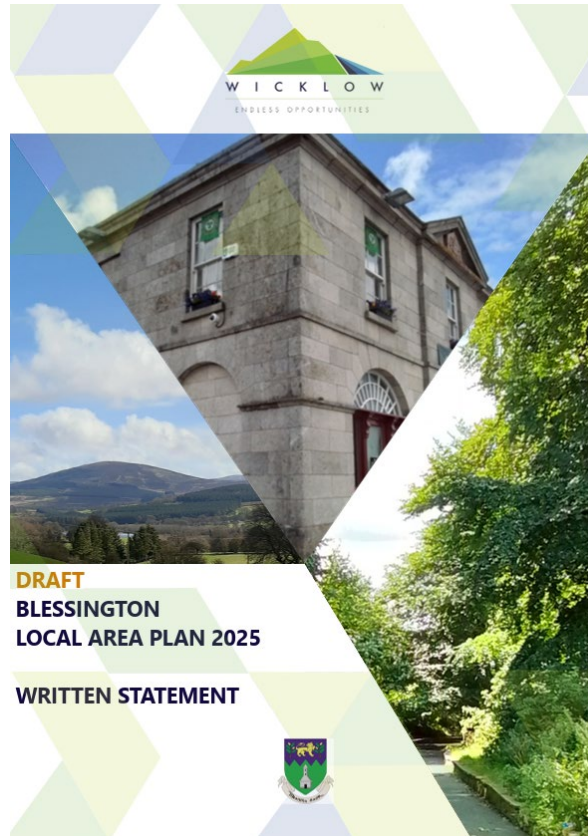




Comhairle Contae Chill Mhantáin Wicklow County Council



Proposed Variation No. 3 to the Wicklow County Development Plan 2022 – 2028 (related to draft Blessington Local Area Plan 2025)

Proposed Material Alterations to Proposed Variation No. 3



March 2025

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Addenda

SEA screening report
AA screening report

1.0 INTRODUCTION

1.1 Proposed Variation No. 3 to the Wicklow County Development Plan 2022-2028

In accordance with Section 13(2) of the Planning and Development Act 2000 (as amended), Wicklow County Council is proposing to vary the County Development Plan 2022-2028.

Reason for the Proposed Variation:

- Amendments to Chapters 1, 3 and 17 of the Wicklow County Development Plan 2022-2028 to ensure consistency between the draft and final Blessington Local Area Plan with the County Development Plan 2022 – 2028;
- Amendments to Volume 2 of the Wicklow County Development Plan 2022-2028 to integrate the land use zoning map and key development objectives from the Blessington Local Area Plan, which is being prepared separately but alongside the Proposed Variation, into the County Development Plan 2022 – 2028.

Notice of the Proposed Variation was published for public consultation on 30 October 2024.

1.2 Planning and Development Act 2000 (as amended)

Section 13(4)(a) of the Planning and Development Act 2000 (as amended) provides that the Chief Executive of a planning authority shall prepare a report on any submissions or observations received under that subsection with respect to the Proposed Variation and shall submit the report to the members of the authority for their consideration. This report was submitted to the elected members of Wicklow County Council on 31 January 2025.

The members of the planning authority considered the proposed variation and the Chief Executive's Report and resolved at the Council meeting of 03 March 2025 to make alterations to the proposed variation.

As said alterations constitute 'material' alterations to the Proposed Variation, the planning authority is required to publish notice of the proposed material alterations and any determination that requires the carrying out of an SEA/AA. The proposed material alterations and any determination shall be on public display for a period of not less than 4 weeks and submissions invited. All submissions shall be taken into account before the variation of the development plan is made.

Formally, making a variation is done by resolution of the Council.

It should be noted that the Proposed Material Alterations to the Proposed Variation are all related to Proposed Material Amendments to the Blessington Local Area Plan 2025-2031, which were also made at the meeting of 03 March 2025. For completeness, it is recommended that interested parties should consider both processes in tandem, including the Proposed Material Amendments to the Draft LAP, which are being published for public consultation alongside this document.

2. PROPOSED MATERIAL ALTERATIONS TO PROPOSED VARIATION NO. 3

To follow is a list of the Proposed Material Alterations to Proposed Variation No. 3 to the Wicklow County Development Plan 2022-2028

PROPOSED MATERIAL ALTERATION NO. 1

Alter Volume 2, Part 5.0.2 'Zoning and Land Use Objectives' to include the following:

Zoning	Objective	Description
<i>SLC: Small Local Centre</i>	<i>To provide for small scale local services</i>	<i>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.</i>

PROPOSED MATERIAL ALTERATION NO. 2

Alter Map 1 Land use Zoning for the Blessington LAP

PROPOSED MATERIAL ALTERATION NO. 3

Alter Map 4 Indicative Flood Zones Maps for the Blessington LAP

PROPOSED MATERIAL ALTERATION NO. 4

Alter Transport Strategy Maps for the Blessington LAP

3.0 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
- 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
- MAP 5A:** Proposed Amended Transport Strategy Map
- MAP 5B:** Proposed Amended Transport Strategy Map – Opportunity Sites
- MAP 6A:** Proposed Amended Active Travel Strategy Map
- MAP 6B:** Proposed Amended Active Travel Strategy Map – Opportunity Sites

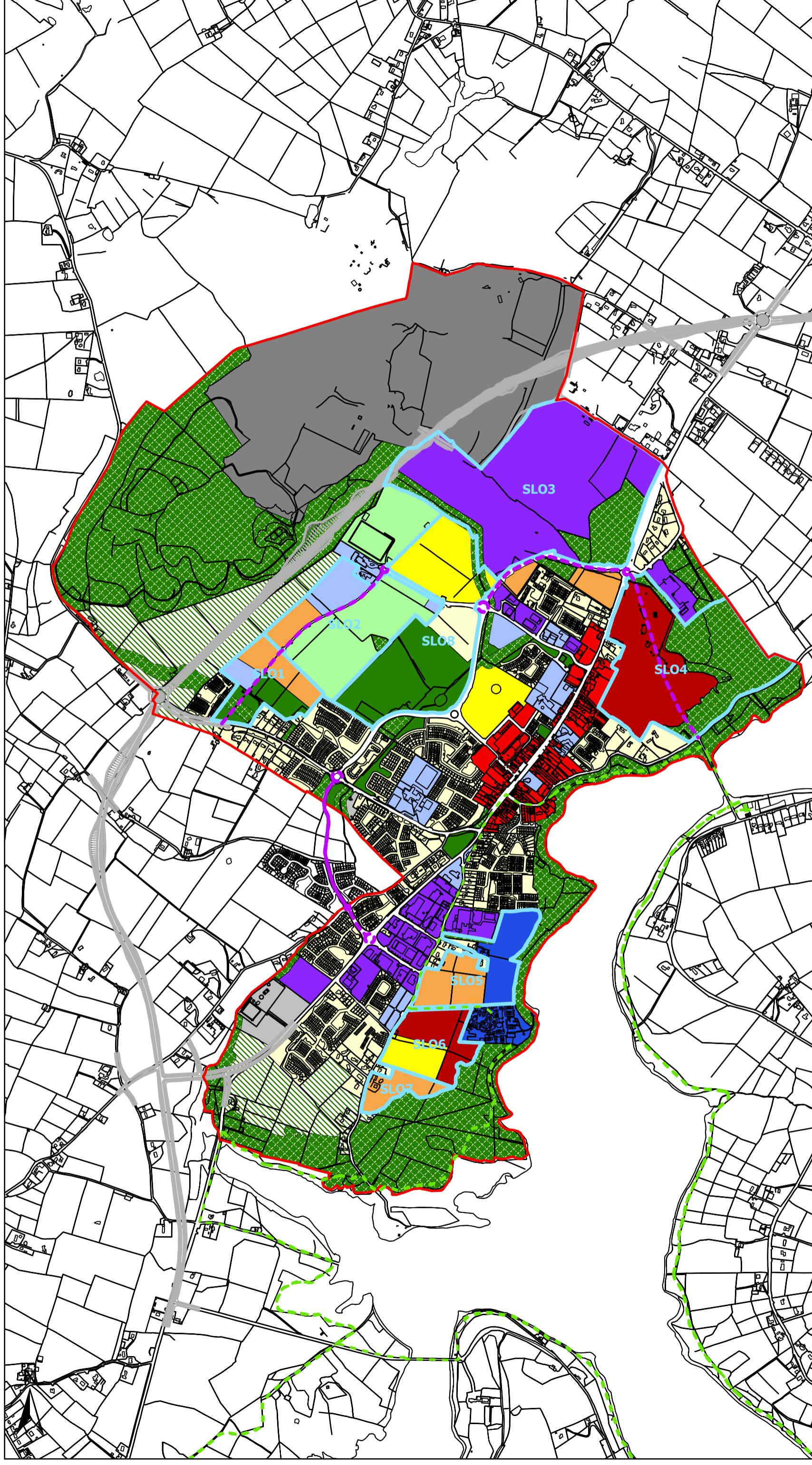
DRAFT
Blessington
Local Area Plan 2025

Map No. 1
Land Use Zoning
Objectives



LEGEND

-  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



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Blessington
Local Area Plan 2025
Map No. 1B
Land Use Zoning
Objectives
(Proposed Material
Amendments)



LEGEND

- 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
- 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:

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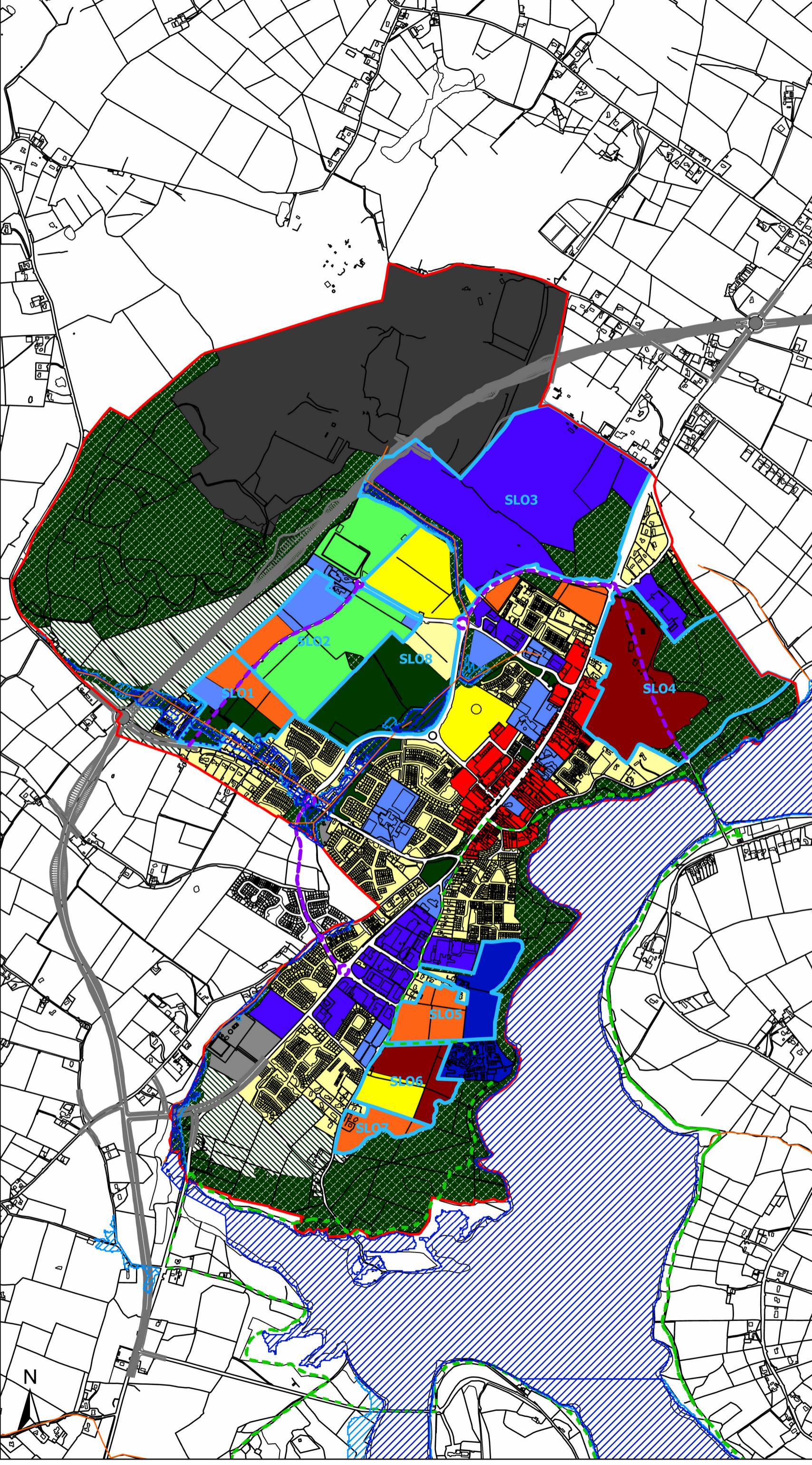
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DRAFT
Blessington
Local Area Plan 2025
Map No. 4B
Flood Risk - Present Day
& Draft Land Use Zoning
Objectives



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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2022-2028



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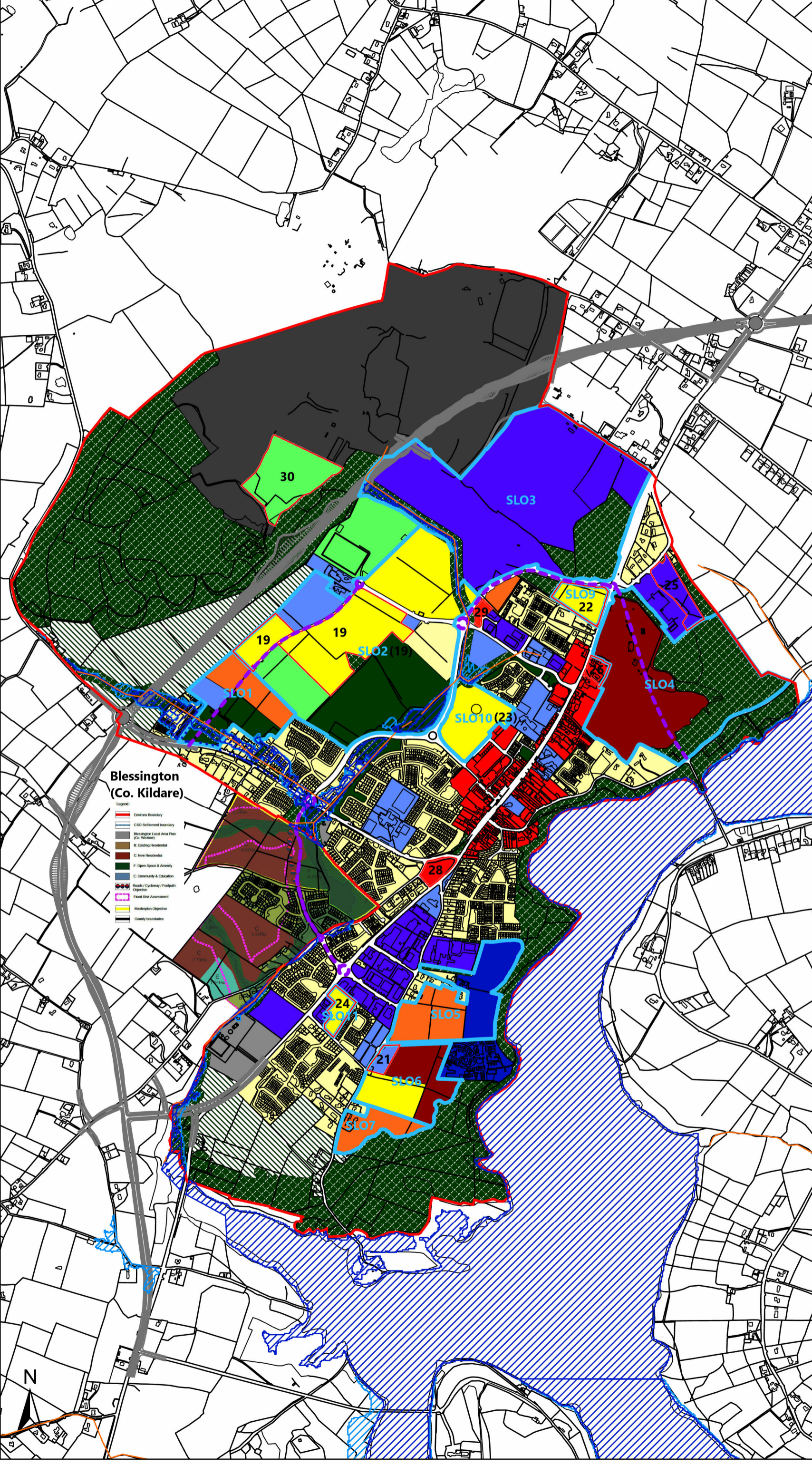
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Blessington
Local Area Plan 2025
Map No. 4C
Flood Risk - Present Day
& Land Use Zoning
Objectives (Proposed
Material Amendments)



- 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:

- Existing 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



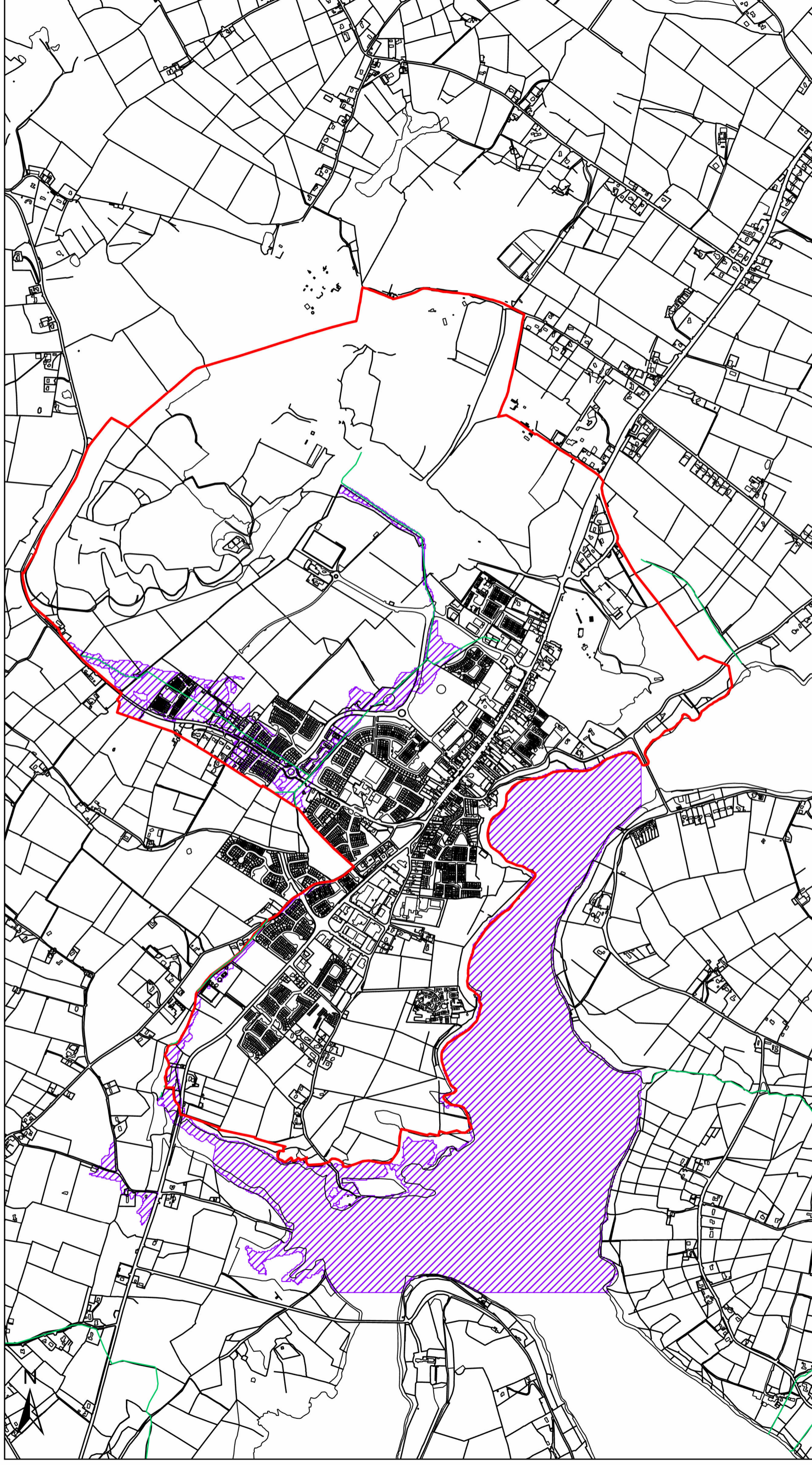
LEGEND

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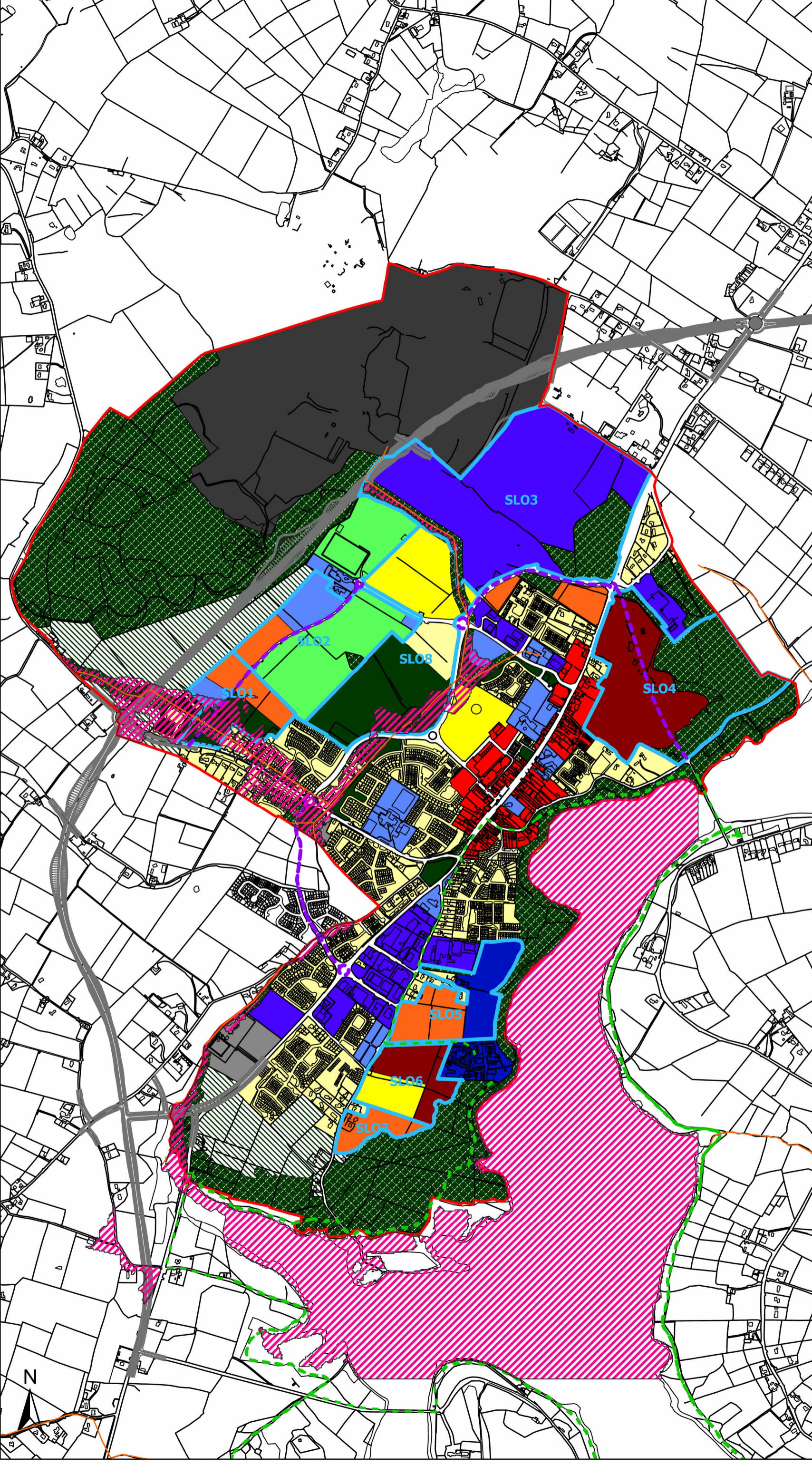
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DRAFT
Blessington
Local Area Plan 2025
Map No. 4E
Flood Risk - Potential
Future Scenario & Draft
Land Use Zoning
Objectives



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
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- PU - Public Utility
- CE - Community & Education
- T - Tourism
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- OS2 - Natural Areas
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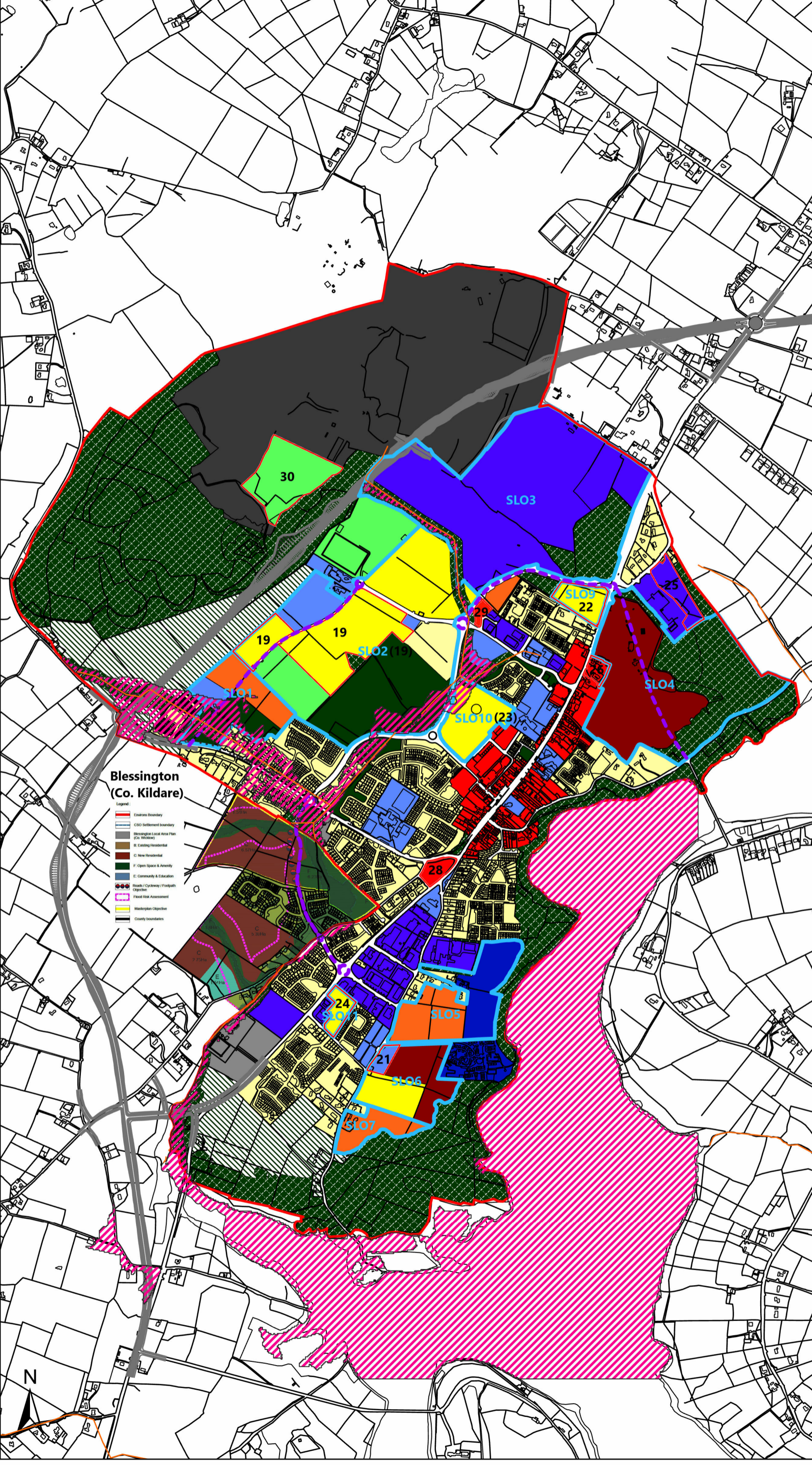
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Blessington
(Co. Kildare)

- 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



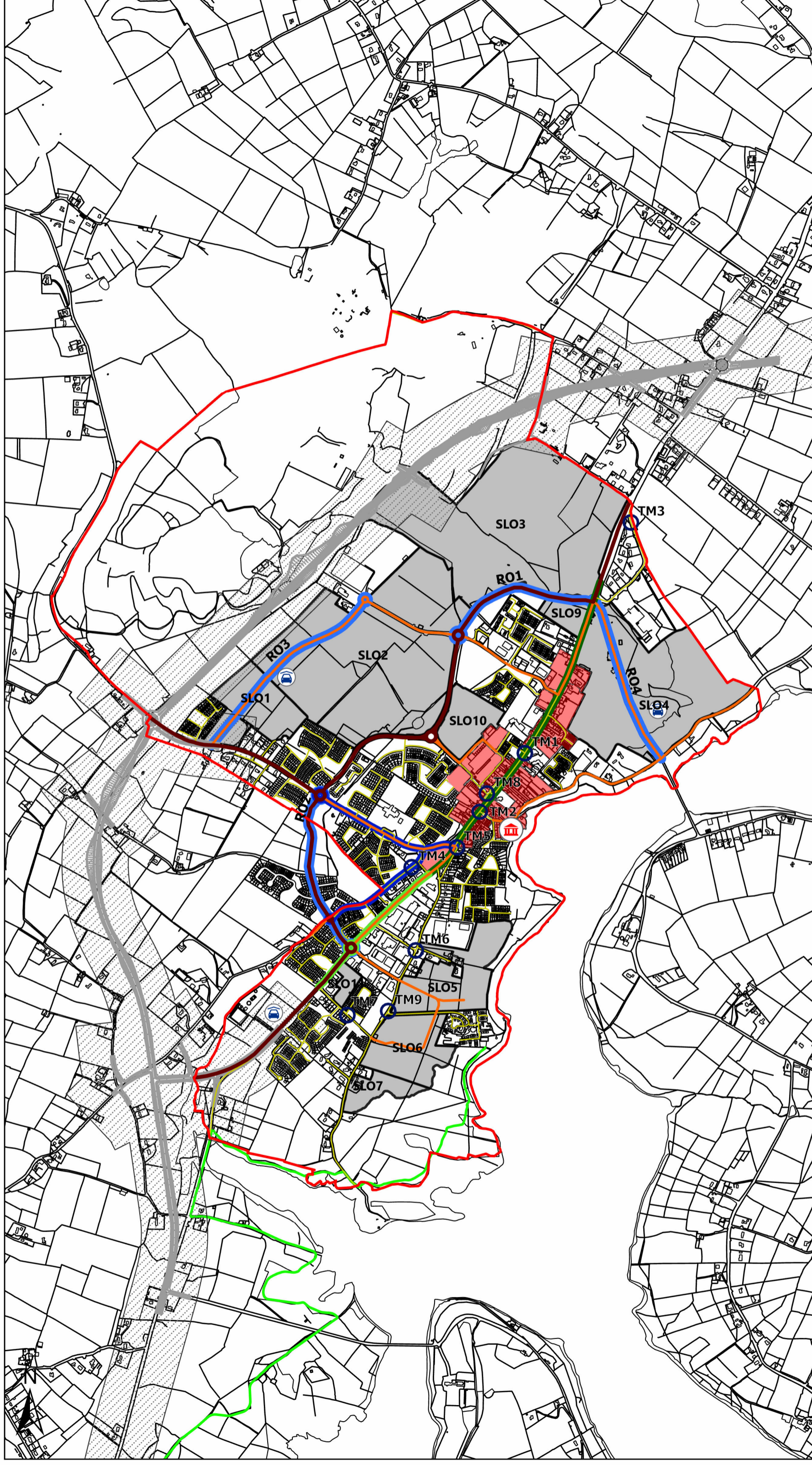
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Blessington
Local Area Plan 2025

Map No. 5A
Transport Strategy



LEGEND

-  Blessington Settlement Boundary
-  Blessington Road Objectives
-  Blessington Greenway
-  Town Centre
-  Amenity/Tourism Hub
-  Potential Car Park Locations
-  Arterial Streets
-  Link Streets
-  Local Streets
-  Potential Traffic Management Locations
-  Specific Local Objectives
-  Blessington Gateway Road Safety Improvement Scheme
-  Blessington Pedestrian & Cyclist Improvement Scheme
-  Blessington Main Street N81 Road Safety Improvement Scheme
-  N81 Tallaght to Hollywood Cross Road Improvement Scheme
-  N81 Preferred Route Corridor



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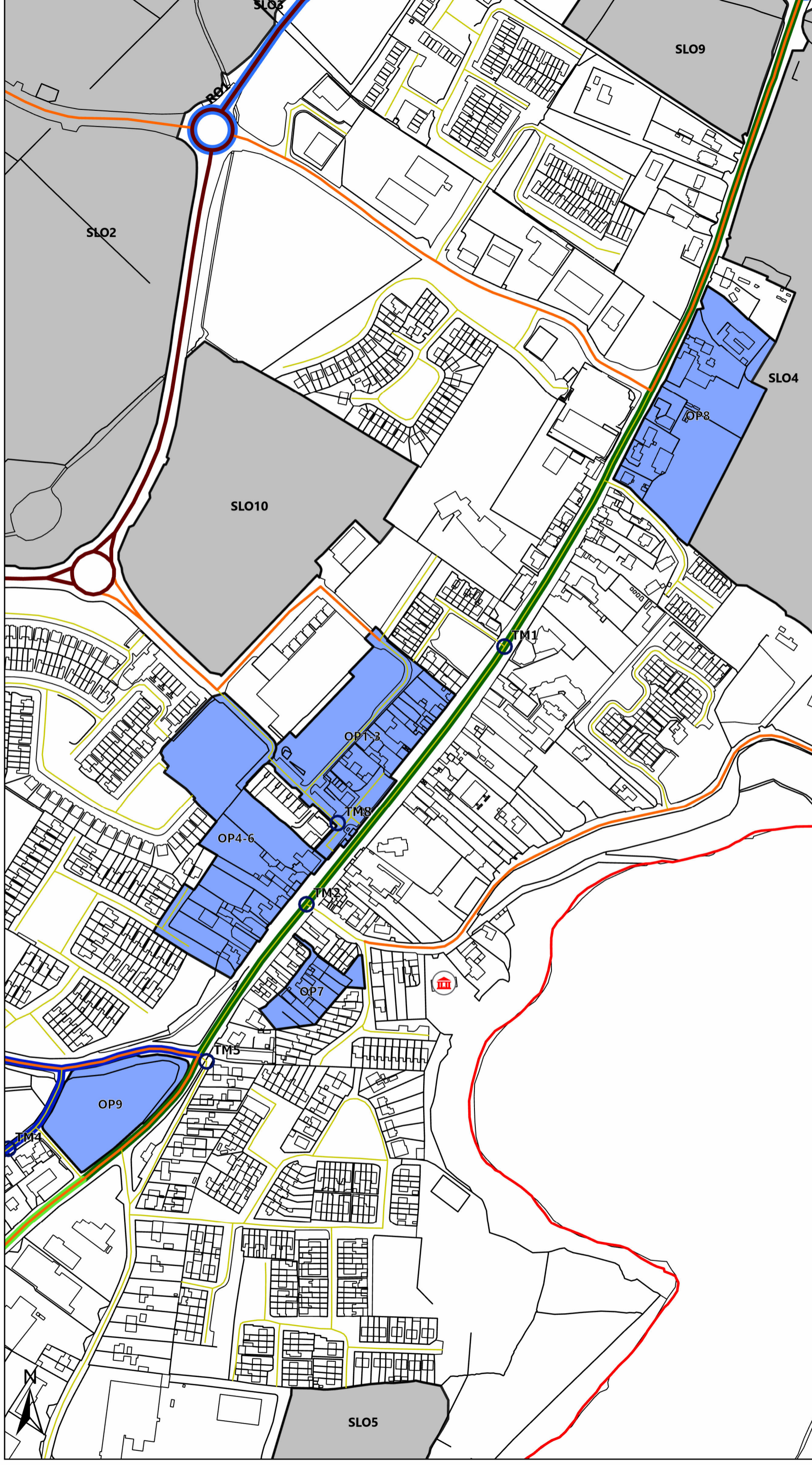
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Blessington
Local Area Plan 2025

Map No. 5B
Transport Strategy -
Opportunity Sites



LEGEND

-  Blessington Settlement Boundary
-  Blessington Road Objectives
-  Blessington Greenway
-  Amenity/Tourism Hub
-  Potential Car Park Locations
-  Arterial Streets
-  Link Streets
-  Local Streets
-  Potential Traffic Management Locations
-  Blessington Gateway Road Safety Improvement Scheme
-  Blessington Pedestrian & Cyclist Improvement Scheme
-  Blessington Main Street N81 Road Safety Improvement Scheme
-  Opportunity Sites
-  Specific Local Objectives



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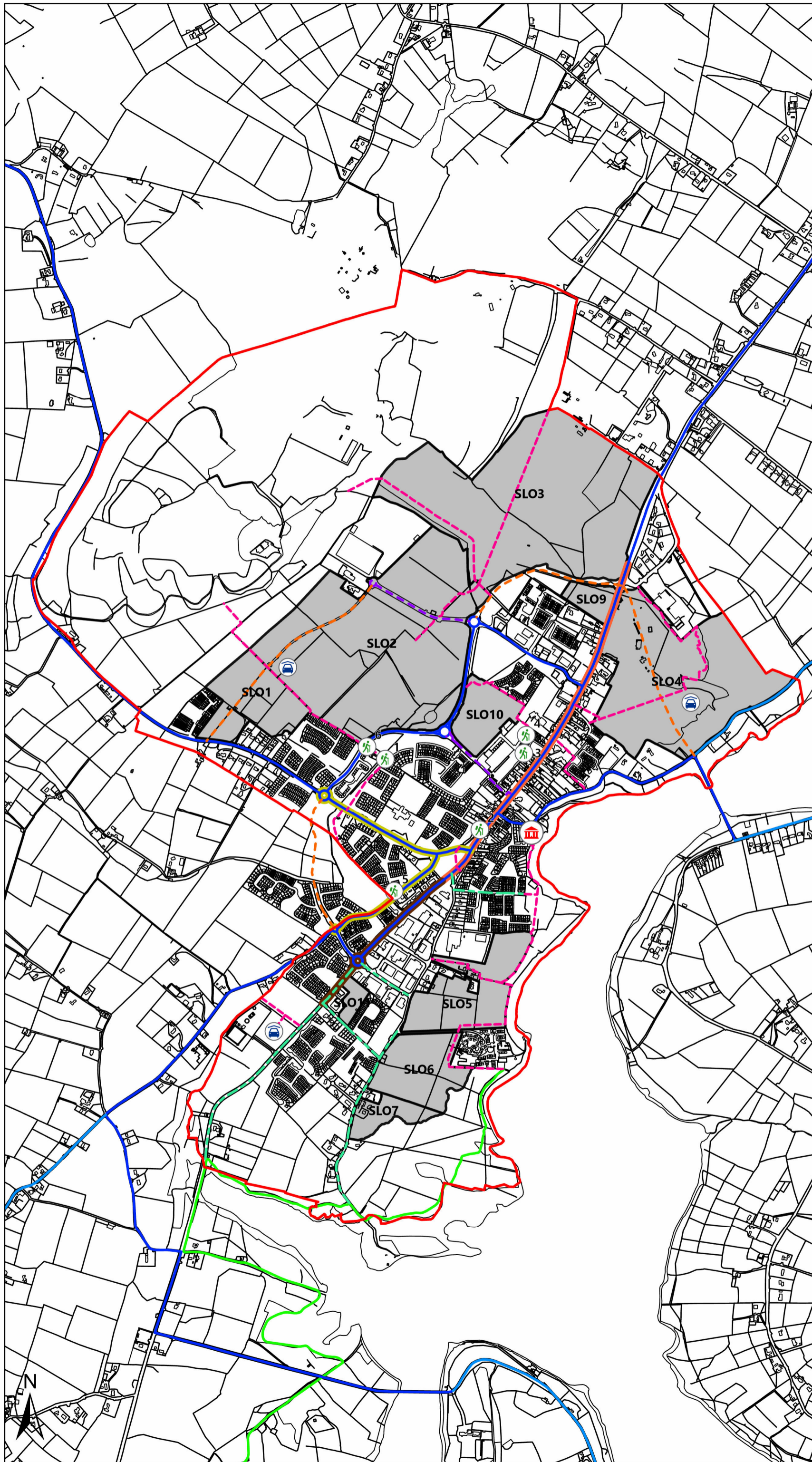
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Blessington
Local Area Plan 2025

Map No. 6A
Active Travel Strategy



LEGEND

-  Blessington Settlement Boundary
-  GDA Secondary Route
-  GDA Interurban Route
-  Blessington Greenway
-  Local Greenway/Lakeside Amenity Feeder
-  Local General Feeder
-  Local General Feeder to be delivered by road objective
-  Indicative Pedestrian/Cyclist Routes (Greenfield/Brownfield)
-  Amenity/Tourism Hub
-  Potential Car Park Locations
-  Potential Permeability Improvement Locations
-  Blessington Gateway Road Safety Improvement Scheme
-  Blessington Pedestrian & Cyclist Improvement Scheme
-  Blessington Main Street N81 Road Safety Improvement Scheme
-  Specific Local Objectives



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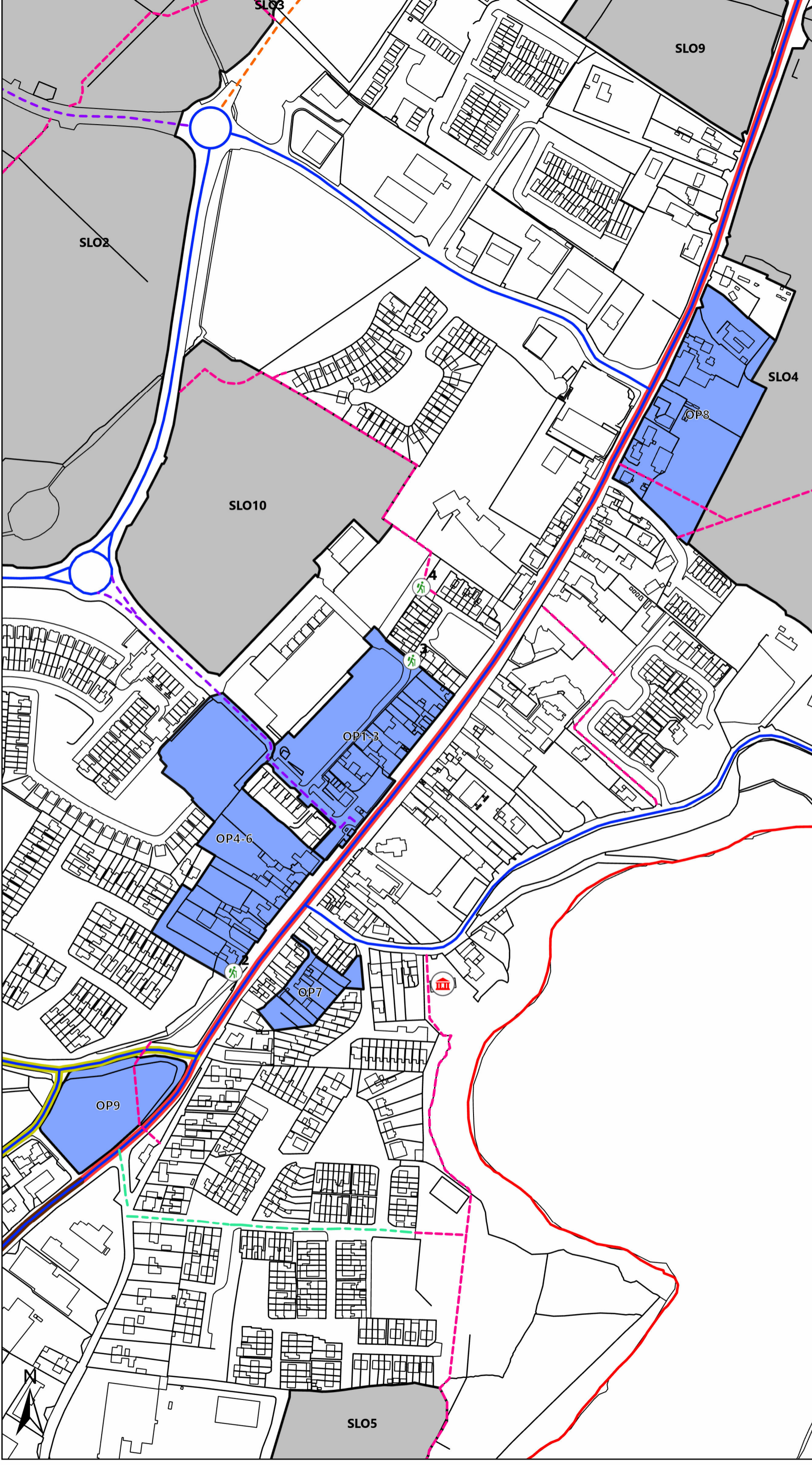
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DRAFT
Blessington
Local Area Plan 2025

Map No. 6B
Active Travel Strategy -
Opportunity Sites



- LEGEND**
-  Blessington Settlement Boundary
 -  GDA Secondary Route
 -  GDA Interurban Route
 -  Blessington Greenway
 -  Local Greenway/Lakeside Amenity Feeder
 -  Local General Feeder
 -  Local General Feeder to be delivered by road objective
 -  Indicative Pedestrian/Cyclist Routes (Greenfield/Brownfield)
 -  Amenity/Tourism Hub
 -  Potential Permeability Improvement Locations
 -  Potential Car Park Locations
 -  Blessington Gateway Road Safety Improvement Scheme
 -  Blessington Pedestrian & Cyclist Improvement Scheme
 -  Blessington Main Street N81 Road Safety Improvement Scheme
 -  Opportunity Sites
 -  Specific Local Objectives



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