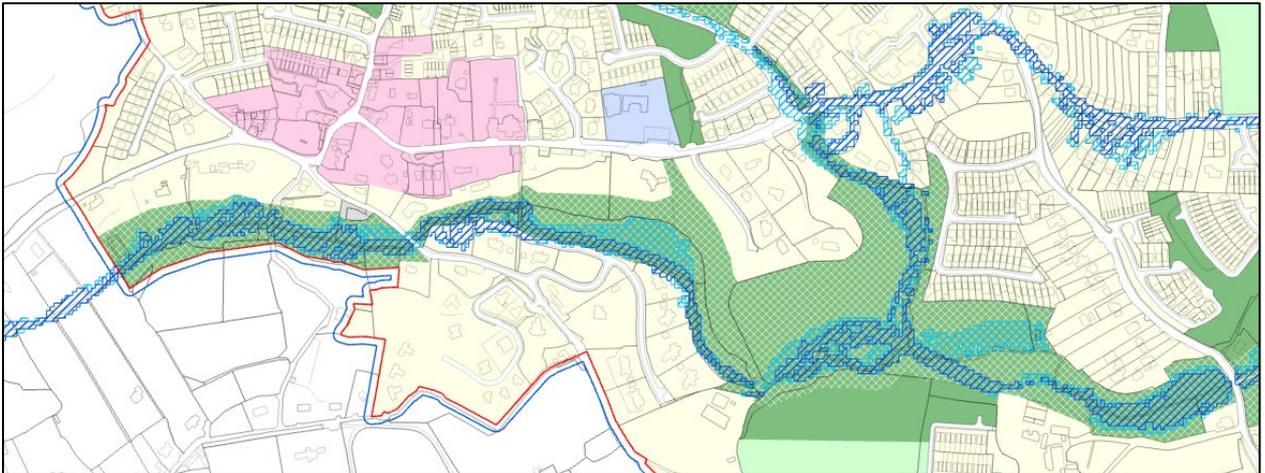
**(v) Mill Road**



**(vi) Delgany - Kindlestown Upper**



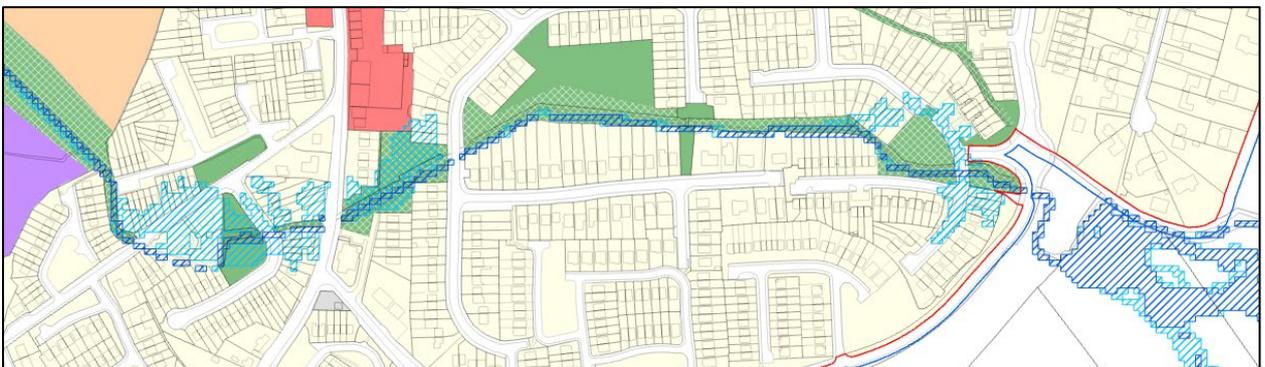
**(vii) Delgany - Three Trouts**



**(viii) Greystones South - Charlesland**



**(ix) Kilcoole south**



<b>Land Use Zoning</b>	Existing Residential (RE)
<b>Flood Zone</b>	All sites: A & B.
<b>Vulnerability of Land Use vs. Flood zone</b>	All sites: Land use zoning not appropriate
<b>Requirement for Justification Test</b>	All sites: Yes

<b>Plan-Making Justification Test</b>											
<b>1</b>	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</p> <p>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.</p> <p>The Settlement Strategy of the Wicklow County Development Plan 2022-2028 designates Kilcoole as a 'Level 4 Self-Sustaining Town' and identifies this settlement typology as being identified for a growth rate of c. 20-25%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 4,841 persons by Q2 2028, from a 2016 population of 4,239 persons. The Core Strategy further indicates a total housing growth target of 287 units from 2016 to 2031.</p>										
<b>2</b>	<p>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:</p> <table border="1"> <tr> <td>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;</td> <td>All sites: <b>No</b></td> </tr> <tr> <td>(ii) Comprises significant previously developed and/or under-utilised lands;</td> <td>All sites: <b>Yes</b></td> </tr> <tr> <td>(iii) Is within or adjoining the core of an established or designated urban settlement;</td> <td>All sites: <b>Yes</b></td> </tr> <tr> <td>(iv) Will be essential in achieving compact and sustainable urban growth; and</td> <td>All sites: <b>Yes</b></td> </tr> <tr> <td>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</td> <td><b>N/A – these lands are developed</b></td> </tr> </table>	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	All sites: <b>No</b>	(ii) Comprises significant previously developed and/or under-utilised lands;	All sites: <b>Yes</b>	(iii) Is within or adjoining the core of an established or designated urban settlement;	All sites: <b>Yes</b>	(iv) Will be essential in achieving compact and sustainable urban growth; and	All sites: <b>Yes</b>	(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.	<b>N/A – these lands are developed</b>
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	All sites: <b>No</b>										
(ii) Comprises significant previously developed and/or under-utilised lands;	All sites: <b>Yes</b>										
(iii) Is within or adjoining the core of an established or designated urban settlement;	All sites: <b>Yes</b>										
(iv) Will be essential in achieving compact and sustainable urban growth; and	All sites: <b>Yes</b>										
(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.	<b>N/A – these lands are developed</b>										
<b>3</b>	<p>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.</p> <p>Assessment of flood risk has been incorporated into the LPF SEA Process</p>										

### 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.

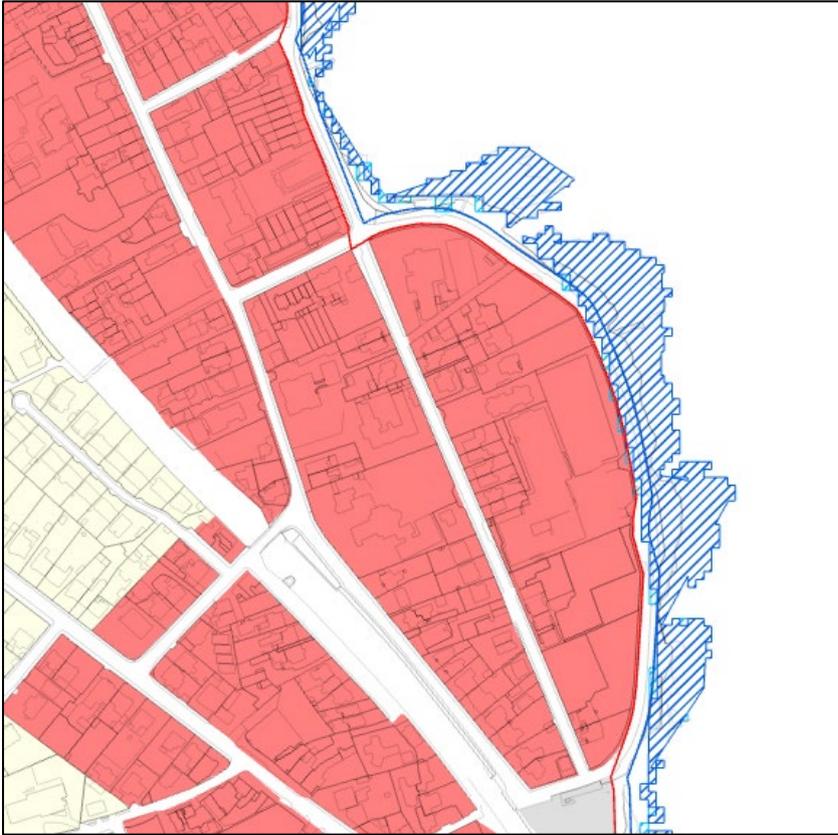
Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues but will be evaluated in accordance with Chapter 5 of *'Planning System and Flood Risk Management Guidelines for Planning Authorities'* (DoEHLG/OPW 200) and the flood risk management objectives of the 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 below).

**LAND USE ZONING: Town Centre (TC) and Village Centre (VC)**

It has been determined that there are 2 No. areas zoned TC or VC that are located within Flood Zones A or B.

(a) Marine Road, Greystones



(b) Kilcoole Town Centre



<b>Land Use Zoning</b>	TC
<b>Flood Zone</b>	Site (a): A & B. Site (b): B
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning not appropriate
<b>Requirement for Justification Test</b>	No

### Plan-Making Justification Test

<b>1</b>	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.	<p>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.</p> <p>The Settlement Strategy of the Wicklow County Development Plan 2022-2028 designates Kilcoole as a 'Level 4 Self-Sustaining Town' and identifies this settlement typology as being identified for a growth rate of c. 20-25%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 4,841 persons by Q2 2028, from a 2016 population of 4,239 persons. The Core Strategy further indicates a total housing growth target of 287 units from 2016 to 2031.</p>
<b>2</b>	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;	<b>Both sites: Yes</b>
	(ii) Comprises significant previously developed and/or under-utilised lands;	<b>Both sites: Yes</b>
	(iii) Is within or adjoining the core of an established or designated urban settlement;	<b>Both sites: Yes</b>
	(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>Both sites: Yes</b>
	(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.	<b>N/A - These lands are developed</b>
<b>3</b>	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

Both sites: Justification Test: PASSED

### Recommendation

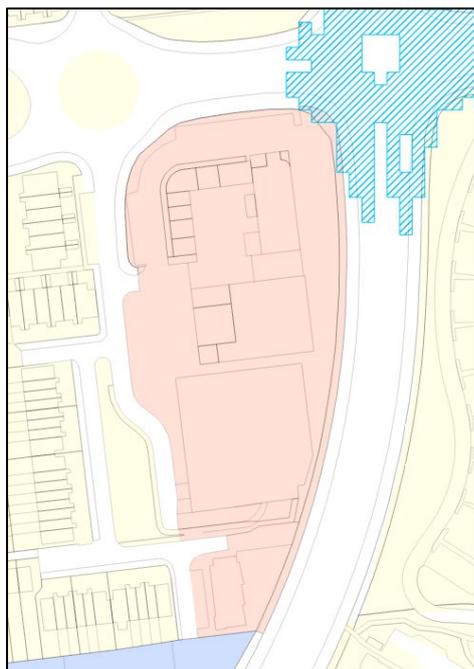
No further action.

## LAND USE ZONING: Neighbourhood Centre (NC), Small Local Centre (SLC), Local Shops & Services (LSS)

### Neighbourhood Centres

It has been determined that there is 1 No. location within the LPF area that is proposed to be zoned 'NC – Neighbourhood Centre' which is located within Flood Zones A or B.

(a) Charlesland NC



Land Use Zoning	Neighbourhood Centre NC
Flood Zone	B
Vulnerability of Land Use vs. Flood zone	Land use zoning appropriate
Requirement for Justification Test	No

### Small Local Centres

#### LAND USE ZONING: Small Local Centres (SLC)

There are no areas zoned Small Local Centres (SLC) that are located within Flood Zones A or B.

Land Use Zoning	SLC
Flood Zone	All sites: C
Vulnerability of Land Use vs. Flood zone	Land use zoning is appropriate
Requirement for Justification Test	No

### Local Shops & Services

#### LAND USE ZONING: Local Shops & Services (LSS)

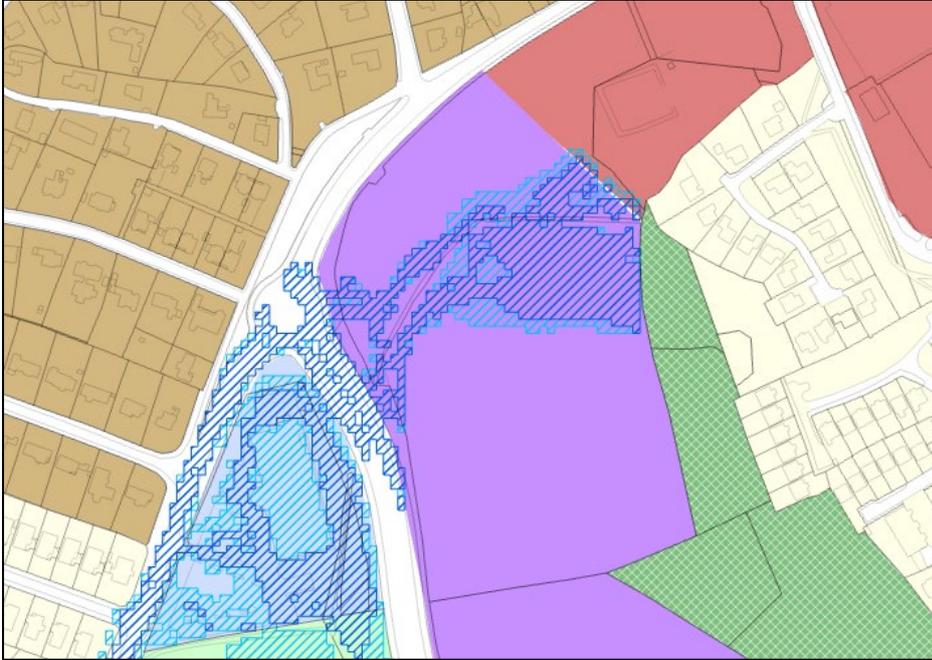
There are no areas zoned Local Shops & Services (LSS) that are located within Flood Zones A or B.

Land Use Zoning	LSS
Flood Zone	All sites: C
Vulnerability of Land Use vs. Flood zone	Land use zoning is appropriate
Requirement for Justification Test	No

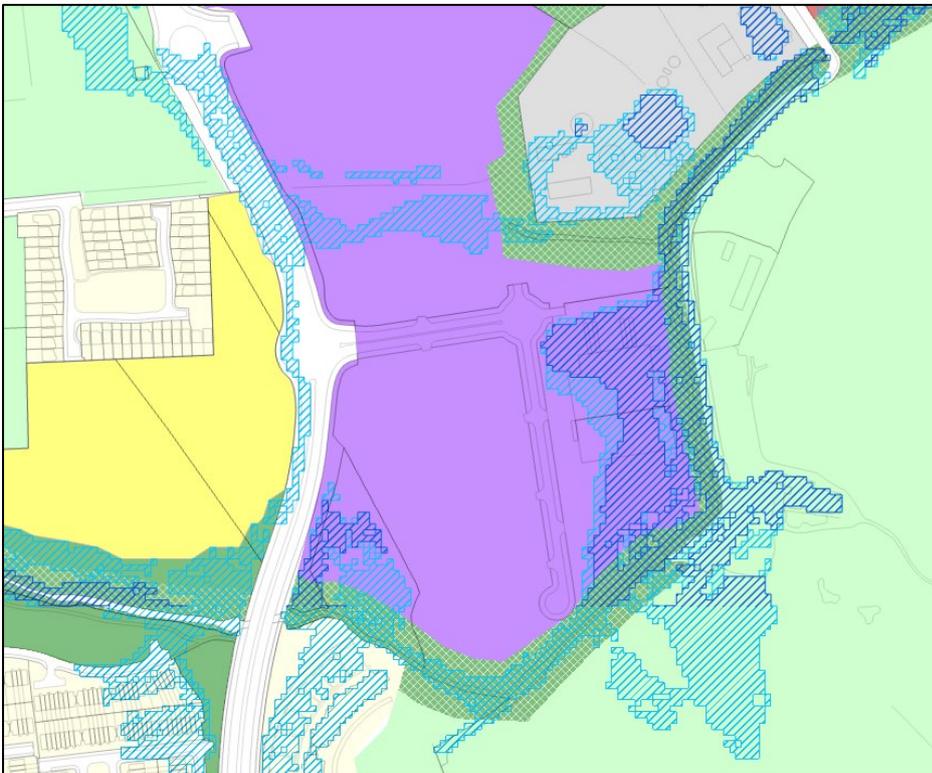
**LAND USE ZONING: Employment (E)**

It has been determined that there are 2 No. locations within the LPF area that are proposed to be zoned 'E – Employment' which are located within Flood Zones A or B.

(a) Mill Road, Greystones



(b) Charlesland, Greystones



<b>Land Use Zoning</b>	Both sites: Employment E
<b>Flood Zone</b>	A & B
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning not appropriate in Zone A Land use zoning appropriate in Zone B
<b>Requirement for Justification Test</b>	Yes

<b>Plan-Making Justification Test</b>											
<b>1</b>	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</p> <p>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.</p>										
<b>2</b>	<p>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:</p> <table border="1"> <tr> <td>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;</td> <td><b>Both sites: No</b></td> </tr> <tr> <td>(ii) Comprises significant previously developed and/or under-utilised lands;</td> <td><b>Both sites: No</b></td> </tr> <tr> <td>(iii) Is within or adjoining the core of an established or designated urban settlement;</td> <td><b>Both sites: No</b></td> </tr> <tr> <td>(iv) Will be essential in achieving compact and sustainable urban growth; and</td> <td><b>Both sites: Yes</b></td> </tr> <tr> <td>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</td> <td><b>Site (a): No</b> <b>Site (b): These lands are partially developed</b></td> </tr> </table>	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	<b>Both sites: No</b>	(ii) Comprises significant previously developed and/or under-utilised lands;	<b>Both sites: No</b>	(iii) Is within or adjoining the core of an established or designated urban settlement;	<b>Both sites: No</b>	(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>Both sites: Yes</b>	(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.	<b>Site (a): No</b> <b>Site (b): These lands are partially developed</b>
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	<b>Both sites: No</b>										
(ii) Comprises significant previously developed and/or under-utilised lands;	<b>Both sites: No</b>										
(iii) Is within or adjoining the core of an established or designated urban settlement;	<b>Both sites: No</b>										
(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>Both sites: Yes</b>										
(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.	<b>Site (a): No</b> <b>Site (b): These lands are partially developed</b>										
<b>3</b>	<p>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.</p> <p>Assessment of flood risk has been incorporated into the LPF SEA Process</p>										

**Conclusion**  
Both sites: Justification Test: FAILED

**Recommendation**

Site (a): These lands are currently zoned for employment development and are identified in the RSES MASP as a regionally strategic employment site for north County Wicklow. Planning permission has been granted for the development of these lands for employment purposes in 2021 (10 year permission). Within the design of this development, the areas at risk of flooding (flood risk type A), which are located along a watercourse on the northern part of the lands, are permitted to be laid out as landscaped parkland, with buildings located outside of the flood risk type A area. Said application was accompanied by appropriate flood risk and

environmental assessments and 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.

Site (b): These lands are currently zoned for employment development and are partially developed – access roads and services laid out in preparation for future employment development, with one site on the eastern side of the zone fully developed as a manufacturing plant to date.

The zoning objective for future development on both sites does not proscribe exactly where in the zone development should occur and the zones are sufficiently large to provide for the development of desired uses 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 / this LPF 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.

While the types of uses that are generally envisaged and permissible in E zones (general and light industry, office uses, enterprise units, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, including sports grounds, community facilities including community and sports centres, utility installation) are 'less vulnerable' uses in accordance with Table 3.1 of *'The Planning System and Flood Risk Management – Guidelines for Planning Authorities'* (2009), and a 'Justification Test' is only required where such uses are proposed within Flood Zone A, this Local Planning Framework makes provision for the potential for E lands to be developed for childcare/crèche and education uses, which are highly vulnerable uses.

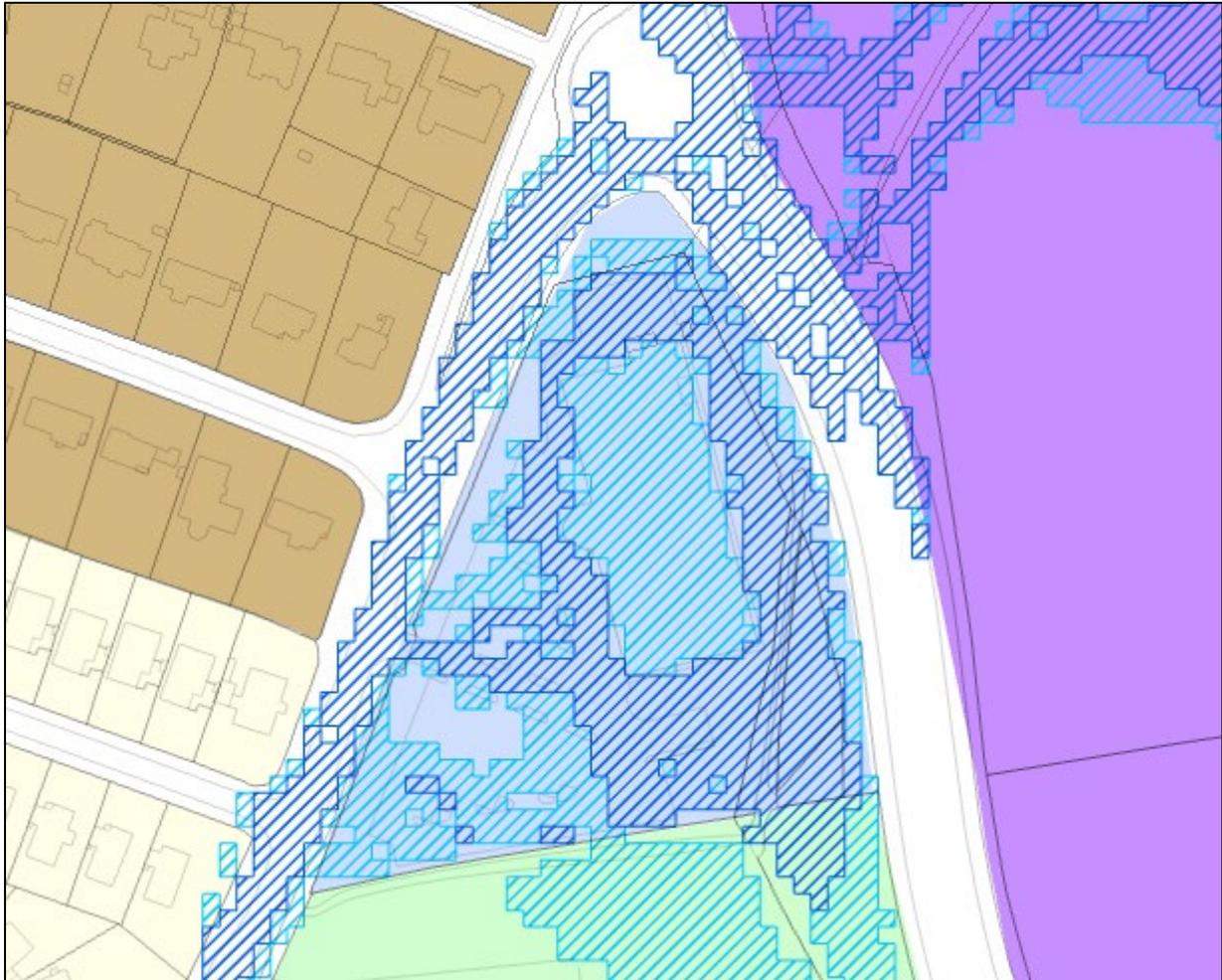
The LPF does not proscribe exactly where in this E zone childcare/crèche and education development might be considered and the E zone is sufficiently large to provide for the possible development childcare/crèche and education uses, while avoiding development in any area at risk of flooding. Any proposals for new childcare/crèche and education development will be required to be accompanied by an appropriately detailed FRA, undertaken in accordance with *'The Planning System and Flood Risk Management – Guidelines for Planning Authorities'* (2009), as well as the relevant policies and objectives in the County Development Plan and Greystones-Delgany & Kilcoole LPF. 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 the E zone.

It is considered that these lands may continue to be zoned for employment uses.

**LAND USE ZONING: Community & Education (CE)**

It has been determined that there is 1 No. location within the LPF area that is proposed to be zoned 'CE – Community & Education' which is located within Flood Zones A or B.

**Shoreline, Mill Road, Greystones**



<b>Land Use Zoning</b>	CE
<b>Flood Zone</b>	A & B
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is not appropriate
<b>Requirement for Justification Test</b>	Yes

**Plan-Making Justification Test**

<b>1</b>	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.
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<b>2</b>	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;	<b>No</b>
	(ii) Comprises significant previously developed and/or under-utilised lands;	<b>Yes</b>
	(iii) Is within or adjoining the core of an established or designated urban settlement;	<b>No</b>
	(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>Yes</b>
	(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.	<b>N/A – these lands are developed</b>
<b>3</b>	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 community leisure and sports centre, with associated car parking. As such, it is considered appropriate to retain the CE 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.

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

## LAND USE ZONING: Active Open Space (AOS)

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

Land Use Zoning	AOS
Flood Zone	A, B & C
Vulnerability of Land Use vs. Flood zone	Land use zoning is appropriate
Requirement for Justification Test	No

While the types of uses that are generally envisaged and permissible in AOS zones (sport and active recreational uses) are 'water compatible' in accordance with Table 3.1 of *'The Planning System and Flood Risk Management – Guidelines for Planning Authorities'* (2009), this Local Planning Framework makes provision for the potential for AOS lands to be developed for education use (a highly vulnerable use) in accordance with Objective GDK39:

*Having regard to the potential longer term education needs in the Greystones – Delgany area which have not been determined at this time but may arise; the physical and environmental constraints present in the area; and the space required particularly for new secondary schools, the development of new schools shall be permissible in principle in all land use zones in this LPF, other than OS1 and OS2, subject to the following criteria (in addition to all normal planning considerations) being fulfilled:*

- *In order to ensure an appropriate spatial distribution of schools throughout the LPF area and to ensure maximum accessibility of all residential areas to schools, no new primary school shall be located within a 10-minute walking time of any existing primary schools or no new secondary school shall be located within a 20-minute walking time of any existing secondary schools;*
- *The site has excellent public transport and active travel infrastructure in situ, or planned and committed to coincide with a new school opening at the site;*
- *No such development will be considered on lands in existing community use where the loss in the use / facility is not being made up for elsewhere within the settlement.*

Some AOS lands in the draft LPF are identified as at risk of flooding. The Objective GDK39 does not proscribe exactly where in the AOS zones education development might be considered and the AOS zones are sufficiently numerous and large to provide for the possible development education uses while avoiding development in any area at risk of flooding. Any proposals for new education development will be required to be accompanied by an appropriately detailed FRA, undertaken in accordance with *'The Planning System and Flood Risk Management – Guidelines for Planning Authorities'* (2009), as well as the relevant policies and objectives in the County Development Plan and Greystones-Delgany & Kilcoole LPF. 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 the AOS zone.

### LAND USE ZONING: Open Space (OS1)

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.

<b>Land Use Zoning</b>	Open Space (OS1)
<b>Flood Zone</b>	A, B & C
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is appropriate
<b>Requirement for Justification Test</b>	No

### LAND USE ZONING: Natural Areas (OS2)

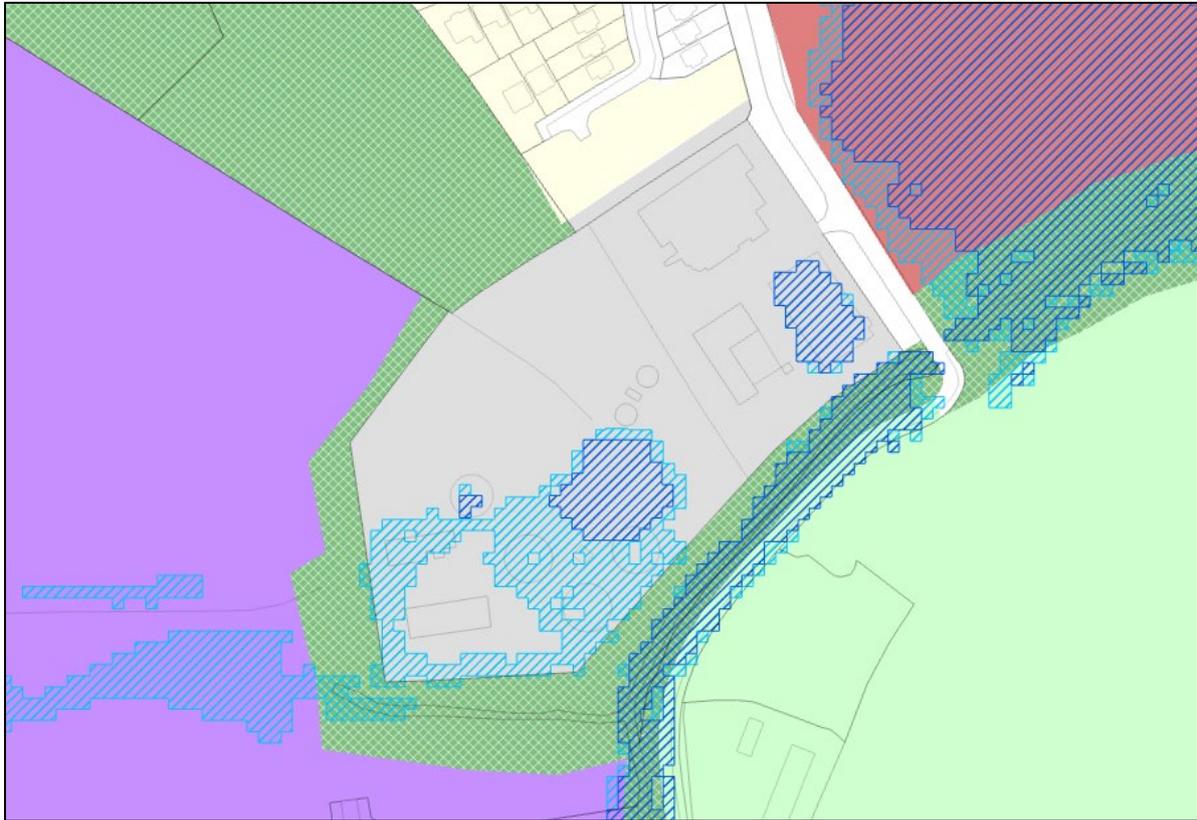
As uses permitted under Natural Areas 'OS2' land use zoning are water compatible, all such areas located within flood zones A or B are zoned appropriately.

<b>Land Use Zoning</b>	Natural Areas (OS2)
<b>Flood Zone</b>	A, B & C
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is appropriate
<b>Requirement for Justification Test</b>	No

## LAND USE ZONING: Public Utilities (PU)

It has been determined that there is 1 No. location within the LPF area that is proposed to be zoned 'PU – Public Utilities' which is located within Flood Zones A or B.

### Greystones Waste Water Treatment Plant



<b>Land Use Zoning</b>	Public Utilities (PU)
<b>Flood Zone</b>	A & B
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning not appropriate
<b>Requirement for Justification Test</b>	Yes

### Plan-Making Justification Test

<b>1</b>	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, and 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.
<b>2</b>	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;	<b>Yes</b>

(ii) Comprises significant previously developed and/or under-utilised lands;	<b>Yes</b>
(iii) Is within or adjoining the core of an established or designated urban settlement;	<b>No</b>
(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>Yes</b>
(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.	<b>N/A – these lands are developed</b>

<b>3</b>	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
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**Conclusion**

Justification Test: FAILED

**Recommendation**

These lands are currently developed as a permitted wastewater treatment plant and ancillary infrastructure, such as car parking. As such, it is considered appropriate to retain the PU zoning objective.

Applications for further 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.

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

**LAND USE ZONING: Tourism (T)**

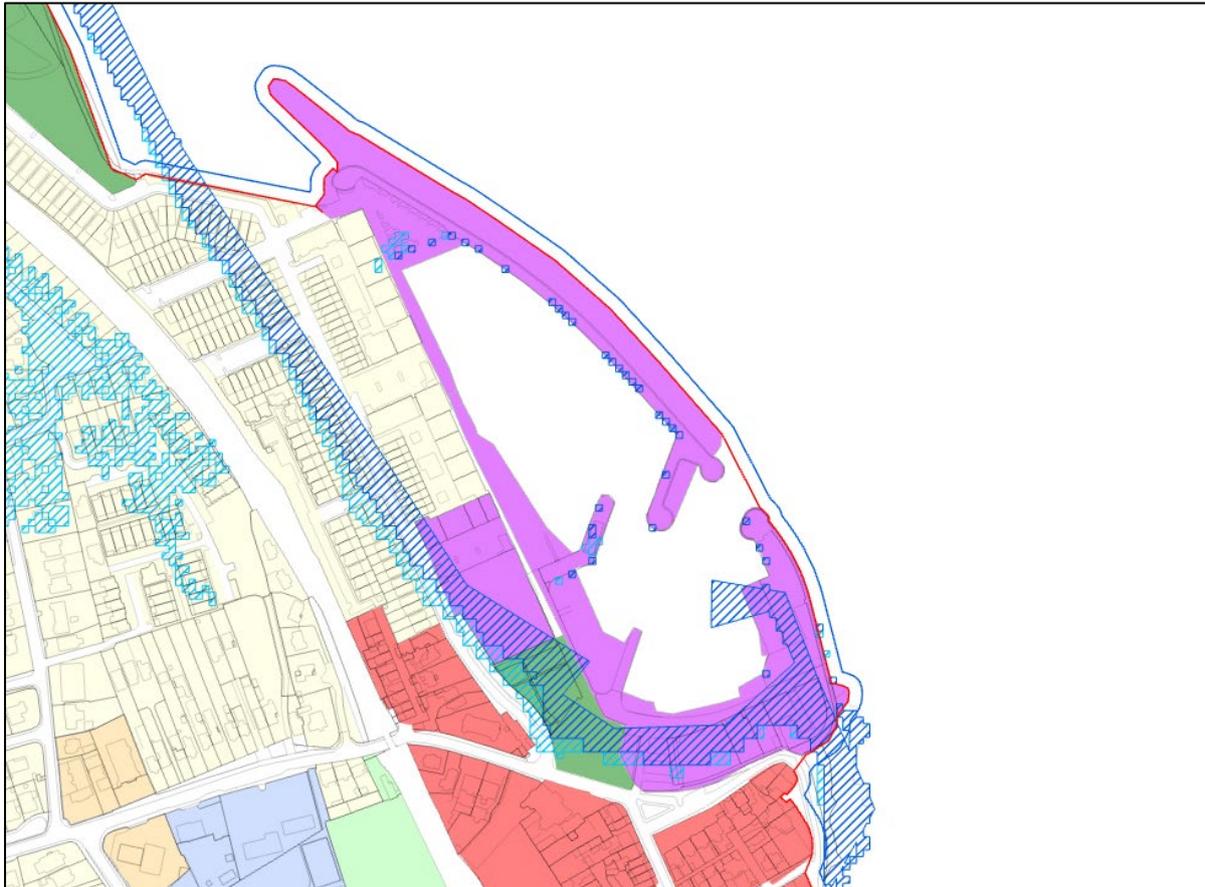
There are no areas zoned 'Tourism – T' that are located within Flood Zones A or B.

<b>Land Use Zoning</b>	T
<b>Flood Zone</b>	C
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is appropriate
<b>Requirement for Justification Test</b>	No

## LAND USE ZONING: Greystones Harbour & Marina (GHM)

The Greystones Harbour & Marina zone is located in Flood Zones A and B. Uses generally appropriate for GHM zoned land include civic / cultural uses, community facilities, childcare/crèche, harbour and maritime uses, health related service / uses, hotels, recreational and leisure uses, residential development, retail, restaurants, parking, public house, tourism uses, utility installations and ancillary development.

### Greystones Harbour & Marina



Land Use Zoning	GHM
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

<p><b>1</b> The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</p>	<p>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.</p>
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<b>2</b>	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;	<b>No</b>
	(ii) Comprises significant previously developed and/or under-utilised lands;	<b>Yes</b>
	(iii) Is within or adjoining the core of an established or designated urban settlement;	<b>Yes</b>
	(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>Yes</b>
	(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.	<b>N/A – these lands are developed</b>
<b>3</b>	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.

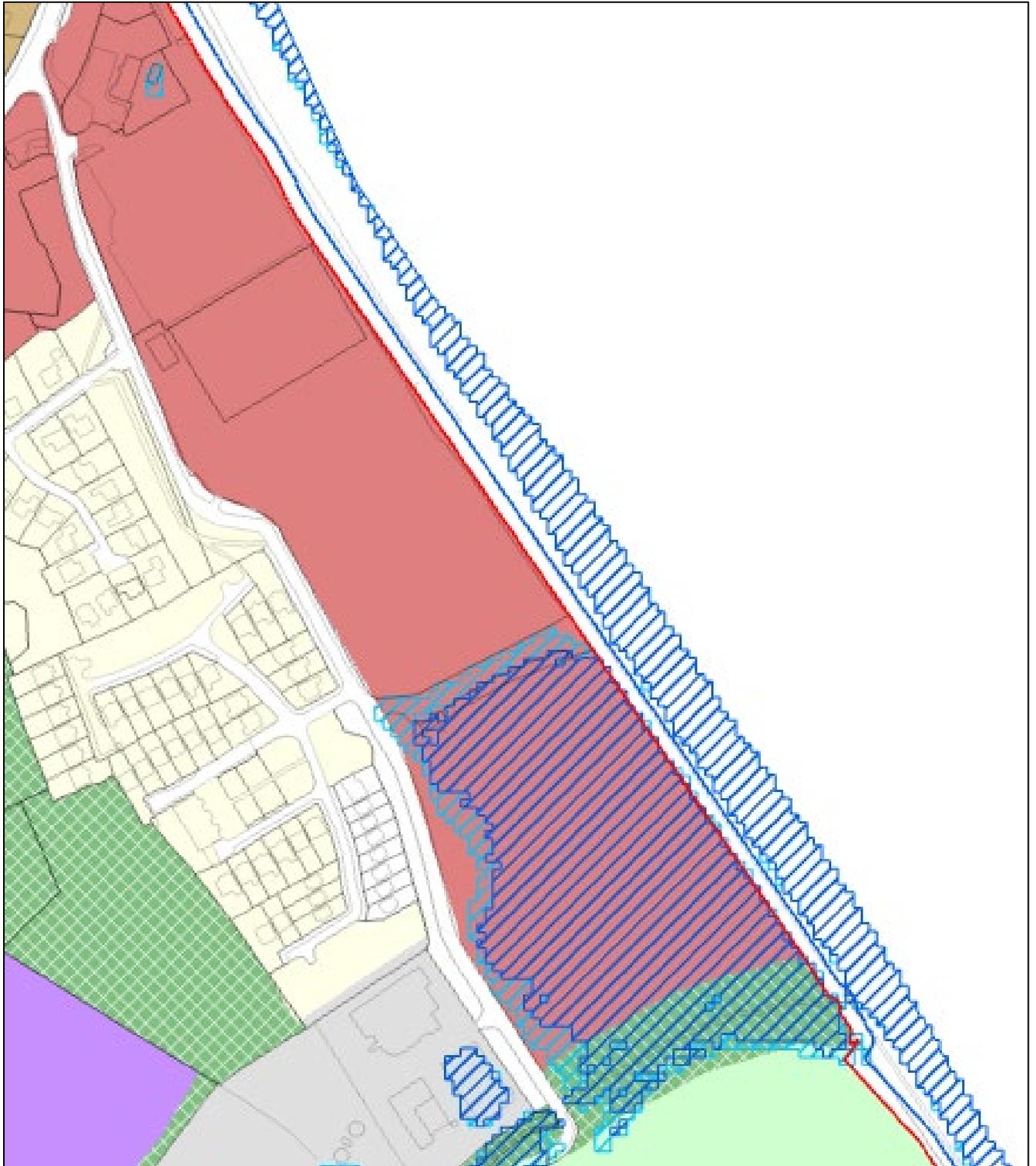
Applications for new, infill type or minor development will be evaluated in accordance with Chapter 5 of *'Planning System and Flood Risk Management Guidelines for Planning Authorities'* (DoEHLG/OPW 2009) and the flood risk management objectives of the Wicklow County Development Plan and the Greystones-Delgany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

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

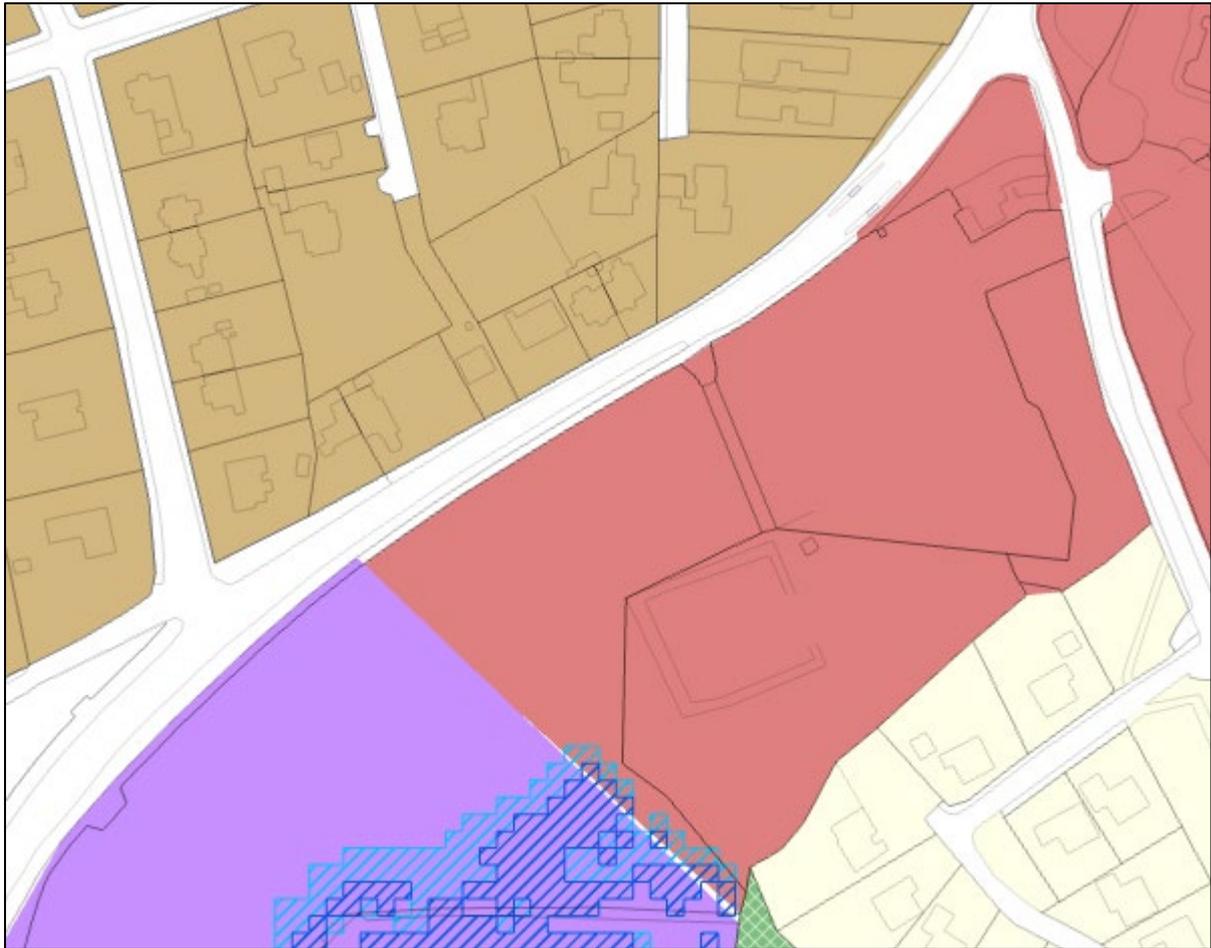
**LAND USE ZONING: Mixed Use (MU)**

It has been determined that there are 2 No. locations within the LPF area that are proposed to be zoned 'MU – Mixed Use' which are located within Flood Zones A or B.

**(a) Greystones Driving Range – SLO1**



**(b) Former Council Depot – SLO2**



<b>Land Use Zoning</b>	Mixed Use (MU)
<b>Flood Zone</b>	A & B
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning not appropriate
<b>Requirement for Justification Test</b>	Yes

## Site (a)

### 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;	<b>No</b>
	(ii) Comprises significant previously developed and/or under-utilised lands;	<b>Yes</b>
	(iii) Is within or adjoining the core of an established or designated urban settlement;	<b>No</b>
	(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>No</b>
	(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.	<b>No</b>
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 golf driving range and ancillary infrastructure, such as car parking. While the lands are currently fully developed and utilised, the purpose of the zoning of these lands for 'MU-Mixed Use' in the LPF is to allow for the possibility for these lands to be developed for a wider range of uses in the event that the existing uses on site are able to re-locate within the settlement to similarly serviced and accessible locations or can be reconfigured within the SLO area to provide for developable areas.

The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for the development of desired uses 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 will be permitted for the lands which are identified as being at risk of flooding within that site.

It is therefore considered appropriate to retain the MU zoning objective.

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

## Site (b)

### 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;	<b>No</b>
	(ii) Comprises significant previously developed and/or under-utilised lands;	<b>Yes</b>
	(iii) Is within or adjoining the core of an established or designated urban settlement;	<b>Yes</b>
	(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>Yes</b>
	(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.	<b>No</b>
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 were previously used as a Council depot and historically as a wastewater treatment plant, but are currently vacant. The purpose of the zoning of these lands for 'MU-Mixed Use' in the LPF is to allow for the development of the lands for a range of suitable uses as described in SLO2 namely community, commercial and employment uses, but shall not include retail or retail services.

The area at risk of flooding comprises a very small area in the south-west corner of the lands.

The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for the development of desired uses 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 will be permitted for the lands which are identified as being at risk of flooding within that site.

It is therefore considered appropriate to retain the MU zoning objective.

### LAND USE ZONING: Agriculture (AG)

As uses permitted under Agriculture (AG) land use zoning are water compatible, all such areas located within flood zones A or B are zoned appropriately.

<b>Land Use Zoning</b>	AG
<b>Flood Zone</b>	All sites: C
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is appropriate
<b>Requirement for Justification Test</b>	No

## LAND USE OBJECTIVE: Specific Local Objectives (SLO)

It has been determined that there are 5 No. locations within the LPF area that are proposed to be 'Specific Local Objectives' which are located within Flood Zones A or B. The requirements of the relevant SLO that would be delivered within a flood zone are highlighted in bold.

<b>Land Use Objective</b>	SLO1 – zoned 'MU – Mixed Use'
<b>Flood Zone</b>	A, B & C
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use objective is not appropriate
<b>Requirement for Justification Test</b>	Yes See assessment under 'MU' above

<b>Land Use Objective</b>	SLO2 – zoned 'MU – Mixed Use'
<b>Flood Zone</b>	A, B & C
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use objective is not appropriate
<b>Requirement for Justification Test</b>	Yes See assessment under 'MU' above

<b>Land Use Objective</b>	SLO3 – zoned 'AOS – Active Open Space'
<b>Flood Zone</b>	A, B & C
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use objective is appropriate
<b>Requirement for Justification Test</b>	No

<b>Land Use Objective</b>	SLO4 – zoned RN2, AOS, OS1, OS2
<b>Flood Zone</b>	A, B & C
<b>Vulnerability of Land Use vs. Flood zone</b>	Only OS2 lands in Flood Zones A or B Land use objective is appropriate
<b>Requirement for Justification Test</b>	No

<b>Land Use Objective</b>	SLO5 – zoned TC, RN2, OS2
<b>Flood Zone</b>	A, B & C
<b>Vulnerability of Land Use vs. Flood zone</b>	Only OS2 lands in Flood Zones A or B Land use objective is appropriate
<b>Requirement for Justification Test</b>	No

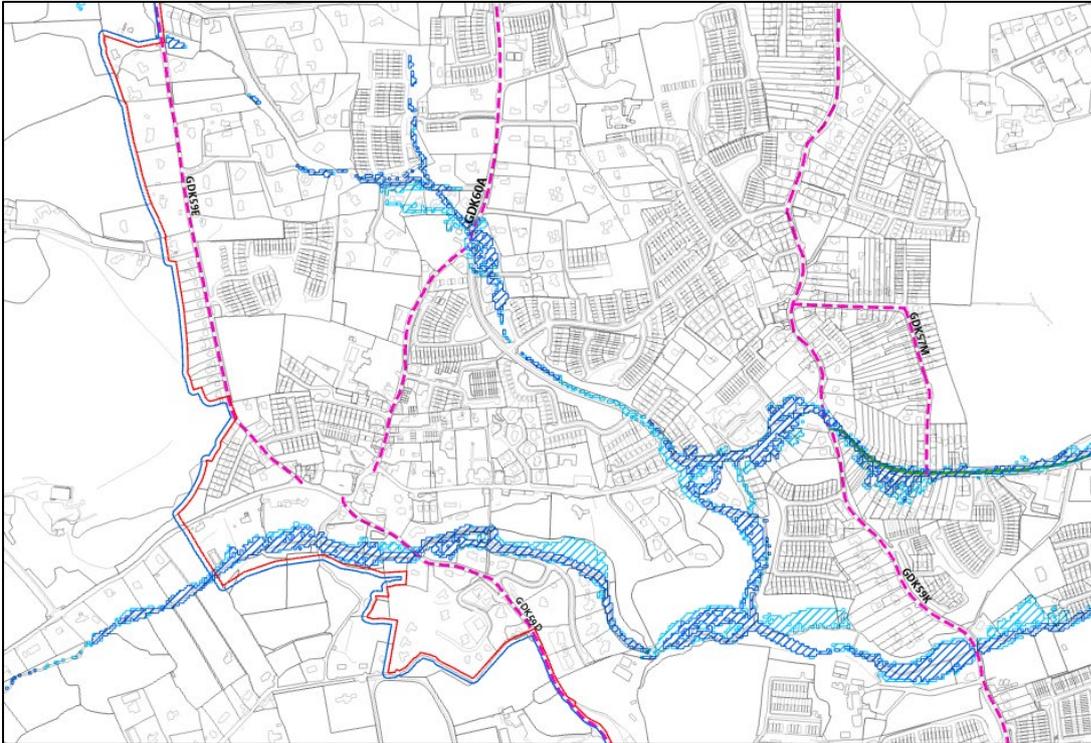
<b>Land Use Objective</b>	SLO6 – zoned RN1, RN2, OS2
<b>Flood Zone</b>	C
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use objectives are appropriate
<b>Requirement for Justification Test</b>	No

<b>Land Use Objective</b>	SLO7 – zoned RN1, OS2
<b>Flood Zone</b>	A, B & C
<b>Vulnerability of Land Use vs. Flood zone</b>	Only OS2 lands in Flood Zones A or B Land use objective is appropriate
<b>Requirement for Justification Test</b>	No

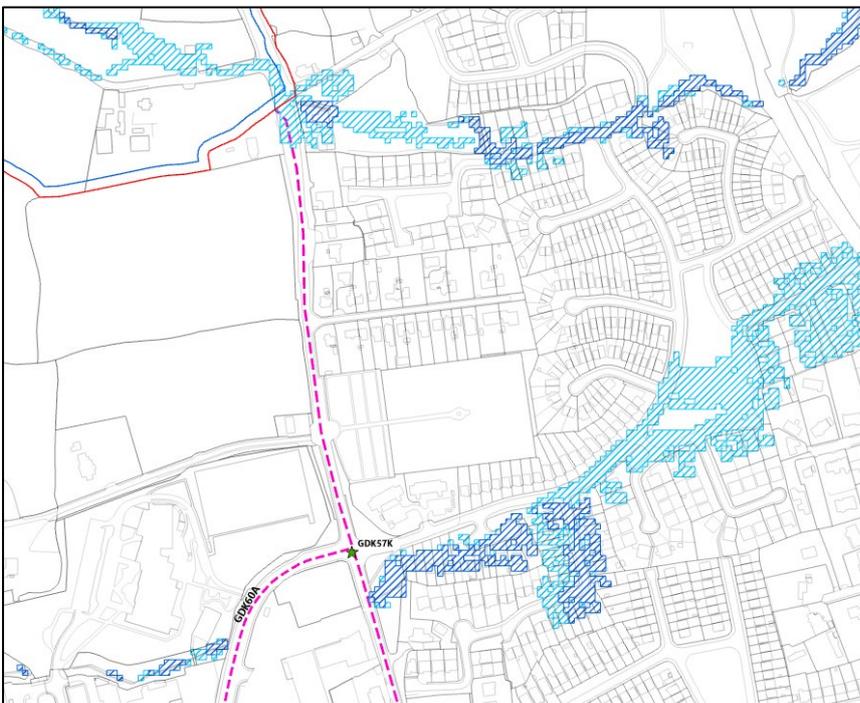
**LAND USE OBJECTIVE: Road Objectives**

It has been determined that there are 4 No. locations within the LPF area that are proposed for 'Transportation Objectives' which are located within Flood Zones A or B.

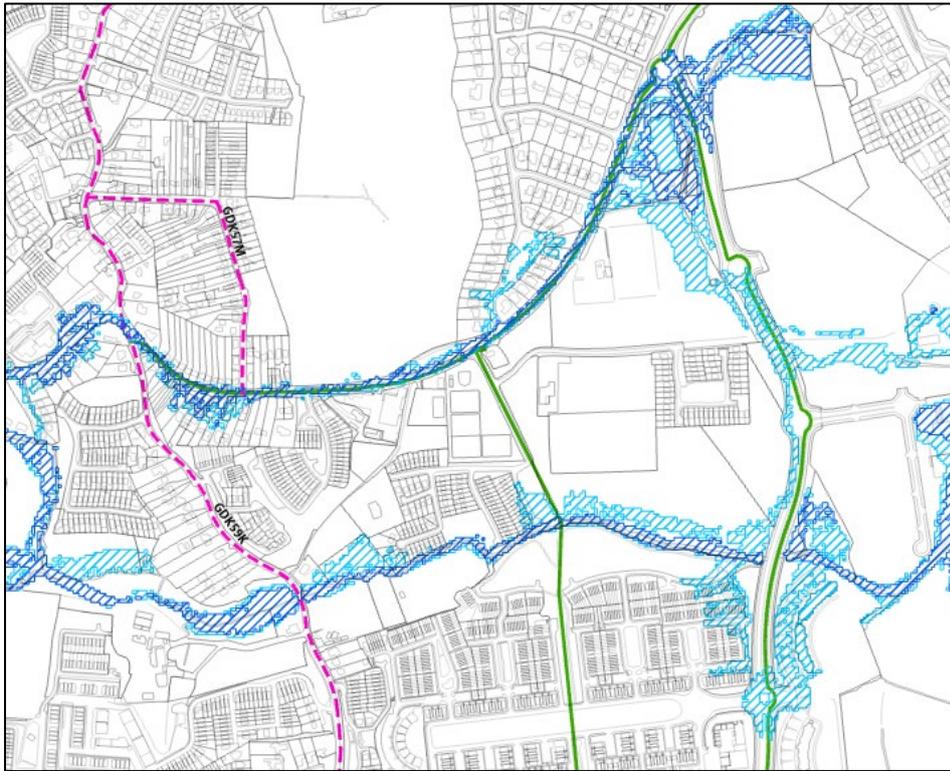
(a) Delgany – Transport Objectives GDK59D/GDK59E/GDK59K/GDK59D/GDK60B



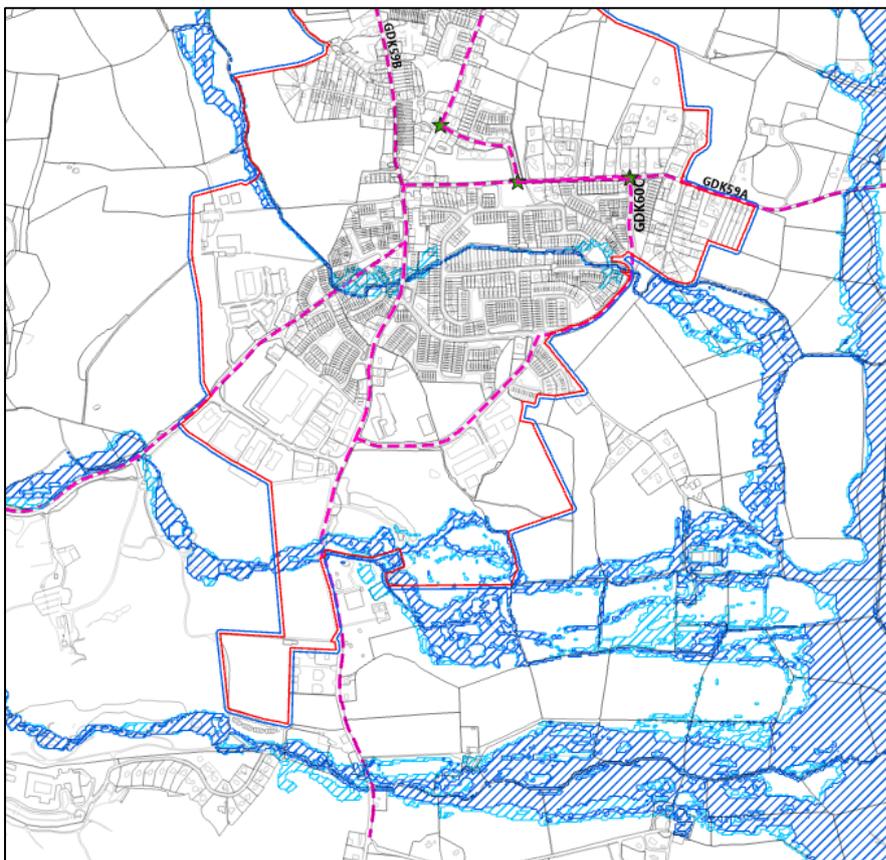
(b) Coolagad/Templecarrig – Transport Objectives GDK60B/GDK59Q



(c) Three Trouts/Charlesland – Transport Objectives GDK59F/G/L Pathfinder Programme (indicated in green below)



(d) Kilcoole – Transport Objectives GDK579C/GDK59A/GDK59Q/GDK60C



<b>Land Use Zoning</b>	*Transportation Objective
<b>Flood Zone</b>	Site (b): B. All other sites: A & B.
<b>Vulnerability of Land Use vs. Flood zone</b>	All sites: N/A
<b>Requirement for Justification Test</b>	All sites: Yes

<b>Plan-Making Justification Test</b>											
<b>1</b>	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</p> <p>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.</p> <p>The Settlement Strategy of the Wicklow County Development Plan 2022-2028 designates Kilcoole as a 'Level 4 Self-Sustaining Town' and identifies this settlement typology as being identified for a growth rate of c. 20-25%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 4,841 persons by Q2 2028, from a 2016 population of 4,239 persons. The Core Strategy further indicates a total housing growth target of 287 units from 2016 to 2031.</p>										
<b>2</b>	<p>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:</p> <table border="1"> <tr> <td>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;</td> <td>All sites: <b>Yes</b></td> </tr> <tr> <td>(ii) Comprises significant previously developed and/or under-utilised lands;</td> <td>All sites: <b>Yes</b></td> </tr> <tr> <td>(iii) Is within or adjoining the core of an established or designated urban settlement;</td> <td>All sites: <b>No</b></td> </tr> <tr> <td>(iv) Will be essential in achieving compact and sustainable urban growth; and</td> <td>All sites: <b>Yes</b></td> </tr> <tr> <td>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</td> <td><b>N/A – these lands are developed</b></td> </tr> </table>	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	All sites: <b>Yes</b>	(ii) Comprises significant previously developed and/or under-utilised lands;	All sites: <b>Yes</b>	(iii) Is within or adjoining the core of an established or designated urban settlement;	All sites: <b>No</b>	(iv) Will be essential in achieving compact and sustainable urban growth; and	All sites: <b>Yes</b>	(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.	<b>N/A – these lands are developed</b>
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	All sites: <b>Yes</b>										
(ii) Comprises significant previously developed and/or under-utilised lands;	All sites: <b>Yes</b>										
(iii) Is within or adjoining the core of an established or designated urban settlement;	All sites: <b>No</b>										
(iv) Will be essential in achieving compact and sustainable urban growth; and	All sites: <b>Yes</b>										
(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.	<b>N/A – these lands are developed</b>										
<b>3</b>	<p>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.</p> <p>Assessment of flood risk has been incorporated into the LPF SEA Process</p>										

## Conclusion

Justification Test: FAILED

## Recommendation

Site (c) includes a short section that is not an existing public road, which involves a new pedestrian crossing over the Three Trouts stream. This route already exists through green areas in Charlesland, and along existing roads in Burnaby Lawns. As such, there are also no other possible routes for this objective.

In relation to all other locations, it is considered appropriate to maintain these transportation objectives, which all relate to improvements of / at existing public roads. There are no other possible routes for these objectives that do not pass through flood zones.

The flood risk objectives of the County Development Plan and the Local Planning Framework shall apply to any projects or development applications.

### 4.3 Mitigation Objectives

All development proposals within the Greystones-Delgany and Kilcoole Local Planning Framework area will be subject to the full range of objectives of the Wicklow County Development Plan 2022-2028 (or any update thereof). 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' measures<sup>2</sup>, **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).

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<sup>2</sup> 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

**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 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.

**The following additional objectives are provided in the Draft Local Planning Framework:**

<b>GDK62</b>	To work with the OPW and any other relevant bodies to address the effects of sea level changes, coastal flooding and erosion and to support the implementation of adaptation responses in vulnerable areas. To facilitate the provision of new or the reinforcement of existing coastal defences and protection measures where necessary and in particular to consider the implementation of the measures identified in the ECRIPP and any other similar studies that are produced during the lifetime of the LPF. To employ soft engineering techniques or natural solutions as an alternative to hard coastal defence works, wherever feasible.
<b>GDK63</b>	Applications for new developments or significant alterations/extension to existing developments in an area identified as at risk of flooding (Flood Zones A and B) as set out in the SFRA and flood maps appended to this LPF <b>OR</b> in Flood Zone C but within an area: <ul style="list-style-type: none"> <li>▪ that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to new information with respect to flood risk in the area that has come to light; or</li> <li>▪ that is identified as at possible future risk of flooding having regard to climate change scenarios either on Map 4C attached to this LPF or on any future maps prepared by the OPW during the lifetime of the LPF;</li> </ul> shall comply with the 'Justification Test for Development Management', as set out in Box 5.1 of ' <i>The Planning System and Flood Risk Management</i> ' Guidelines 2009 (as may be amended, supplemented or replaced during the lifetime of this LPF) and shall be accompanied by a site specific Flood Risk Assessment. Site Specific Flood Risk Assessments shall be in accordance with the requirements set out in the Flood Risk Management Guidelines and the LPF SFRA.
<b>GDK64</b>	With respect to localised drainage issues present in the LPF area: <ol style="list-style-type: none"> <li>a) new significant development in the area between Sea Road and Lott Lane in Kilcoole will only be considered where the development's wastewater drainage arrangements accord with an overall Drainage Area Plan (DAP) which removes / limits need for new pumping and maximises coordination of drainage networks between sites.</li> <li>b) new significant development in the Coolagad – Templecarrig area in north Greystones will only be considered where the development's surface water drainage arrangements accord with Wicklow County Council's Sustainable Urban Drainage (SUDs) Policy <b>and</b> an overall Surface Water Management Plan for the area which addresses the capacity of the area network and obviates flood risk on downstream lands.</li> </ol>

## 5. 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. In consultation with the Office of Public Works, future scenario flood mapping has been reviewed in relation to the area of the Greystones-Delgany and Kilcoole LPF. 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 generally affects the already developed areas within the Greystones-Delgany and Kilcoole LPF area. As such, it is not appropriate or necessary to change the zoning of these lands from their existing permitted uses.
- Where green field land 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, zonings have been changed to more appropriate uses.

On this basis, the written statement of the Draft Greystones-Delgany and Kilcoole Local Planning Framework 2025 includes the following objective:

*Applications for new developments or significant alterations/extension to existing developments in an area identified as at risk of flooding (Flood Zones A and B) as set out in the SFRA and flood maps appended to this LPF OR in Flood Zone C but within an area:*

- *that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to new information with respect to flood risk in the area that has come to light; or*
- *that is identified as at possible future risk of flooding having regard to climate change scenarios either on Map 4C attached to this LPF or on any future maps prepared by the OPW during the lifetime of the LPF;*

*shall comply with the 'Justification Test for Development Management', as set out in Box 5.1 of 'The Planning System and Flood Risk Management' Guidelines 2009 (as may be amended, supplemented or replaced during the lifetime of this LPF) and shall be accompanied by a site specific Flood Risk Assessment. Site Specific Flood Risk Assessments shall be in accordance with the requirements set out in the Flood Risk Management Guidelines and the LPF SFRA.*

## 6. FLOOD RISK IDENTIFICATION / ASSESSMENT OF PMAS TO THE PROPOSED VARIATION / DRAFT LPF<sup>3</sup>

### 6.1.0 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.

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<sup>3</sup> This section of the SFRA was previously published during the Variation/LPF making process as 'Addendum I.2' to the SFRA.

## 6.2.0 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.

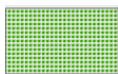
Map key:



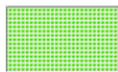
Flood Zone A shown in original SFRA



Flood Zone B shown in original SFRA



Flood Zone A: National CFRAM Coastal Dataset



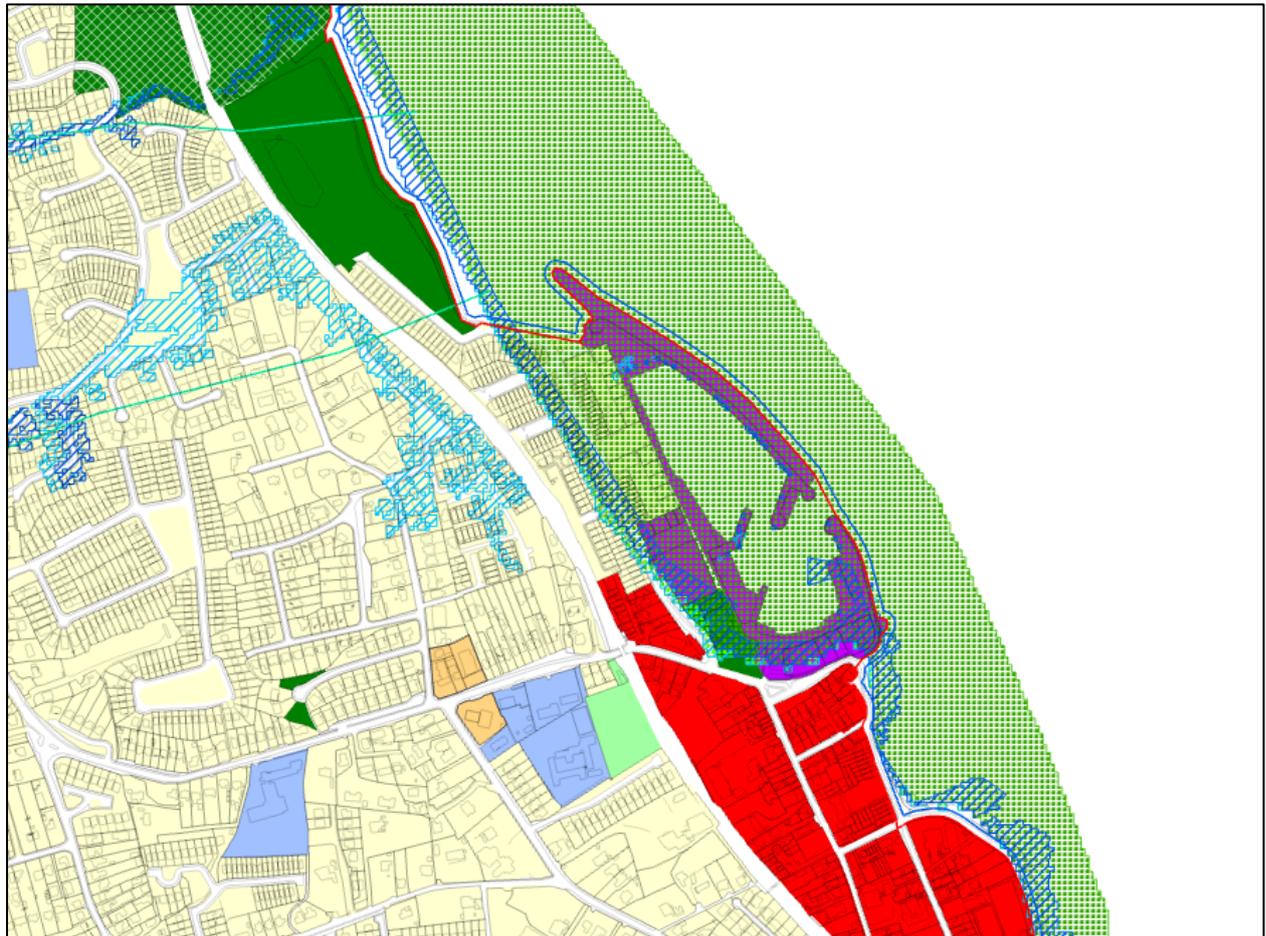
Flood Zone B: National CFRAM Coastal Dataset

### 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)

### 6.2.1 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
<b>RE: Existing Residential</b>	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.
<b>GHM: Greystones Harbour &amp; Marina</b>	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

<b>Land zoning</b>	OS1 'Open Space'
<b>Development Type</b>	Water Compatible
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	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.

<b>Land Use Zoning</b>	Existing Residential (RE)
<b>Flood Zone</b>	All sites: A & B.
<b>Vulnerability of Land Use vs. Flood zone</b>	All sites: Land use zoning not appropriate
<b>Requirement for Justification Test</b>	All sites: Yes

### Plan-Making Justification Test

<b>1</b>	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.
<b>2</b>	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: <b>No</b>
	(ii) Comprises significant previously developed and/or under-utilised lands;	All sites: <b>Yes</b>
	(iii) Is within or adjoining the core of an established or designated urban settlement;	All sites: <b>Yes</b>
	(iv) Will be essential in achieving compact and sustainable urban growth; and	All sites: <b>Yes</b>
	(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.	<b>N/A – these lands are developed</b>
<b>3</b>	A floodrisk 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).

<b>Land Use Zoning</b>	GHM Greystones Harbour and Marina
<b>Flood Zone</b>	A & B
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is not appropriate
<b>Requirement for Justification Test</b>	Yes

### Plan-Making Justification Test

<b>1</b>	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.
<b>2</b>	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;	<b>No</b>
	(ii) Comprises significant previously developed and/or under-utilised lands;	<b>Yes</b>
	(iii) Is within or adjoining the core of an established or designated urban settlement;	<b>Yes</b>
	(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>Yes</b>
	(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.	<b>N/A – these lands are developed</b>
<b>3</b>	A floodrisk 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).

### 6.3.0 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 <b>TC</b>	C	No
7	Bellevue Demesne Housing	Unzoned to <b>RS</b>	Part A, majority C	<b>Yes</b> – See Section 3.1
8	Delgany Golf Club north	Unzoned to <b>RS</b>	C	No
12	Map 5 Transport Strategy: Kilcoole to Charlesland pedestrian and cycle improvements	N/a	C	<b>No</b> – 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 <b>RN1</b>	C	No
21	SLO6 Ballydonarea	OS2 to <b>RE</b> and <b>RN2</b>	C	No
22	SLO8 Convent Lands	CE and OS1 to <b>MU</b> and <b>RE</b>	C	No
23A	SLO9 Darraghville	Unzoned to <b>RN1</b> , <b>OS1</b> and <b>OS2</b>	A, B and C	<b>No</b> – see Section 3.2 commentary
23B	Darraghville North	AG to <b>CE</b> CE to <b>RE</b>	C	No
24	SLO10 Lott Lane	AOS to <b>RN1</b> Unzoned to <b>AOS</b>	C	No
25	SLO11 Ballycrone	Unzoned to <b>RE</b> , <b>RN1</b> and <b>AOS</b>	C	No
26	SLO12 Bellevue Hill	Unzoned to <b>AOS</b>	C	No
27	SLO13 Coolagad East	RE to <b>RE</b> RN2 to <b>RN1</b>	C	No
28	Priestsnewtown	Unzoned to <b>RN1</b>	C	No
29	Farrankelly	Unzoned and RE to	C	No

PMA	Alteration Description	Zoning Change*	Flood Zone	Requirement for Justification Test
		<b>RN1</b>		
30	Greystones Golf Club	AOS to <b>RS</b>	C	No
31	Delgany Golf Club south	Unzoned to <b>RE</b>	C	No
32	The Laurels, Kilcoole	Unzoned to <b>RN1</b>	C	No
33	Amenity Routes	n/a	A, B & C	<b>No</b> – see Section 3.2 commentary
35	Delgany Footpaths Map	n/a	A, B & C	<b>No</b> – 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

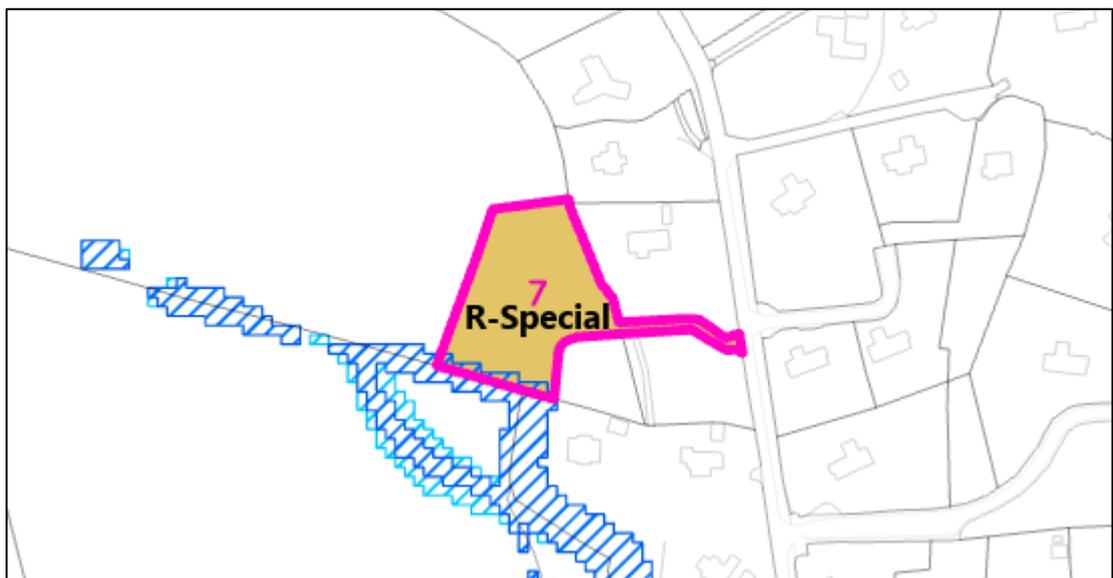
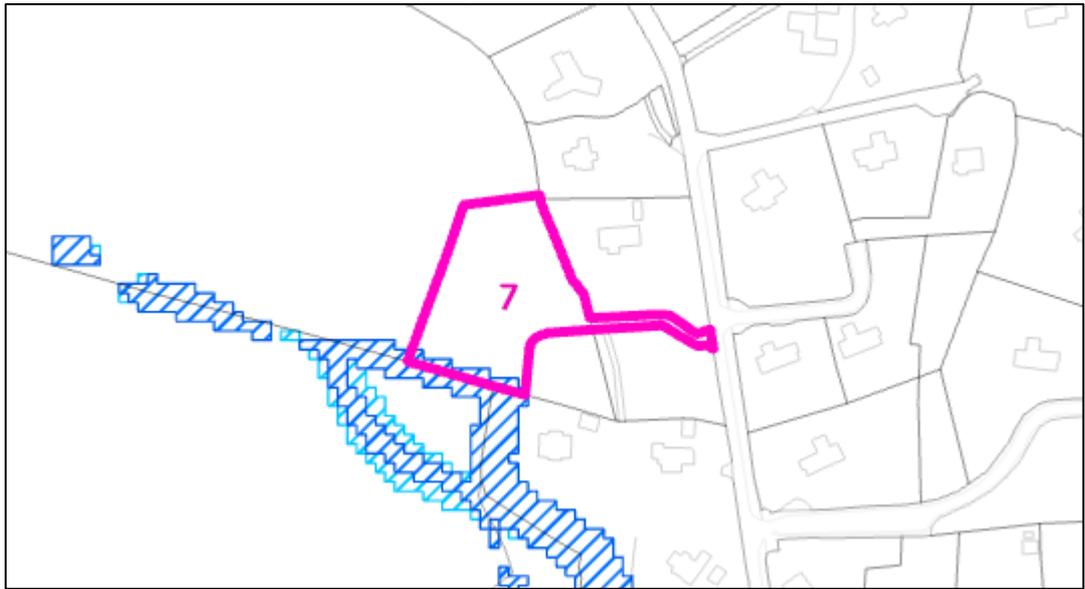
\*The following zoning objectives relate to the above PMAs:

ZONING	OBJECTIVE	DESCRIPTION
<b>RE: Existing Residential</b>	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
<b>RN2: New residential</b>  <b>Priority 2</b>	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.
<b>RS: Special Residential</b>	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.
<b>TC: Town Centre</b>	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.
<b>CE: Community &amp; Education</b>	To provide for civic, community and educational facilities	To facilitate the development of necessary community, health, religious, educational, social and civic infrastructure.
<b>AOS: Active Open Space</b>	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.
<b>OS1: Open Space</b>	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.
<b>OS2: Natural Areas</b>	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.
<b>MU: Mixed Use</b>	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
<b>AG: Agriculture</b>	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.

### 6.3.1 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.

<b>Land zoning</b>	<b>RS – Special Residential</b> Residential development for a maximum of No. 1 unit
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	Part A and C
<b>Requirement for Justification Test</b>	Yes

### Plan-Making Justification Test

<b>1</b>	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.
<b>2</b>	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;	<b>No</b>
	(ii) Comprises significant previously developed and/or under-utilised lands;	<b>No</b>
	(iii) Is within or adjoining the core of an established or designated urban settlement;	<b>No</b>
	(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>No</b>
	(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.	<b>No</b>
<b>3</b>	A floodrisk 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

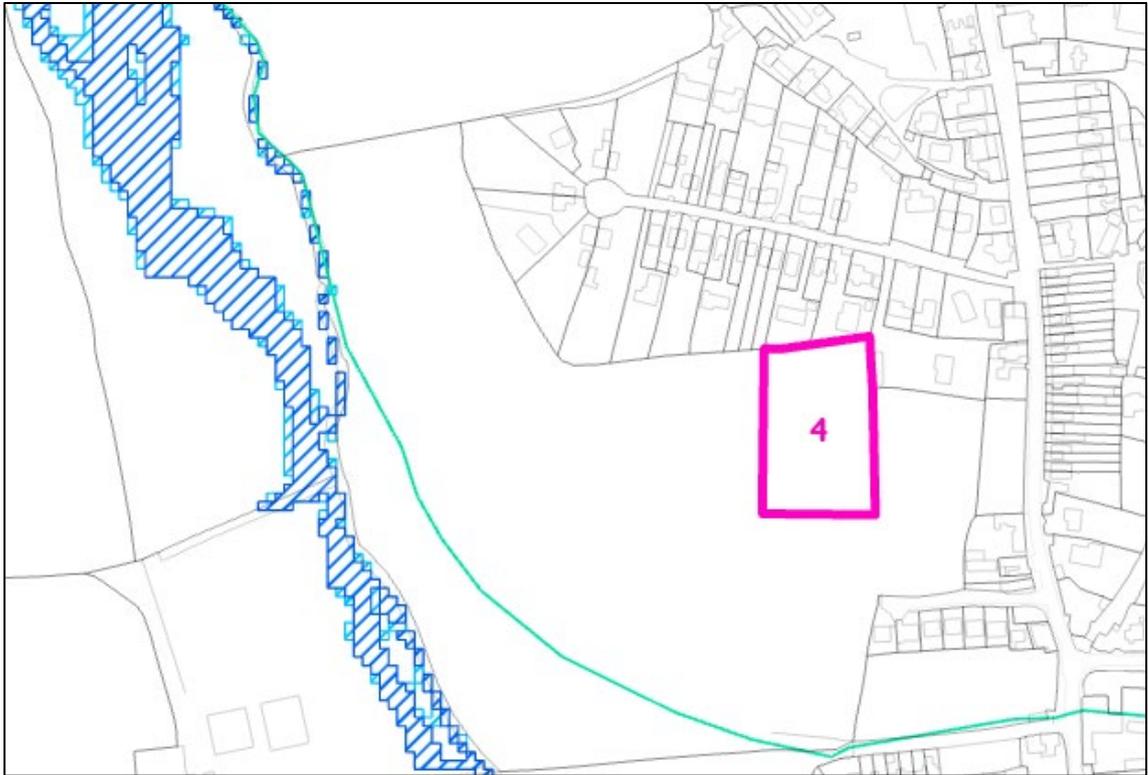
The zoning objective allows for the future development of 1 No. housing unit on the land. The zoning does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for the development of desired use while avoiding development in the at risk area.

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.

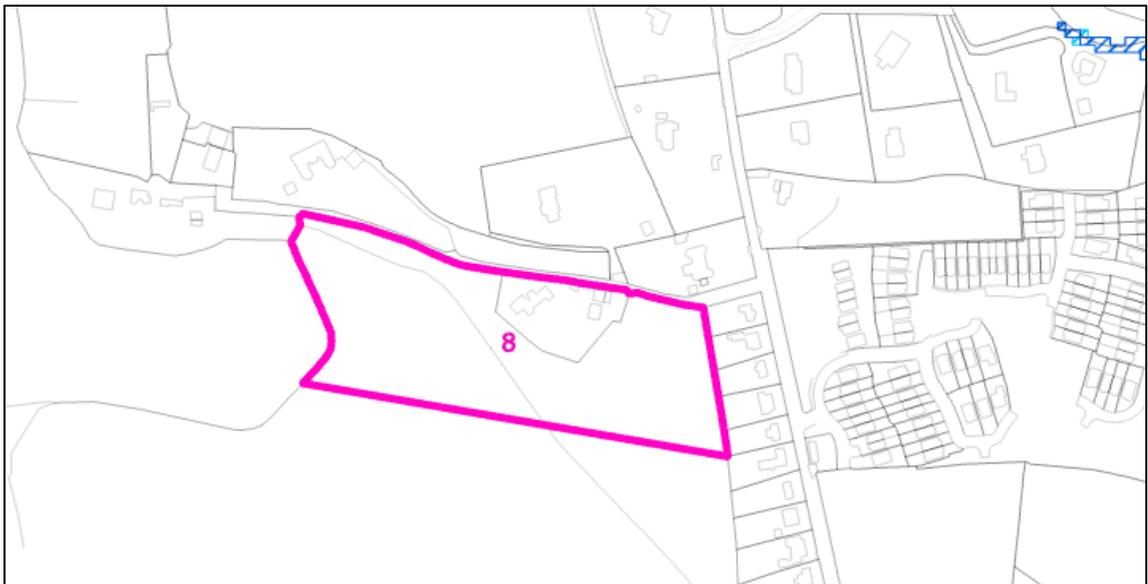
It is considered therefore that these lands may be zoned for the use proposed without conflicting with the requirements of the CDP, the LPF or the guidelines.

### 6.3.2 PMAs that do not require the Justification Test

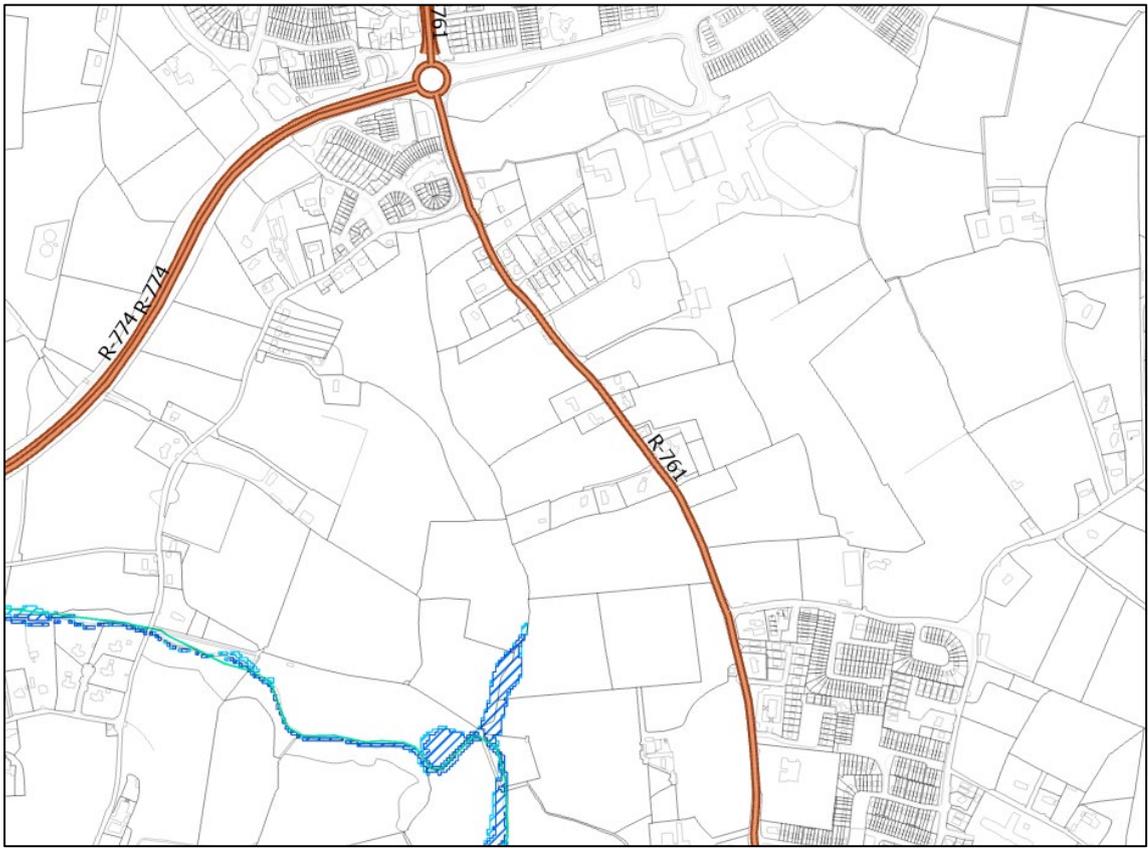
#### PMA 4: OP8 Kilcoole West



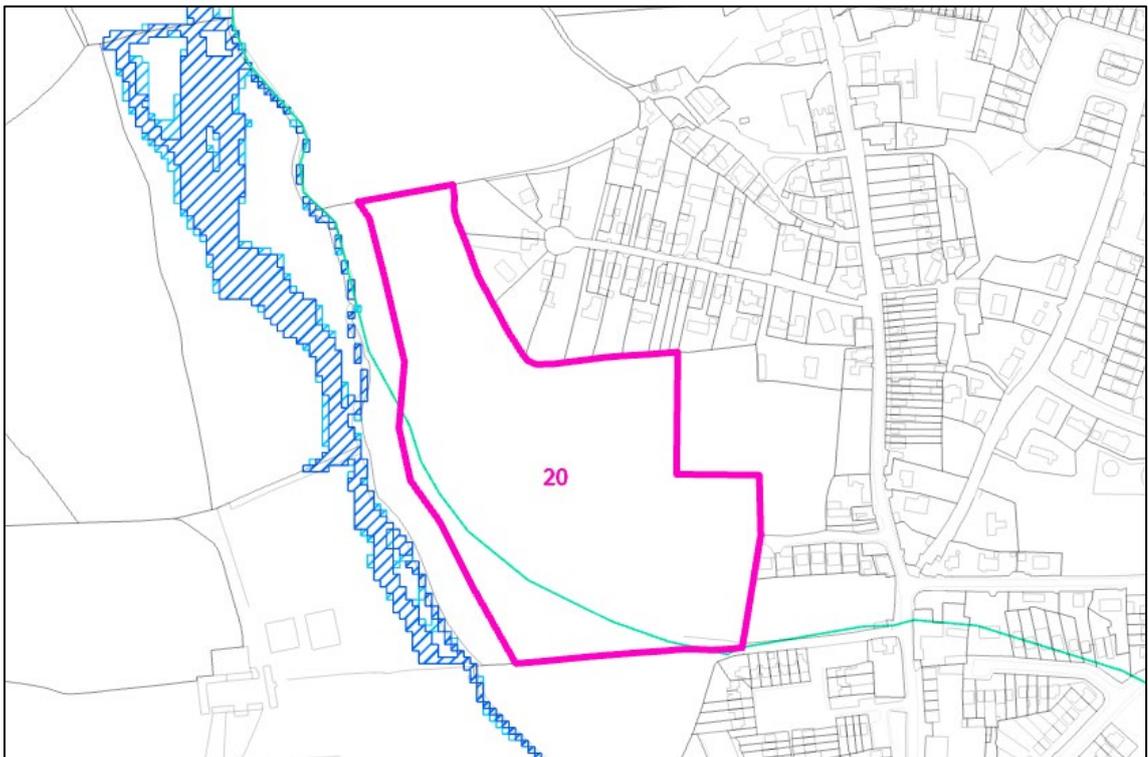
#### PMA 8: Delgany Golf Club, North



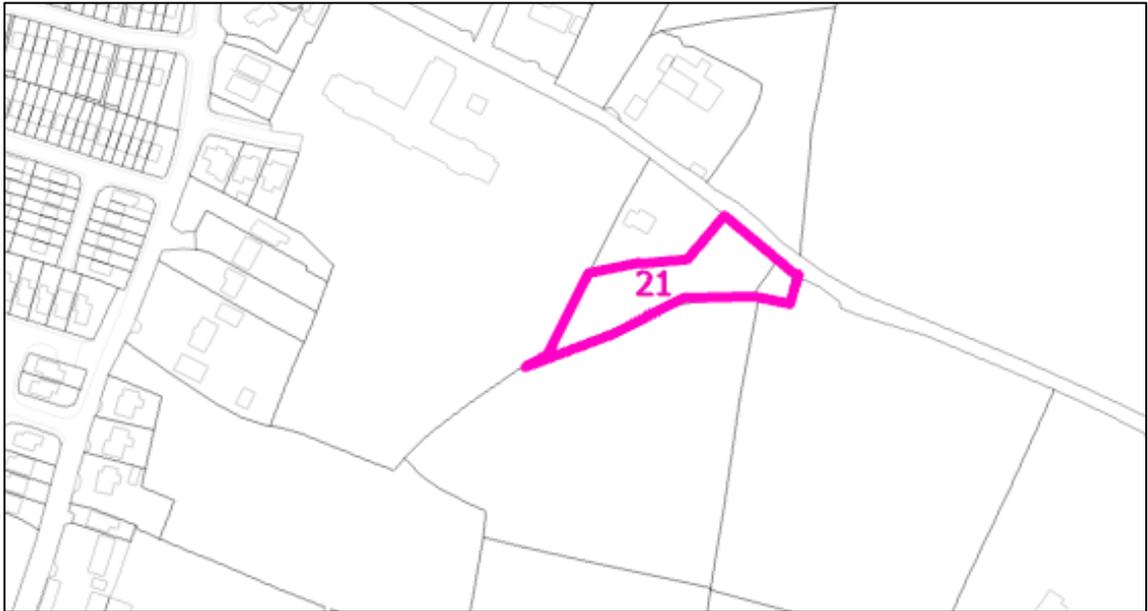
**PMA 12: Map 5 'Transport Strategy': Kilcoole to Charlesland R761 pedestrian and cycle improvements**



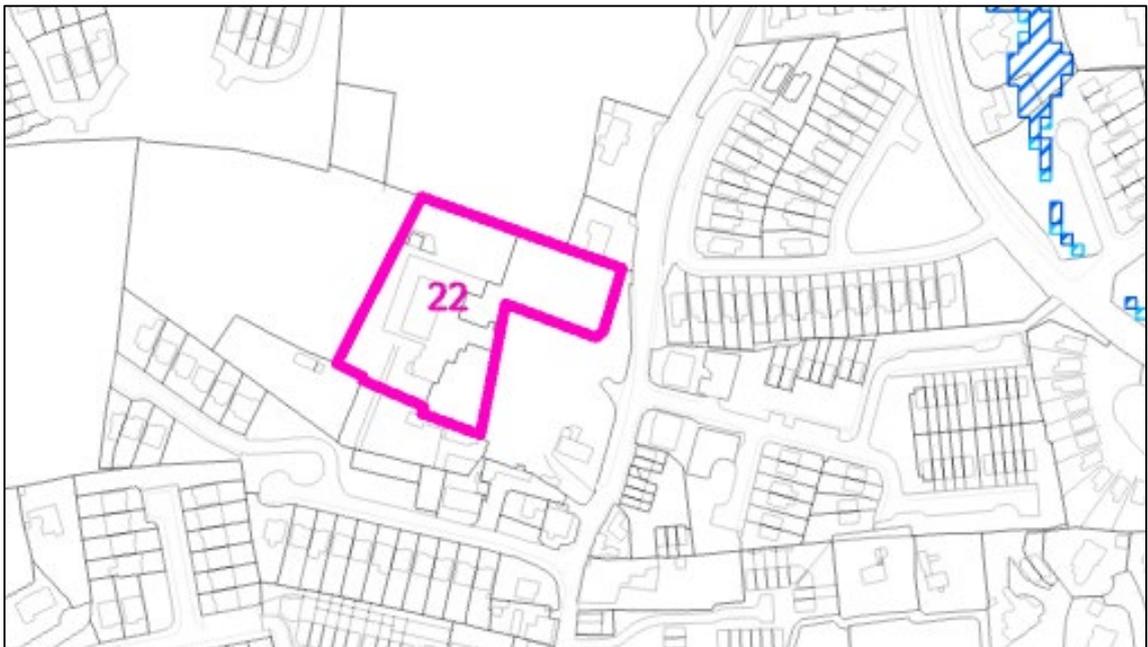
**PMA 20: SLO5 Bullford**



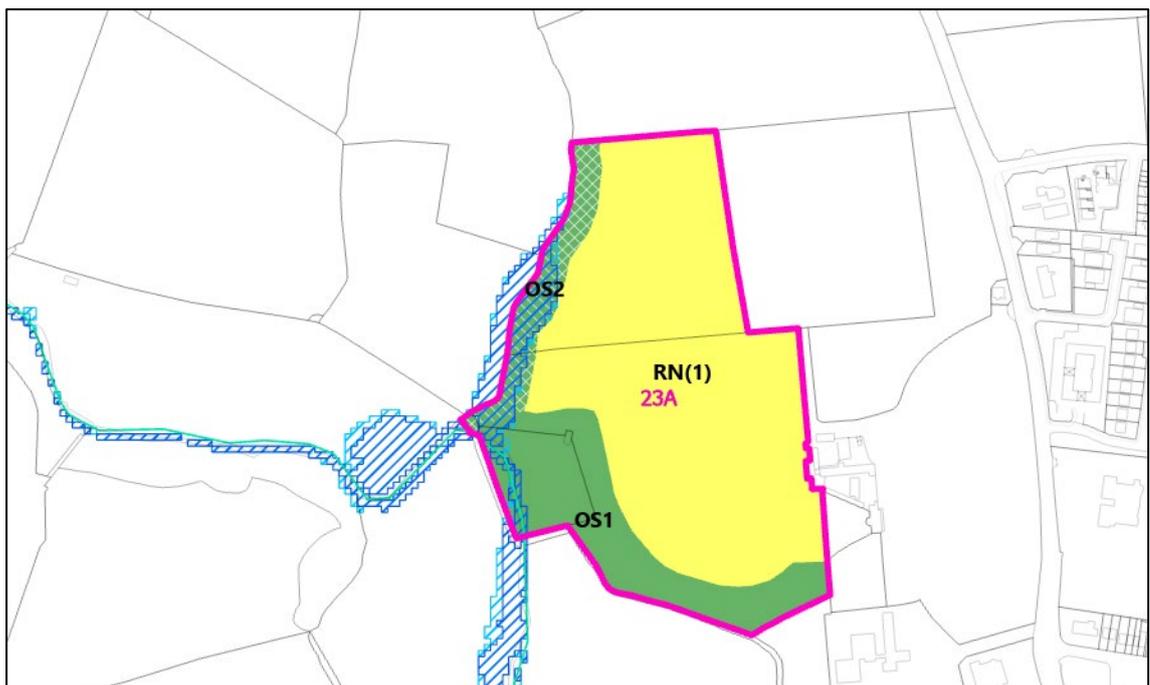
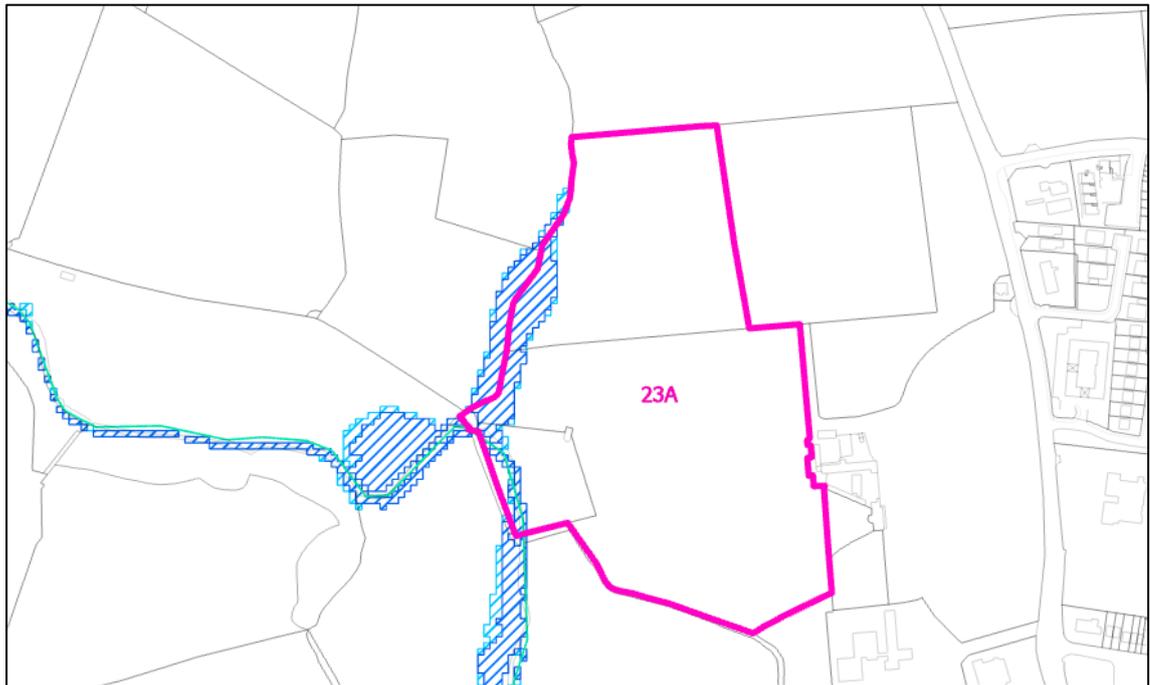
**PMA 21: SLO6 Ballydonarea**



**PMA 22: SLO8 Convent Lands**



## PMA 23A: Darraghville

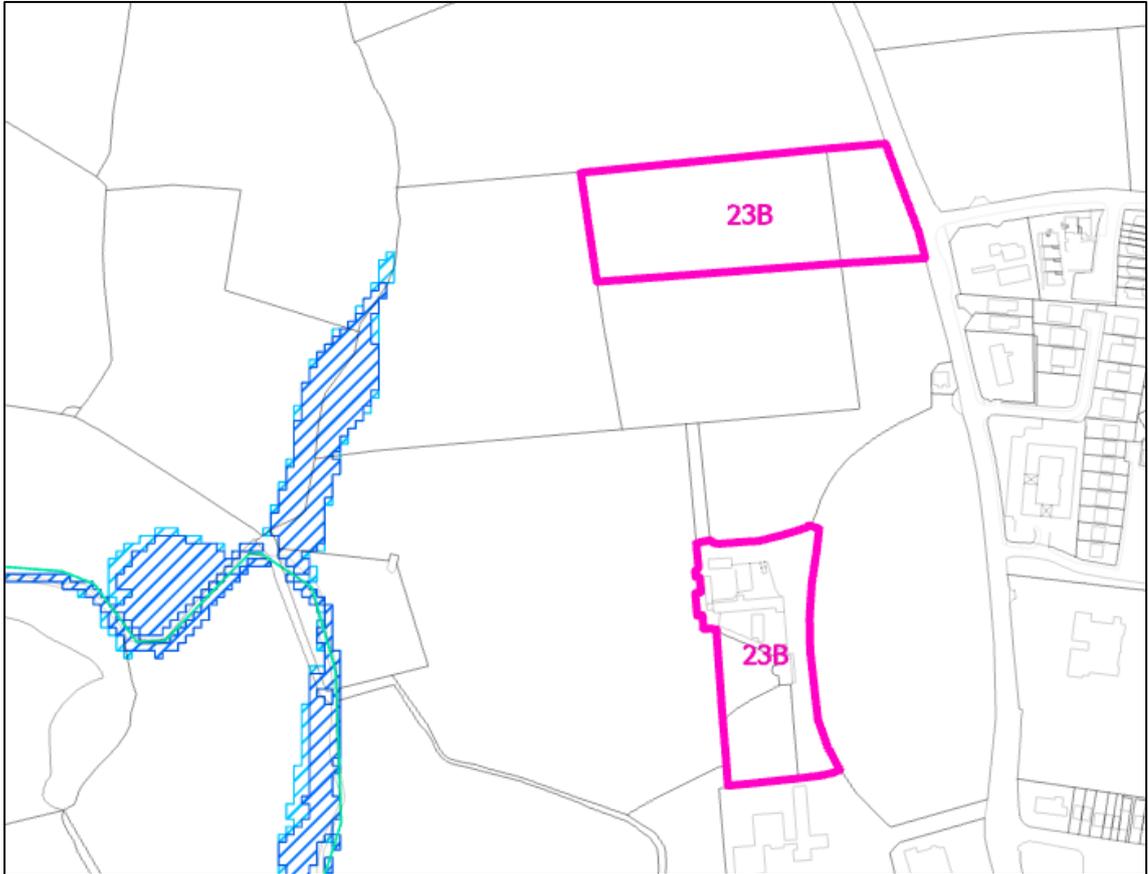


The lands in Flood Zone A and B are along the western boundary of the PMA area and are proposed to be zoned OS1 and OS2; uses that are classified as 'water-compatible development'. Therefore, at the plan-making stage, such uses are appropriate in Flood Zones A and B.

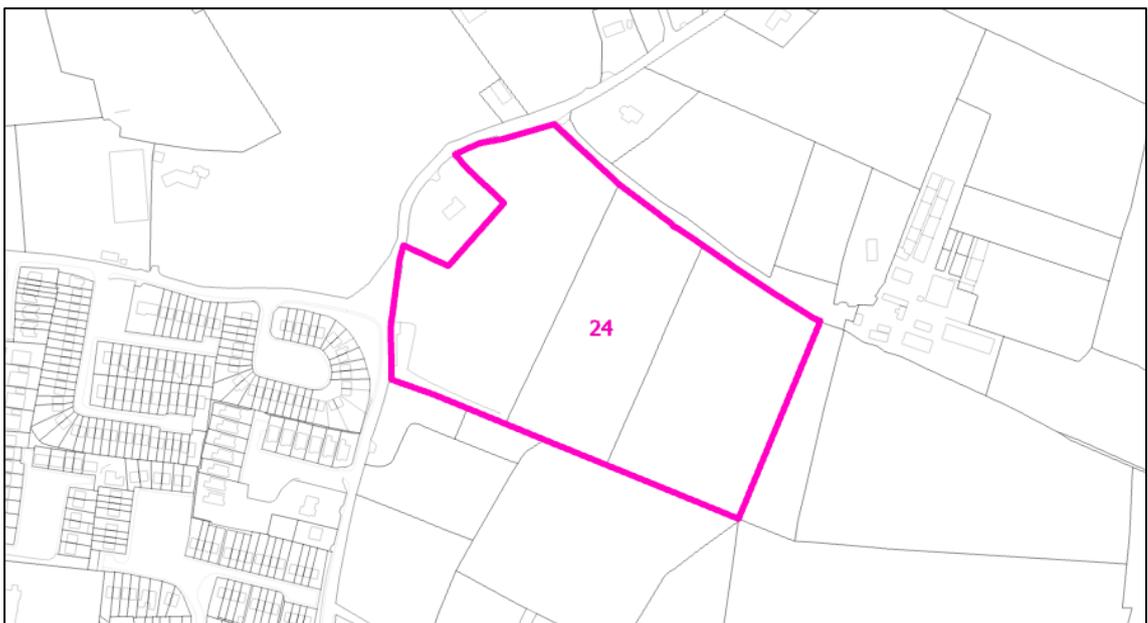
Whilst development of these lands for these uses are unlikely to raise flooding issues, any planning application will be subject to a Flood Risk Assessment and will be evaluated in accordance with Chapter 5 of 'Planning System and Flood Risk Management Guidelines for Planning Authorities' (DoEHLG/OPW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

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

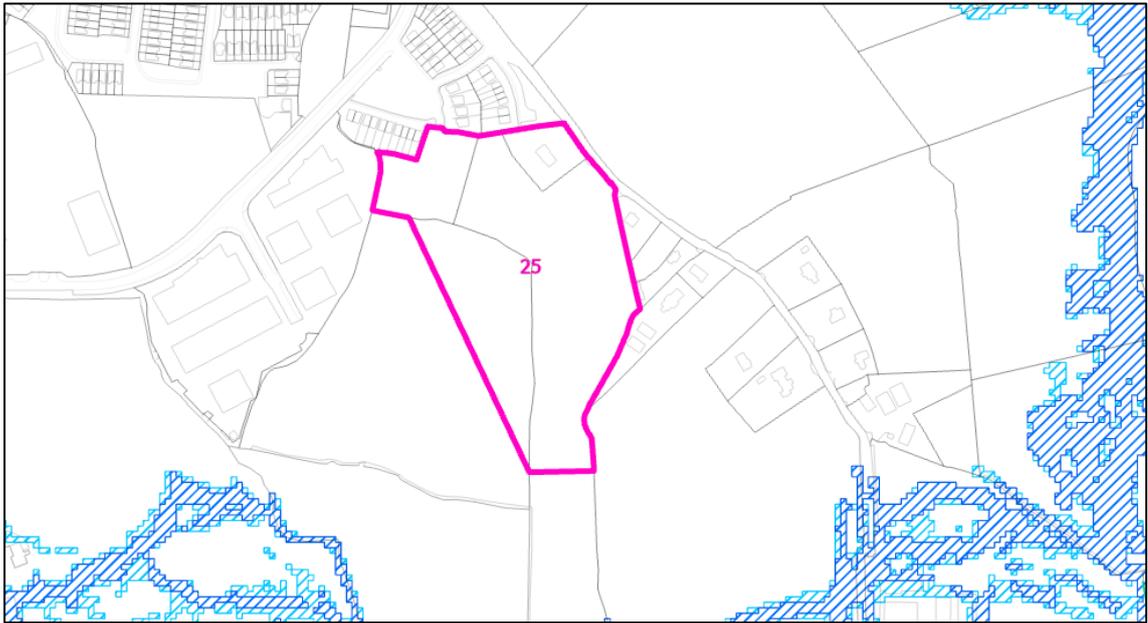
**PMA 23B: Darraghville North**



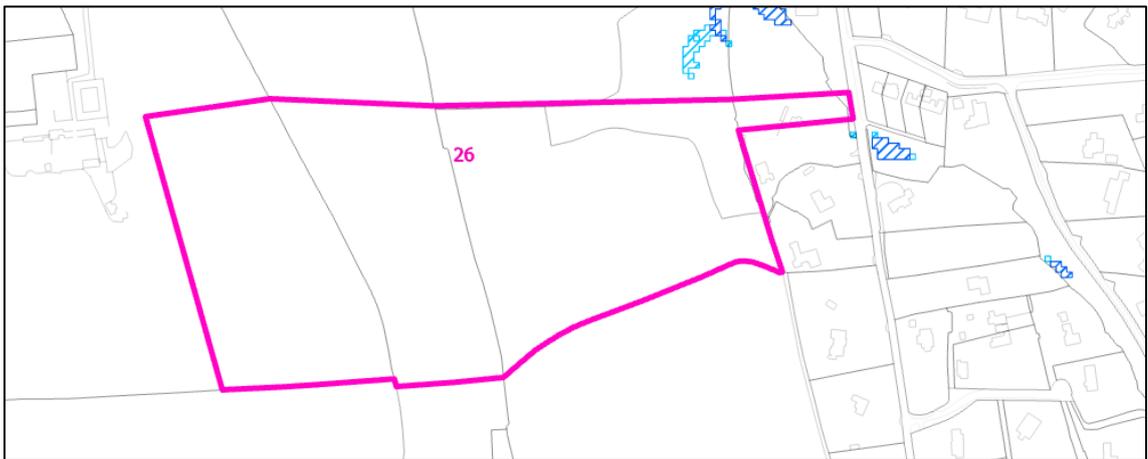
**PMA 24: SLO10 Lott Lane**



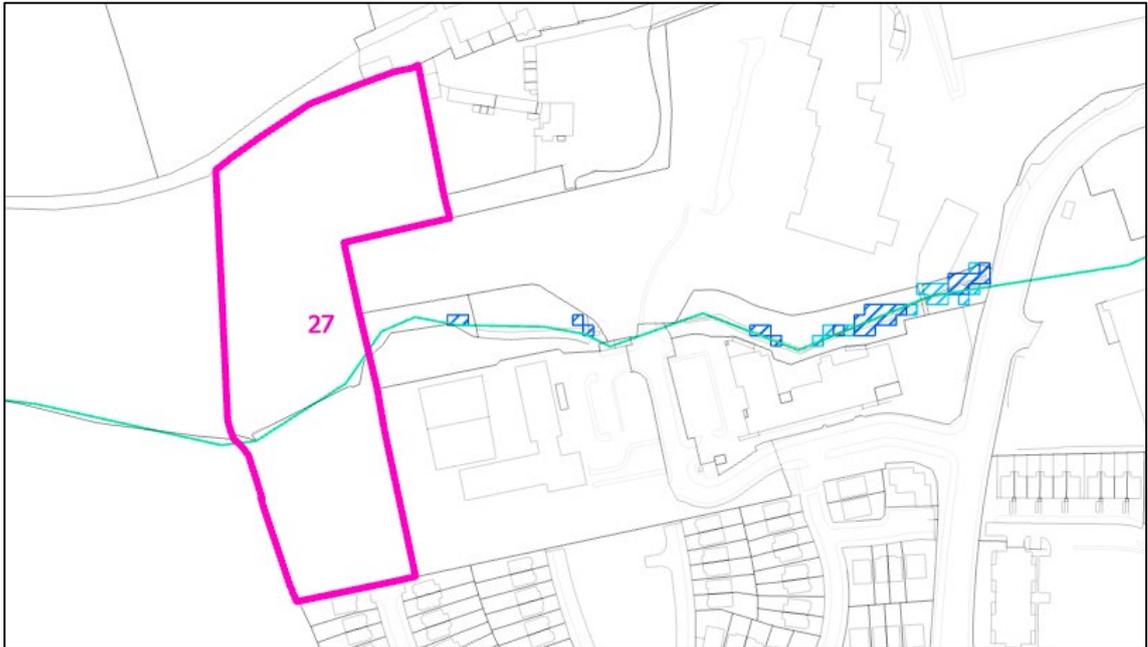
**PMA 25: SLO11 Ballycrone**



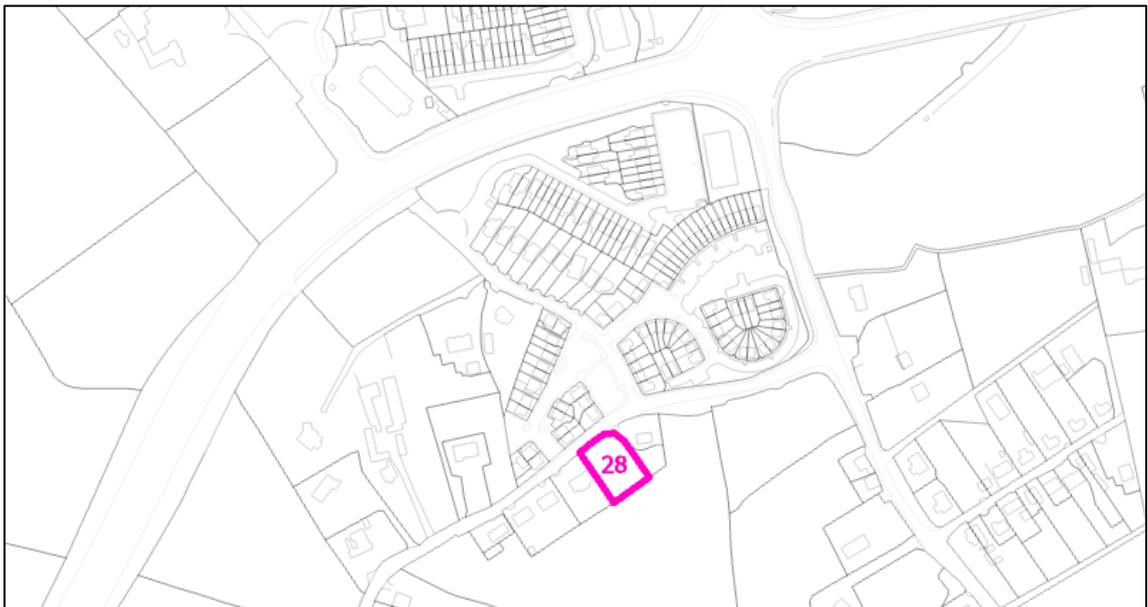
**PMA 26: SLO12 Bellevue Hill**



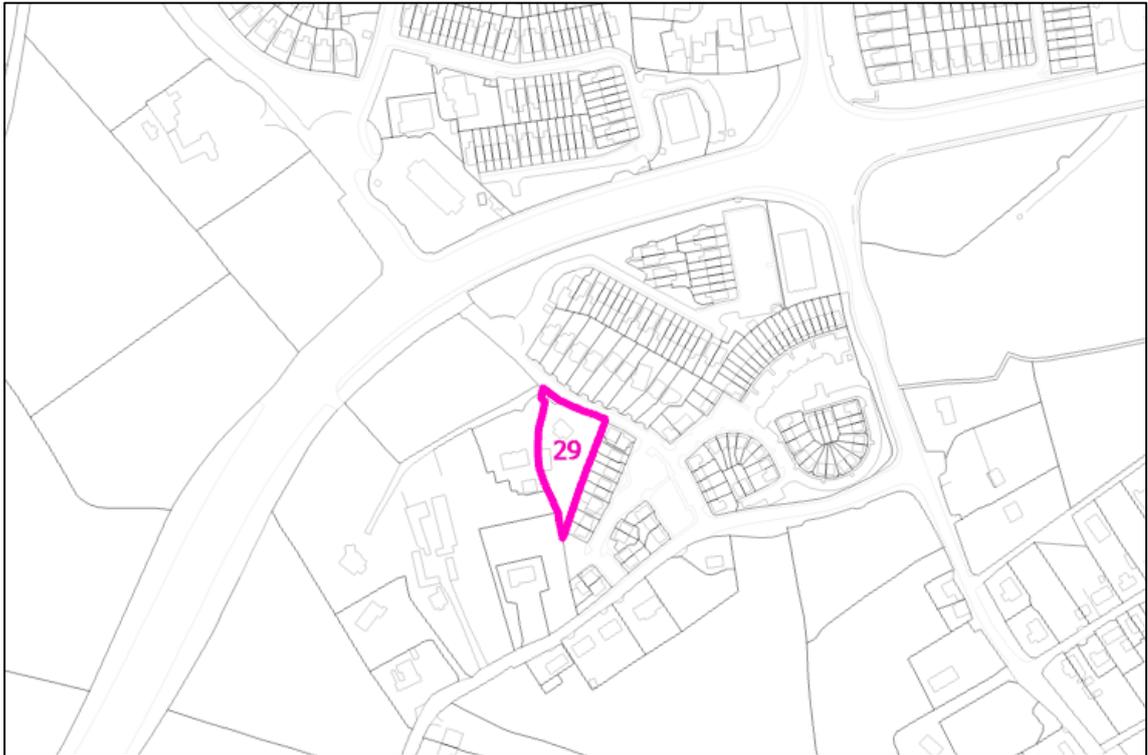
**PMA 27: SLO13 Coolagad East**



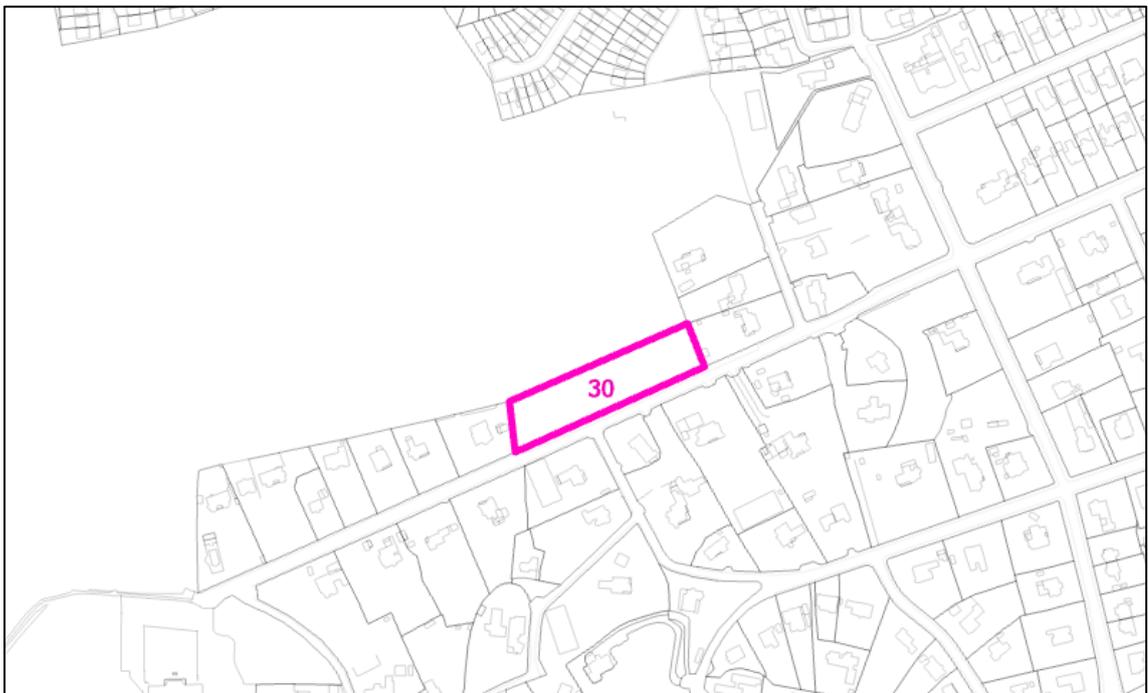
**PMA 28: Priestsnewtown**



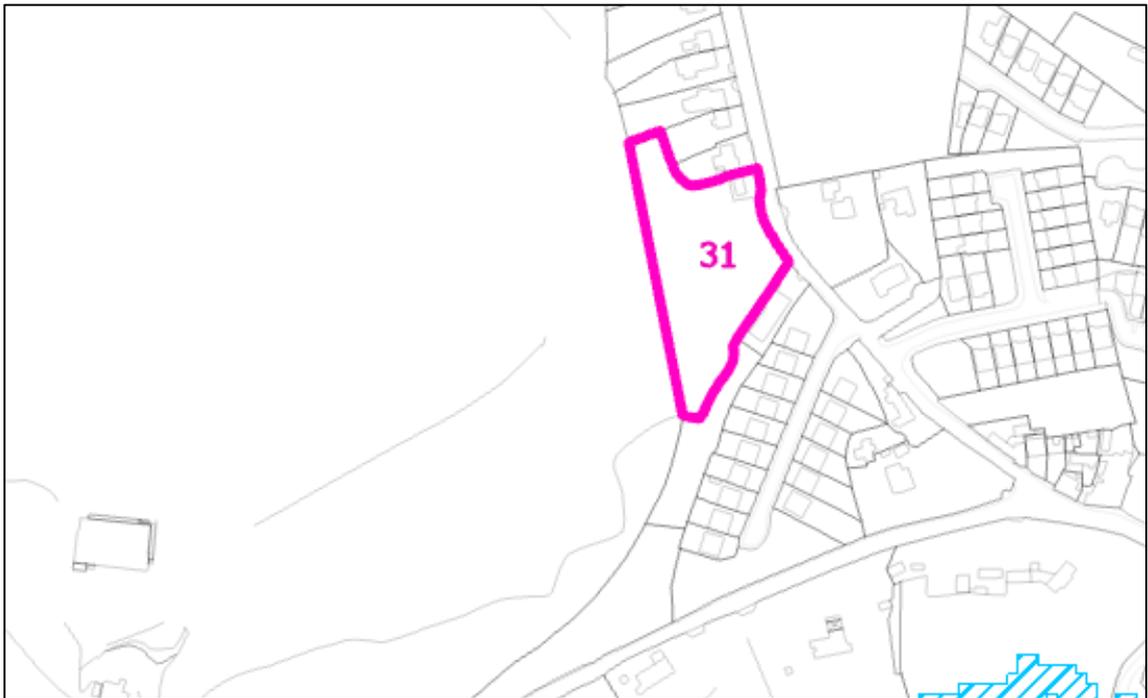
**PMA 29: Farrankelly**



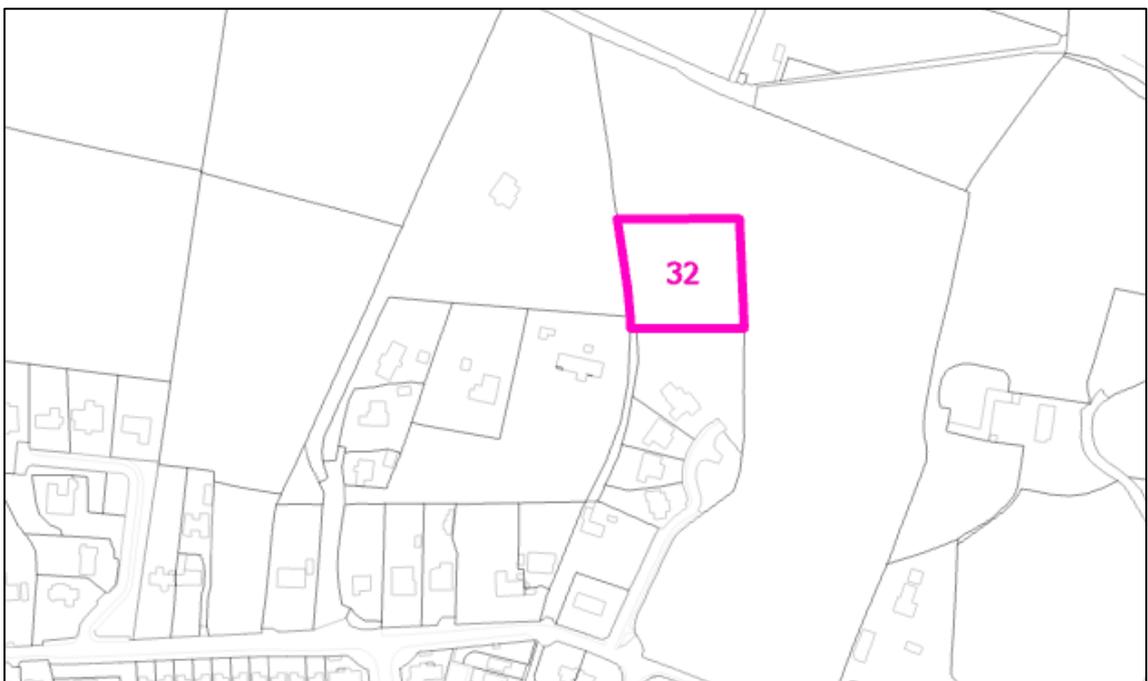
**PMA 30: Greystones Golf Club**



**PMA 31: Delgany Golf Club, South**



**PMA 32: The Laurels, Kilcoole**

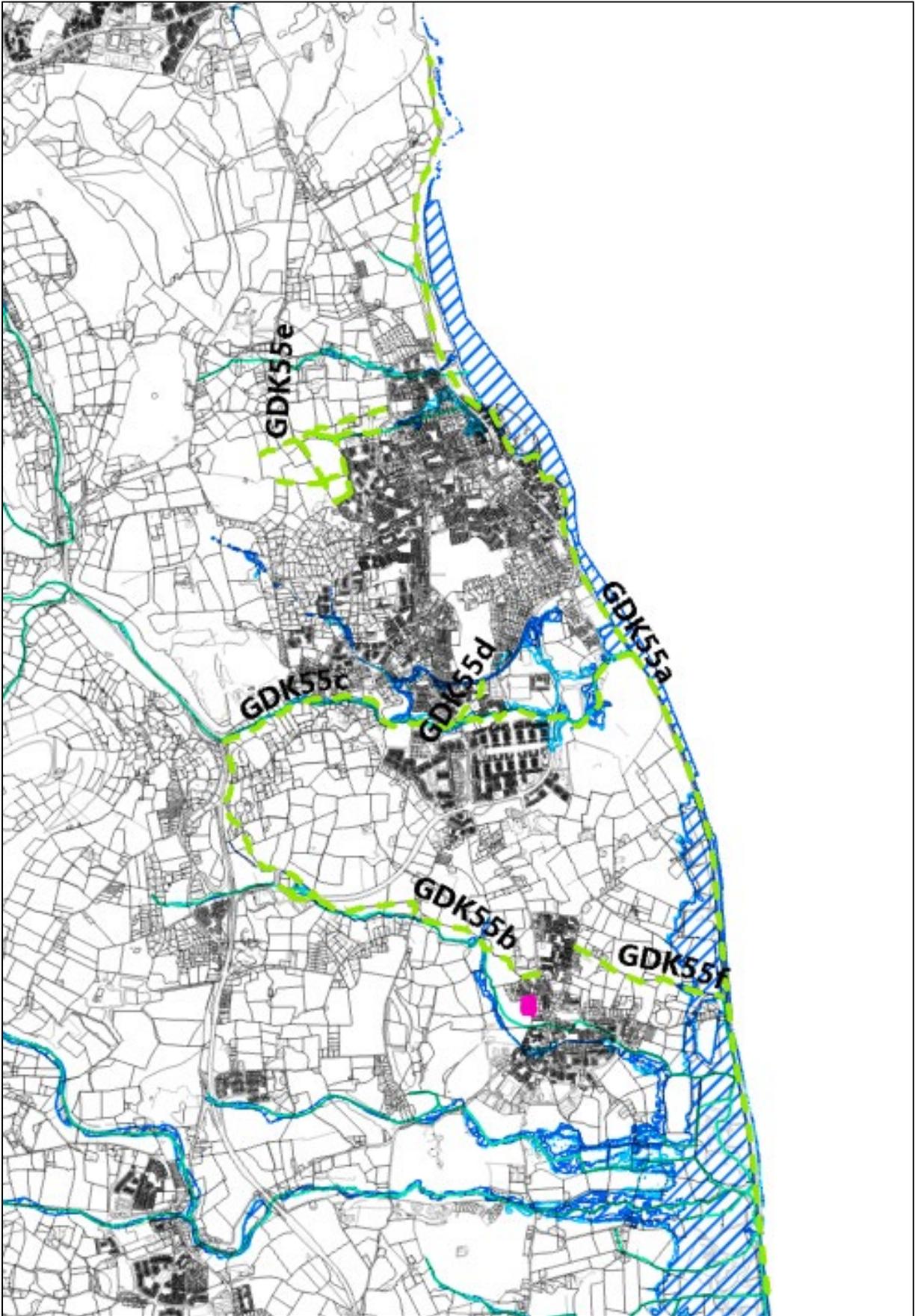


### **PMA 33: Amenity Routes**

This material alternation 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.



#### **6.4.0 Conclusion**

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

## **7. FLOOD MAPPING**

See attached maps indicating Flood Zones A and B as relevant to the Draft Greystones-Delgany and Kilcoole Local Planning Framework 2025.

Further maps have been included that also indicate the area in which there may be a risk of flooding in the future when accounting for the effects of climate change.

The following maps are attached:

**Map 4A:** Flood Risk – Present Day

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

**Map 4C:** Flood Risk – Potential Future Scenario

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

**Greystones-Delgany &  
Kilcoole  
Local Planning Framework  
2026**

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



LEGEND

 Local Planning Framework (LPF) Boundary

 Settlement Boundaries

 Watercourses

 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 or 0.5% or 1 in 200 for coastal flooding)

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.

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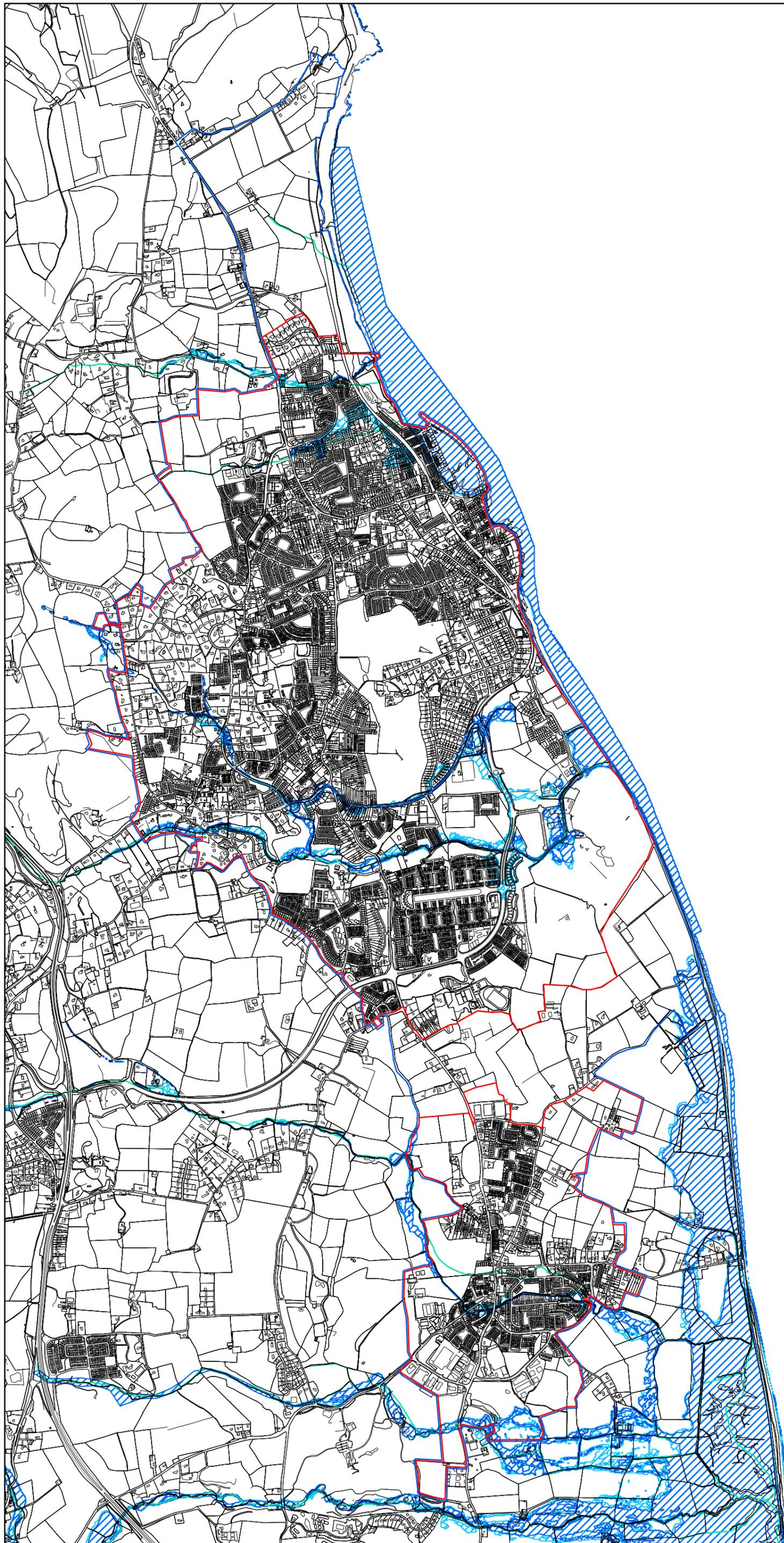
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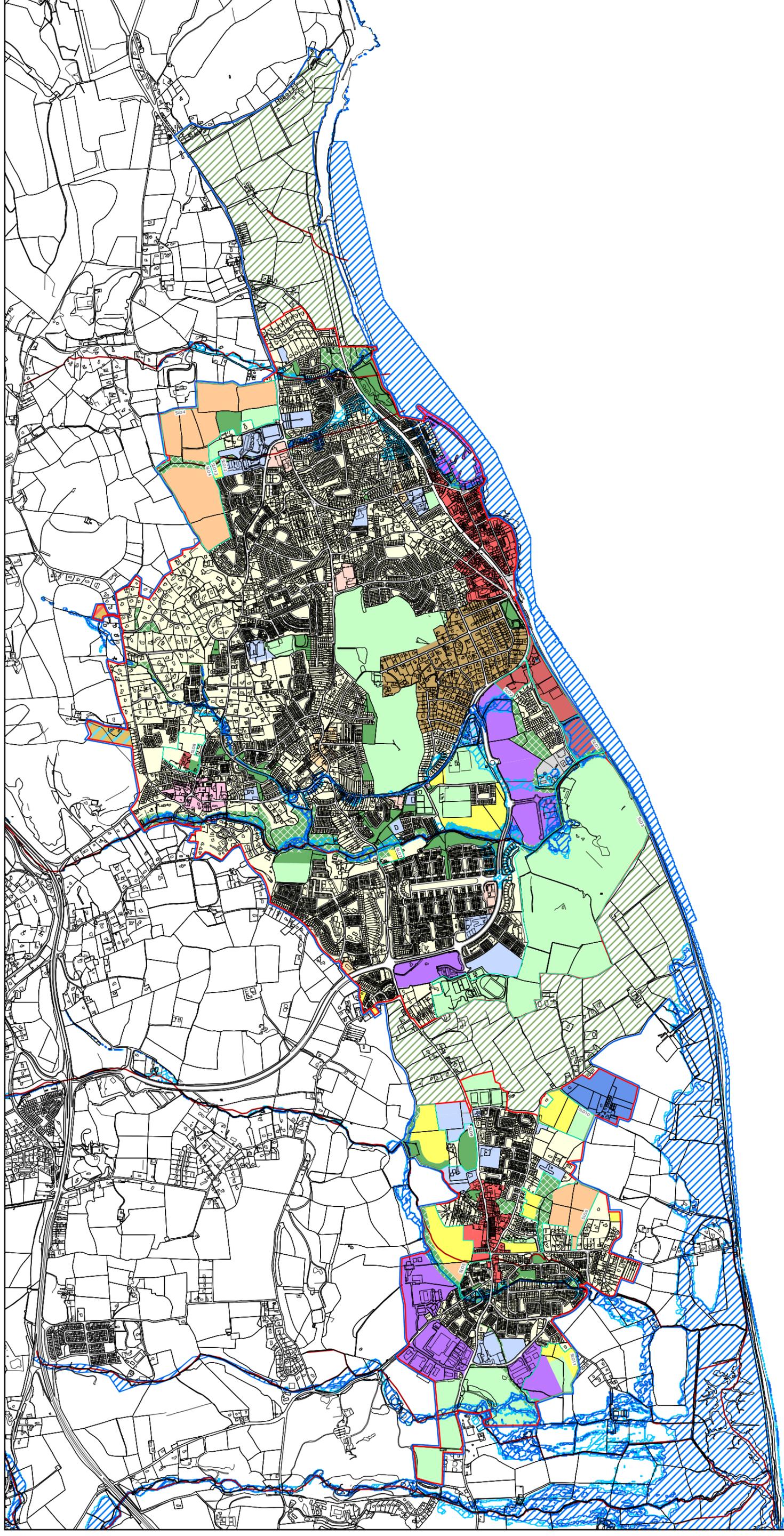
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Local Plan Framework  
2026**

**Map No. 4B  
Flood Risk - Present Day &  
Land Use Zoning Objectives**



**LEGEND**

-  Settlement Boundaries
-  Local Planning Framework (LPF) Boundary
-  Specific Local Objectives
-  Flood Zone A: High Probability of Flooding
-  Flood Zone B: Moderate Probability of Flooding
-  Watercourses
-  RN(1): New Residential - Priority 1
-  RN(2): New Residential - Priority 2
-  RE: Existing Residential
-  RS: Special Residential
-  RA: Special Residential A
-  RB: Special Residential B
-  TC: Town Centre
-  VC: Village Centre
-  LSS: Local Shops & Services
-  NC: Neighbourhood Centre
-  SLC: Small Local Centre
-  MU: Mixed Use
-  PU: Public Utility
-  CE: Community and Education
-  T: Tourism
-  E: Employment
-  GHM: Greystones Harbour & Marina
-  AOS: Active Open Space
-  OS1: Open Space
-  OS2: Natural Area
-  AG: Agriculture

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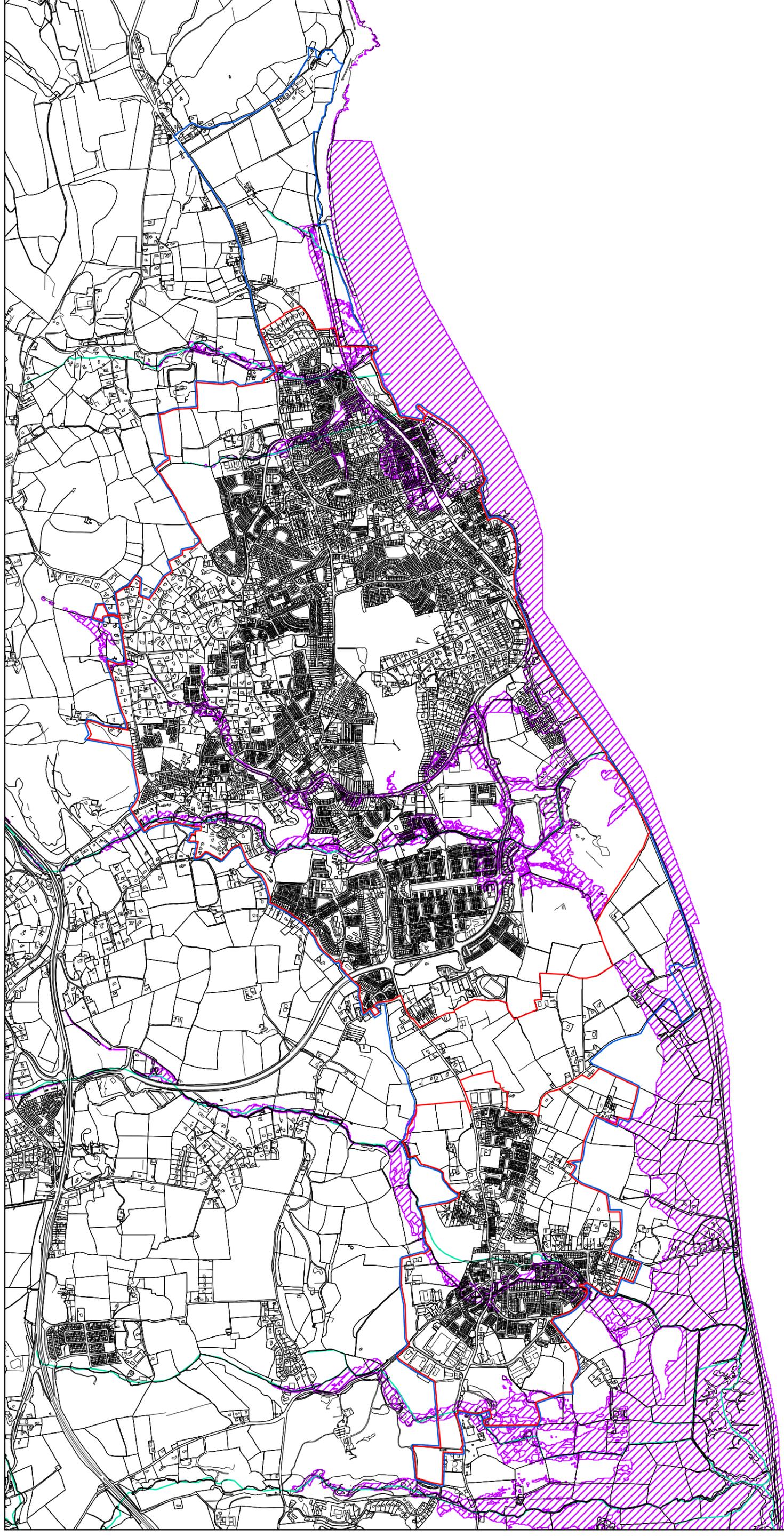
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**Greystones-Delgany & Kilcoole  
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**Map No. 4C  
Flood Risk - Potential Future  
Scenario**



**LEGEND**

-  Settlement Boundaries
-  Local Planning Framework (LPF) Boundary
-  Watercourses
-  Area of Potential Future Flood Risk

**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 Greystones-Delgany & Kilcoole Strategic Flood Risk Assessment and any accompanying addenda

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**Greystones-Delgany & Kilcoole  
Local Planning Framework  
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**Map No. 4D  
Flood Risk - Potential Future  
Scenario & Land Use Zoning  
Objectives**



**LEGEND**

-  Settlement Boundaries
-  Local Planning Framework (LPF) Boundary
-  Specific Local Objectives
-  Area of Potential Future Flood Risk
-  Watercourses
-  RN(1): New Residential - Priority 1
-  RN(2): New Residential - Priority 2
-  RE: Existing Residential
-  RS: Special Residential
-  RA: Special Residential A
-  RB: Special Residential B
-  TC: Town Centre
-  VC: Village Centre
-  LSS: Local Shops & Services
-  NC: Neighbourhood Centre
-  SLC: Small Local Centre
-  MU: Mixed Use
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-  E: Employment
-  GHM: Greystones Harbour & Marina
-  AOS: Active Open Space
-  OS1: Open Space
-  OS2: Natural Area
-  AG: Agriculture

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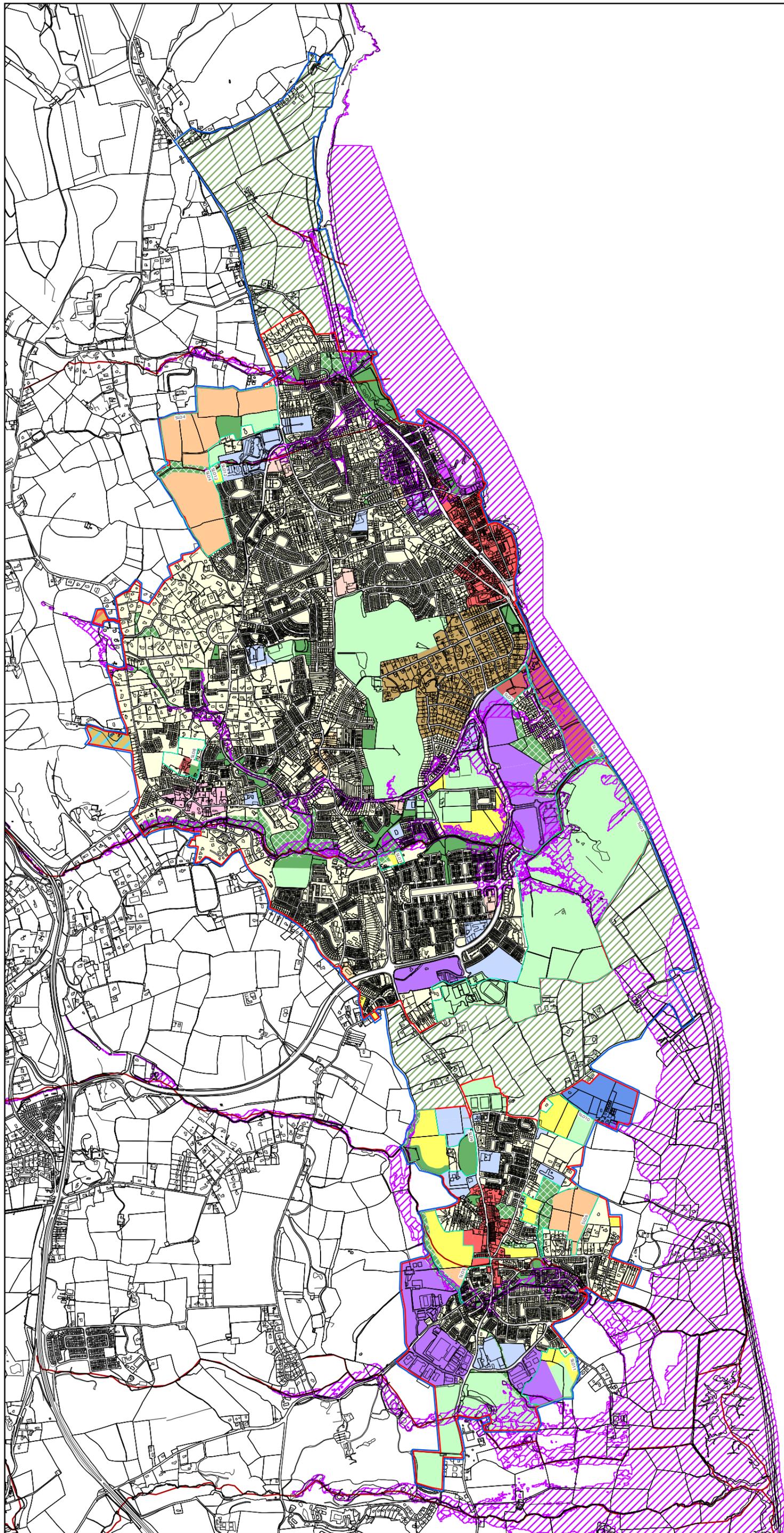
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ENDLESS OPPORTUNITIES