



ADDENDUM II.2

TO THE STRATEGIC FLOOD RISK ASSESSMENT

OF THE

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2022 – 2028

**STRATEGIC FLOOD RISK ASSESSMENT OF PROPOSED MATERIAL AMENDMENTS TO THE DRAFT
COUNTY DEVELOPMENT PLAN**

THIS REPORT IS ADDENDUM I TO THE 'STRATEGIC FLOOD RISK ASSESSMENT OF THE PROPOSED DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021 – 2027' ISSUED MARCH 2021

1 Introduction

A Strategic Flood Risk Assessment (SFRA) of the draft Wicklow County Development Plan, in accordance with Section 11 (5) of the Planning and Development Act 2000 (as amended) 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 June 2021 and observations invited from the public and prescribed authorities. 'Addendum II' to the Strategic Flood Risk Assessment of the Wicklow County Development Plan 2022 - 2028 was prepared and published in December 2021 on foot of submissions received, and set out:

- (a) Additional data and explanation of elements of the original SFRA for the Draft Plan that required 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 2nd Chief Executives Report.
- (c) Additional flood maps for settlements in Level 4-6.

Addendum II should be considered part of the overall SFRA document and process.

This document 'Addendum II.2' is a follow on from Addendum II, but it only sets out a SFRA of any proposed material amendments agreed by the members at their meetings of 28th and 29th March 2022.




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 June 2021 and Addendum II published December 2021.

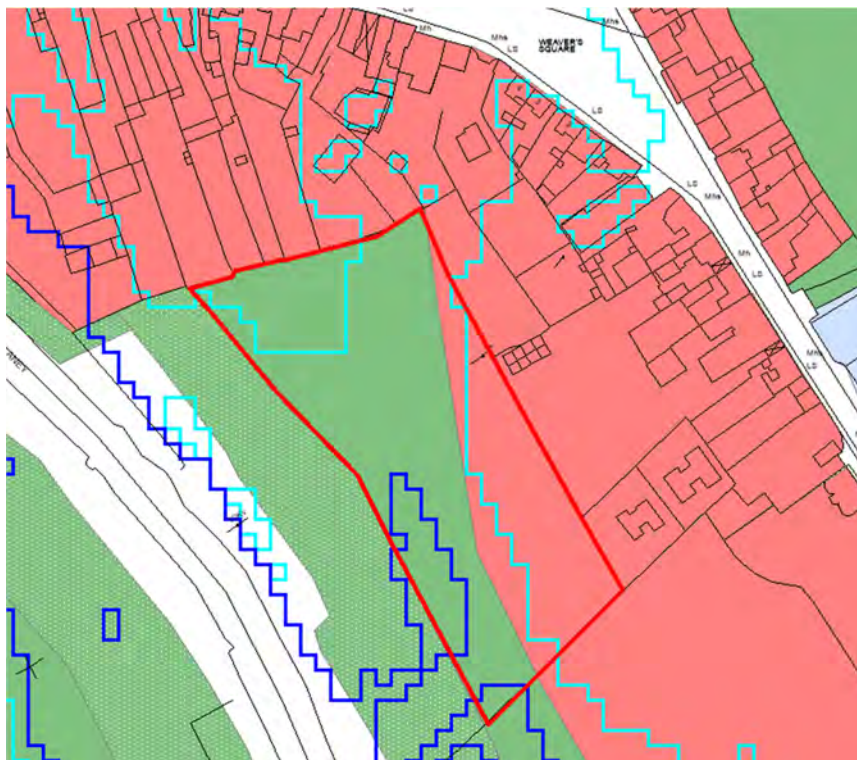
2.0 Level 4 Town Plans

2.1 Baltinglass

Proposed Amendment No. V2-87	<p>Change zoning from OS1 and TC to 'T – Tourism & Recreation'</p> <p>Include the following objective</p> <p><i>"This area is located on lands east of the River Slaney, south of Market Square. The subject lands measure c. 1ha and are zoned for tourism use. Parts of these lands are in Flood Zones A and B.</i></p> <p><i>This SLO shall be developed in accordance with the following criteria:</i></p> <ul style="list-style-type: none">▪ <i>Only 'water compatible development' as defined by 'The Planning System and Flood Risk Management Guidelines' (OPW / DEHLG 2009) may occur in areas identified in this plan SFRA or any future site specific flood risk assessment as being in Flood Zone A;</i>▪ <i>Only 'water compatible development' or 'less vulnerable development' as defined by the Guidelines may occur in areas identified in this plan SFRA or any future site specific flood risk assessment as being in Flood Zone B;</i>▪ <i>Projects giving rise to adverse effects on the integrity of the River Slaney SAC or any other European site (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this zoning¹. Any development proposals will be required to contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive."</i>
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¹ Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place.

	Boundary of proposed amendment
	Flood Zone A
	Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning		Tourism & Recreation
Development Type		Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone		A, B and C
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, an amended.	<p>Under the draft Wicklow County Development Plan, Baltinglass is designated a Level 4 Self Sustaining Town', in accordance with the settlement typology set out in the RSES. Under the 'Core Strategy' of the draft CDP, the population of Baltinglass is targeted to growth by c. 20% between 2016 and 2031, from a population of 2,251 in 2016.</p> <p>Baltinglass is identified as a Level 3, Tier 2 'town and / or district centres and sub County town centres' in the Retail Strategy for the Greater Dublin Area. These centres will vary both in the scale of provision and the size of catchment, due to proximity to a Major or County Town Centre.</p>

		<p>Generally where the centre has a large catchment (e.g. market town in a rural area such as Baltinglass) and is not close to a larger centre, there will be a good range of comparison shopping, though no large department stores or centres, with a mix of retail types benefiting from lower rents away from larger urban sites, leisure / cultural facilities and a range of cafes and restaurants. At least one supermarket and smaller scale department store are required to meet local needs. It would be expected that financial and other services (banks and building societies) would be located alongside other retail services creating an active and busy centre.</p> <p>The economic function of 'Self Sustaining Towns' is to be attractors for substantial investment and to target investment in the form of product and some 'people' intensive industries.</p> <p>In accordance with the County community facilities hierarchy, Level 4 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.</p>
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning 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 or sustainable urban growth;	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.	There are areas of undeveloped zoned lands that may be suitable for this use at lower risk of flooding within and adjoining the core of Baltinglass
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
<p>While the zoning objective does not proscribe exactly what use may be made of the lands, it does explicitly proscribe that:</p> <ul style="list-style-type: none"> Only 'water compatible development' as defined by 'The Planning System and Flood Risk Management Guidelines' (OPW / DEHLG 2009) may occur in areas identified in this plan SFRA or any future site specific flood risk assessment as being in Flood Zone A; Only 'water compatible development' or 'less vulnerable development' as defined by the Guidelines may 		

occur in areas identified in this plan SFRA or any future site specific flood risk assessment as being in Flood Zone B.

Any proposals for new development will be required by the plan to be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this 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 compliance with these stipulations.

Proposed Amendment No. V2-88

Extend plan boundary of Baltinglass

Zone lands 'RE – Existing Residential'



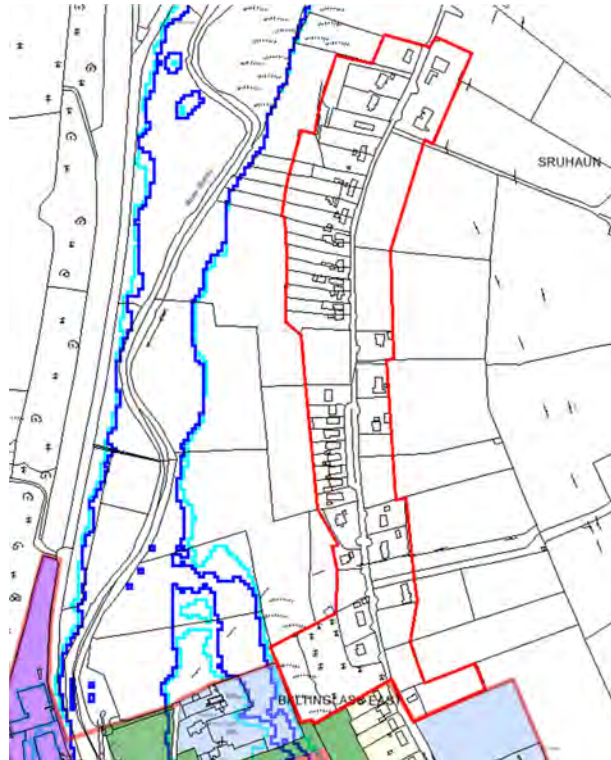
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**




Land zoning	Existing Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No

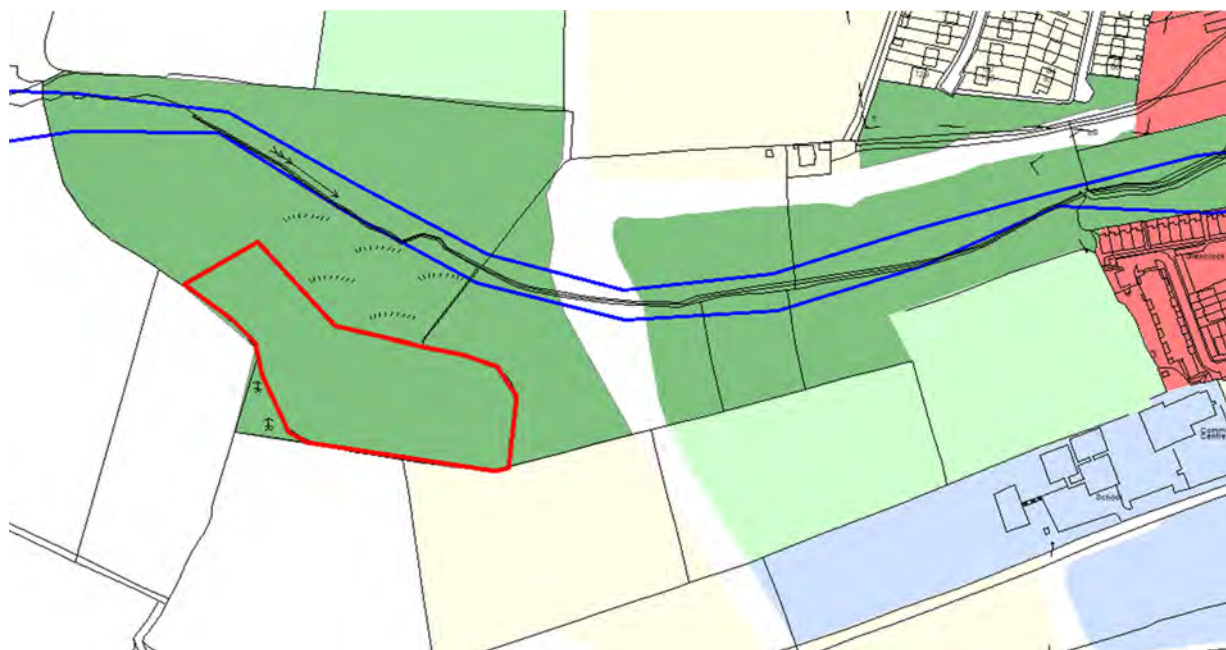
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.

2.2 Newtownmountkenny

Proposed Amendment No. V2-89

Change zoning from 'OS1 – Open Space' to 'CE – Community & Education'

-  Boundary of proposed amendment
-  Flood Zone A
-  Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	CE Community - Education
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
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.	

Proposed Amendment No. V2-90

Change zoning from 'AOS – Active Open Space' to 'RN - New Residential'



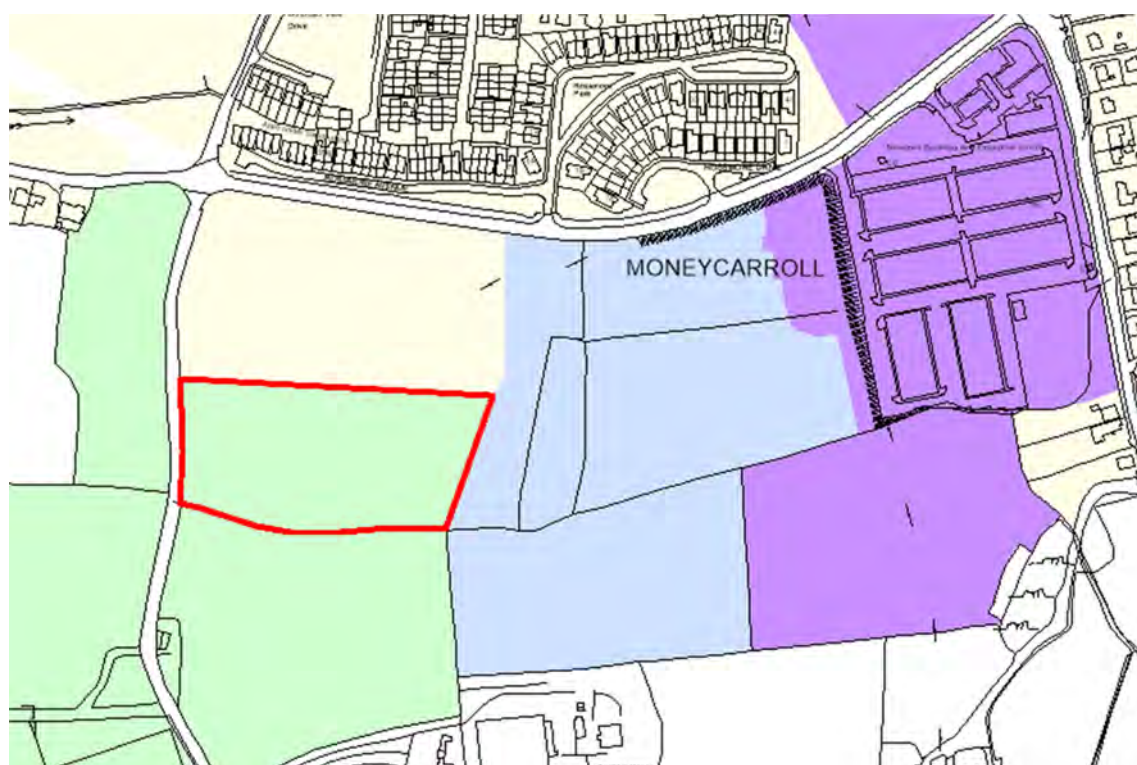
Boundary of proposed amendment



Flood Zone A






Flood Zone B

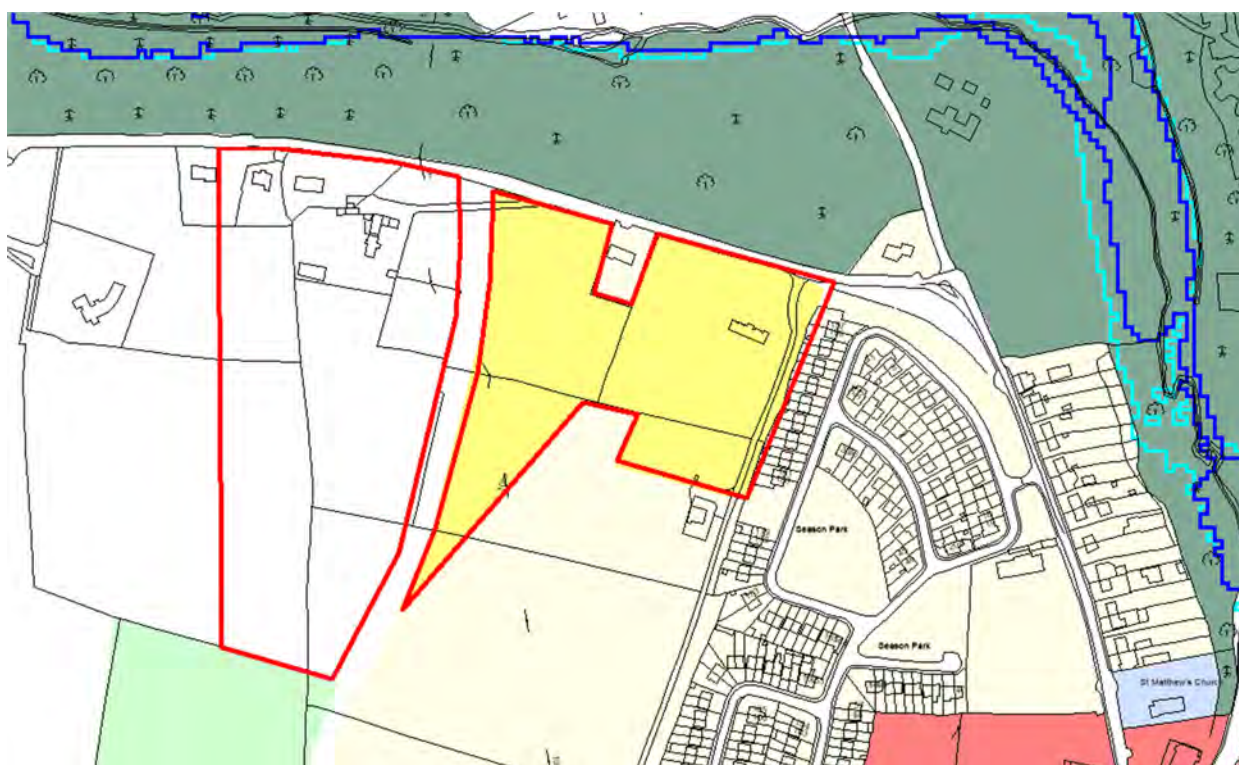
**Stage 1 Strategic Flood Risk Assessment**

Land zoning	RN New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No

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.

Proposed Amendment No. V2-91	Change zoning from 'RN - New Residential' to 'SLB – Strategic Land Bank'
Proposed Amendment No. V2-92	Extend plan boundary of Newtownmountkennedy
	Zone lands 'SLB – Strategic Land Bank'

	Boundary of proposed amendments
	Flood Zone A
	Flood Zone B






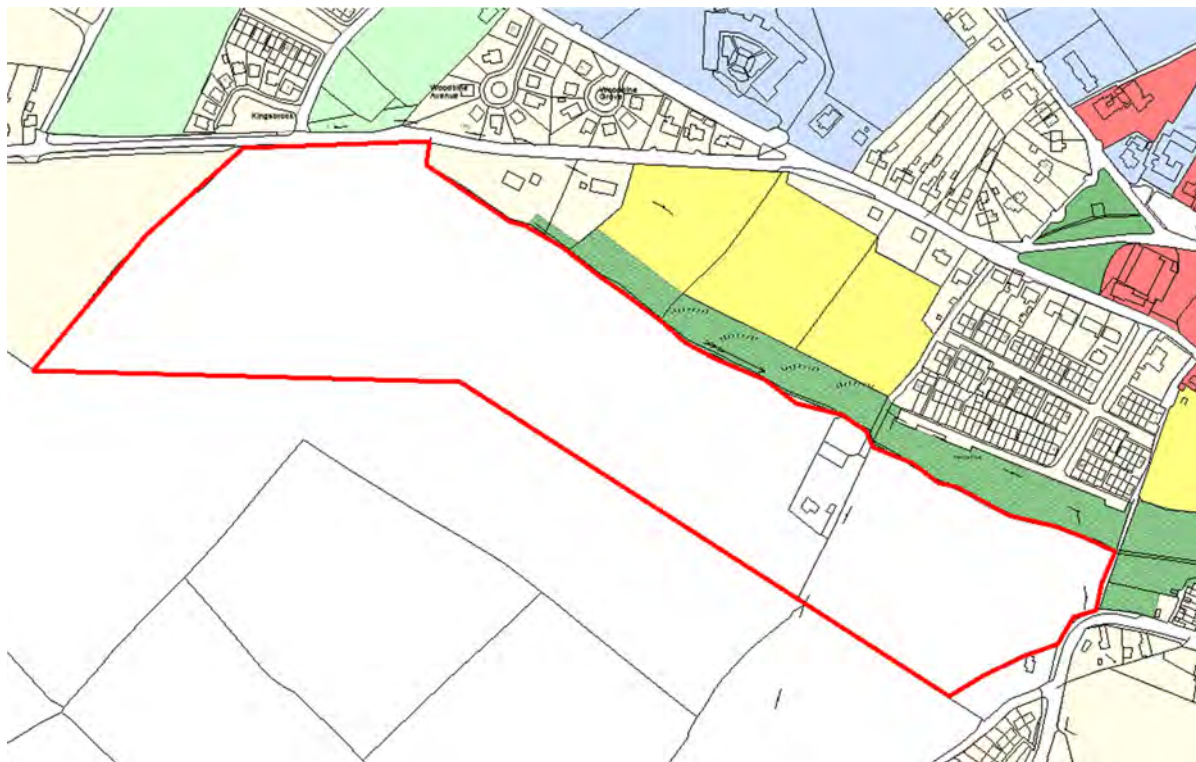
Stage 1 Strategic Flood Risk Assessment

Land zoning	Strategic Land Bank (i.e. potential future development including residential use possible)
Development Type	Highly vulnerable (potential)
Flood Zone	C
Requirement for Justification Test	No
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.	

2.3 Rathdrum

Proposed Amendment No. V2-94	Extend plan boundary of Rathdrum
	Zone lands 'RN – New Residential' (6.5ha) and 'AOS – Active Open Space' (6ha)
	<p>Include the following objective</p> <p>Action Area X Knockadosan</p> <p><i>These lands located at Knockadosan, measure c. 12.5ha and are zoned for residential use (c. 6.5ha) and active open space use (6ha). The development of these lands provides an opportunity to deliver a new sports area to the west of the town (where the majority of existing / planned housing is located) and for the construction of the new street incorporating frontage from the Greenane Road to the Avoca Road via Brewery Bend that would enhance accessibility of community and commercial facilities for the residents of the development and the town.</i></p> <p><i>This action area shall be developed as a residential and active open space zone in accordance with the following criteria:</i></p> <ul style="list-style-type: none"> ▪ <i>A minimum area of 6ha shall be provided by the developer as an active open space / sports facility. The location, layout, design and future management structure of this facility shall be agreed with Wicklow County Council in advance of the occupation of any residential units;</i> ▪ <i>A maximum of 6.5ha may be developed for residential use, including all services, open spaces, childcare facilities etc required for that quantum of development;</i> <p><i>The road layout provided within the lands shall be so designed to allow for through access from the Greenane Road to Brewery Bend.</i></p>

-  Boundary of proposed amendment
-  Flood Zone A
-  Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	RN – New Residential AOS – Active Open Space
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
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.	

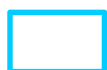
Proposed Amendment No. V2-95	Extend plan boundary of Rathdrum
	Zone lands 'R Special – Special Residential ' (0.8ha)
	<p>Include the following objective</p> <p><i>On lands zoned 'R-Special north of Killian's Glen (0.8ha) to provide for residential development for a maximum of 4 units</i></p>



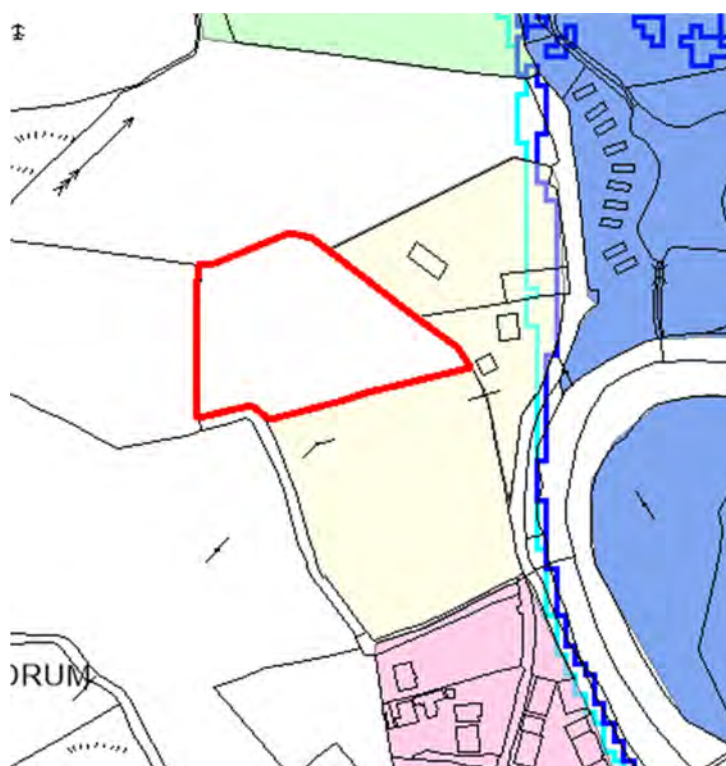
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	R Special – New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
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.	

Proposed Amendment No. V2-96

Change zoning from 'OS2 - Passive Open Space' to 'E - Employment'



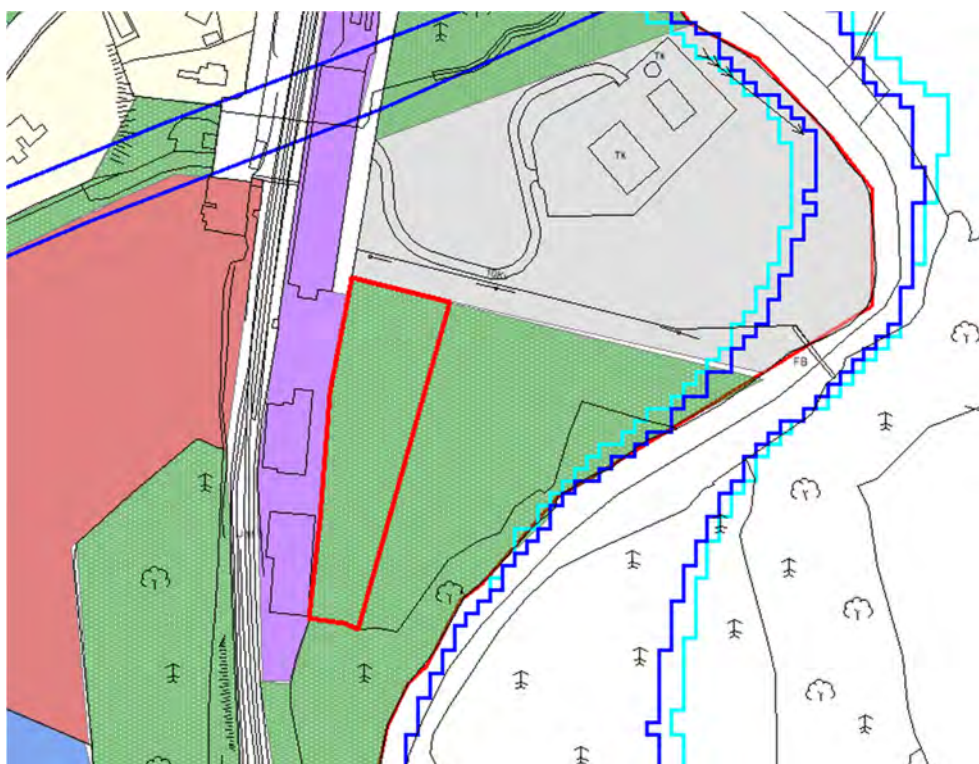
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

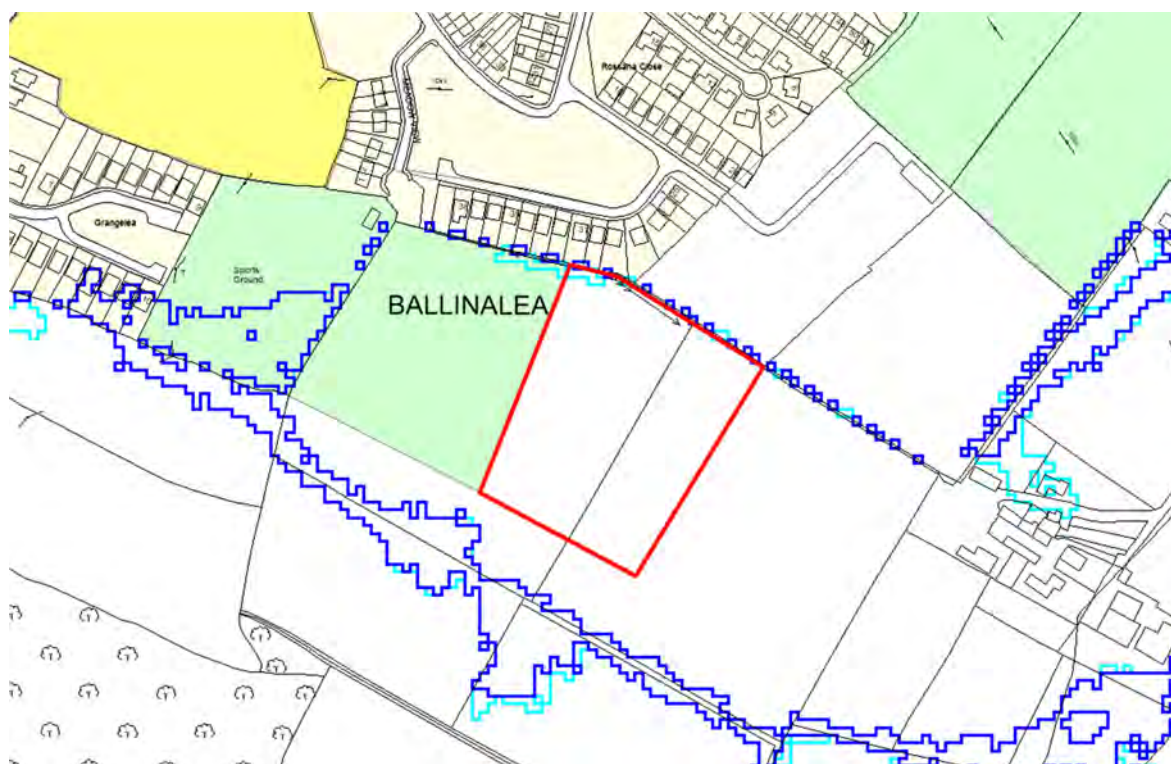
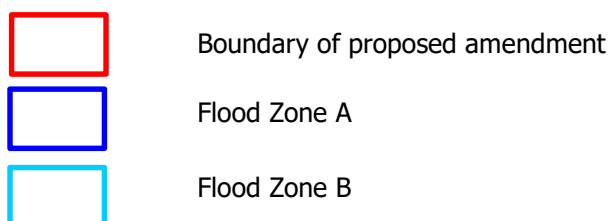
Land zoning	E – Employment
Development Type	Less vulnerable
Flood Zone	C
Requirement for Justification Test	No

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.

3.0 Level 5 Town Plans

3.1 Ashford

Proposed Amendment No. V2-99	Extend plan boundary of Ashford Zone lands 'RN - New Residential'
	<p>Include the following objective (combined with the AOS zone to the west)</p> <p>SLO 3 <i>Ballinalea</i></p> <p><i>SLO3 is situated at Ballinalea south of the Woodview estate as shown in Figure X below and measures c. 3.8ha. These lands shall be developed as a residential and open space area, subject to the AOS area being laid out and suitably developed by the landowner to be suitable for active sports use and dedicated to public / sports club use prior to the commencement of any residential development.</i></p>



Land zoning		RN – New Residential
Development Type		Highly vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, and 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>Under the draft Wicklow County Development Plan, Ashford is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Ashford is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,427 in 2016.</p> <p>These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p> <p>The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries.</p> <p>In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.</p>
2	<p>The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:</p>	
	(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 or sustainable urban growth;	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.	There are suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		

Comment

A very small portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses.

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 desired (new residential) 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 Section 4 of this 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 such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within the site.

Proposed Amendment No. V2-100	Extend plan boundary of Ashford
	Zone lands 'RN - New Residential' and 'AOS – Active Open Space'
	<p>Include the following objective (combined with the OS1 zone to the west)</p> <p>SLO XX: <i>Inchanappa</i></p> <p><i>This SLO is located on part of the grounds of Inchanappa House that adjoin the M/N11 to the east, the R772 to the west and bounded by Inchanappa House and outbuildings to the south. The overall SLO measures c. 19.25ha, as shown in Figure XX.</i></p> <p><i>This Specific Local Objective shall be delivered as a residential and open space development in accordance with the following criteria:</i></p> <ul style="list-style-type: none"> <i>• The lands zoned 'OS1' in this SLO shall be developed as a 'community park' open to all (not just residents of this SLO) comprising woodland walks, landscaped areas, seats etc and a teenage zone and adult gym (minimum 0.4ha in area) at an easily accessible and safe location and well connected to Ashford Village;</i> <i>• The lands zoned 'AOS' (or other similarly sized lands within the SLO area) shall be developed as a community sports area, including (but not limited to) playing pitches / courts etc and an indoor sports / community hall suitable for a range of sports and community uses; only a site that is well connected to Ashford village by active and sustainable transport modes will be considered for this element of the SLO;</i> <i>• Only 50% of the residential element may be developed prior to the OS1 and the community sports zone (including buildings and appropriate access) on AOS being laid out and completed by the developer in manner to be agreed with Wicklow County Council and devoted to the public;</i> <i>• The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the community park and amenity walks. At no point should the design or layout allow for housing backing onto this proposed public open space area.</i> <i>• A pedestrian walk linking the residential area of this SLO to land designated as Opportunity Site 1 shall be provided as part of the development.</i> <i>• The minimum set back of new housing development from the M11 in this SLO shall be 50m. Where housing development is proposed within 100m of the M11, the developer shall be responsible for designing, providing and maintaining suitable noise and light pollution mitigation measures.</i>

This SLO shall be the subject of comprehensive (not piecemeal) masterplan that allows for the sustainable, phased and managed development of the SLO area during the plan period. Separate applications for sections of each SLO will not be considered until an overall SLO masterplan has been agreed in writing with the Planning Authority unless it can be shown that any application will not undermine the achievement of the overall objectives for that Action Area. The position, location and size of the land use zonings shown on plan maps are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for the SLO.



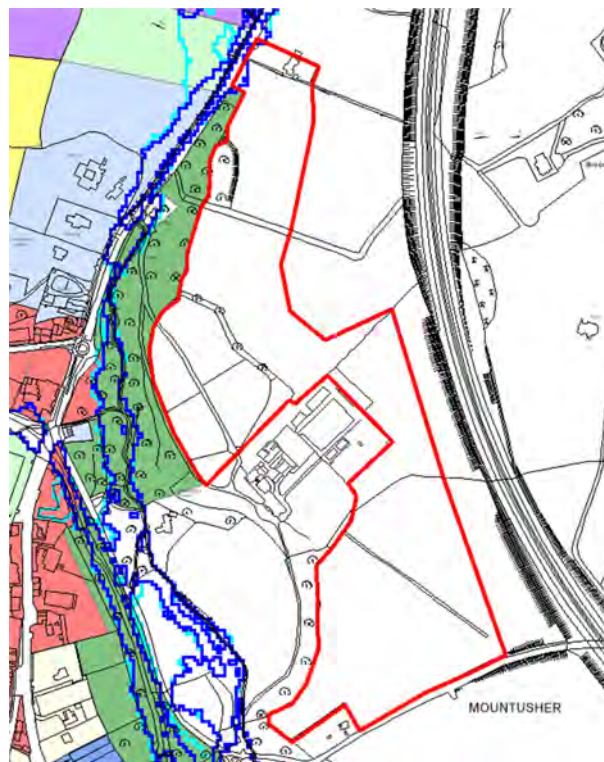
Boundary of proposed amendment



Flood Zone A



Flood Zone B






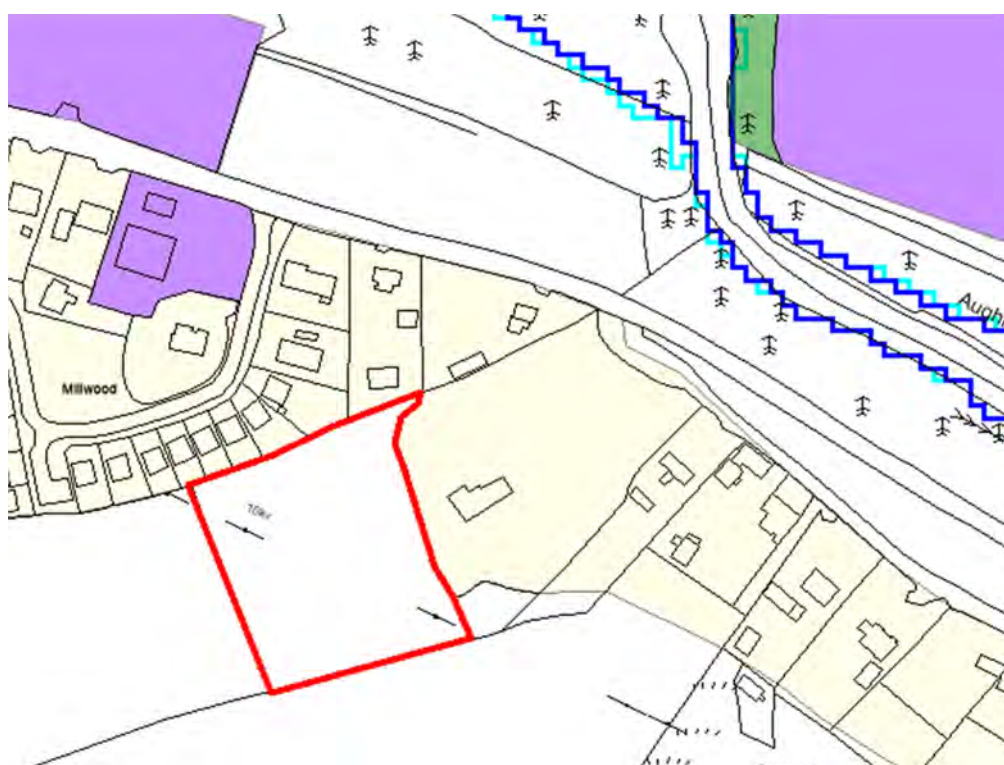
Land zoning		RN – New Residential AOS – Active Open Space (including indoor sports / community centre)
Development Type		Highly vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	<p>Under the draft Wicklow County Development Plan, Ashford is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Ashford is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,427 in 2016.</p> <p>These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p> <p>The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries.</p> <p>In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.</p>
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning 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 or sustainable urban growth;	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.	There are suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document

Conclusion
Justification test FAILED.
Comment
<p>A very small portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses.</p> <p>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 desired (new residential, active open space and community use) while avoiding development in the at risk area.</p> <p>Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this 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 such as <i>Open Space</i> will be permitted for the lands which are identified as being at risk of flooding within the site.</p>

3.2 Aughrim

Proposed Amendment No. V-101	Extend plan boundary of Aughrim
	Zone lands 'RN - New Residential'

	Boundary of proposed amendment
	Flood Zone A
	Flood Zone B






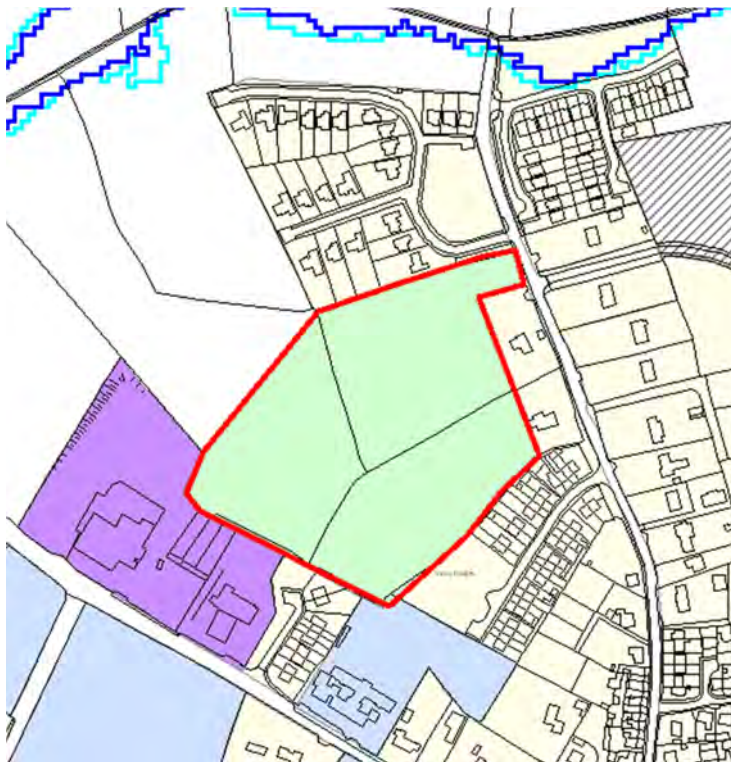
Stage 1 Strategic Flood Risk Assessment

Land zoning	RN - New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
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.	

3.3 Carnew

<p>Proposed Amendment No. V2-102</p>	<p>Change zoning from 'AOS – Active Open Space' to 'RN – New Residential' and 'CE – Community & Education'</p>
	<p>Include the following objective</p> <p><i>SLO 3</i></p> <p><i>This SLO is located to the north of Scoil Aodhan Naofa measuring c. 4.2ha and shall be delivered as a comprehensive residential (c.3.5ha) and new community development (c.0.7ha) in accordance with the following criteria:</i></p> <ul style="list-style-type: none"> <i>• Access to these lands shall be provided via the Coolattin Road, with a through road being provided to the community zoned lands. Only 50% of the proposed residential element of this SLO shall be developed prior to the completion of the community element of this area.</i> <i>• The community lands shall be developed as a car park, with necessary turning bays and drop-off points and pedestrian access being provided to the existing primary school. A grant of easement along this road shall be provided by the landowner to the primary school and the car park shall be available to school users at all times that the school is in use.</i>




-  Boundary of proposed amendment
-  Flood Zone A
-  Flood Zone B

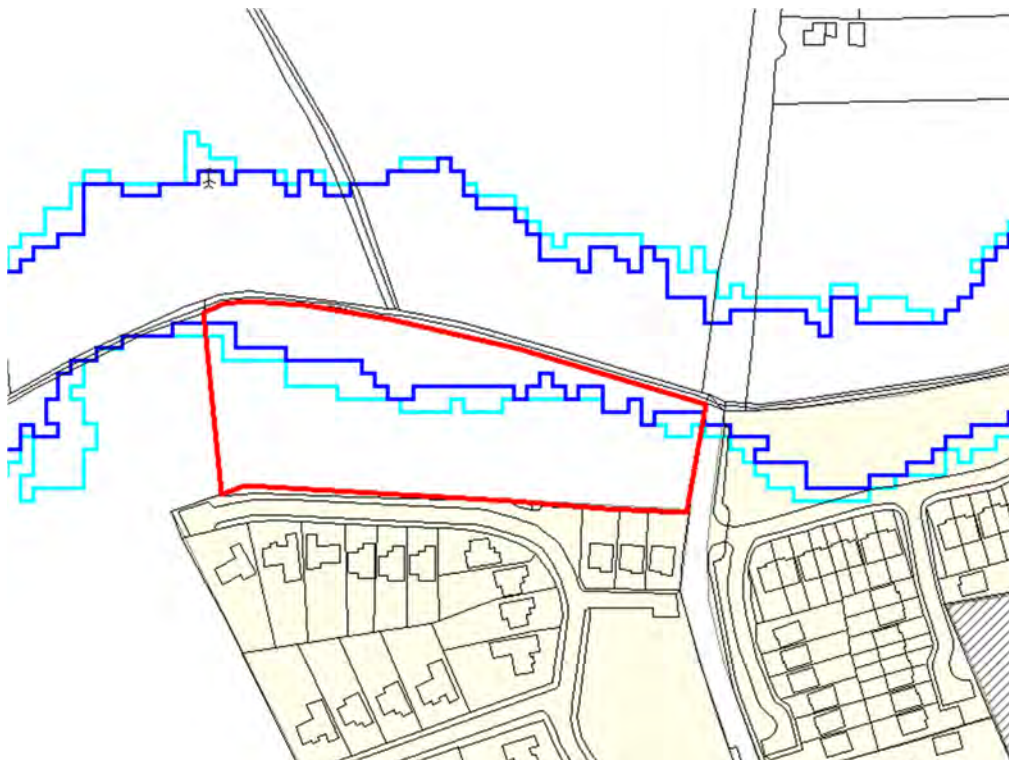


Stage 1 Strategic Flood Risk Assessment

Land zoning	RN - New Residential CE – Community & Education
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
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.	

Proposed Amendment No. V2-103	Extend plan boundary of Carnew
	Zone lands RN – New Residential (0.51ha) – southern area OS1 – Open Space (0.66ha) – northern area

	Boundary of proposed amendment
	Flood Zone A
	Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	RN - New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
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.	

Land zoning	OS1 – Open Space
Development Type	Water Compatible
Flood Zone	A and B
Requirement for Justification Test	No
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.	

Proposed Amendment No. V2-104

Extend plan boundary of Carnew
Zone lands RN – New Residential



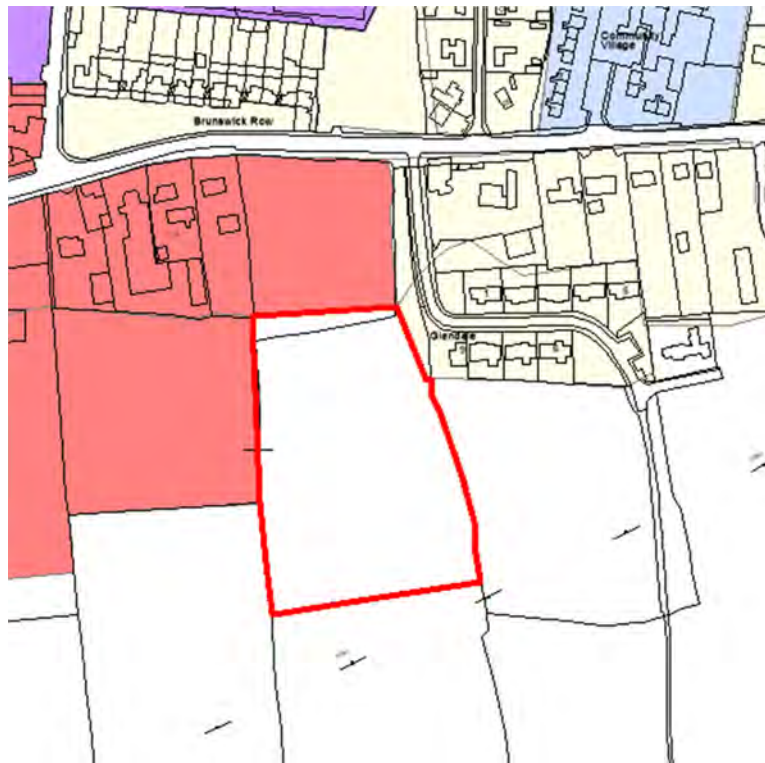
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

Land zoning	RN - New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No

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.

Proposed Amendment No. V2-105

Extend plan boundary of Carnew
Zone lands RN – New Residential



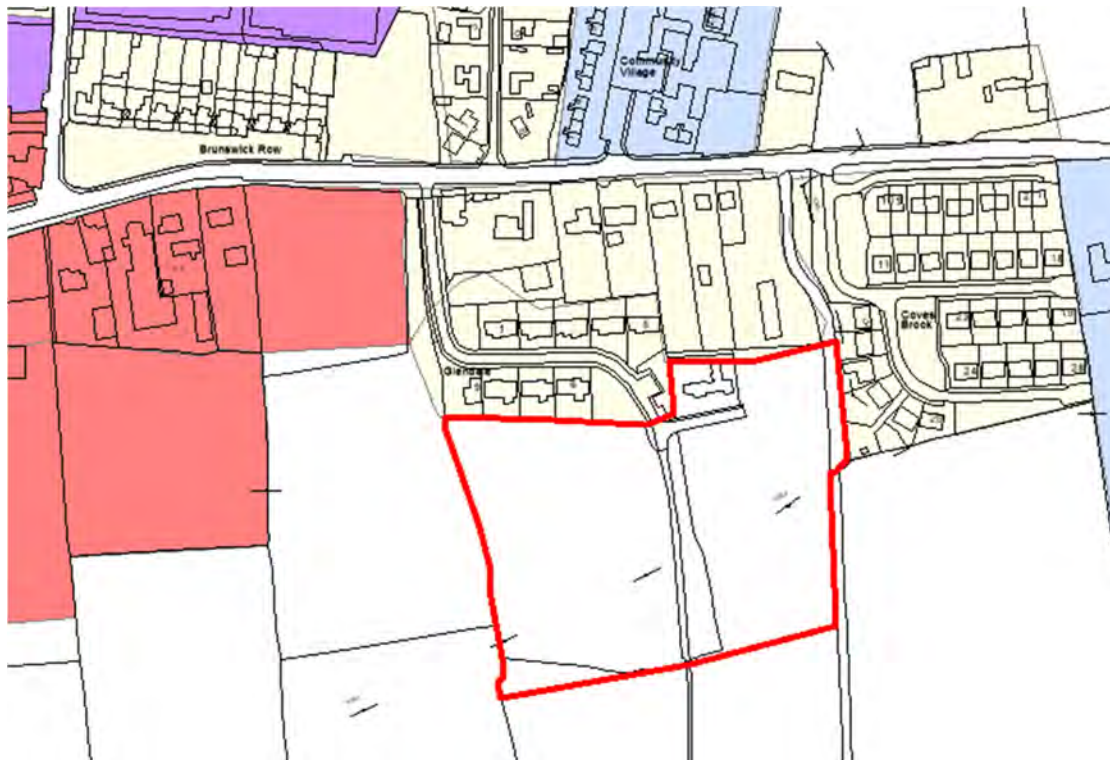
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

Land zoning	RN - New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No

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.

3.4 Dunlavin

Proposed Amendment No. V2-106	Extend plan boundary of Dunlavin
	Zone lands RN – New Residential



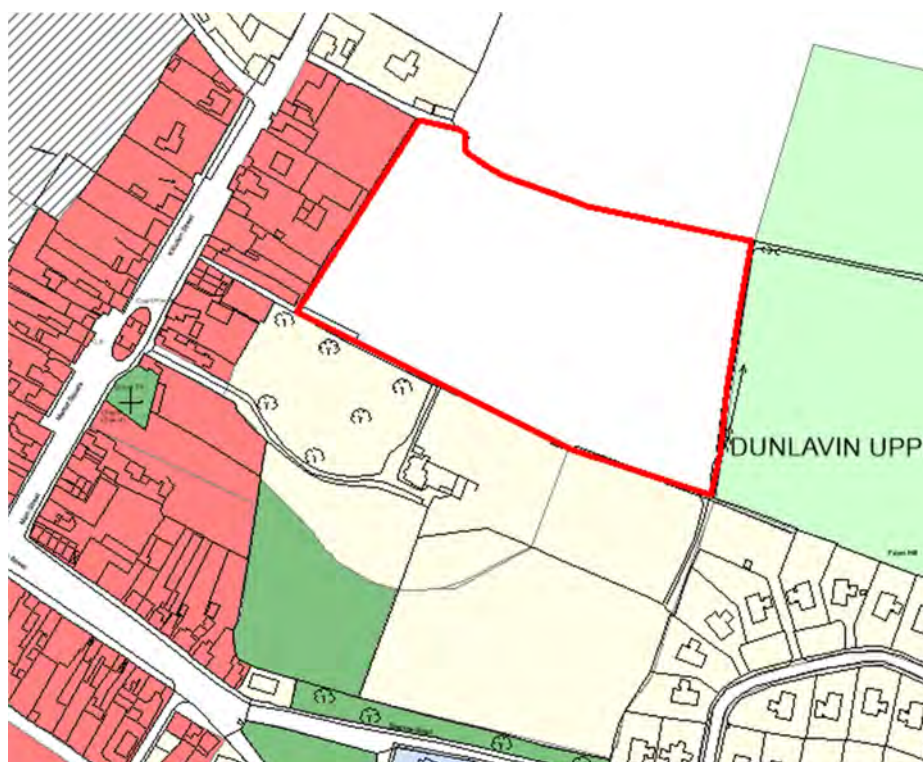
Boundary of proposed amendment



Flood Zone A



Flood Zone B






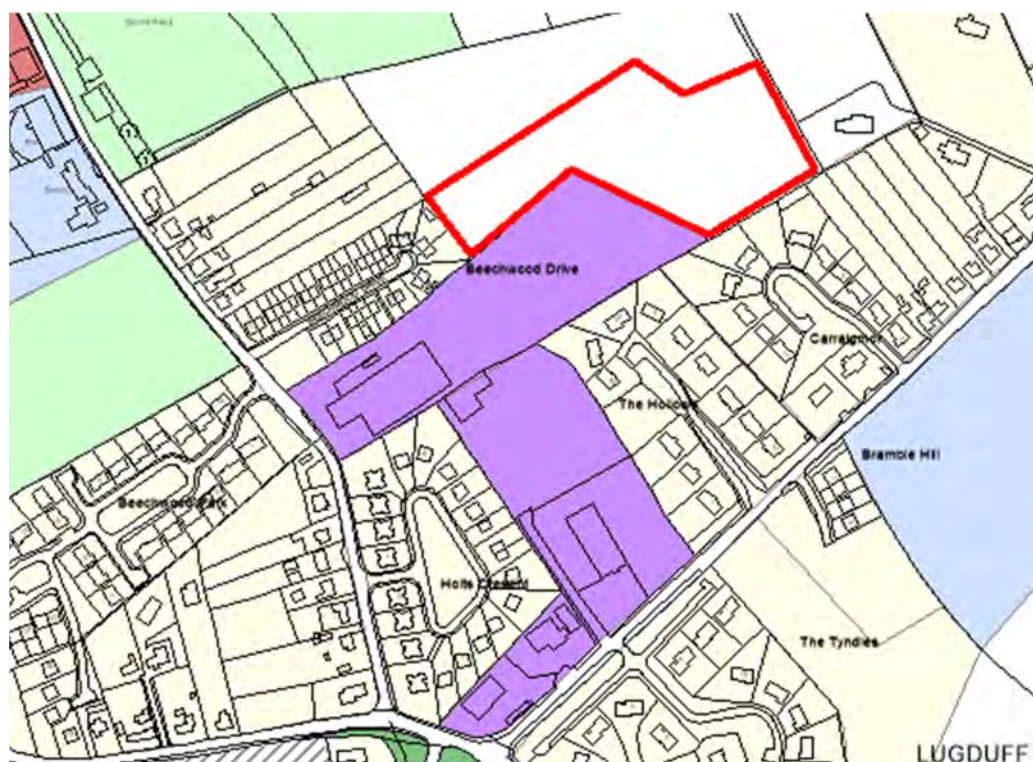
Stage 1 Strategic Flood Risk Assessment

Land zoning	RN - New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
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.	

3.5 Tinahely

Proposed Amendment No. V2-108	Extend plan boundary of Tinahely
	Zone lands 'SLB – Strategic Land Bank'

-  Boundary of proposed amendment
-  Flood Zone A
-  Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Strategic Land Bank (i.e. potential future development including residential use possible)
Development Type	Highly vulnerable (potential)
Flood Zone	C
Requirement for Justification Test	No
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.	

Proposed Amendment No. V2-109

Extend plan boundary of Tinahely

Zone lands 'SLB – Strategic Land Bank'



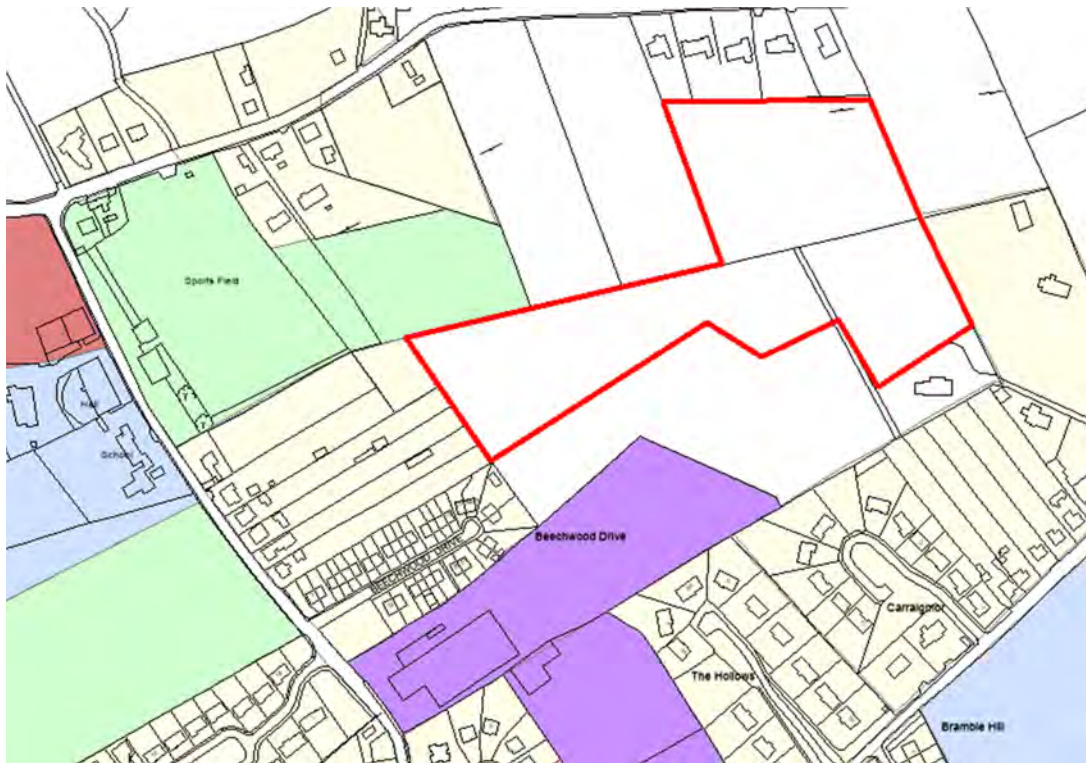
Boundary of proposed amendment



Flood Zone A






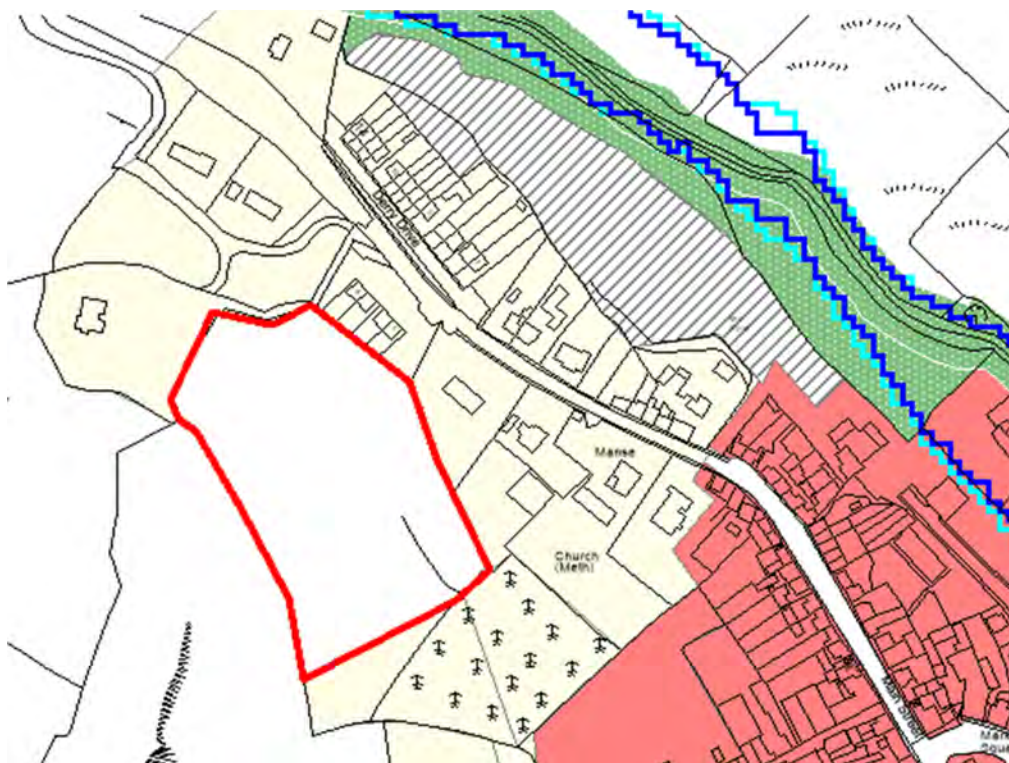
Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

Land zoning	Strategic Land Bank (i.e. potential future development including residential use possible)
Development Type	Highly vulnerable (potential)
Flood Zone	C
Requirement for Justification Test	No
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.	

Proposed Amendment No. V2-110	Extend plan boundary of Tinahely
	Zone lands 'R Special – Special Residential'
	Include the following objective: <i>TIN5 To provide for residential development for a maximum of 4 additional units on lands zoned 'R Special'.</i>

-  Boundary of proposed amendment
-  Flood Zone A
-  Flood Zone B






Stage 1 Strategic Flood Risk Assessment

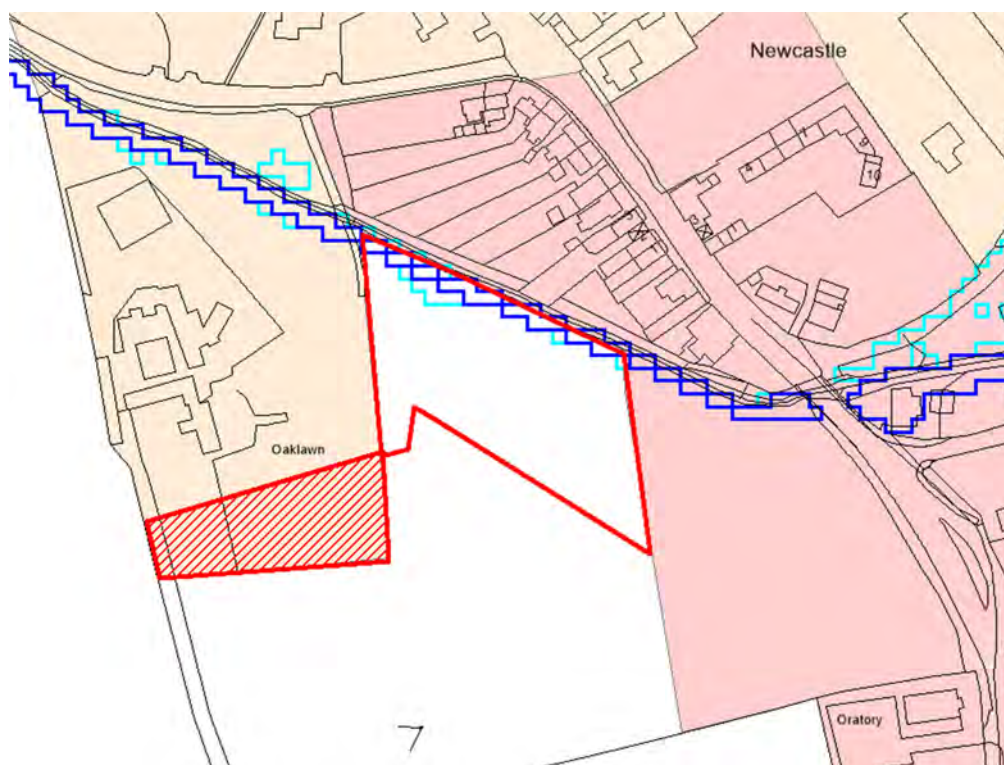
Land zoning	R Special – New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

4.0 Level 6 Town Plans

4.1 Newcastle

Proposed Amendment No. V2-112	Amend plan boundary of Newcastle
	Expand area of 'Primary Zone' (outlined in red)
	Reduce area of 'Secondary Zone' (shown hatched red)

	Boundary of proposed amendments
	Flood Zone A
	Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning		Primary Zone
Development Type		Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the draft Wicklow County Development Plan, Newcastle is designated a Level 6 Small Town (Type 2), in accordance with the settlement typology set out in the RSES, the smaller of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of

		<p>Newcastle is targeted to growth by c. 10%-15% between 2016 and 2031, from a population of 812 in 2016.</p> <p>These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p> <p>The economic function of 'Small Towns (Type 2)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries.</p> <p>In accordance with the County community facilities hierarchy, Level 6 settlements generally fall into the <2,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, open spaces/play areas, outdoor multi-use games areas and playing pitches</p>
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning 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 or sustainable urban growth;	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.	There are suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
<p>A small portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses.</p> <p>The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for new development while avoiding development in the at risk area. In addition, the CDP provides for the following objective for Level 6 settlements:</p> <p><i>Flood Risk Assessment 'Level 6 Mitigation Objective'</i></p> <p><i>To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). The planning authority may consider proposals for development that may be vulnerable to</i></p>		

flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

- *The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.*
- *The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:*
 - (i) *The development is located within the 'primary lands' and is essential for the achievement of the 'vision' or for the achievement of a specific objective for these lands.*
 - (ii) *The development comprises previously developed and/or under-utilised lands/sites,*
 - (iii) *There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.*

Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this 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 such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within the site.

4.2 Roundwood

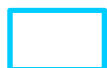
Proposed Amendment No. V-113	<p>Amend objectives for Roundwood as follows:</p> <p><i>On the lands identified as RD4 west of the Waters Bridge on Map 1 (tertiary zone) to provide for tourism use and two family dwellings (on a maximum area of 1.5 acres) only, strictly on the basis of the connection of any development to mains water and wastewater services, and no adverse impacts arising on the proximate Vartry Reservoir.</i></p>
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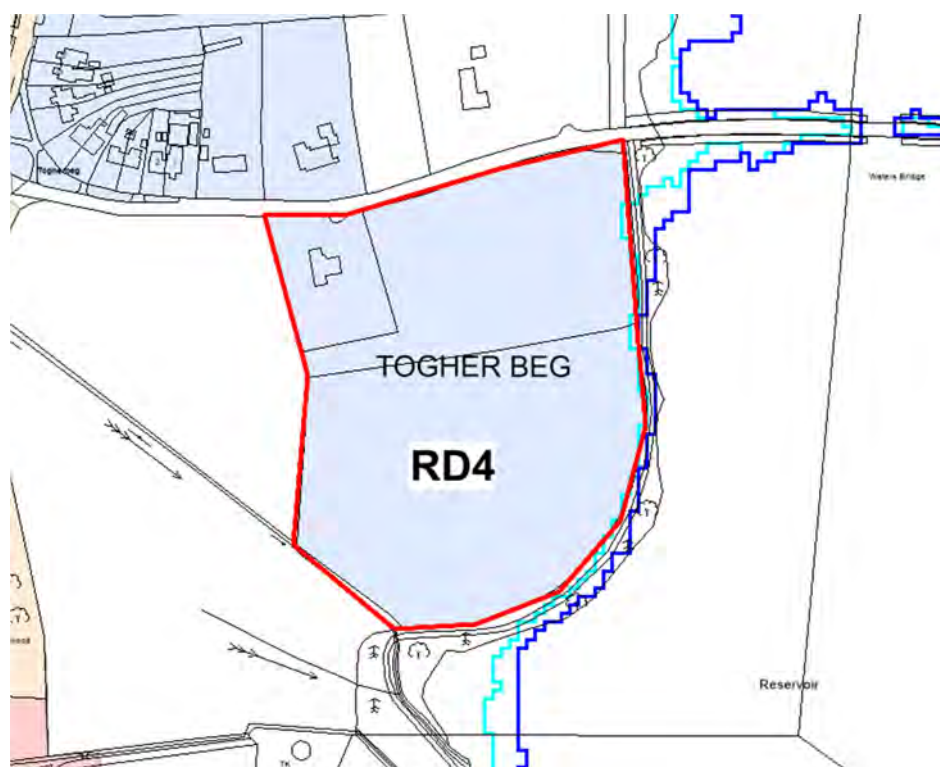
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Residential (in Tertiary Zone)
Development Type	Highly vulnerable
Flood Zone	A and B
Requirement for Justification Test	Yes
Justification Test	
1	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the</p> <p>Under the draft Wicklow County Development Plan, Roundwood is designated a Level 6 Small Town (Type 2), in accordance with the settlement typology set out in the RSES, the smaller of the town types in the category described in the RSES as 'towns and villages</p>

	Planning and Development Act 2000, as amended.	<p>with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Newcastle is targeted to grow by c. 10%-15% between 2016 and 2031, from a population of 908 in 2016.</p> <p>These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p> <p>The economic function of 'Small Towns (Type 2)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries.</p> <p>In accordance with the County community facilities hierarchy, Level 6 settlements generally fall into the <2,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, open spaces/play areas, outdoor multi-use games areas and playing pitches</p>
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning 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 or sustainable urban growth;	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.	There are suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
<p>A small portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses.</p> <p>The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for new development while avoiding development in the at risk area. In addition, the CDP provides for the following objective for Level 6 settlements:</p> <p><i>Flood Risk Assessment 'Level 6 Mitigation Objective'</i></p> <p><i>To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). The planning authority may consider proposals for development that may be vulnerable to</i></p>		

flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

- *The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.*
- *The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:*
 - (i) The development is located within the 'primary lands' and is essential for the achievement of the 'vision' or for the achievement of a specific objective for these lands.*
 - (ii) The development comprises previously developed and/or under-utilised lands/sites,*
 - (iii) There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.*

Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this 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 such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within the site.

Proposed Amendment No. V2-114

Extend plan boundary of Roundwood
Zone lands 'Secondary Zone'



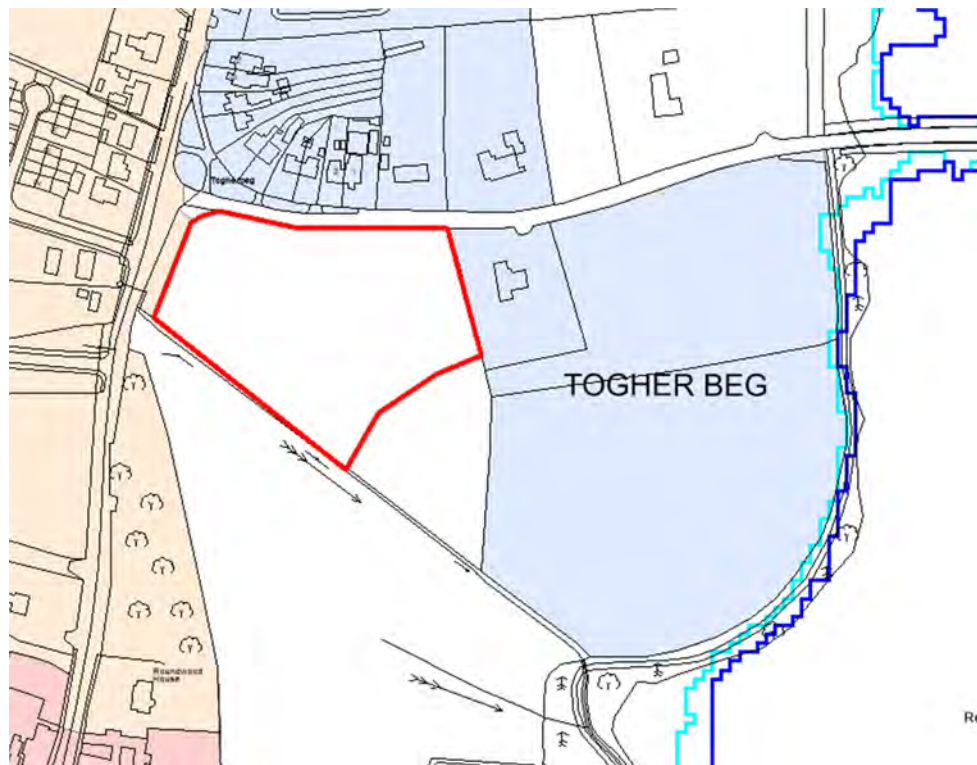
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

Land zoning	Secondary Zone
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
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.	

Proposed Amendment No. V2-115

Extend plan boundary of Roundwood
Zone lands 'Secondary Zone'



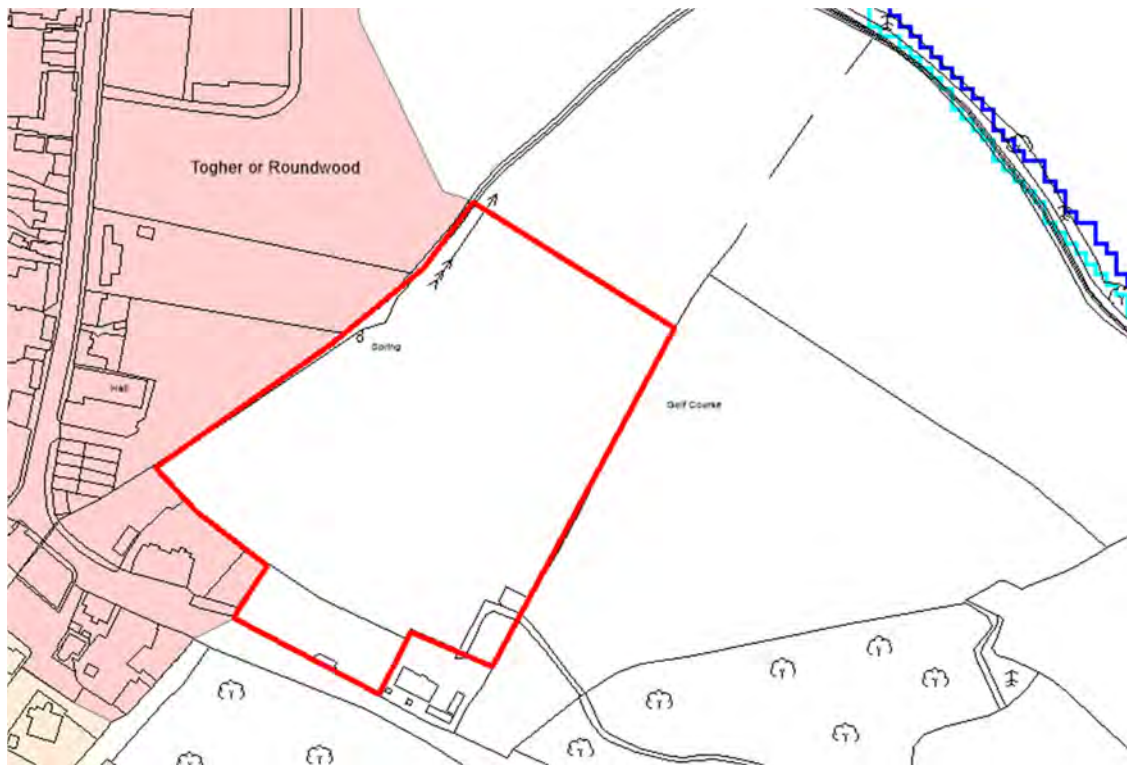
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

Land zoning	Secondary Zone
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
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.	

5.0 Villages – Clusters (Levels 7-9)

5.1 Ballinaclash (Level 7)

Proposed Amendment No. V1-10	Extend village boundary of Ballinaclash
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Boundary of proposed extension



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Village
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
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.	

5.2 Kilpedder (Level 7)

Proposed Amendment No. V1-11

Extend village boundary of Kilpedder



Boundary of proposed extensions



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Village
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
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.	

5.3 Laragh (Level 7)

Proposed Amendment No. V1-12	Extend village boundary of Laragh
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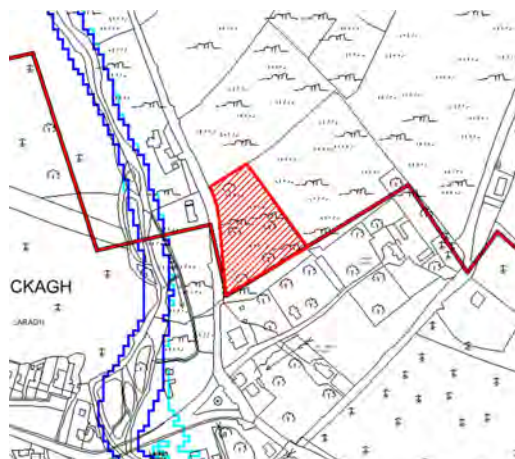
Boundary of proposed extension



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Village
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
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.	

5.4 Johnstown (Level 8)

Proposed Amendment No. V1-13

Extend village boundary of Johnstown



Boundary of proposed extension



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Village
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
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.	

6.0 Employment / Tourism / Community Zones

6.1 Kilmullen Lane

Proposed Amendment No. V1-31	Zone lands for Nursing Home at Kilmullen Lane, Newcastle.
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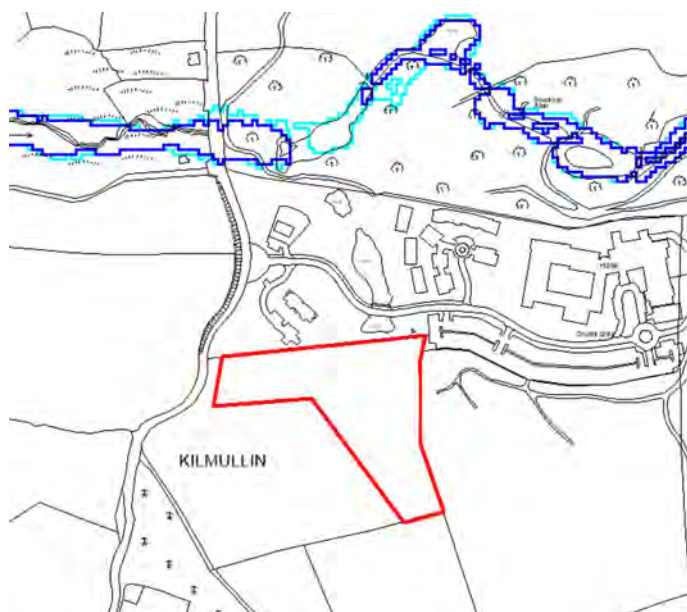
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Nursing Home
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
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.	

6.2 The Beehive

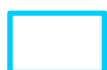
Proposed Amendment No. V1-33	Zone lands for 'Motorway Service Area' at 'The Beehive', Coolbeg.
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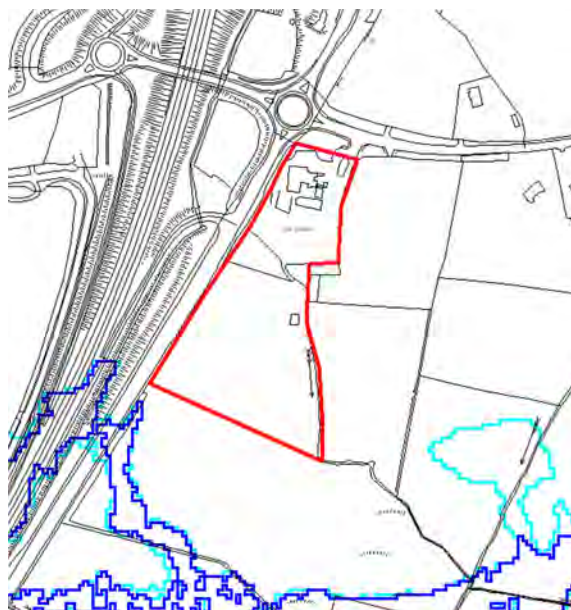
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Employment (Motorway Service Station)
Development Type	Less vulnerable
Flood Zone	C
Requirement for Justification Test	No
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.	

6.3 Jack White's

Proposed Amendment No. V1-51	Zone lands for 'Tourism' at Jack White's Cross, Ballinapark, Brittas Bay.
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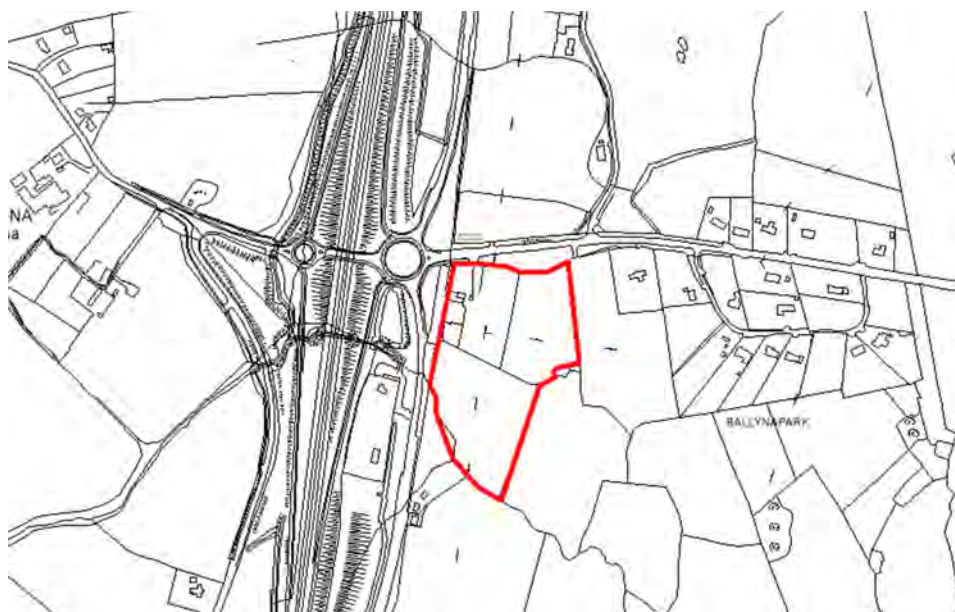
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Tourism
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
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.	