



# Comhairle Contae Chill Mhantáin Wicklow County Council



## **ADDENDUM I.2**

**TO THE STRATEGIC FLOOD RISK ASSESSMENT**

**OF THE**

**PROPOSED VARIATION OF THE WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028  
INCLUDING THE DRAFT ARKLOW LOCAL PLANNING FRAMEWORK 2026**

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

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## 1.0 Introduction

A Strategic Flood Risk Assessment (SFRA) of the Proposed Variation / Draft Arklow Local Planning Framework 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 Local Planning Framework and associated reports, including the SFRA, were published in October 2025 and observations invited from the public and prescribed authorities. This 'Addendum I' to the Strategic Flood Risk Assessment of the Proposed Variation / Draft Local Planning Framework has been prepared on foot of submissions received, and sets out:

- (a) Additional data and explanation of elements of the original SFRA for the Proposed Variation / Draft Local Planning Framework that require additional clarification and explanation, in order to address issues raised in submissions received;
- (b) A Strategic Flood Risk Assessment of the Proposed Material Alterations to the Proposed Variation / Draft Local Planning Framework.

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

## 2.0 Additional information regarding SFRA of the Proposed Variation / Draft Local Planning Framework

- 2.1 Though the public consultation process, concerns were raised that there were discrepancies in flood zone mapping in relation to flood extents shown for the Arklow Flood Relief Scheme and the corresponding flood zone (i.e. Flood Zone A) on maps set out in the LPF. Having reviewed the range of datasets included within the flood zone layers, and in light of the submission of the OPW, the CE has updated the relevant flood mapping. The CE is satisfied that any discrepancies were in relation to Flood Zone A only and not Flood Zone B.

In order to address this concern, set out to follow is additional flood risk assessment of any location identified in the updated flood mapping as being in Flood Zone A. The additional sites were generally previously assessed as being in Flood Zone B.

This additional layer will also be added to the following Draft LPF maps, which are appended to the end of this document:

- Map No. 4A Flood Risk - Present Day (Updated)
- Map No. 4B Flood Risk - Present Day & Land Use Zoning

### 3.0 Updated Flood Mapping

The purpose of this assessment is to identify any locations identified in updated flood mapping that were not previously identified as Flood Zone A 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: Additional identified areas

#### Objectives and draft zonings:

-  Arklow LPF Boundary
-  Road Objectives
-  Specific Local Objective
-  RN(1): New Residential - Priority 1
-  RN(2): New Residential - Priority 2
-  RE: Existing Residential
-  TC: Town Centre
-  LSS: Local Shops & Services
-  PU: Public Utility
-  CE: Community & Education
-  T: Tourism
-  WZ: Waterfront Zone
-  AOS: Active Open Space
-  OS1: Open Space
-  OS2: Natural Areas
-  E1: Employment
-  EX: Extractive Industry

The following land use zonings are applicable to these additional areas:

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>RN: New residential</b>	To provide for new residential development and supporting facilities during the lifetime of the LPF.	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
<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>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 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.

ZONING	OBJECTIVE	DESCRIPTION
<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 public open space and provide for recreational open space.	Subject to the protection and enhancement of natural biodiversity, to facilitate the further development and improvement of existing parks and casual play areas, to facilitate opportunities for the development of new high quality amenity open areas and to restrict developments / activities (such as the use or development of such lands for formal sports grounds for organisations that are not available for a broad range of the public) that would reduce the opportunities for use by the wider public.
<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.
<b>MU: Mixed Use</b>	To provide for mixed use development	The nature of the mixed use development envisaged for any particular site is set out in the text of the LPF.
<b>EX: Extractive Industry</b>	To provide for extraction / quarrying and associated activities including processing of extracted materials and land restoration.	To facilitate the development of extraction/ quarrying, associated activities and land restoration
<b>WZ: Waterfront</b>	To provide for the development and improvement of the waterfront zone, to facilitate the continuation and development of existing employment / maritime / port, residential, public	To facilitate the continued and more intensive / efficient use of the existing employment, maritime and port uses;

ZONING	OBJECTIVE	DESCRIPTION
	utilities, and community / recreational uses and to promote and provide for new commercial, maritime, residential, tourism and other mixed-use development.	<p>To maintain existing and support the development / improvement of high quality community, amenity, leisure and tourism uses;</p> <p>To facilitate commercial and retail uses at a scale that do not undermine the role of the existing Town Centre;</p> <p>To facilitate the provision of high quality new residential developments at appropriate high densities with excellent layout and design, well linked to the existing town centre, community facilities and water amenities.</p>

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

Uses generally appropriate for **residential (RN / RE)** zoned areas include houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes, childcare/crèche, health centres, guest house, bed and breakfast, places of public worship, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the County Development Plan (CDP) and applicable Local Plan.

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

Uses generally appropriate for **local shops and services (LSS)** include small scale retail, retail services, health, public house, guest houses, parking, residential development, childcare/crèche, commercial, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for local shops and services uses in accordance with the with the CDP and applicable Local Plan.

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

Uses generally appropriate for **community and educational (CE)** zoned land include community, educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, nursing homes, health related developments, sports and recreational facilities, utility installations and ancillary developments for community, educational and institutional uses in accordance with the CDP and applicable Local Plan.

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

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 wastewater treatment plants, large ESB sub-stations, gasworks.


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

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

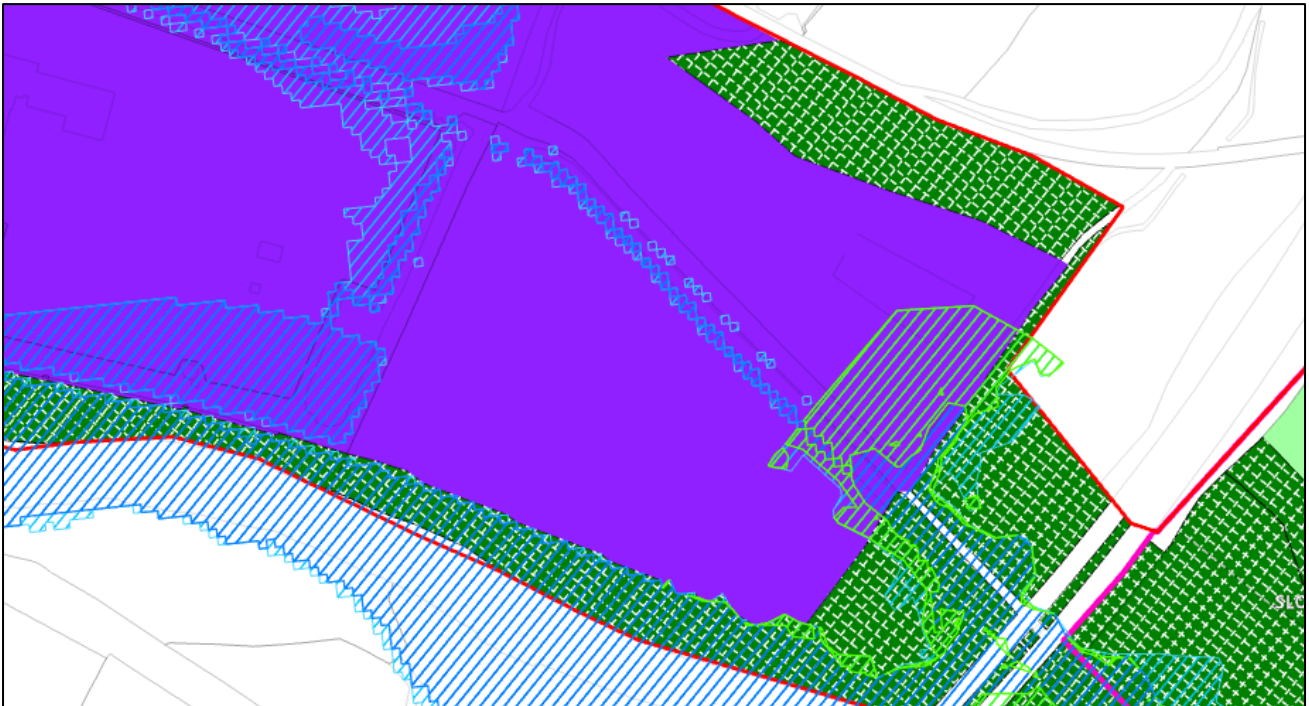
Uses generally appropriate for **extractive industry (EX)** zoned land are extractive industry uses (the winning of all minerals and substances in or under land of a kind ordinarily worked by underground or open cast mining), including value added production, such as concrete, asphalt and block production,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

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

### 3.1 Additional areas identified as being at current risk of flooding

The updated flood mapping identifies additional area at risk of flooding (Flood Zone A) as highlighted in hatched green  below.

**(i) West of M11**



Additional areas identified in this area as being in Flood Zone A have the following draft zonings:

<b>Land Use Zoning</b>	OS2
<b>Flood Zone</b>	A
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is appropriate
<b>Requirement for Justification Test</b>	No

<b>Land Use Zoning</b>	E
<b>Flood Zone</b>	A
<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, 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 Arklow 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 15,419 by Q2 2028, from a 2016 population of 13,226 persons. The Core Strategy further indicates a total housing growth target of 1,221 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>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>These lands are partially permitted for development.</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

The northern part of these lands are permitted for employment development. As such, it is considered appropriate to retain the E zoning objective.

The extent of Flood Zone A in the southern part of the lands is small in comparison to the overall site. The zoning objective for the future development of these sites does not prescribe 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.

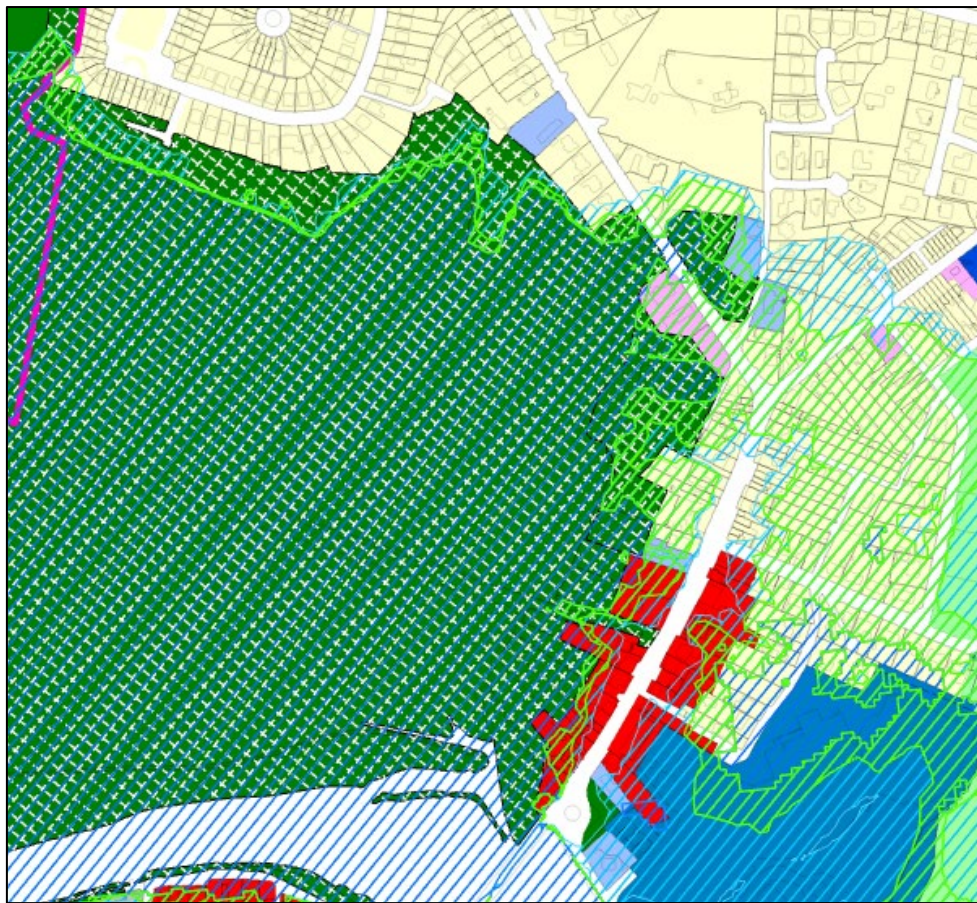
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Chapter 5 of *'Planning System and Flood Risk Management Guidelines for Planning Authorities'* (DoEHLG/OPW 2009) and the relevant policies and objectives in the County Development Plan 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.

**(ii) North and West of Arklow Town Marsh**



<b>Land Use Zoning</b>	OS2
<b>Flood Zone</b>	A
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is appropriate
<b>Requirement for Justification Test</b>	No

(iii) East of Arklow Town Marsh/Ferrybank



Land Use Zoning	OS2
Flood Zone	A
Vulnerability of Land Use vs. Flood zone	Land use zoning is appropriate
Requirement for Justification Test	No

Land Use Zoning	RE
Flood Zone	A
Vulnerability of Land Use vs. Flood zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Land Use Zoning	LSS
Flood Zone	A
Vulnerability of Land Use vs. Flood zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Land Use Zoning	CE
Flood Zone	A
Vulnerability of Land Use vs. Flood zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Land Use Zoning	TC
Flood Zone	A

<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, 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 Arklow 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 15,419 by Q2 2028, from a 2016 population of 13,226 persons. The Core Strategy further indicates a total housing growth target of 1,221 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>TC Zoned Sites: Yes All other sites: 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>TC Zoned Sites &amp; Adjoining CE Sites: Yes All other sites: 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>These lands are already 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**

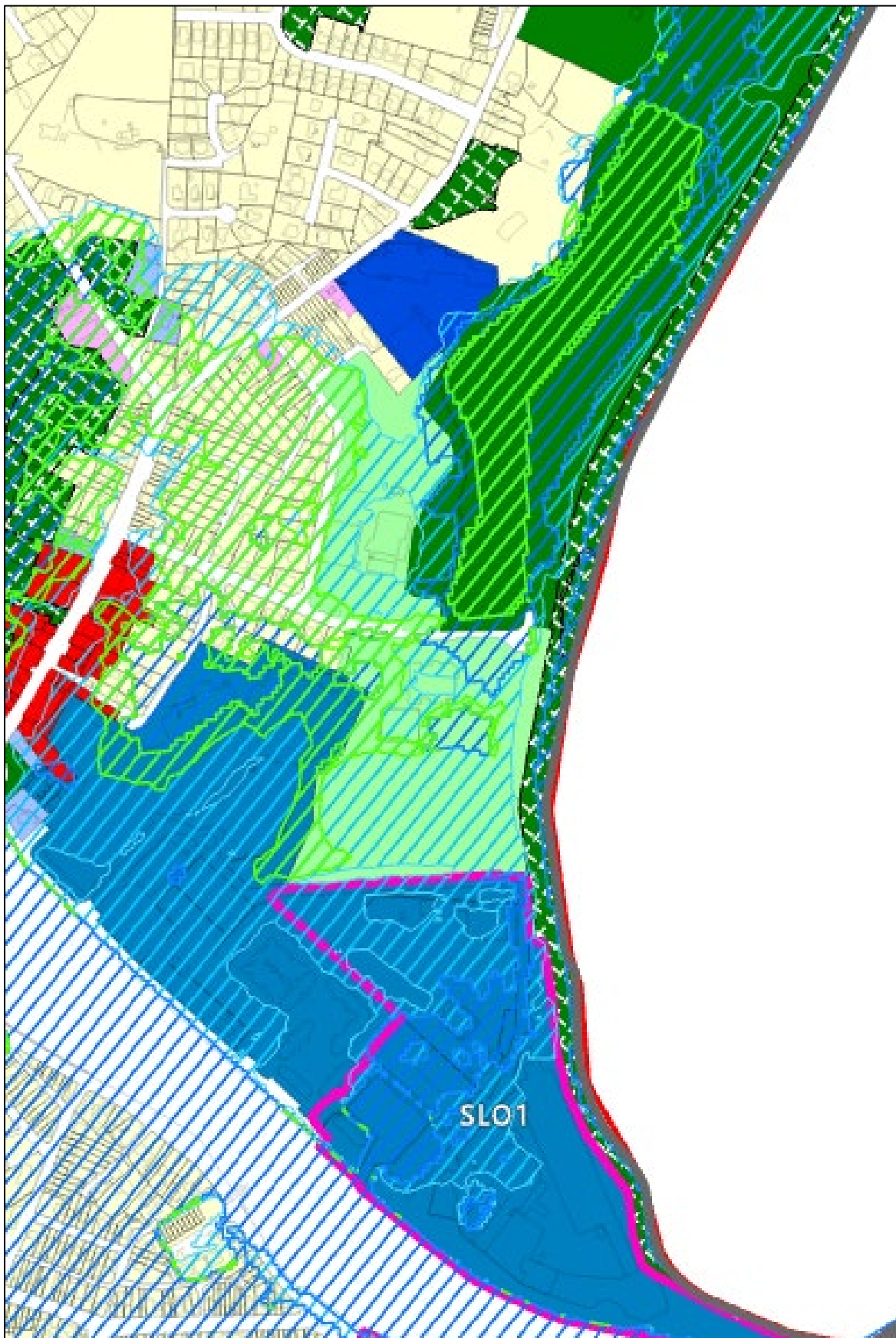
Justification Test failed.

**Recommendation**

These lands are already developed for uses reflected by the land use zonings on the lands. On this basis, the retention of the various zonings is considered justified.

Any proposals for new development/infill 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.

(iv) Kynoch Park (east of Seaview Avenue) & North Waterfront



Land Use Zoning	OS1 (Note that a larger additional area of flood risk within this zone represents an existing waterbody/pond)
Flood Zone	A
Vulnerability of Land Use vs. Flood zone	Land use zoning is appropriate
Requirement for Justification Test	No

Land Use Zoning	AOS
Flood Zone	A
Vulnerability of Land Use vs. Flood zone	Land use zoning is appropriate (noting discussion in draft SFRA in relation to possible education/community development within this zone)
Requirement for Justification Test	No

Land Use Zoning	RE
Flood Zone	A
Vulnerability of Land Use vs. Flood zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Land Use Zoning	T
Flood Zone	A
Vulnerability of Land Use vs. Flood zone	Land use zoning not appropriate
Requirement for Justification Test	Yes

Land Use Zoning	WZ
Flood Zone	A
Vulnerability of Land Use vs. Flood zone	Land use zoning not appropriate
Requirement for Justification Test	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 Arklow 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 15,419 by Q2 2028, from a 2016 population of 13,226 persons. The Core Strategy further indicates a total housing growth target of 1,221 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>WZ Sites: Yes All other sites: 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>WZ Sites: Yes All Other Sites: No</b>
	(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>WZ Sites: Yes All other sites: 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>These lands are already 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

**WZ zoned sites:** Justification Test satisfied.

**All other sites:** Justification Test failed.

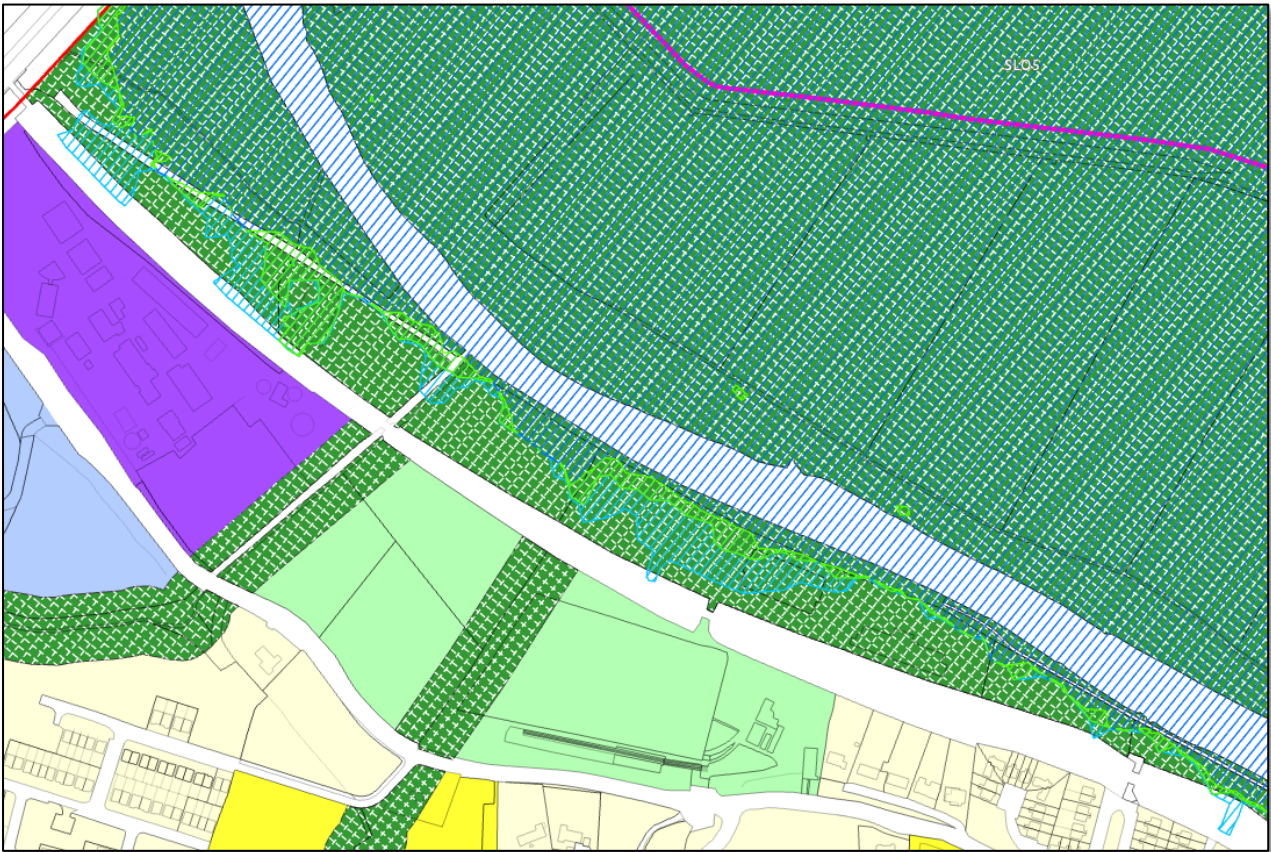
### Recommendation

These lands are already developed for uses reflected by the land use zonings on the lands. On this basis, the retention of the various zonings is considered justified.

Note that Proposed Material Alteration No. 24 contains a zoning change in this location at 'Kynoch Lodge' just north of the Arklow Bay Hotel from RE 'Existing Residential' to T 'Tourism' and OS1 'Open Space' which better reflects the boundary of the flood zones.

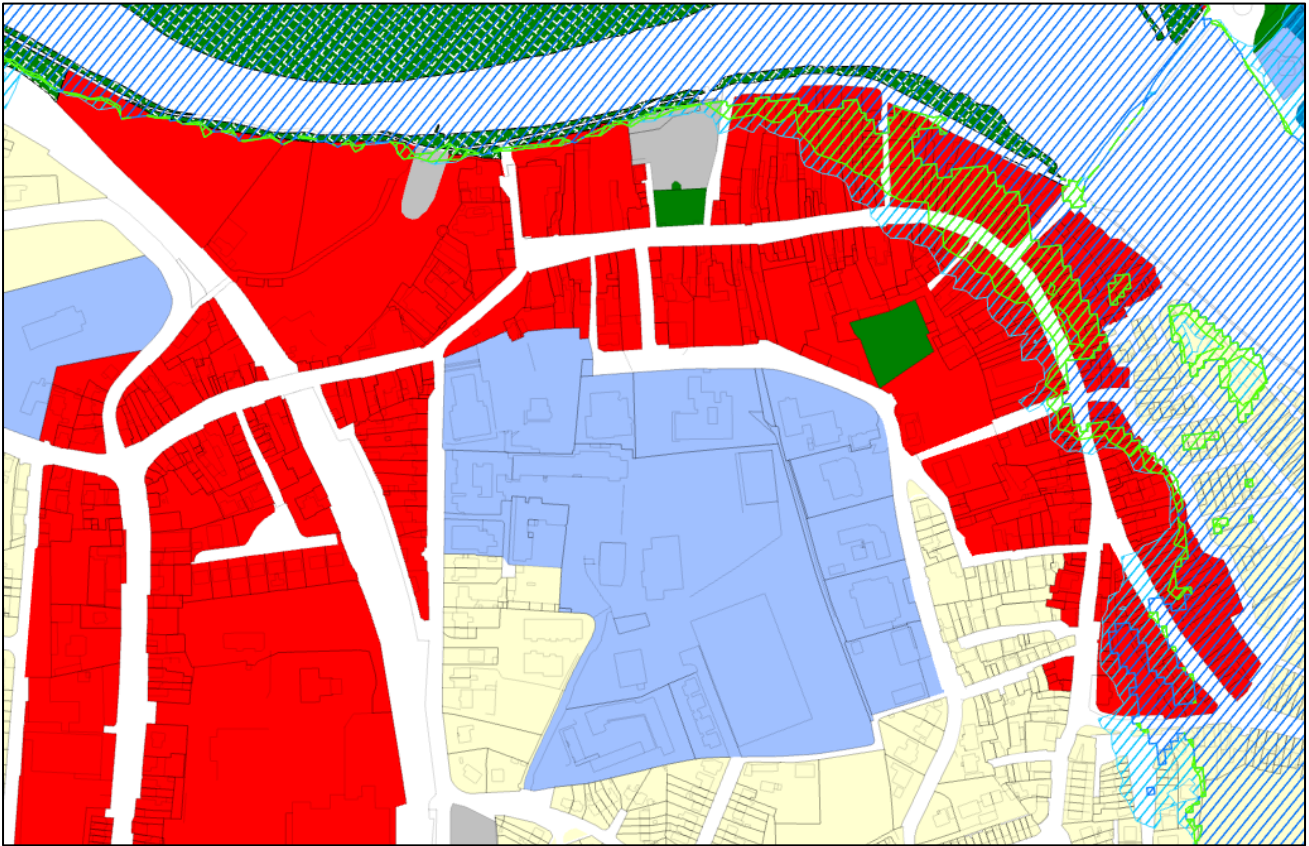
Any proposals for new development/infill development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Chapter 5 of '*Planning System and Flood Risk Management Guidelines for Planning Authorities*' (DoEHLG/OPW 2009) and the relevant policies and objectives in the County 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.

**(v) South of Avoca River**



<b>Land Use Zoning</b>	OS2
<b>Flood Zone</b>	A
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is appropriate
<b>Requirement for Justification Test</b>	No

(vi) Arklow Main Street/Town Centre



<b>Land Use Zoning</b>	OS2
<b>Flood Zone</b>	A
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning is appropriate
<b>Requirement for Justification Test</b>	No

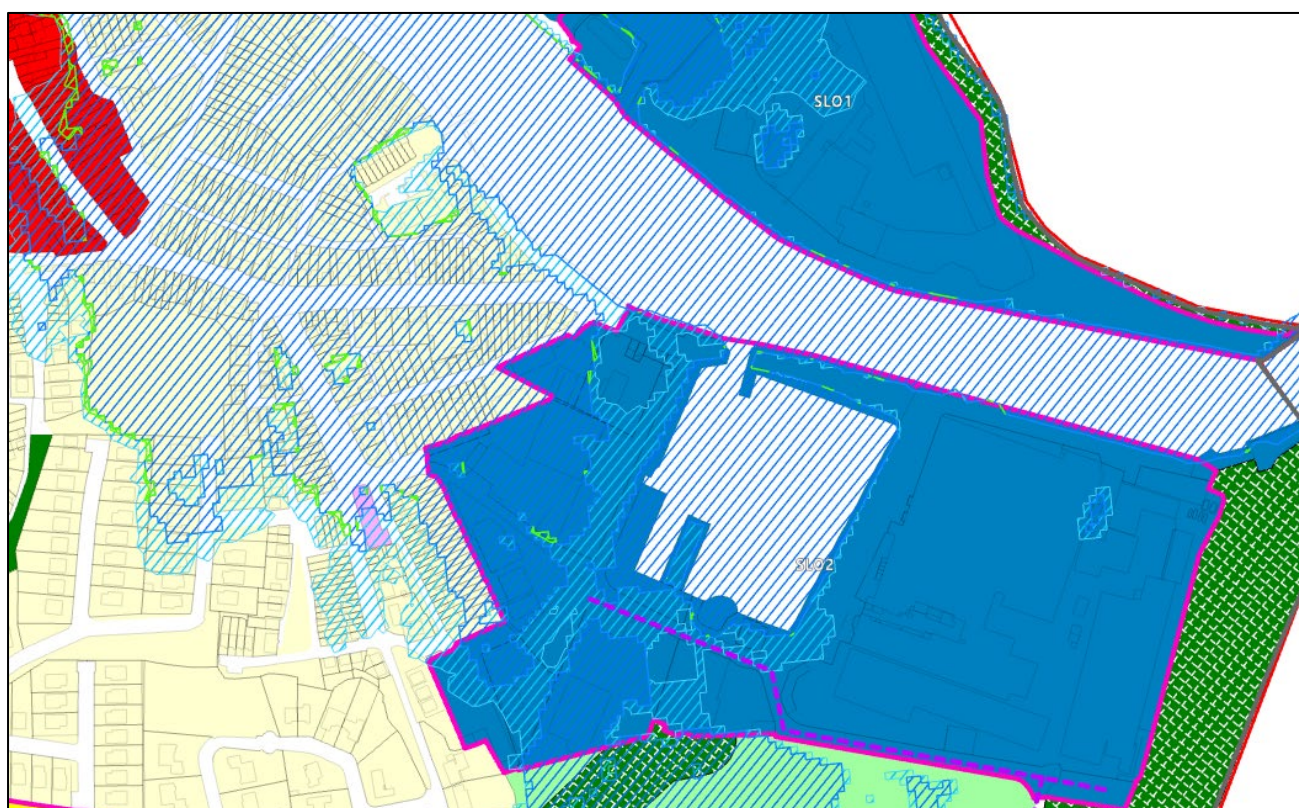
<b>Land Use Zoning</b>	TC
<b>Flood Zone</b>	A
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning not appropriate
<b>Requirement for Justification Test</b>	Yes

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

<b>Land Use Zoning</b>	RE
<b>Flood Zone</b>	A
<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		
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 Arklow 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 15,419 by Q2 2028, from a 2016 population of 13,226 persons. The Core Strategy further indicates a total housing growth target of 1,221 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>TC Zoned Sites: Yes All other sites: 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>TC Zoned Sites: Yes All other sites: No</b>
	(iv) Will be essential in achieving compact and sustainable urban growth; and	<b>TC Zoned Sites: Yes All other sites: 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>These lands are already developed</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		
<b>TC Zoned sites:</b> Justification Test satisfied		
<b>All other sites:</b> Justification Test failed.		
Recommendation		
<p>These lands are already developed for uses reflected by the land use zonings on the lands. On this basis, the retention of the various zonings is considered justified.</p> <p>Any proposals for new development/infill 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.</p>		

**(vi) Harbour Road Area and South Waterfront**



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

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

<b>Land Use Zoning</b>	LSS
<b>Flood Zone</b>	A
<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**

<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 Arklow 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 15,419 by Q2 2028, from a 2016 population of 13,226 persons. The Core Strategy further indicates a total housing growth target of 1,221 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>WZ Sites: Yes All other sites: 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>WZ Sites: Yes All other sites: 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>These lands are already 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

**WZ Zoned sites:** Justification Test satisfied

**All other sites:** Justification Test failed.

### Recommendation

These lands are already developed for uses reflected by the land use zonings on the lands. On this basis, the retention of the various zonings is considered justified.

Any proposals for new development/infill 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.

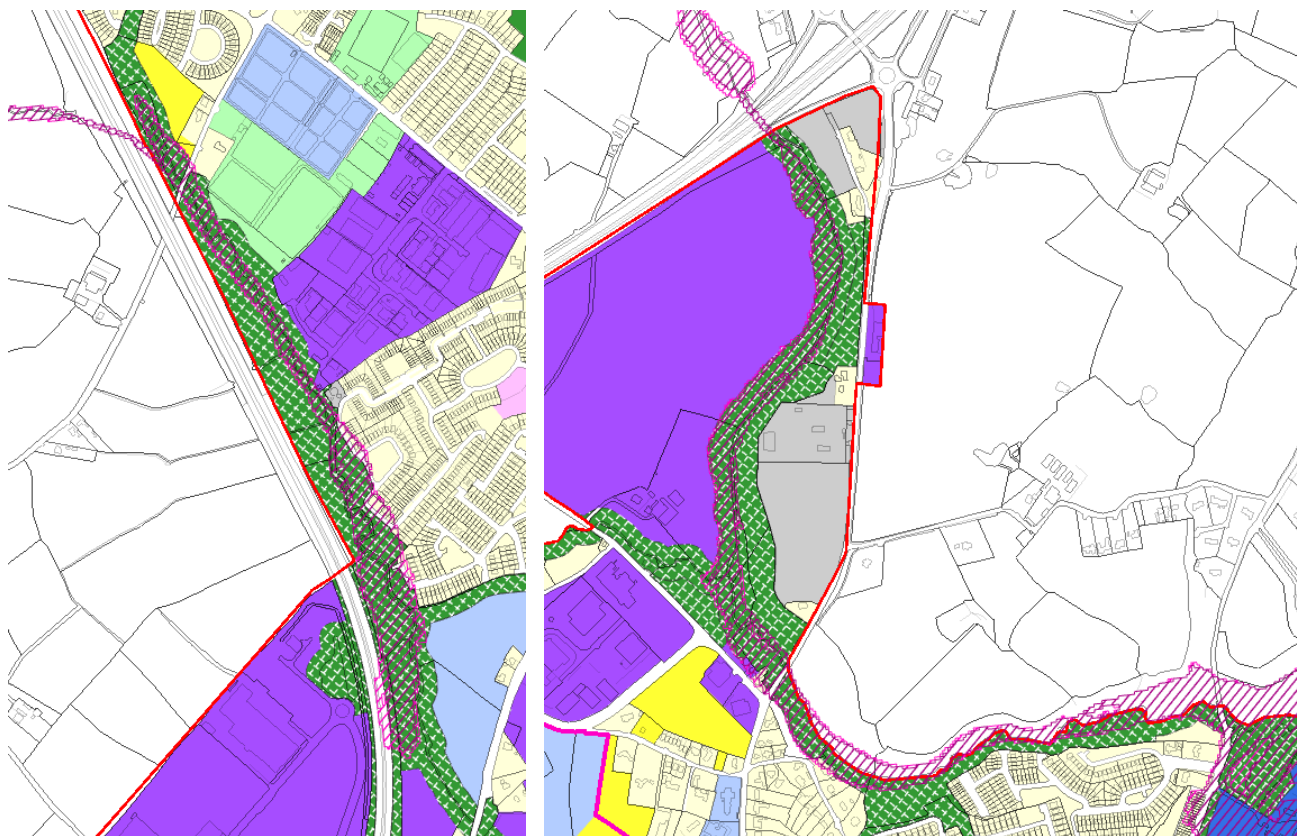
#### 4.0 Updated Future Scenario Flood Mapping

Arising from the public consultation process, future scenario flood mapping has been updated to include future scenario flood risk derived from National Indicative Fluvial Mapping (NIFM). The areas at risk of flooding in the future are further demarcated into Flood Zones A & B. This updated future scenario flood mapping has been included on all relevant maps accompanying the LPF and appended to this addendum, namely:

- Map No. 4C Flood Risk – Potential Future Scenario (Updated)
- Map No. 4D Flood Risk – Potential Future Scenario & Land Use Zoning

The areas additionally identified as being potentially at risk of flooding in the future largely correspond to the paths of the Ballyduff and Templeraíne streams, as illustrated below. These areas of potential future flood risk are generally located on lands proposed to be zoned OS2 'Natural Areas' or on small areas of land zoned for other uses that are already developed. Very small areas of potential future flood risk extend into undeveloped E 'Employment' zoned land west of the Templeraíne stream, however this degree of flood risk could readily be addressed at development management stage, noting too that it is the **current** flood zones that provide the primary basis for zoning decisions/justification tests etc.

On the basis of the above, no changes to the land use zonings are considered necessary.



**Ballyduff stream potential future flood risk**

**Templeraíne stream potential future flood risk**

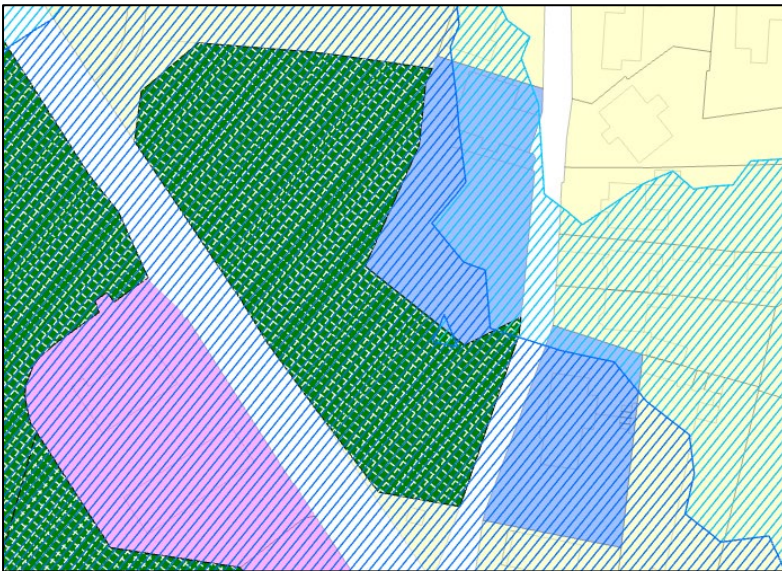
## 5.0 Update Justification Test for relevant sites CE 'Community & Education'

Arising from the public consultation process, Wicklow County Council was made aware of a potential error in the SFRA published alongside the Draft LPF/Variation. It was noted that the CE 'Community & Education' zoning was possibly assessed as a 'less vulnerable' use rather than a 'highly vulnerable' use. This was in error. The assessment of CE zoned sites is repeated below (using the updated flood mapping) on the basis of the zoning representing 'highly vulnerable' uses.

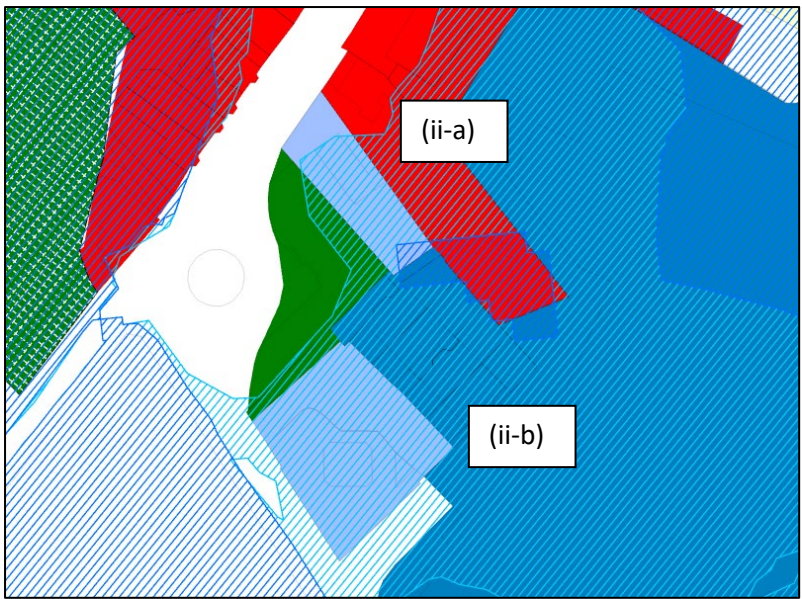
### LAND USE ZONING: Community & Education (CE)

It has been determined that there are 3 no. locations within the LPF area proposed to be zoned 'CE – Community & Education' which are located within Flood Zones A and B.

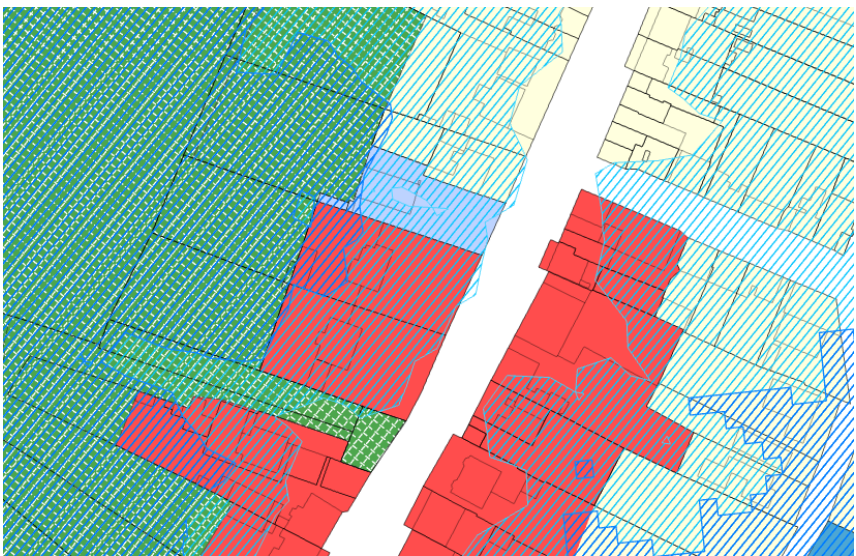
#### (i) Dublin Road / Brigg's Lane



**(ii) Ferrybank/North Quay**



**(iii) Ferrybank**



<b>Land Use Zoning</b>	CE
<b>Flood Zone</b>	Site (ii-b): Flood Zone B All other sites: Flood Zones 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</p> <p>The Settlement Strategy of the Wicklow County Development Plan 2022-2028 designates Arklow 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</p>

	provisions of the Planning and Development Act, 2000, as amended.	of 15,419 by Q2 2028, from a 2016 population of 13,226 persons. The Core Strategy further indicates a total housing growth target of 1,221 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 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

Site (i) is currently developed as a permitted education centre (on both sides of the road).  
 Site (ii-a) is currently developed as a Masonic Lodge with permitted pre-school use.  
 Site (ii-b) is currently developed as an office building that includes some health-related facilities.  
 Site (iii) is a Methodist Church, which serves as a pre-school Montessori.

Highly vulnerable developments in Flood Zone A or B require a justification test to be carried out. However, these lands are currently developed for permitted CE use. 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 Arklow LPF. Should expansion of existing uses be proposed, flood mitigation measures are required (see Section 5 Mitigation Objectives).

## 6.0 Assessment of Proposed Material Alterations (PMAs) to the Draft LPF

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

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 No.	Recommended land use zoning change	Flood Zone	Requirement for Justification Test
21 a	RE - AOS	C	N
22	OS2 - RN + OS2	C	N
23	T - E	C	N
24	RE - T	C	N
	RE - OS1	A + B	N
25	OS2 - E	C	N
	Unzoned - E	A + B	Y
26	OS2 - RN	C	N
	RN - OS2	A + B	N
27	OS2 - E	C	N

An additional PMA (which has two components and therefore is described as PMA 10 and PMA 28) has also been evaluated although it does not relate to a zoning change – this PMA relates to a new objective for a 'green route' that crosses a number of land-use zones and flood zones and therefore is evaluated for completeness.

The following zoning objectives relate to the above recommended alterations:

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>RN: New residential</b>	To provide for new residential development and supporting facilities during the lifetime of the LPP.	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>E: Employment</b>	To provide for the development of enterprise	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for

ZONING	OBJECTIVE	DESCRIPTION
	and employment	the development of new high quality employment and enterprise developments in a good quality physical environment.
<b>OS1: Open Space</b>	To protect and enhance existing public open space and provide for recreational open space.	Subject to the protection and enhancement of natural biodiversity, to facilitate the further development and improvement of existing parks and casual play areas, to facilitate opportunities for the development of new high quality amenity open areas and to restrict developments / activities (such as the use or development of such lands for formal sports grounds for organisations that are not available for a broad range of the public) that would reduce the opportunities for use by the wider public.
<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>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.

The following maps show the PMA sites relevant to the location of the nearest present day Flood Zones A and B.

Map key:



Flood Zone A (updated)



Flood Zone B (updated)



Site boundary of PMA

**Proposed Material Alteration No. 10**

Amend **HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES** as follows:

**ARK64**

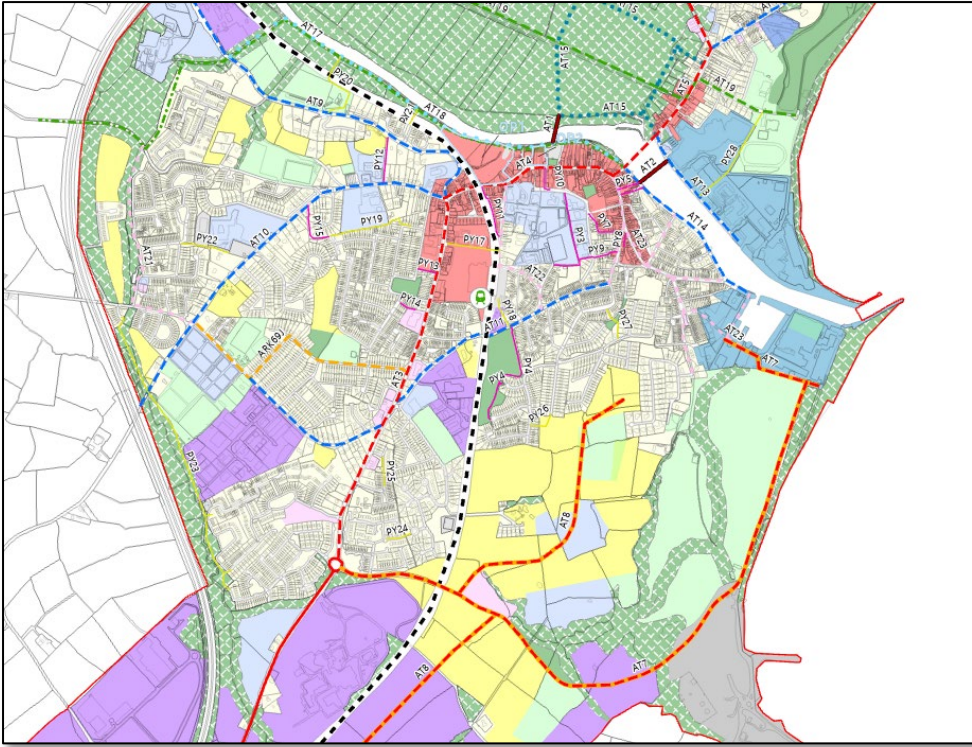
*To promote and support the development of enhanced or new greenways and amenity walks at the following locations and require development in the vicinity of same to enhance existing routes and / or provide new links:*

- *The Avoca River Walk and Shillelagh to Arklow Greenway Route;*
- *Glenart Woods Forest;*
- *Arklow Seafront and Waterfront Zones;*
- *Arklow Rock Cliff Walk;*
- *Arklow North and South Quays;*
- *Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach.*
- *A biodiversity and ecological woodland-type corridor, with a minimum width of not less than 20 metres, linking OS2 lands and open spaces from Arklow South Beach, along the former town boundary, connecting to the Maples and Kish, extending to the rear of Knockmore and onwards to Glenart, and linking into the Arklow–Shillelagh Greenway (as shown as AT-X on Map No. 6). This corridor shall be integrated into the design of adjoining and future development lands, including SLO4, ensuring continuity, accessibility and ecological function throughout.<sup>1</sup>*

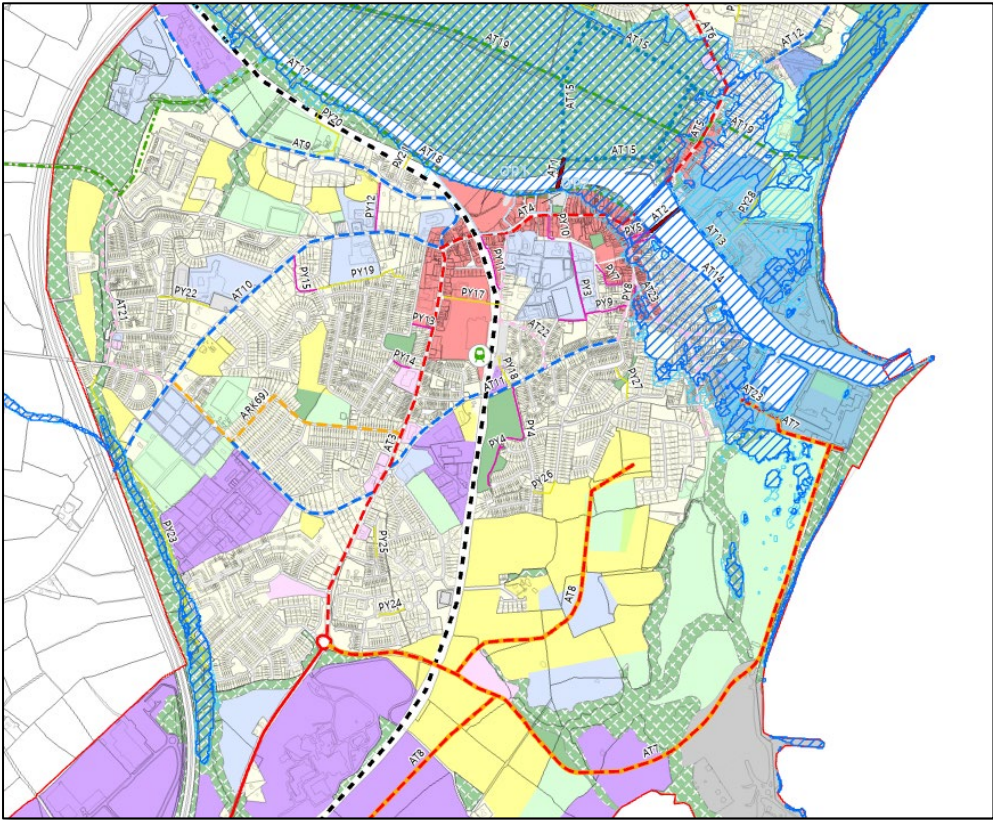
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<sup>1</sup> Where this route runs along the proposed SPAR, it shall comprise a segregated green spine separated from the SPAR by mature hedgerows and planting.

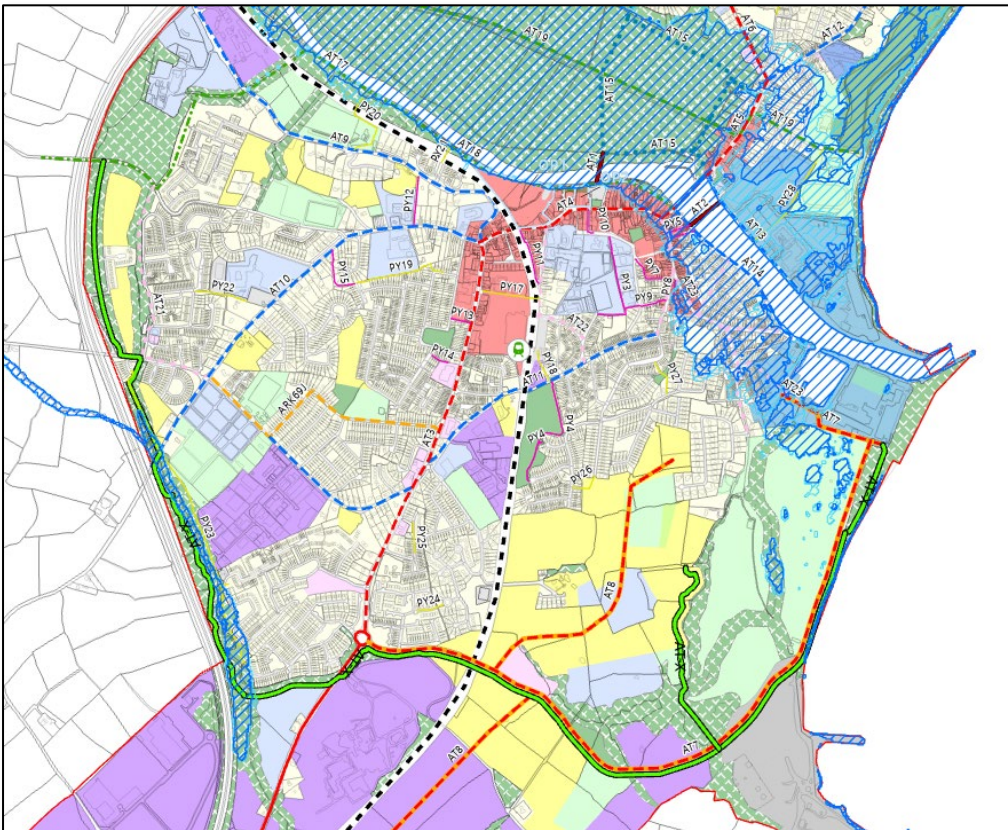
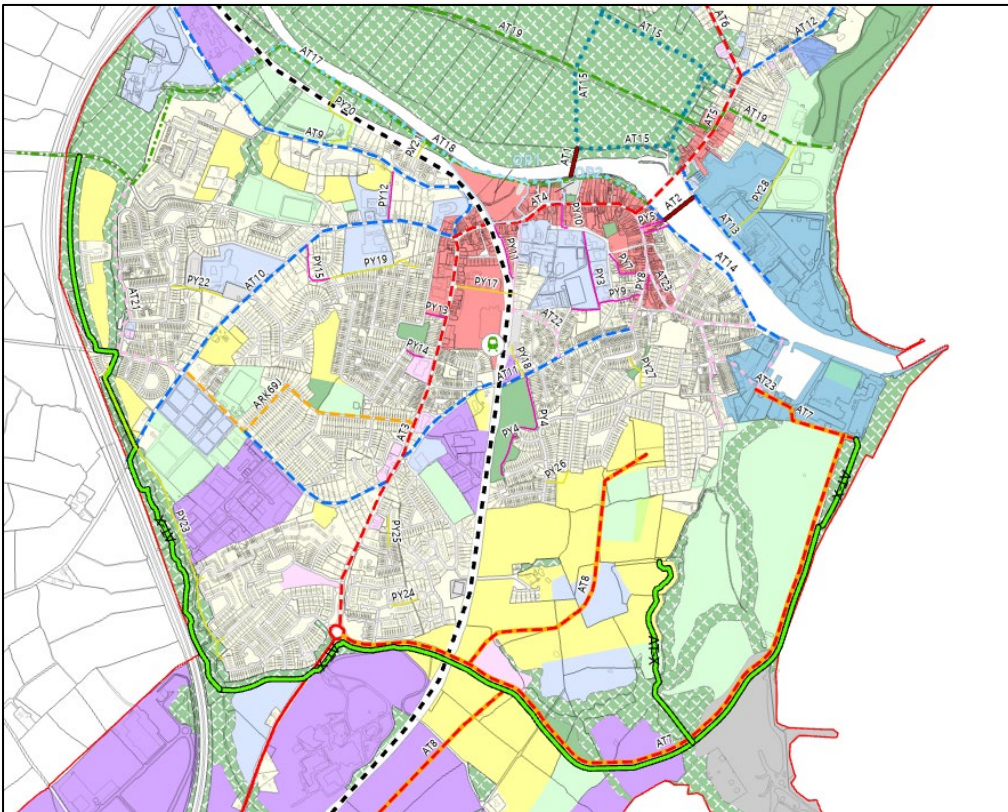




With flood zones overlaid



Change to:



This proposed material alteration proposes the amendment of Map No. 6 'Active Travel Strategy' to include an amenity route identified in the *Heritage, Biodiversity and Green Infrastructure Objectives*, illustrating 'A biodiversity and ecological woodland-type corridor, with a minimum width of not less than 20 metres, linking OS2 lands and open spaces from Arklow South Beach, along the former town boundary, connecting to the Maples and Kish, extending to the rear of Knockmore and onwards to Glenart, and linking into the Arklow–Shillelagh Greenway (as shown as AT-X on Map No. 6). This corridor shall be integrated into the design of adjoining and future development lands, including SLO4, ensuring continuity, accessibility and ecological function throughout.'

This biodiversity/ecological corridor is routed across multiple different land use zonings but the corridor route itself is not a land use zoning. It primarily follows existing OS2 'Open Space' zonings 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, B and C. Where development is proposed in-line with this amenity route, 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 Arklow LPP.

## Proposed Material Alteration No. 7/10/14

### Proposed Material Alteration No. 7

Amend **TOURISM DEVELOPMENT OBJECTIVES**, as follows:

#### **ARK 36**

*To protect and enhance existing, and support the development of new walking, cycling routes / trails, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between existing trails in the area. In particular, to encourage and facilitate the maintenance and improvement of:*

- *The Avoca River Walk and linkages to Vale Road and Arklow Main Street;*
- *Lamberton Avenue/Woodlands Park leading to Glenart Woods;*
- *Walking infrastructure along North Quay linking to the coastal walk and Kynoch Park;*
- *Walking infrastructure along South Quay linking to Arklow South Beach via Arklow Port and the former Arklow Pottery site;*
- *Walking infrastructure along the Port Access Road linking to Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach.*

### Proposed Material Alteration No. 10

Amend **HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES** as follows:

#### **ARK64**

*To promote and support the development of enhanced or new greenways and amenity walks at the following locations and require development in the vicinity of same to enhance existing routes and / or provide new links:*

- *The Avoca River Walk and Shillelagh to Arklow Greenway Route;*
- *Glenart Woods Forest;*
- *Arklow Seafront and Waterfront Zones;*
- *Arklow Rock Cliff Walk;*
- *Arklow North and South Quays;*
- *Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach.*
- *A biodiversity and ecological woodland-type corridor, with a minimum width of not less than 20 metres, linking OS2 lands and open spaces from Arklow South Beach, along the former town boundary, connecting to the Maples and Kish, extending to the rear of Knockmore and onwards to Glenart, and linking into the Arklow–Shillelagh Greenway (as shown as AT-X on Map No. 6). This corridor shall be integrated into the design of adjoining and future development lands, including SLO4, ensuring continuity, accessibility and ecological function throughout.<sup>2</sup>*

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<sup>2</sup> Where this route runs along the proposed SPAR, it shall comprise a segregated green spine separated from the SPAR by mature hedgerows and planting.

## Proposed Material Alteration No. 14

Amend **ROADS OBJECTIVES** as follows:

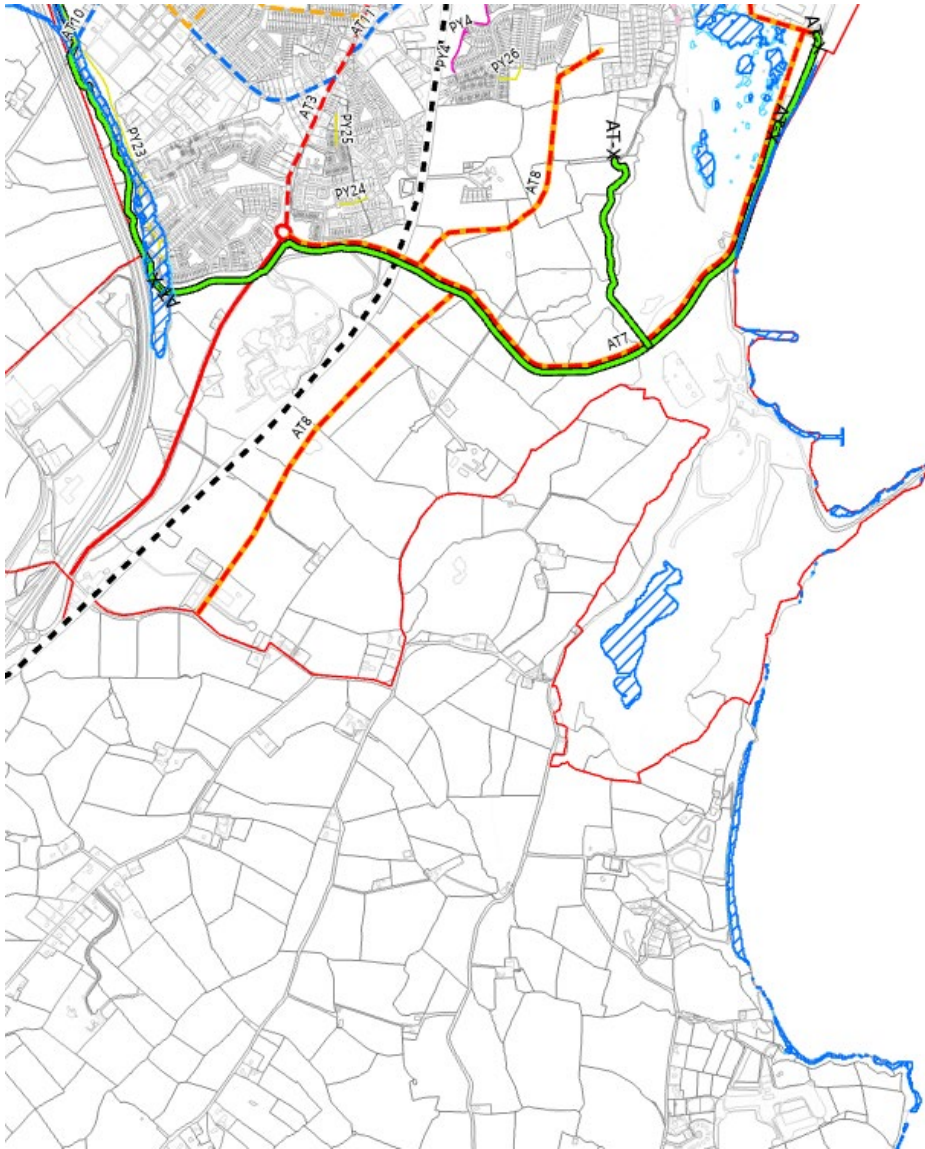
### **ARK82**

*Support and promote the development of the following new regional/distributor roads and road improvements:*

- *The Southern Port Access Road (SPAR) to (a) facilitate development in SLO4 (Tinahask-Money Big) and (b) provide a more suitable road network for larger vehicles and reduce reliance on the South Quays and Nineteen Arches Bridge for HGV movement ~~and~~ (c) ensuring safer conditions are provided for active travel improvements in Arklow Town Centre, the Nineteen Arches Bridge and along South Quay and (d) improve amenity/pedestrian access to Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach. The design of the road including its final alignment and boundary treatments shall be take into account its proximity to the coastline whilst ensuring minimal impact on Arklow Golf Club and the Roadstone Quarry (RN 3, 6)*
- *To require as part of the development of SLO4 (Tinahask-Money Big) the development of distributor road access to SLO3 (Abbeylands-Tinahask) to the north and to the employment zoned lands to the south*
- *To require as part of a possible Western Distributor Road from Kilbride to the Vale Road, the development of a distributor road through SLO5 from the L-6179 to the northern boundary of Arklow Town Marsh at a location to be agreed with Wicklow County Council (RN 4)*
- *To improve, as funding allows, the principal access routes into the town centre from surrounding tourism locations, particular the Coast Road north of the town, the Clogga Road, the Vale Road, and access to potential northern waterfront zone developments.*

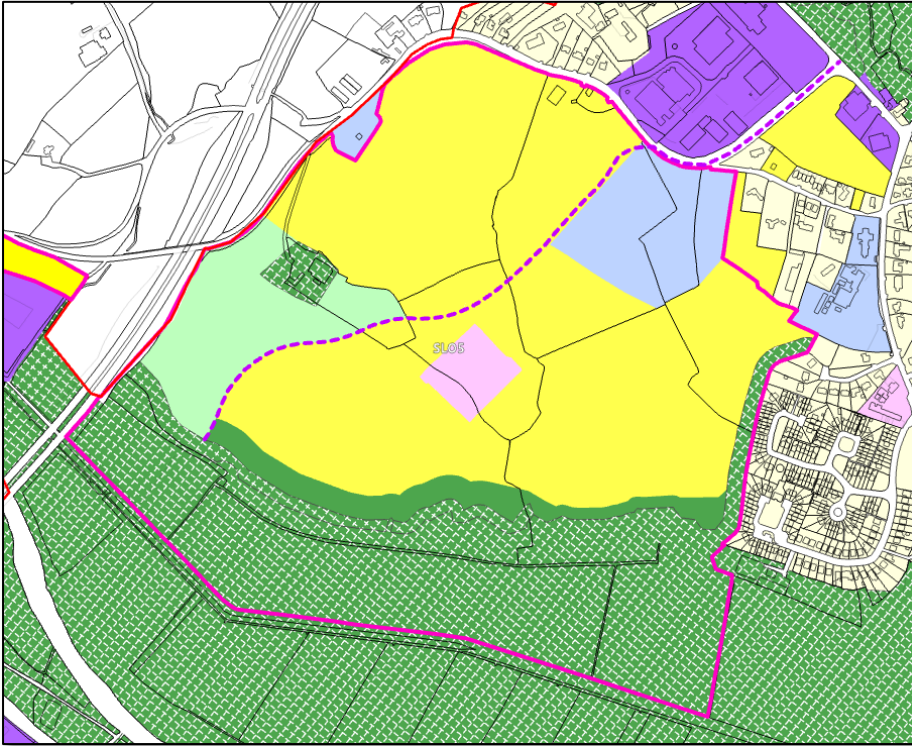
Similarly, in relation to proposals to enhance connectivity to 'Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach', no defined route has been identified. An indicative alignment, based on a logical connection between these locations, could potentially pass through sections of flood zones. However, there are various alternative route options available that could avoid flood zones entirely. Notwithstanding this, walking routes are classified as water-compatible development; therefore, as noted above, there is no requirement to apply the justification test.

The following map illustrates flood zone affected areas extending from Arklow South Beach to Clogga Beach. As no specific route has been defined to determine definitively if the Proposed Material Alterations (7, 10, 14) above are affected by flooding, this highlights the general area set out and the potential flood impacts of any possible route alignments.

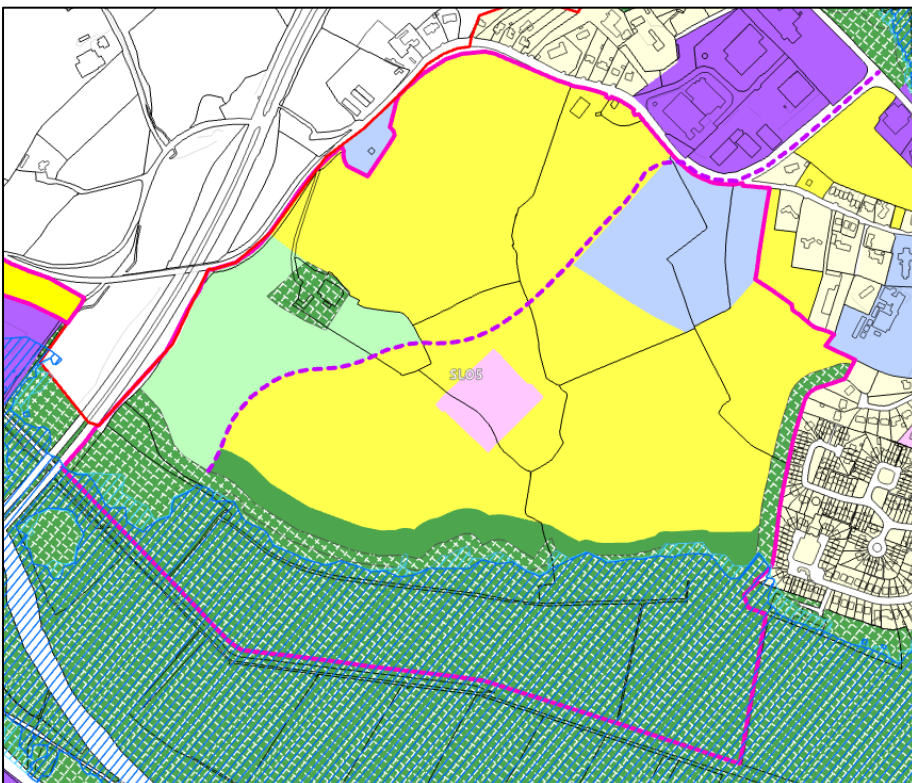


**Proposed material Alteration No. 21(a)**

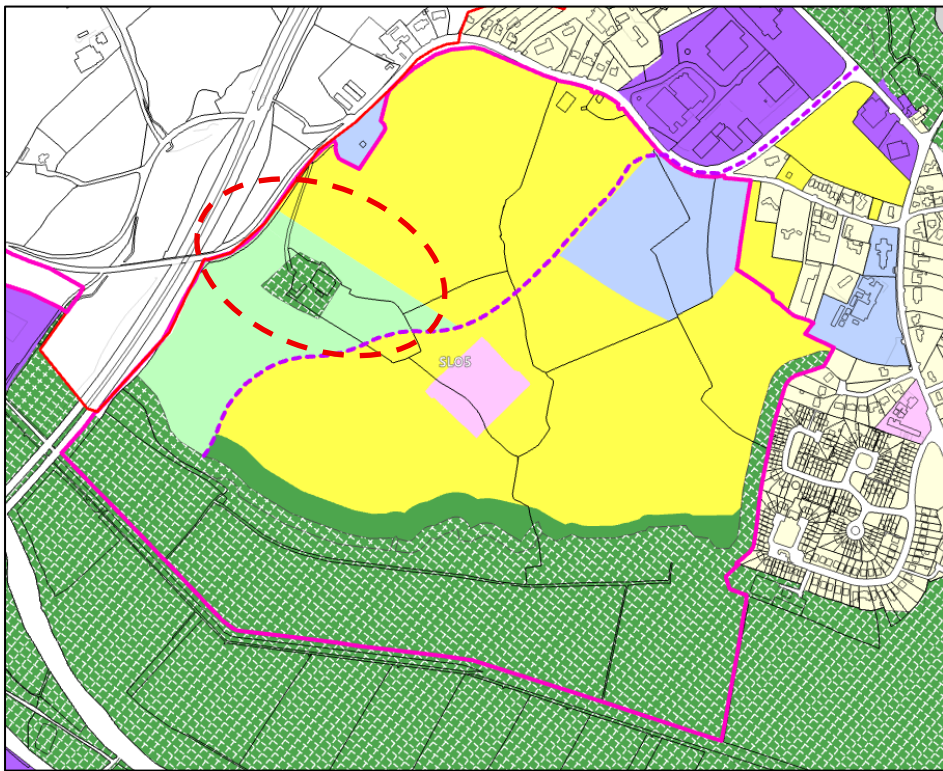
Change from:



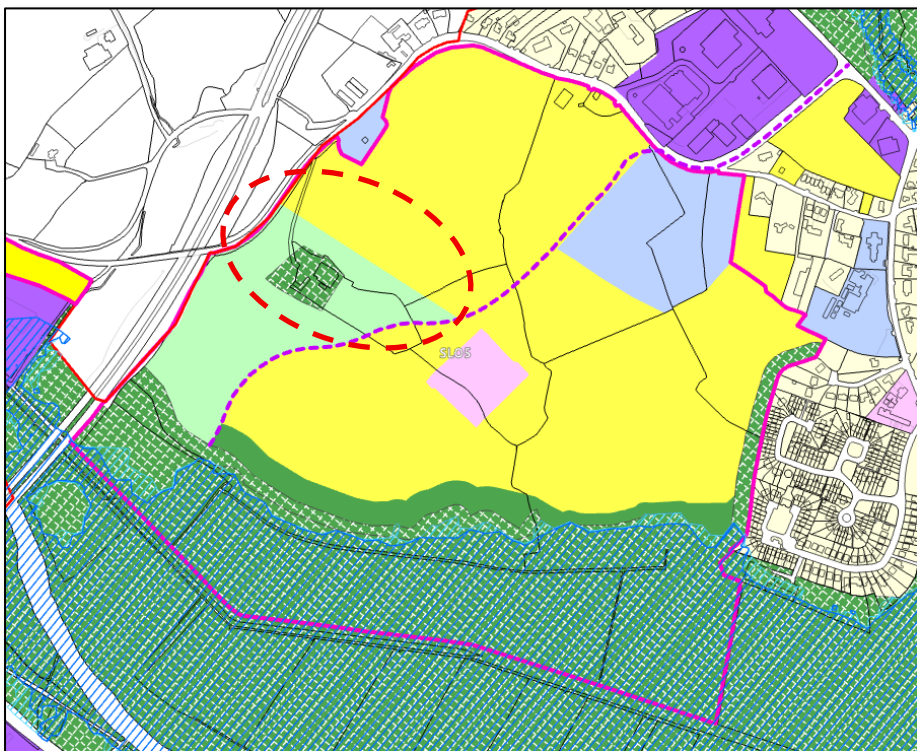
With flood zones overlaid



Change to:

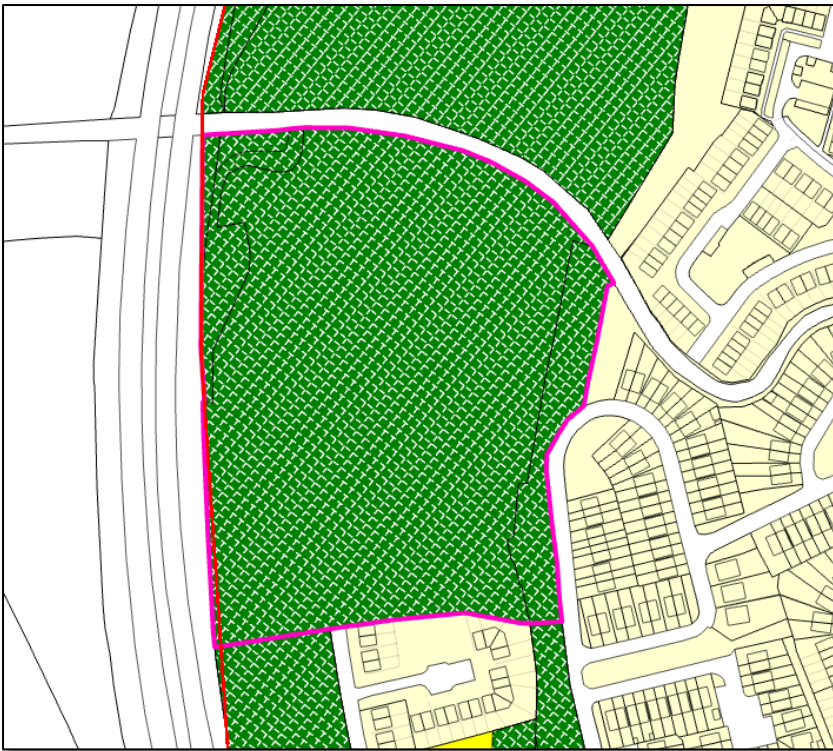


With flood zones overlaid

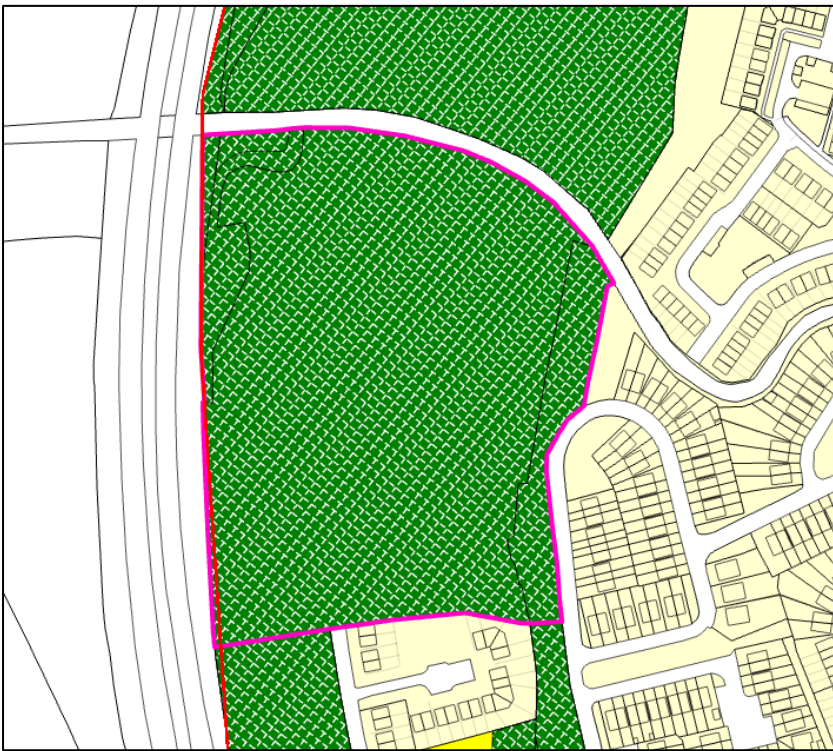


**Proposed Material Alteration No. 22**

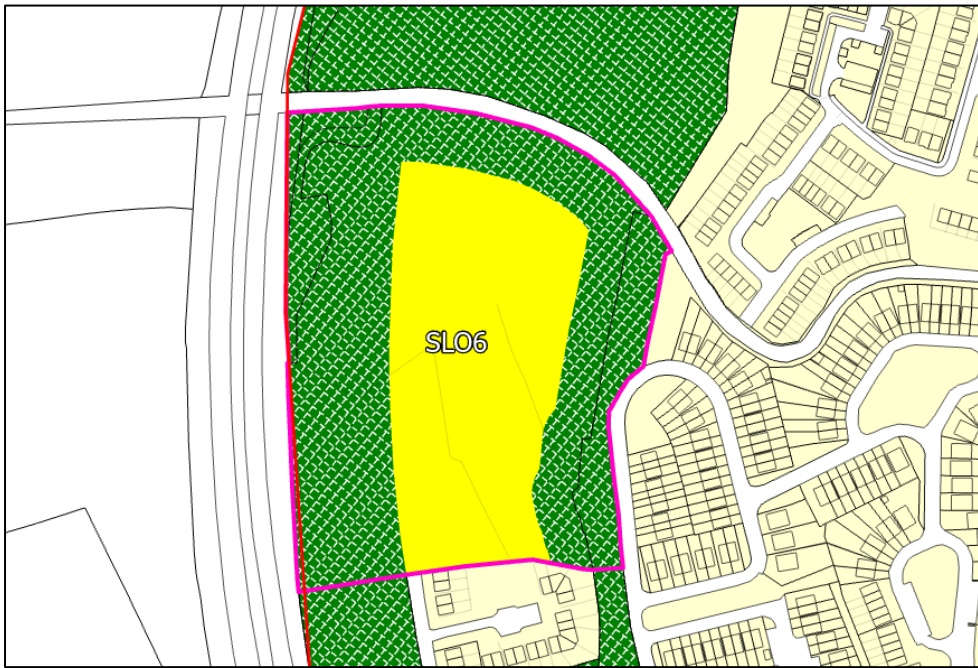
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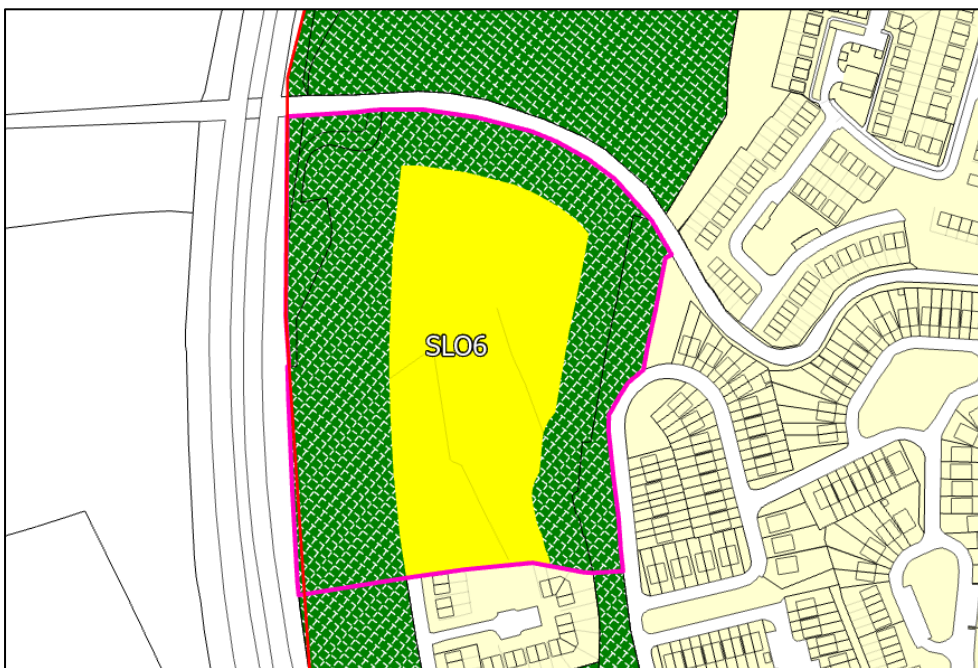
With flood zones overlaid (Note – there are no flood zones in this area)



Change to:

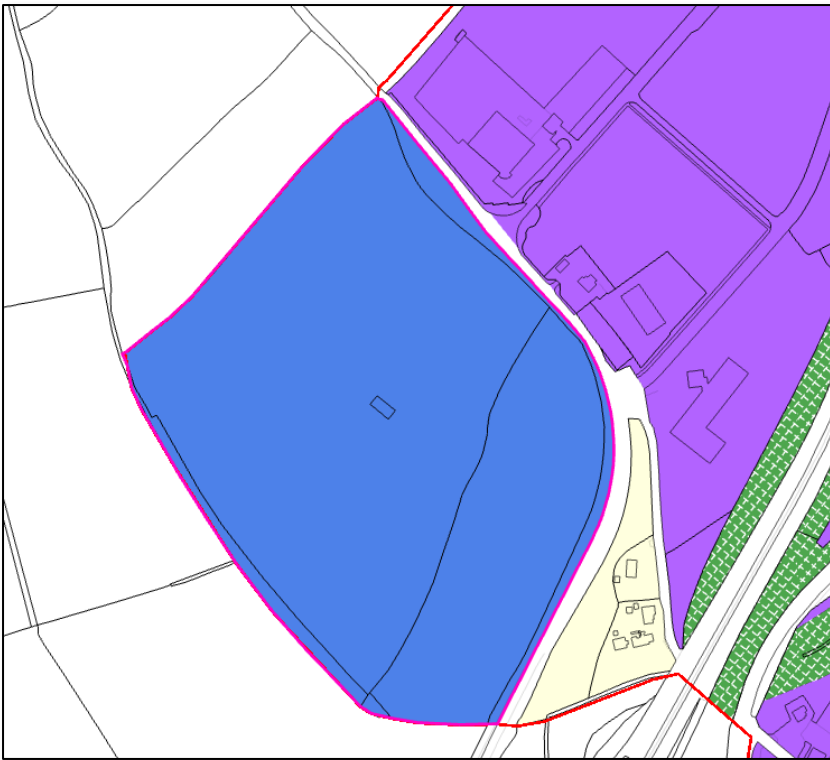


With flood zones overlaid (Note – there are no flood zones in this area)

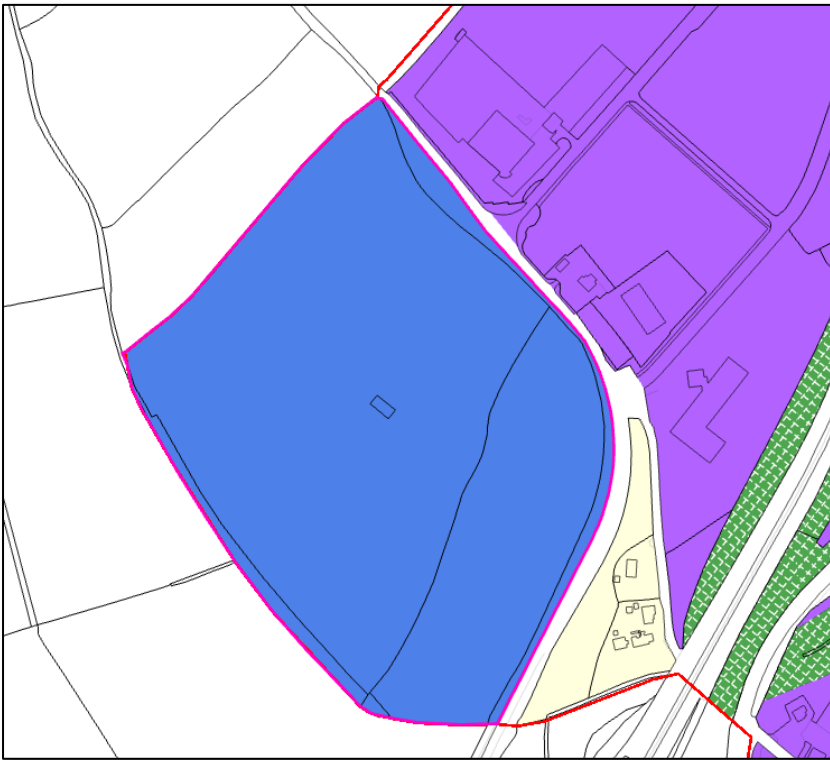


**Proposed Material Alteration No. 23**

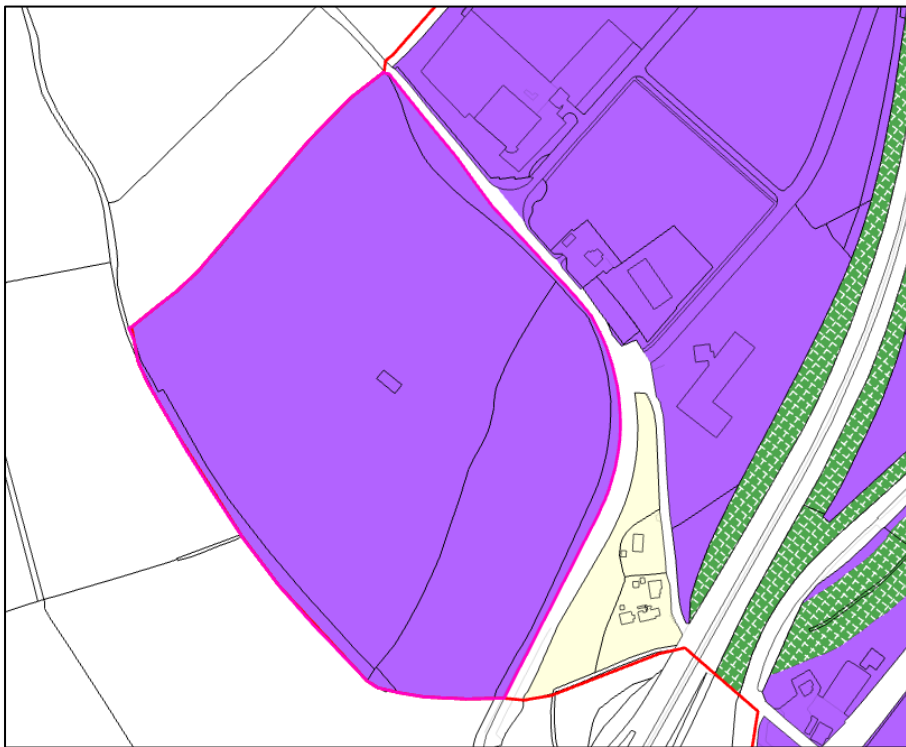
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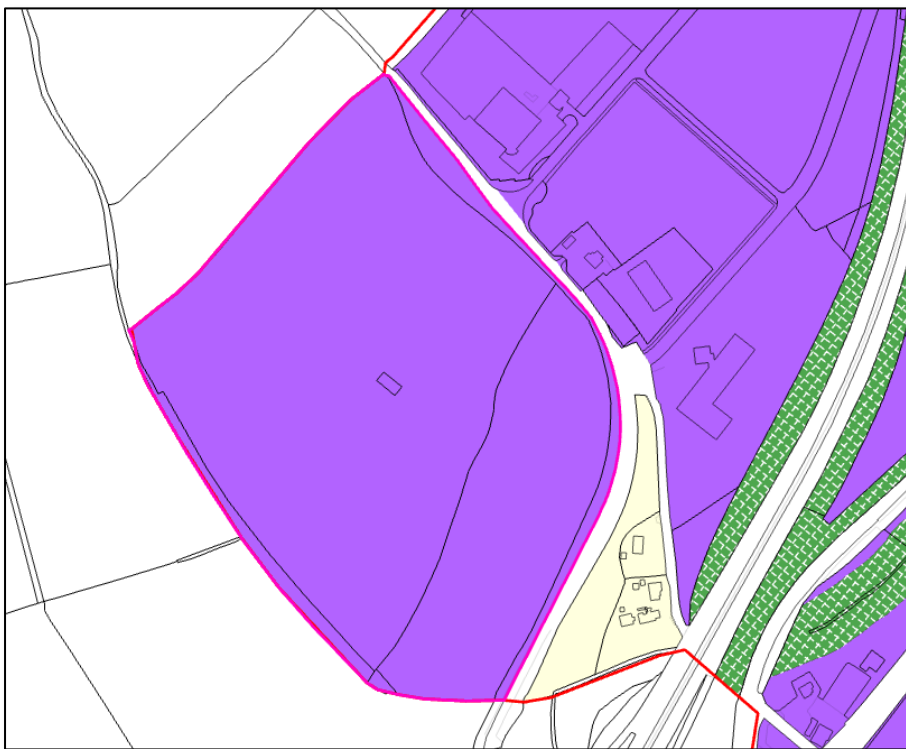
With flood zones overlaid (Note – there are no flood zones in this area)



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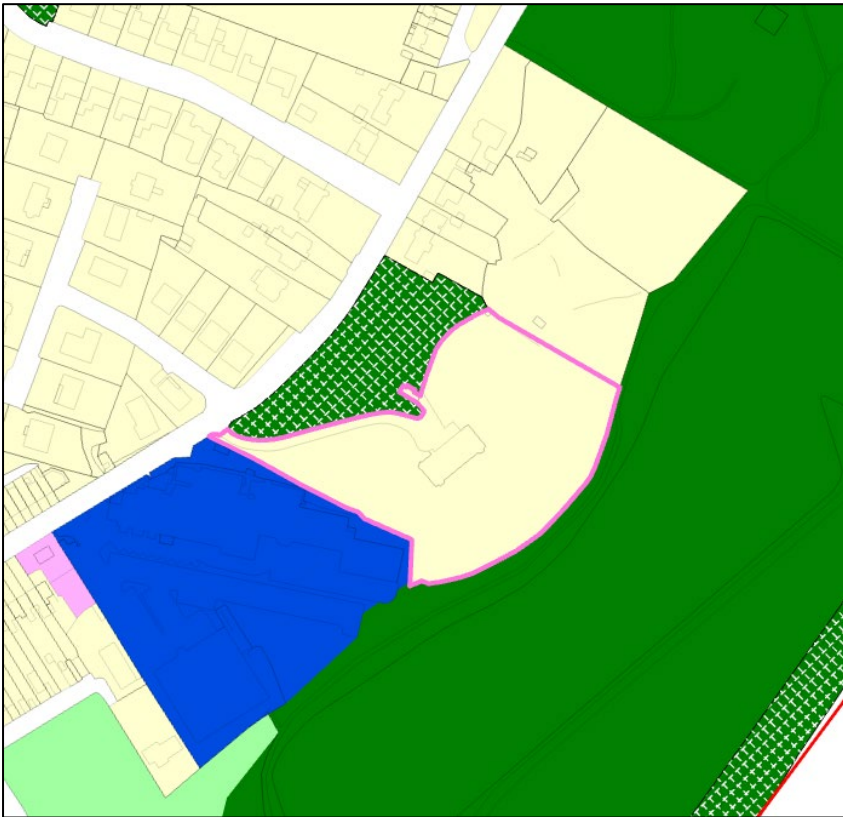


With flood zones overlaid (Note – there are no flood zones in this area)

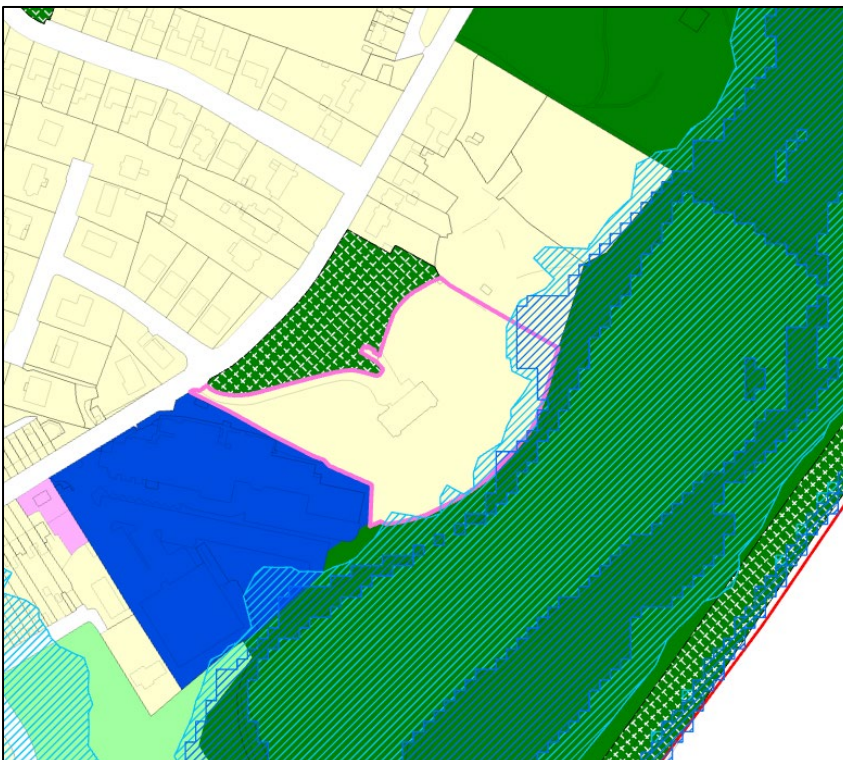


**Proposed Material Alteration No. 24**

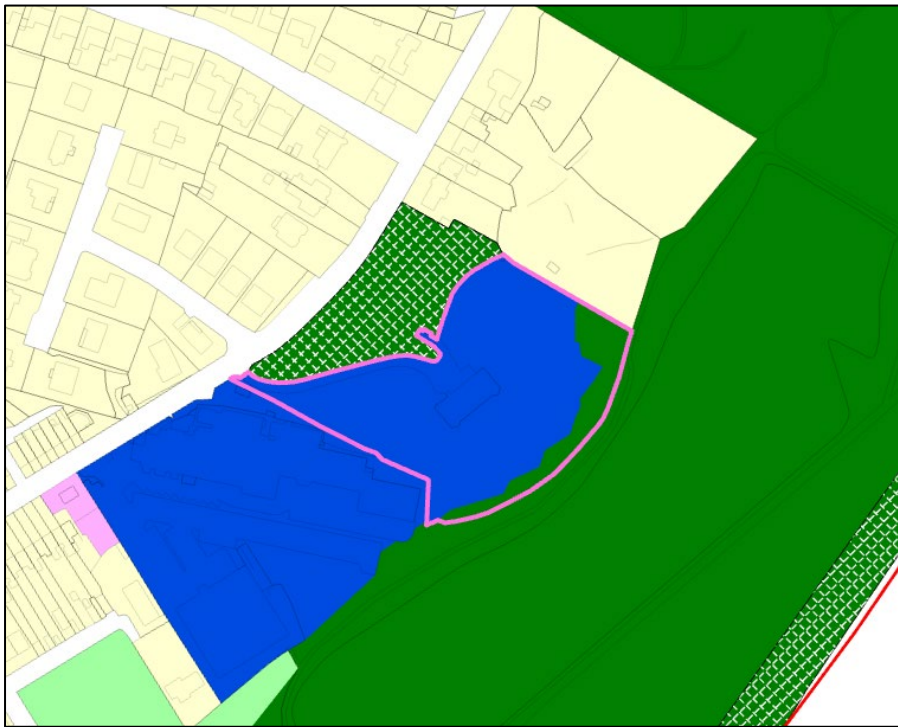
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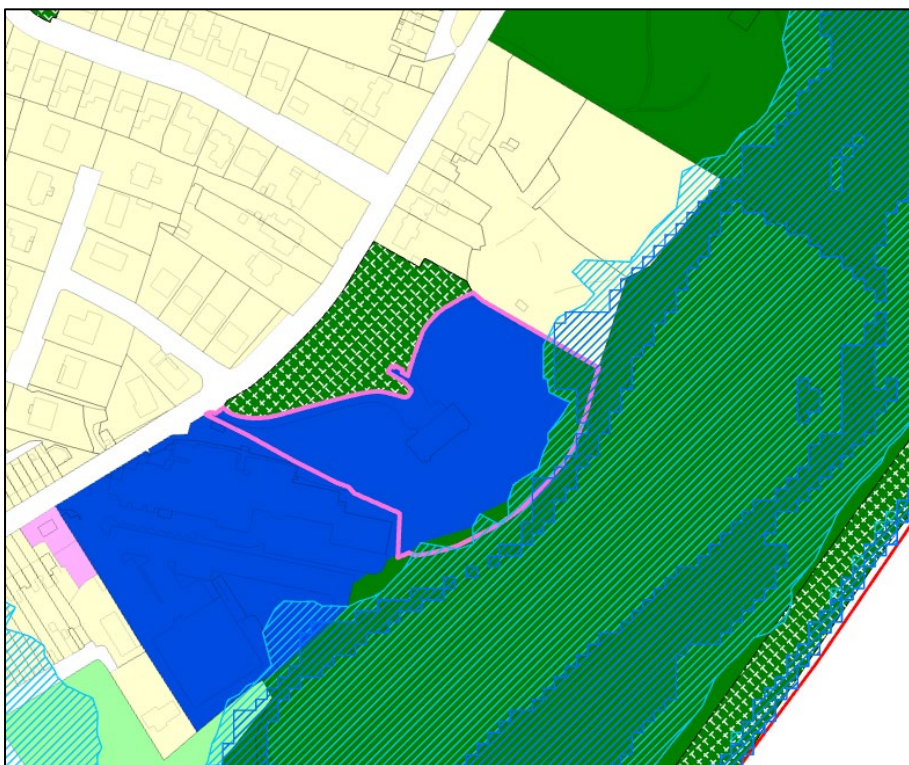
With flood zones overlaid



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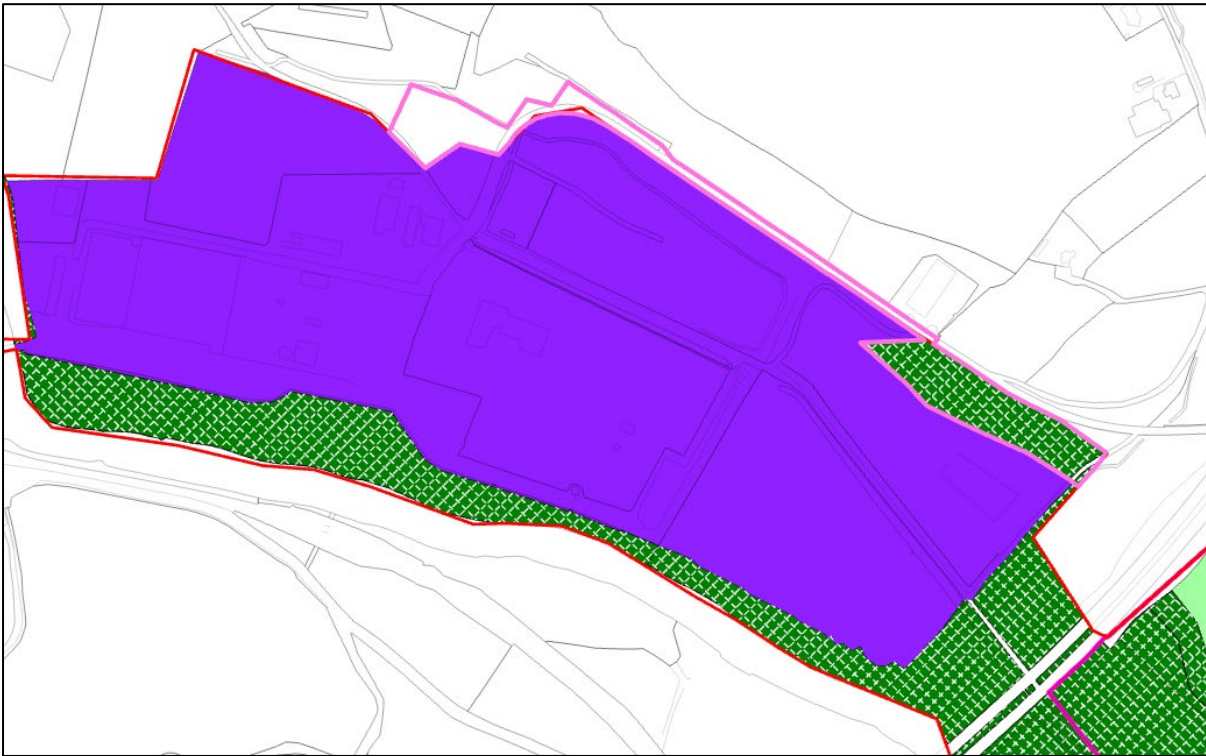


With flood zones overlaid

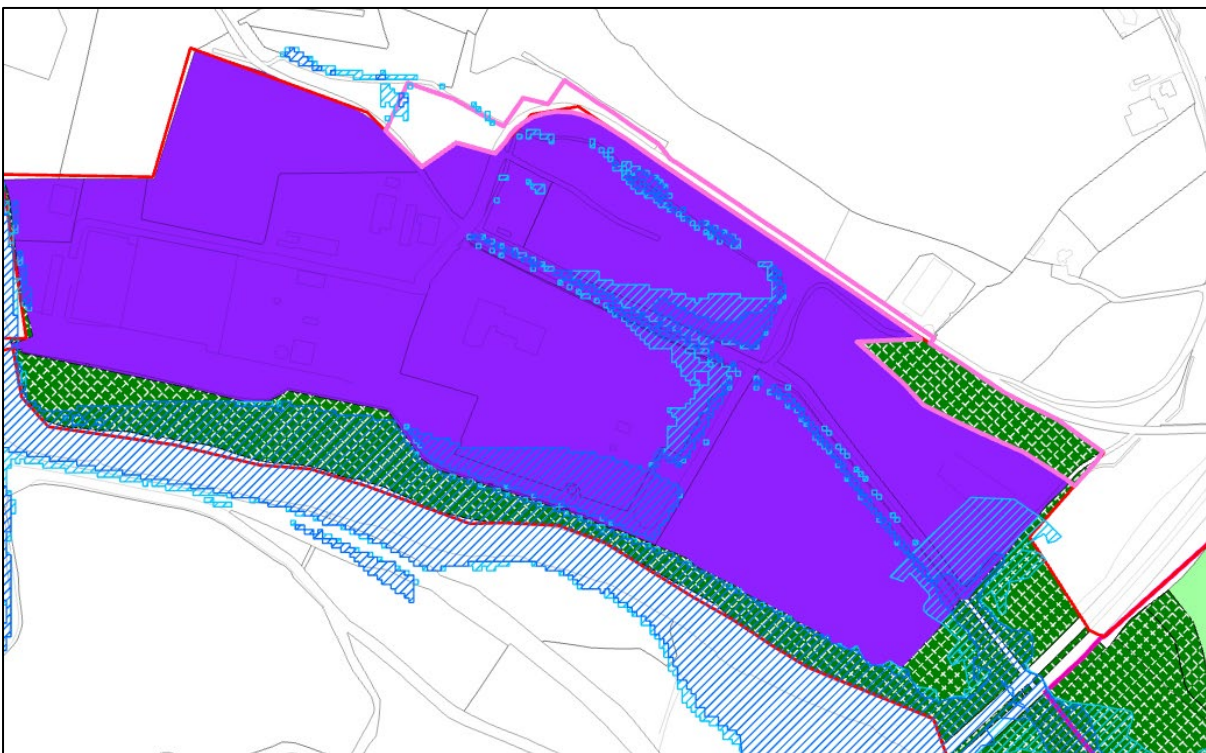


**Proposed Material Alteration No. 25**

Change from:



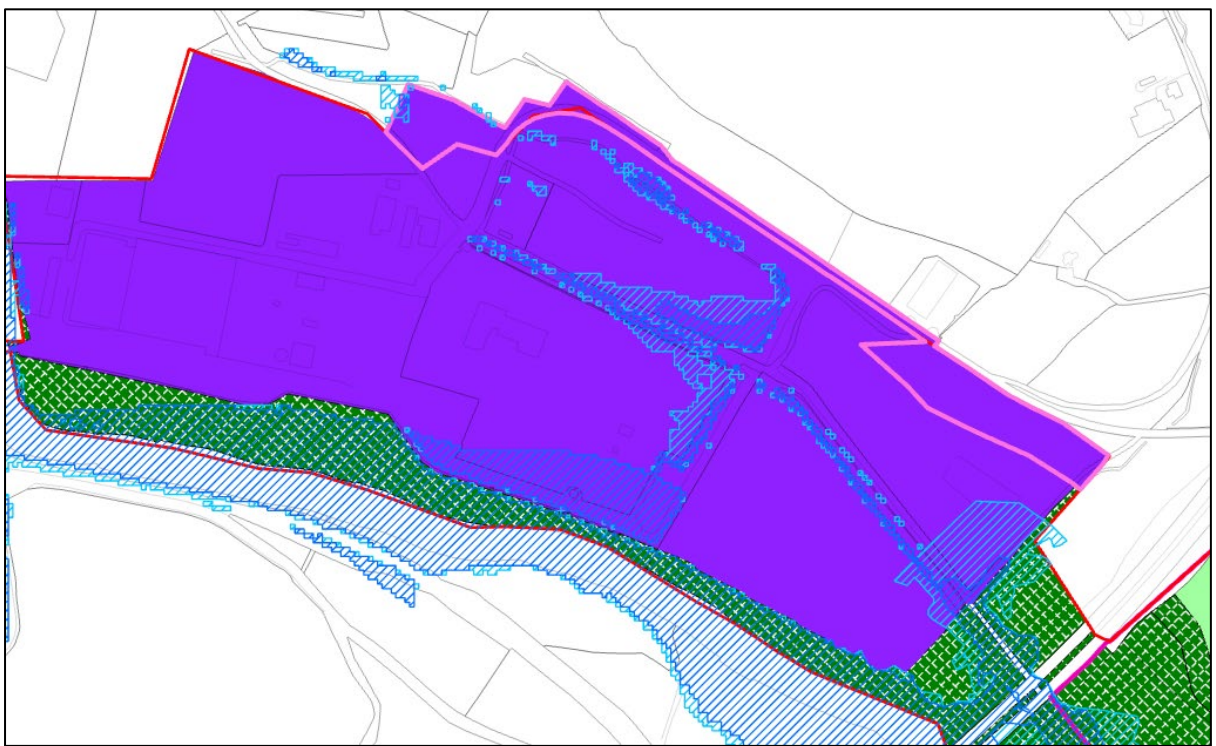
With flood zones overlaid



Change to:



With flood zones overlaid



<b>Land Use Zoning</b>	E – Employment Less Vulnerable Use
<b>Flood Zone</b>	A + B (north-western portion only)
<b>Vulnerability of Land Use vs. Flood zone</b>	Land use zoning 'not appropriate' in Flood Zone A only Land use zoning 'appropriate' in Flood Zone B
<b>Requirement for Justification Test</b>	Yes (north-western portion only located in Flood Zone A)

<b>Plan-Making Justification Test</b>		
<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 Arklow 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 15,419 by Q2 2028, from a 2016 population of 13,226 persons. The Core Strategy further indicates a total housing growth target of 1,221 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>Yes</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**

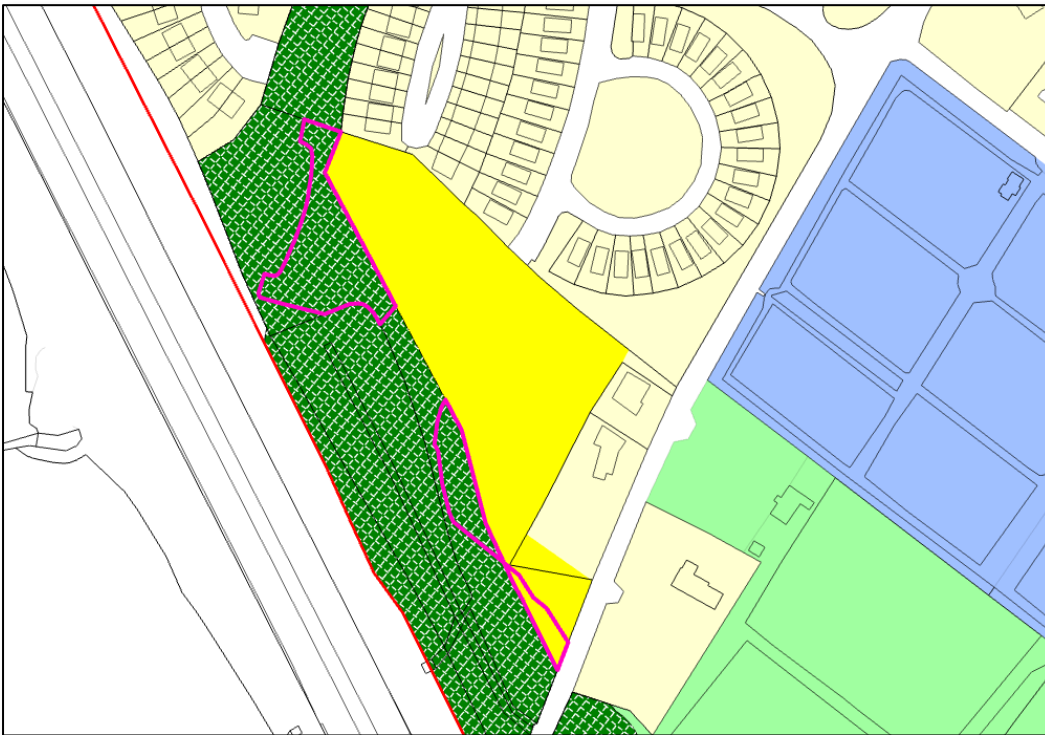
The extent of Flood Zone A in the northwestern portion of these lands is extremely small in comparison to the overall site. The zoning objective for the future development of this large Employment site does not prescribe exactly where in the zone development should occur and the zone is sufficiently 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

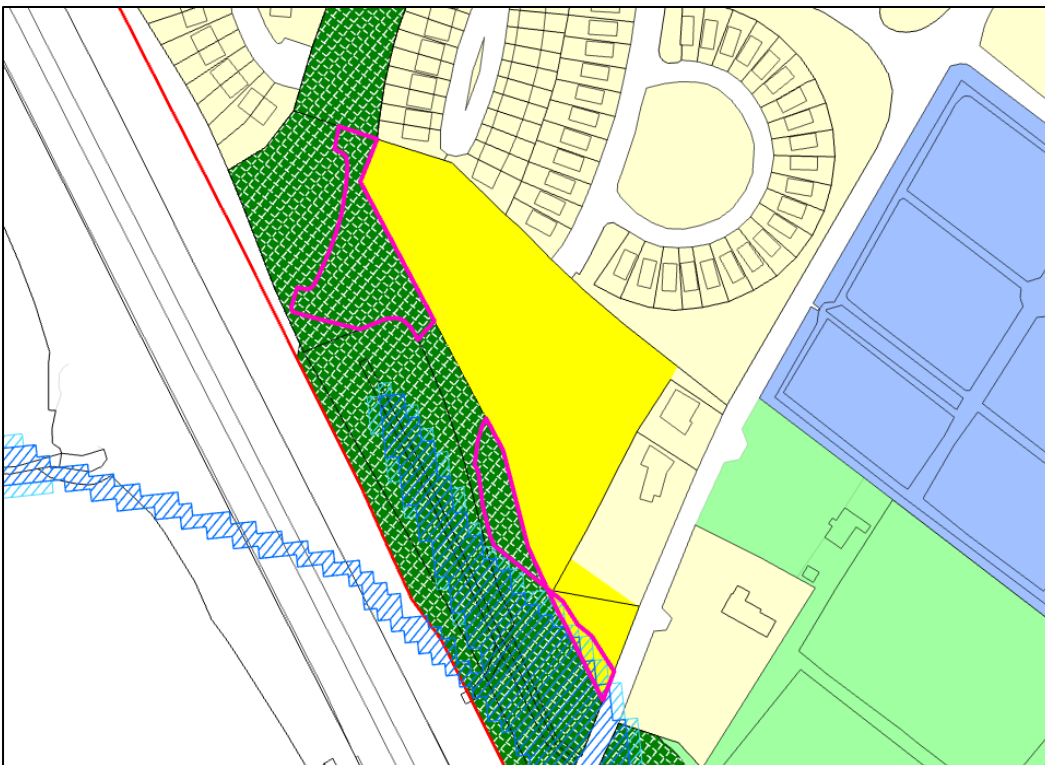
and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as Open Space will be permitted for the lands which are identified as being at risk of flooding within that site.

**Proposed Material Alteration No. 26**

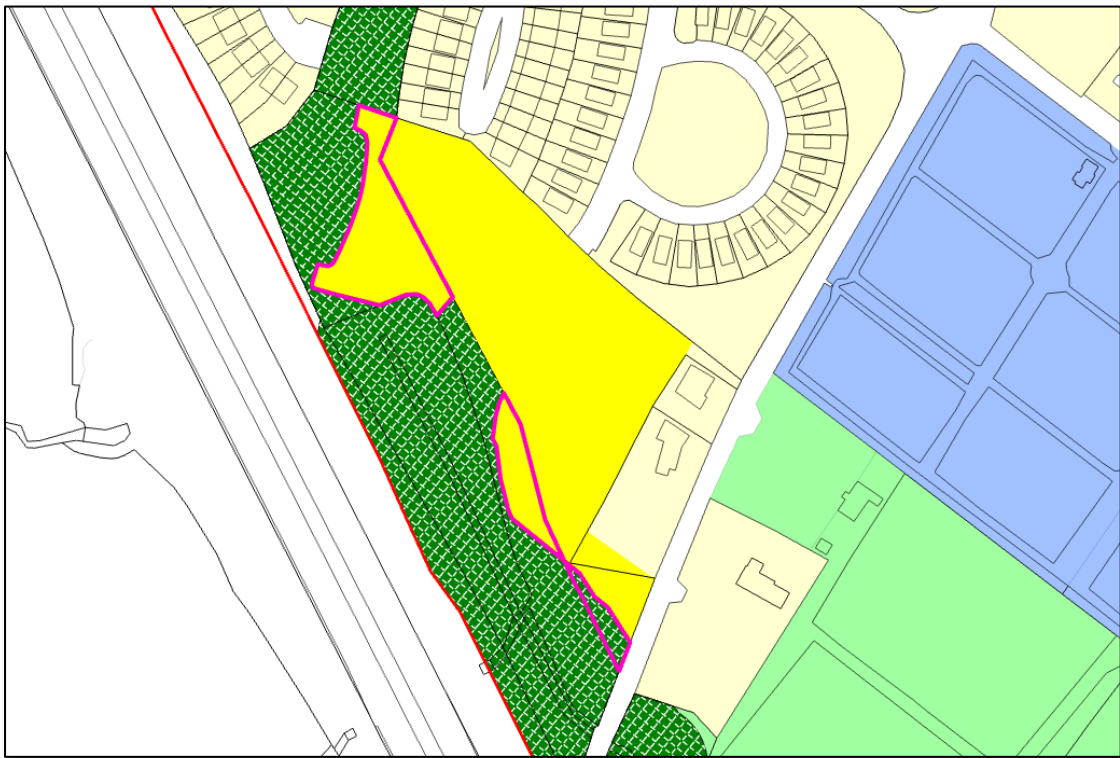
**Change from:**



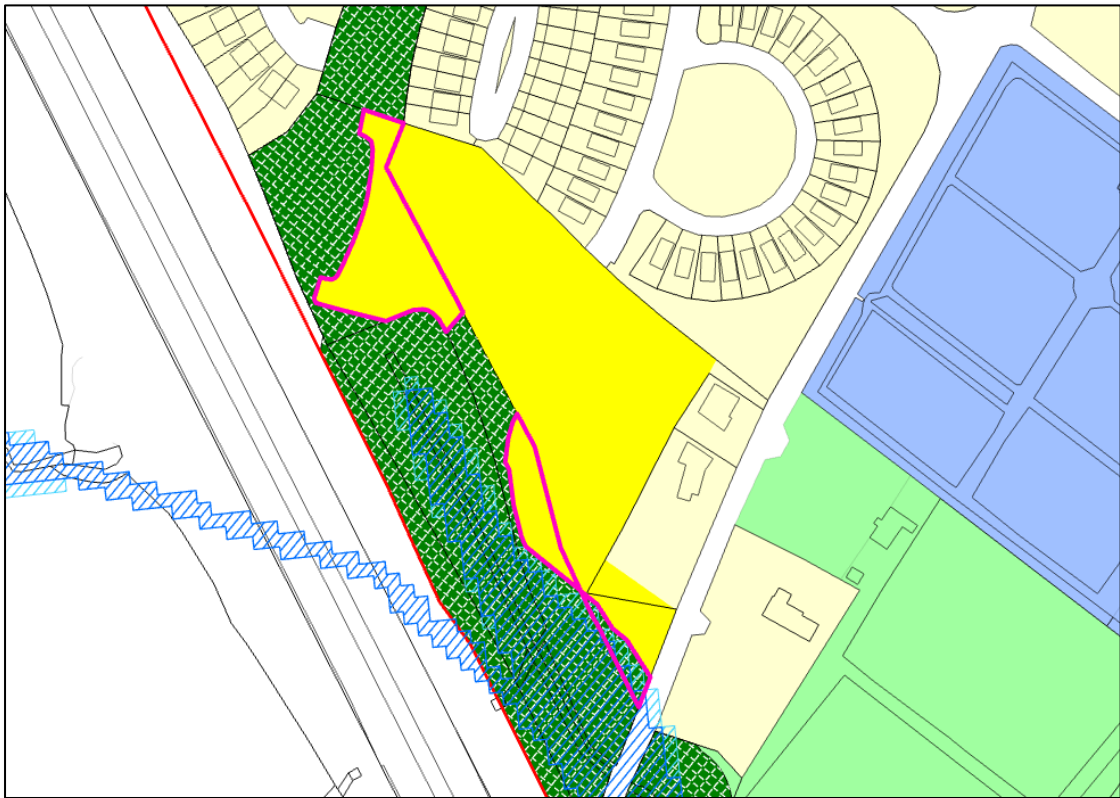
With flood zones overlaid



Change to:

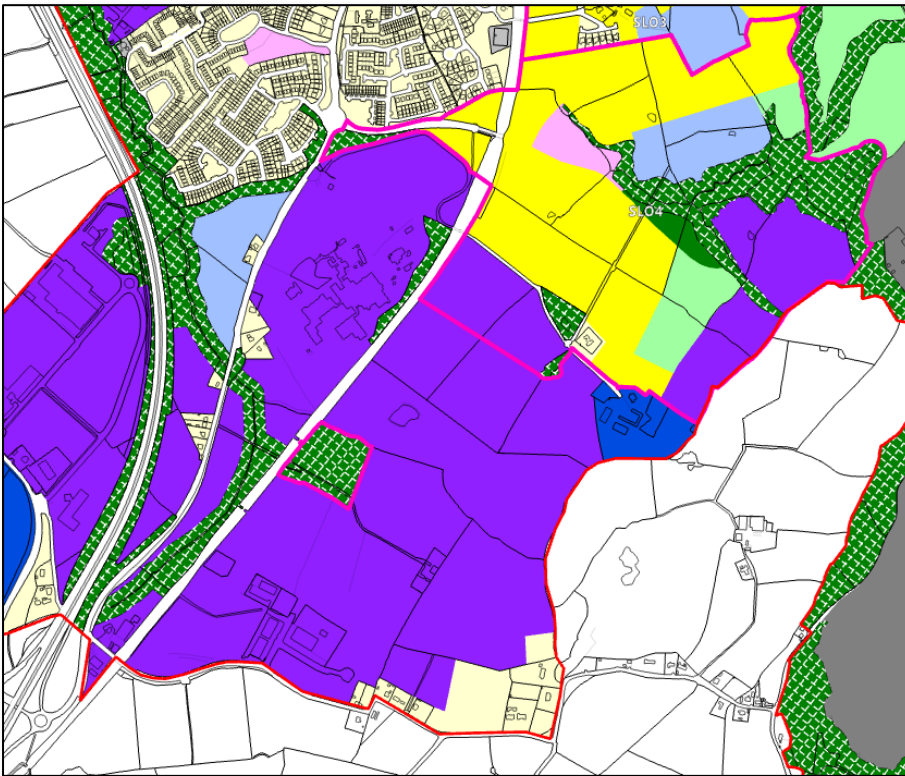


With flood zones overlaid

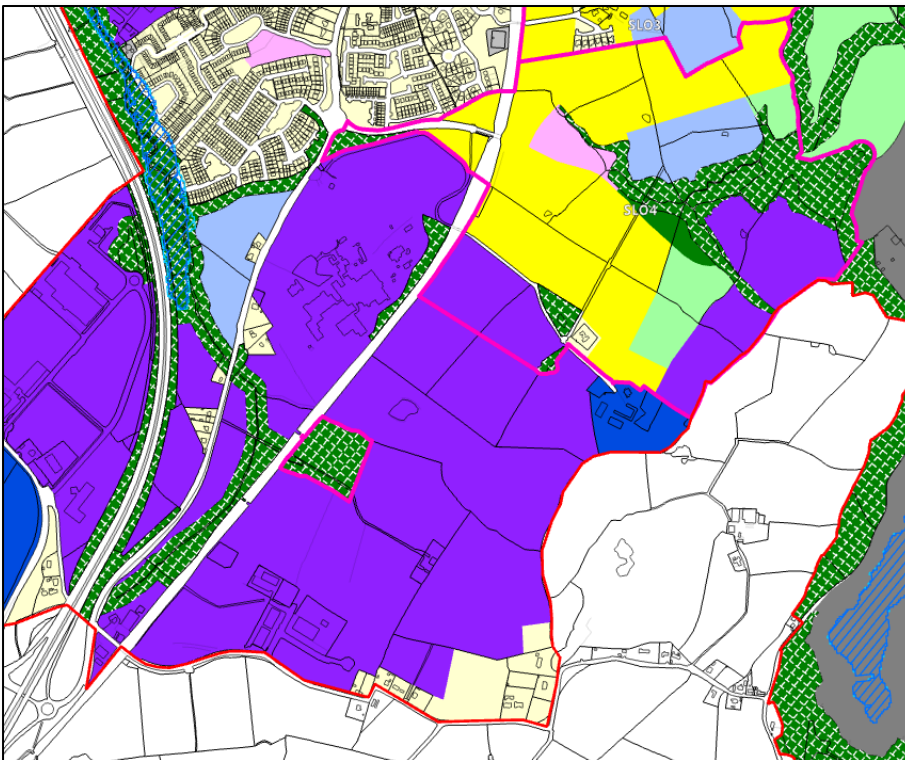


## Proposed Material Alteration No. 27

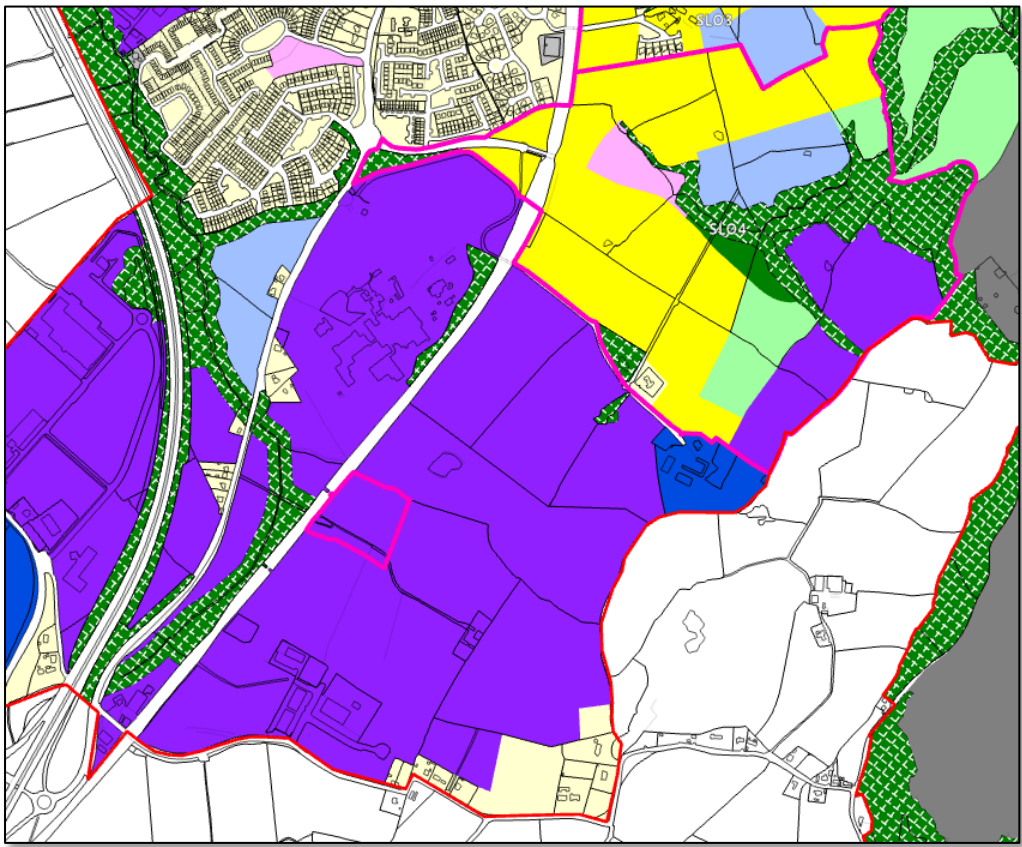
Change from:



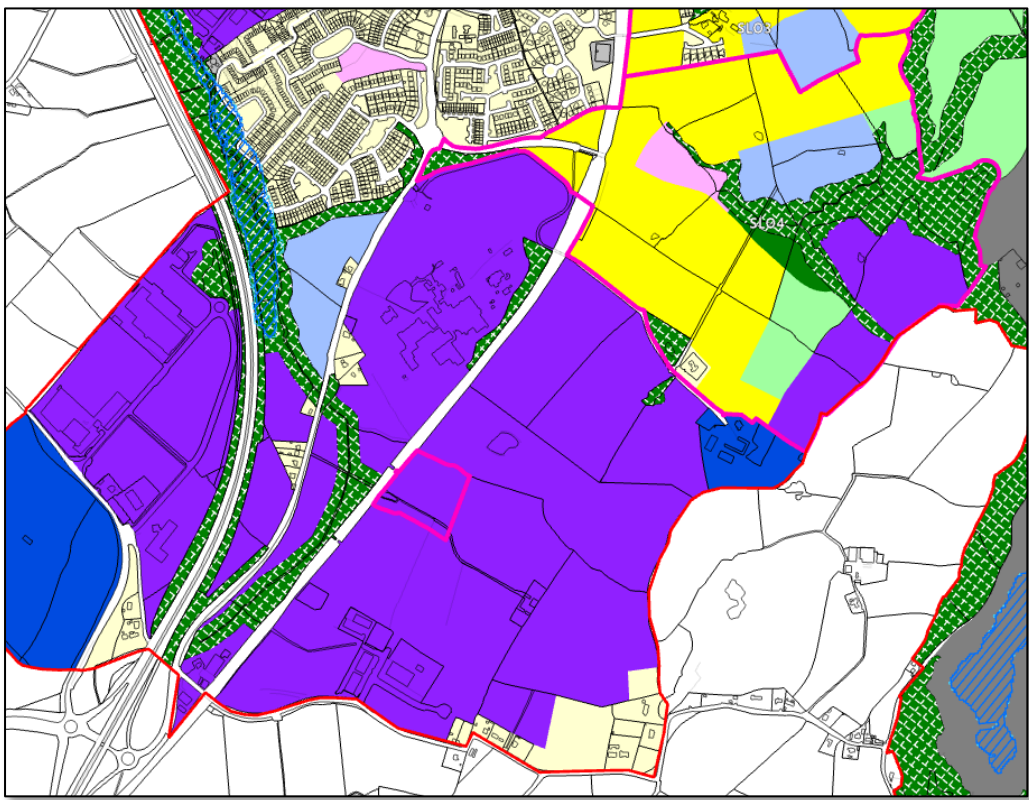
With flood zones overlaid



Change to:



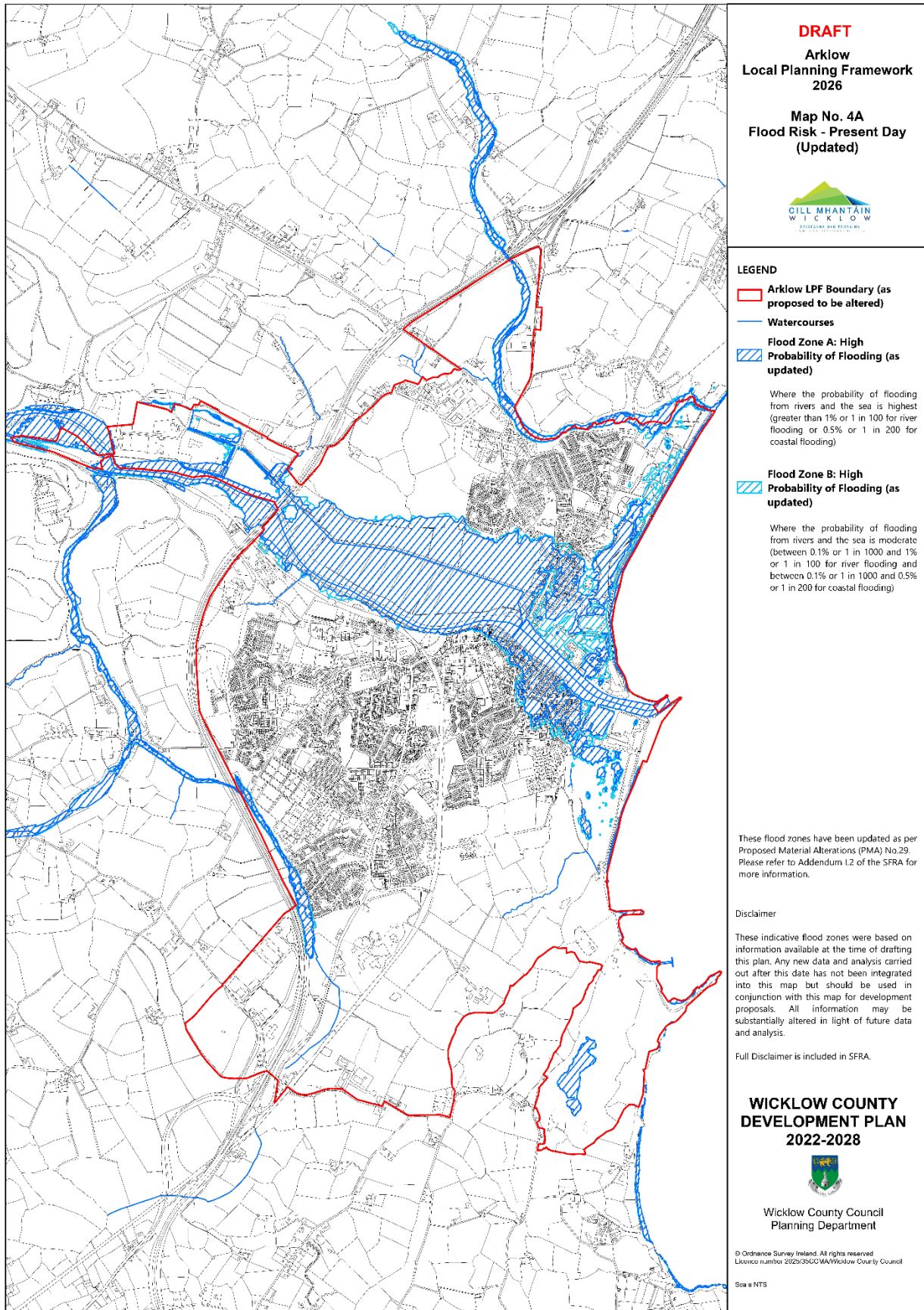
With flood zones overlaid



## **7.0 Conclusion**

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

8.0 Maps



**DRAFT**  
**Arklow**  
**Local Planning Framework**  
**2026**

**Map No. 4A**  
**Flood Risk - Present Day**  
**(Updated)**



**LEGEND**

- Arklow LPF Boundary (as proposed to be altered)**
- Watercourses**
- Flood Zone A: High Probability of Flooding (as updated)**  
 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: High Probability of Flooding (as updated)**  
 Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 and 0.5% or 1 in 200 for coastal flooding)

These flood zones have been updated as per Proposed Material Alterations (PMA) No.29. Please refer to Addendum I.2 of the SFRA for more information.

**Disclaimer**

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

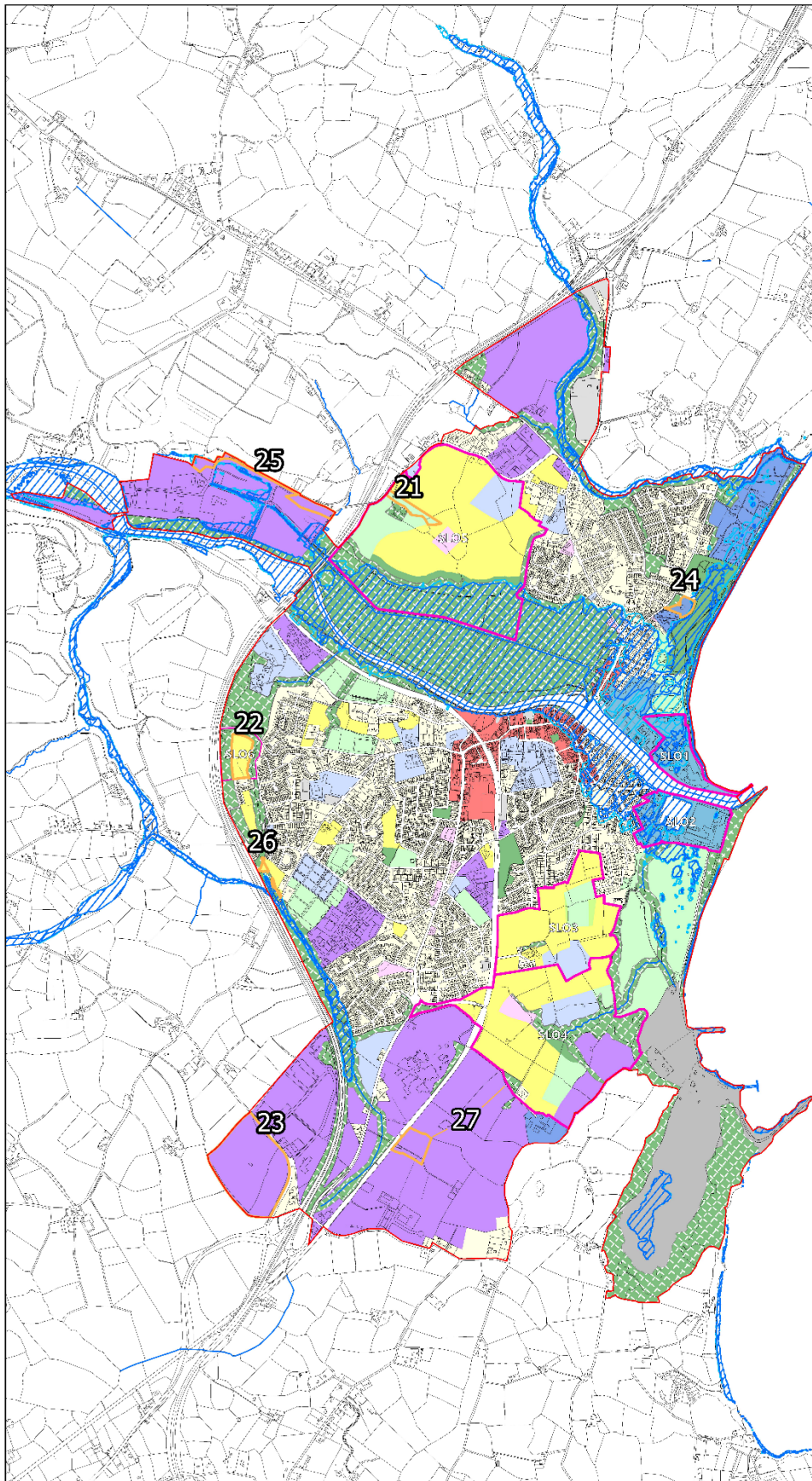
Full Disclaimer is included in SFRA.

**WICKLOW COUNTY**  
**DEVELOPMENT PLAN**  
**2022-2028**



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 Planning Department

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 Scale: NTS



**DRAFT**  
**Arklow**  
**Local Planning Framework**  
**2026**

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



- LEGEND**
- Arklow LPF Boundary (as proposed to be altered)
  - Proposed Material Alterations to Land Use Zoning
  - Specific Local Objectives (as proposed to be altered)
  - Flood Zone A: High
  - Probability of Flooding (as updated)
  - Flood Zone B: High
  - Probability of Flooding (as updated)
  - Watercourses
  - RN: New Residential
  - RE: Existing Residential
  - TC: Town Centre
  - LSS: Local Shops & Services
  - PU: Public Utility
  - CE: Community & Education
  - T: Tourism
  - WZ: Waterfront Zone
  - AOS: Active Open Space
  - OS1: Open Space
  - OS2: Natural Areas
  - E1: Employment
  - EX: Extractive Industry

These flood zones have been updated as per Proposed Material Alterations (PMA) No.29. Please refer to Addendum I.2 of the SFRA for more information.

**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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**WICKLOW COUNTY**  
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**2022-2028**



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Scale: NTS