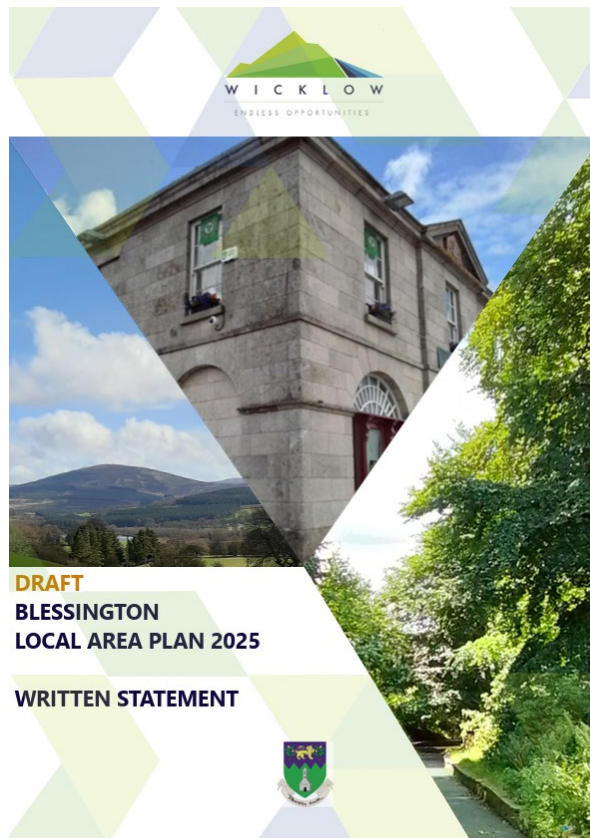




Comhairle Contae Chill Mhantáin Wicklow County Council



ADDENDUM I TO THE STRATEGIC FLOOD RISK ASSESSMENT OF THE BLESSINGTON LOCAL AREA PLAN 2025

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



1 Introduction

A Strategic Flood Risk Assessment (SFRA) of the draft Blessington 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 Blessington Local Area Plan 2025 has been prepared on foot of submissions received, and sets out:

- (a) 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 was agreed. This Addendum was updated at that stage to include only an assessment of those proposed material amendments approved by the members;
- (b) 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 Additional information regarding SFRA of the Draft Plan

Through the public consultation process, concerns were raised as follows:

- 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;
- that principle rivers and watercourses were not sufficiently clear, nor were locations of existing flood risk management infrastructure;
- insufficient information was provided regarding future climate change scenario flood risk

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 any flood prevention infrastructure.

3 Assessment of Proposed Material Amendments

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 changes¹:

Amendment No.	Proposed land zoning change	Flood Zone	Requirement for Justification Test
19	AOS – RN1	C	N
21	MU - CE	C	N
22	RN2 – RN1	C	N
24	E – RN1	C	N
25	OS2 - E	C	N
26	RE - TC	C	N
28	OS1 - TC	C	N
29	E - SLC	C	N
30	EX - AOS	C	N

All none of the Proposed Material Amendments require a 'Justification Test', no further stages of assessment as required.

¹ See zoning key overleaf

Map key:



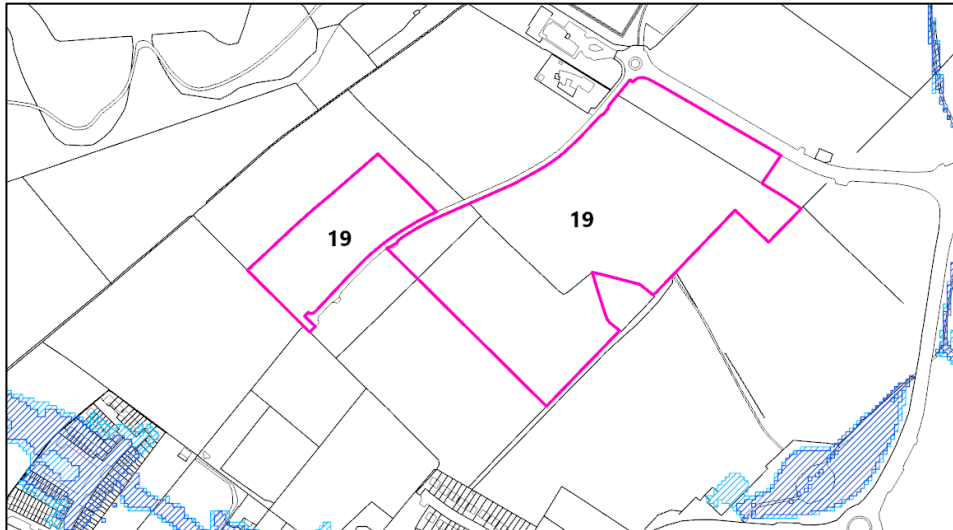
Flood Zone A

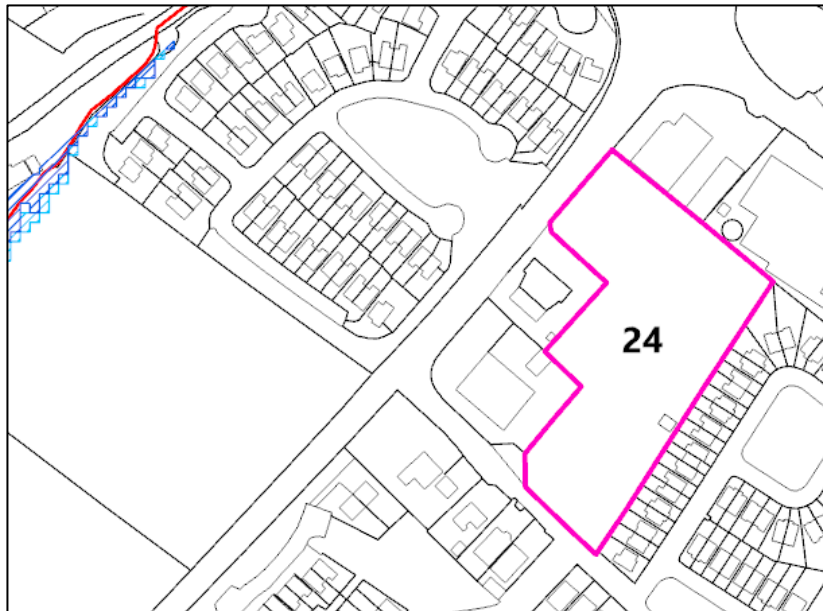
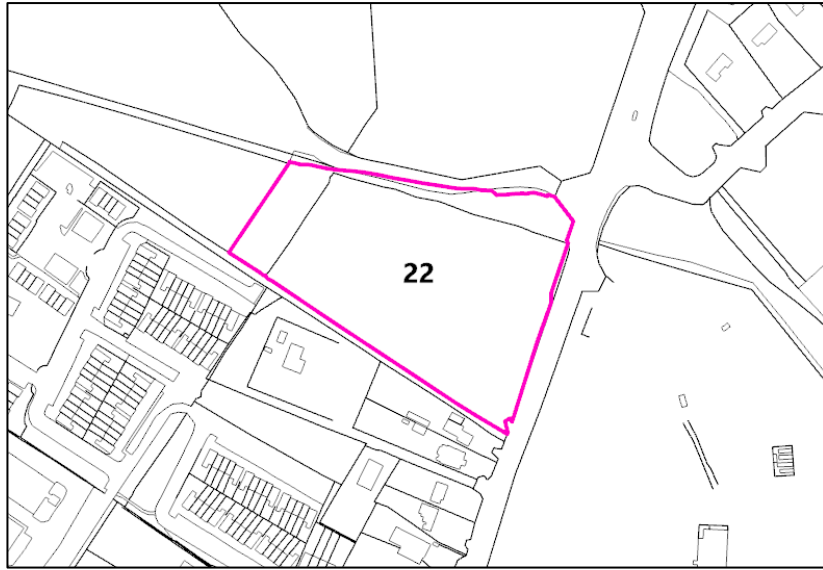


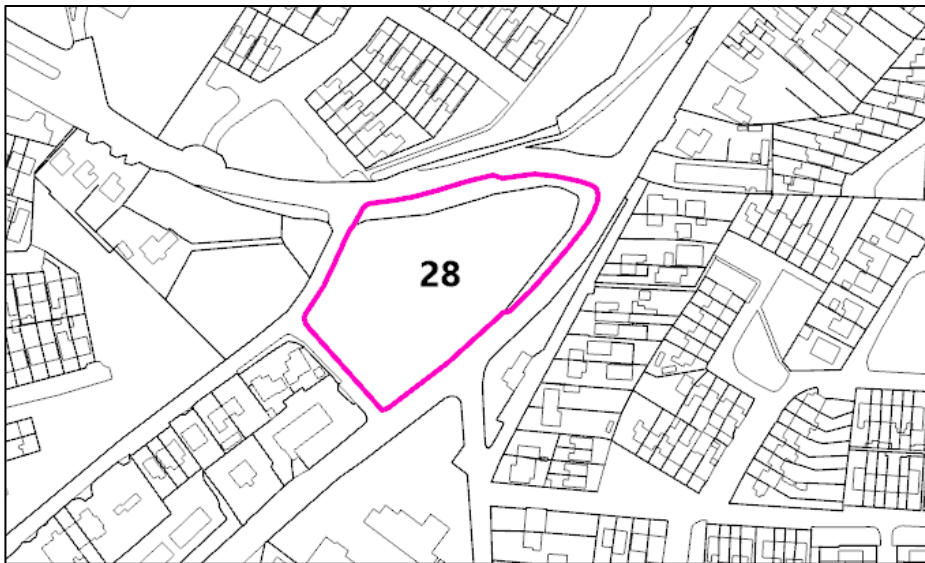
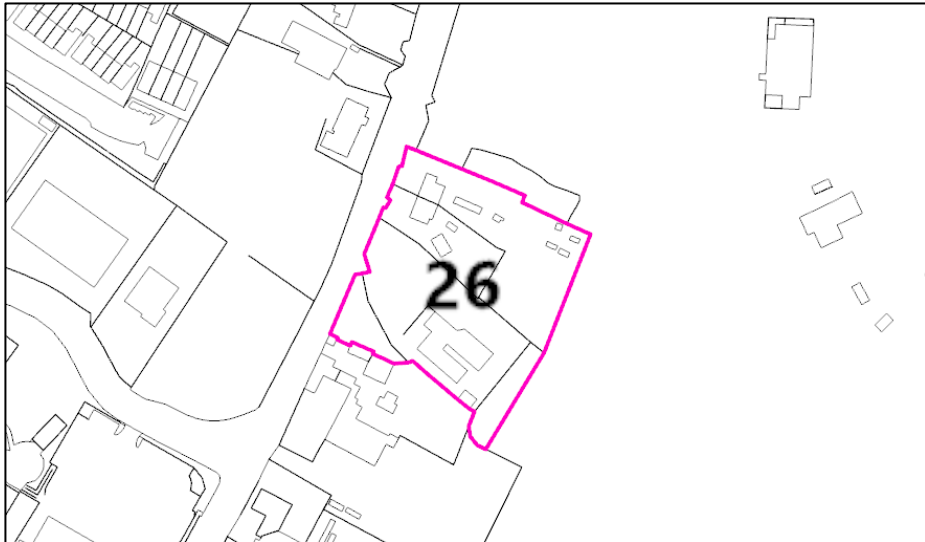
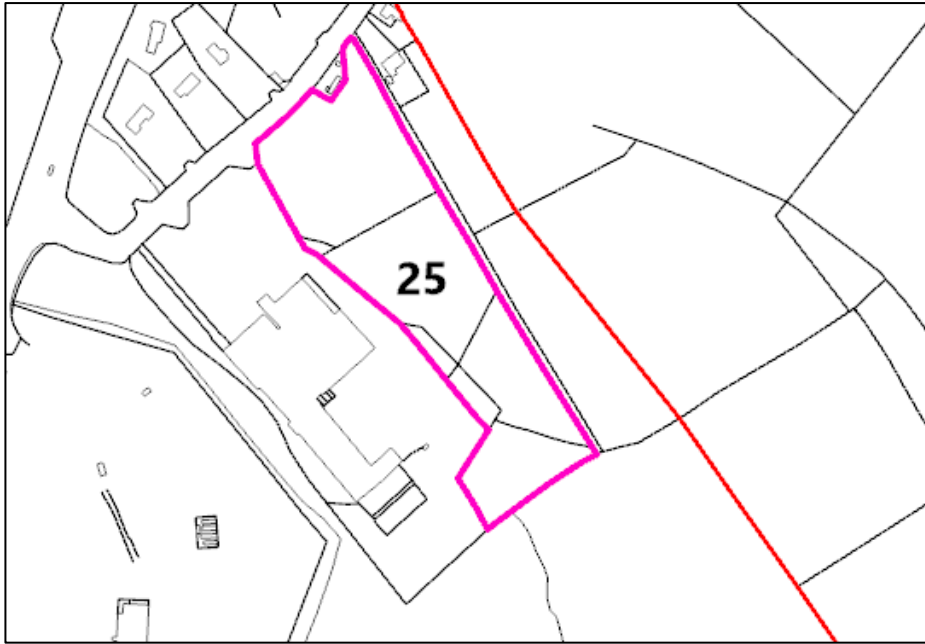
Flood Zone B

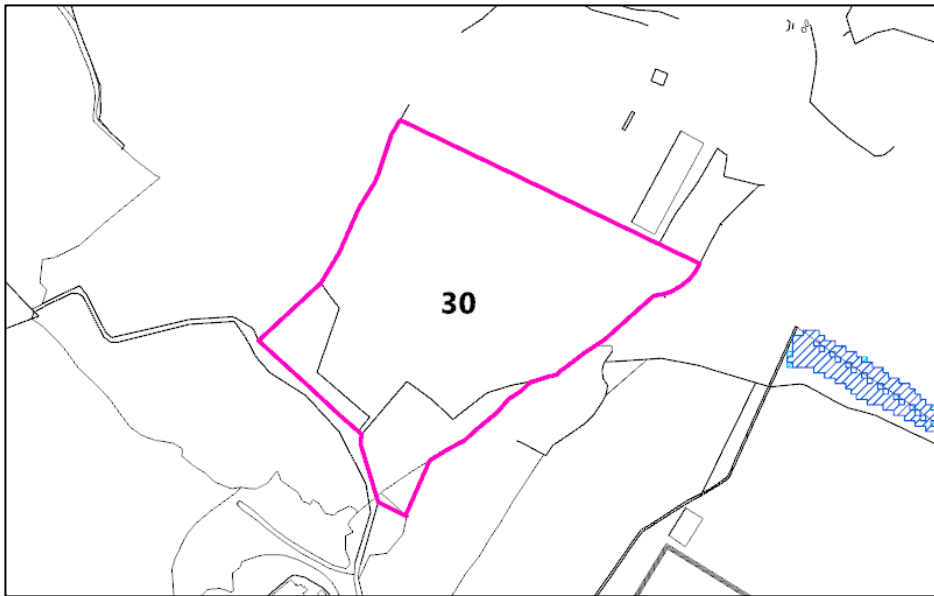
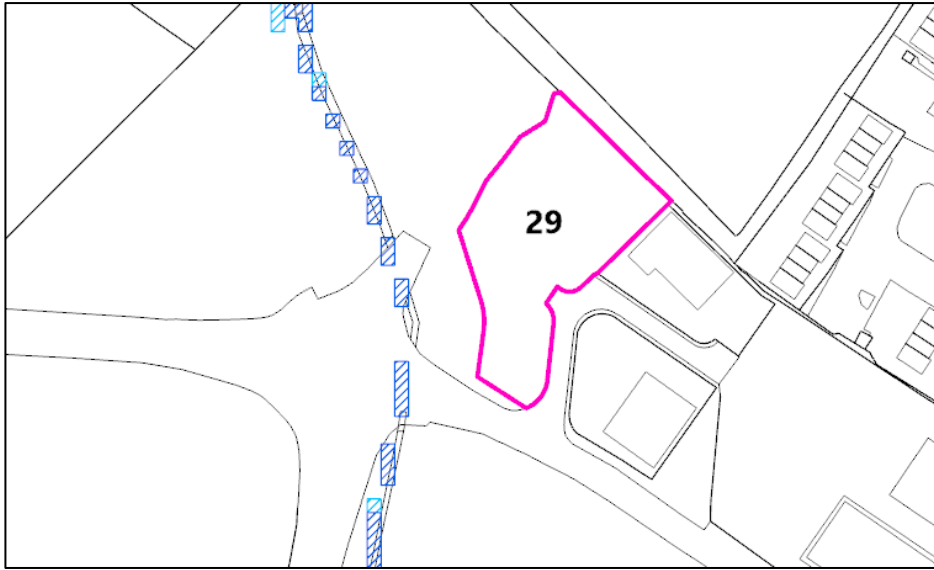


Subject sites









4 Conclusion

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

Zoning Key

ZONING	OBJECTIVE	DESCRIPTION
RE: Existing Residential	To protect, provide and improve residential amenities of existing residential areas	To provide for house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity. In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted.
RN1: New residential Priority 1	To provide for new residential development and supporting facilities during the lifetime of the plan.	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
RN2: New residential Priority 2	To provide for new residential development and supporting facilities where it can be demonstrated that such development would accord with the Core Strategy housing target for that settlement 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.
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including residential, retail, commercial, office and civic use.	To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure and residential uses, while delivering a quality urban environment, with emphasise on regeneration, infill town and historic centre conservation; ensuring priority for public transport where applicable, pedestrians and cyclists, while minimising the impact of private car based traffic and enhance and develop the existing centre's fabric.
SLC: Small Local Centre	To provide for small scale local services	To facilitate the development of small scale local shop / retail services and other local scale employment and community service uses that meet only the retail or service needs of residents in the immediate catchment and are not of such a scale or type that would detract or draw trade from the town centre.

ZONING	OBJECTIVE	DESCRIPTION
E: Employment	To provide for the development of enterprise and employment	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality employment and enterprise developments in a good quality physical environment.
CE: Community & Education	To provide for civic, community and educational facilities	To facilitate the development of necessary community, health, religious, educational, social and civic infrastructure.
AOS: Active Open Space	To protect and enhance existing and provide for new active open space	Subject to the protection and enhancement of natural biodiversity, to facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing pitches, courts and other games areas and to facilitate opportunities for the development of new high quality active recreational areas.
OS1: Open Space	To protect and enhance existing and provide for recreational open space	Subject to the protection and enhancement of natural biodiversity, to facilitate the further development and improvement of existing parks and casual play areas, to facilitate opportunities for the development of new high quality amenity open areas and to restrict developments / activities (such as the use or development of such lands for formal sports grounds for organisations that are not available for a broad range of the public) that would reduce the opportunities for use by the wider public.
OS2: Natural Areas	To protect and enhance existing open, undeveloped lands	To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity.
PU: Public Utility	To maintain lands providing services infrastructure	To allow for lands to be designated for public utilities such as waste water treatment plants, large ESB substations, gasworks etc
T: Tourism	To provide for tourism related development	To provide for the sustainable development of tourism related structures, uses and infrastructure. To provide for the development of tourism facilities including accommodation of an excellent sustainable design and aesthetic quality. Tourism related office, civic and cultural and commercial development will be facilitated.
MU: Mixed Use	To provide for mixed use development	The nature of the mixed use development envisaged for any particular site is set out in the text of the plan.
AG: Agriculture	To provide for the sustainable development of agriculture, forestry and essential rural	Subject to the protection and enhancement of natural biodiversity, the rural landscape, and built and cultural heritage, to facilitate the further development and improvement of agriculture, forestry and essential rural

ZONING	OBJECTIVE	DESCRIPTION
	development.	development including rural-related enterprise and amenity / utility related infrastructure, in accordance with the County Development Plan policies and objectives relating to rural areas.
EX: Extractive Industry	To provide for extraction / quarrying and associated activities including processing of extracted materials and land restoration.	To facilitate the development of extraction/ quarrying, associated activities and land restoration.

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, 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 Local Area Plan (LAP).

Uses generally appropriate for **town centre (TC)** include residential development, 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 LAP.

Uses generally appropriate for **small local centres** include small scale retail and retail services, health, education, parking, employment, office, tourism and recreational uses, community, including provision for religious use, childcare/crèche, utility installations and ancillary developments in accordance with the County Development Plan and this LAP.

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, community facilities including community and sports centres, utility installations and ancillary developments for employment and industry uses in accordance with the CDP and LAP.

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 LAP.

Uses appropriate for **active open space (AOS)** zoned land are sport and active recreational uses including infrastructure and buildings associated with same. Schools are appropriate.

Uses appropriate for **open space (OS1)** zoned land are recreational uses such as formal / informal landscaped parks with off-road walking / cycling paths, as well as playgrounds, skate parks, Mixed Use Games Areas, outdoor gyms, and allotments.

Uses appropriate for **natural areas (OS2)** zoned land are uses that protect and enhance the function of these areas as flood plains, buffer zones along watercourses and rivers, green breaks between built up areas, green corridors and areas of natural biodiversity. The development of these lands for recreational uses may only be considered where such use is shown to not undermine the purpose of this zoning.

Uses generally appropriate for **public utility (PU)** zoned land are for the provision of necessary infrastructure and services such as roads / footpaths / cycleways, car parks, train station, water and waste water treatment plants, large ESB sub-stations, gasworks.

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

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

Uses generally appropriate for **agriculture (AG)** zoned land are agricultural uses (and associated buildings) including crop cultivation, horticulture, animal husbandry, forestry, residential (subject to policies in relation to housing in the open countryside as set out in the Wicklow County Development Plan), farm shops, agri-business and agri-tourism where required to be in a rural location, equestrian uses, kennels, allotments, sustainable energy installations and utility structures, amenity walks and greenways.

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


DRAFT
Blessington
Local Area Plan 2025

Map No. 4A
Flood Risk - Present Day




LEGEND

 **Blessington Settlement Boundary**

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

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

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

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

 **Watercourses**



Disclaimer

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

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















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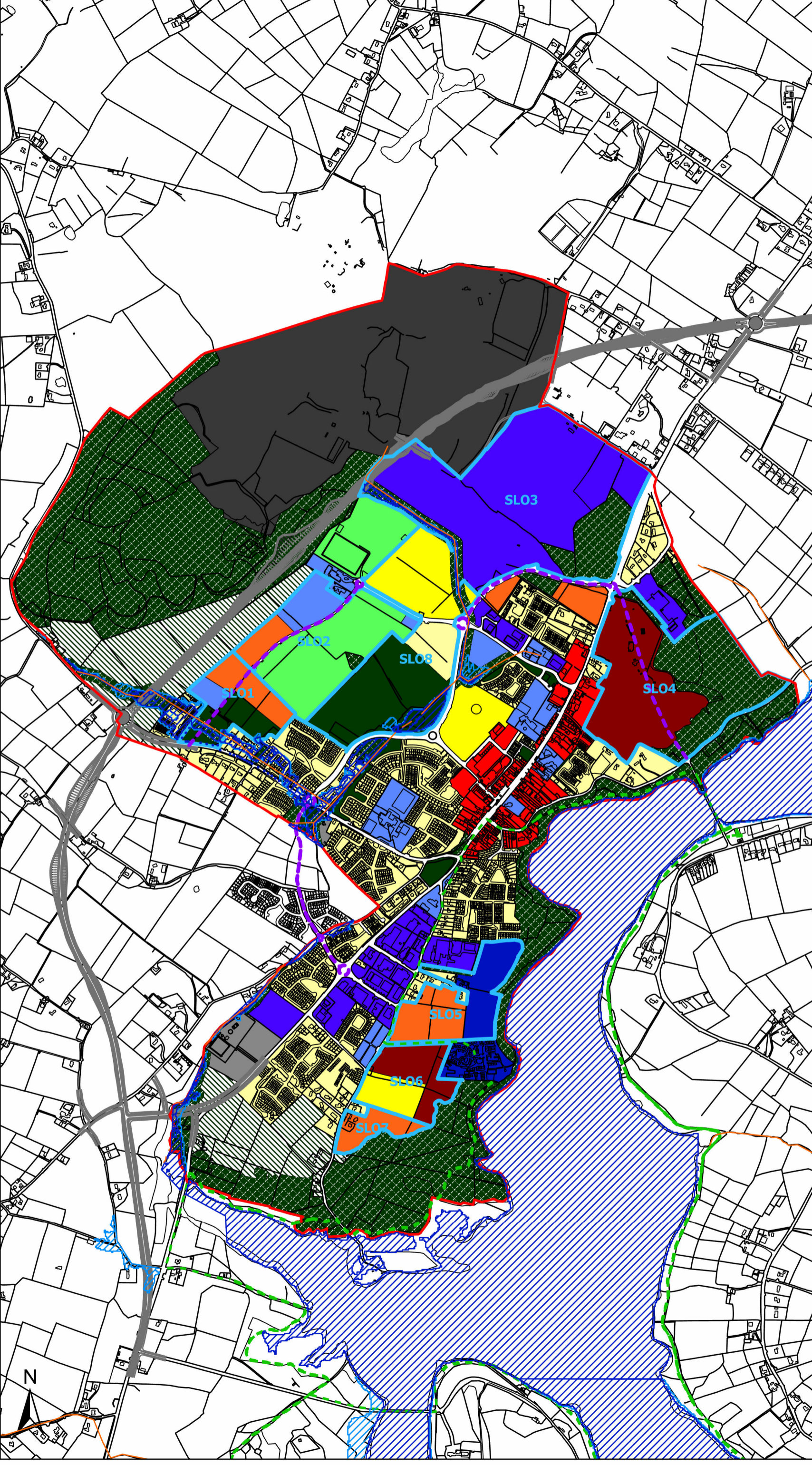
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Blessington
Local Area Plan 2025
Map No. 4B
Flood Risk - Present Day
& Draft Land Use Zoning
Objectives



LEGEND

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



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DEVELOPMENT PLAN
2022-2028



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Blessington
Local Area Plan 2025
Map No. 4C
Flood Risk - Present Day
& Land Use Zoning
Objectives (Proposed
Material Amendments)



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

Blessington
(Co. Kildare)

- Legend:**
- Eastern Boundary
 - CSO Settlement boundary
 - Blessington Local Area Plan (Co. Wicklow)
 - B - Existing Residential
 - C - New Residential
 - F - Open Space & Amenity
 - E - Community & Education
 - Roads / Cycleway / Footpath Objective
 - Flood Risk Assessment
 - Maintenance Objective
 - County boundaries

Proposed Material Amendments related to land use zoning are labelled in black, please refer to full PMA document. Labels in brackets refer to proposed SLO boundary changes/new SLOs not already accounted for by accompanying changes in land use zoning.

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Blessington
Local Area Plan 2025

Map No. 4D
Flood Risk - Potential
Future Scenario



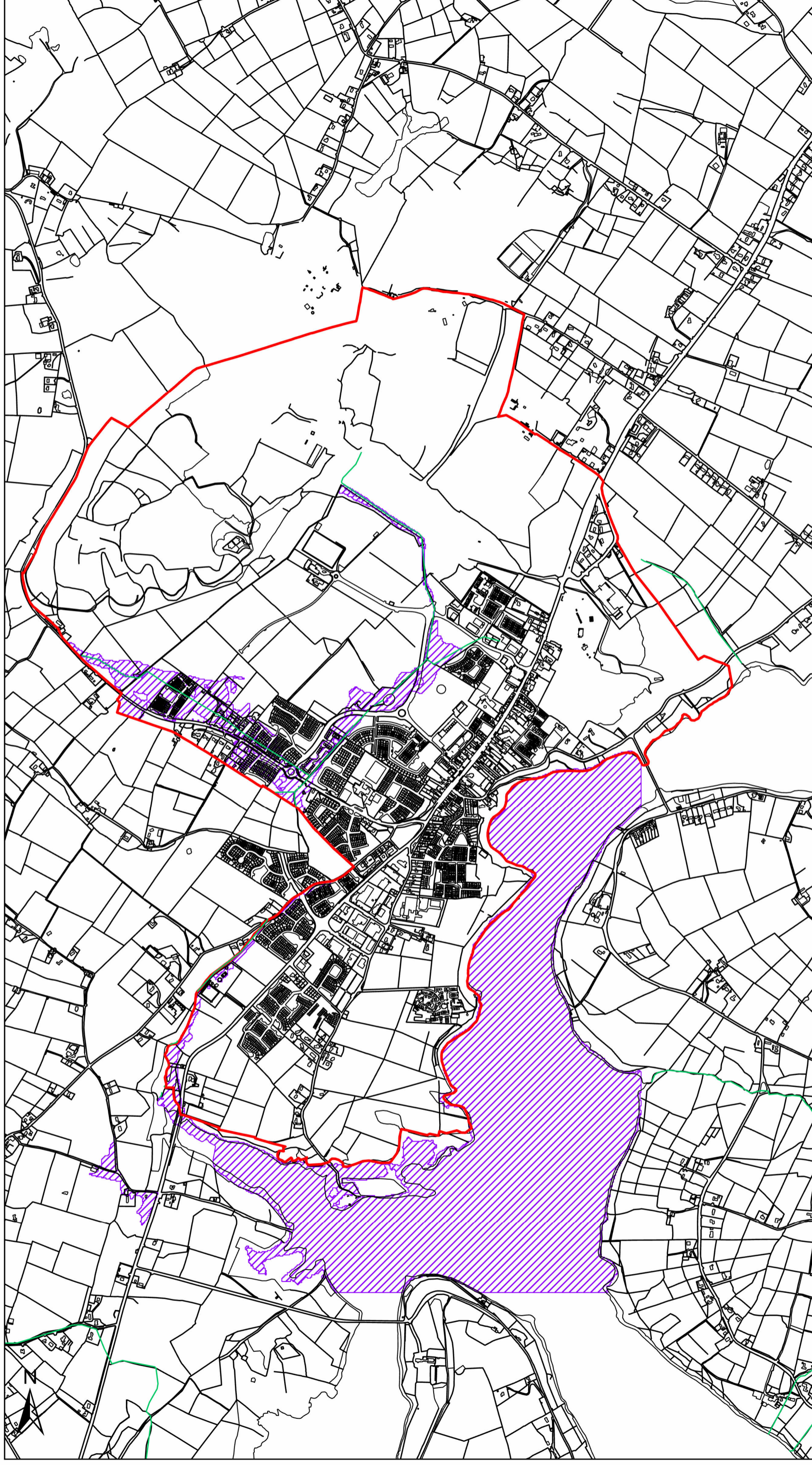
LEGEND

 **Blessington Settlement Boundary**

 **Watercourses**

 **Area of Potential Future Flood Risk**

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



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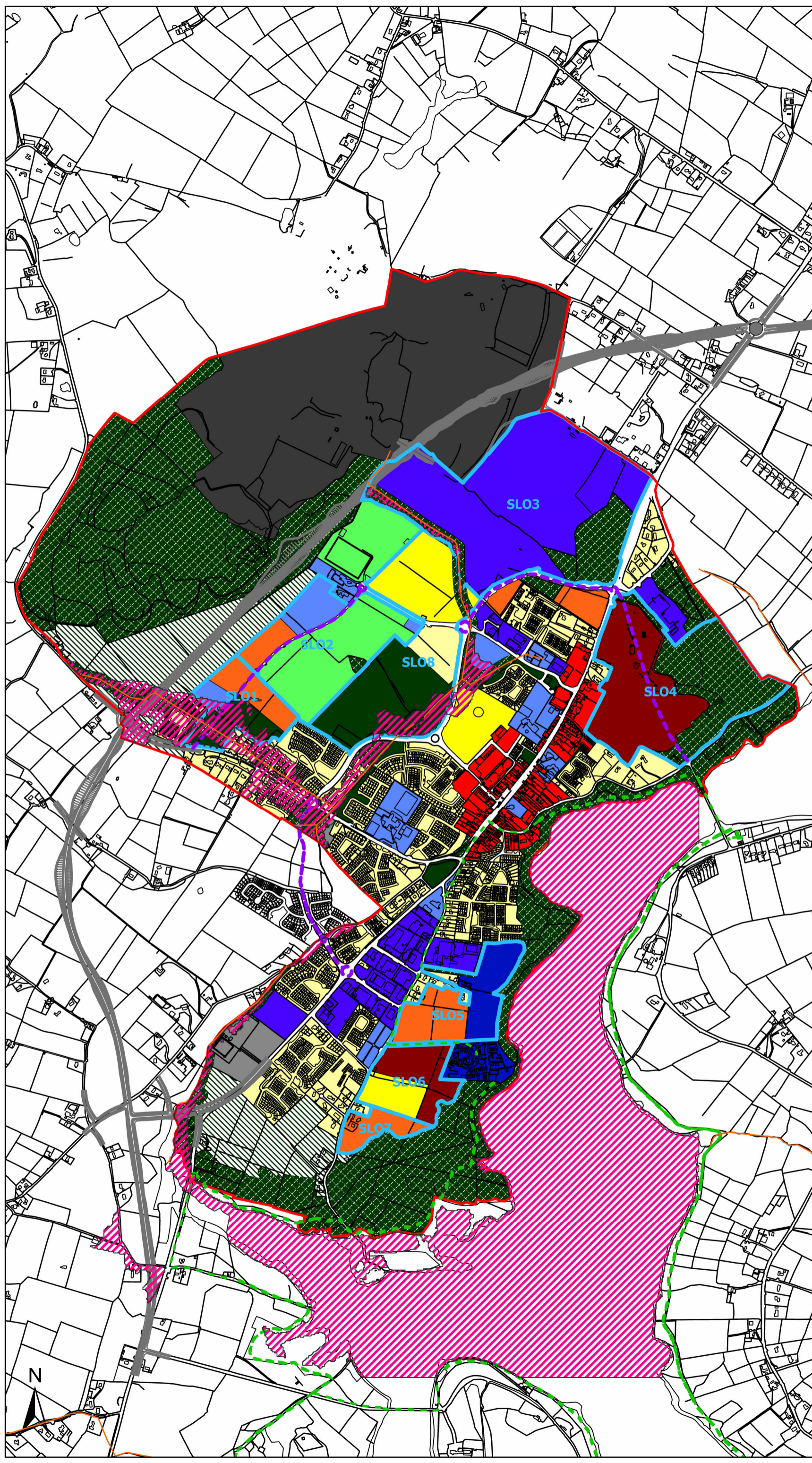
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Blessington
Local Area Plan 2025
Map No. 4E
Flood Risk - Potential
Future Scenario & Draft
Land Use Zoning
Objectives



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



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Blessington
Local Area Plan 2025
Map No. 4F
Flood Risk - Potential
Future Scenario & Land
Use Zoning Objectives
(Proposed Material
Amendments)



LEGEND

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

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Blessington
(Co. Kildare)

- Legend:**
- Estovers boundary
 - CSO Settlement boundary
 - Blessington Local Area Plan (Co. Wicklow)
 - B: Existing Residential
 - C: New Residential
 - F: Open Space & Amenity
 - E: Community & Education
 - Roads / Cycleway / Footpath Objective
 - Flood Risk Assessment
 - Maintenance Objective
 - County boundaries

