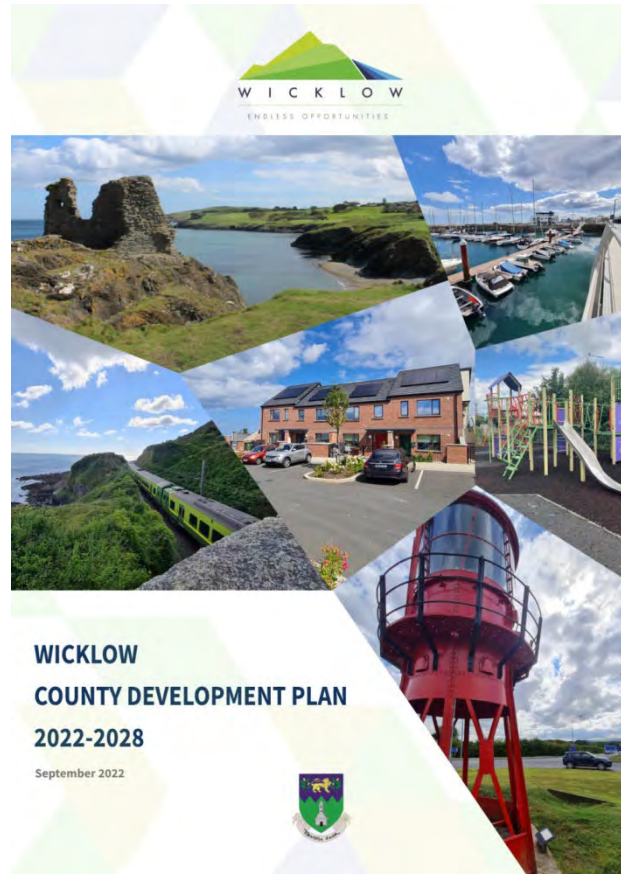




Comhairle Contae Chill Mhantáin Wicklow County Council



Proposed Variation No. 2 **to the Wicklow County Development Plan 2022 – 2028** (related to draft Wicklow Town – Rathnew Local Area Plan 2025)

Proposed Material Alterations to Proposed Variation No. 2



February 2025

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Addenda

SEA screening report
AA screening report

1.0 INTRODUCTION

1.1 Proposed Variation No. 2 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 to the Wicklow County Development Plan 2022-2028 to ensure consistency between the draft and final Wicklow Town – Rathnew 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 Wicklow Town – Rathnew 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 09 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 10 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 10 February 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 Wicklow Town and Rathnew Local Area Plan 2025-2031, which were also made at the meeting of 10 February 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. 2

To follow is a list of the Proposed Material Alterations to Proposed Variation No. 2 to the Wicklow County Development Plan 2022-2028

PROPOSED MATERIAL ALTERATION NO. 1

Alter map 17.09 Wicklow Landscape Category map to reflect Proposed Amended boundary of Wicklow Town & Rathnew LAP (to be completed on adoption of LAP)
--

PROPOSED MATERIAL ALTERATION NO. 2

Alter Map 1 Land use Zoning for Wicklow Town & Rathnew LAP
--

PROPOSED MATERIAL ALTERATION NO. 3

Alter Map 4 Indicative Flood Zones Maps for Wicklow Town & Rathnew LAP
--

PROPOSED MATERIAL ALTERATION NO. 4

Alter Map 5 Transport Strategy Map for Wicklow Town & Rathnew 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 5:** Proposed Amended Transport Strategy Map
- PMA No. 42** Map A Draft LAP Open Space Provision
Map B Proposed Amendments Open Space Provision

DRAFT
Wicklow Town - Rathnew
Local Area Plan 2025

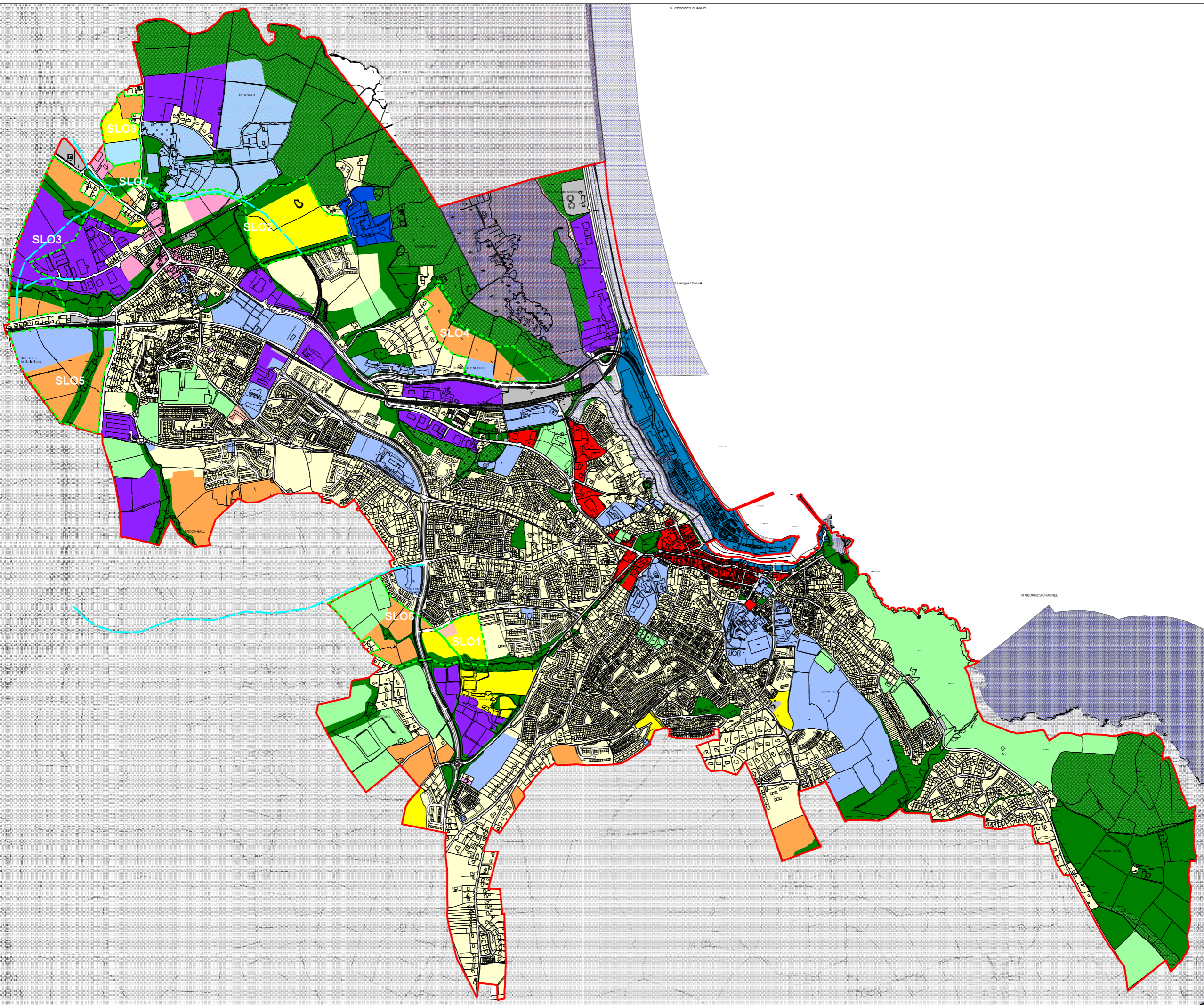
Map No. 1
Land Use Zoning
Objectives



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

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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



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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.

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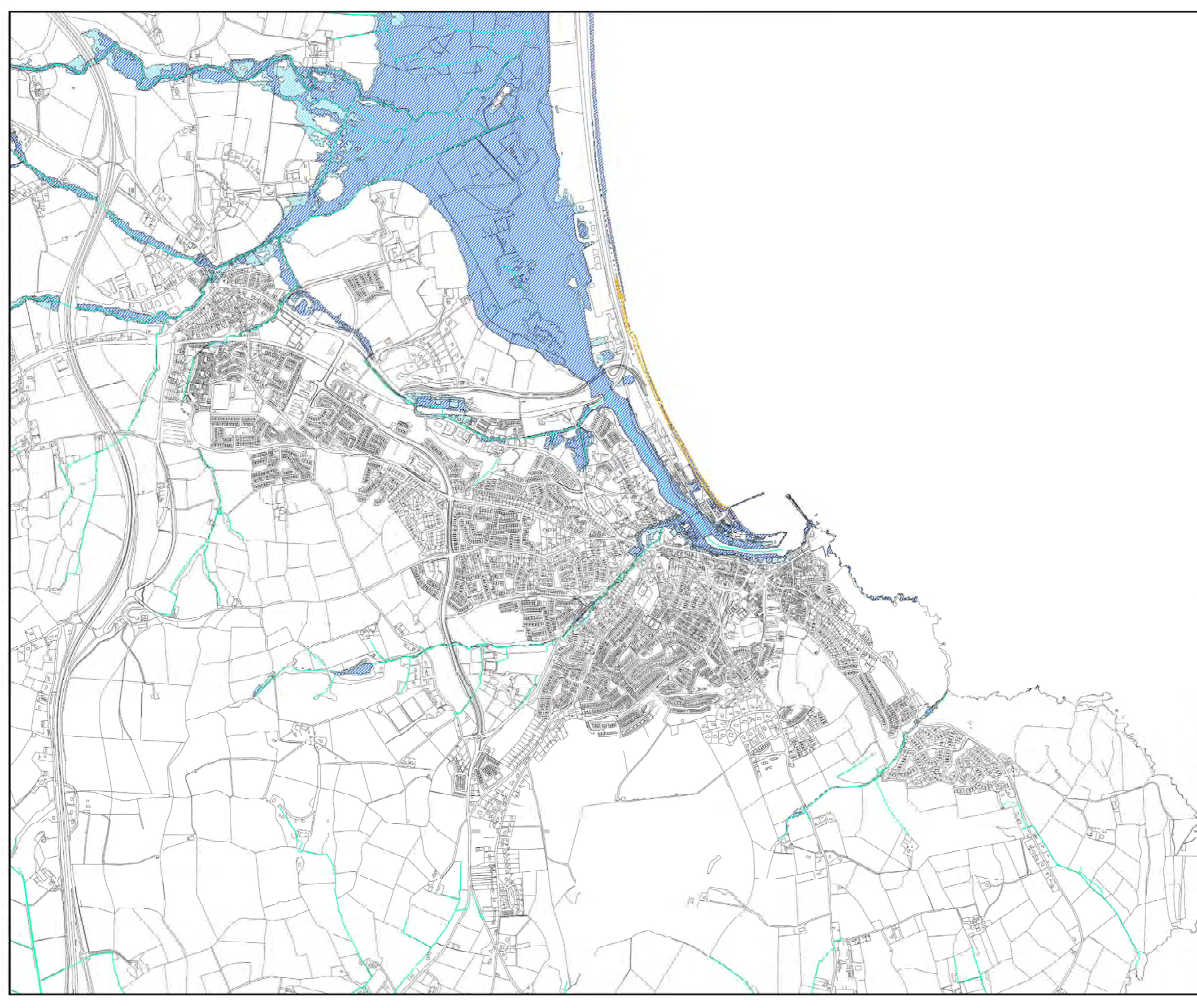
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Wicklow Town-Rathnew Local Area Plan 2025

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

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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

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**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

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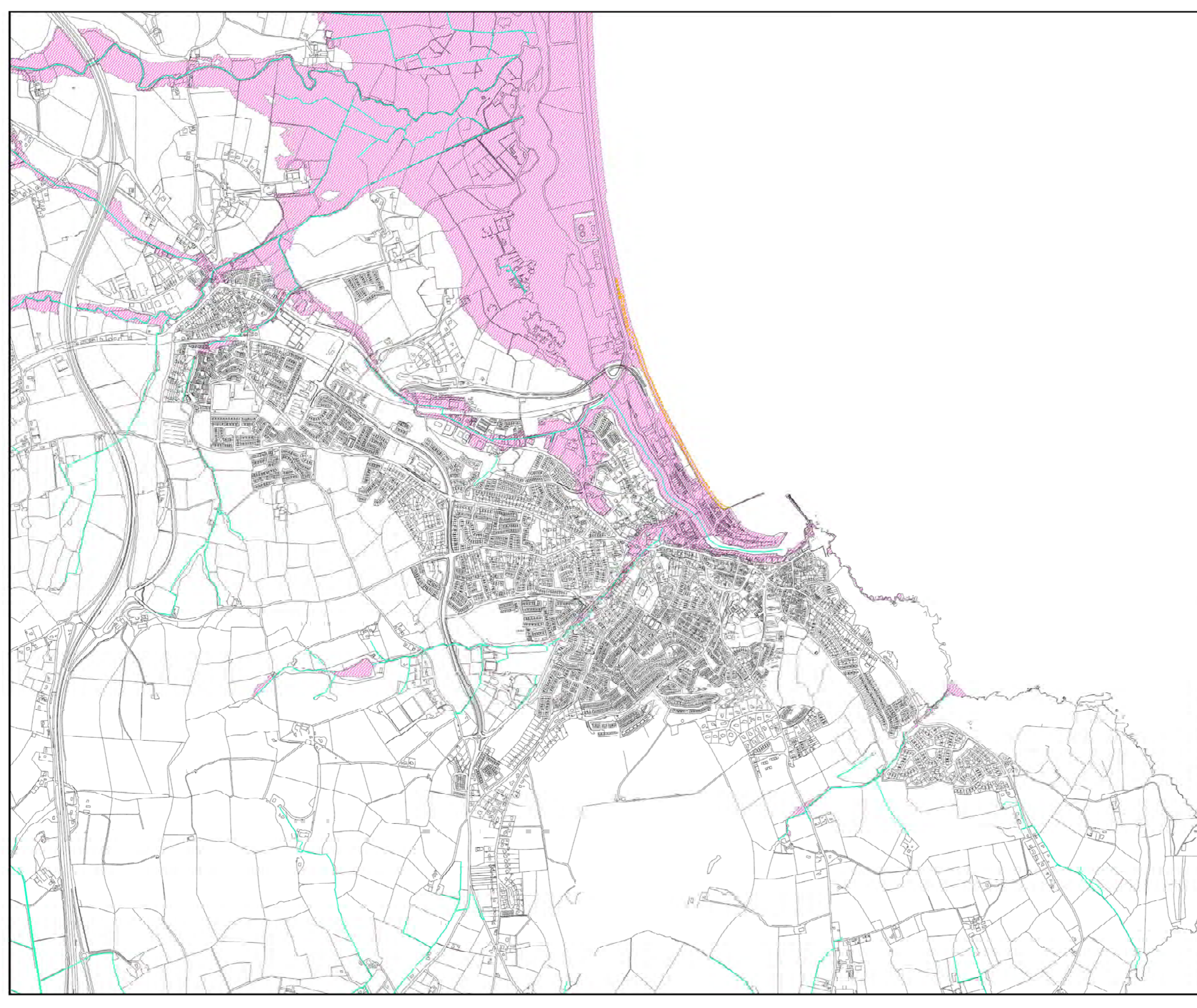
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Map 4E:
Flood Risk - Potential Future
Scenario & Draft Land Use
Zoning Objectives

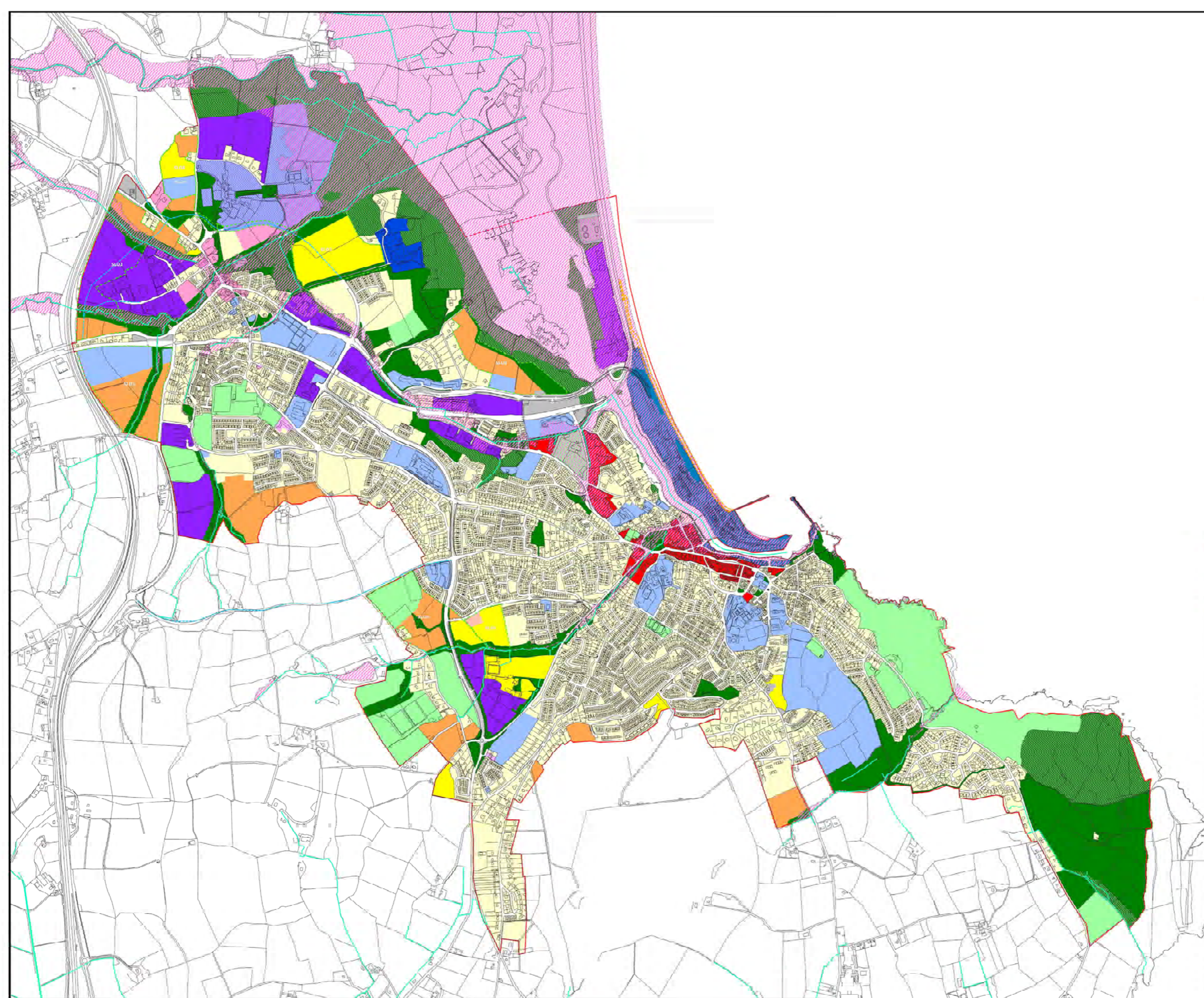


- Legend**
- Specific Local Objectives
 - Road Objectives
 - Wicklow Town-Rathnew LAP 2025 Boundary
 - RN(1)
 - RN(2)
 - RE
 - TC
 - VC
 - NC
 - LSS
 - PU
 - CE
 - T
 - WZ
 - AOS
 - OS1
 - OS2
 - WCC
 - E
 - Flood Risk Management Infrastructure
 - Watercourses
 - Area of Potential Future Flood Risk

Disclaimer

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**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

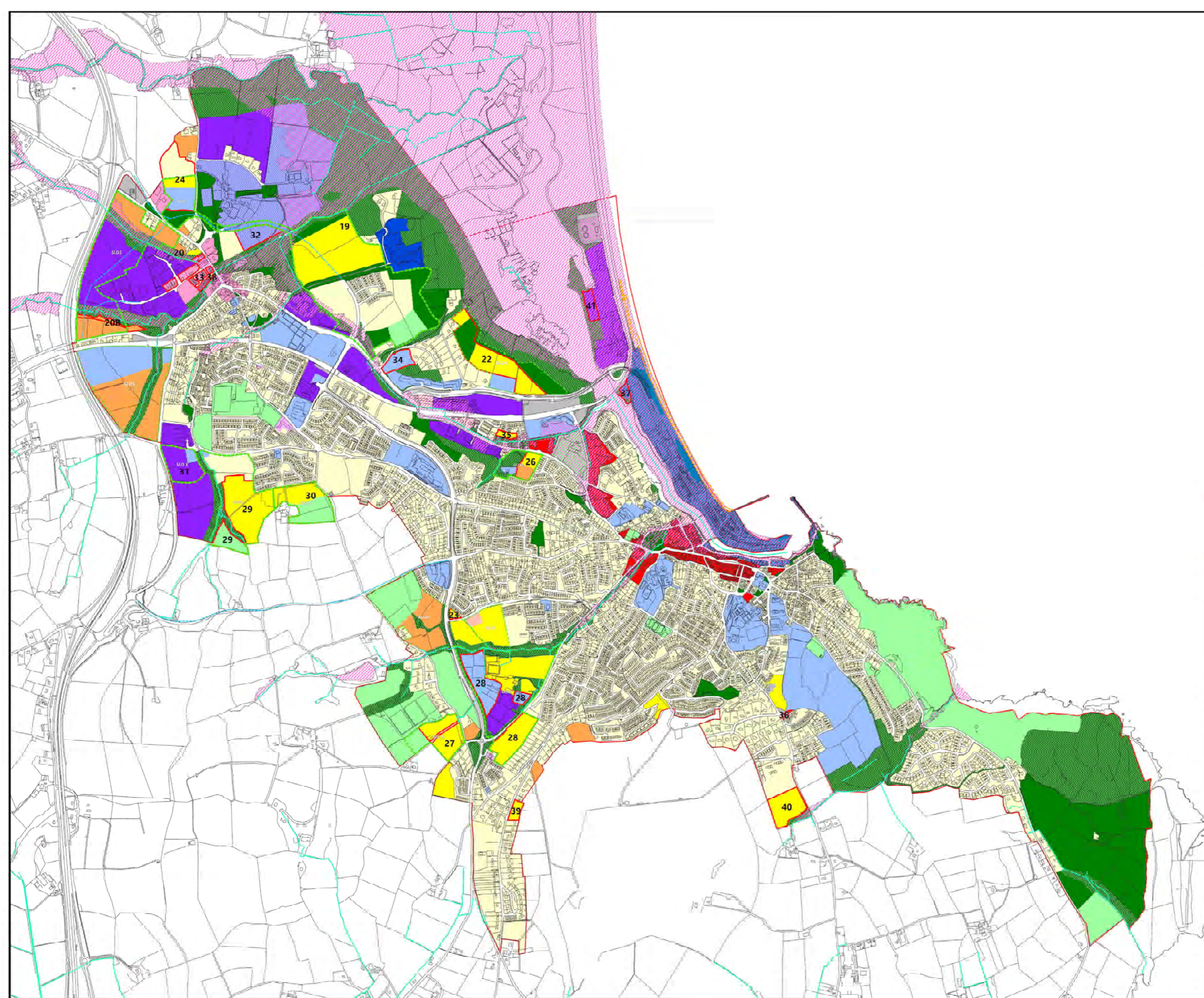
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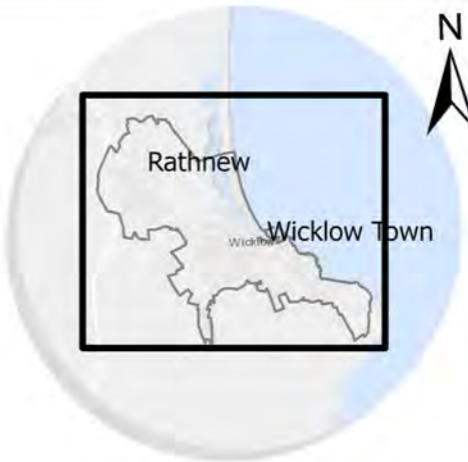
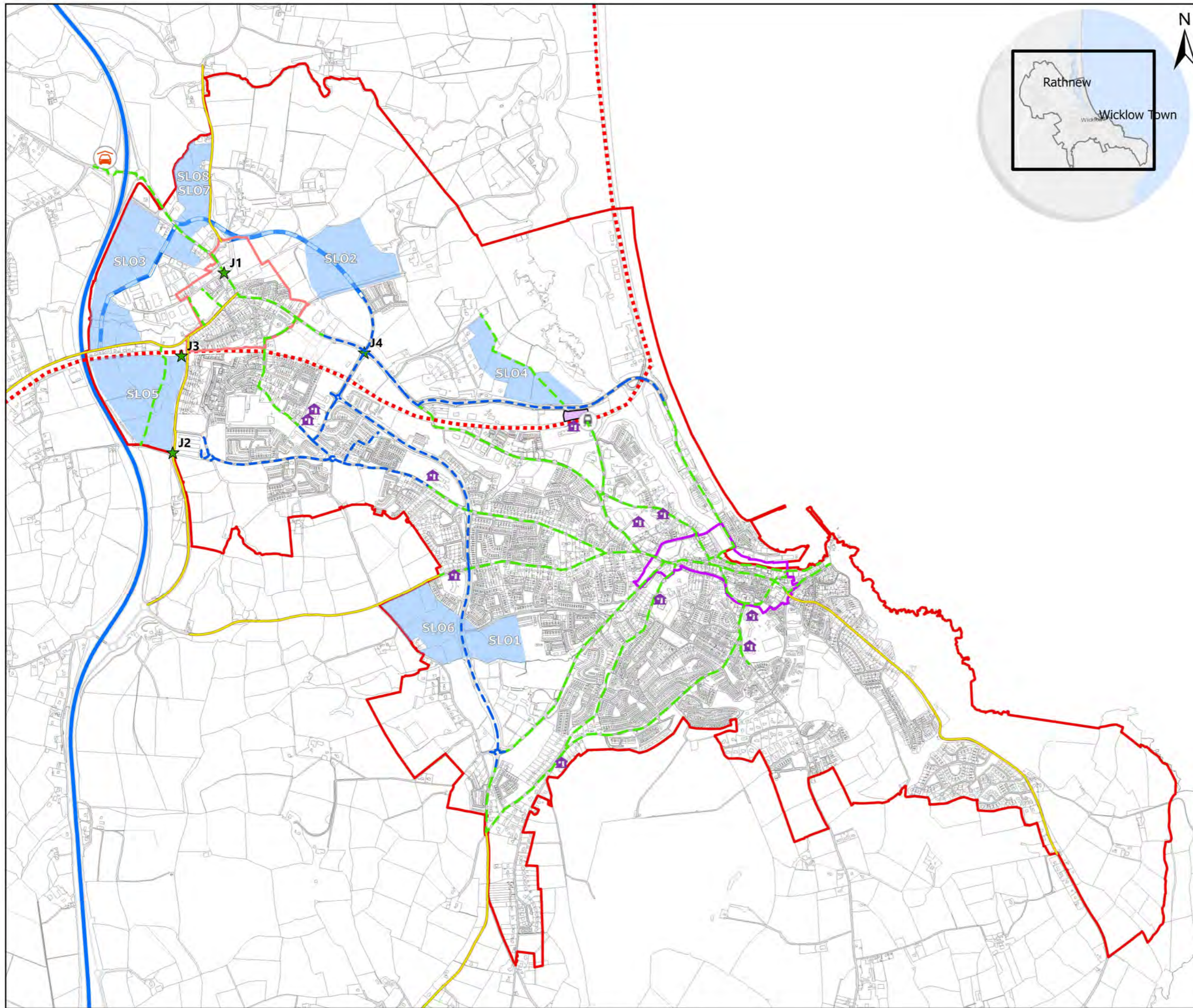
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Wicklow Town - Rathnew Local Area Plan 2025

Map No. 5 Transport Strategy



Legend

- M11 Junction 16 - Park & Ride Facility
- Train Station
- Schools
- Irish Rail Route
- N11/M11
- New Road Objective
- Future pedestrian & cycling bridge over the Railway Line parking and set-down facility
- Specific Local Objectives
- Wicklow Town - Rathnew LAP Boundary
- Town Centre
- Village Centre
- Junction Improvement
- Regional Road Improvement
- Improved Pedestrian Cyclist Permeability
- Existing Standard Pedestrian Cyclist Infrastructure

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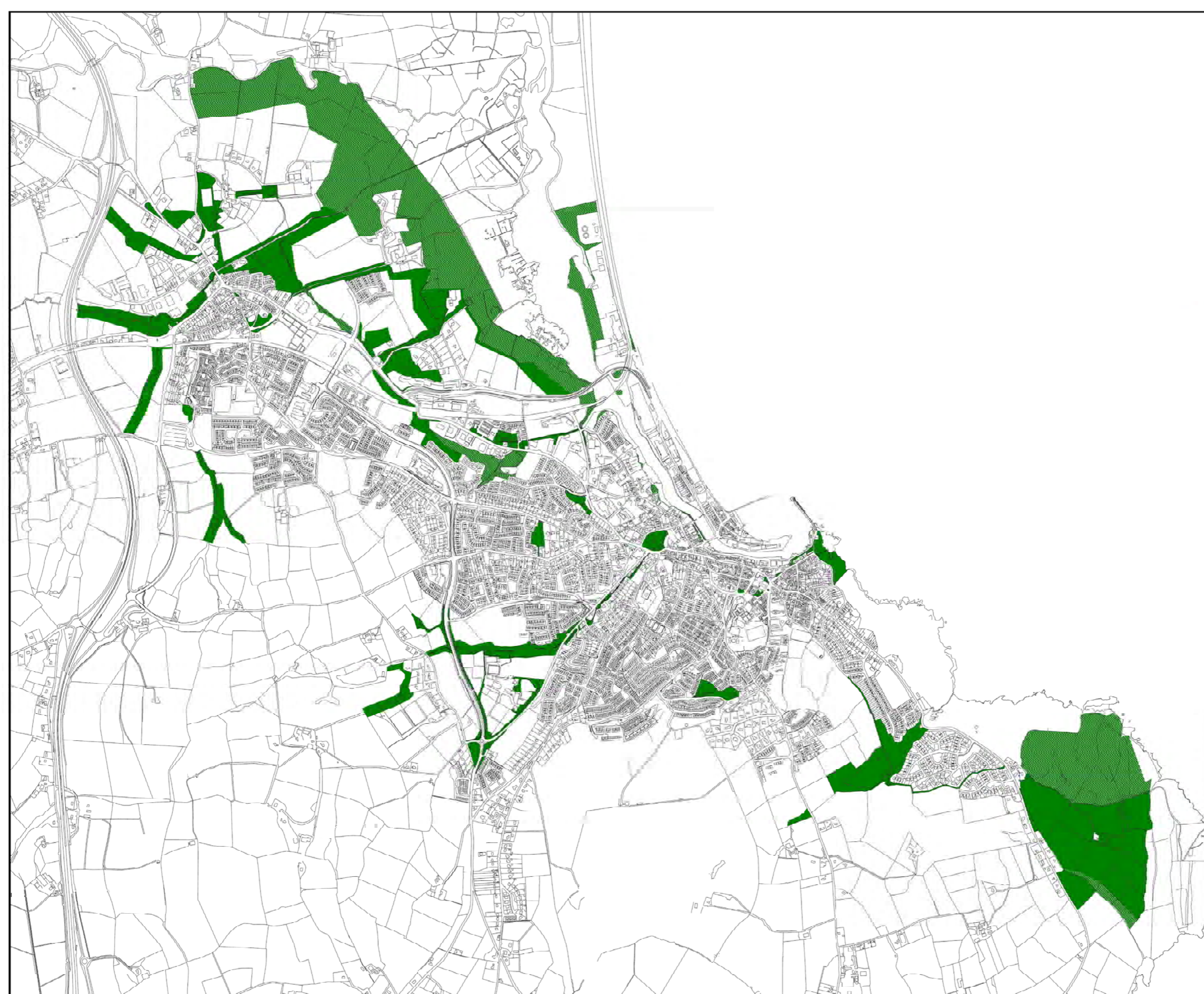
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Legend

-  OS1
-  OS2





Legend

-  OS1
-  OS2

