

Variation No. 1 of the Wexford County Development Plan 2022-2028 SFRA – Enniscorthy & New Ross (as adopted)

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Prepared by	Fiona Byrne BSc MSc Analyst
Reviewed by	Ross Bryant BSc MSc CEnv MCIWEM C.WEM Director
Authorised by	Ross Bryant BSc MSc CEnv MCIWEM C.WEM Director

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Contract

JBA Project Manager	Ross Bryant
Address	Unit 24, Grove Island, Limerick, V94 312N
JBA Project Code	2025s1602

This report describes work commissioned by Wexford County Council. Ross Bryant and Fiona Byrne of JBA Consulting carried out this work.

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Abbreviations

1D	One Dimensional (modelling)
2D	Two Dimensional (modelling)
AEP	Annual Exceedance Probability
AFA	Area for Further Assessment
CFRAM	Catchment Flood Risk Assessment and Management
DHLGH	Department of Housing, Local Government and Heritage
FFL	Finished Floor Level
FRA	Flood Risk Assessment
FRR	Flood Risk Review
GDSDS	Greater Dublin Strategic Drainage Strategy
GSI	Geological Survey of Ireland
HEFS	High End Future Scenario
HPW	High Priority Watercourse
LA	Local Authority
LiDAR	Light Detection And Ranging
MRFS	Medium Range Future Scenario
OPW	Office of Public Works
PFRA	Preliminary Flood Risk Assessment
SAR	Synthetic Aperture Radar
SFRA	Strategic Flood Risk Assessment
SPR	Standard percentage runoff
SUDS	Sustainable Urban Drainage Systems
Tp	Time to Peak
WCC	Wexford County Council
WFD	Water Framework Directive

1 Introduction

Wexford County Council has commissioned JBA Consulting to prepare an Addendum to the existing County Development Plan 2022-2028 SFRA to incorporate Variation No. 1.

1.1 Purpose and Context

Following the revision of the National Planning Framework in April 2025 the Minister issued Section 28 Guidelines in July containing increased Housing Growth Targets. The Guidelines require local authorities to review, and if appropriate amend, their County Development Plans to align with the Revised National Planning Framework and ensure that sufficient zoned land is available to meet updated national housing targets.

For County Wexford, this process involves revising the Core Strategy and introducing zoning maps for New Ross and Enniscorthy and incorporating updated settlement-specific objectives for housing, regeneration, transport, infrastructure, and flood risk management for both towns.

The Variation process will proceed under Section 58 of the Planning and Development Act 2024, as amended, with public display of Variation 1.

The purpose of this addendum is to provide an SFRA for New Ross and Enniscorthy, incorporating the most up-to-date datasets from the Office of Public Works, CFRAM, Flood Relief Schemes, and national indicative flood mapping, and to inform land use zoning decisions in accordance with the Planning System and Flood Risk Management Guidelines.

This Addendum should be read in conjunction with the parent SFRA, which remains the primary reference for methodology, policy context, and countywide mapping (see details of updated mapping below).

1.2 Policy and Guidance Update

There have been no substantive changes to national flood risk planning guidance since publication of the parent SFRA. Flood risk assessment continues to be undertaken in accordance with The Planning System and Flood Risk Management Guidelines (2009) and Circular PL2/2014. CFRAM flood mapping remains the primary national dataset for identification of Flood Zones A and B.

This Addendum reflects updated flood risk information that has become available since publication of the County Development Plan, including the completion of flood defence infrastructure and refinement of defended area mapping. The parent SFRA and Section 9.115 of Volume 1 – Written Statement anticipated that updates would be required as new information became available, and this Addendum should be read as an extension

of that approach rather than a replacement of the adopted SFRA methodology or policy framework.

1.3 Terms of Reference

Under the "Planning System and Flood Risk Management" guidelines, the purpose for the SFRA is detailed as being *"to provide a broad (wide area) assessment of all types of flood risk to inform strategic land-use planning decisions. SFRAs enable the LA to undertake the sequential approach, including the Justification Test, allocate appropriate sites for development and identify how flood risk can be reduced as part of the development plan process"*.

It is important that the Variation continues to fulfil the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), which require flood risk management to be integrated into spatial planning policies at all levels of the planning process.

In order to ensure that flood risk is appropriately integrated into the Variation, the scope of this SFRA Addendum is to:

- Undertake flood risk screening of the proposed zoning changes for New Ross & Enniscorthy;
- Review and interpret Flood Zone A and B extents using the most up-to-date available datasets, including CFRAM, OPW mapping, Flood Relief Scheme mapping and post-CFRAM flood defence information;
- Update defended area mapping to reflect completed flood defence infrastructure, where relevant;
- Apply the Sequential Approach and, where required, the Justification Test at Development Plan stage; and
- Provide flood risk management guidance to inform zoning decisions and development management, including finished floor levels, residual risk, and Sustainable Drainage Systems.

The adopted Variation amends the Natural Amenity (NA) zoning objective in the Land Use Zoning Matrix (PMA24) to support essential public infrastructure which includes water services, flood defence works, and transport bridges, within NA-zoned areas, subject to a detailed Site-Specific Flood Risk Assessment (SSFRA). As NA zoning often coincides with watercourses and low-lying land in Flood Zones A and B, this is consistent with the sequential approach: the uses supported are generally water-compatible or necessary flood risk management infrastructure, and the SSFRA requirement ensures flood risk is managed at development management stage. The amendment does not alter the Flood Zone mapping or the conclusions of this Addendum.

1.4 Methodology

This report should be read in conjunction with the SFRA prepared for the Wexford CDP 2022-2028 (the parent SFRA). In particular, the parent SFRA sets out the planning context and general methodology for strategic flood risk assessment, and describes the study area and flood risk data available for Co. Wexford.

The parent SFRA details the approach to flood management across the county. A strategic approach is adopted which follows the planning guidelines. Development should always be located in areas of lowest flood risk first, and only when it has been established that there are no suitable alternative options should development (of the lowest vulnerability) proceed. Consideration may then be given to factors which moderate risks, such as defences, and finally consideration of suitable flood risk mitigation and site management measures is necessary.

Assessment of flood risk is based on Flood Zones derived from CFRAM fluvial and tidal flood extents, supported by National Coastal Flood Hazard Mapping and information on completed flood defence infrastructure. The climate change layer shown in the report represents a combined High End Future Scenario flood extent, derived from the 0.1% AEP outlines from the CFRAM Study and the National Coastal Flood Hazard Mapping. This combined layer illustrates the potential spatial extent of flooding under extreme future climate change conditions and is provided for contextual information only. It does not account for post-CFRAM flood defence infrastructure or site-specific mitigation measures and does not alter the Flood Zone A and B mapping or the defended area interpretation applied in this Addendum.

Flood risk management continues to be informed by flood levels, application of freeboard, and assessment of residual risk through site-specific Flood Risk Assessment.

2 Enniscorthy

2.1 Study Area and Data Review

The study area comprises Enniscorthy, which is located on the lower reaches of the River Slaney in Co. Wexford. The River Slaney is a large catchment-scale watercourse draining an area of approximately 1,762km². The river rises in the Wicklow Mountains and flows south through Counties Wicklow and Wexford before discharging to the Irish Sea at Wexford Harbour. At Enniscorthy, the river remains predominantly fluvial in character, although downstream tidal influence can affect water levels during high tide conditions.

Flood risk within Enniscorthy is driven primarily by high fluvial flows in the River Slaney, with flood extents influenced by channel capacity constraints, bridge crossings, and floodplain connectivity through the urban core. Extreme rainfall across the wider Slaney catchment can result in prolonged elevated river levels through the town, leading to out-of-bank flooding in low-lying areas adjacent to the river. While tidal effects are limited compared to downstream locations, high tide conditions can reduce conveyance and exacerbate flood levels during coincident high river flows.

Historically, the River Slaney has played an important role in the development of Enniscorthy as a market and trading town. River engineering works associated with navigation, bridges, and urban development have altered channel geometry in places, resulting in localised flow constrictions. These historic modifications remain relevant to present-day flood behaviour and are a key consideration in the assessment of flood risk and the design of proposed flood relief measures.

In addition to the main River Slaney channel, local flood risk within Enniscorthy is influenced by smaller tributaries, drainage channels, and the urban surface water network. These systems are generally more responsive to short-duration rainfall events and can contribute to surface water and pluvial flooding during intense storms. Elevated river levels can also restrict discharge from local drainage outfalls, increasing flood risk within parts of the urban area during extreme events.

2.1.1 Review of Flood Zone Data

This section reviews the sources of Flood Zone mapping for Enniscorthy, the data sources are presented in Table 2-1 over page. The Flood Zone mapping and climate change flood extent is presented in Figure 2-1.

Advice on the expected impacts of climate change and the allowances to be provided for future flood risk management in Ireland is given in the OPW Climate Change Sectoral Adaptation Plan. Two climate change scenarios are considered; these are the Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS). Climate change for Enniscorthy is presented using the High End Future Scenario, as

defined by Table 2-2. The approach to climate change is precautionary and driven by the First Revision to the National Planning Framework, National Policy Objective 78 which sets out the core requirement to take account of the potential impacts of climate change on flood risk.

Table 2-1 Available Flood Data for Flood Zone Development

Description	Coverage	Robustness	Comment on usefulness
South Eastern CFRAM Flood Mapping	Covers the River Urrin and tributaries	High AFA status	Detailed 1D/2D CFRAM HPW model and is useful. Site verified by walkover and consultation with local authority. In general, CFRAM provides all information needed to apply the Justification Test (JT) for Plan Making under the SFRA.
National Indicative Fluvial Mapping (OPW)	Limited coverage to small watercourses on the periphery of the settlement. The study did not model catchments <5km ² . See OPW user guide for more details.	Moderate	The National Indicative Fluvial Maps is broadscale in nature and based on remotely sensed ground models. It has been used to form the basis of Flood Zones where CFRAM or another detailed modelling study is not available. Has been used as an initial screening tool for flood extents and should be reviewed as part of site specific FRAs. There is no modelled water level or depth associated with this dataset. NIFM cannot be used to make zoning decisions without validation through site visits. Further site investigation has been undertaken to provide greater confidence in the outlines and inform the land use zoning decisions, where applicable.

Description	Coverage	Robustness	Comment on usefulness
Flood Relief Scheme Outlines	Coverage of the Slaney	High AFA status	Detailed 1D/2D modelling carried out as part of the Enniscorthy flood relief scheme. Available data includes current scenarios only. The 0.1% AEP flood extents are used as a proxy for HEFS extents along the Slaney.

Table 2-2 Allowances for Future Climate Change Scenarios

Criteria	MRFS	HEFS
Extreme Rainfall Depths	+20%	+30%
Flood Flows	+20%	+30%
Mean Sea Level Rise	+500mm	+1000mm
Land Movement	-0.5mm / year*	-0.5mm / year*
Urbanisation	No General Allowance - Review on Case by Case Basis	No General Allowance - Review on Case by Case Basis
Forestation	-1/6 Tp**	-1/3 Tp** + 10% SPR***

Notes:

* Applicable to the southern part of the country only (Dublin - Galway and south of this)

** Reduce the time to peak (Tp) by a third; this allows for potential accelerated runoff that may arise as a result of drainage of afforested land

*** Add 10% to the Standard Percentage Runoff (SPR) rate; this allows for increased runoff rates that may arise following felling of forestry

2.1.2 Enniscorthy Flood Relief Scheme

The Enniscorthy Flood Relief Scheme is intended to address significant fluvial flood risk within Enniscorthy, arising from the River Slaney. The town has a long history of damaging flood events, the most recent occurring on 26th, 27th and 30th of January 2026, which again highlights the vulnerability of residential, commercial and transport infrastructure within the floodplain. The scheme forms part of the wider national flood risk management strategy and aligns with CFRAM objectives for the River Slaney catchment.

The Scheme is intended to provide protection up to a 1% AEP fluvial flood event, with an allowance for climate change applied to design peak flows. The proposed measures have been informed by detailed baseline surveys, hydrological and hydraulic assessments, and environmental studies. While full hydraulic modelling outputs, including numerical design flood elevations, are not currently published on the public scheme website, these levels inform the proposed defence crest heights, bridge soffit levels, and channel modification works.

Delivery of the scheme is proposed in two principal phases. Phase 1 focuses on the removal and replacement of the existing Seamus Rafter Bridge, which currently presents a hydraulic constraint, together with the construction of a new road bridge and a new pedestrian bridge. Phase 2 comprises the main flood relief works, including flood defence walls and channel modifications through the urban core. The phased approach allows early removal of critical flow constraints while progressing detailed design and statutory approvals for the full flood relief works.

At the time of writing, the scheme remains at design and consultation stage. Public consultation and option development have been undertaken, with further statutory approvals required prior to construction. The scheme, therefore, represents a committed and emerging flood risk management intervention rather than an operational defence, and this status should be reflected in future land use planning and development management decisions within the SFRA study area, but is not likely to be within the lifetime of the Wexford County Development Plan 2022-2028. As such, flood risk within Enniscorthy must be managed on an undefended basis for the purposes of land use zoning and development management, as set out in Section 2.1.3 below.

Table 2-3 Timeline of the Enniscorthy Flood Relief Scheme (enniscorthyfrs.ie)

Year or Period	Milestone
2019–2020	Initial flood risk assessment and Environmental Impact Assessment Report prepared for the Enniscorthy Flood Relief Scheme.
2024	Completion of baseline surveys including topographic, hydrological, and ecological surveys.
2025 Q2	Public consultation on Phase 1 options and emerging preferred solution.
2025 Q4	Ongoing Phase 1 detailed design and publication of scheme progress reports.

2.1.3 Implications for finished floor levels and development management

Until the Enniscorthy Flood Relief Scheme is completed and operational, Enniscorthy shall be treated as an undefended settlement for the purposes of flood risk assessment and development management.

New Development

No new or infill highly vulnerable development shall be permitted within Flood Zone A or Flood Zone B prior to completion of the Flood Relief Scheme. Less vulnerable and water compatible development may be considered only where it is demonstrated to comply with the Justification Test and flood risk mitigation requirements set out in the Planning System and Flood Risk Management Guidelines.

Extensions, alterations, or change of use of existing buildings

For extensions, alterations and change of use of existing buildings within Flood Zone A or Flood Zone B finished floor levels shall be set relative to the undefended design flood level, with an allowance for climate change and an appropriate freeboard applied. Indicative minimum finished floor levels are set out in Table 2-4.

If minimum FFLs are not able to be met then bedrooms shall not be permitted at ground floor level within Flood Zone A or Flood Zone B prior to completion of the Flood Relief Scheme.

For less vulnerable and water compatible development, finished floor levels shall be set above the undefended design flood level where reasonably practicable. Where this cannot be achieved, a site-specific flood risk assessment shall demonstrate that the proposed use is appropriate, that flood depths and velocities are acceptable for the intended use, and that safe access, egress, and flood resilient construction measures are provided.

Flood-resilient construction materials and fittings shall be incorporated where development is proposed within these zones.

This approach provides a clear and precautionary basis for managing flood risk in Enniscorthy in advance of delivery of the Flood Relief Scheme.

Table 2-4 Recommended minimum Finished Floor Levels

Scenario	Finished Floor Level to be based on
Fluvial, undefended	1% AEP flood + climate change + 300mm freeboard.

2.2 Settlement Review

A strategic approach to the management of flood risk is important in Enniscorthy as the risks are varied, with scales of risk and vulnerability varying across the settlement.

Following the Planning Guidelines, development should always be located in areas of lowest flood risk first, and only when it has been established that there are no suitable alternative options should development (of the lowest vulnerability) proceed.

Consideration may then be given to factors which moderate risks, such as defences, and finally consideration of suitable flood risk mitigation and site management measures is necessary.

It is important to note that whilst it may be technically feasible to mitigate or manage flood risk at site level, strategically it may not be a sustainable approach.

A summary of flood risks associated with each of the zoning objectives has been provided in the following settlement reviews. The Flood Risk commentary indicates whether a certain land zoning, in Flood Zone A or B, will need to have the Plan Making Justification Test (JT) applied and passed.

When carrying out a site-specific Flood Risk Assessment, or when planning applications are being considered, it is important to remember that not all uses will be appropriate on flood risk grounds, hence the need to work through the Justification Test for Development Management on a site by site basis. For example, a Town Centre zoning objective can include for an integrated mix of residential, commercial, community and social uses which have varying vulnerabilities and would not be equally permissible within Flood Zone A and B. Implications of vulnerability are considered as far as possible at the plan making stage – hereunder.

A summary of flood risks and mitigation associated with each zoning objective is provided within the relevant settlement zoning objectives set out in the Settlement Review.

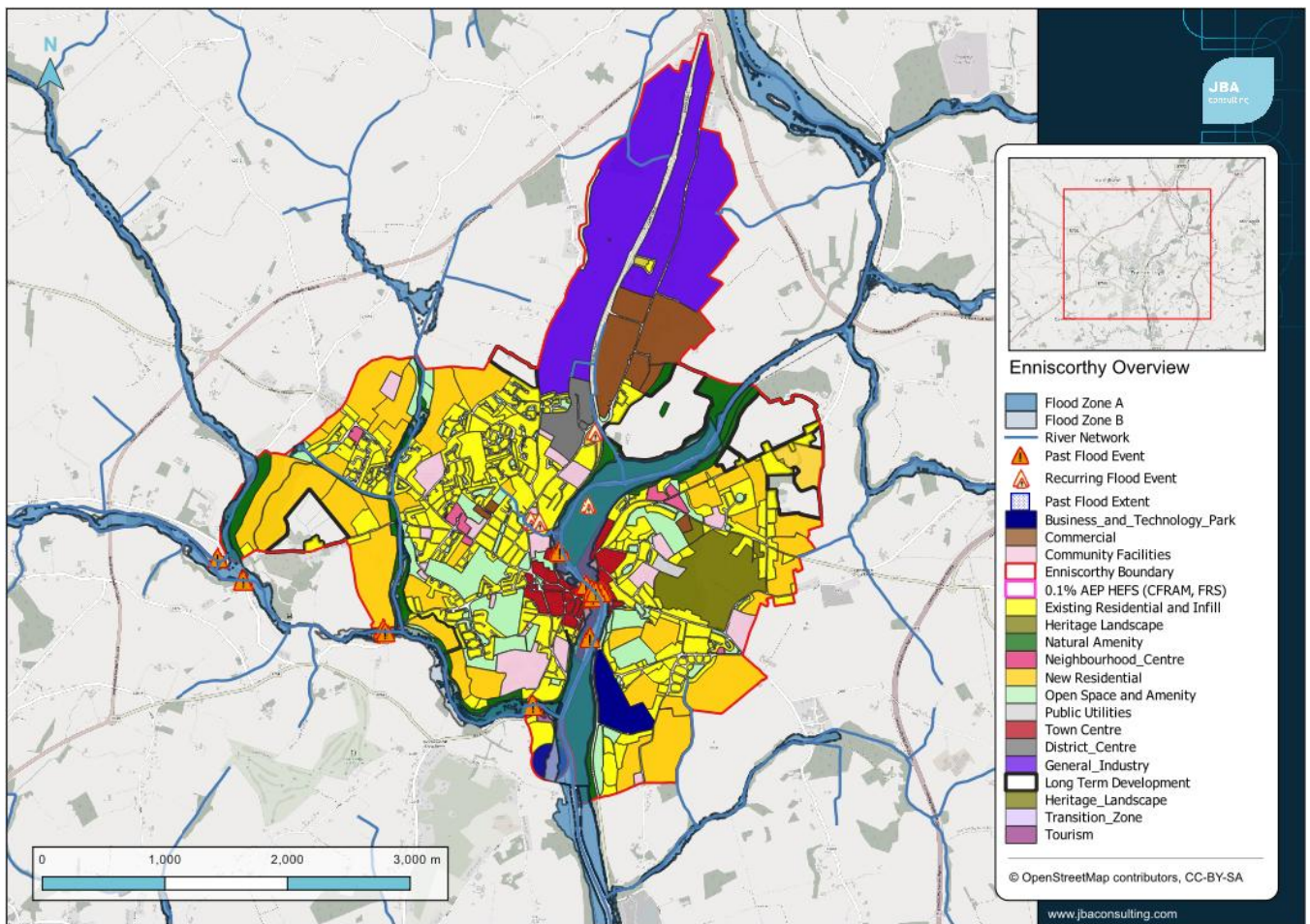
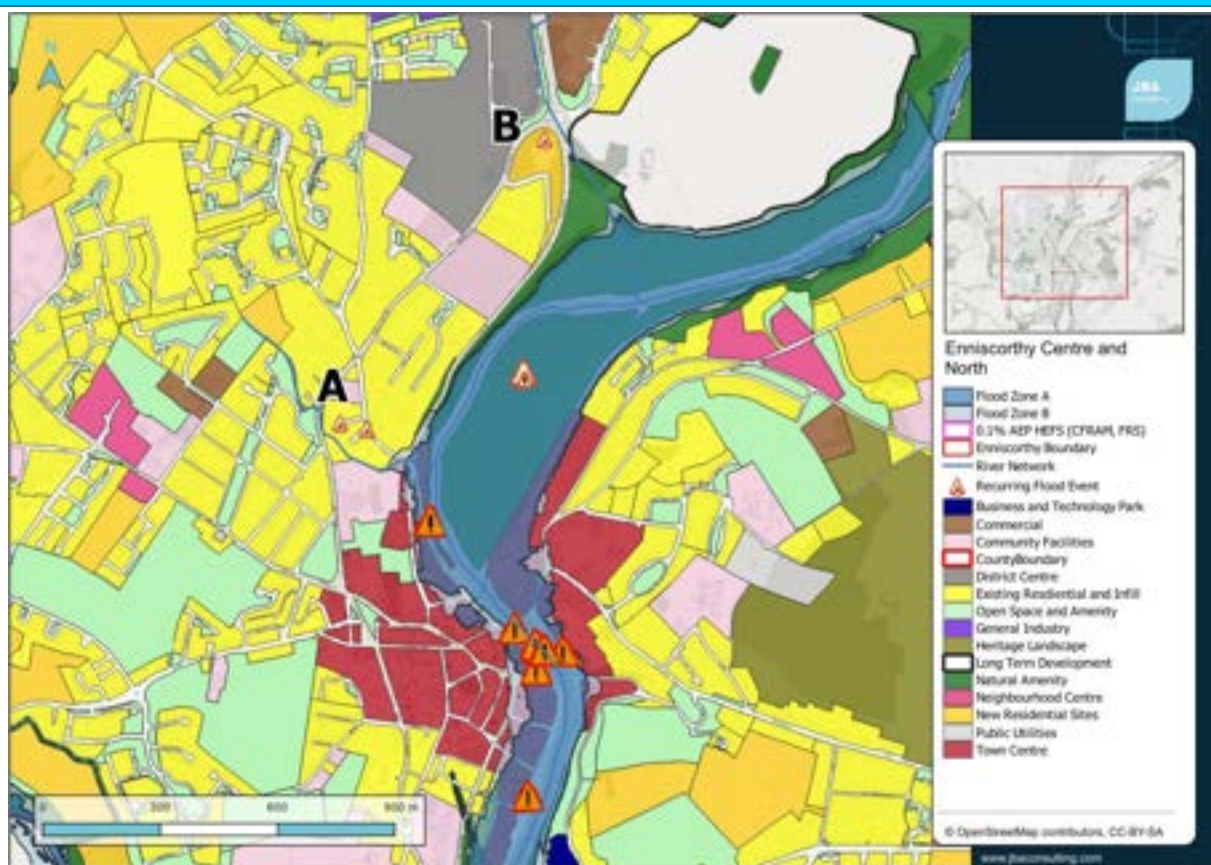


Figure 2-1 Enniscorthy LUZ with Flood Zones

2.2.1 Enniscorthy Centre



Flood Zone Data

Enniscorthy Flood Relief Scheme

Flood Risk Overview

Enniscorthy Town Centre is located on the lower tidal reach of the River Slaney. CFRAM mapping identifies flood risk extending into the town centre, particularly along the quay front, Island Road, the promenade and other low-lying riverside areas. Enniscorthy is not protected by formal flood defences, and flood risk is influenced by a combination of fluvial flooding, tidal levels and tide-locking of local drainage networks. Flood risk management within the town centre should therefore focus on appropriate land use zoning, restriction of highly vulnerable development, and sensitive redevelopment of existing sites, supported by a site-specific Flood Risk Assessment to ensure flood risk to buildings and occupants is appropriately managed.

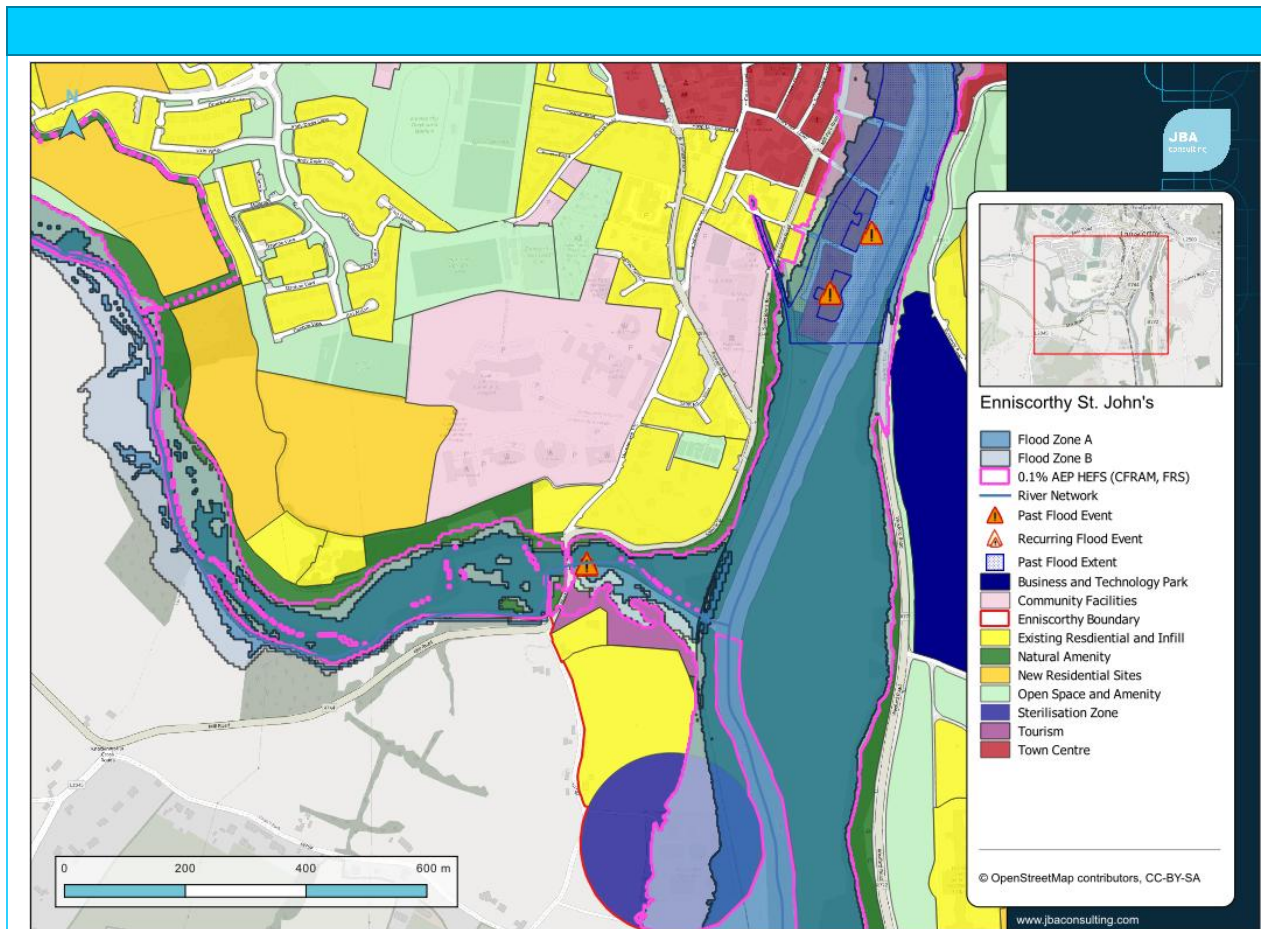
There are two unmapped drainage features to the north of the town centre. A drainage channel/culvert flowing south along the R772 by Quarry Park/Blackstoops (labelled B) and the Bishopswell Stream – Bohreen Hill area (labelled A), which was subsequently subject to OPW Minor Works funding and mitigation. Both have catchment areas less than 1km² and are largely culverted and integrated with the stormwater and in some cases have foul connections. Both watercourses have historic flood points associated with them and have not been included in the modelling analysis for Flood Zone determination. They are surface water features and as such

	do not qualify as Flood Zones. Bishopswell Minor Works included; the upgrading of the header wall and screening at the rear of no3 Bishopswell; Return gully to the underground culvert, at Bishopswell; French drain and return gully, to return above ground flows, back to the culvert.
Historical Flooding	Enniscorthy has experienced repeated flooding, with major events in 1924, 1947, 1965, 1986 and 2000, the most severe occurring in 1965 and 2000. Flooding in 2026 is likely to be highly significant but is yet to be fully appraised. Flooding has repeatedly affected Island Road, Shannon Quay and the promenade, with depths of up to 1.2m recorded on Island Road in November 2000, while raised finished floor levels reduced damage to newer properties. Further flooding occurred in October 2004, November 2014, December 2015 to early 2016, December 2021 and January 2026, impacting quay front areas and other low-lying parts of the town. These events confirm Enniscorthy's ongoing exposure to fluvial and tidal flooding. The lower reaches of the Bishopswell stream which extends from Bishopswell cul de sac to the Slaney are culverted. The inlet to this culvert is located alongside No 3 Bishopswell, Nunnery Road. The culvert inlet has a basic trash screen. This screen has blocked in the past resulting in overtopping of the culvert headwall. Overland flows which have emerged at this point have led to flooding on Nunnery Road and further downhill, affecting properties at Birchgrove and the Courtyard, Bohreen Hill, most in November 2014 the culvert overtopped once again at Christmas 2021 causing flooding and debris deposition on thru R890 (Convent Road). The Bishopswell stream and culvert system receives surface water discharges from storm water sewers and in particular for the Moyne area of Enniscorthy. The OPW Minor Works has been implemented. At Blackstoops there are manholes in the WCC depot to west of the Blackstoops Roundabout and these would flood from time to time during heavy rainfall. No mitigation is in place. There are issues with the sewer network at this location.
Climate Change	Enniscorthy Town Centre is sensitive to climate change due to its location on the lower tidal reach of the River Slaney and its exposure to combined fluvial and tidal influences. Flood extent mapping for the town centre is based on Flood Relief Scheme modelling, and dedicated climate change flood outlines are not currently available. In the absence of specific climate change scenarios, the 1% AEP climate change flood extents have been inferred from the 0.1% AEP Flood Relief Scheme model outputs as a conservative proxy. This approach reflects the potential for increased river flows, higher tidal levels and more frequent extreme events under future climate conditions.
Conclusion	Parts of the Enniscorthy Centre are located within Flood Zone A and B. The Justification Test has been applied and passed for the Town Centre Zoned Lands (see Appendix A.1) subject to the

	implementation of the following measures; • No new or infill highly vulnerable development shall be permitted within Flood Zone A or Flood Zone B prior to completion of the Flood Relief Scheme. • Highly vulnerable development within Flood Zone A and B shall be limited to extensions and renovations of existing buildings only. • In such developments where finished floor levels cannot achieve the requirements of Table 2-4, ground floor bedrooms shall not be permitted. • For developments within Flood Zone C, FFLs should meet the requirement of Table 2-4, be informed by local flood risk, surface water considerations, and site layout and shall not increase flood risk elsewhere. • For new or infill less vulnerable development within Flood Zone A, FFLs should meet the requirement of Table 2-4. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A or B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with Wexford County Council SuDS objectives and policies. The Justification Test for Existing Residential and infill has been applied and passed (see Appendix A.2) subject to the implementation of the following measures; • No new or infill residential development shall be permitted within Flood Zone A or Flood Zone B prior to completion of the Flood Relief Scheme. • Any further residential development within Flood Zone A or B shall be limited to extensions, renovations, and change of use of existing buildings. • New infill residential development, involving demolition and reconstruction is only appropriate within Flood Zone C, and with FFLs above that specified in Table 2-4 and be informed by local flood risk, surface water considerations, and site layout and shall not increase flood risk elsewhere. • Where FFLs cannot achieve the design flood level plus freeboard, as set out in Table 2-4, bedrooms shall not be permitted on the ground floor. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with
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	Wexford County Council SuDS Policy. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. The Justification Test for Community Facilities located partially within Flood Zone B (see Appendix A.3) is passed subject to the implementation of the following measures; • The school constitutes an existing community facility, with development limited to extensions, alterations, and essential ancillary works only. The overlap with the Flood Zone is at the boundary of the site only and can be avoided. • New standalone highly vulnerable development shall not be permitted within Flood Zone B and shall be directed to Flood Zone C. • For less vulnerable development within Flood Zone B, finished floor levels should meet the requirements of Table 2-4. • For any extensions then where FFLs cannot achieve the design flood level plus freeboard, as set out in Table 2-4, any highly vulnerable uses, including classrooms and care facilities, are located at first floor level. • Any future development shall be subject to a site-specific Flood Risk Assessment prepared in accordance with Section 4 of the SFRA. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A/B. • Development proposals shall not impede existing flood flow paths or adversely impact flood risk to surrounding lands. Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 4 of the parent SFRA. For areas identified as A and B in the map above; around Blackstoops and Bishopswell/Bohreen Hill then particular attention should be paid to stormwater flood risk and this risk should be assessed under any site specific FRA for development. All new development should, where possible, consider the opportunity to include nature-based solutions and SuDS for the management of stormwater as outlined in Section 4.2 of the parent SFRA and under WCC SuDS policy.
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2.2.2 St. John's

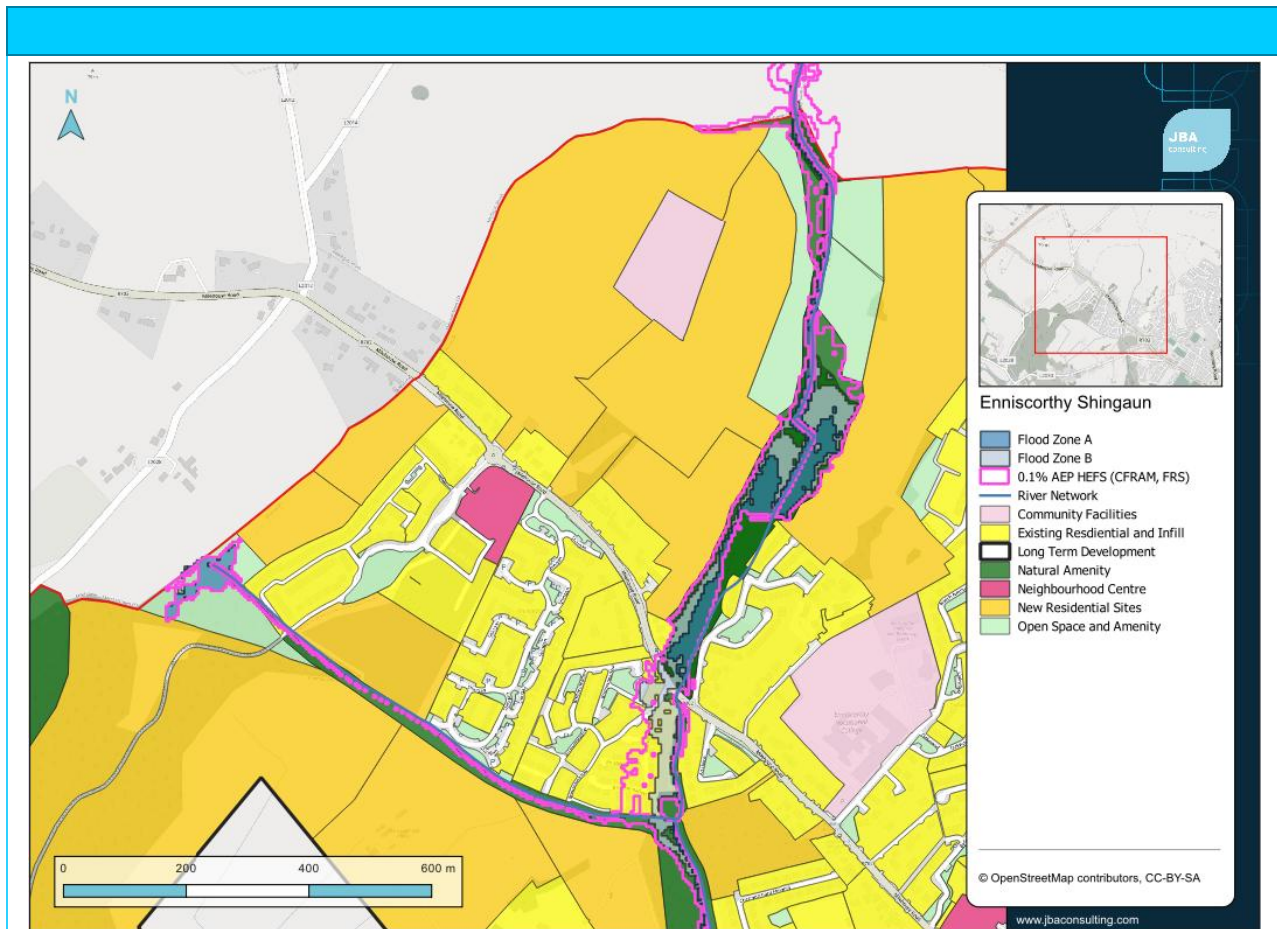


Flood Zone Data	CFRAM
Flood Risk Overview	St. John's Mills is a heritage site located to the west of Enniscorthy, partially within Flood Zone B and primarily influenced by fluvial flooding from the adjacent River Urrin. OPW CFRAM mapping for the River Urrin identifies flood extents affecting part of the site. There is no overlap between the site and the Flood Relief Scheme flood extents associated with the River Slaney. The site does not benefit from formal flood defences. Flood risk management should therefore focus on avoiding intensification of risk, with development limited to the reuse, refurbishment and limited extension of the existing heritage structure, and with tourism and leisure uses restricted to less vulnerable and water compatible activities only. Any proposed development shall be supported by a site-specific Flood Risk Assessment to ensure flood risk is appropriately managed.
Historical Flooding	There are no recorded instances of site-specific flooding at St. John's Mills. However, historical flooding occurred in November 2000 along the nearby River Urrin, where floodwaters inundated properties and the public road in the surrounding area, including Doran's Bridge, Mocurry, Verona, Carley's Bridge and Davis Mills. This event demonstrates that the wider catchment is susceptible to fluvial flooding during extreme rainfall events, and highlights the need for site-

	specific flood risk assessment to consider local watercourse behaviour and exceedance pathways in the vicinity of St. John's Mills. It is not clear if the area flooded in January 2026.
Climate Change	St. John's Mills is sensitive to the potential impacts of climate change due to its location adjacent to the River Urrin. OPW CFRAM flood mapping for the River Urrin identifies flood extents in the vicinity of the site, indicating exposure to fluvial flooding during extreme events. Projected increases in rainfall intensity and frequency associated with climate change are likely to increase peak river flows within the Urrin catchment and may result in more frequent and extensive flooding over time. Accordingly, the mapped CFRAM flood extents represent a baseline against which future flood risk should be assessed.
Conclusion	The Justification Test cannot pass or be applied for lands that are not within or adjacent to the core of the settlement. This has shaped the approach to flood risk management for the St. John's area, as set out below. Parts of the St. John's area is located within Flood Zone B. The risk to Tourism and Leisure lands is managed by ensuring that; • Tourism and leisure development within Flood Zone B shall be restricted to less vulnerable and water compatible uses only, including heritage, cultural, visitor, exhibition and daytime leisure uses associated with the reuse of the existing Protected Structure. • Highly vulnerable uses, including hotels, hostels, guest accommodation and other forms of overnight accommodation, may be considered only on lands located outside Flood Zones A and B and outside the mapped 0.1% AEP HEFS extent. • Any proposed development shall be subject to a site-specific Flood Risk Assessment prepared in accordance with Section 4 of the SFRA. • Finished floor levels, internal layouts and access arrangements shall be informed by flood risk, with the most vulnerable elements of use located above the design flood level plus freeboard where practicable (see Table 2-4). • Flood resilient construction materials and fittings should be incorporated where works are proposed within Flood Zone B, having regard to the architectural and heritage value of the structure. • Development proposals shall not impede flood flow paths, reduce flood storage capacity or increase flood risk elsewhere. Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 4 of the parent SFRA. All new development should, where possible, consider the

	opportunity to include nature-based solutions and SuDS for the management of stormwater as outlined in Section 4.2 of the parent SFRA and under WCC SuDS policy.
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2.2.3 Shingaun



Flood Zone Data	CFRAM
Flood Risk Overview	The existing residential lands in the Shingaun area are located to the west of Enniscorthy town centre and are influenced by fluvial flood risk associated with the nearby River Urrin and the Lyre River. OPW CFRAM mapping identifies areas of Flood Zone A and B in the vicinity of the lands. The area was subject to OPW Minor Works mitigation, but this is not marked as formal defences on the mapping. Work included installation of raised marl and clay bund along fence line to prevent storm overflow into the estate 160m in length. Installation of 900mm gully in lowest area of the turning hammerhead to catch any breaching ponding waters. Pipe from this large gully, through 450mm pipe back to river to discharge through a non-return valve at a small headwall which discharges over the weir into the deeper section of the river. Flood risk management should therefore focus on avoiding intensification of risk, with residential development limited to extensions, renovations and change of use of existing buildings only, supported by a site-specific Flood Risk Assessment where required, to ensure flood risk to buildings and occupants is appropriately managed.
Historical Flooding	Overland flow on the Lyre River caused by partial blockage of the Blood Bridge and possible incapacity of the river channel, leading to flood waters spilling across the R702 road and into

	the Bridgemeanow estate. Up to 22 properties were affected within the estate were flooded or nearly flooded in 2014 and this was repeated on Christmas day 2021 where 7 houses were flooded. It is not clear if the area was impacted in January 2026.
Climate Change	The existing residential lands in the Shingaun area are subject to varying sensitivity to climate change due to their proximity to local watercourses. Areas adjoining the unnamed tributary show low sensitivity to climate change, reflecting limited flood extents and shallow flow depths under modelled scenarios. In contrast, lands in closer proximity to the River Urrin exhibit higher sensitivity, with CFRAM mapping indicating a greater potential for increased flood extents and depths under future climate conditions.
Conclusion	The Justification Test cannot pass or be applied for lands that are not within or adjacent to the core of the settlement. This has shaped the approach to flood risk management for the Shingaun area, as set out below. Parts of the Existing Residential Lands in the Shingaun area are within Flood Zones A and B. The risk to Existing Residential and Infill lands is managed by ensuring that; • Any further residential and infill development within Flood Zone A or B shall be limited to extensions, renovations, and change of use of existing buildings. • New infill residential development, involving demolition and reconstruction is only appropriate within Flood Zone C, and with FFLs above that specified in Table 2-4 and be informed by local flood risk, surface water considerations and site layout and shall not increase flood risk elsewhere. • Where FFLs cannot achieve the design flood level plus freeboard, as set out in Table 2-4, bedrooms shall not be permitted on the ground floor. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA (taking into account the relief works in Bridgemeanows) and shall be required to be designed and constructed in compliance with Wexford County Council SuDS Policy. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A or B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 4 of the parent SFRA. All new development should, where possible, consider the opportunity to include nature-based solutions and SuDS for the management of stormwater as outlined in Section 4.2 of the parent SFRA and under WCC SuDS policy.

3 New Ross

3.1 Study Area and Data review

The study area includes the urban area of New Ross, which is located on the lower, tidal reach of the River Barrow. The River Barrow is a major catchment-scale watercourse draining an area of approximately 3,067km², rising in the Slieve Bloom Mountains and flowing south through Counties Laois, Kildare, Carlow, Kilkenny, and Wexford before entering the sea at Waterford Harbour. At New Ross, the river is fully tidally influenced and flood risk is driven primarily by high astronomical tides, storm surge, and tide locking of drainage networks, rather than upstream fluvial flooding alone.

Historically, the River Barrow functioned as an important commercial navigation corridor, with New Ross developing as a strategic river port. The river was canalised in places through the construction of weirs, navigation channels, and lock-controlled reaches, resulting in a managed water level regime along parts of its length. While commercial navigation has declined, the legacy of this modified river system remains relevant to flood behaviour within the town.

In addition to the River Barrow, local drainage within New Ross is influenced by smaller tributaries and urban drainage networks. These smaller watercourses are typically steeper and more responsive to short-duration rainfall events than the main river channel, contributing to surface water and pluvial flooding during intense rainfall, particularly where outfalls are tide locked during high river levels.

3.1.1 Review of Flood Zone Data

This section reviews the sources of Flood Zone mapping for New Ross, the data sources are presented in Table 3-1 below. The Flood Zone mapping and climate change flood extent is presented in Figure 3-3.

Advice on the expected impacts of climate change and the allowances to be provided for future flood risk management in Ireland is given in the OPW Climate Change Sectoral Adaptation Plan. Two climate change scenarios are considered; these are the Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS). Climate change for New Ross is presented using the High-End Future Scenario, as defined by Table 2-2. The approach to climate change is precautionary and driven by the First Revision to the National Planning Framework, National Policy Objective 78 which sets out the core requirement to take account of the potential impacts of climate change on flood risk.

Table 3-1 Available Flood Data for Flood Zone Development

Description	Coverage	Robustness	Comment on usefulness
South Eastern CFRAM Flood Mapping	Covers the River Barrow and tributaries including tidal influences.	High AFA status	Detailed 1D/2D CFRAM HPW model and is useful. Site verified by walkover and consultation with local authority. In general, CFRAM provides all information needed to apply the Justification Test (JT) for Plan Making under the SFRA. CFRAM data has been used in combination with NCFHM outputs to derive Flood Zones and HEFS mapping for New Ross.
NCFHM	Covers the River Barrow which is tidally influenced.	Moderate	NCFHM provides nationally consistent coastal flood extent and depth mapping for a range of AEP events. It is suitable for strategic flood risk assessment and plan-making, but does not account for existing flood defences and is not intended for site-specific design. NCFHM data has been used in combination with CFRAM outputs to supplement coastal flood extents and support derivation of Flood Zones and HEFS mapping for New Ross.
National Indicative Fluvial Mapping (OPW)	Limited coverage to one small watercourse on the periphery of	Moderate	The National Indicative Fluvial Maps is broadscale in nature and based on remotely sensed ground models. It has been used to form the basis of Flood

Description	Coverage	Robustness	Comment on usefulness
	the settlement. The study did not model catchments <5km ² . See OPW user guide for more details.		Zones where CFRAM or other detailed modelling study is not available. Has been used as an initial screening tool for flood extents and should be reviewed as part of site specific FRAs. There is no modelled water level or depth associated with this dataset. NIFM cannot be used to make zoning decisions without validation through site visits. Further site investigation has been undertaken to provide greater confidence in the outlines and inform the land use zoning decisions, where applicable.
Flood Relief Scheme defences	Coverage of the Barrow where New Ross Flood Relief scheme defences exist.	Moderate	Defended area polygons were updated based on new defence information. No new hydraulic modelling was carried out.

3.1.2 Summary of post-CDP flood defences

The Strategic Flood Risk Assessment (SFRA) accompanying the Wexford County Development Plan 2022–2028 was prepared using the best available flood risk information at the time of publication, including CFRAM outputs and OPW datasets then in place. Since adoption of the County Development Plan (CDP), a number of flood relief measures in New Ross have been completed.

Since adoption of the County Development Plan 2022–2028, enhanced flood defence infrastructure has been implemented in New Ross as part of the New Ross Flood Alleviation Scheme, which was substantially completed in 2021. The scheme was developed following detailed design and assessment undertaken during the preceding years and was not fully represented within the final CFRAM mapping published in 2018. The scheme represents a significant upgrade and extension of earlier flood defence works completed in 2009.

The flood defence measures were implemented to reduce the risk of tidal flooding, with secondary interaction with fluvial and surface water flooding arising from tide locking of drainage networks. The scheme comprises reinforced concrete flood walls, flood embankments, glass flood barriers in visually sensitive locations, demountable barriers across access points, and associated surface water management measures such as non-return valves and pumping arrangements. The WCC scheme was designed with a target standard of protection of the 0.5% AEP tidal event plus a 0.5m allowance for climate change and freeboard, with design levels of 3.90mOD. The area subject to the WCC scheme is indicated in Figure 3-1 below. All other defended areas are from the 2009 OPW scheme and are to the 0.5% AEP standard, with freeboard but not including climate change.



Figure 3-1 WCC Flood Defence Measures (excerpt from TJOC report)

These post-CDP flood defences are not fully represented within the published CFRAM flood extents. As a result, an update is required to ensure that land use zoning

proposals and development management recommendations within Variation 1 are informed by the current flood risk context.

For the purposes of this SFRA, defended areas have been updated to reflect the location, continuity, and crest levels of constructed flood defences, this methodology was developed in consultation with the OPW. The defended area polygons are based on the physical extent of the flood defence infrastructure and its ability to provide a continuous line of protection, rather than on revised hydraulic modelling (see Figure 3-2).

Flood Zones A and B remain defined by CFRAM flood extents and OPW guidance. However, their interpretation within defended areas differs from undefended locations. Land located within Flood Zones A or B but behind completed flood defences is considered to benefit from a reduced probability of flooding, subject to the standard of protection provided and residual risks.

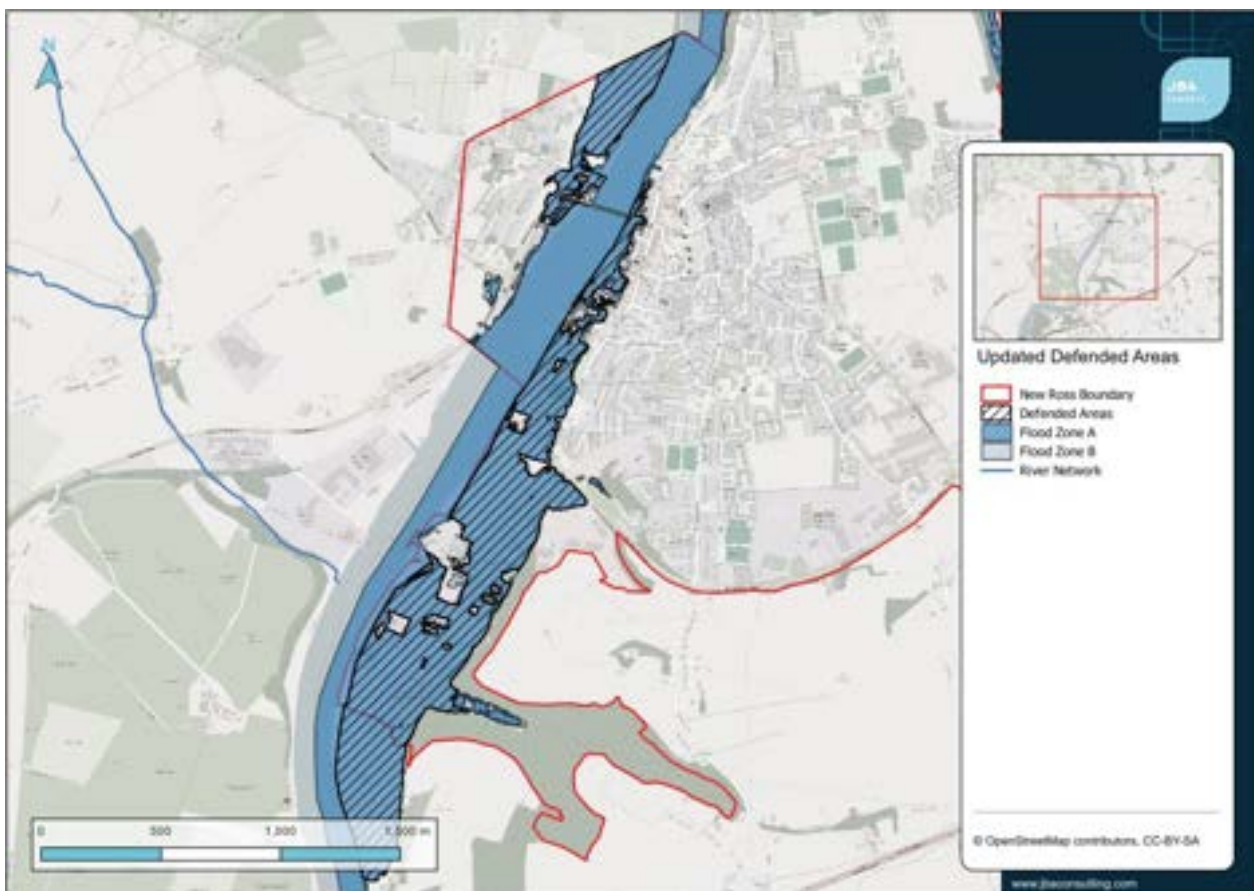


Figure 3-2 Updated Defended Area

3.1.3 Implications for flood risk interpretation

Within defended areas, Flood Zone designations are retained but should be interpreted in the context of the standard of protection afforded by the flood defences. The presence of flood defences does not remove flood risk entirely. Residual risks remain, including overtopping during exceedance events, localised low points in defence lines, seepage, structural failure, tide locking of drainage networks, and future climate change impacts.

Areas outside the defended polygons should follow the guidance in Section 3.1.4 below.

3.1.4 Implications for finished floor levels and development management

Defended areas

Where development is proposed within defended areas, finished floor levels are set relative to the defended tidal flood level (see Table 3-2) associated with the 0.5% AEP event, plus climate change of 0.5m, with a minimum freeboard of 300mm applied.

This approach is applied consistently in the assessment of zoning proposals and development lands. It provides clarification on how flood risk should be interpreted and managed in locations that benefit from flood defence infrastructure that was not previously identified.

Raising finished floor levels (FFLs) within a development is an effective way of avoiding damage to the interior of buildings (i.e. furniture and fittings) in times of flood. FFLs should be assessed in relation to the specific development, but the minimum levels set out in Table 3-2 should apply. It should be noted that in certain locations it may not be possible to raise levels to this point due to access or urban design practicality. In this case then further mitigation is required that may either restrict the vulnerability of the ground floor or introduce flood resilience measures and/or emergency warning and preparedness.

Undefended New Development

No new or infill highly vulnerable development shall be permitted within Flood Zone A or Flood Zone B. Less vulnerable and water compatible development may be considered only where it is demonstrated to comply with the Justification Test and flood risk mitigation requirements set out in the Planning System and Flood Risk Management Guidelines.

Undefended - Extensions, alterations, or change of use of existing buildings

For highly vulnerable extensions, alterations and change of use of existing buildings within Flood Zone A or Flood Zone B finished floor levels shall be set relative to the undefended design flood level, with an allowance for climate change and an

appropriate freeboard applied. Indicative minimum finished floor levels are set out in Table 3-2.

If minimum FFLs are not able to be met then bedrooms shall not be permitted at ground floor level within Flood Zone A or Flood Zone B.

For less vulnerable and water compatible development, finished floor levels shall be set above the undefended design flood level (see Table 3-2) where reasonably practicable. Where this cannot be achieved, a site-specific flood risk assessment shall demonstrate that the proposed use is appropriate, that flood depths and velocities are acceptable for the intended use, and that safe access, egress, and flood resilient construction measures are provided.

Flood-resilient construction materials and fittings shall be incorporated where development is proposed within these zones.

This approach provides a clear and precautionary basis for managing flood risk in New Ross in undefended areas.

Table 3-2 Recommended minimum Finished Floor Levels

Scenario	Finished Floor Level to be based on
Tidal Defended or Undefended	0.5% AEP flood + climate change (0.5m) + 0.3m freeboard. This equates to ICWWS point W4 level of 2.91mOD + 0.8m = 3.71mOD.

3.1.5 Limitations of Defended Area Mapping

Defended areas identified within this Addendum are based on the location, continuity, and crest levels of completed flood defence infrastructure and represent areas that benefit from a reduced probability of flooding, subject to the standard of protection provided and residual risk. These defended area extents are derived from a spatial interpretation of constructed defences and are not based on revised hydraulic modelling.

CFRAM Flood Zones A and B remain unchanged and continue to represent the national baseline for flood risk identification. The defended area mapping included in this Addendum is intended to support plan-level interpretation of flood risk and zoning decisions and does not supersede CFRAM flood extents or remove the requirement for site-specific Flood Risk Assessment (SSFRA) at development management stage.

Residual risks remain within defended areas, including defence exceedance, overtopping at localised low points, seepage, tide locking of drainage networks, surface water flooding, and future climate change impacts. These risks must be assessed and managed through site-specific FRAs in accordance with Section 4 of the parent SFRA.

3.2 Settlement Review

A strategic approach to the management of flood risk is important in New Ross as the risks are varied, with scales of risk and vulnerability varying across the settlement.

Following the Planning Guidelines, development should always be located in areas of lowest flood risk first, and only when it has been established that there are no suitable alternative options should development (of the lowest vulnerability) proceed.

Consideration may then be given to factors which moderate risks, such as defences, and finally consideration of suitable flood risk mitigation and site management measures is necessary.

It is important to note that whilst it may be technically feasible to mitigate or manage flood risk at site level, strategically it may not be a sustainable approach.

A summary of flood risks associated with each of the zoning objectives has been provided in the following settlement reviews. The Flood Risk commentary indicates whether a certain land zoning, in Flood Zone A or B, will need to have the Plan Making Justification Test (JT) applied and passed.

When carrying out a Site Specific Flood Risk Assessment, or when planning applications are being considered, it is important to remember that not all uses will be appropriate on flood risk grounds, hence the need to work through the Justification Test for Development Management site by site. For example, a Town Centre zoning objective can include for an integrated mix of residential, commercial, community and social uses which have varying vulnerabilities and would not be equally permissible within Flood Zone A and B. Implications of vulnerability are considered as far as possible at the plan making stage – hereunder.

A summary of flood risks and mitigation associated with each zoning objective is provided within the relevant settlement zoning objectives set out in the Settlement Review.

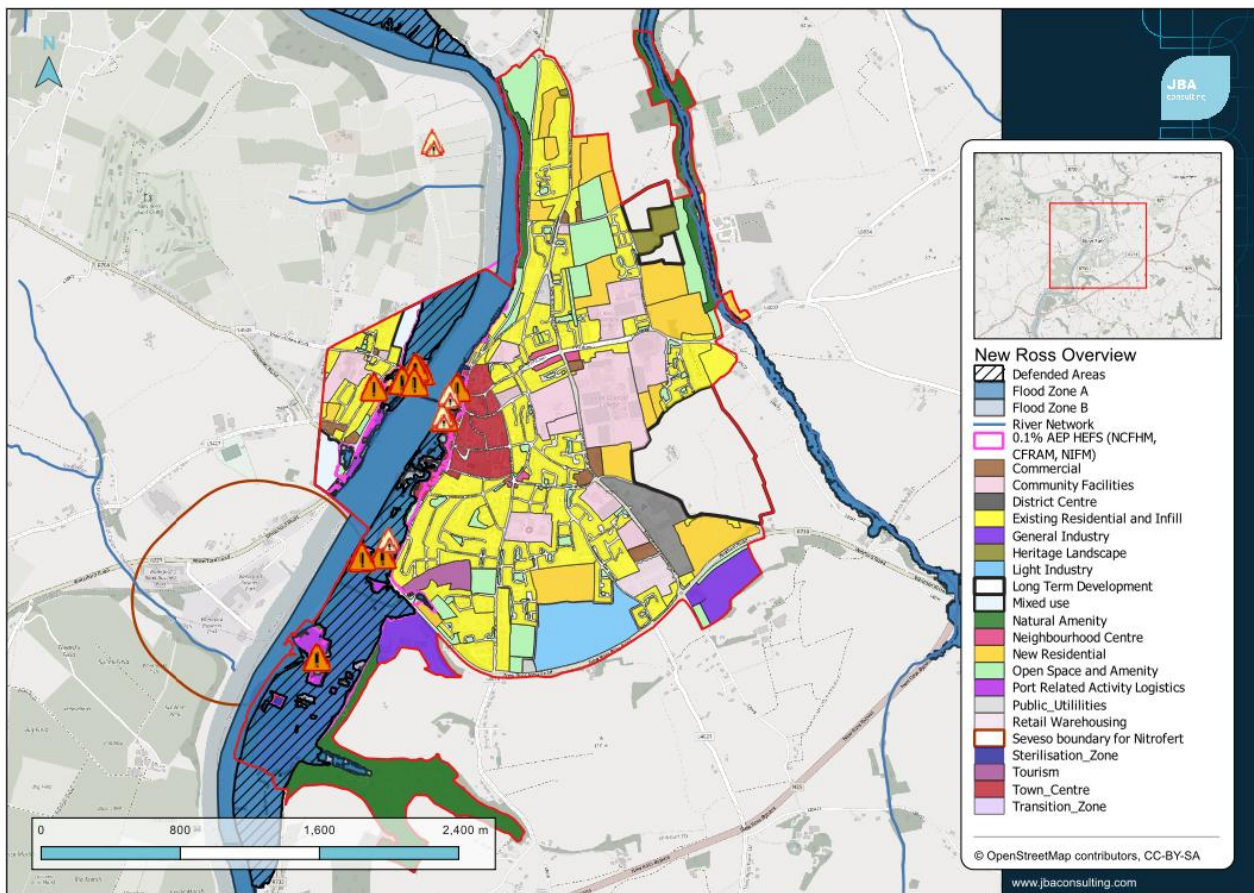
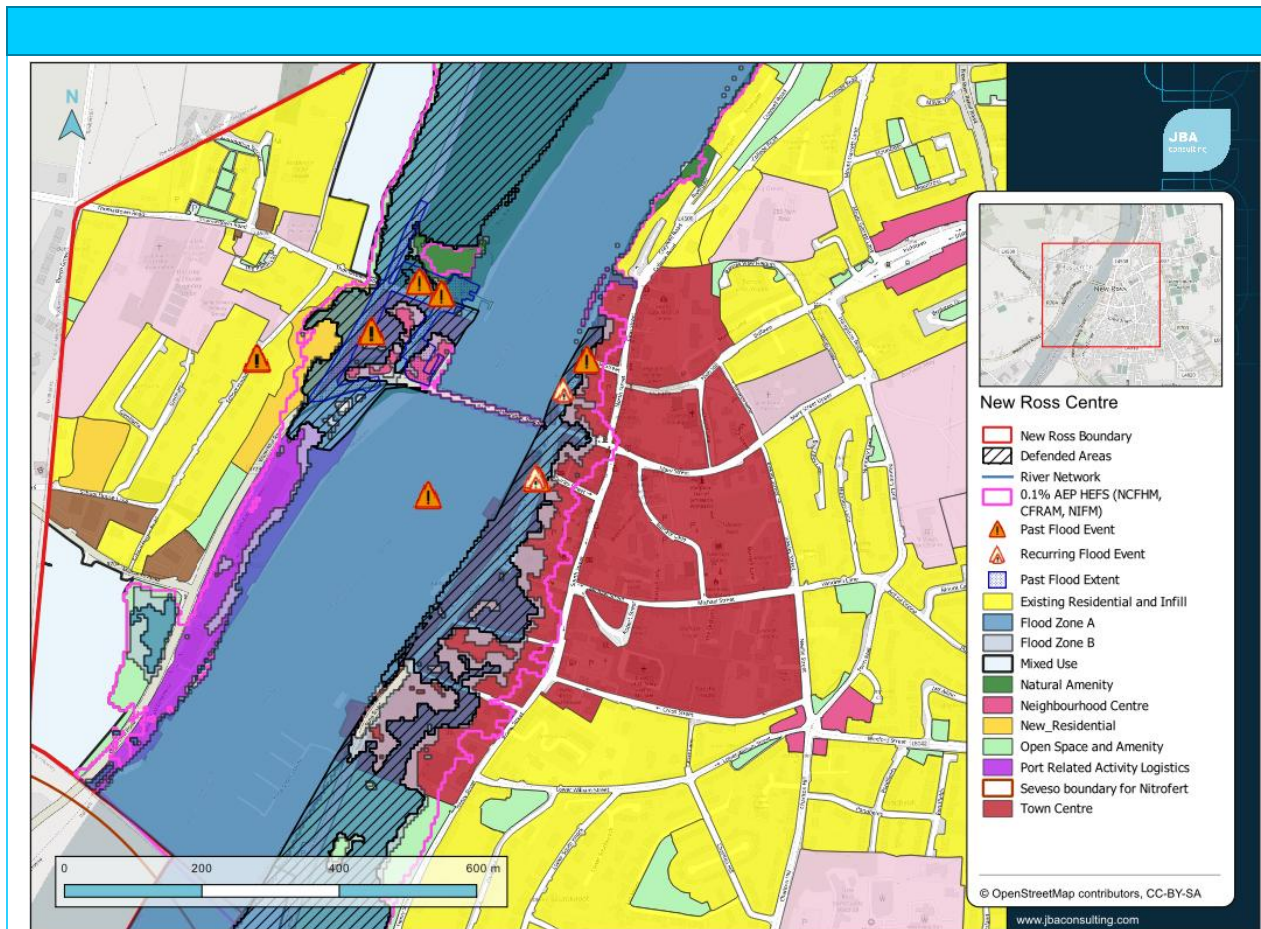


Figure 3-3 New Ross LUZ with Flood Zones

3.2.1 New Ross Centre



Flood Zone Data	CFRAM, NCFHM
Flood Risk Overview	New Ross Town Centre is located on the tidal reach of the River Barrow. CFRAM mapping identifies flood risk extending into the urban core, particularly along the quay and adjoining streets. Flood defences with a standard of protection up to and including the 0.5% AEP tidal levels are in place. Flood risk management for the existing town centre should focus on sensitive redevelopment of at-risk sites, supported by appropriate site-specific Flood Risk Assessment to minimise risk to buildings and occupants.
Historical Flooding	Historical flooding has been recorded within the town centre, primarily associated with tidal events. Recorded events include 2002, 2004, 2012, 2013, and 2014, with additional flooding reported during intense rainfall in August 2022.
Climate Change	New Ross Town Centre is highly sensitive to climate change due to its estuarine location. While formal flood defences are in place, climate change may increase tidal flood risk and reduce the effective standard of protection over time. OPW flood relief schemes are designed to account for climate change and, where feasible, allow for future adaptation of defences. Further information on climate adaptation for New Ross is due to be published by the OPW in the coming months.

Conclusion

Parts of the Town Centre are located within Flood Zone A and B. The majority of these lands are located behind formal flood defences and benefit from a reduced probability of flooding, subject to the standard of protection provided and residual risk. A small area to the north remains undefended.

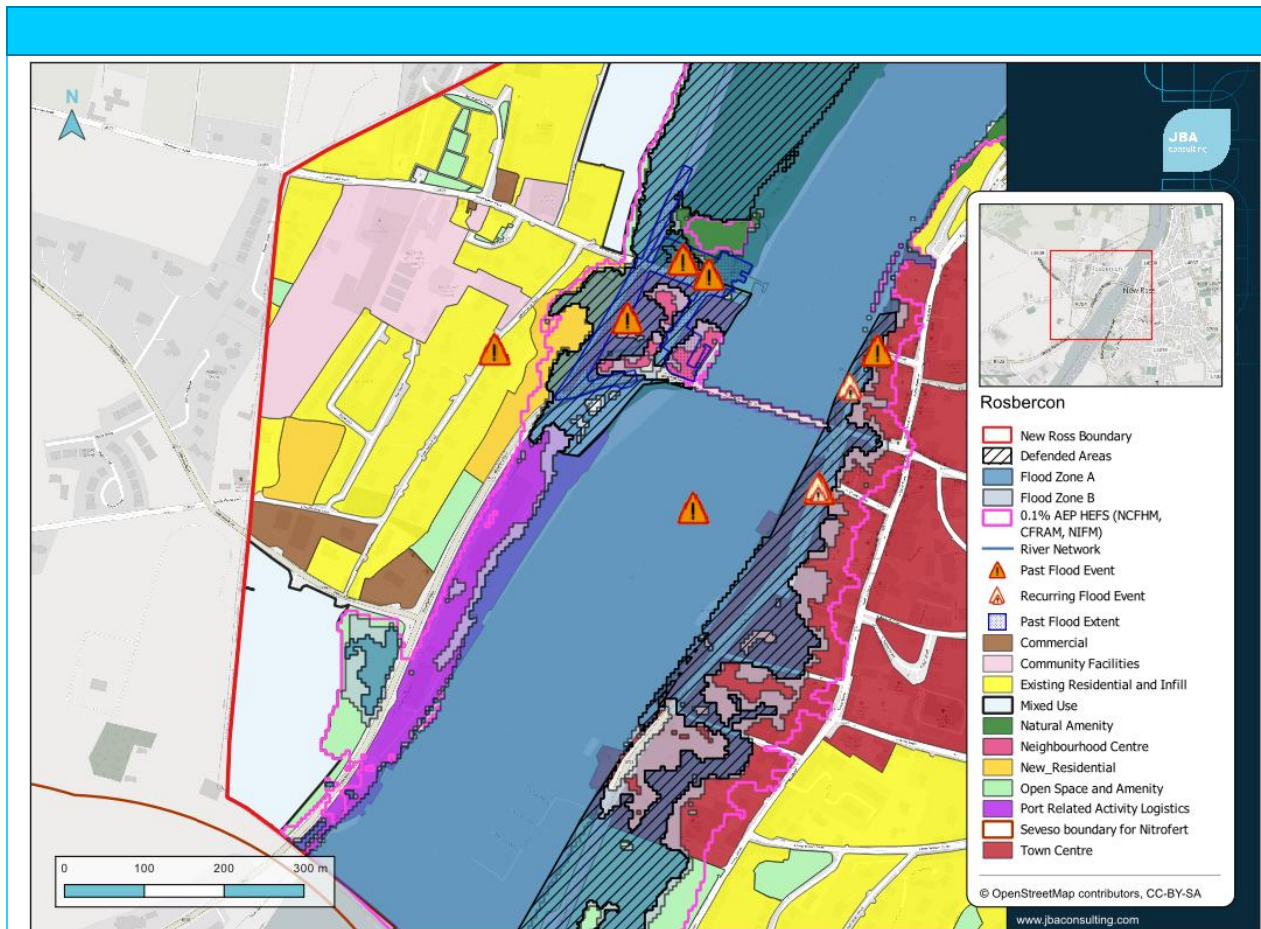
The Justification Test has been applied and passed for the Town Centre Lands (see Appendix B.1) subject to the implementation of the following measures;

- New or infill highly vulnerable development within Flood Zone A and B may be permitted where lands are located behind formal flood defences, subject to a site-specific Flood Risk Assessment demonstrating that FFLs meet the requirement of Table 3-2 and that residual risk is appropriately managed.
- In such developments where finished floor levels cannot achieve the requirements of Table 3-2, ground floor bedrooms shall not be permitted.
- For new or infill less vulnerable development within Flood Zone A, FFLs should meet the requirement of Table 3-2, and be subject to a site-specific Flood Risk Assessment.
- Infill highly vulnerable development within Flood Zone A and B outside the defended area shall be limited to extensions and renovations of existing buildings only.
- For developments within Flood Zone C, FFLs should meet the requirement of Table 3-2 and be informed by local flood risk, surface water considerations and site layout and shall not increase flood risk elsewhere.
- Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B.
- Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas.
- Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with WCC SuDS Policy.

Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 4 of the parent SFRA.

All new development should, where possible, consider the opportunity to include nature-based solutions and SuDS for the management of stormwater as outlined in Section 4.2 of the parent SFRA and under WCC SuDS policy.

3.2.2 Rosbercon



Flood Zone Data	CFRAM, NCFHM
Flood Risk Overview	Rosbercon is located on the tidal reach of the River Barrow to the west of the Town Centre on the opposite bank. CFRAM mapping identifies Flood Zone A/B extending over many different land use types. Flood defences with a standard of protection up to and including the 0.5% AEP tidal levels are in place in the Rosbercon area, but not further to the south, in which the Port Related and Logistics lands extend to.
Historical Flooding	Historical flooding has been recorded within Rosbercon, primarily associated with tidal events. Recorded events include 2002, 2004, 2012, and 2014, with additional flooding reported during intense rainfall in August 2022.
Climate Change	Rosbercon is moderately sensitive to climate change due to its estuarine location. While formal flood defences are in place, climate change may increase tidal flood risk over time and reduce the effective standard of protection. OPW flood relief schemes are designed to account for climate change and, where feasible, allow for future adaptation of defences. Further information on climate adaptation for New Ross is due to be published by the OPW in the coming months.
Conclusion	Parts of Rosbercon are located within Flood Zone A and B. The majority of these lands are located behind formal flood

defences and benefit from a reduced probability of flooding, subject to the standard of protection provided and residual risk.

The Justification Test cannot pass for Existing Residential and Infill lands located to the west of the Neighbourhood Centre, which benefit from formal flood defences, on the basis that the location is not within or adjoining the core of the settlement. On this provision;

- Any further residential development within Flood Zone A or B shall be limited to extensions, renovations, and change of use of existing buildings.
- New infill residential development, or that involving demolition and reconstruction is only appropriate within Flood Zone C, and with FFLs above that specified in Table 3-2 and be informed by local flood risk, surface water considerations, and site layout, and shall not increase flood risk elsewhere.
- Where FFLs cannot achieve the requirements of Table 3-2 bedrooms shall not be permitted on the ground floor.
- Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with Wexford County Council SuDS Policy.
- Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A or B.
- Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas.

The Justification Test has been applied and passed for New Residential Lands (see Appendix B.2) subject to the implementation of the following measures;

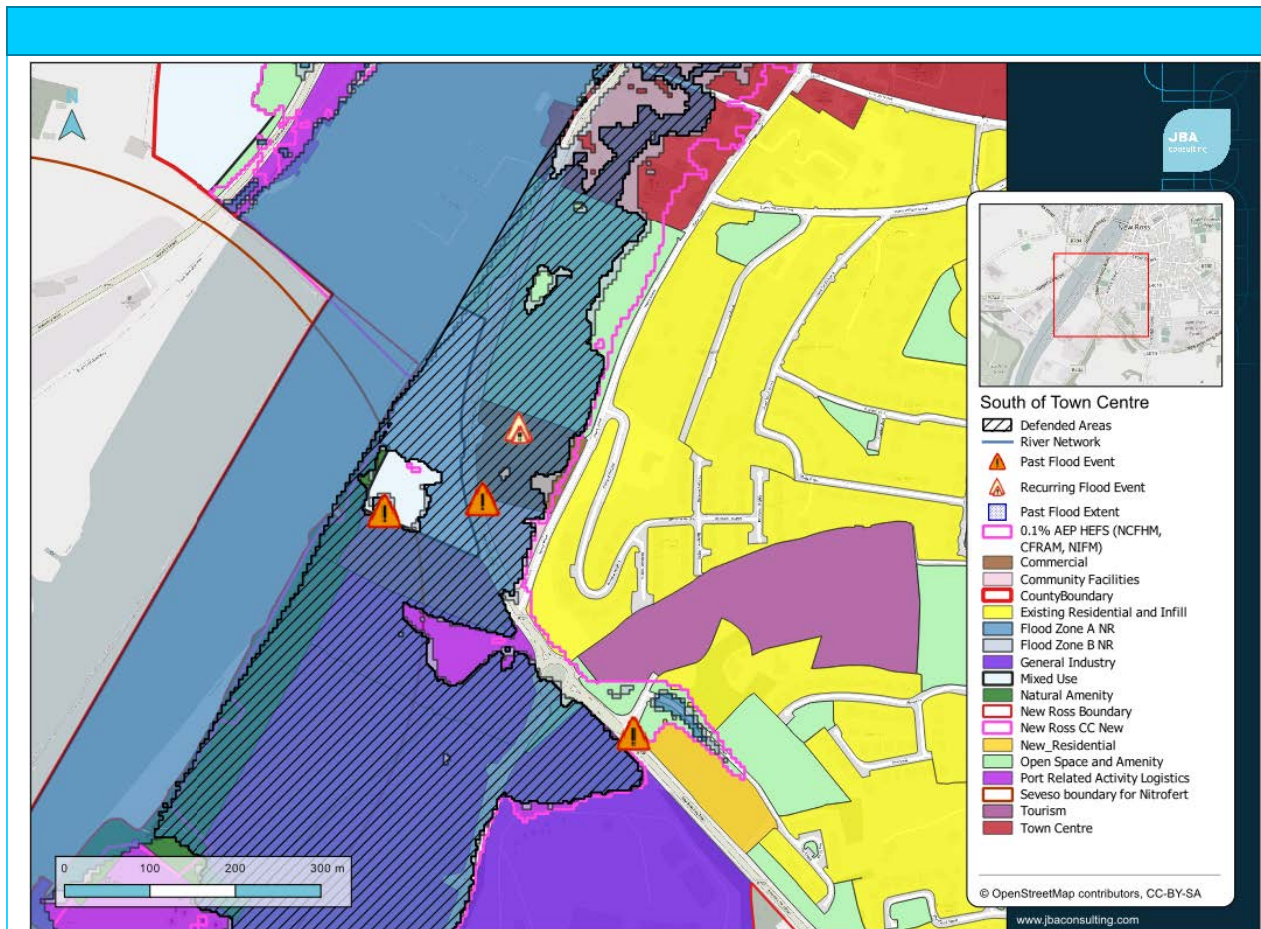
- Highly vulnerable residential development within Flood Zone A and B may be permitted where lands are located behind formal flood defences, subject to a site-specific Flood Risk Assessment demonstrating that FFLs meet the requirement of Table 3-2, and that residual risk is appropriately managed.
- Where FFLs cannot achieve the requirements of Table 3-2, ground floor bedrooms shall not be permitted.
- Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with WCC SuDS Policy.
- Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B.
- Development proposals shall not impede existing

	flood flow paths or cause flood risk impacts to surrounding areas. Parts 1 and 2 of the Justification Test found that it is appropriate to retain the Neighbourhood Centre zoning (see Appendix B.3) subject to the implementation of the following measures; • Neighbourhood Centre lands may accommodate a mix of less vulnerable and highly vulnerable uses, and the sequential approach shall be applied within the zoning to ensure that highly vulnerable uses are directed to areas of lowest flood risk. • Highly vulnerable development within Flood Zone A or B may be permitted where lands are located behind formal flood defences, subject to a site-specific Flood Risk Assessment demonstrating FFLs are in accordance with Table 3-2, and that residual risk is appropriately managed. • Where FFLs cannot achieve the requirements of Table 3-2, ground floor bedrooms shall not be permitted. • Less vulnerable development within Flood Zone B may be appropriate, subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with WCC SuDS Policy. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A or B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. The Justification Test cannot be applied for Port Related Activity and Logistics lands located to the south of the mixed use zoning because of the proximity to the core. Port related activities and logistics uses are generally classed as water compatible under the Planning System and Flood Risk Management Guidelines. Parts of the zoning are located within Flood Zone A and B, managed by implementation of the following measures; • New development within Flood Zone A shall be limited to water compatible uses only. • Development within Flood Zone B may include water compatible uses and less vulnerable port and logistics uses subject to a site-specific Flood Risk Assessment demonstrating that residual flood risk is appropriately managed and FFLs meet the requirement of Table 3-2. • Flood resilient construction materials and fittings
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	should be incorporated where development is proposed within Flood Zone A and B. • Highly vulnerable development is not appropriate within Flood Zone A/B. • Development proposals shall maintain safe access and egress during flood events and shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with Wexford County Council SuDS Policy. The Justification Test has been passed for Mixed Use lands (see Appendix B.4) subject to the implementation of the following measures; • New or infill highly vulnerable development within Flood Zone A and B may be permitted where lands are located behind formal flood defences, subject to a site-specific Flood Risk Assessment demonstrating that FFLs meet the requirement of Table 3-2 and that residual risk is appropriately managed. • Where FFLs cannot achieve the requirements of Table 3-2, ground floor bedrooms shall not be permitted. • Extensions, alterations, and refurbishment of existing development within Flood Zone A may be undertaken, subject to an appropriately detailed site-specific Flood Risk Assessment. • Development proposals should not impede existing flood flow paths or cause flood risk impacts to surrounding areas. • All development proposals shall be supported by an appropriately detailed site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA. • For new or infill less vulnerable development within Flood Zone A, FFLs should meet the requirement of Table 3-2, and be subject to a site-specific Flood Risk Assessment. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with WCC SuDS Policy.
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	Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 4 of the parent SFRA. All new development should, where possible, consider the opportunity to include nature-based solutions and SuDS for the management of stormwater as outlined in Section 4.2 of the parent SFRA and under WCC SuDS policy, in particular, this would apply to the area New Residential.
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3.2.3 South of Town Centre



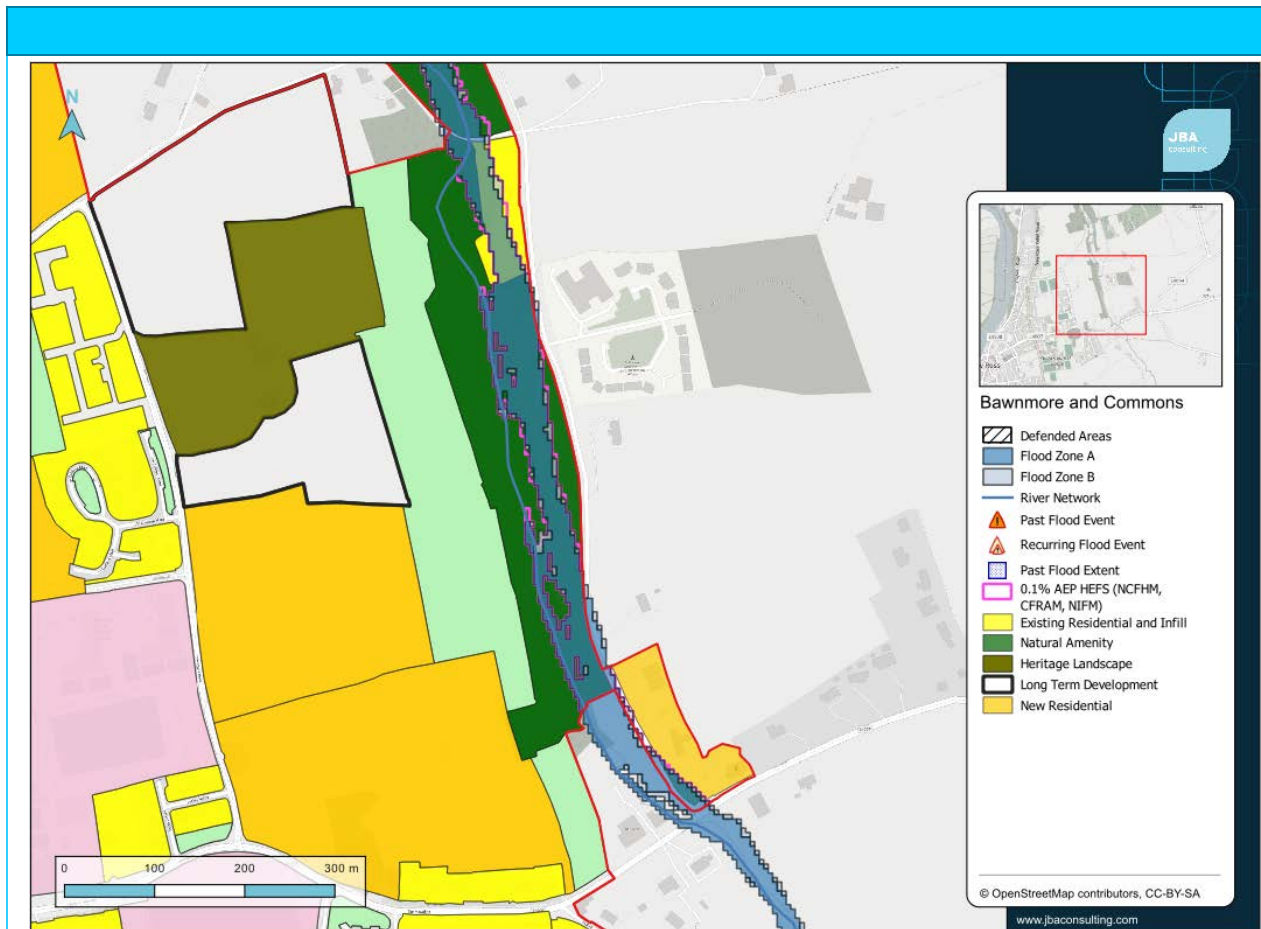
Flood Zone Data	CFRAM, NCFHM
Flood Risk Overview	These lands are located on the tidal reach of the River Barrow. CFRAM mapping identifies flood risk extending over Open Space and Amenity, Tourism, Mixed Use and Commercial Lands. Flood defences with a standard of protection up to and including the 0.5% AEP tidal levels are in place. Given the predominantly less vulnerable land uses, development may be considered within defended areas, provided flood risk is appropriately managed. Highly vulnerable uses are not appropriate within these zonings.
Historical Flooding	Available records indicate limited documented flooding within these lands, with a recorded flood event on 31/01/2014 associated with elevated tidal levels on the River Barrow.
Climate Change	These lands are moderately sensitive to climate change due to their estuarine location. While formal flood defences are in place, climate change may increase tidal flood risk over time and reduce the effective standard of protection. OPW flood relief schemes are designed to account for climate change and, where feasible, allow for future adaptation of defences. Further information on climate adaptation for New Ross is due to be published by the OPW in the coming months.
Conclusion	The Justification Test cannot pass or be applied for lands that

	are not within or adjacent to the core of the settlement. This has shaped the approach to flood risk management for the lands south of the Town Centre, as set out below. The risk to the existing defended Commercial lands is managed by ensuring that; • Extensions, alterations, and refurbishment of existing less vulnerable commercial development within Flood Zone A may be undertaken, subject to an appropriately detailed site-specific Flood Risk Assessment. • New highly vulnerable uses, such as creche facilities/nursing homes within the Commercial zoned lands is not appropriate. • FFLs shall be set relative to the guidance of Table 3-2, or where this is not possible then lower FFLs combined with flood resilience measures may be appropriate. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B. • All future development proposals shall be supported by an appropriately detailed site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA. The risk to the defended Community Facilities lands is managed by ensuring that; • Community facilities, including the Garda station, may continue to operate within defended Flood Zone A, subject to consideration of residual flood risk. • New highly vulnerable uses within Community Facilities zoned lands shall be sequentially located within areas of lowest flood risk, with less vulnerable uses preferentially located at ground floor level where flood risk constraints apply. • Development proposals for any renovation work should ensure that critical and sensitive elements, including operational rooms, communications equipment, and emergency response facilities, are located above residual flood levels (Table 3-2). • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B. • All development proposals shall be supported by an appropriately detailed site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA.
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	The risk to defended Mixed Use lands is managed by ensuring that; • Any further less vulnerable development within Flood Zone A shall be limited to extensions, renovations, and change of use of existing buildings. • New or infill highly vulnerable development, including residential development is only appropriate within Flood Zone C, and with FFLs above that specified in Table 3-2 and be informed by local flood risk, surface water considerations and site layout and shall not increase flood risk elsewhere. • Where FFLs cannot achieve the design flood level plus freeboard, as set out in Table 3-2, bedrooms shall not be permitted on the ground floor. • For new or infill less vulnerable development within Flood Zone B, FFLs should meet the requirement of Table 3-2, and be subject to a site-specific Flood Risk Assessment. • All development proposals shall be supported by an appropriately detailed site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A or B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. The risk to defended Tourism lands is managed by ensuring that highly vulnerable uses are not incorporated into the site; • Tourism-related development within defended Flood Zone A may be considered where the proposed use is temporary, moveable, and classified as less vulnerable, and where residual flood risk can be appropriately managed. • Permanent or static residential development, or other highly vulnerable uses, is not appropriate within these lands. • Development shall demonstrate proposals can be readily removed in advance of forecast flood events and that appropriate flood warning and evacuation arrangements are in place. • Ancillary facilities, including reception buildings, sanitary facilities, and service connections, shall be located above residual flood levels (see Table 3-2) or designed to be flood resilient where this cannot be achieved. • Development proposals shall not impede existing flood flow paths or increase flood risk to surrounding areas. • Flood resilient construction materials and fittings
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	should be incorporated where development is proposed within Flood Zone A and B. • All development proposals shall be supported by an appropriately detailed site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA. Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 4 of the parent SFRA. All new development should, where possible, consider the opportunity to include nature-based solutions and SuDS for the management of stormwater as outlined in Section 4.2 of the parent SFRA and under WCC SuDS policy, in particular, this would apply to the area.
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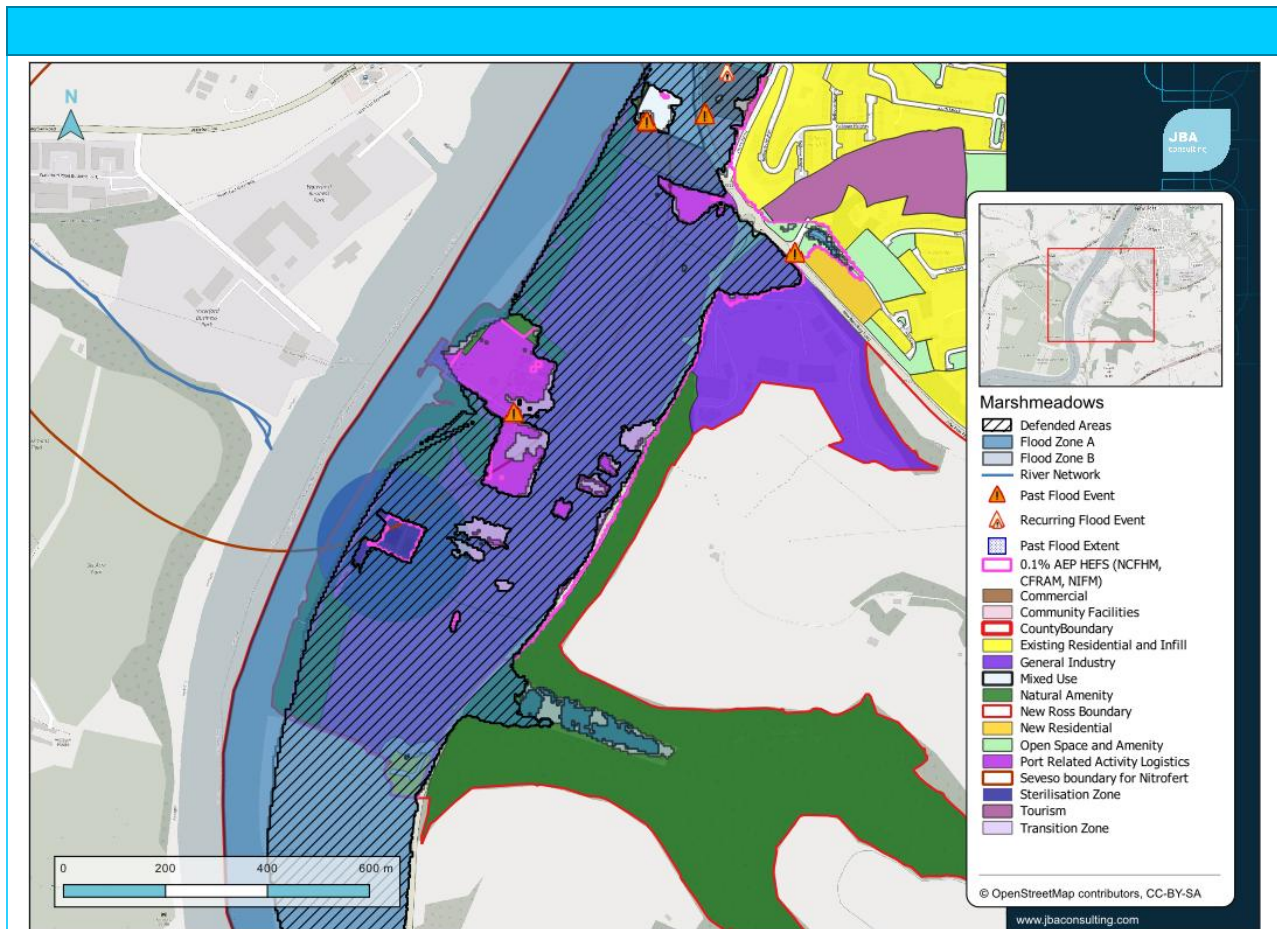
3.2.4 Bawnmore and Commons



Flood Zone Data	NIFM
Flood Risk Overview	These lands are located on north east of the settlement close to the Mount Elliot Stream. NIFM mapping identifies flood risk along the stream corridor. The area does not benefit from formal flood defences and flood risk is primarily associated with fluvial water levels. Flood risk management should focus on avoiding intensification of risk, with development limited to extensions, renovations, and change of use of existing buildings only, and no new infill highly vulnerable development appropriate.
Historical Flooding	There are no recorded flood events in this area.
Climate Change	This reach has a low sensitivity to climate change and will not be affected by projected sea level rise.
Conclusion	Parts of the Bawnmore and Commons area are located within Flood Zone A/B and the Justification Test cannot pass or be applied for lands that are not within or adjacent to the core of the settlement. This has shaped the approach to flood risk management for the area, as set out below. The risk to Existing Residential lands is managed by ensuring that; Development within Flood Zone A or B shall be limited to extensions, renovations, and change of

	use of existing buildings only. • Where FFLs cannot achieve the requirements of Table 3-2 bedrooms shall not be permitted on the ground floor. • NIFM extents are indicative in nature, and existing flood data does not provide flood levels. An appropriately detailed hydraulic model will be required to verify flood levels and extents as part of a site-specific FRA which should follow the general guidance provided in Section 4 of the parent SFRA. • New infill highly vulnerable development, including residential development, involving demolition and reconstruction is only appropriate within Flood Zone C. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA. • Flood resilient construction materials and fittings should be incorporated where development is within Flood Zone A and B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 4 of the parent SFRA. All new development should, where possible, consider the opportunity to include nature-based solutions and SuDS for the management of stormwater as outlined in Section 4.2 of the parent SFRA and under WCC SuDS policy.
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3.2.5 Marshmeadows



Flood Zone Data	CFRAM, NCFHM
Flood Risk Overview	These lands located on the tidal reach of the River Barrow. CFRAM mapping identifies flood risk extending over Open Space and Amenity, Natural Heritage, Existing Residential and Infill, Port Related lands. Flood defences with a standard of protection up to and including the 0.5% AEP tidal levels are in place. Given the predominantly water compatible and less vulnerable land uses, development may be considered within defended areas, provided flood risk is appropriately managed.
Historical Flooding	Available records indicate limited documented flooding within these lands, with a recorded flood event on 31/01/2014 associated with elevated tidal levels on the River Barrow.
Climate Change	These lands are moderately sensitive to climate change due to their estuarine location. Projected sea level rise and increased storm surge may increase tidal flood risk over time. Where applicable, OPW flood relief schemes are designed to account for climate change and, where feasible, allow for future adaptation of defences. Further information on climate adaptation for New Ross is due to be published by the OPW in the coming months.
Conclusion	The Justification Test cannot pass or be applied for lands that are not within or adjacent to the core of the settlement. This has

shaped the approach to flood risk management for the Marshmeadow area which is subject to a significant amount of existing development, as set out below.

Port related activities and logistics uses are generally classed as water compatible under the Planning System and Flood Risk Management Guidelines.

The majority of the zoning is located within defended Flood Zone A/B and a reduced probability of flooding, subject to residual risk. Lands to the east are in Flood Zone C. Flood risk is managed by implementation of the following measures;

- New development may be considered within Flood Zone A or B where the proposed use is water compatible or less vulnerable (in Flood Zone B), subject to a site-specific Flood Risk Assessment demonstrating that residual flood risk is appropriately managed and FFLs meet the requirement of Table 3-2.
- Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B.
- Highly vulnerable development is not appropriate within this zoning type.
- Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with Wexford County Council SuDS Policy.
- Development should avoid locations immediately adjacent to flood defences except where functionally necessary.
- Extensions and renovations to existing development within Flood Zone A may be undertaken, subject to an appropriately detailed site-specific Flood Risk Assessment.
- Parts of these zoned lands comprise undeveloped areas, providing an opportunity to integrate nature-based solutions and Sustainable Drainage Systems from the outset, in accordance with WCC SuDS Policy.
- Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B.
- All future development proposals shall be supported by an appropriately detailed site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA.

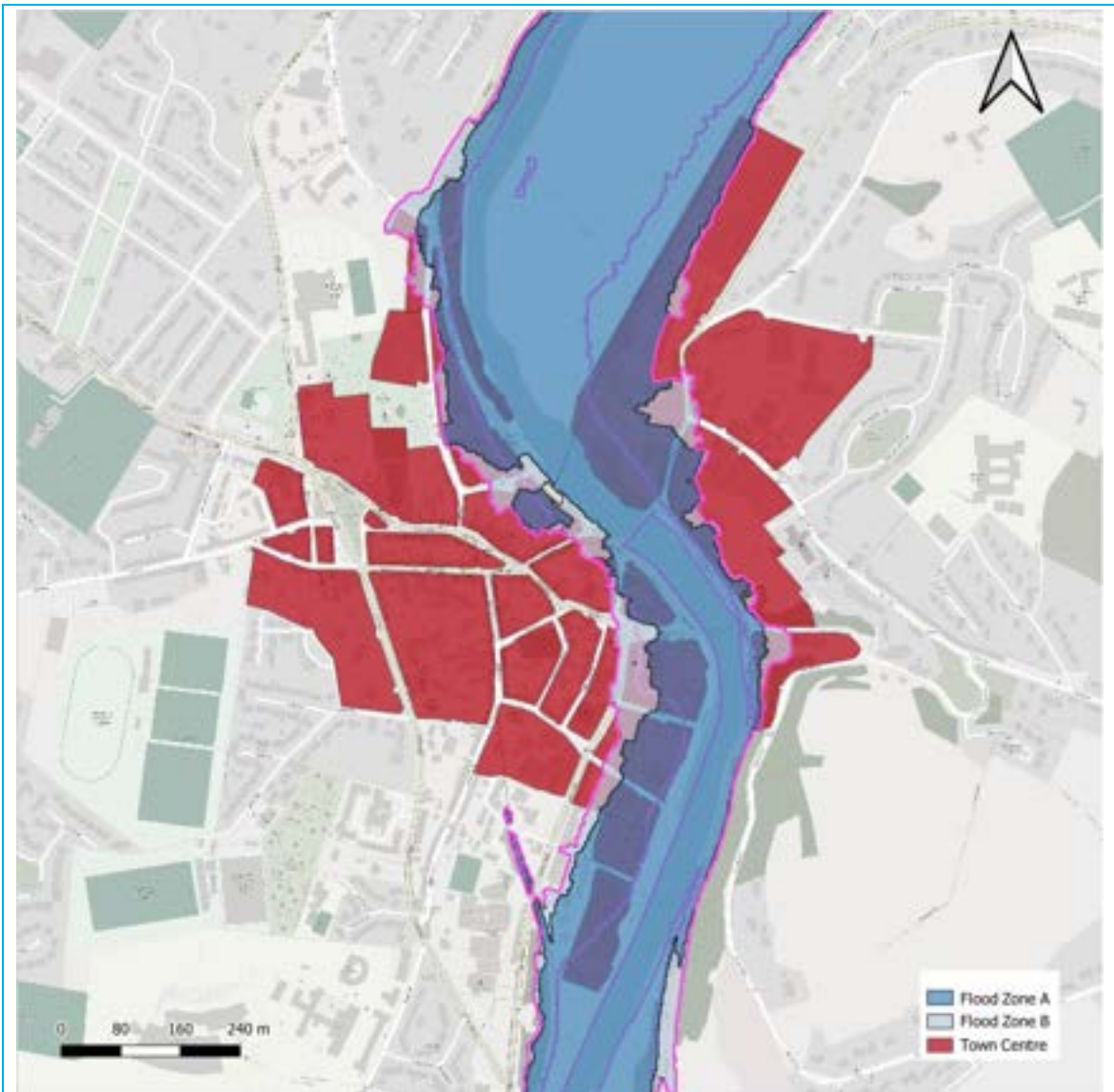
Existing residential lands are located within a defended area and benefit from a reduced probability of flooding, subject to residual risk. The risk to Existing Residential lands is managed by ensuring that;

- Additional residential development within Flood Zone A or B should be limited to extensions,

	renovations, and change of use of existing buildings. • FFLs should meet the requirement of Table 3-2. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B. • New infill residential development involving demolition and reconstruction would not be appropriate. • Development proposals should not impede existing flood flow paths or cause flood risk impacts to surrounding areas. • All development proposals shall be supported by an appropriately detailed site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA. Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 4 of the parent SFRA. All new development should, where possible, consider the opportunity to include nature-based solutions and SuDS for the management of stormwater as outlined in Section 4.2 of the parent SFRA and under WCC SuDS policy.
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A Justification Tests - Enniscorthy

A.1 Town Centre



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Enniscorthy is currently designated as a Large Town which provides a range of functions including housing, employment, education, health care, retail, recreation, tourism and culture. The development approach for the town, as set out in Chapter 3 Core Strategy of Volume 1 of the Wexford County Development Plan 2022-2028, is to allow for significant population and employment growth.

The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025) introduced revised housing growth targets for County Wexford. The Core Strategy has subsequently been revised and an increased housing target has been set for Enniscorthy for the

	period up to 2034. Enniscorthy Town is currently a Large Town but will be elevated to Key Town status in line with the Programme for Government and as indicated by Action 8.10 of Delivering Homes, Building Communities 2025-2030.
2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	The Town Centre zoned lands are essential for the proper planning and sustainable development of the area in particular having regard to the principles of Town Centre First Policy to achieve compact urban growth and to ensure the efficient use of infrastructure. The zoning will also facilitate the regeneration of a number of brownfield and/or underutilised sites and enhance the vitality of the town.
ii. Comprises significant previously developed and/or under-utilised lands:	There are a number of brownfield and/or underutilised sites within this area which have been identified as 'regeneration sites' on Map 7 Enniscorthy Objectives Map. These sites are also identified in the Enniscorthy Town Centre First Plan which provides the framework for a number of regeneration projects in the town centre. The zoning will allow for the redevelopment of these lands.
iii. Is within or adjoining the core of an established or designated urban settlement:	The Flood Risk Management Guidelines define the core of an urban settlement as 'the area of a city, town or village which acts as a centre for a broad range of employment, retail, community, residential and transport functions'. The subject lands are within and/or adjoining the urban core.
iv. Will be essential in achieving compact and sustainable urban growth;	The zoning is essential to allow for the consolidation of the existing town centre and to achieve compact and sustainable urban growth as outlined under 2(i) to 2(iii) above.
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.	The lands include the historic core and the existing built-up area of the town. There are no suitable alternative lands outside of this area.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the	Parts of the Town Centre are located within Flood Zone A and B. The majority of these lands are already developed and do not benefit from formal flood defences. Parts 1 and 2 of the Justification Test found that it is appropriate to retain the Town Centre zoning subject to the implementation of the following measures; No new or infill highly vulnerable development shall be permitted within Flood Zone A or Flood

lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	Zone B prior to completion of the Flood Relief Scheme. • Highly vulnerable development within Flood Zone A and B shall be limited to extensions and renovations of existing buildings only. • In such developments where finished floor levels cannot achieve the requirements of Table 2-4, ground floor bedrooms shall not be permitted. • For developments within Flood Zone C, FFLs should meet the requirement of Table 2-4 and be informed by local flood risk, surface water considerations and site layout and shall not increase flood risk elsewhere. • For new or infill less vulnerable development within Flood Zone A, FFLs should meet the requirement of Table 2-4. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A or B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with Wexford County Council SuDS objectives and policies.
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A.2 Existing Residential and Infill



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Enniscorthy is currently designated as a Large Town which provides a range of functions including housing, employment, education, health care, retail, recreation, tourism and culture. The development approach for the town, as set out in Chapter 3 Core Strategy of Volume 1 of the Wexford County Development Plan 2022-2028, is to allow for significant population and employment growth.

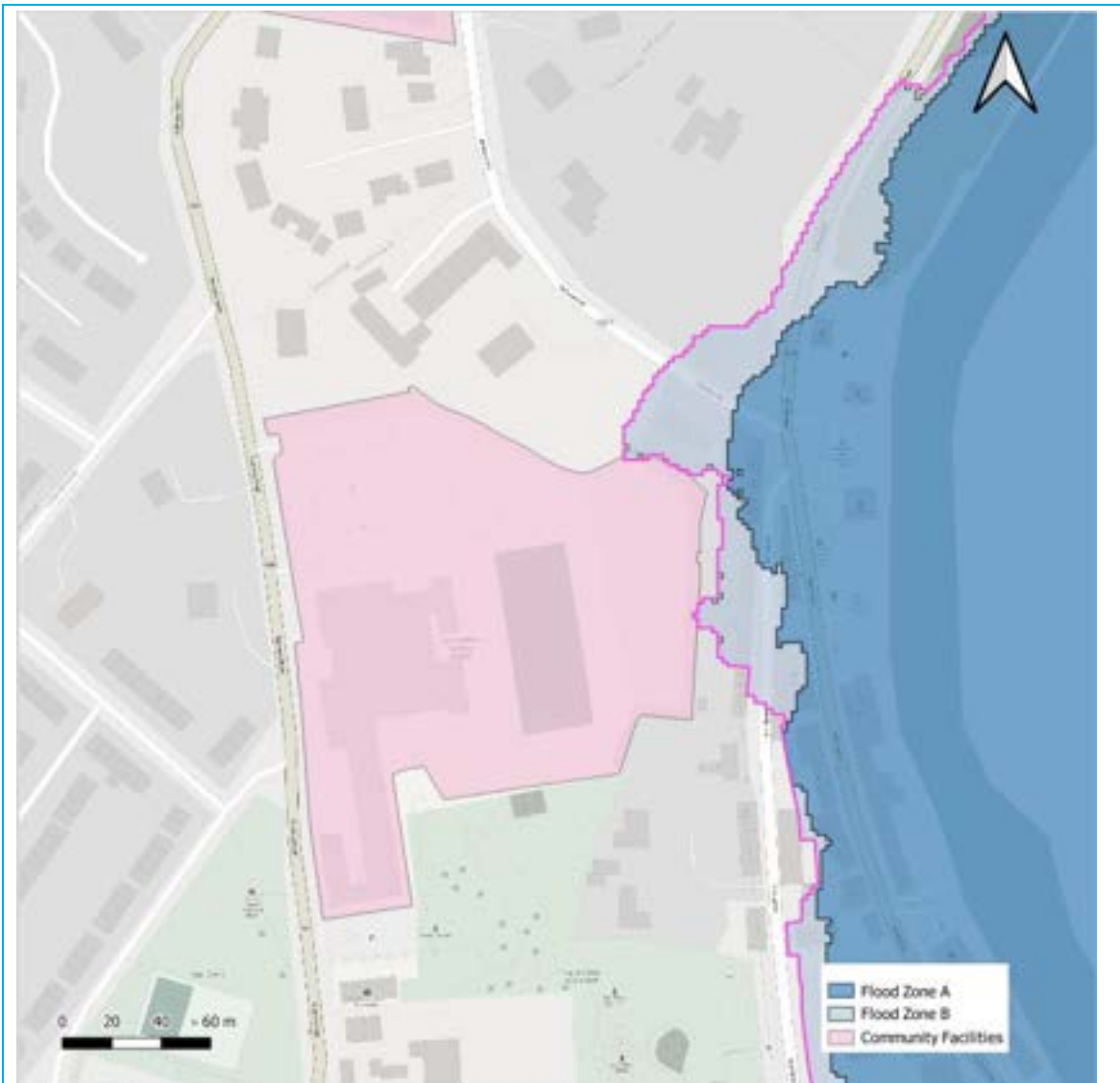
The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025) introduced revised housing growth targets for County Wexford. The Core Strategy has subsequently been revised and an increased housing target has been set for Enniscorthy for the period up to 2034.

Enniscorthy Town is currently a Large Town but will be elevated to Key Town status in line with the Programme for Government and as indicated by Action 8.10 of Delivering

	Homes, Building Communities 2025-2030.
2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	The lands comprise of existing residential properties within and/or adjoining the town centre.
ii. Comprises significant previously developed and/or under-utilised lands:	The lands comprise of existing residential properties within and/or adjoining the town centre.
iii. Is within or adjoining the core of an established or designated urban settlement:	The Flood Risk Management Guidelines define the core of an urban settlement as 'the area of a city, town or village which acts as a centre for a broad range of employment, retail, community, residential and transport functions'. The subject lands are within and/or adjoining the urban core.
iv. Will be essential in achieving compact and sustainable urban growth;	The lands comprise of existing residential properties within and/or adjoining the town centre and the zoning is considered essential to maintaining compact growth.
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.	The lands comprise of existing residential properties within and/or adjoining the town centre and there are no suitable alternative lands. It is not considered appropriate or feasible to relocate the existing uses.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	Parts of the Existing Residential and Infill lands are located within Flood Zone A and B. The Justification Test is passed for Existing Residential and Infill lands subject to the implementation of the following measures; • No new or infill residential development shall be permitted within Flood Zone A or Flood Zone B prior to completion of the Flood Relief Scheme. • Any further residential development within Flood Zone A or B shall be limited to extensions, renovations, and change of use of existing buildings. • New infill residential development, involving demolition and reconstruction is only appropriate within Flood Zone C, and with FFLs above that specified in Table 2-4 and be informed by local flood risk, surface water considerations, and site layout and shall not increase flood risk elsewhere. • Where FFLs cannot achieve the design flood level plus freeboard, as set out in Table 2-4, bedrooms

	shall not be permitted on the ground floor. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with Wexford County Council SuDS objectives and policies.
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A.3 Community Facilities



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

Enniscorthy is currently designated as a Large Town which provides a range of functions including housing, employment, education, health care, retail, recreation, tourism and culture. The development approach for the town, as set out in Chapter 3 Core Strategy of Volume 1 of the Wexford County Development Plan 2022-2028, is to allow for significant population and employment growth.

The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025) introduced revised housing growth targets for County Wexford. The Core Strategy has subsequently been revised and an increased housing target has been set for Enniscorthy for the period up to 2034.

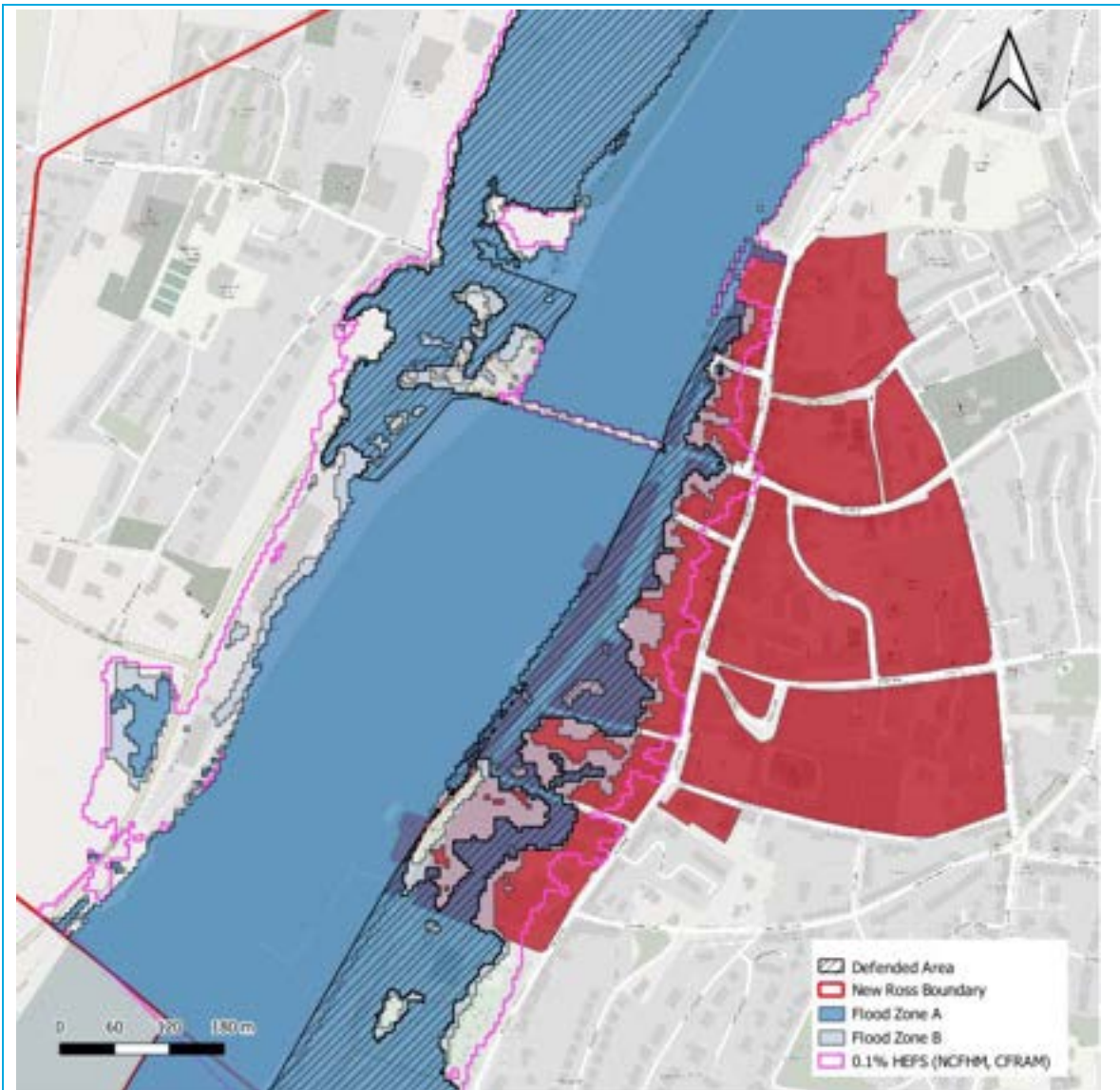
Enniscorthy Town is currently a Large Town but will be elevated to Key Town status in line with the Programme for Government and as indicated by Action 8.10 of Delivering

	Homes, Building Communities 2025-2030.
2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	These lands comprise a very small area at the edge of St. Aidan's Primary School. These lands are adjacent to the town centre and the zoning is considered essential to facilitate the ongoing use of the site as a school. These lands are unlikely to be developed given their location along the boundary of the school grounds.
ii. Comprises significant previously developed and/or under-utilised lands:	The lands comprise a very small area at the edge of the grounds of St. Aidan's Primary School. These lands are adjacent to the town centre and the zoning is essential to facilitate the ongoing use of the site as a school.
iii. Is within or adjoining the core of an established or designated urban settlement:	The Flood Risk Management Guidelines define the core of an urban settlement as 'the area of a city, town or village which acts as a centre for a broad range of employment, retail, community, residential and transport functions'. The subject lands are part of/adjoining the urban core.
iv. Will be essential in achieving compact and sustainable urban growth;	The lands comprise a very small area at the edge of the grounds of St. Aidan's Primary School. These lands are adjacent to the town centre and the zoning is essential to facilitate the ongoing use of the site as a school.
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.	The lands comprise a very small area at the edge of the grounds of St. Aidan's Primary School. There are no suitable alternative lands.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should	Parts of the Community Facilities lands within Enniscorthy are located within Flood Zone A and B. These lands are largely developed, include existing community infrastructure, and do not benefit from formal flood defences. Parts 1 and 2 of the Justification Test found that it is appropriate to retain the Community Facilities zoning subject to the implementation of the following measures; • The school constitutes an existing community facility, with development limited to extensions, alterations, and essential ancillary works only. The overlap with the Flood Zone is at the boundary of the site only and can be avoided. • New standalone highly vulnerable development

be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	shall not be permitted within Flood Zone B and shall be directed to Flood Zone C. • For less vulnerable development within Flood Zone B, finished floor levels should meet the requirements of Table 2-4. • For any extensions then where FFLs cannot achieve the design flood level plus freeboard, as set out in Table 2-4, any highly vulnerable uses, including classrooms and care facilities, are located at first floor level. • Any future development shall be subject to a site-specific Flood Risk Assessment prepared in accordance with Section 4 of the SFRA. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A/B. • Development proposals shall not impede existing flood flow paths or adversely impact flood risk to surrounding lands.
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B Justification Tests – New Ross

B.1 Town Centre



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

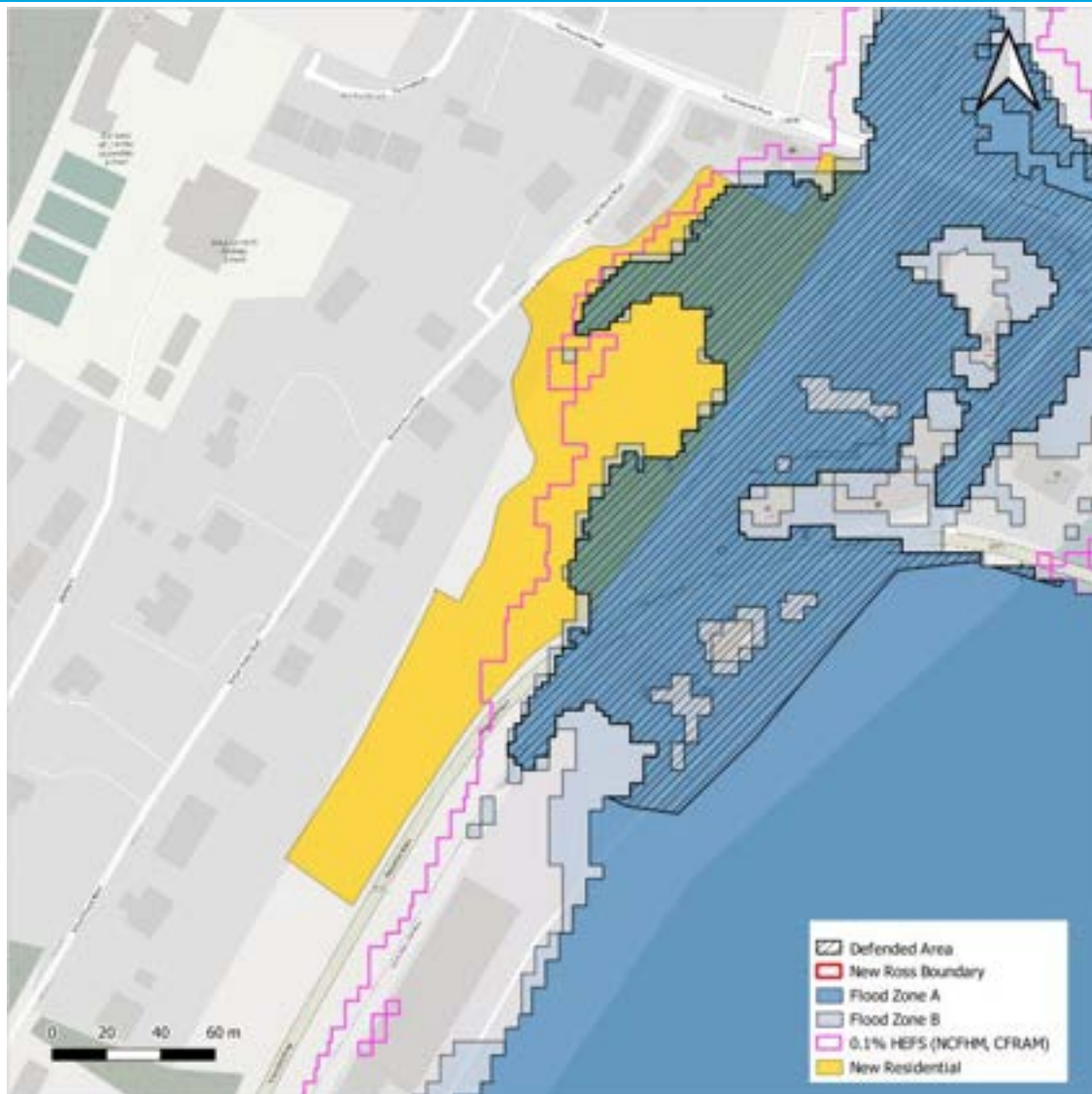
New Ross is currently designated as a Large Town which provides a range of functions including housing, employment, education, health care, retail, recreation, tourism and culture. The town is also designated as a Hinterland Town of the Waterford MASP and has significant potential to benefit from a reciprocal relationship with the MASP, creating synergies and developing supporting specialisms. The development approach for the town, as set out in Chapter 3 Core Strategy of Volume 1 of the Wexford County Development Plan 2022-2028, is to allow for moderate population and employment growth.

The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025) introduced revised housing growth targets for County Wexford. The

	Core Strategy has subsequently been revised and an increased housing target has been set for New Ross for the period up to 2034.
2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	The Town Centre zoned lands are essential for the proper planning and sustainable development of the area in particular having regard to the principles of Town Centre First Policy to achieve compact urban growth and to ensure the efficient use of infrastructure. The zoning will also facilitate the regeneration of a number of brownfield and/or underutilised sites and will enhance the vitality of the town.
ii. Comprises significant previously developed and/or under-utilised lands:	There are a number of brownfield and/or underutilised sites within this area which have been identified as 'regeneration sites' on Map 9 New Ross Objectives Map. These sites are also identified in the New Ross Town Centre First Plan and/or the Retail Strategy as Opportunity Sites. The zoning will allow for the redevelopment of these lands.
iii. Is within or adjoining the core of an established or designated urban settlement:	The Flood Risk Management Guidelines define the core of an urban settlement as 'the area of a city, town or village which acts as a centre for a broad range of employment, retail, community, residential and transport functions'. The subject lands are within and/or adjoining the urban core.
iv. Will be essential in achieving compact and sustainable urban growth;	The zoning is essential to allow for the consolidation of the existing town centre and to achieve compact and sustainable urban growth as outlined under 2(i) to 2(iii) above.
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.	The lands include the historic core and the existing built-up area of the town. There are no suitable alternative lands outside of this area.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable	Parts of the Town Centre are located within Flood Zone A and B. The majority of these lands are already developed and all Town Centre zoned lands within Flood Zone A benefit from formal flood defences. The Justification Test has been applied and passed for the Town Centre Lands (see Appendix B.1) subject to the implementation of the following measures; • New or infill highly vulnerable development within Flood Zone A and B may be permitted where lands are located behind formal flood defences,

adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	subject to a site-specific Flood Risk Assessment demonstrating that FFLs meet the requirement of Table 3-2 and that residual risk is appropriately managed. • In such developments where finished floor levels cannot achieve the requirements of Table 3-2, ground floor bedrooms shall not be permitted. • For new or infill less vulnerable development within Flood Zone A, FFLs should meet the requirement of Table 3-2, and be subject to a site-specific Flood Risk Assessment. • Infill highly vulnerable development within Flood Zone A and B outside the defended area shall be limited to extensions and renovations of existing buildings only. • For developments within Flood Zone C, FFLs should meet the requirement of Table 3-2 and be informed by local flood risk, surface water considerations and site layout and shall not increase flood risk elsewhere. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with WCC SuDS Policy.
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B.2 Rosbercon - New Residential



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

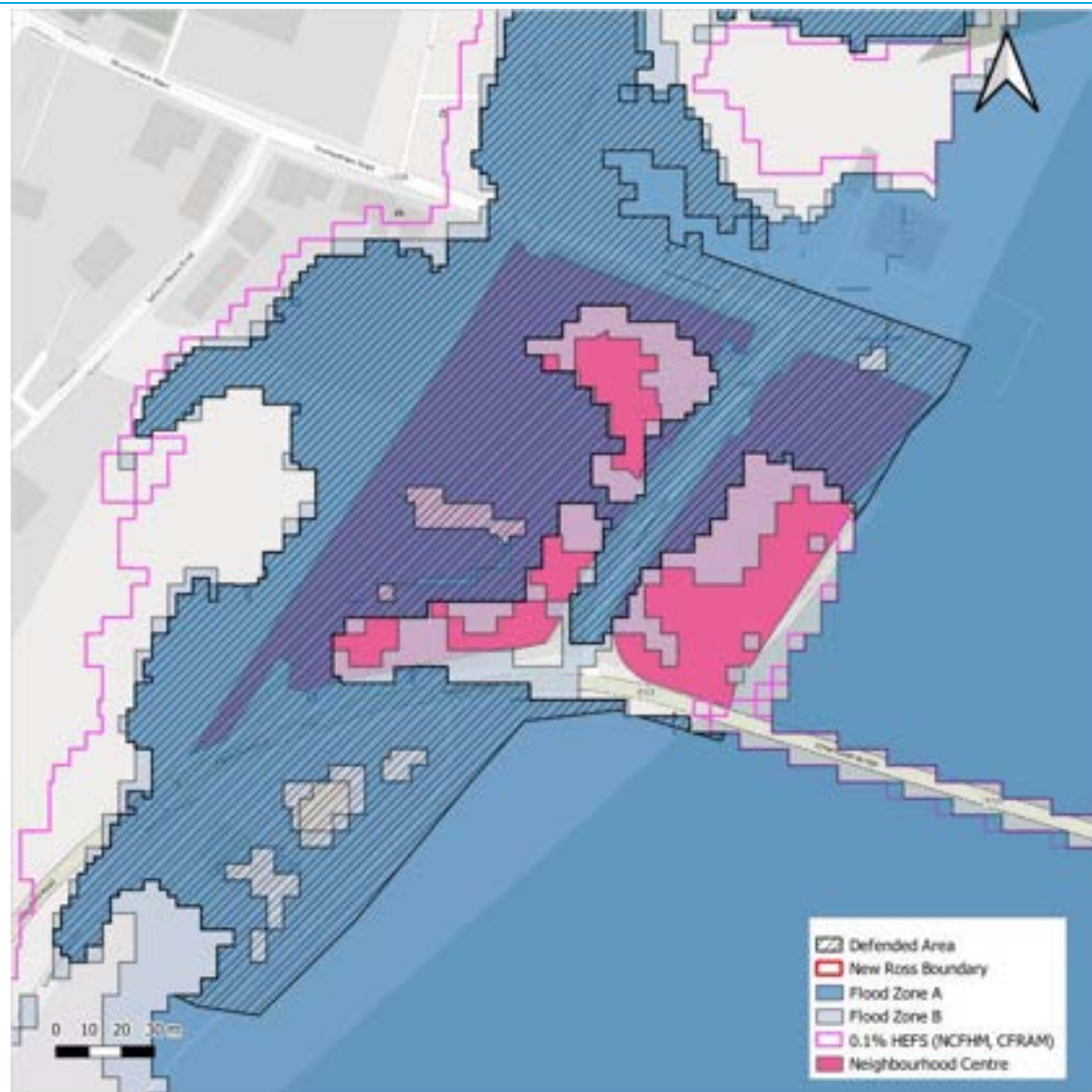
New Ross is currently designated as a Large Town which provides a range of functions including housing, employment, education, health care, retail, recreation, tourism and culture. The town is also designated as a Hinterland Town of the Waterford MASP and has significant potential to benefit from a reciprocal relationship with the MASP, creating synergies and developing supporting specialisms. The development approach for the town, as set out in Chapter 3 Core Strategy of Volume 1 of the Wexford County Development Plan 2022-2028, is to allow for moderate population and employment growth.

The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025) introduced revised housing growth targets for County Wexford. The Core Strategy has subsequently been revised and an increased housing target has been set for New Ross for the period up to 2034.

2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	The zoning will facilitate the development of this infill site adjoining the town centre. The zoning is essential having regard to the principles of Town Centre First Policy to achieve compact urban growth and to ensure the efficient use of infrastructure.
ii. Comprises significant previously developed and/or under-utilised lands:	The site comprises undeveloped lands within/adjoining the town core. The zoning will facilitate the development of these under-utilised lands and contribute to the consolidation of this area.
iii. Is within or adjoining the core of an established or designated urban settlement:	The Flood Risk Management Guidelines define the core of an urban settlement as 'the area of a city, town or village which acts as a centre for a broad range of employment, retail, community, residential and transport functions'. The subject lands are adjoining the urban core.
iv. Will be essential in achieving compact and sustainable urban growth;	The zoning is essential to allow for the consolidation and expansion of this area and to achieve compact and sustainable urban growth as outlined under 2(i) to 2(iii) above.
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.	This is a WCC owned infill site which can deliver a significant housing development adjacent to the town centre. There are no suitable alternative lands in areas at lower risk of flooding within or adjoining the core.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be	Parts 1 and 2 of the test found that it is considered appropriate to retain the New Residential zoning subject to the implementation of the following measures; • Highly vulnerable residential development within Flood Zone A and B may be permitted where lands are located behind formal flood defences, subject to a site-specific Flood Risk Assessment demonstrating that FFLs meet the requirement of Table 3-2, and that residual risk is appropriately managed. • FFLs should also be informed by local flood risk, surface water considerations, and site layout, and shall not increase flood risk elsewhere • Where FFLs cannot achieve the requirements of Table 3-2, ground floor bedrooms shall not be permitted. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance

described in the relevant flood risk assessment	with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with WCC SuDS Policy. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas.
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B.3 Rosbercon - Neighbourhood Centre



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

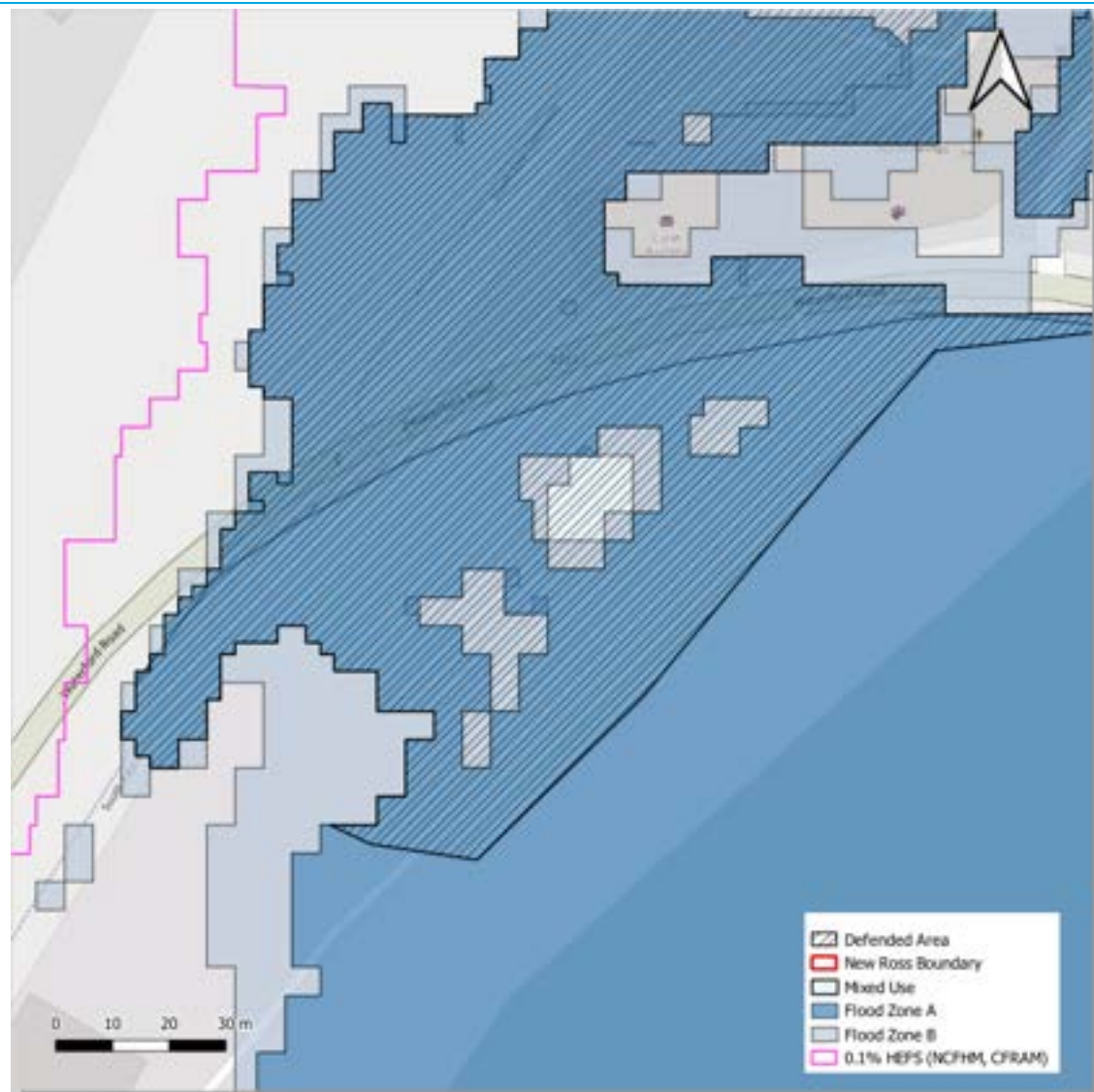
New Ross is currently designated as a Large Town which provides a range of functions including housing, employment, education, health care, retail, recreation, tourism and culture. The town is also designated as a Hinterland Town of the Waterford MASP and has significant potential to benefit from a reciprocal relationship with the MASP, creating synergies and developing supporting specialisms. The development approach for the town, as set out in Chapter 3 Core Strategy of Volume 1 of the Wexford County Development Plan 2022-2028, is to allow for moderate population and employment growth.

The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025) introduced revised housing growth targets for County Wexford. The Core Strategy has subsequently been revised and an increased housing target has been set for New Ross for the period up to 2034.

2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	The zoning reflects the existing uses in this area and is essential to facilitate the consolidation, regeneration and expansion of the town centre, in particular having regard to the principles of Town Centre First Policy to achieve compact urban growth, ensure the efficient use of infrastructure and enhance the vitality of the town centre.
ii. Comprises significant previously developed and/or under-utilised lands:	The zoning reflects the existing uses developed on these lands.
iii. Is within or adjoining the core of an established or designated urban settlement:	The lands are adjacent to the town centre.
iv. Will be essential in achieving compact and sustainable urban growth;	The zoning reflects the existing uses developed on these lands and is considered essential to maintaining the compact and sustainable urban growth of the settlement.
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.	The zoning reflects the existing uses developed on these lands and there are no suitable alternative lands within or adjoining the town centre. It is not considered appropriate or feasible to relocate the existing uses.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment	Parts of the Neighbourhood Centre lands are located within Flood Zone A and B. These lands are located behind formal flood defences and benefit from a reduced probability of flooding, subject to the standard of protection provided. Parts 1 and 2 of the Justification Test found that it is appropriate to retain the Neighbourhood Centre zoning subject to the implementation of the following measures; • Neighbourhood Centre lands may accommodate a mix of less vulnerable and highly vulnerable uses, and the sequential approach shall be applied within the zoning to ensure that highly vulnerable uses are directed to areas of lowest flood risk. • Highly vulnerable development within Flood Zone A or B may be permitted where lands are located behind formal flood defences, subject to a site-specific Flood Risk Assessment demonstrating FFLs are in accordance with Table 3-2, and that residual risk is appropriately managed. • FFLs should also be informed by local flood risk, surface water considerations, and site layout, and shall not increase flood risk elsewhere

	• Where FFLs cannot achieve the requirements of Table 3-2, ground floor bedrooms shall not be permitted. • Less vulnerable development within Flood Zone B may be appropriate, subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with WCC SuDS Policy. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A or B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas.
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B.4 Rosbercon – Mixed Use



1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.

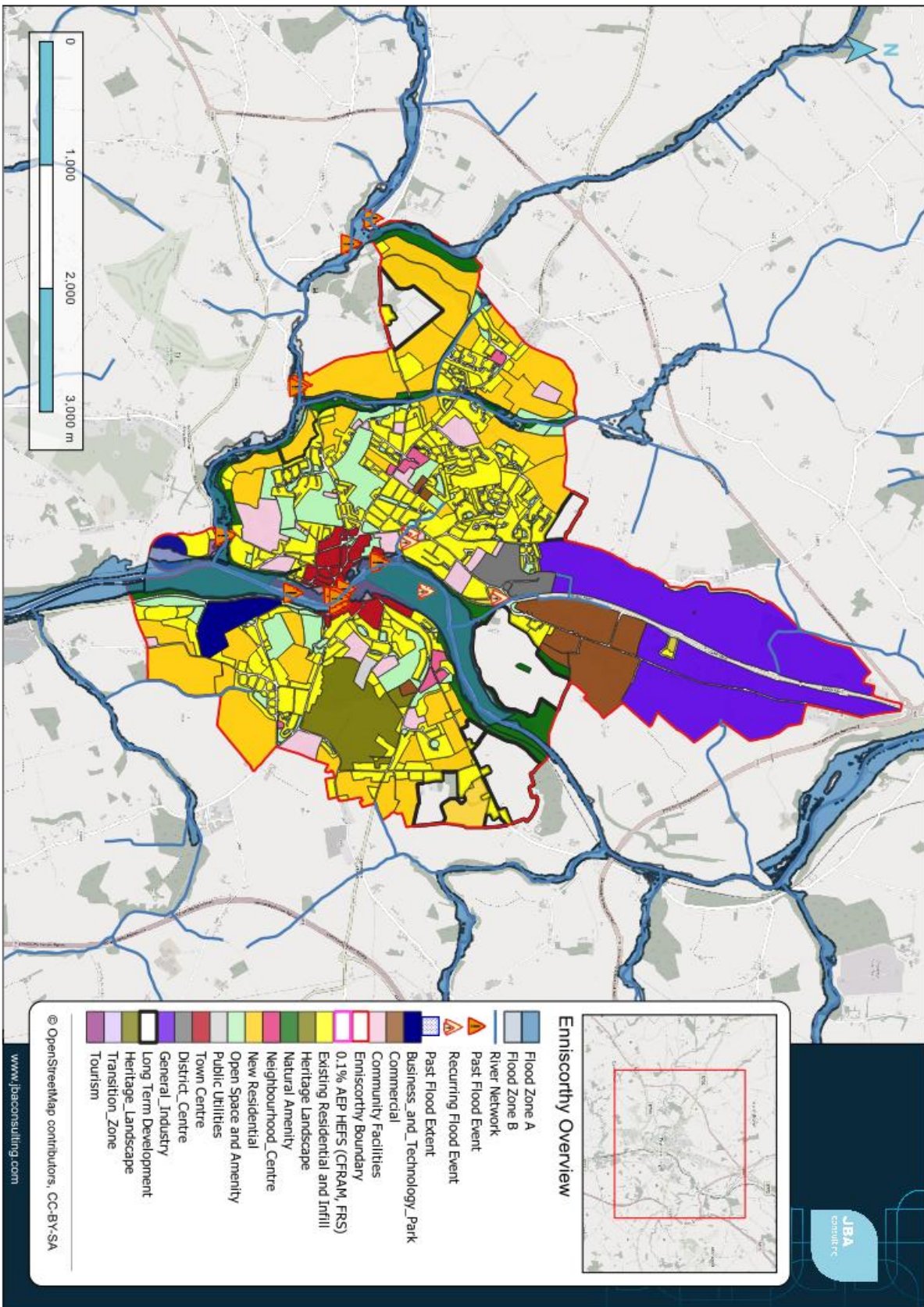
New Ross is currently designated as a Large Town which provides a range of functions including housing, employment, education, health care, retail, recreation, tourism and culture. The town is also designated as a Hinterland Town of the Waterford MASP and has significant potential to benefit from a reciprocal relationship with the MASP, creating synergies and developing supporting specialisms. The development approach for the town, as set out in Chapter 3 Core Strategy of Volume 1 of the Wexford County Development Plan 2022-2028, is to allow for moderate population and employment growth.

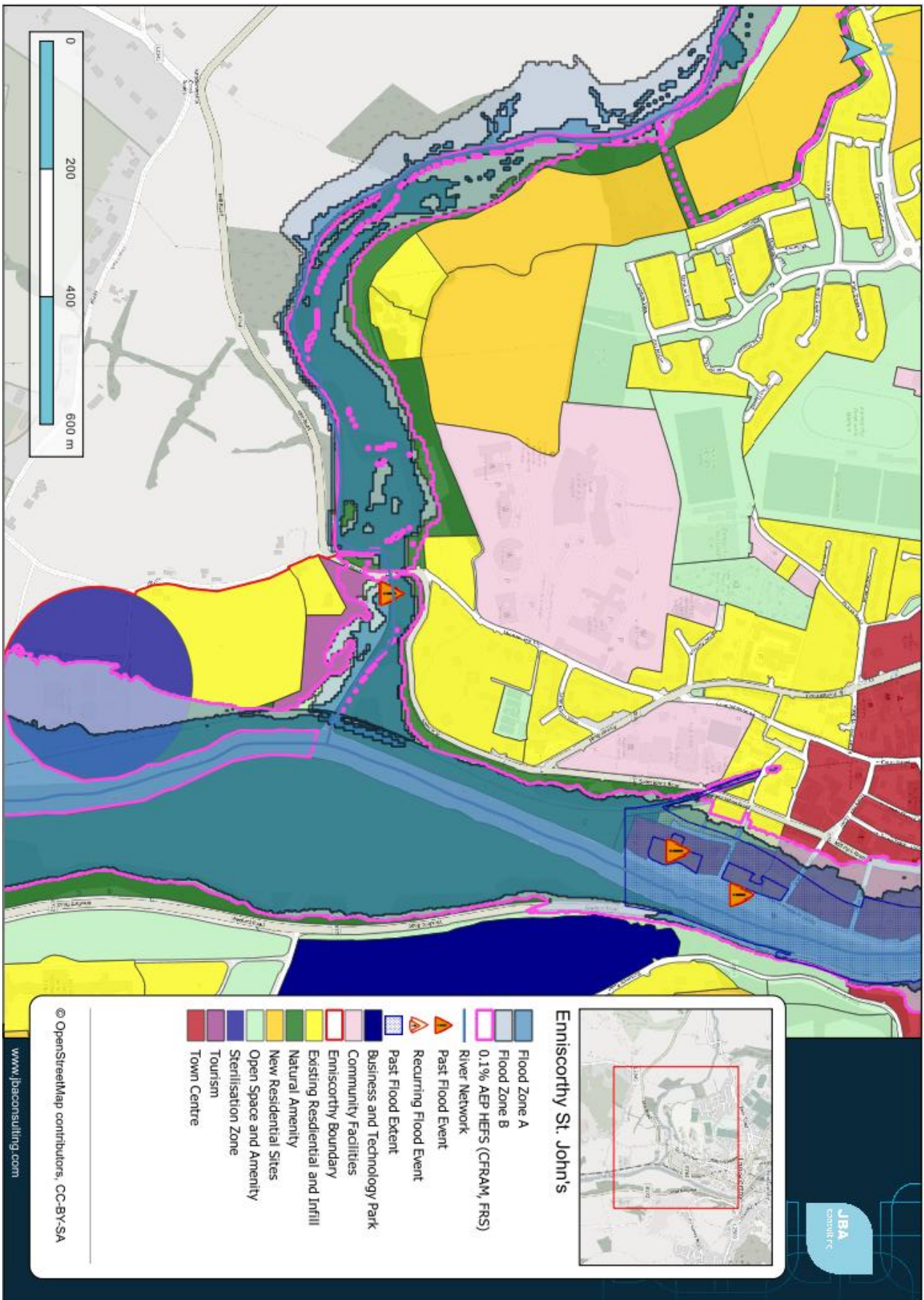
The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025) introduced revised housing growth targets for County Wexford. The Core Strategy has subsequently been revised and an increased housing target has been set for New Ross for the period up to 2034.

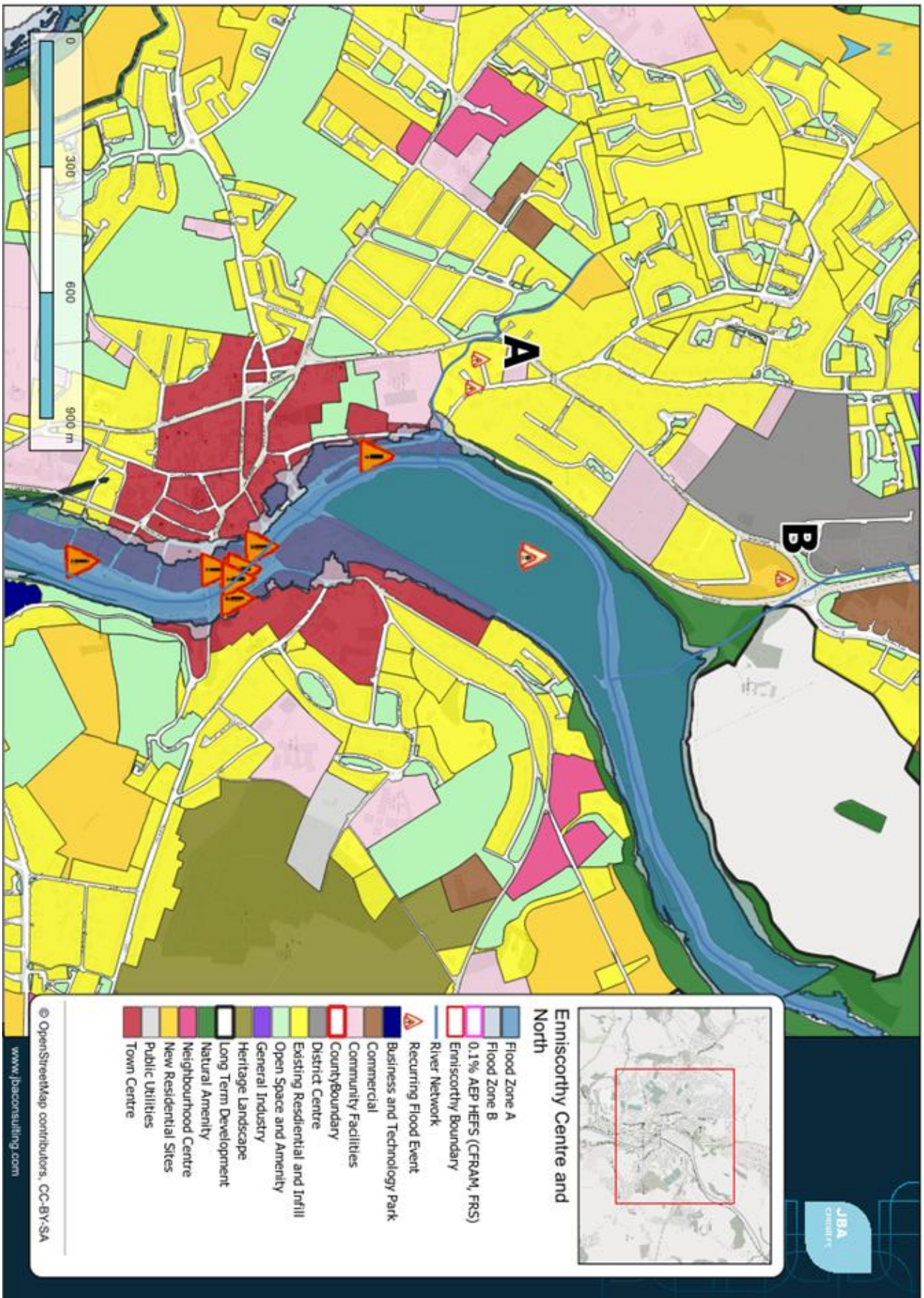
2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	
i. Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:	There is an existing use on the site (Staffords Fuels). The mixed use zoning would allow for the regeneration of this (defended) site with a more appropriate use which would maximise the efficient use of the lands at this gateway location to the town centre and alongside the South East Greenway, thus facilitating the consolidation, regeneration and/or expansion of the town centre.
ii. Comprises significant previously developed and/or under-utilised lands:	There is an existing use on the site (Stafford Fuels). The zoning would allow for the appropriate redevelopment of the site.
iii. Is within or adjoining the core of an established or designated urban settlement:	The lands are adjacent to the town centre.
iv. Will be essential in achieving compact and sustainable urban growth;	The redevelopment of this site would allow for a more efficient use of the site adjacent to the town centre thus contributing to compact and sustainable urban growth.
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 is an existing commercial use on this (defended) site. There are no suitable alternative lands within or adjoining the core in an area at lower risk of flooding.
3. A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. N.B. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be	Mixed Use lands are located within Flood Zone A and B. These lands are located behind formal flood defences and benefit from a reduced probability of flooding, subject to the standard of protection provided. Parts 1 and 2 of the Justification Test found that it is appropriate to zone the Mixed Use zoning subject to the implementation of the following measures; • New or infill highly vulnerable development within Flood Zone A and B may be permitted where lands are located behind formal flood defences, subject to a site-specific Flood Risk Assessment demonstrating that FFLs meet the requirement of Table 3-2 and that residual risk is appropriately managed. • FFLs should also be informed by local flood risk, surface water considerations, and site layout, and shall not increase flood risk elsewhere • Where FFLs cannot achieve the requirements of

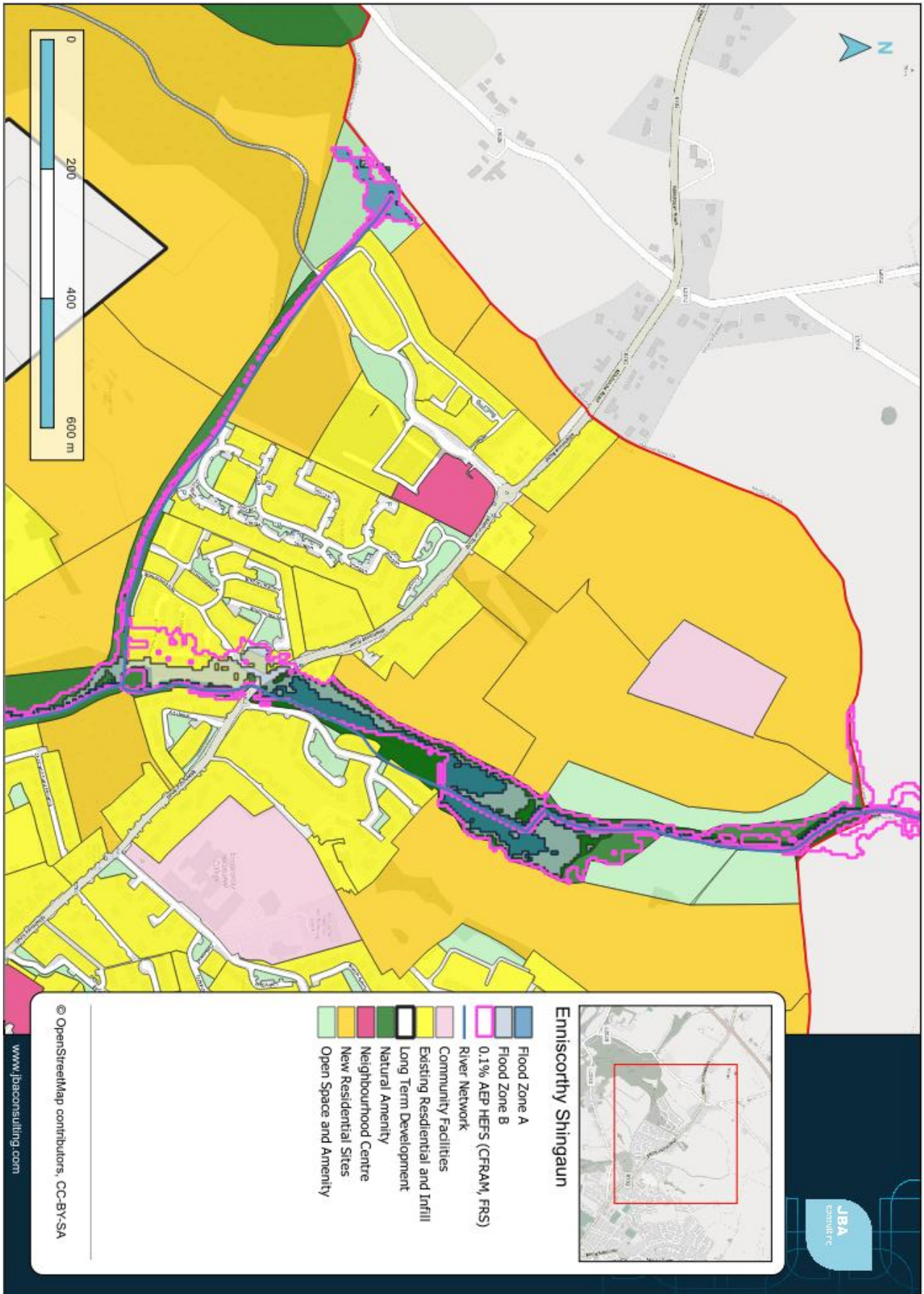
described in the relevant flood risk assessment	Table 3-2, ground floor bedrooms shall not be permitted. • Extensions, alterations, and refurbishment of existing development within Flood Zone A may be undertaken, subject to an appropriately detailed site-specific Flood Risk Assessment. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B. • Development proposals should not impede existing flood flow paths or cause flood risk impacts to surrounding areas. • All development proposals shall be supported by an appropriately detailed site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA. • For new or infill less vulnerable development within Flood Zone A, FFLs should meet the requirement of Table 3-2, and be subject to a site-specific Flood Risk Assessment. • Flood resilient construction materials and fittings should be incorporated where development is proposed within Flood Zone A and B. • Development proposals shall not impede existing flood flow paths or cause flood risk impacts to surrounding areas. • Any future development shall be subject to a site-specific Flood Risk Assessment in accordance with Section 4 of the parent SFRA and shall be required to be designed and constructed in compliance with WCC SuDS Policy.
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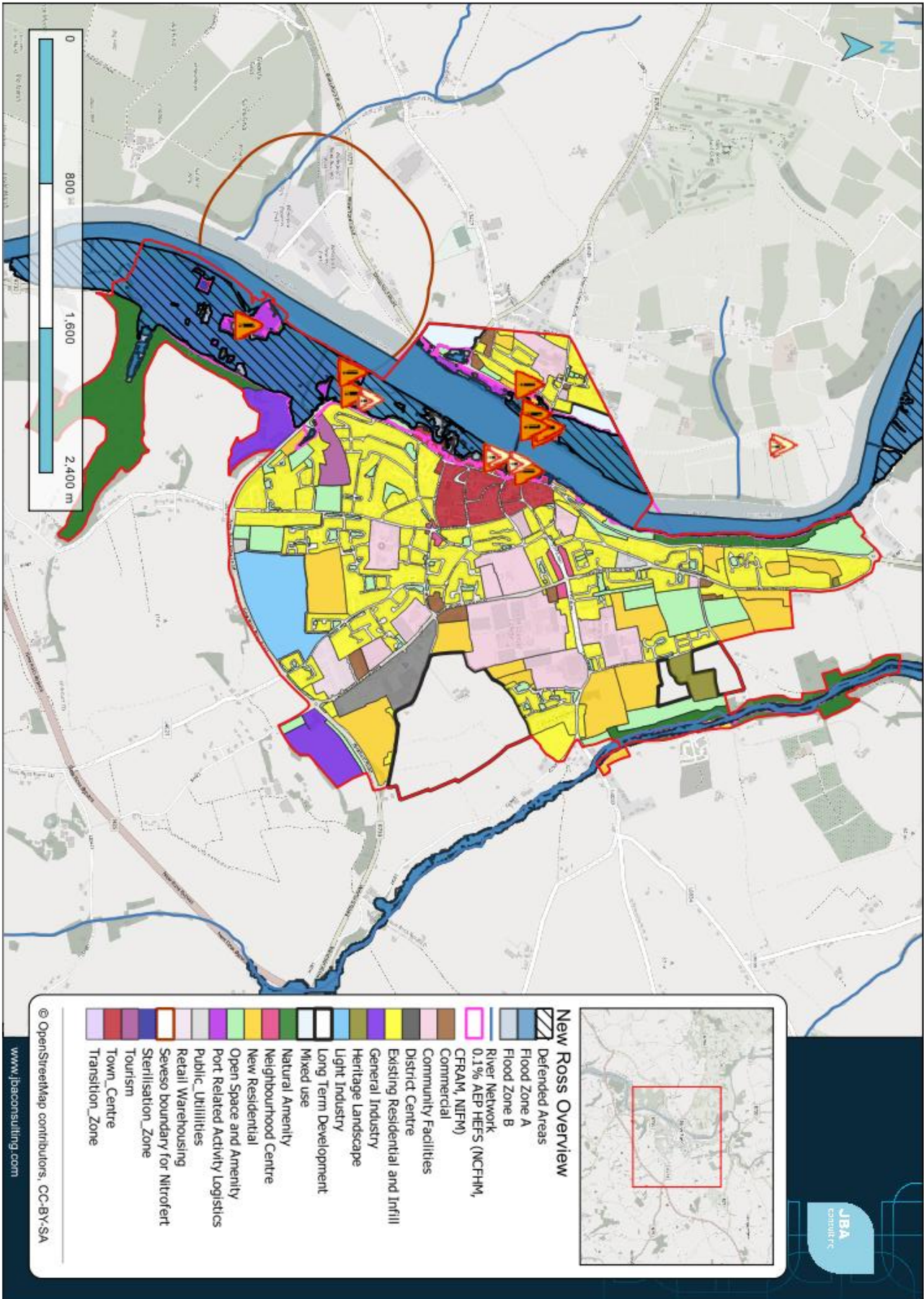
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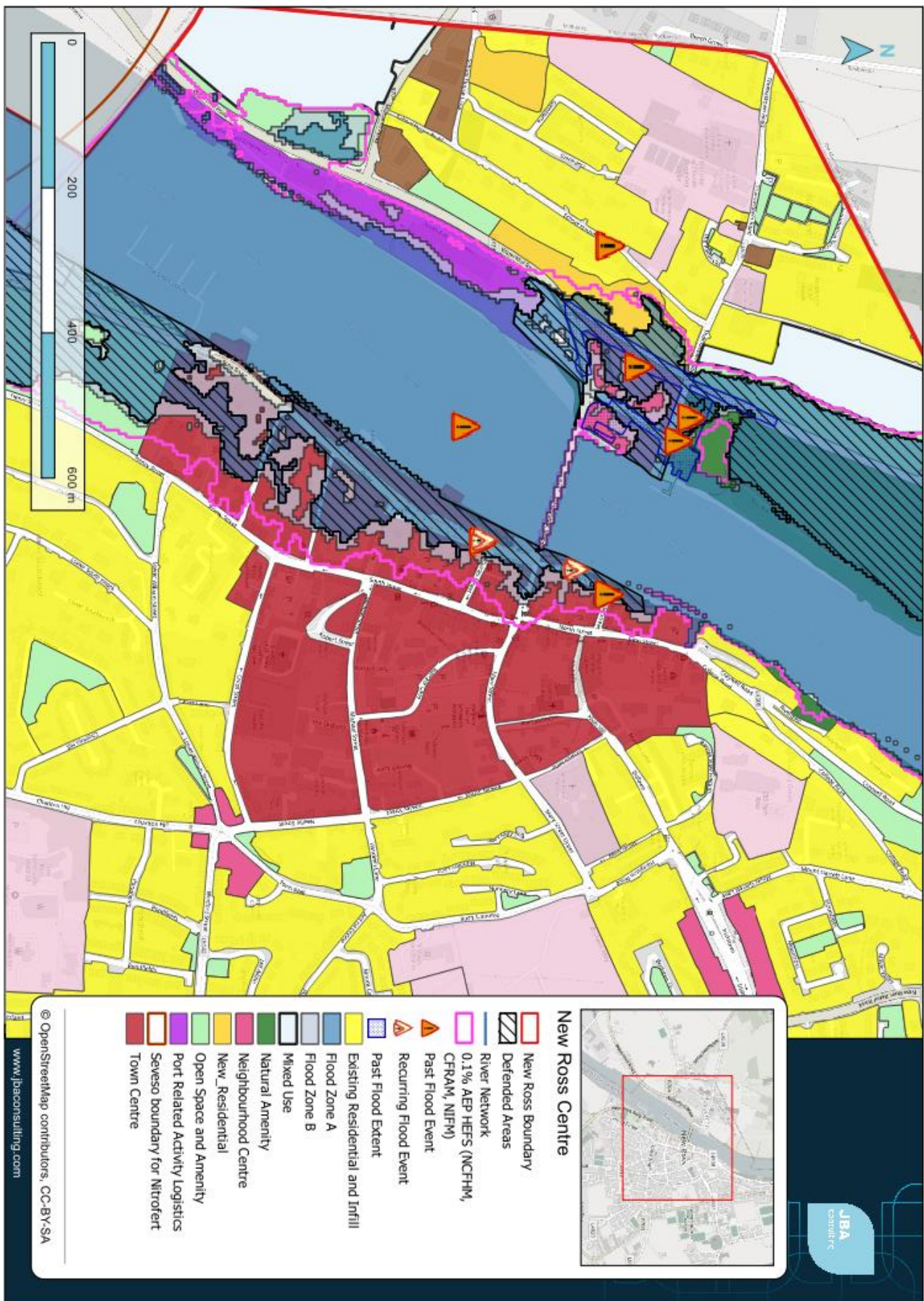


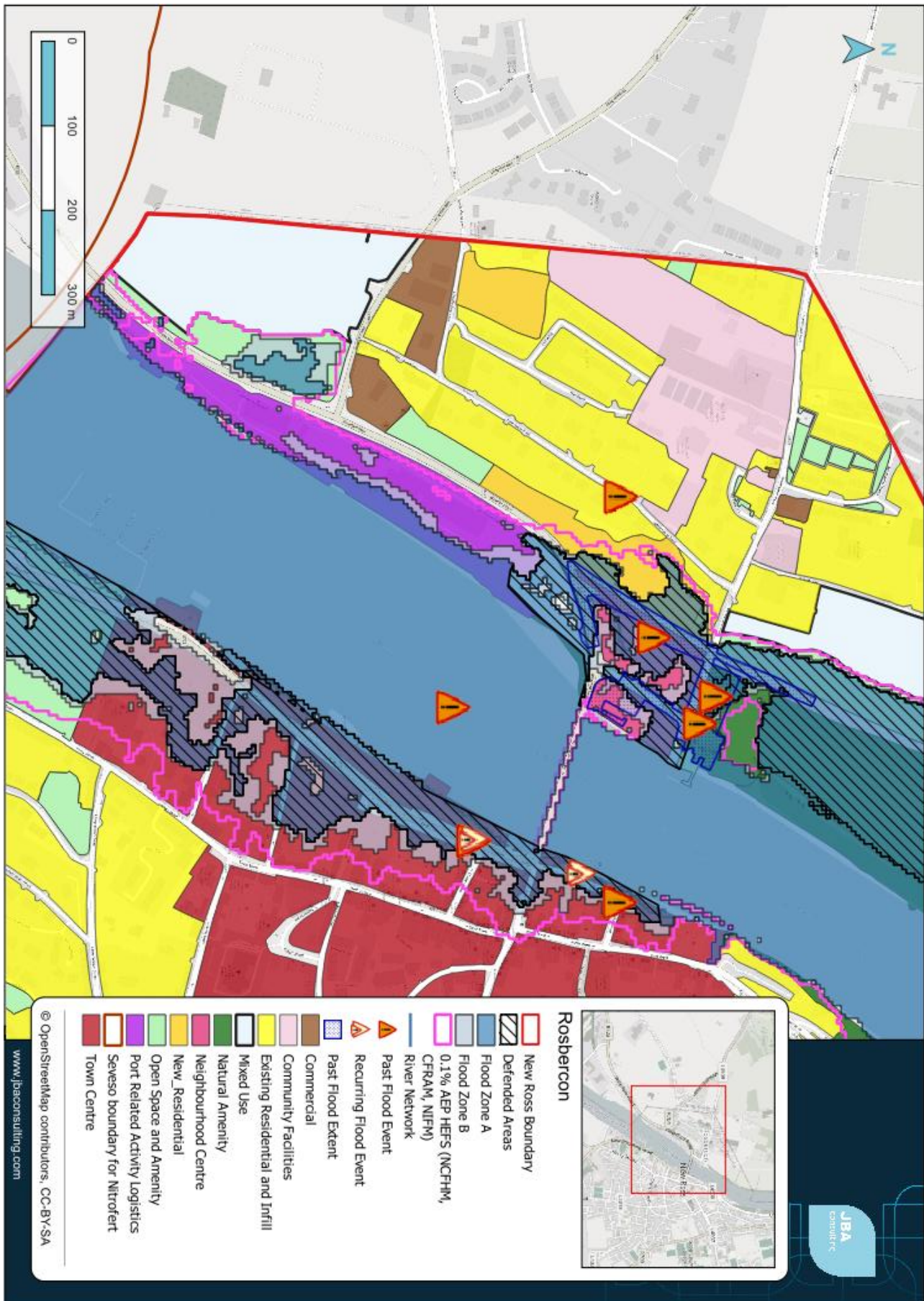


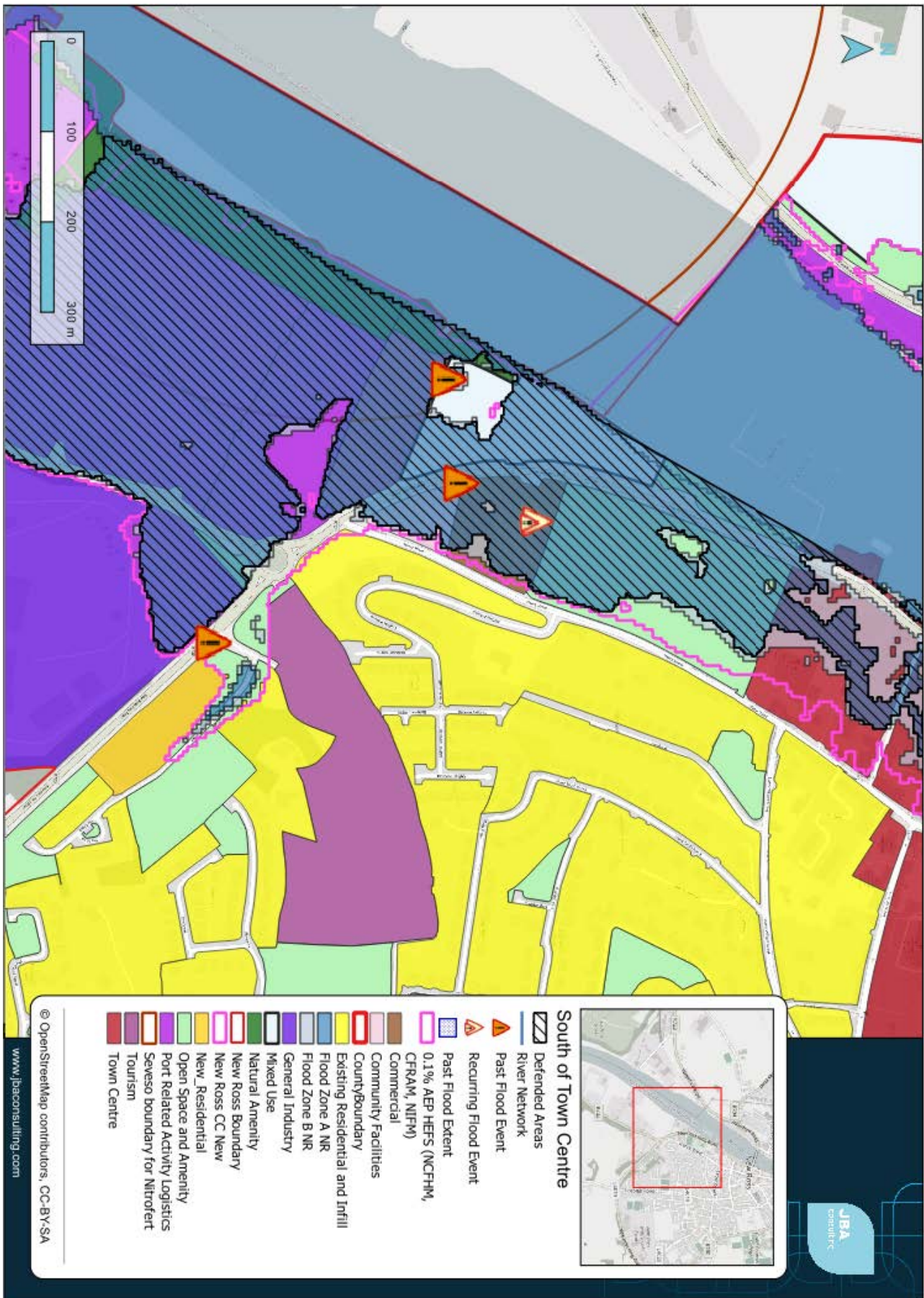


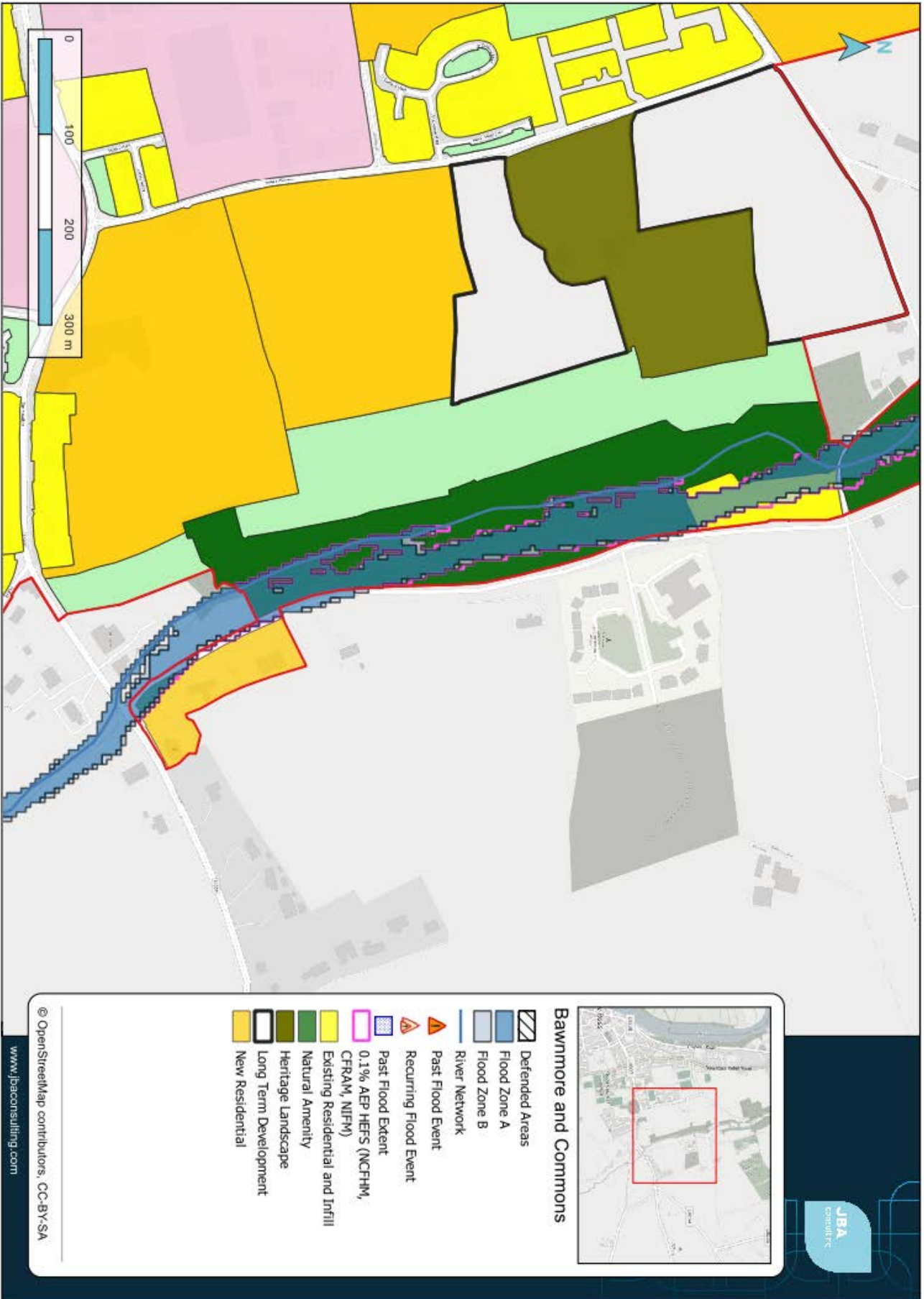


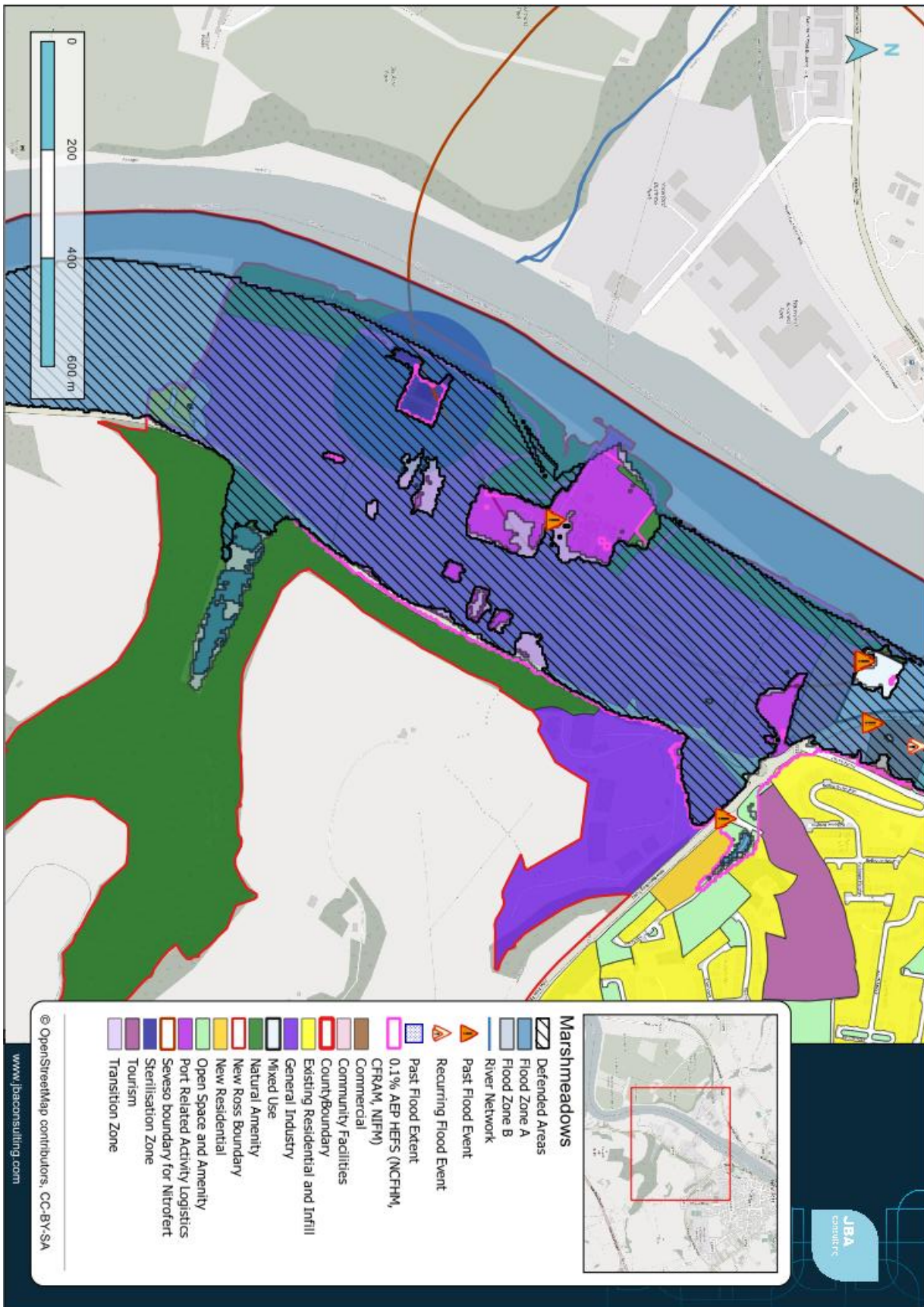


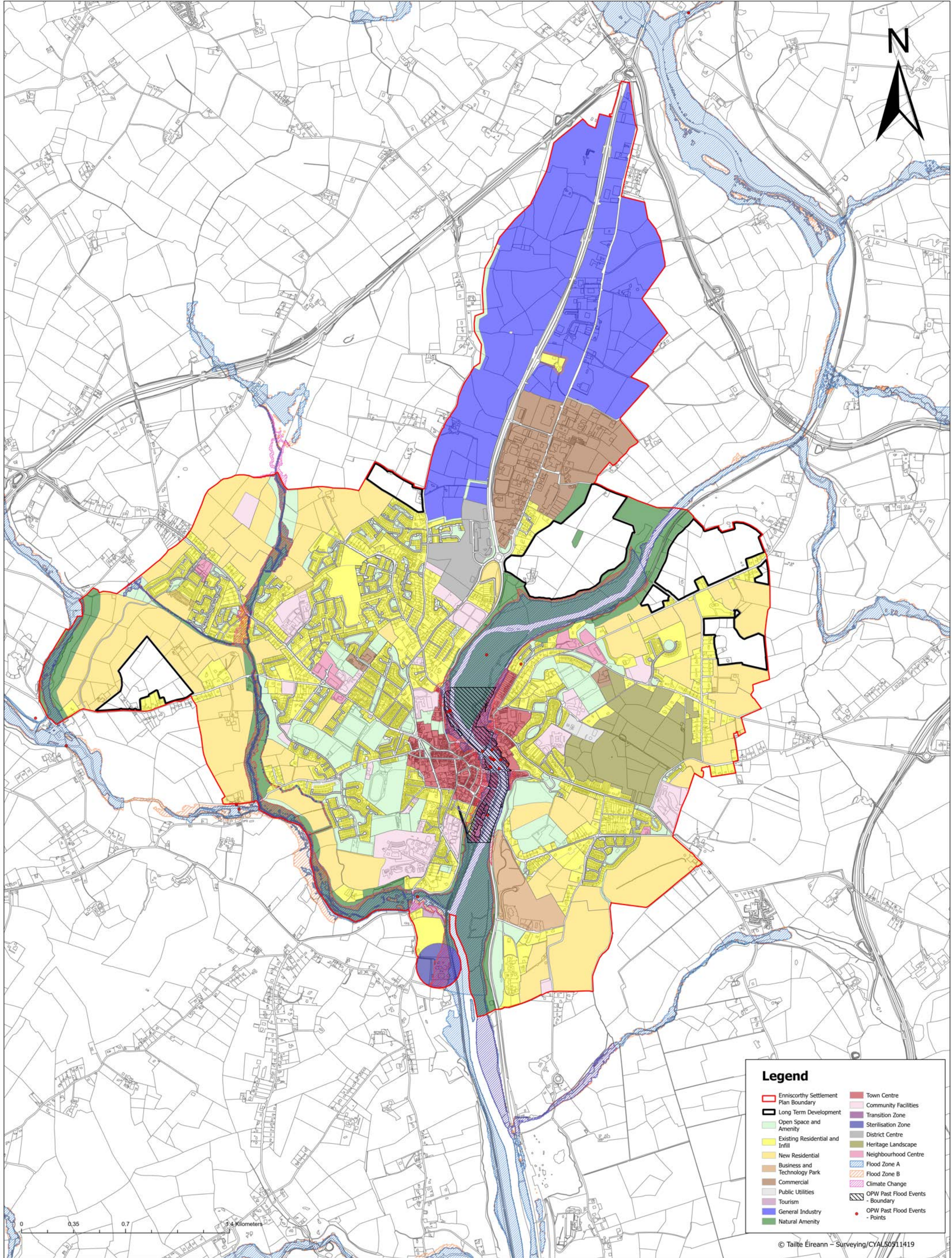




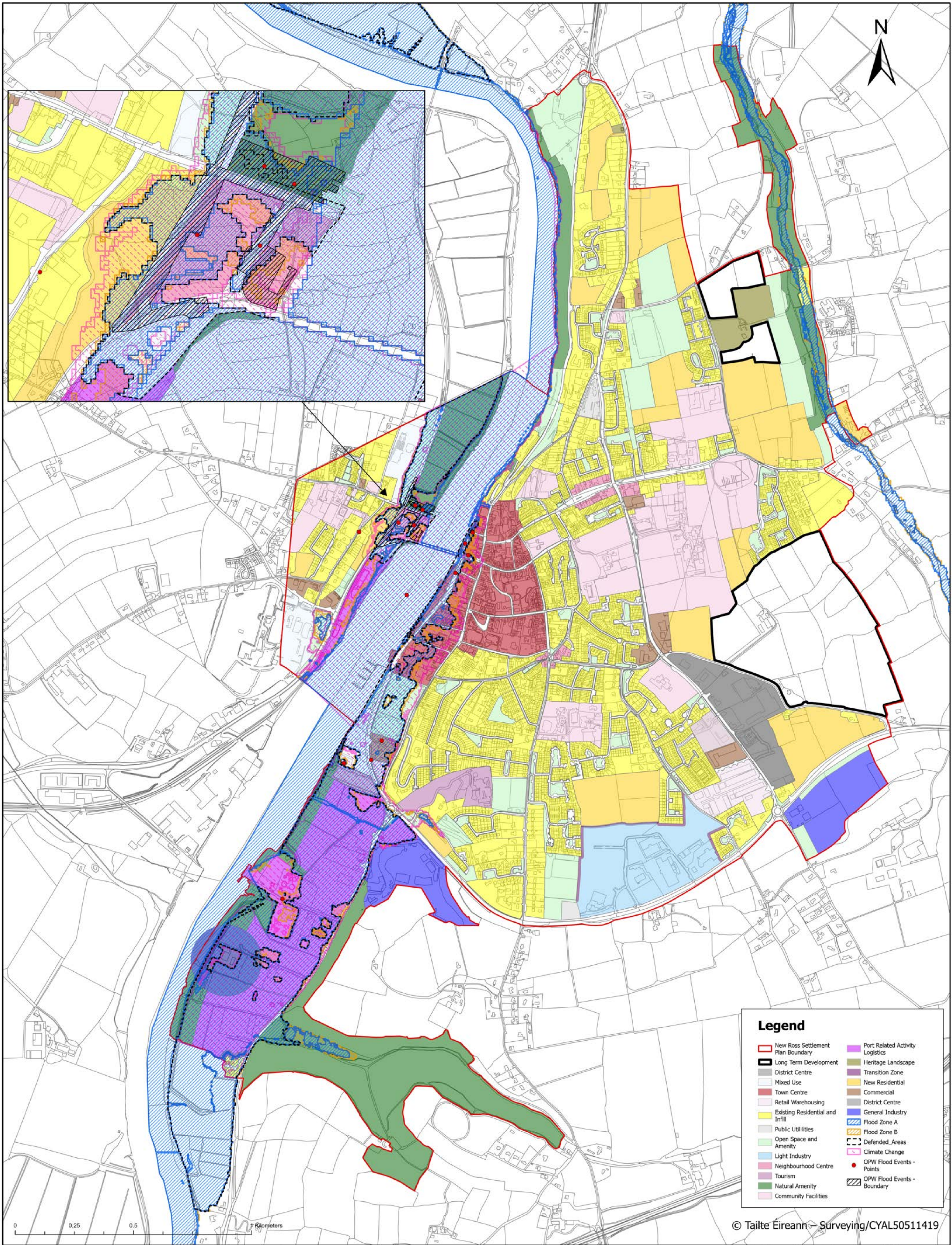








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Legend

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|-----------------------------------|---------------------------------|
| New Ross Settlement Plan Boundary | Port Related Activity Logistics |
| Long Term Development | Heritage Landscape |
| District Centre | Transition Zone |
| Mixed Use | New Residential |
| Town Centre | Commercial |
| Retail Warehousing | District Centre |
| Existing Residential and Infill | General Industry |
| Public Utilities | Flood Zone A |
| Open Space and Amenity | Flood Zone B |
| Light Industry | Defended Areas |
| Neighbourhood Centre | Climate Change |
| Tourism | OPW Flood Events - Points |
| Natural Amenity | OPW Flood Events - Boundary |
| Community Facilities | |

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