



# Comhairle Contae Chill Mhantáin Wicklow County Council



## **ADDENDUM I**

### **TO THE STRATEGIC FLOOD RISK ASSESSMENT**

#### **OF THE**

### **DRAFT WICKLOW TOWN & RATHNEW LOCAL AREA PLAN 2025**

ADDITIONAL STRATEGIC FLOOD RISK ASSESSMENT OF ELEMENTS OF DRAFT LOCAL AREA PLAN

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

February 2025

## CONTENTS

		<b>page</b>
<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Additional information regarding SFRA of the Draft LAP</b>	<b>1</b>
<b>3.0</b>	<b>NCFHM National Coastal Flood Hazard Mapping</b>	<b>3</b>
<b>4.0</b>	<b>Assessment of Proposed Material Amendments to LAP</b>	<b>31</b>
<b>5.0</b>	<b>Maps</b>	<b>49</b>

## 1.0 Introduction

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

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

- (a) Additional data and explanation of elements of the original SFRA for the Draft Plan that require additional clarification and explanation, in order to address issues raised in submissions received;
- (b) A Strategic Flood Risk Assessment of any recommended Material Amendments to the Draft Plan, as set out in the Chief Executives Report. On completion of the consideration by the members of the CE's report, a final set of proposed material amendments to the Draft Plan may be agreed. This Addendum will be updated at that stage to include only an assessment of those proposed material amendments approved by the members;
- (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 forms part of the documentation of the ongoing SFRA/Plan-making process. It supplements and should be read in conjunction with the Strategic Flood Risk Assessment Report published in October 2025.

## 2.0 Additional information regarding SFRA of the Draft Plan

**2.1** Though the public consultation process, concerns were raised as follows:

- (a) that 'overlay' maps were not provided or were not adequately clear, showing areas at risk of flooding (Flood risk A and B) overlaid with proposed zoning maps;
- (b) that principle rivers and watercourses were not sufficiently clear, nor were locations of existing flood risk management infrastructure;

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

Map 4A:	Current Flood Risk
Map 4B:	Current Flood Risk and Draft LAP
Map 4C:	Current Flood Risk and Proposed Material Amendments
Map 4D:	Future Flood Risk
Map 4E :	Future Flood Risk and Draft LAP
Map 4F:	Future Flood Risk and Proposed Material Amendments

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

**2.2** Though the public consultation process, concerns were raised that the National Coastal Flood Hazard Mapping (NCFHM) had not been sufficiently considered in the SFRA. In order to address this concern,

set out to follow is additional flood risk assessment of any location identified in the 'present day' National Coastal Flood Hazard Mapping (NCFHM) as being in Flood Zone A or B.

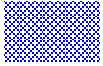
It should be noted that National Coastal Flood Hazard Mapping (NCFHM) 'future scenarios' were identified in the original SFRA maps as 'area of potential future flood risk'.



### 3.0 NCFHM

The purpose of this assessment is to identify any locations identified in the NCFHM '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.

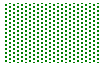
Map key:



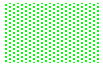
Flood Zone A shown in original SFRA



Flood Zone B shown in original SFRA



Flood Zone A NCFHM

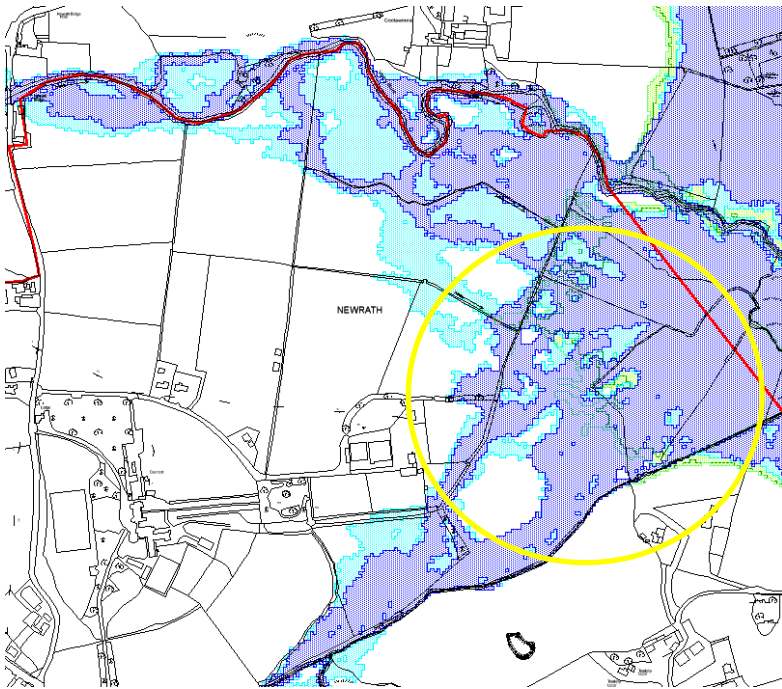


Flood Zone B NCFHM



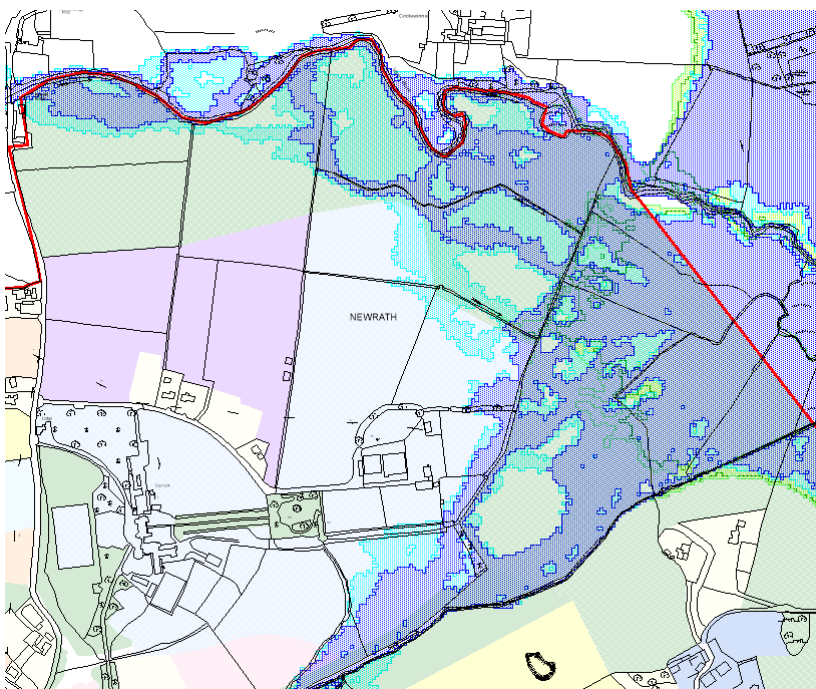
Draft Plan boundary

### 3.1 Clermont - Newrath



The NCFHM identifies an additional area at risk of flooding to the east of Clermont House, as highlighted. These lands are proposed for OS2 zoning.

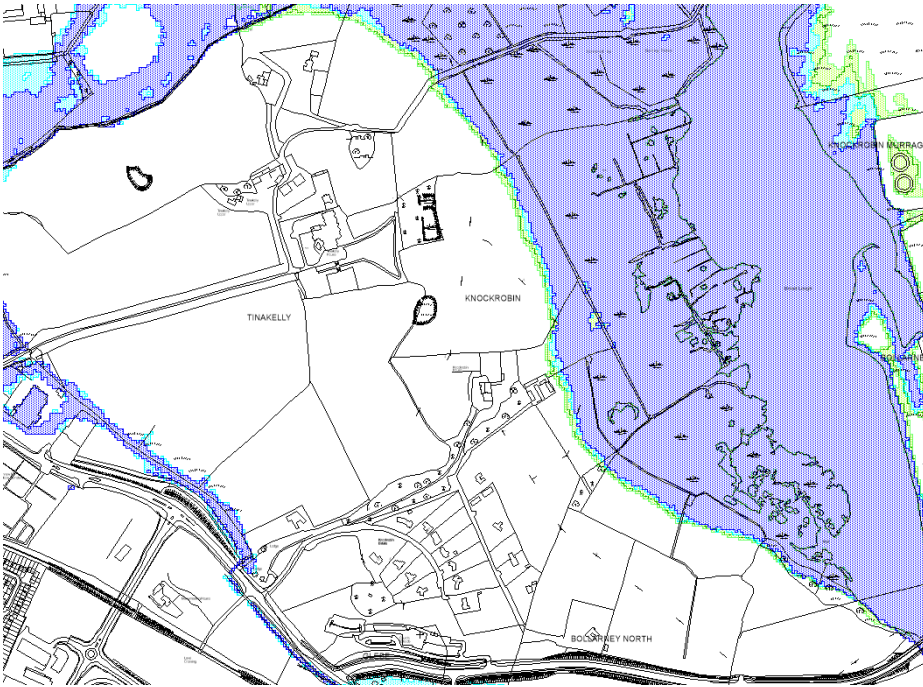
<p><b>OS2: Natural Areas</b></p>	<p>To protect and enhance existing open, undeveloped lands</p>	<p>To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity.</p>
----------------------------------	--	---



**Strategic Flood Risk Assessment**

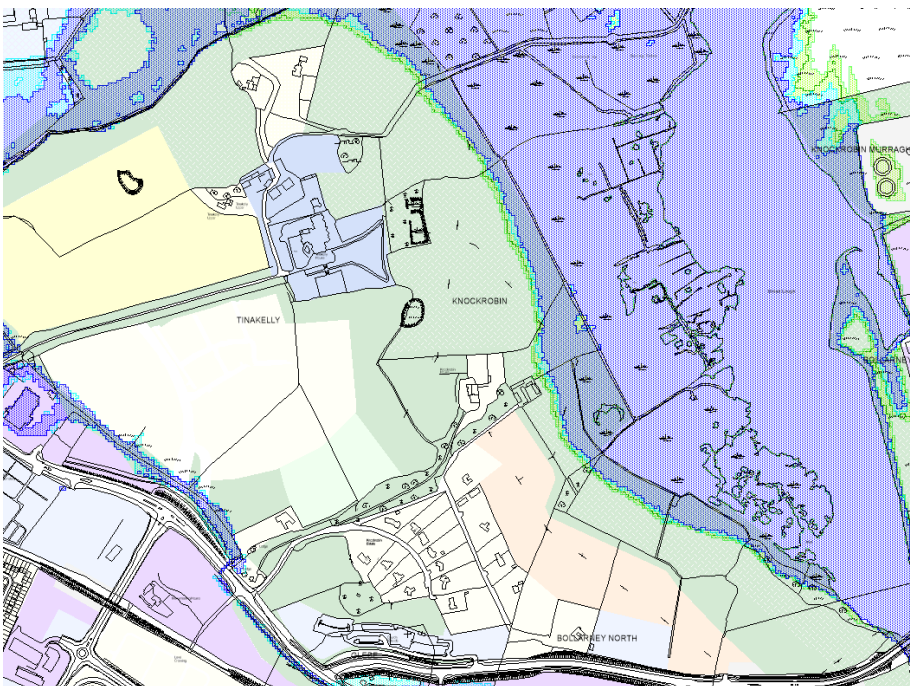
<b>Land zoning</b>	OS2 'Natural Areas'
<b>Development Type</b>	Water Compatible
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	No

### 3.2 Tinakelly-Knockrobin



The NCFHM identifies an additional area at risk of flooding along the eastern boundary of the original flood risk zone. These lands are proposed for OS2 zoning.

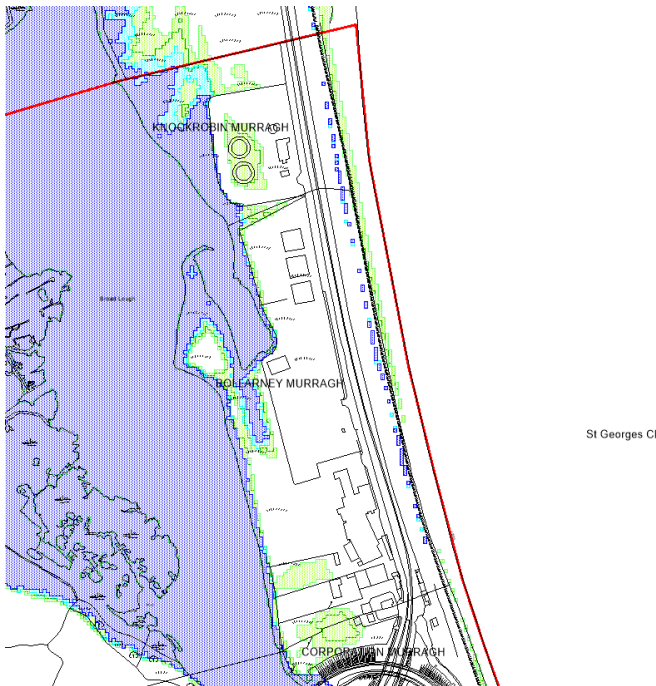
<p><b>OS2: Natural Areas</b></p>	<p>To protect and enhance existing open, undeveloped lands</p>	<p>To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity.</p>
----------------------------------	--	---



**Strategic Flood Risk Assessment**

<b>Land zoning</b>	OS2 'Natural Areas'
<b>Development Type</b>	Water Compatible
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	No

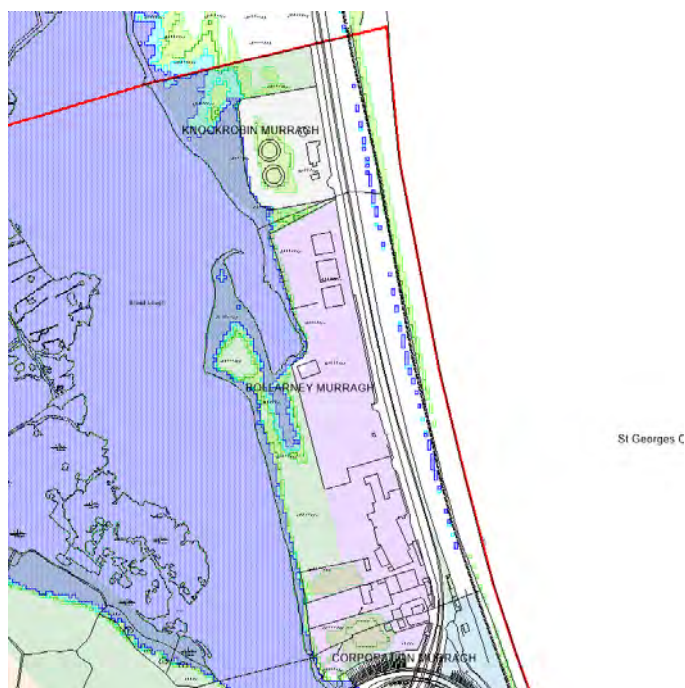
### 3.3 Knockrobin Murrough



The NCFHM identifies additional areas at risk of flooding between the Broadlough and the coast. These lands are proposed for the following land uses: OS2, PU and E.

<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>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.





### Strategic Flood Risk Assessment

<b>Land zoning</b>	OS2 'Natural Areas'
<b>Development Type</b>	Water Compatible
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	No

<b>Land zoning</b>	PU Public– Existing Wastewater Treatment Plant
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes

<b>Plan-Making Justification Test</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 as contained within the Eastern &amp; Midland Regional Assembly's Regional Spatial &amp; Economic Strategy 2019-2031 designates 'Wicklow-Rathnew' as a 'Key Town' in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031</p>
<p>The zoning or designation of the lands for the particular use or development type is required to</p>	

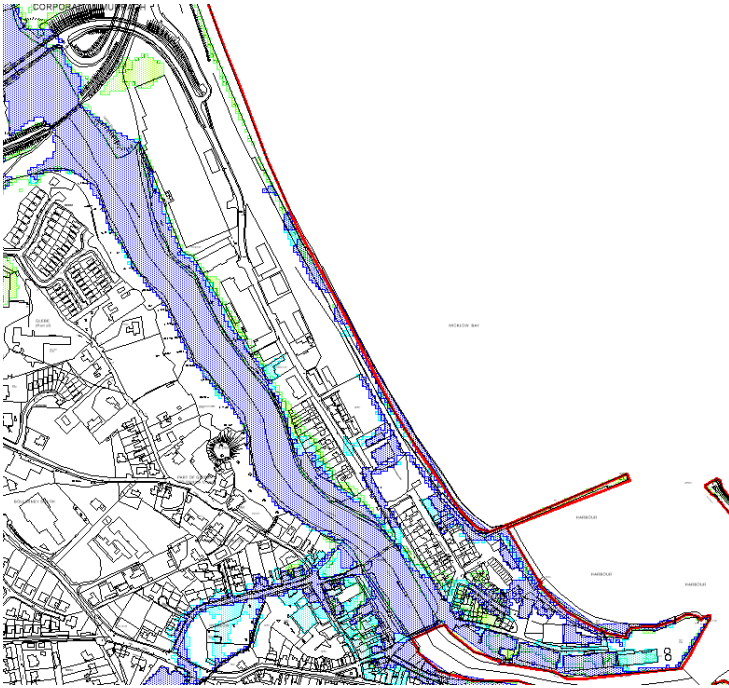
achieve the proper planning and sustainable development of the urban settlement and, in particular:	
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: PASSED	
<b>Recommendation</b>	
These lands are currently developed for a permitted WWTP. Any proposals for new / further development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA 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.	

<b>Land zoning</b>	E – Employment
<b>Development Type</b>	Less vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</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 as contained within the Eastern & Midland Regional Assembly's Regional Spatial & Economic Strategy 2019-2031 designates 'Wicklow-Rathnew' as a 'Key Town' in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population



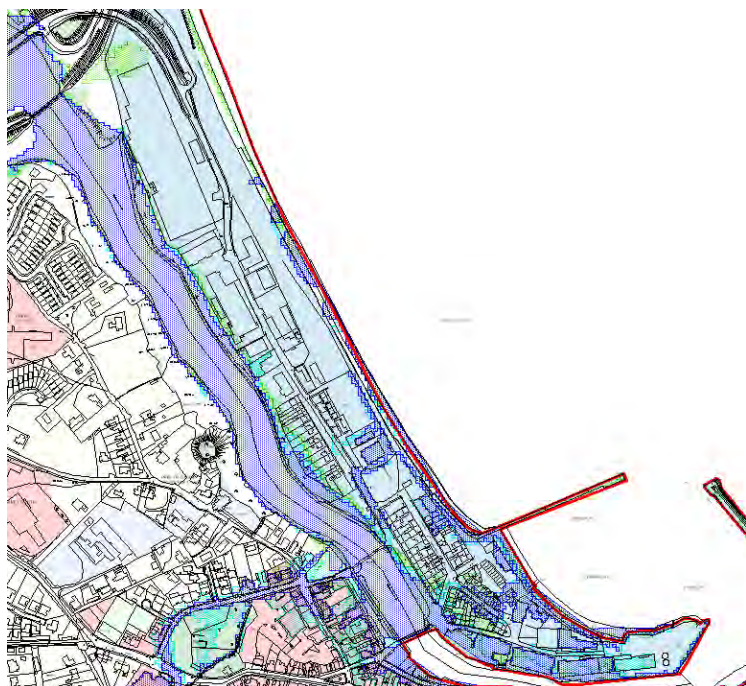
	target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031
The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning 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;	Yes
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: PASSED	
<b>Recommendation</b>	
<p>A small area of the already developed lands in this employment zone has been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from coastal sources.</p> <p>Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA 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.</p>	

### 3.4 Corporation Murrough



The NCFHM identifies additional areas at risk of flooding between the Leitrím River and the coast. These lands are proposed for 'WZ – Waterfront' zoning.

<p><b>WZ: Waterfront</b></p>	<p>To provide for the development and improvement of the waterfront zone, to facilitate the continuation and development of existing employment / maritime / port, residential, public utilities, and community / recreational uses and to promote and provide for new residential, tourism and other mixed-use development.</p>	<p>To facilitate the continued and more intensive / efficient use of the existing employment, maritime and port uses ;                  To maintain existing and support the development / improvement of high quality community, amenity, leisure and tourism uses;                  To facilitate retail uses at a scale that do not undermine the role of the existing Town Centre;                  To facilitate the provision of high quality new residential developments at appropriate high densities with excellent layout and design, well linked to the existing town centre, community facilities and water amenities.</p>
------------------------------	--	---

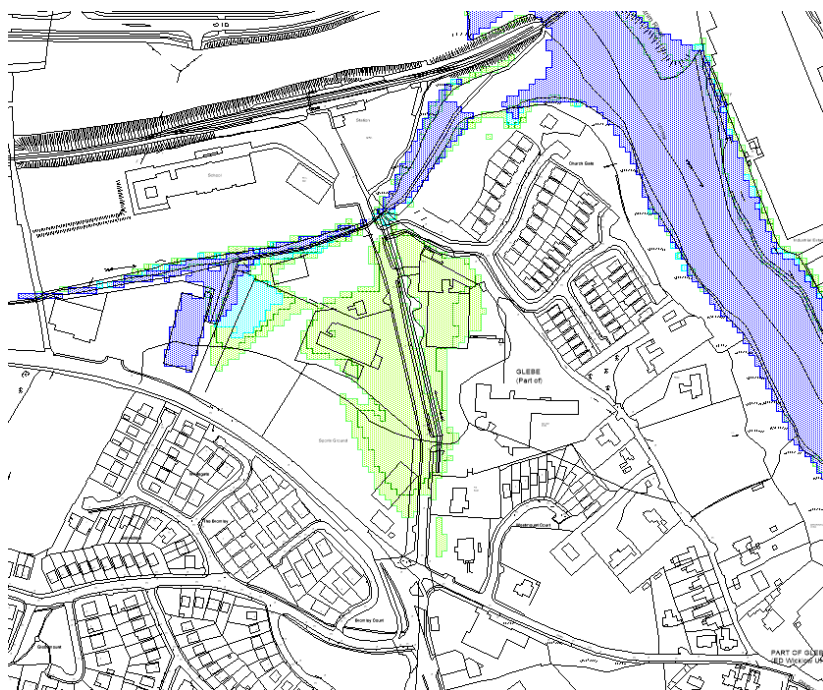


**Strategic Flood Risk Assessment**

<b>Land zoning</b>	WZ – Waterfront
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</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 as contained within the Eastern & Midland Regional Assembly’s Regional Spatial & Economic Strategy 2019-2031 designates ‘Wicklow-Rathnew’ as a ‘Key Town’ in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031
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;	Yes
(ii) Comprises significant previously developed	Yes

and/or under-utilised lands;	
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: PASSED	
<b>Recommendation</b>	
<p>Some areas within the already developed zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from coastal sources.</p> <p>Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA 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.</p>	

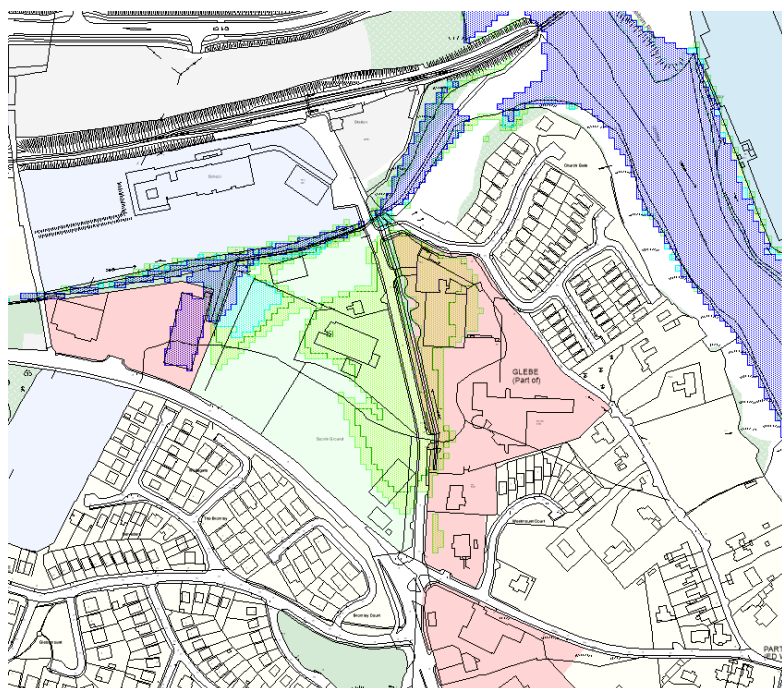
### 3.5 Glebe - Station Road



The NCFHM identifies additional areas at risk of flooding along Station Road. These lands are proposed for the following land uses: AOS, CE and TC

<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>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>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.





**Strategic Flood Risk Assessment**

<b>Land zoning</b>	AOS 'Active Open Space'
<b>Development Type</b>	Water Compatible
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	No

<b>Land zoning</b>	CE 'Community & Education'
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes

<b>Plan-Making Justification Test</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 as contained within the Eastern &amp; Midland Regional Assembly's Regional Spatial &amp; Economic Strategy 2019-2031 designates 'Wicklow-Rathnew' as a 'Key Town' in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031</p>
<p>The zoning or designation of the lands for the particular use or development type is required to</p>	

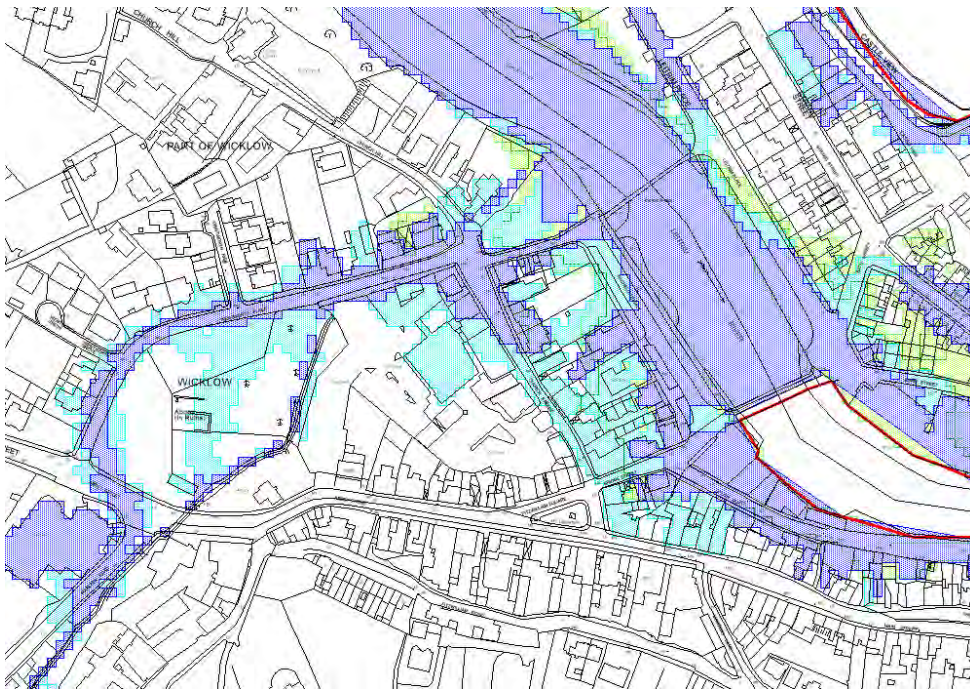
achieve the proper planning and sustainable development of the urban settlement and, in particular:	
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: PASSED	
<b>Recommendation</b>	
These lands are currently developed for a permitted secondary school (east Glendalough).	
Any proposals for new / further development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA 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.	

<b>Land zoning</b>	TC 'Town Centre'
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</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 as contained within the Eastern & Midland Regional Assembly's Regional Spatial & Economic Strategy 2019-2031 designates 'Wicklow-Rathnew' as a 'Key Town' in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County

	Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031
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;	Yes
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: PASSED	
<b>Recommendation</b>	
<p>These lands are currently developed for permitted County Council offices and yard, fire station and medical centre.</p> <p>Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA 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.</p>	



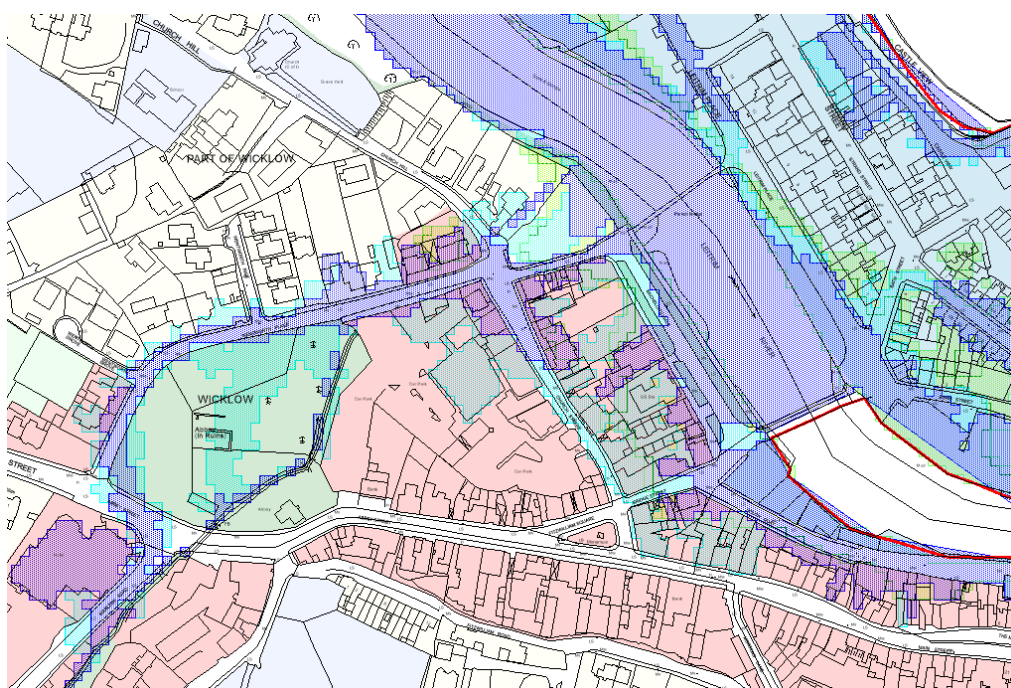
### 3.6 Wicklow Town Centre



The NCFHM identifies additional areas at risk of flooding to the west and south of the Leirim River. These lands are proposed for the following land uses: OS1, RE, TC and WZ

<p><b>OS1: Open Space</b></p>	<p>To protect and enhance existing and provide for recreational open space</p>	<p>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.</p>
<p><b>RE: Existing Residential</b></p>	<p>To protect, provide and improve residential amenities of existing residential areas</p>	<p>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.</p>
<p><b>TC: Town Centre</b></p>	<p>To provide for the development and improvement of appropriate town centre uses including residential, retail, commercial, office and civic use.</p>	<p>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</p>

		applicable, pedestrians and cyclists, while minimising the impact of private car based traffic and enhance and develop the existing centre's fabric.
<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 utilities, and community / recreational uses and to promote and provide for new residential, tourism and other mixed-use development.	To facilitate the continued and more intensive / efficient use of the existing employment, maritime and port uses ; To maintain existing and support the development / improvement of high quality community, amenity, leisure and tourism uses; To facilitate retail uses at a scale that do not undermine the role of the existing Town Centre; To facilitate the provision of high quality new residential developments at appropriate high densities with excellent layout and design, well linked to the existing town centre, community facilities and water amenities.



**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

<b>Land zoning</b>	RE 'Existing Residential'
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</b>	
The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or	The settlement strategy as contained within the Eastern & Midland Regional Assembly's Regional Spatial & Economic Strategy 2019-2031 designates 'Wicklow-

<p>under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.</p>	<p>Rathnew' as a 'Key Town' in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031</p>
<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>	
<p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;</p>	<p>Yes</p>
<p>(ii) Comprises significant previously developed and/or under-utilised lands;</p>	<p>Yes</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement;</p>	<p>Yes</p>
<p>(iv) Will be essential in achieving compact and sustainable urban growth; and</p>	<p>Yes</p>
<p>(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.</p>	<p>N/A – these lands are already developed</p>
<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 Plan SEA Process</p>
<p><b>Conclusion</b></p>	
<p>Justification Test: PASSED</p>	
<p><b>Recommendation</b></p>	
<p>These lands are currently developed for permitted residential usage.</p> <p>Any proposals for new / further development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA 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.</p>	

<b>Land zoning</b>	TC 'Town Centre'
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</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 as contained within the Eastern & Midland Regional Assembly's Regional Spatial & Economic Strategy 2019-2031 designates 'Wicklow-Rathnew' as a 'Key Town' in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031
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;	Yes
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: PASSED	
<b>Recommendation</b>	



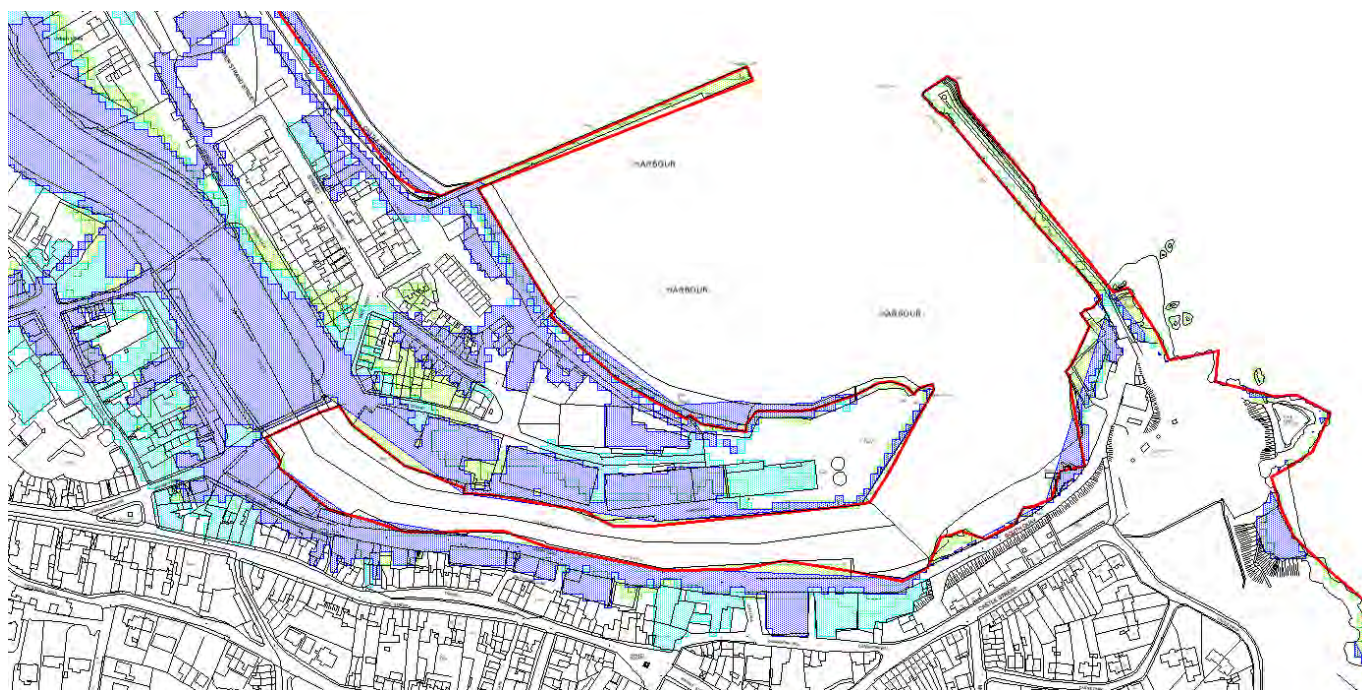
These lands are currently developed for a range of 'town centre' uses including commercial, retail, residential etc, this being the historic centre of the town.

Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA 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.

<b>Land zoning</b>	WZ – Waterfront
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</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 as contained within the Eastern & Midland Regional Assembly's Regional Spatial & Economic Strategy 2019-2031 designates 'Wicklow-Rathnew' as a 'Key Town' in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031
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;	Yes
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed
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	Assessment of flood risk has been incorporated into the Plan SEA Process

<p>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><b>Conclusion</b></p>	
<p>Justification Test: PASSED</p>	
<p><b>Recommendation</b></p>	
<p>Some areas within this already developed zone along the Wicklow town south quays have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from coastal sources.</p> <p>Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA 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.</p>	

### 3.7 Wicklow Town South Quay and Harbour



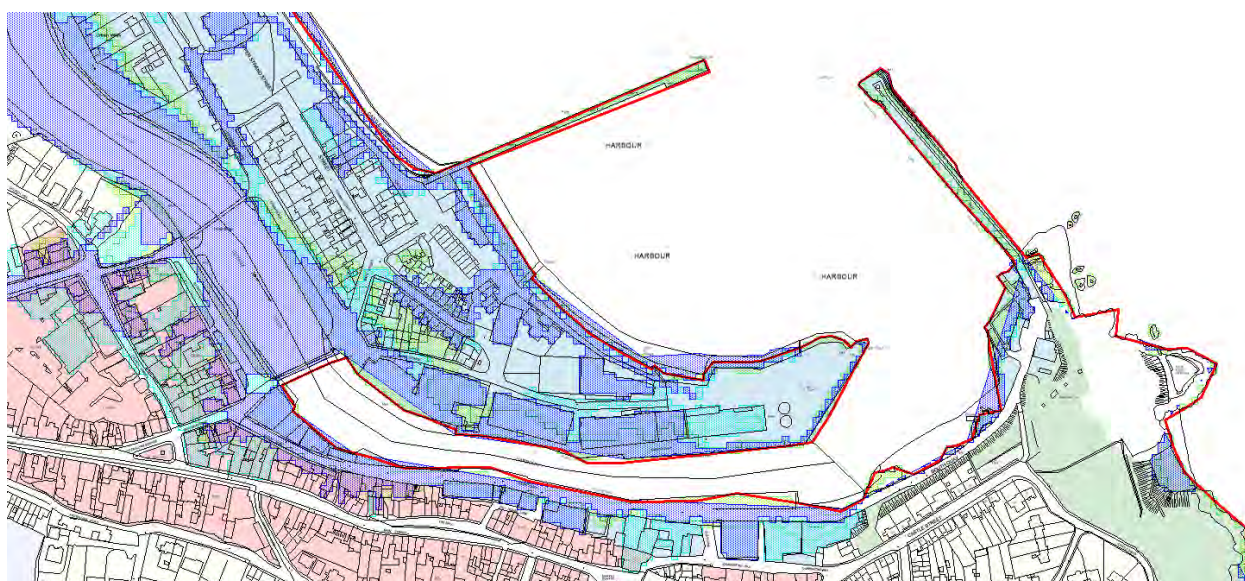
The NCFHM identifies additional areas at risk of flooding in this area. These lands are proposed for the following land uses: OS1, TC and WZ

<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>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>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 utilities, and community / recreational uses	To facilitate the continued and more intensive / efficient use of the existing employment, maritime and port uses ; To maintain existing and support the development / improvement of high quality community, amenity, leisure and tourism uses; To facilitate retail uses at a scale that do not undermine the role of the existing Town Centre;



and to promote and provide for new residential, tourism and other mixed-use development.

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.



### 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

<b>Land zoning</b>	TC 'Town Centre'
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes

<b>Plan-Making Justification Test</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 as contained within the Eastern & Midland Regional Assembly's Regional Spatial & Economic Strategy 2019-2031 designates 'Wicklow-Rathnew' as a 'Key Town' in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031

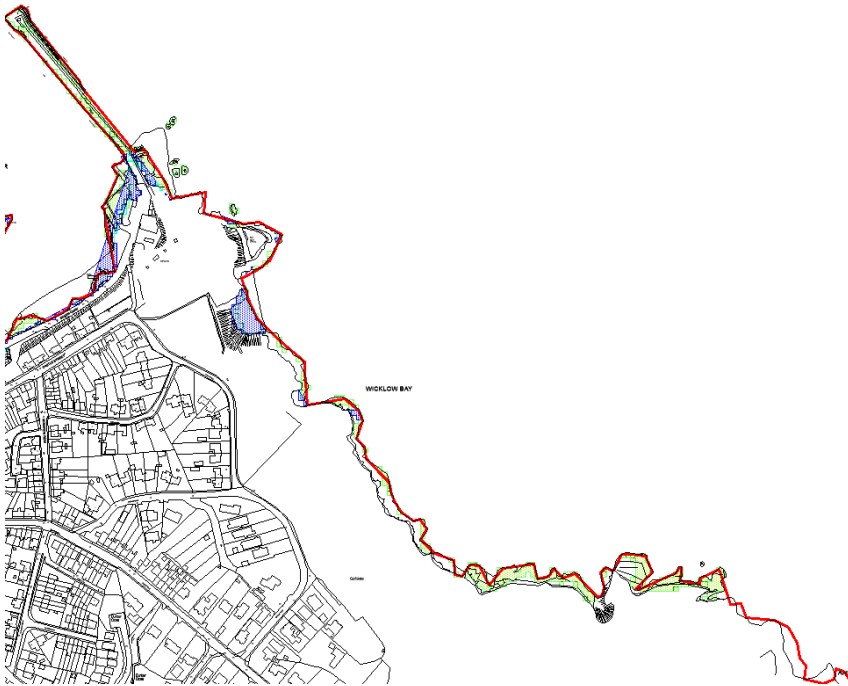


The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: PASSED	
<b>Recommendation</b>	
<p>These lands are currently developed for a range of 'town centre' uses including commercial, retail, residential etc, this being the historic centre of the town.</p> <p>Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA 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.</p>	

<b>Land zoning</b>	WZ – Waterfront
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</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 as contained within the Eastern & Midland Regional Assembly's Regional Spatial & Economic Strategy 2019-2031 designates 'Wicklow-Rathnew' as a 'Key Town' in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation

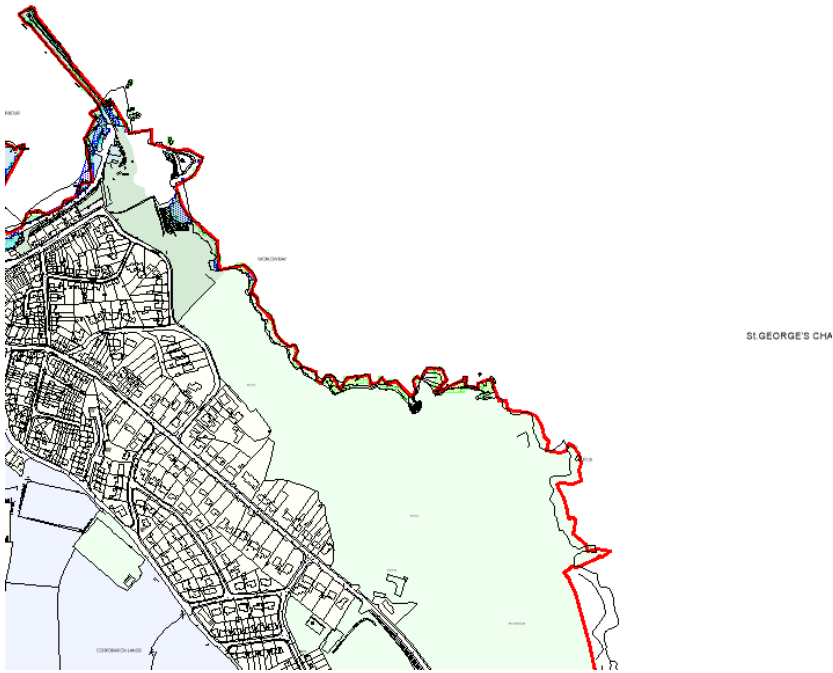
	within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031
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;	Yes
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: PASSED	
<b>Recommendation</b>	
<p>Some areas within this already developed zone along the Wicklow town quays and harbour have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from coastal sources.</p> <p>Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA 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.</p>	

### 3.8 Wicklow Bay



The NCFHM identifies additional areas at risk of flooding along the coast to the south of Wicklow harbour. These lands are proposed for the following land uses: OS1 and AOS.

<p><b>OS1: Open Space</b></p>	<p>To protect and enhance existing and provide for recreational open space</p>	<p>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.</p>
<p><b>AOS: Active Open Space</b></p>	<p>To protect and enhance existing and provide for new active open space</p>	<p>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.</p>



**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

<b>Land zoning</b>	AOS 'Active Open Space'
<b>Development Type</b>	Water Compatible
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	No

#### 4.0 Assessment of Proposed Material Amendments made at Council meeting of 10/02/2025

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

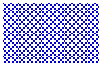
The following proposed amendments relate to zoning changes:

<b>Amendment No.</b>	<b>Proposed land zoning change</b>	<b>Flood Zone</b>	<b>Requirement for Justification Test</b>
18	Unzoned - WZ	A & B	Y
20B	OS2 - RN2	C	N
22	PU - RN1 RN2 - OS1 RN2 - RN1	C	N
23	RN2 – RN1	C	N
24	RN1 – RE RN2 – CE CE – RN1	C	N
26	CE – RN1/ RN2	C	N
27	RN2 – RN1	C	N
28	CE – RN1 E – CE RN1 - CE	C	N
29	RN2 - RN1 Unzoned - AOS	C	N
30	RN2 - RN1 Unzoned - AOS	C	N
31	AOS – E AOS - CE	C	N
32	VC - CC	A & B	Y
33	RE - VC	A & B	Y
34	OS1 - CE	C	N
35	OS1 – RN1	C	N
36	RE - CE	C	N
37	Unzoned - WZ	A & B	Y
38	OS2 – RN1	A & B	Y
39	Unzoned – RN1	C	N
40	RN2 – RN1	C	N
41	OS2 - E	A & B	Y
42	OS1 – OS2	A & B	N – water compatible

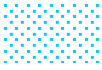
ZONING	OBJECTIVE	DESCRIPTION
<b>RE: Existing Residential</b>	To protect, provide and improve residential amenities of existing residential areas	To provide for house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and 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>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 the village centre zones in an appropriate manner and to an appropriate scale and with such uses as specified in each town plan given their roles as a secondary or subsidiary area to the main town centre.
<b>CC: Wicklow County Campus</b>	To provide for educational facilities, research and development (R&D), and enterprise development uses.	To develop Wicklow County Campus in conjunction with the SETU and other stakeholders as a third level education facility and as a centre of excellence for enterprise development, education, training, research and development, with a focus on the film, food and renewable energy sectors. This will entail the development of appropriate infrastructure and facilities including classrooms, lecture theatres, labs, workshops, kitchen units, offices, etc and other necessary student facilities.
<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 utilities, and community / recreational uses and to promote and provide for new residential, tourism and other mixed-use development.	To facilitate the continued and more intensive / efficient use of the existing employment, maritime and port uses ; To maintain existing and support the development / improvement of high quality community, amenity, leisure and tourism uses; To facilitate retail uses at a scale that do not undermine the role of the existing Town Centre; To facilitate the provision of high quality new residential developments at appropriate high densities with excellent layout and design, well linked to the existing town centre, community facilities and water amenities.
<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>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>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

### Identification of flood risk

Map key:



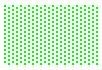
Flood Zone A shown in original SFRA



Flood Zone B shown in original SFRA



Flood Zone A NCFHM



Flood Zone B NCFHM



Subject Site

**Proposed Amendment No. 18 & 37 (same lands)**

Amend zoning of lands from 'unzoned' and 'OS2 – Natural Areas' to 'WZ Waterfront Zone' and 'OS2 – Natural Areas' as illustrated below and to identify this area as part of the Waterfront Zone 'Regeneration Area':

**Change from:**

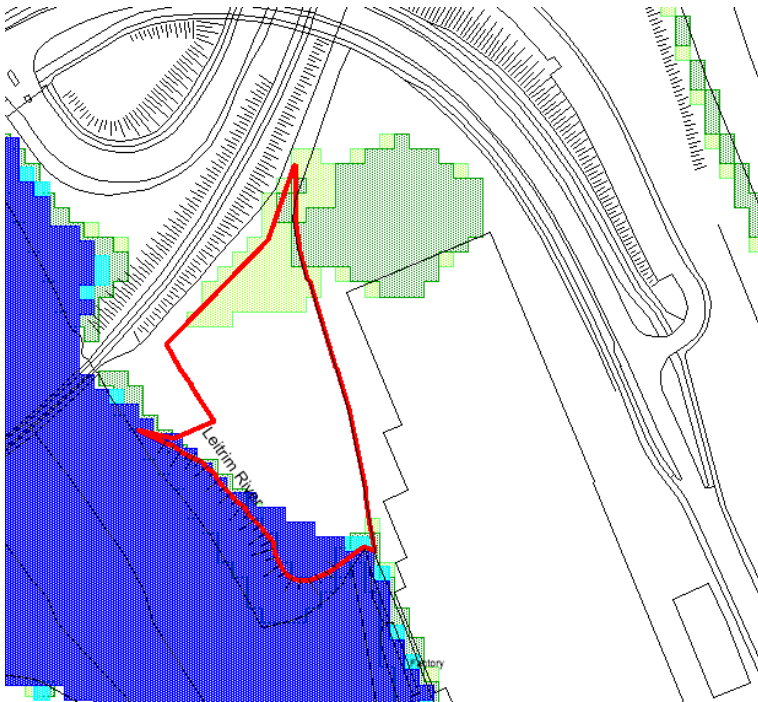


**Change to:**





Identification of flood risk



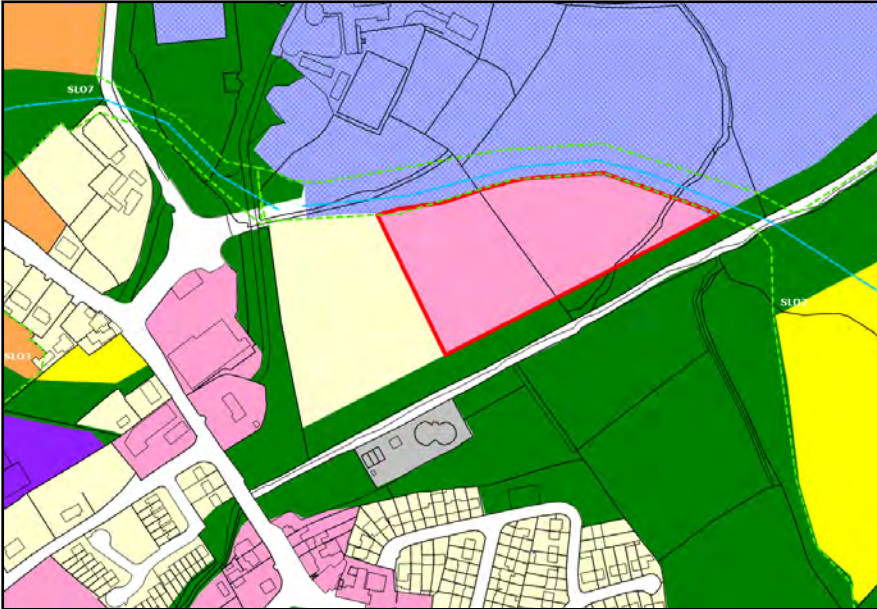
<b>Land zoning</b>	WZ – Waterfront (Regeneration Area)
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</b>	
The urban settlement is targeted for growth under the National Spatial Strategy, regional planning 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 as contained within the Eastern & Midland Regional Assembly's Regional Spatial & Economic Strategy 2019-2031 designates 'Wicklow-Rathnew' as a 'Key Town' in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031.
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	Yes

expansion of the centre of the urban settlement;	
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: PASSED	
<b>Recommendation</b>	
<p>These lands are identified as being located in Flood Zone A and B with a high and moderate probability of flooding from coastal sources.</p> <p>These lands are already developed as a hard surface commercial yard associated with the former factory on the lands. The lands in question were previously unzoned solely due to the fact that they were located within a European Site (The Murrugh SPA). The SPA boundary has now been amended by the NPWS.</p> <p>Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA 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.</p>	

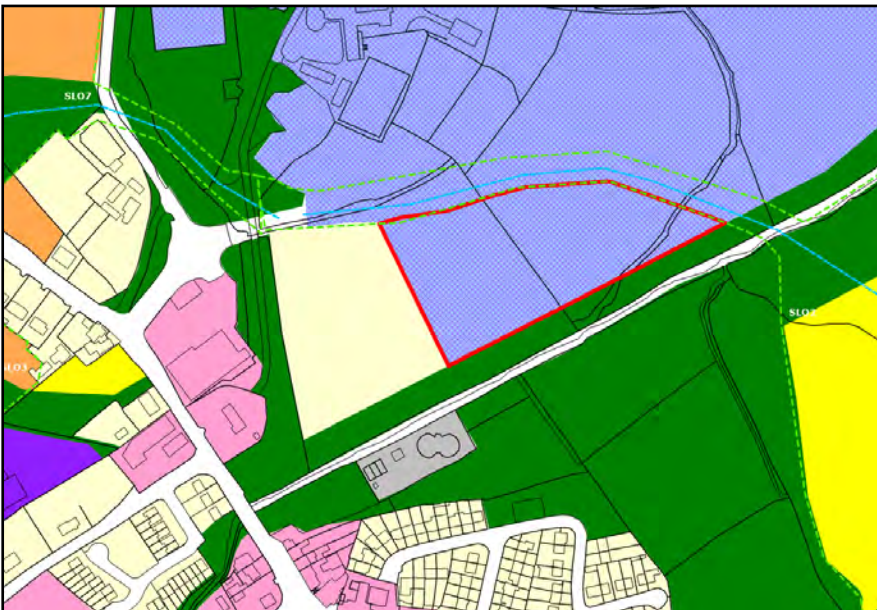
**Proposed Amendment No. 32**

Amend zoning of lands from 'VC Village Centre' to 'WCC-Wicklow County Campus' as illustrated below:

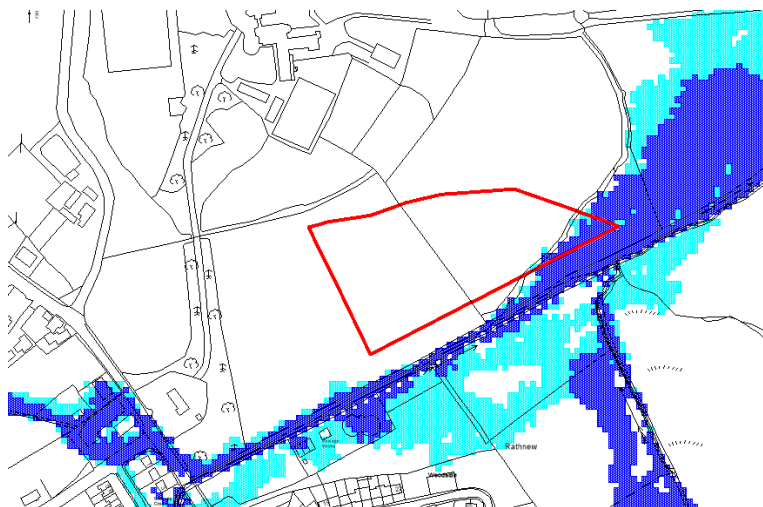
**Change from:**



**Change to:**



**Identification of flood risk**



<b>Land zoning</b>	CC – Clermont Campus
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</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 as contained within the Eastern & Midland Regional Assembly’s Regional Spatial & Economic Strategy 2019-2031 designates ‘Wicklow-Rathnew’ as a ‘Key Town’ in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031.
The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
(ii) Comprises significant previously developed and/or under-utilised lands;	No
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes

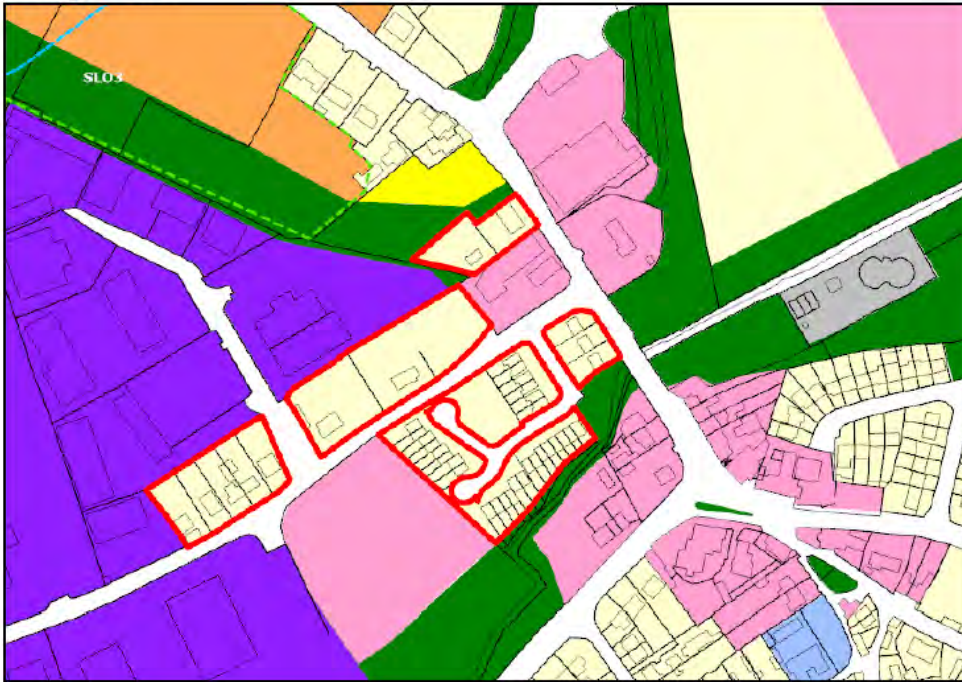


(iv) Will be essential in achieving compact and sustainable urban growth; and	No
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	Yes
A flood risk assessment to an appropriate 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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: FAILED	
<b>Recommendation</b>	
<p>These lands currently form part of the Clermont Campus parcel in the ownership of the Local Authority. Under the previous development plan for the area the lands were zoned 'Clermont Campus'. The proposed change is a reversion to the previous zoning. In accordance with the Clermont Masterplan, these lands are identified as suitable for enterprise / innovation park type development, which is a 'less vulnerable' use.</p> <p>Only a very minor part of the overall proposed zone is located within an area identified as at risk of flooding (south east corner close to a watercourse). The zoning objective does not proscribe exactly where in the zone development should occur and the CC 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 the relevant policies and objectives in the County Development Plan and Wicklow Town-Rathnew Local Area 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> <p>In order to ensure that these requirements are met, It is proposed under <b>Proposed Material Amendment No. 14</b> to include the following text in the LAP:</p> <p><i>Some parts of the Wicklow County Campus zone are identified as being at risk of flooding. 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 any area at risk of flooding. Any proposals for new development are 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 Wicklow Town-Rathnew Local Area Plan. 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 site.</i></p> <p>Therefore, the Wicklow County Campus (CC) zoning objective is considered acceptable.</p>	

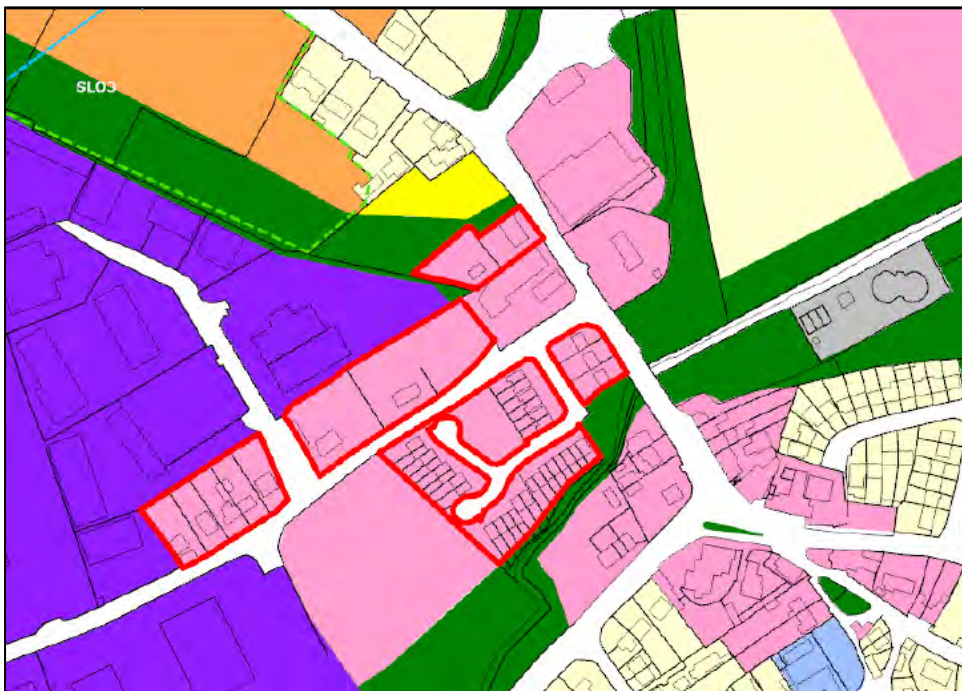
**Proposed Amendment No. 33**

Amend zoning of lands from 'RE – Existing Residential' to 'VC - Village Centre' to as illustrated below:

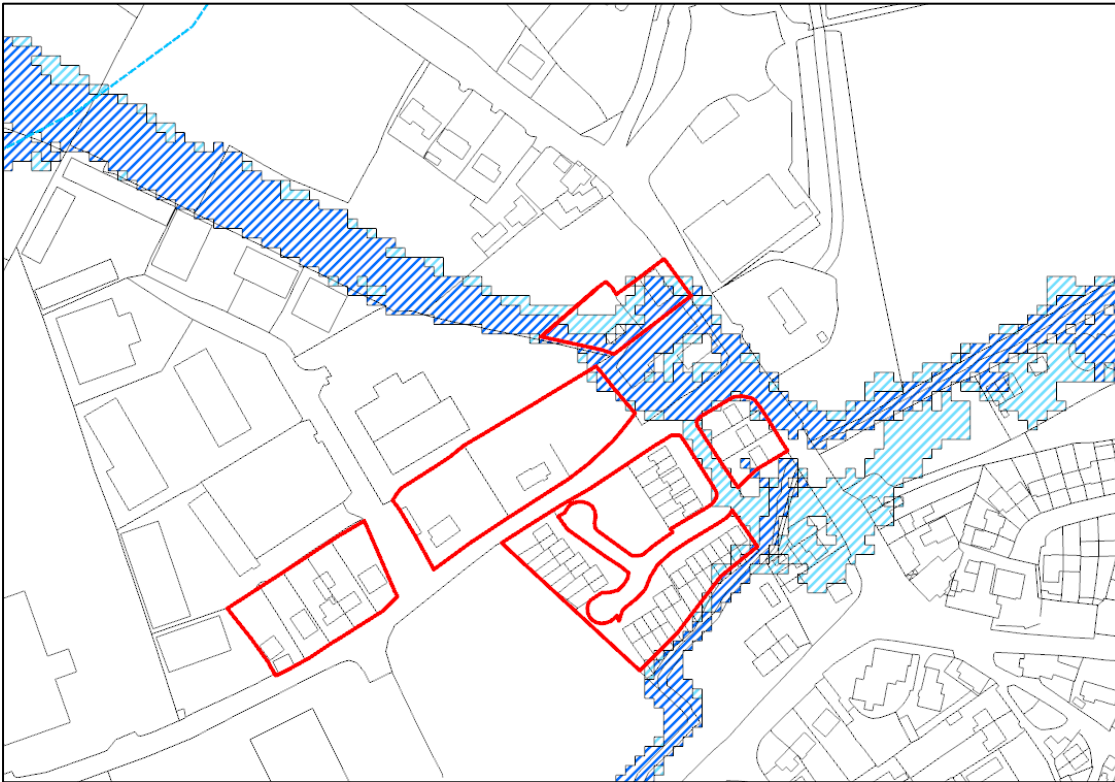
**Change from:**



**Change to:**



Identification of flood risk



<b>Land zoning</b>	VC – Village Centre
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</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 as contained within the Eastern & Midland Regional Assembly's Regional Spatial & Economic Strategy 2019-2031 designates 'Wicklow-Rathnew' as a 'Key Town' in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031.
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:	

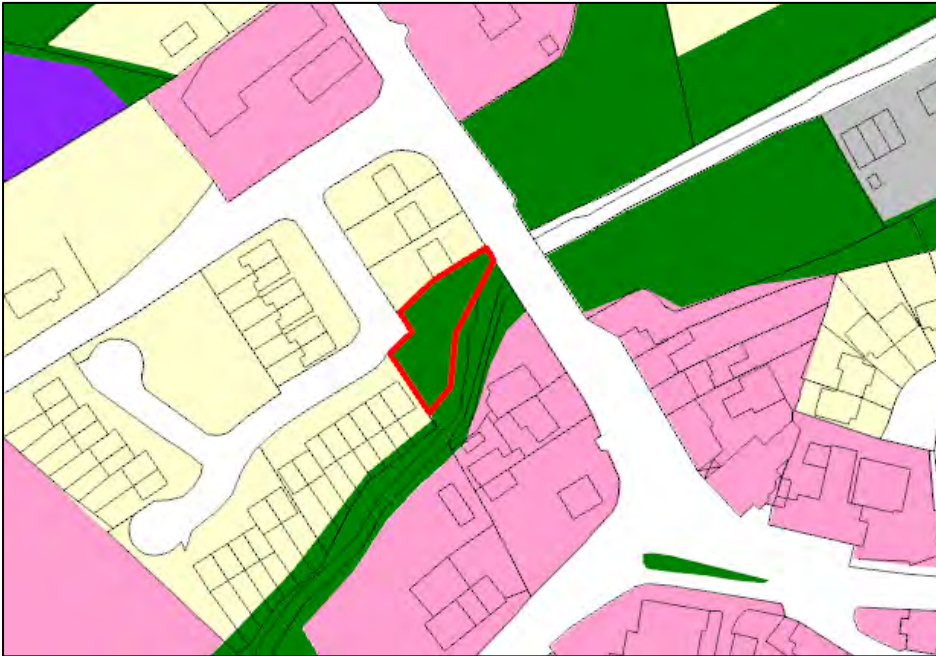


(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	Yes
(ii) Comprises significant previously developed and/or under-utilised lands;	Yes
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	Yes
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	N/A – these lands are already developed
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: PASSED	
<b>Recommendation</b>	
Justification Test satisfied as these lands are already developed.	
Applications for minor development (e.g. extensions) or for new, infill type residential or mixed use development will be evaluated in accordance with Chapter 5 of <i>'Planning System and Flood Risk Management Guidelines for Planning Authorities'</i> (DoEHLG/OPW 2009) and the flood risk management objectives of the Wicklow County Development Plan and the Wicklow Town - Rathnew LAP.	

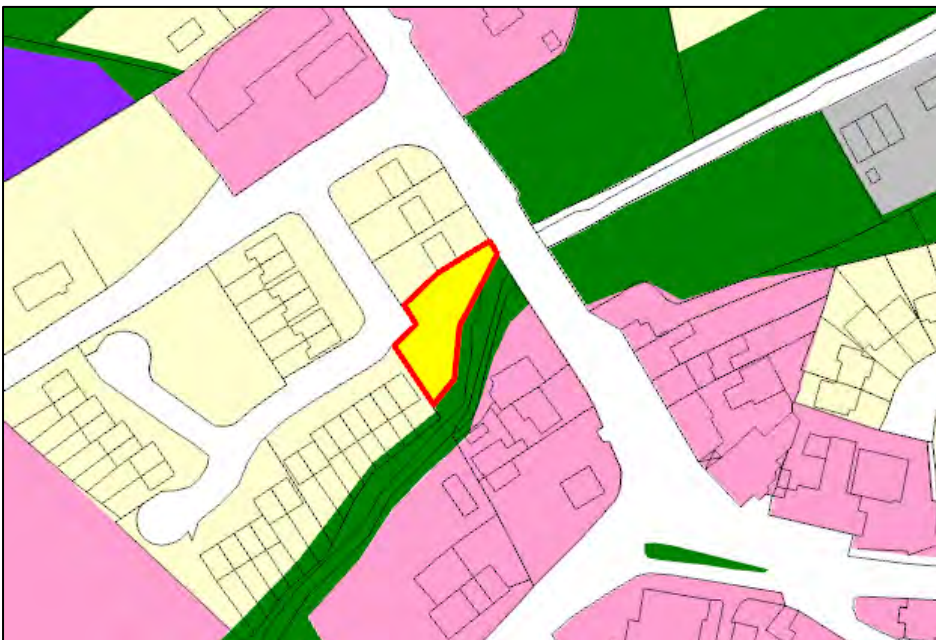
**Proposed Amendment No. 38**

Amend zoning of lands from 'OS2 – Natural Areas' to 'RN1 – New Residential' as illustrated below:

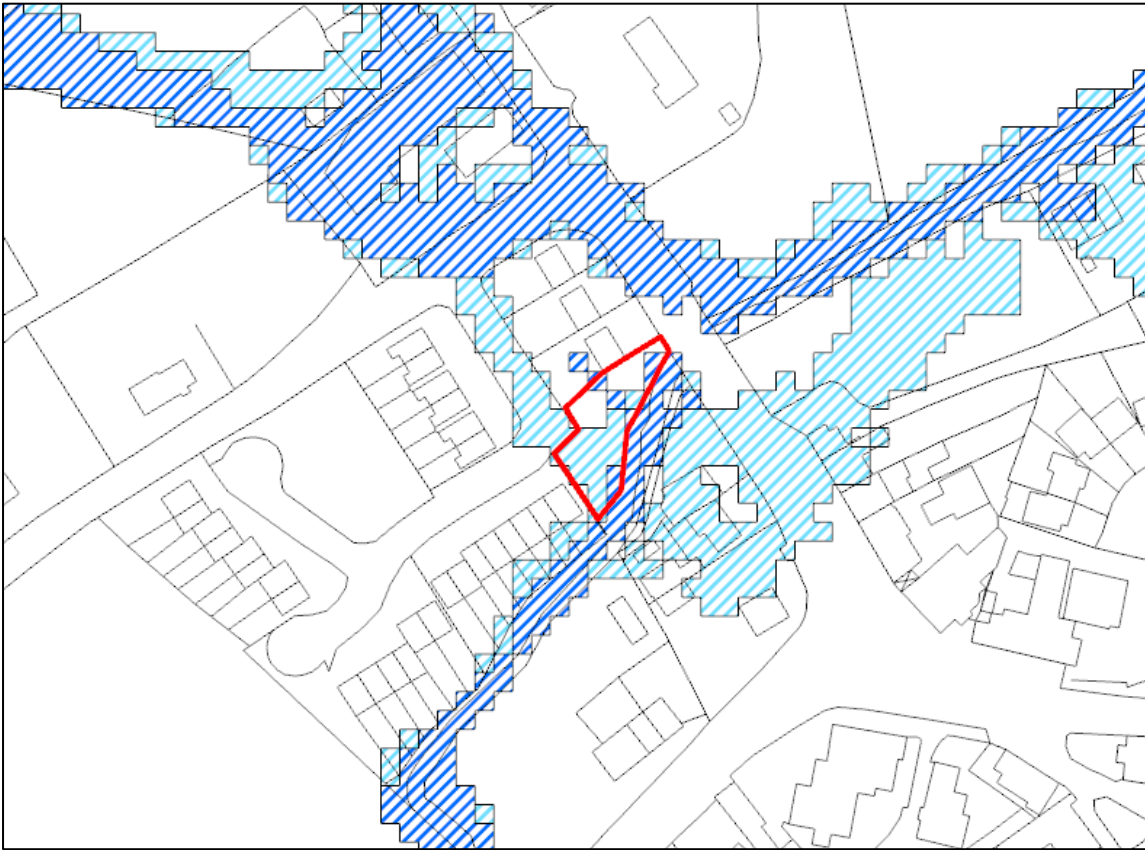
**Change from:**



**Change to:**



Identification of flood risk



<b>Land zoning</b>	RN1 – New Residential
<b>Development Type</b>	Highly vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</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 as contained within the Eastern & Midland Regional Assembly’s Regional Spatial & Economic Strategy 2019-2031 designates ‘Wicklow-Rathnew’ as a ‘Key Town’ in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031.
The zoning or designation of the lands for the particular use or development type is required to	

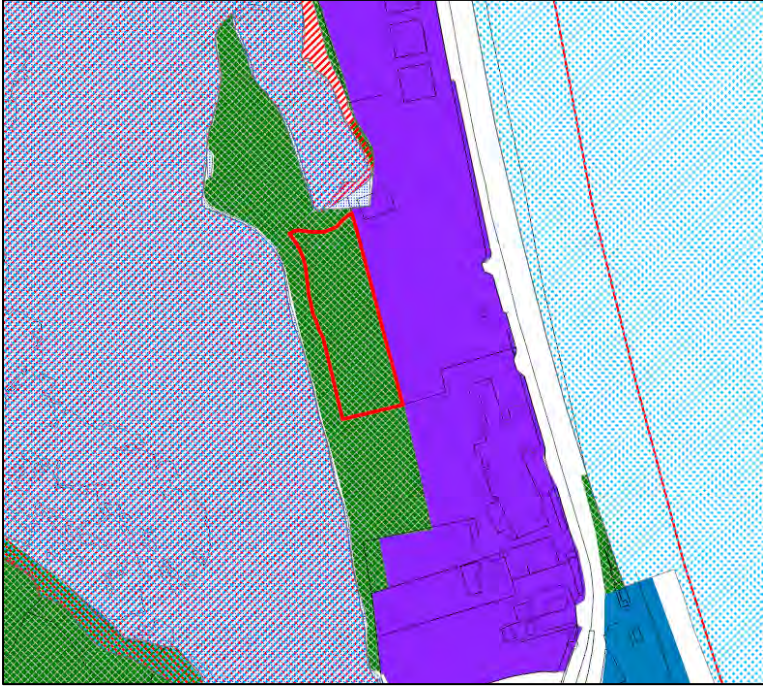
achieve the proper planning and sustainable development of the urban settlement and, in particular:	
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
(ii) Comprises significant previously developed and/or under-utilised lands;	No
(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
(iv) Will be essential in achieving compact and sustainable urban growth; and	No
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	No
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: FAILED	
<b>Recommendation</b>	
The zoning proposed is <b>not appropriate</b>	



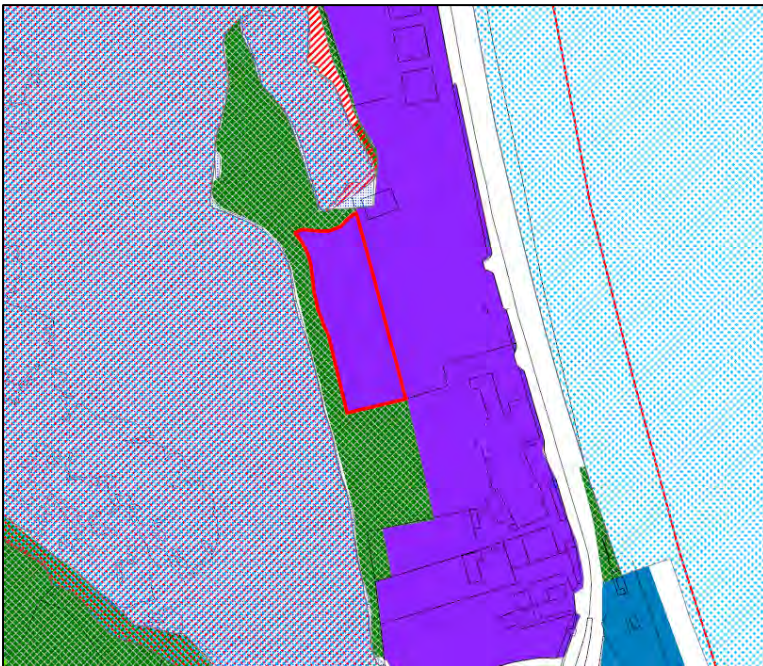
**Proposed Amendment No. 41**

Amend zoning of lands from 'OS2 – Natural Areas' to 'E – Employment' as illustrated below:

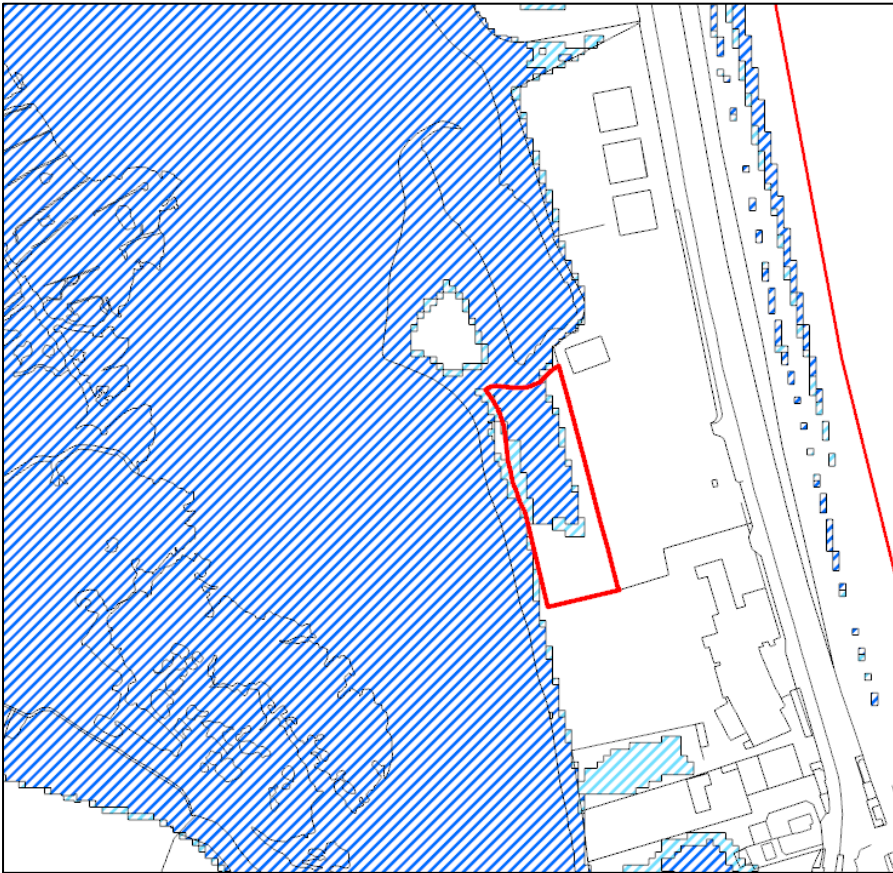
**Change from:**



**Change to:**



Identification of flood risk



<b>Land zoning</b>	E – Employment
<b>Development Type</b>	Less vulnerable
<b>Flood Zone</b>	A and B
<b>Requirement for Justification Test</b>	Yes
<b>Plan-Making Justification Test</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 as contained within the Eastern & Midland Regional Assembly’s Regional Spatial & Economic Strategy 2019-2031 designates ‘Wicklow-Rathnew’ as a ‘Key Town’ in the Core Region. This typology of settlement is described as having the capacity to act as a growth driver to complement the Regional Growth Centres. The Wicklow County Development Plan 2022-2028 maintains this designation within its settlement hierarchy and identifies this settlement typology as being identified for a growth rate of c. 35%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 18,515 persons by Q2 2028, from a 2016 population of 14,114 persons. The Core Strategy further indicates a total housing growth target of 2,392 units from 2016 to 2031.
The zoning or designation of the lands for the particular use or development type is required to	

achieve the proper planning and sustainable development of the urban settlement and, in particular:	
(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
(ii) Comprises significant previously developed and/or under-utilised lands;	No
(iii) Is within or adjoining the core of an established or designated urban settlement;	No
(iv) Will be essential in achieving compact and sustainable urban growth; and	No
(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	No
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 Plan SEA Process
<b>Conclusion</b>	
Justification Test: FAILED	
<b>Recommendation</b>	
The zoning proposed is <b>not appropriate</b>	



## 5.0 MAPS

List of maps to follow

- Map 1A:** Land use Zoning Map – published Draft LAP
- Map 1B:** Land use Zoning map – showing Proposed Material Amendments (PMAs)
- Map 4A:** Current Flood Risk
- Map 4B:** Current Flood Risk and Draft LAP
- Map 4C:** Current Flood Risk and Proposed Material Amendments
- Map 4D:** Future Flood Risk
- Map 4E:** Future Flood Risk and Draft LAP
- Map 4F:** Future Flood Risk and Proposed Material Amendments

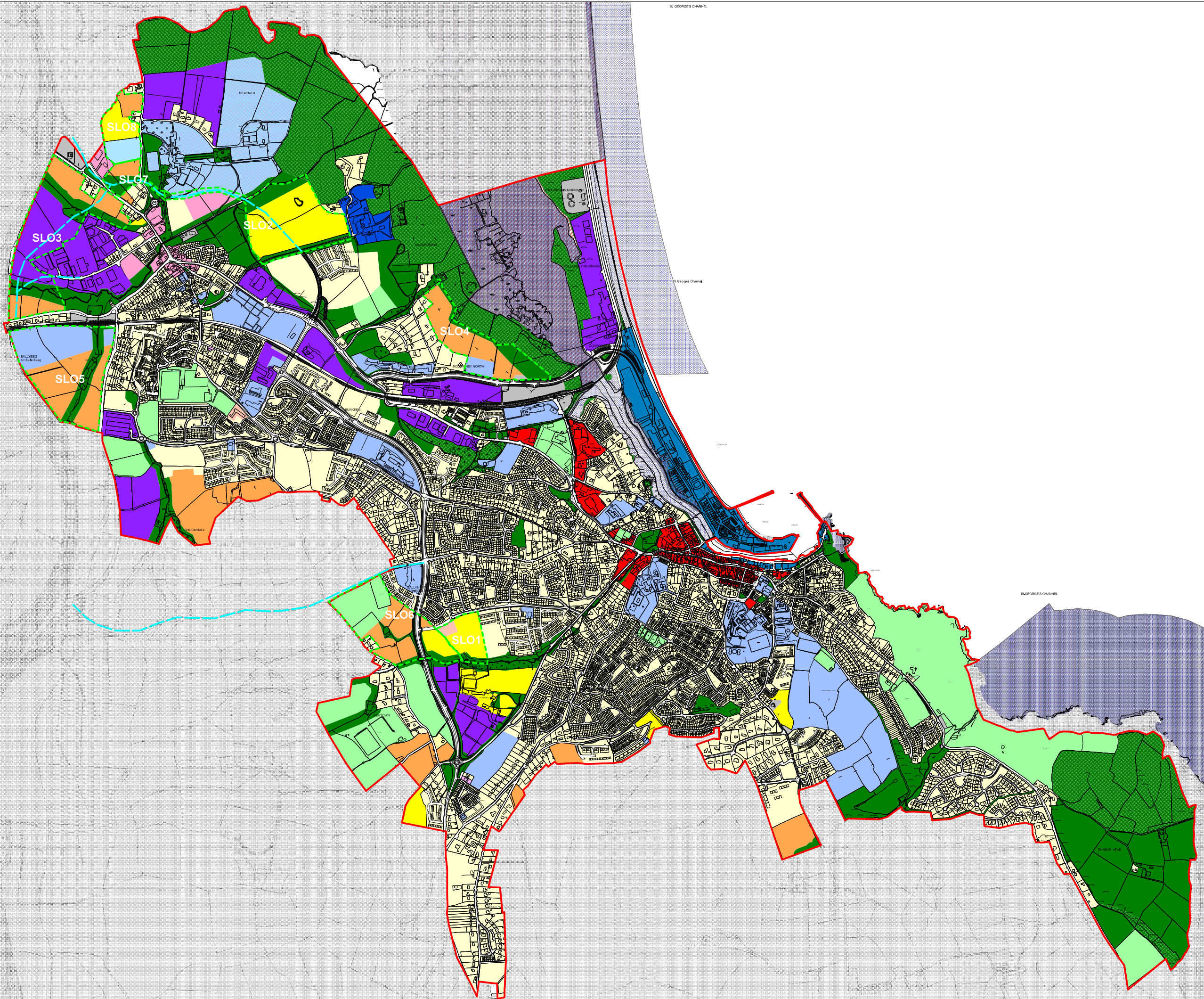


**DRAFT**  
Wicklow Town - Rathnew  
Local Area Plan 2025

**Map No. 1**  
Land Use Zoning  
Objectives



- LEGEND**
- RE - Existing Residential
  - RN1 - New Residential - Priority 1
  - RN2 - New Residential - Priority 2
  - TC - Town Centre
  - VC - Village Centre
  - NC - Neighbourhood Centre
  - LSS - Local Shops & Services
  - WCC - Wicklow County Campus
  - WZ - Waterfront
  - E - Employment
  - CE - Community & Education
  - AOS - Active Open Space
  - OS1 - Open Space
  - OS2 - Natural Areas
  - PU - Public Utility
  - T - Tourism
- 
- SAC - Special Area of Conservation
  - SPA - Special Protection Area
  - NHA - Natural Heritage Area
  - SLO - Specific Local Objective
  - Road Objectives
  - Settlement Boundary



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



Wicklow County Council  
Planning Department

© Ordnance Survey Ireland. All rights reserved  
Licence number 2024/35CCMA/Wicklow  
County Council

Scale NTS



# Wicklow Town-Rathnew Local Area Plan 2025

## Map No. 1B - Proposed Material Amendments to Land Use Zoning Objectives



### Legend

- pNHA - proposed Natural Heritage Area
- SPA - Special Protection Area
- SAC - Special Area of Conservation
- Specific Local Objectives
- Road Objectives
- RN(1)
- RN(2)
- RE
- TC
- VC
- NC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- WCC
- E
- Proposed Material Amendments
- Plan Boundary (as proposed to be amended)

### Wicklow County Development Plan 2022-2028



Wicklow County Council  
Planning Department

© Ordnance Survey Ireland. All rights reserved  
Licence number 2024/35CCMA/Wicklow County Council

Scale NTS



# Wicklow Town-Rathnew Local Area Plan 2025

## Map 4A: Flood Risk - Present Day



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

### Flood Zone A: High probability

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

### Flood Zone B: Moderate probability

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

### Flood Risk Management Infrastructure

### Watercourses

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

Full Disclaimer is included in SFRA

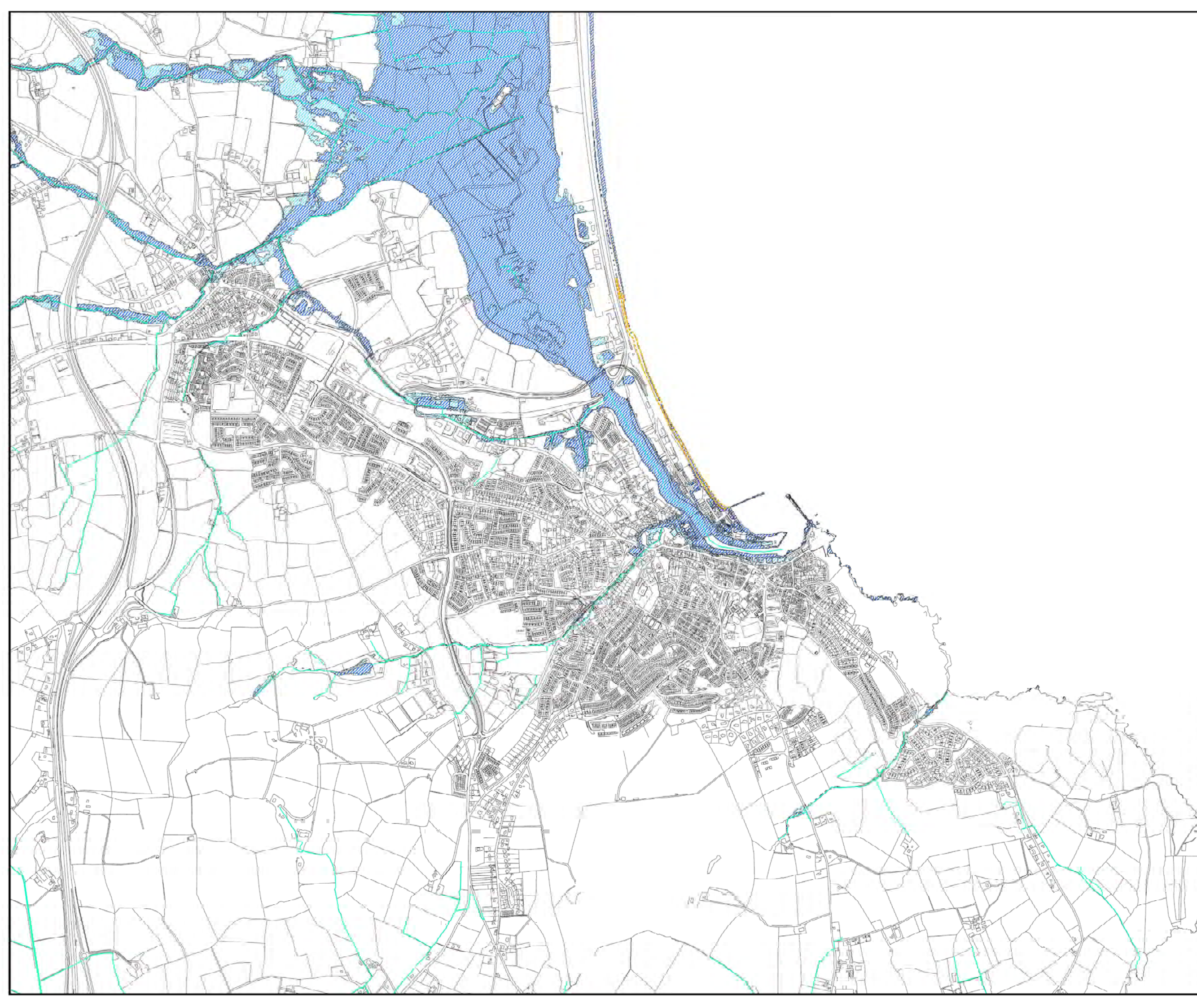
## Wicklow County Development Plan 2022-2028



Wicklow County Council  
Planning Department

© Ordnance Survey Ireland. All rights reserved  
Licence number 2024/35CCMA/Wicklow County Council

Scale NTS





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

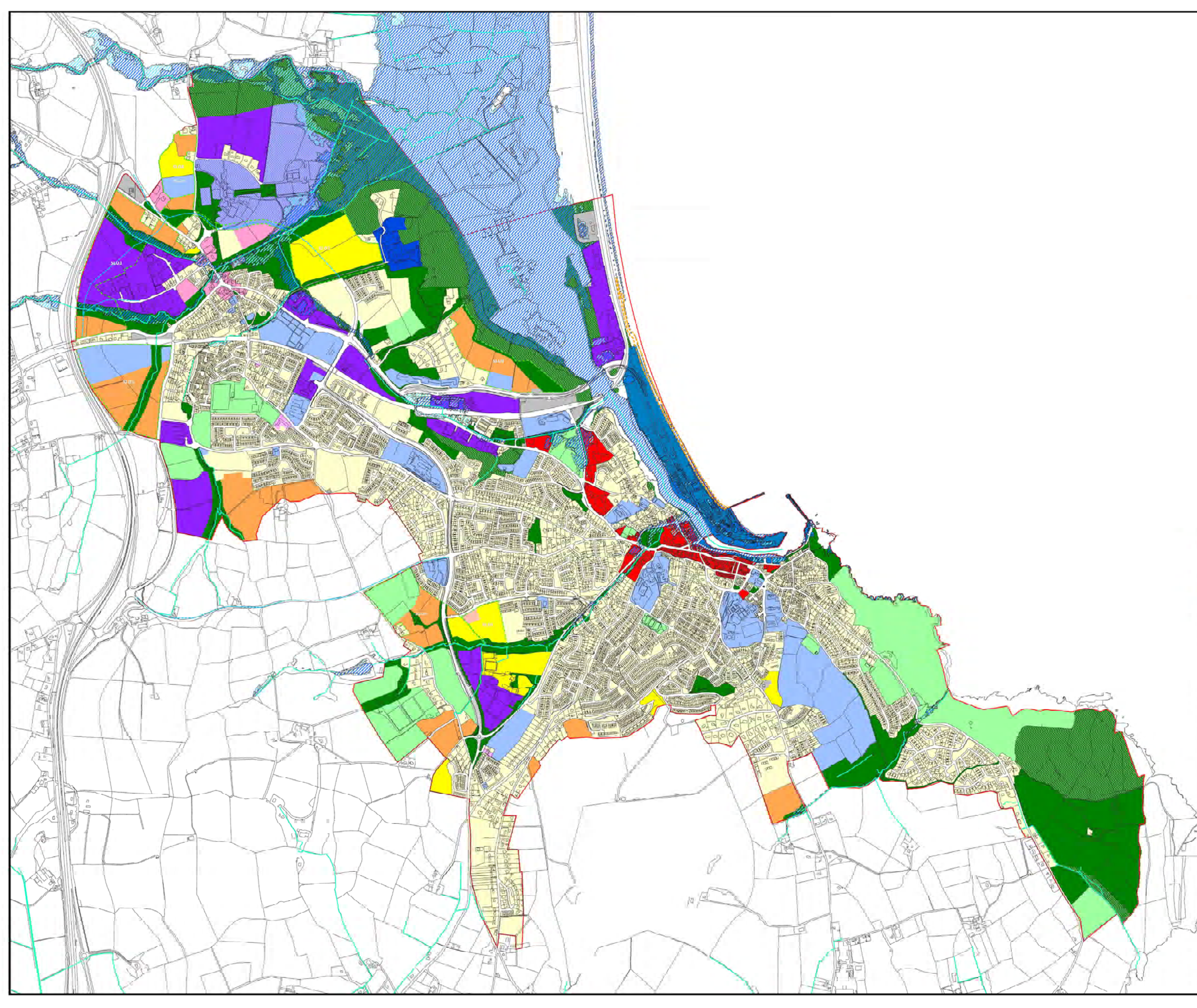


- Legend**
- Specific Local Objectives
  - Road Objectives
  - Wicklow Town-Rathnew LAP 2025 Boundary
  - RN(1)
  - RN(2)
  - RE
  - TC
  - VC
  - NC
  - LSS
  - PU
  - CE
  - T
  - WZ
  - AOS
  - OS1
  - OS2
  - WCC
  - E
  - Flood Zone A: High probability
  - Flood Zone B: Moderate probability
  - Flood Risk Management Infrastructure
  - Watercourses

**Disclaimer**

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

Full Disclaimer is included in SFRA





Map 4C:  
Flood Risk - Present Day &  
Proposed Material  
Amendments to Land Use  
Zoning Objectives



- Specific Local Objectives
- Road Objectives
- RN(1)
- RN(2)
- RE
- TC
- VC
- NC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- WCC
- E
- Flood Zone A: High probability
- Flood Zone B: Moderate probability
- Flood Risk Management Infrastructure
- Watercourses
- Proposed Material Amendments
- Plan Boundary (as proposed to be amended)

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





Map 4D:  
Flood Risk -  
Potential Future Scenario



- Flood Risk Management Infrastructure
- Watercourses
- Area of Potential Future Flood Risk

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

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

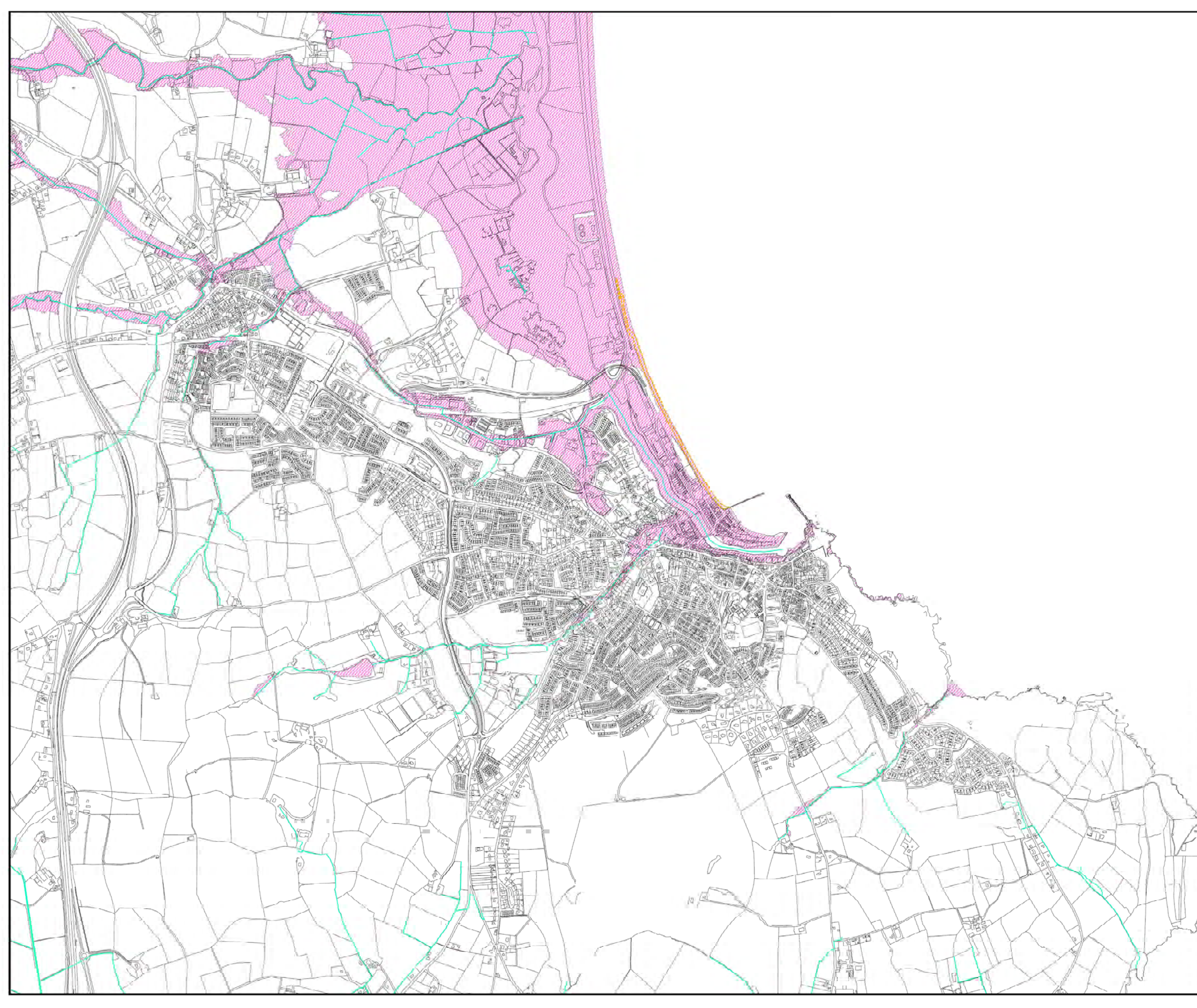
Wicklow County Development  
Plan 2022-2028



Wicklow County Council  
Planning Department

© Ordnance Survey Ireland. All rights reserved  
Licence number 2024/35CCMA/Wicklow County Council

Scale NTS





**Wicklow Town-Rathnew  
Local Area Plan 2025**

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



- Legend**
- Specific Local Objectives
  - Road Objectives
  - Wicklow Town-Rathnew LAP 2025 Boundary
  - RN(1)
  - RN(2)
  - RE
  - TC
  - VC
  - NC
  - LSS
  - PU
  - CE
  - T
  - WZ
  - AOS
  - OS1
  - OS2
  - WCC
  - E
  - Flood Risk Management Infrastructure
  - Watercourses
  - Area of Potential Future Flood Risk

**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

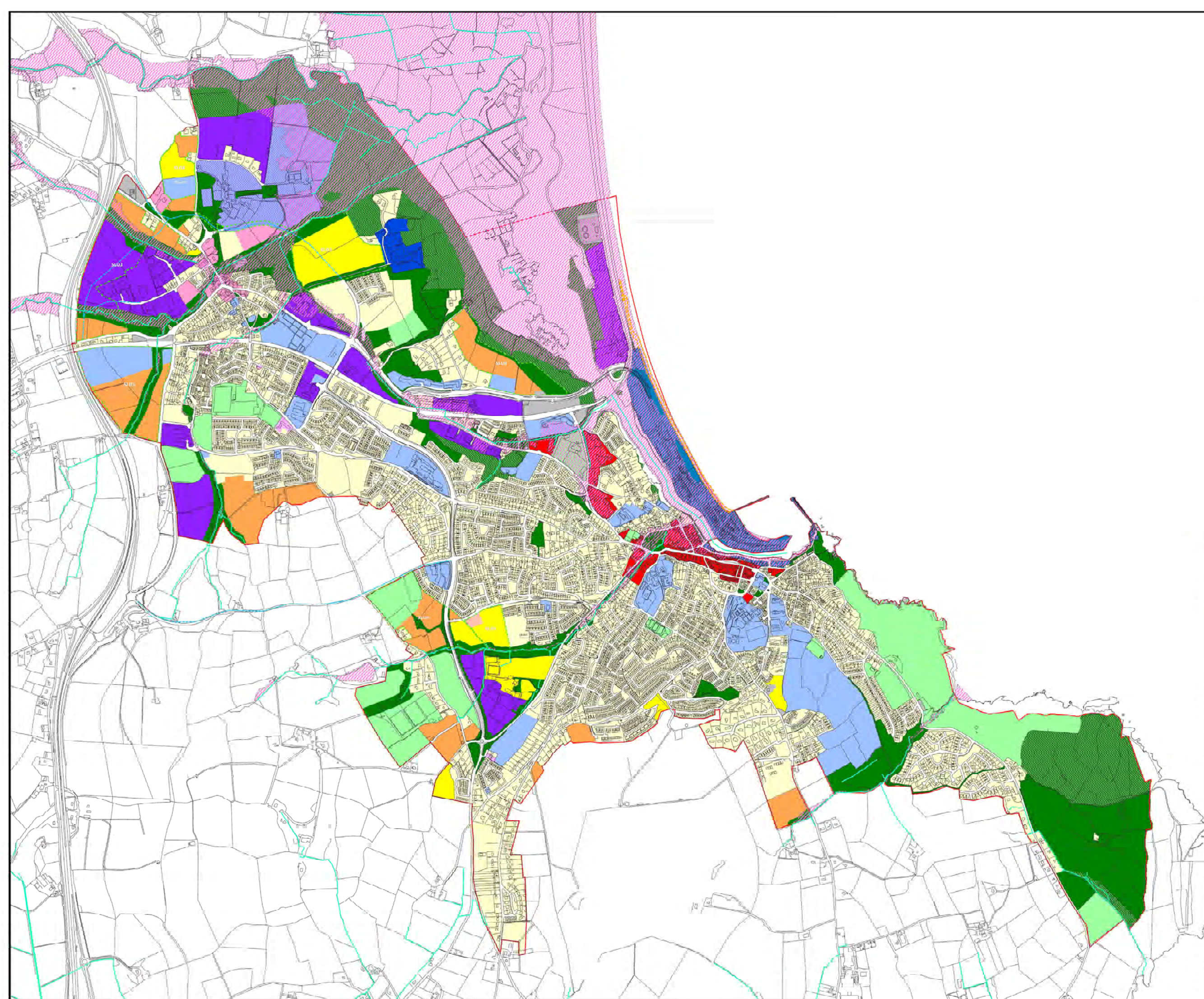
**Wicklow County Development  
Plan 2022-2028**



**Wicklow County Council  
Planning Department**

© Ordnance Survey Ireland. All rights reserved  
Licence number 2024/35CCMA/Wicklow County Council

Scale NTS





**Map 4F:  
Flood Risk - Potential Future  
Scenario & Proposed  
Material Amendments to  
Land Use Zoning Objectives**



- Specific Local Objectives
- Road Objectives
- RN(1)
- RN(2)
- RE
- TC
- VC
- NC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- WCC
- E
- Flood Risk Management Infrastructure
- Watercourses
- Area of Potential Future Flood Risk
- Proposed Material Amendments
- Plan Boundary (as proposed to be amended)

**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

