

Section 8 Summary of Evaluation of Draft Development Plan Objectives

8.1 Introduction

The Environmental Report is required to include information on the likely significant effects on the environment of the Draft Development Plan 2011 - 2017. Matrices were used to evaluate each of the proposed Draft Plan aims and objectives once the preferred plan alternative had been identified. The proposed aims and objectives were assessed against the Strategic Environmental Objectives developed earlier in the process, to determine the potential environmental impact of implementing the policies and to highlight any potential conflict between the policies and environmental protection.

8.2 Assessment of Plan Objectives against SEO's

The following sets out the full assessment and brief commentary on each of the proposed policies.

8.2.1 Vision and Core Strategy

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	No Likely interaction with status of SEOs
<p>Vision</p> <p>For Arklow town and its Environs (plan area) to be a cohesive community of people enjoying distinct but interrelated urban and rural environment; where natural surroundings and important resources are protected; where opportunities abound to live and work in a safe atmosphere, allowing people to enjoy the benefits of well paid jobs, a variety of housing choices, excellent public services, ample cultural and leisure opportunities, and a healthy environment.</p>	<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>			
<p><i>Vision - Overall the overall vision for the plan is likely to improve the status of all the SEO's particularly those relating to the direction of development in close proximity to public transport nodes within walking distance of community facilities all of which will act to reduce emissions, car based movements, reduce noise and improve human health. The vision promotes the enhancement of Arklow Town centre as a core facilitating redevelopment where appropriate. Protection and reuse of protected structures/zones of archaeological potential and Natural heritage sites, would be part of the overall requirements of proposed residential environments, as required by heritage policies of the Proposed Development Plan. Important features, which form part of significant habitat networks, are to be retained, or replaced as required under the Habitats Directive. Recognition of the impact, and need for mitigation of larger scale new development on the landscape is important. New residential environments would be required to comply with the requirements of the Habitats Directive and the Water Framework Directive (WFD). Design and layout of new developments will be required to ensure that water quality is maintained and improved, through retaining rivers and streams along with associated buffer zones, providing for SuDS, and restricting development on lands susceptible to flooding.</i></p>				

Key strategic objectives				
To implement the overarching guidance offered by the National Spatial Strategy 2002 – 2020, the National Development Plan 2007 – 2013, the Regional Planning Guidelines for the Greater Dublin Area, and manage the spatial organisation of the plan area in a sufficient and sustainable manner.	B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1		B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1	
<i>The principles of the NSS focus on balanced regional development throughout the regions in Ireland. Balanced regional development is defined as “developing the full potential of each area to contribute to the optimal performance of the state as a whole –economically, socially and environmentally”. The plan implements the overall principles of the NSS providing for the development of the plan area in a sustainable manner. The implementation of such principles facilitates the development and expansion of the plan area in order to meet the projected populations. Such development has the potential to adversely impact on the existing environment of the plan area during construction, operation and expansion of such infrastructure and facilities however, the guidance and principles set out within the plan aim to ensure that such development is carried out in a manner which enables and facilitate the enhancement of the receiving environment (Mitigation).</i>				
To facilitate and encourage the growth of employment, enterprise and economic activity in the plan area, across all economic sectors and in all areas.			B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1	
<i>The provision of new employment developments has the potential to impact on biodiversity and Human Health arising from increased demands on water infrastructure causing deterioration in Water Quality. The provision of lands for employment uses on the outskirts of the plan area has the potential to increase car-based journeys impacting on air quality. This development on greenfield lands also has the potential to impact on the general landscape of the area. Within the town centre areas conflicts with flooding arise where such development would be permissible while excavations and construction may impact on existing archaeology and architecture. The guidance and principles set out within the plan aim to ensure that such development is carried out in a manner, which enables and facilitate the enhancement of the receiving environment (Mitigation).</i>				

To enhance existing housing areas and to provide for high quality new housing, at appropriate locations and to ensure the development of a range of house types, sizes and tenures in order to meet the differing needs of all in society and to promote balanced communities.	B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1		B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1	
<i>The Provision of sufficient lands in appropriate locations only is likely to improve the status of SEO's relating to biodiversity by restricting direct impacts on such areas however the provision of lands in itself for development may during excavations/construction also impact on the status of biodiversity within the plan area through the break up of ecological networks etc. The appropriate zoning of lands in close proximity to existing amenities is likely to improve air quality through reduced emissions and thus human health, potential conflicts occur during the construction phase of such development with increased dust levels, noise etc. In limiting the amount of lands to be zoned within the plan area in accordance with the projected populations the impacts on water quality can reduced through the provision of appropriate infrastructure capable of facilitating such development although potential conflicts do occur if such development was to take place in the absence of such infrastructure. Recognition of sites of Archaeology and protected structures through appropriate zoning helps to facilitate preservation although the zoning of lands in close proximity to such sites or structures may have potential impacts.</i>				
To maintain and enhance the viability and vibrancy of Arklow as a major urban centre, to ensure that the town remains at the heart of the wider community and provides a wide range of retail, employment, social, recreational and infrastructural facilities.	R1 AQ1 AQ2 HH1		B1 B2 B3 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1	
<i>The promotion of the existing main street of Arklow as the core for the overall plan area facilitating a wide variety of uses and developments facilitates the regeneration of this area where ease of accessibility to uses can be achieved in close proximity to the resident population and public transport nodes reducing the need for car based travel, reducing emissions and thus improving air quality to the benefit of human health. Given existing constraints within this area the expansion and redevelopment of existing areas has the potential to impact on a number of environmental components where appropriate guidance will be required in order to offset these impacts.</i>				
To protect and improve Arklow Town and Environs transport, water, waste,	B1 B2 B3 HH1		B1 B2 B3 WS WG	R1 AQ1 AQ2

energy and communications infrastructure, whilst having regard to responsibilities to respect areas protected for their important flora, fauna or other natural features	WS WG WF WW DW		WF DW AH1 AH2 L1	
<i>Promotes the sustainable development of the plan area in line with adequate infrastructure benefiting biodiversity, water and water services and human health. The provision and development of such infrastructure however has the potential to impact on biodiversity through habitat disturbance and fragmentation. Impacts on waters and water infrastructure may also occur during construction and development that will be required to mitigated through appropriate guidance within the plan.</i>				
To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating community, leisure, recreational and cultural facilities, accessible to and meeting the needs of all individuals and local community groups, in tandem with the delivery of residential and physical infrastructure in order to create a quality built environment in which to live.	B3 HH1 AQ1 AQ2 AH1 AH2 L1		B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1	

Aims to provide for adequate open space and community lands capable of serving the resident population of the plan area. The provision of such lands in close proximity to existing residential populations is likely to reduce the need for travel, reducing travel related emissions, improving air quality and thus human health. The provision of open space lands throughout the plan area will facilitate the expansion of ecological networks while also preventing potential impacts on archaeology, local architecture and the landscape of the plan area. While this may be the case the objective to provide for extensive open space and community uses has the potential to impact on biodiversity through the use of lands for amenity and recreational purposes. Such lands can also be located within areas prone to flooding where certain types of development/facilities may impact on surface/ground waters and potentially on drinking water quality arising from increased pressures on infrastructure. Impacts on Archaeological and architectural heritage may arise during the development of active open spaces, which require extensive drainage networks in order to ensure the ability to cater for such uses. The visual impact of such development also has the potential to impact on architecture and the landscape of the area.

To protect and enhance the diversity of the plan areas natural and built heritage	B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1		R1	
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The preservation and enhancement of existing areas of natural and built heritage is likely to improve the status of all environmental objectives through strong objectives within the plan aimed at maintaining these existing areas such as Arklow Marsh and sites and buildings of archaeological and architectural merit. The implementation of such objectives has the potential counter the provisions for regeneration where restrictions may be imposed on the development of sites within the town centre making redevelopment unfeasible.

To address the climate change challenge, as a plan dynamic, throughout the plan area, directly in the areas of flooding and renewable energy, and indirectly by integrating climate change and sustainable development into statements of plan policy, strategies and objectives.	AQ1 AQ2 WF HH1		B1 B2 B3 HH1 WS WG AH1 AH2 L1	
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The implementation and expansion of this theme throughout the plan objectives is likely to improve air quality and thus human health while also aiming to reduce the impact and occurrences of flooding within the plan area. Potential conflicts occur where development is provided for throughout the plan in order to meet the provisions of this objective resulting in impacts on biodiversity, human health, waters and local heritage.

8.2.2 Settlement and Housing Strategy

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	No Likely interaction with status of SEOs
H1 To ensure sufficient zoned land is available in appropriate locations capable of meeting the housing needs of the projected population of the plan area over the plan period in a sustainable manner.	B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1		B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1	
<i>Provision of sufficient lands in appropriate locations only is likely to improve the status of SEO's relating to biodiversity by restricting direct impacts on such areas however the provision of lands in itself for development may during excavations/construction also impact on the status of biodiversity within the plan area through the break up of ecological networks etc. The appropriate zoning of lands in close proximity to existing amenities is likely to improve air quality through reduced emissions and thus human health, potential conflicts occur during the construction phase of such development with increased dust levels, noise etc. In limiting the amount of lands to be zoned within the plan area in accordance with the projected populations the impacts on water quality can reduced through the provision of appropriate infrastructure capable of facilitating such development although potential conflicts do occur if such development was to take place in the absence of such infrastructure. Recognition of sites of Archaeology and protected structures through appropriate zoning helps to facilitate preservation although the zoning of lands in close proximity to such sites or structures may have potential impacts.</i>				
H2 Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the 2016 and 2022 population targets and shall phase and restrict, where necessary, the			B1 B2 B3 HH1 WS WG WF AQ1 AQ2 WW DW AH1 AH2	

granting of residential planning permissions to ensure these targets are not exceeded;			L1	
<i>H2 - This objective relates to the development management process of applications for development within the plan area and potentially conflicts with the status all SEO's given the fact that it manages the actual development of such proposals.</i>				
H3 Housing development shall be managed and phased to ensure that infrastructure and in particular, water services and community infrastructure, is provided to match the needs of new residents;	B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW L1			AH1 AH2
<i>Objective H3 facilitates the development of the plan area only where adequate infrastructure capable of facilitating such development is in place. The provision of such infrastructure is likely to improve SEO's such as human health through improved water quality and reduced emissions, limiting impacts on biodiversity and encouraging regeneration where existing infrastructure is in place.</i>				
H4 Encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish;	B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1			
<i>H4 - Promotes the re-development of existing developed areas instead of new Greenfield lands providing for a compact settlement pattern, reducing; landtake, air emissions and the need for significant new infrastructure.</i>				
TC1 To promote the vitality and viability of the town centre area so that it becomes a high quality environment able to accommodate a mix of residential, commercial, retail and tourism uses;	HH1 R1 AQ1 AQ2		AH1 AH2	WS WG WF WW DW L1
<i>TC1 - Likely to improve human health, air quality and regeneration of the town centre by promoting a more compact settlement form within and around the existing town centre areas. Promoting redevelopment within the town centre however may potentially conflict with the zone of archaeological potential and existing protected structures unless they are developed in a sensitive manner.</i>				
TC 2 To reinforce the centre of Arklow as the priority location for new	HH1 R1 AQ1 AQ2		AH1 AH2	WS WG WF WW DW

development with quality of design and integration /linkage with the existing street patterns				L1
<i>TC2 - As per TC1 above</i>				
TC3 To encourage a greater usage of backland areas and to promote the redevelopment of sites in the town centre where development will positively contribute to the commercial and residential vitality of the town centre and areas	HH1 R1 AQ1 AQ2		AH1 AH2	WS WG WF WW DW L1
<i>TC3 - As per TC1 above</i>				
TC4 All new residential developments shall comply with the development standards set out in this plan, unless otherwise agreed by the Planning Authority.	B1 B2 B3 R1 HH1 WS WG WF WW DW AH1 AH2			AQ1 AQ2 L1
<i>TC4 – The implementation and enforcement of such development standards aims to ensure the preservation of biodiversity in new developments within the TC zone. Specific measures aimed at reducing water demands and the separation of surface and foul waters/rainwater harvesting methods ensure reduced demands on infrastructure ensuring it can function more effectively and preventing malfunctions on surface and ground waters. The development standards will apply strict control and conditions on the types of development permissible within the TC zone protecting architecture and archaeological zones.</i>				
WZ1 To support in depth development of the waterfront zone, for a mix of residential, commercial, leisure and tourism uses; Applications for the development of such lands shall include a detailed survey of the existing site conditions, proposals for demolition and remediation of previous site activities and a management plan for the disposal of such materials.	R1 AQ1 AQ2 HH1		B2 B3 HH1 WS WF WW DW L1	B1 WG AH1 AH2

<i>WZ1 - promotes the regeneration of the water front development zone in close proximity to existing amenities and facilities reducing emissions and impacts on air quality. The objective also potentially conflicts with Human Health given the previous uses and the impact of development close to surface waters and areas prone to flooding. The design and scale of development may impact on the surrounding landscape including the coastal area while also placing increased demands on water infrastructure.</i>				
WZ2 To support existing and proposed water related and maritime activities in the area including sailing, fishing, other water sports and commercial shipping activities, including the development of jetties, marinas and other support infrastructure;			B2 B3 HH1 WS WF WW AH2 L1	B1 R1 WG AQ1 AQ2 DW AH1
<i>WZ2 – the development of water based activities has the potential to impact on; Biodiversity, surface water and water based habitats, reducing connectivity between the sea and the Avoca Estuary, Waste water infrastructure through increased loading (impacting on Human Health), Architectural Heritage and landscape through design and layout.</i>				
WZ3 Further retail development in the waterfront zone shall be restricted to that required to meet the every day convenience needs of future residents or niche comparison uses such as those related to tourism and the maritime function of the area.	R1			B1 B2 B3 HH1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>WZ3 – promotes the regeneration of the Town Centre zone as the main retailing area within the plan by restricting the types of development allowable within the Water Front Zone.</i>				
WZ4 To require any new developments to be suitably set back from the water's edge and to provide public routes and places along waterfronts; to support the development of a footbridge across the entrance to south dock	R1		WS WF	B1 B2 B3 HH1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>WZ4 – As per WZ2 above</i>				
WZ5 To ensure that access to the water, such as steps / slipways / river beaches etc are maintained and improved;			B2 B3	B1 HH1 R1 WS WG WF AQ1 AQ2 WW DW

				AH1 AH2 L1
<i>WZ5 - Increased accessibility if unmanaged may impact on biodiversity along the coastal and beach areas.</i>				
WZ6 To allow high-density development (up to a plot ratio of 2.5:1), up to 4 storeys in height along water frontages and 3 storeys elsewhere.	R1		WS WF L1	B1 B2 B3 HH1 WG AQ1 AQ2 WW DW AH1 AH2
<i>WZ6 – Promotes higher density development in close proximity to the town centre but may impact on flooding given the location and surface waters during the construction phase. Development of such lands may impact visually on the landscape in particular along the coastal area.</i>				
WZ7 All new residential developments shall comply with the development standards set out in this plan, unless otherwise agreed by the Planning Authority	B1 B2 B3 R1 HH1 WS WG WF WW DW AH1 AH2			AQ1 AQ2 L1
<i>WZ7 – The implementation and enforcement of such development standards aims to ensure the preservation of biodiversity in new developments within the WZ zone. Specific measures aimed at reducing water demands and the separation of surface and foul waters/rainwater harvesting methods ensure reduced demands on infrastructure ensuring it can function more effectively and preventing malfunctions on surface and ground waters. The development standards will apply strict control and conditions on the types of development permissible within the WZ zone protecting architecture and archaeological zones.</i>				
RE1 In the RE zone, house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity	B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1			
<i>RE1 - Promotes the re-development of existing developed areas instead of new Greenfield lands providing for a compact settlement pattern, reducing; landtake, air emissions and the need for significant new infrastructure.</i>				

<p>RE2 Lands at Tinahask (Action Area's 1 & 2), Kilbride (Action Area 3) shall be developed as comprehensive (not piecemeal) integrated schemes that allow for the sustainable phased and managed development of each action area during the plan period.</p>	<p>HH1</p>		<p>B1 B2 B3 R1 AQ1 AQ2 WW DW L1</p>	<p>AH1 AH2</p>
<p><i>RE2 - Appropriate designation of lands within actions areas has the potential to improve Human Health reducing potential for development of unsuitable lands. While this may be the case the development of greenfield lands has potential to impact on biodiversity and existing landscape, reduce air quality through increased travel emissions, and increased pressures on infrastructure.</i></p>				
<p>RE3 All new residential developments shall comply with the development standards set out in this plan, unless otherwise agreed by the Planning Authority.</p>	<p>B1 B2 B3 R1 HH1 WS WG WF WW DW AH1 AH2</p>			<p>AQ1 AQ2 L1</p>
<p><i>RE3 - The implementation and enforcement of such development standards aims to ensure the preservation of biodiversity in new developments. Specific measures aimed at reducing water demands and the separation of surface and foul waters/rainwater harvesting methods ensure reduced demands on infrastructure ensuring it can function more effectively and preventing malfunctions on surface and ground waters. The development standards will apply strict control and conditions on the types of development permissible within R zones protecting architecture and archaeological zones.</i></p>				
<p>SH1 To implement the Wicklow Local Authorities Housing Strategy 2010-2016</p>			<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>	
<p><i>SH1 – The development of lands has potential to impact on biodiversity and existing landscape, reduce air quality through increased travel emissions, and increased pressures on infrastructure. The design of siting of such development also has the potential to impact on existing archaeology, architecture and the landscape of the plan area.</i></p>				
<p>SH2 To require that 20% of all zoned land developed for residential use, or</p>				<p>B1 B2 B3 HH1 R1 WS</p>

<p>for a mixture of residential and other uses, shall be devoted to social and affordable housing, in the following manner:</p> <ul style="list-style-type: none"> (a) Twenty per cent of the land of the site, or (b) Housing units where the total value of the planning gain of the un-serviced site(s) of such units is equivalent in monetary value to the planning gain to the Council on the transfer of 20 per cent of the land of the site, or (c) Fully or partially serviced housing sites where the total planning gain for the un-serviced element of such sites are equivalent in monetary value to the planning gain on 20% of the land of the site, or (d) A payment of such an amount, which is equivalent to the monetary value of the amount accruing to the Planning Authority, under the provisions of a, b or c above, (i.e. equal in monetary value to the planning gain to the Council on the transfer of 20% of the land of the site) or. (e) The provision of (a), (b), (c) or (d) above at another area within (Wicklow). (the relevant local authority's jurisdiction). <p>Planning gain means the difference between the open market value and the existing use value</p>				<p>WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>
<p><i>SH2 - No interaction with the status of SEO's.</i></p>				
<p>SH3 To require all new social and / or affordable housing development</p>				<p>B1 B2 B3 HH1 R1 WS</p>

(whether Local Authority / Voluntary or Part V schemes) to provide a minimum of 50% of the units at a size of 3 bedrooms or greater. (Change wording)				WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>SH3 - No interaction with the status of SEO's.</i>				
SH4 To require the highest standard of design in all new social / affordable developments or development containing an element of social / affordable housing, in accordance with the development standards set out in this Town and Environs Development Plan and the DoEHLG social housing guidelines.	AH2 L1			B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1
<i>SH4 - Potential to improve architectural heritage in areas and integrating design into the landscape.</i>				
SH5 To encourage proposals from developers to satisfy Part V obligations which are directed toward special need categories – namely, elderly accommodation, traveller accommodation, specialised accommodation for the homeless and specially adapted accommodation for persons with disabilities – where the proposal is related to an identified local need and is consistent with other policies of the Town and Environs Development Plan.				B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>SH5 - No interaction with the status of SEO's.</i>				

8.2.3 Main Street Strategy

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	No Likely interaction with status of SEOs
VP1 To maintain the Main Street as the principle vehicular route through the town centre, and to exploit any opportunities that arise to improve safety for both vehicles and pedestrians	R1		HH1 AQ1 AQ2	B1 B2 B3 HH1 W-S W-G W-F WW DW AH1 AH2 L1
<i>VP1 – Facilitates and promotes the regeneration of the town centre of Arklow. In placing an emphasis on the main street as the main vehicular route through the town the likelihood of increased or sustained car movements in this area is likely to increase emissions to air with impacts on air quality.</i>				
VP2 To promote the pedestrian use of all 'blue' routes and avail of any opportunities to improve footpaths and pedestrian routes	HH1 R1 AQ1 AQ2			B1 B2 B3 W-S W-G W-F WW DW AH1 AH2 L1
<i>VP2 – The encouragement of pedestrian movements over car-based trips is likely to reduce emissions improving air quality and human health. The facilitation of such routes increasing ease of accessibility to the main street is also likely to influence the regeneration of this area.</i>				
VP3 To facilitate the improvement of existing and the development of new linkages from the Main Street to car parks and amenity areas; in particular to require redevelopment proposals that have frontage on both Main Street and any 'blue' route to include new pedestrian routes through the site.	HH1 R1 AQ1 AQ2		B3 W-S L1	B1 B2 W-G W-F WW DW AH1 AH2
<i>VP3 – As per VP2 above. The provision of car parking within the town centre has potential implications for surface water and the general landscape. Habitat fragmentation arising from development may also arise from the development of such facilities.</i>				

CP1 To maintain existing and provide new car parking options as funding allows, in proximity to the Main Street and along 'blue' routes.	R1 HH1 AQ1 AQ2		B3 WS WG AH1 AH2 L1	B1 B2 HH1 W-F WW DW
<i>CP1 – As per VP2 above. Potential conflict occurs from the development of car parking and the related impacts on surface/ground waters (drainage) and archaeology landscape during construction and excavation. Habitat fragmentation arising from development may also arise from the development of such facilities. The provision of car parking within the town centre may also impact on architectural heritage where development sites are in close proximity to protected developments.</i>				
CP2 To avail of opportunities to remove public car parking on the Main Street and at amenity areas, subject to due consideration of the commercial needs of Main Street, including loading parking.	R1 HH1 AQ1 AQ2		B3 WS WG AH1 AH2 L1	B1 B2 HH1 W-F WW DW
<i>CP2 – As per CP1 above</i>				
CP3 To require new development on the Main Street to incorporate pedestrian links where feasible to existing or new public car parks	R1 HH1 AQ1 AQ2		B3 W-S W-G AH1 AH2 L1	B1 B2 W-F WW DW
<i>CP3 – As per CP1</i>				
CP4 Deviations from the minimum car parking requirement set out in Section X of this plan shall be considered in the Main Street Strategy area as shown on Map 5.1 where a public car park is within 200m walking distance to the site. In such cases, only the needs of long-term users (e.g. employees and residents of the development) will have to be addressed by the developer;	R1 HH1 AQ1 AQ2			B1 B2 B3 W-S W-G W-F WW DW AH1 AH2 L1
<i>CP4 - As per VP2 above.</i>				
PR1 To protect and enhance the streetscape of Arklow Main Street through the	R1 AH1 AH2			B1 B2 B3 HH1 W-S

appropriate control of alterations to existing buildings and the development of new structures; in particular building lines and heights which diverge from the established form will require to be justified;				W-G W-F AQ1 AQ2 WW DW L1
<i>PR1 – Promotes the regeneration of the main street and adaptation of existing buildings and structures to accommodate new uses protecting existing archaeological and architectural heritage.</i>				
PR2 To strive to improve the appearance of junctions and gateway areas into the Main Street, particularly the Main Street – Bridge Street junction	R1 L1			B1 B2 B3 HH1 W-S W-G W-F AQ1 AQ2 WW DW AH1 AH2
<i>PR2 - Promotes town centre regeneration and improvements in visual appearance of the area positively impacting on the local landscape.</i>				
PR3 To appropriately control the design and appearance on building frontages, particularly shopfronts; 'dead' frontages, i.e. those with no goods on display to the street or those where views of the interior are completely blocked by non transparent materials etc will not be considered;	AH2 L1		R1	B1 B2 B3 HH1 W-S W-G W-F AQ1 AQ2 WW DW AH1
<i>PR3 – Strict control measures on the design and layout of buildings within the town centre ensures the protection and enhancement of existing buildings of architectural merit while also benefiting the appearance of the local landscape.</i>				
PR4 New or extended / refurbished units shall, at all times that the unit is not in active use, provide an attractive temporary display or professionally designed artwork affixed to the glass frontage. The temporary use of the space during such times for creative, cultural or community purposes will be encouraged; however, such change of use may require planning permission, and advice will be provided by the Council on a case by case basis in this regard;	R1			B1 B2 B3 HH1 W-S W-G W-F AQ1 AQ2 WW DW AH1 AH2 L1
<i>PR4 - Promotes town centre regeneration.</i>				

PR5 To support opportunities to create better linkages between the Main Street and the river, in particular access routes and views between the two;	R1 HH1 AQ1 AQ2 L1		B3 L1	B1 B2 W-S W-G W-F WW DW AH1 AH2
<i>PR5 – The provisions of this objective encourages the regeneration of the town centre through increased accessibility reducing the need for car-based movements, reducing emissions positively impacting on human health. The protection of existing views between the town centre and the River will positively impact on the landscape of the area. While this may be the case increased accessibility to the river may impact on existing habitats and networks and the overall landscape of the area.</i>				
PR6 To maintain the existing bandstand and support other possibility for the development of new urban spaces				B1 B2 B3 HH1 R1 W-S W-G W-F AQ1 AQ2 WW DW AH1 AH2 L1
<i>PR6 – No likely interaction with the status of SEO's.</i>				
PR7 To improve footpaths, lighting, seating and other street 'furniture' as funding allows, and require private development providing such features to meet the highest standards of design and siting.	HH1 R1 AQ1 AQ2 AH2 L1			B1 B2 B3 W-S W-G W-F WW DW AH1
<i>PR7 – Promotes and facilitates the regeneration of the town centre area increasing pedestrian accessibility and positively reducing emissions benefiting human health. The provision of street furniture, lighting and features has the potential to impact positively on architectural heritage and the general landscape of the area.</i>				
DV1 To facilitate substantial redevelopment of under-utilised or vacant properties on the Main Street;	R1 HH1 AQ1 AQ2		AH1 AH2	B1 B2 B3 HH1 W-S W-G W-F WW DW L1
<i>DV1 – Facilitates the redevelopment of existing under sites promoting regeneration, reducing the need for car-based trips reducing emissions, positively impacting on air quality and human health. The redevelopment of such buildings has the potential to impact on archaeology and architectural heritage.</i>				
DV2 To facilitate appropriate infill development of vacant backland and private car parking areas along 'blue' routes.	R1 HH1 AQ1 AQ2		AH2	B1 B2 B3 W-S W-G W-F WW DW AH1 L1

<i>DV2 – As per DV1. The provision of infill and backlands development has the potential to impact negatively on architectural heritage.</i>				
BH1 To positively consider proposals to improve, alter, extend or change the use of protected structures so as to render them viable for modern use, subject to suitable design, materials and construction methods	R1 HH1 AH2 AQ1 AQ2			B1 B2 B3 W-S W-G W-F WW DW AH1 L1
<i>BH1 – Promotes the regeneration of the town centre reducing the need for car-based movements, reducing emissions improving air quality and thus human health. This objective also positively impacts on architectural heritage facilitating the adaptation of existing protected buildings in order to make them viable for future use.</i>				
BH2 To strongly resist the demolition of protected structures, unless it can be demonstrated that exceptional circumstances exist.	AH2		R1	B1 B2 B3 HH1 W-S W-G W-F AQ1 AQ2 WW DW AH1 L1
<i>BH2 – Places significant protection of building of architectural merit, which may, where the re-use of such buildings is not viable, conflict with regeneration of the town centre.</i>				
CA1 To support and facilitate activities and developments that will improve the vitality and vibrancy of the Main Street area	R1 AQ1 AQ2		AH2	B1 B2 B3 HH1 W-S W-G W-F WW DW AH1 L1
<i>CA1 – Facilitates the regeneration of the town centre area reducing the need for car-based trips reducing emissions. The regeneration of the town centre structures may adversely impact on existing areas, or structures of architectural merit.</i>				
CA2 Redevelopment proposals in the town centre shall generally be required to provide commercial use at ground floor / street level;	R1		AH2	B1 B2 B3 HH1 W-S W-G W-F AQ1 AQ2 WW DW AH1 L1
<i>CA2 – As per CA1 above.</i>				
CA3 All non-residential floors will be required to be designed to be suitable to a range of users;	R1		AH2	B1 B2 B3 HH1 W-S W-G W-F AQ1 AQ2

				WW DW AH1 L1
<i>CA3 – As per CA1 above.</i>				
CA4 To control and restrict where necessary uses at ground / street level to ensure that the town centre is not blighted by an excessive number of single outlet types / formats e.g. bookmakers, off-licences (including off-licences in convenience stores), charity shops, amusements centres and financial institutions;	R1		R1 AH2	B1 B2 B3 HH1 W-S W-G W-F AQ1 AQ2 WW DW AH1 L1
<i>CA4 – While this objective promotes the sustainable regeneration of the town centre, restrictions placed on the use of ground floor/street levels may make the use of such town centre buildings unusable for certain uses. The regeneration of the town centre area which may adversely impact on existing areas or structures of architectural merit</i>				
CA5 Active 1 st floor uses will be required in all new developments and particular encouragement will be given to 'living over the shop'. Where such use is proposed, a relaxation in density, car parking and open space standards will be considered, where the development meets very high quality of design and accommodation;	R1 HH1 AQ1 AQ2		AH2	B1 B2 B3 W-S W-G W-F WW DW AH1 L1
<i>CA5 - Promotes town centre regeneration/living within the town centre, reducing the need for car based trips, reducing emissions, improving air quality benefiting human health. The regeneration of the town centre area, which may adversely impact on existing areas or structures of architectural merit.</i>				
RC1 To support the function of the Main Street and associated side streets as the principle retail area in Arklow	R1 AQ1 AQ2		AH2	B1 B2 B3 HH1 W-S W-G W-F AQ1 AQ2 WW DW AH1 L1
<i>RC1 – As per CA1 above</i>				
RC2 To support proposals to merge or assemble buildings / sites in order to develop modern retailing formats, including department stores or malls.	R1 AQ1 AQ2		AH2	B1 B2 B3 HH1 W-S W-G W-F AQ1 AQ2 WW DW AH1 L1

<i>RC 2 – As per CA1 above.</i>				
RC3 To promote and facilitate the conversion of non-retail premises to retail / retail service use and to strongly resist the conversion of existing retail / retail service premises to alternative, less active, uses that would diminish vibrancy and daytime activity in the main street area.	R1 AQ1 AQ2		AH2	B1 B2 B3 HH1 W-S W-G W-F AQ1 AQ2 WW DW AH1 L1
<i>RC3 – As per CA1 above</i>				

8.2.4 Transportation

PT1 Facilitate the use of public transport for travel within the town and external destinations	HH1 AQ1 AQ2			B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>PT1 The development and expansion of public transport within the plan areas is likely to improve the status of SEO's relating to human health through reduced air emissions arising from reduced car based trips.</i>				
PT2 To encourage and co-operate with the statutory bodies responsible for improving the public transport facilities within the town.	HH1 AQ1 AQ2			B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>PT2 – As per PT1</i>				
PT3 To encourage the future expansion of the transport interchange at the train station where a number of transport types can interchange with ease. In particular: - To improve the bus links within the plan area to the train station;	HH1 R1 AQ1 AQ2			B1 B2 B3 WS WG WF WW DW AH1 AH2 L1

<ul style="list-style-type: none"> - To promote integrated ticketing between transport types; - To encourage the improvement of bicycle facilities at the transport interchange; <p>To improve existing and provide new footpath/footway linkages to the existing train station.</p>				
<p><i>PT3 – As per PT1. The provision of such facilities is likely to improve the potential for regeneration within the town centre close to public transport nodes.</i></p>				
<p>PT4 To ensure that possibilities for the improvement of the Dublin-Rosslare line are maintained and to ensure that land use adjacent to the station and rail lines are appropriate and would facilitate future improvements.</p> <p>In particular to require any development proposals in the vicinity of the train station to be so designed to facilitate future access to the station and railway lines and to reserve adequate space for future car parking.</p>	<p>HH1 R1 AQ1 AQ2</p>			<p>B1 B2 B3 WS WG WF WW DW AH1 AH2 L1</p>
<p><i>PT3 – As per PT1. The provision of such facilities is likely to improve the potential for regeneration within the town centre close to public transport nodes.</i></p>				
<p>PT5 To promote the delivery of improved and new bus services in Arklow and Environs by:</p> <ul style="list-style-type: none"> - Facilitating the needs of existing or new bus providers with regard to bus stops <p>Require the developers of large-scale new employment and residential developments in Arklow that are distant (more than 2km) from the train station to fund/ provide feeder bus services for an initial period</p>	<p>AQ1 AQ2</p>			<p>B1 B2 B3 HH1 R1 WS WG WF WW DW AH1 AH2 L1</p>
<p><i>PT5 – Promotes movement away from car based trips – reducing emissions.</i></p>				
<p>CW1 To enhance the permeability of the town through the facilitation and</p>	<p>HH1 AQ1 AQ2</p>		<p>B2 B3</p>	<p>B1 R1 WS WG WF</p>

<p>promotion of opportunities for safe pedestrian, and cycling linkages to and within the town centre, employment areas, schools and public transport nodes that will maximise travel by sustainable modes. In particular, the provision of direct pedestrian access to the rail way station from Abbey Street shall be pursued.</p>				<p>WW DW AH1 AH2 L1</p>
<p><i>CW1 - Promotes walking and cycling through increased linkages reducing the need for car-based trips, reducing emission to air. The provision of linkages has the potential through construction and land take to cause habitat disturbance and impact on connectivity.</i></p>				
<p>CW2 To facilitate the development of foot and cycleway off road (e.g. through open spaces) in order to achieve the most direct route to the principal destination while ensuring that personal safety, particularly at night time is of utmost priority.</p>	<p>HH1 AQ1 AQ2</p>		<p>B3</p>	<p>B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1</p>
<p><i>CW2 – As per CW1. The provision of such infrastructure has the potential to impact on ecological corridors</i></p>				
<p>CW3 To encourage the provision of secure bicycle parking facilities at strategic locations within Arklow Town centre, community facilities within Arklow and transport nodes.</p>	<p>HH1 AQ1 AQ2</p>		<p>.</p>	<p>B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1</p>
<p><i>CW3 – facilitates and encourages walking and cycling through increased parking facilities reducing the need for car-based trips, reducing emission to air.</i></p>				
<p>CW4 To improve existing or provide new foot and cycleway on existing public roads, as funding allows</p>	<p>HH1 AQ1 AQ2</p>			<p>B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1</p>
<p><i>CW4 – As per CW2.</i></p>				
<p>CW5 To promote and encourage the “Safer Routes to School” and Green Schools Programme within Arklow and to liaise with all relevant Departments/agencies involved in the operation of the programme</p>	<p>HH1 AQ1 AQ2</p>			<p>B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1</p>

<i>CW5 – As per CW2.</i>				
RP1 To facilitate the future improvement of the town's roads hierarchy to distribute vehicular traffic on appropriate distributor routes whilst minimising the number of car trips through the town centre	HH1 AQ1 AQ2		AQ1 AQ2 B2 B3	B1 HH1 R1 WS WG WF WW DW AH1 AH2 L1
<i>RP1 – The provision of improved road infrastructure in order to alleviate traffic congestion through the town centre is likely to reduce emissions thus improving human health however the provision of such infrastructure may alternatively facilitate greater usage of car based trips once congestion is reduced. During Construction potential impacts on Biodiversity may also occur arising from habitat disturbance and fragmentation of ecological networks.</i>				
RP2 To facilitate the provision of a western distributor route incorporating a new river crossing and linking to a new interchange onto the N11, in order to alleviate future traffic congestion in the town.	HH1 R1 AQ1 AQ2		B1 B2 B3 HH1 WS WG WF AQ1 AQ2 DW AH1 AH2	WW
<i>RP1 – The provision of improved road infrastructure in order to alleviate traffic congestion through the town centre is likely to reduce emissions thus improving human health however the provision of such infrastructure incorporating a new road across the Avoca River has the potential to impact on biodiversity during construction through habitat disturbance, water quality, flooding arising from impact on river bed and Arklow Marsh, air quality by encouraging car based movements and archaeological and architectural heritage.</i>				
RP3 To facilitate the development of a connection road from Wexford Road to the Croghan Industrial Estate in consultation with the owners and developers of the lands.	HH1 R1 AQ1 AQ2		B1 B2 B3 WG L1	WS WF AH1 AH2 WW DW
<i>RP3 – The provision of improved road infrastructure in order to alleviate traffic congestion is likely to reduce emissions thus improving human health however the provision of such infrastructure incorporating a new road has the potential to impact on biodiversity during construction through habitat disturbance, ground water quality. The visual impact of such infrastructure may impact on the landscape of the plan area.</i>				
RP4 To facilitate a new distributor road traversing lands zoned 'employment' at Killiniskyduff.	AQ1 AQ2		B2 B3 HH1 R1 WS WG AQ1 AQ2 L1	B1 WF WW DW AH1 AH2

<i>RP4 - The provision of improved road infrastructure in order to alleviate traffic congestion is likely to reduce emissions however the provision of such infrastructure incorporating a new road has the potential to impact on biodiversity during construction through habitat disturbance, water quality. The visual impact of such infrastructure may visually impact on the landscape of the plan area. The provision of this piece of infrastructure may lead to an overall increase in emissions impacting on air quality.</i>					
RP5	To require the development of Action Area 2 (Tinahask/Moneybig) to include distributor road access through to Action Area 1 (Tinahask/Abbeylands) and the Employment zoned lands to the south of AA2	AQ1 AQ2		B2 B3 HH1 R1 WS WG AQ1 AQ2 L1	B1 WF WW DW AH1 AH2
<i>RP5- As per RP4 above</i>					
NR1	To Facilitate the Rathnew to Arklow North upgrade, comprising the upgrading of the existing single carriageway route to dual carriageway/motorway standard.	AQ1 AQ2		B2 B3 HH1 R1 WS WG AQ1 AQ2 L1	B1 WF WW DW AH1 AH2
<i>NR1 - As per RP4 Above</i>					
NR2	To facilitate the construction of a new third interchange at Lamberton, providing a connection to the western distributor road as allowed for in the design of the Arkow bypass.	HH1 R1 AQ1 AQ2		B1 B2 B3 HH1 WS WG AH1 AH2 WG WF L1 AQ1 AQ2	WW DW
<i>NR2 – The development of a third interchange at Lamberton has the potential to reduce traffic congestion from other arterial routes reducing travel related emissions and improving air quality. The development of such infrastructure alternatively may increase travel related emission impacting on human health, impact on biodiversity during construction and arising from land take. The development of such infrastructure may also cause visual impacts within the plan area.</i>					
P1	New/expanded developments shall be accompanied by appropriate car parking provision in Table 5.2. Deviations from this table maybe considered in the following cases: - In the town centre where it is illustrated that there is sufficient public car			B3 HH1 R1 WS WG WF AQ1 AQ2 AH1 AH2 L1	B1 B2 WW DW

<p>parking and there is parking enforcement</p> <ul style="list-style-type: none"> - In multi-functional developments, where the developer provides a robust model of car-parking usage to show that dual usage will occur and that peak car parking demand at any time of the day will be met - Where a residential development is in close proximity to the transport interchange. <p>In situations where a developer cannot meet necessary car parking requirement on or near the development site, the developer may be allowed to make a special payment in lieu, to be utilised by the Local Authority in providing car parking in the area</p>				
<p><i>P1 – The provision of car parking within the plan area has the potential to impact on ecological corridors through habitat fragmentation while also causing visual impacts on the landscape. The construction of such infrastructure has the potential to impact on archaeology during excavation works and human health by encouraging car usage within the town centre, increasing emissions and reducing air quality.</i></p>				
<p>P2 Provision shall be made in all new / expanded developments for disabled parking (and associated facilities such as signage, dished kerbs etc), at a suitable and convenient location for users</p>			<p>B3 HH1 R1 WS WG WF AQ1 AQ2 AH1 AH2 L1</p>	<p>B1 B2 WW DW</p>
<p><i>P2 – As per P1</i></p>				
<p>P3 Provision shall be made for off street loading/unloading facilities in all new/expanded developments, which are to receive regular deliveries.</p>			<p>B3 HH1 R1 WS WG WF AQ1 AQ2 AH1 AH2 L1</p>	<p>B1 B2 WW DW</p>
<p><i>P3 – As per P1</i></p>				

<p>P4 To facilitate the operation and free flow of traffic in a safe manner by means of appropriate parking mechanisms in particular key town centre sites- such as schools, health and community facilities by appropriately controlling car parking at such locations.</p>	<p>HH1 AQ1 AQ2</p>			<p>B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1</p>
<p><i>P4 – The provision of such measures is likely to reduce traffic congestion reducing emission to air and thus improving air quality.</i></p>				
<p>AHMP1 To facilitate the construction of a Port Access Road linking the Wexford Road to the employment areas of Action Area 2 (Tinahask/Moneybig), the Roadstone Quarry and the Waterfront Development Zone, incorporating a link to form a primary distributor route for HGV traffic to the existing port. The design of the road including its alignment and boundary treatment will be carried out in such a manner as to ensure minimal impact on Arklow Golf Club. The design of the road will be subject of full consultation with Arklow Golf Club.</p>	<p>HH1 R1 AQ1 AQ2 L1</p>		<p>B1 B2 B3 HH1 WS WG WF AQ1 AQ2 AH1 AH2 L1</p>	<p>WW DW</p>
<p><i>AHMP1 – The provision of such infrastructure is likely to improve accessibility to lands without impacting on town centre, reducing traffic and emissions. The objective also includes the sensitive locating of the new road and facilitates further regeneration of Urban Area/WFD zone. The potential impact of construction is likely to effect biodiversity and could potentially increase car-based trips increasing emissions and impacting on human health. The construction phase and design of the road scheme also has the potential to impact on archaeology, the general landscape and local architecture.</i></p>				
<p>AHMP2 To promote and facilitate through appropriate transport planning and land-use zoning the expansion or development of recreational facilities and marinas at the harbour in Arklow.</p>			<p>B1 B2 B3 HH1 R1 WS WF AQ1 AQ2 AH1 AH2 L1</p>	<p>WG WW DW</p>

AHMP2 - The potential impact of construction is likely to effect biodiversity and could potentially increase car-based trips increasing emissions and impacting on human health. The construction phase and design may also has the potential to impact on archaeology, the general landscape and local architecture. The development of this area could potentially conflict with the regeneration of the existing town centre.

<p>AHMP3 To promote Arklow as a location for a new international airport and to generally facilitate the development of the aviation sector, in particular aerodromes, air strips and airports, subject to clear demonstration of the need and viability of such developments and due regard to environmental and residential impacts of such development, particularly in the coastal area.</p>		<p>HH1 R1 WW WS WG AQ1 AQ2 L1</p>	<p>B1 B2 B3 WF AH1 AH2 DW</p>	
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AHMP3 - The development of aerodromes, air strips or airports in the Plan area would have to be accompanied by significant amounts of infrastructure - including supporting public and private transport infrastructure and services and water services. Significant amounts of greenfield lands, away the town would be required with significant residual impacts likely on the landscape. Potential conflicts would arise between such projects and ecology. The operation of such projects would generate significant amounts of greenhouse gas emissions and energy usage and would result in significant noise emissions, which would be likely to conflict with human health. Runway, taxi areas and aprons typically produce significant surface water contamination due to de-icing procedures thus the location of any aerodrome, air strip or airport would require careful prior observance of the significance and vulnerability of local receiving waters. This may have significant implications for the assimilative capacity of water bodies, which are used by local settlements.

Such projects would be required to undergo Environmental Impact Assessment through which both the need for the project and alternatives for its location would have to be thoroughly examined. Consideration would have to be given to flight paths utilised by flights to and from existing airports.

<p>AHMP4 To support and facilitate the development of marine and</p>			<p>B1 B2 B3 HH1 WS</p>	<p>R1 WW</p>
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shipping activity in Arklow, particularly the recreational use of the existing harbour/marina and the development of a roll on-roll off port at the existing Roadstone jetty.			WG WF AQ1 AQ2 DW L1	
<i>AHMP4 – The development of such marine and shipping activities would require significant amounts of infrastructure in order to function including significant private transport infrastructure. Potential conflicts would arise between such a project and ecology. The operation of such a project would also generate significant amounts of greenhouse gas emissions and energy usage and would result in significant noise emissions, which would be likely to conflict with human health. The development of roll-on roll-off activities has the potential to adversely impact on surface waters and water quality during construction and operation and therefore procedures for the development of such infrastructure require careful consideration.</i>				

8.2.5 Economic Development, including Retail and Tourism

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	No Likely interaction with status of SEOs
ED1 To facilitate and support the growth of Arklow as an attractive location for employment development.			B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH2AH1 L1	
<i>ED1 – The provision of new developments has the potential to impact on biodiversity and Human Health arising from increased demands on water infrastructure causing deterioration in Water Quality. The provision of lands for employment uses on the outskirts of the plan area has the potential to increase car-based journeys impacting on air quality. This development on greenfield lands also has the potential to impact on the general landscape of the area. Within the town centre areas conflicts with flooding arise where such development would be permissible while excavations and construction may impact on existing archaeology and architecture.</i>				

<p>ED2 To promote employment in Arklow in order to reduce the need to travel and the dependence on private transport.</p>	<p>HH1 AQ1 AQ2</p>		<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>	
<p>ED2 – As per ED1 above.</p>				
<p>ED3 To promote economic development at strategic locations on appropriately zoned land throughout the plan area, especially at or in close proximity to transport nodes.</p>	<p>HH1 R1 AQ1 AQ2</p>		<p>B1 B2 B3 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>	
<p><i>ED3 – The promotion for the regeneration of the town centre facilitating employment uses is likely to reduce travel related emissions, improving air quality benefiting human health. This regeneration has the potential to impact on archaeological sites and architectural features within the town centre area while also conflicting with area prone to flooding. In addition the development of areas of land on the outskirts of the plan boundary may conflict with a number of SEO's through land take and excavation etc. The development of such lands may counteract the provisions of R1 where lands can be more easily developed. Increased loading on existing infrastructure impacting on water and water quality also forms a potential conflict.</i></p>				
<p>ED4 To facilitate and encourage the exploration and exploitation of minerals in the plan area in a manner, which is consistent with the principal of sustainability and protection of residential, environmental tourism amenities.</p>			<p>B1 B2 B3 HH1 R1 WS WG AQ1 AQ2</p>	
<p><i>The development of Quarry activities within the plan area is likely to impact on biodiversity arising from the excavation of minerals within the plan area with implications for surface waters and ground water quality. The operation and processing of materials has the potential to impact on air quality from dust emissions and increased traffic movements. Increased loading on existing water and wastewater infrastructure arising from surface water run-off may also be an issue. The physical excavation of lands is likely to adversely impact on the landscape of the plan area unless landscape restoration measures are carried out.</i></p>				

<p>ED5 To promote and facilitate the development of larger scale employment generating developments to the north and south of the town and other appropriately zoned locations.</p>			<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>	
<p><i>ED5 – As per ED1 above.</i></p>				
<p>ED6 To facilitate and support the development of knowledge-intensive and technology development and innovation facilities to support enterprise and employment.</p>			<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>	
<p><i>ED5 – As per ED1 above.</i></p>				
<p>ED7 To support the development of a high quality built environment to attract and sustain enterprise and employment.</p>				<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>
<p><i>ED7 - No Likely interaction with the status of SEO's.</i></p>				
<p>ED8 To promote innovative economic sectors and encourage business clusters that take advantage of one another.</p>	<p>HH1 R1 AQ1 AQ2</p>		<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>	
<p><i>ED8 - The clustering of developments may result in a reduction in travel related emission within the plan area improving air quality and benefiting human health. The development of such enterprise on brownfield lands has the potential to impact on areas prone to flooding and may impact on existing archaeology and architectural heritage. The development of greenfield lands facilitating such development alternatively counters the promotion of regeneration within the town centre. The physical development and operation of such facilities may also impact on surface and ground waters, increase loading on existing infrastructure and impact on the landscape of the plan area.</i></p>				

<p>ED9 To actively encourage the redevelopment of brownfield sites and the re-use of disused buildings for enterprise and employment creation, when such developments are in compliance with the objectives of this plan.</p>	<p>HH1 R1 AQ1 AQ2</p>		<p>WS WG WF WW DW AH1 AH2</p>	<p>B1 B2 B3 L1</p>
<p><i>ED9 - The development of employment units within the town centre/on brown field sites may result in a reduction in travel related emission within the plan area improving air quality and benefiting human health. The development of such enterprise on brownfield lands has the potential to impact on areas prone to flooding and may impact on existing archaeology and architectural heritage. The physical development and operation of such facilities may also impact on surface and ground waters, increase loading on existing infrastructure.</i></p>				
<p>ED10 To encourage and facilitate the development of “green” industries, including those relating to renewable energy and energy-efficient technologies.</p>	<p>HH1 WS WG AQ1 AQ2 WW DW</p>		<p>B1 B2 B3 WW WF L1</p>	<p>R1 AH1 AH2</p>
<p><i>ED10 - The development of green industries in the plan area is likely to result in reduced emissions, improving air quality and thus human health. The provision and development of new technologies is likely to positively impact on surface and groundwater's, drinking water demand and effluent disposal. The development of such facilities within the town centre zone also has the potential to impact upon existing archaeology and areas of architectural merit. In contrast to this the physical development of such facilities on greenfield lands has the potential to impact on biodiversity through habitat disturbance and fragmentation of ecological networks, flooding where developed in or close to areas prone to flood, existing infrastructure through increased demand where distant from town centre or areas already serviced and the general landscape of the plan area.</i></p>				
<p>HW1 To facilitate home-working and innovative forms of working, which reduce the need to travel but are subordinate to the main residential use of the dwelling and do not result in a disamenity in an area.</p>	<p>HH1 AQ1 AQ2</p>			<p>B1 B2 B3 HH1 R1 WS WG WF WW DW AH1 AH2 L1</p>
<p><i>HW1 – Home working facilitates employment uses likely to reduce travel related emissions, improving air quality benefiting human health.</i></p>				
<p>HW2 To encourage the provision of live-work units as part of mixed-use developments in appropriate locations</p>	<p>HH1 AQ1 AQ2</p>			<p>B1 B2 B3 HH1 R1 WS WG WF WW DW AH1 AH2 L1</p>
<p><i>HW2 - As per HW1 above</i></p>				

<p>MA1 To have regard to the following in assessing applications for new developments (including extensions):</p> <ul style="list-style-type: none"> • Major Accidents Directive (Seveso II-96/082/EEC); • The potential effects on public health and safety; • The need to ensure adequate distances between such developments and residential areas, areas of public use and any areas of sensitivity; • The advice of HSA. 	<p>B1 B2 B3 HH1 W-S W-G DW</p>			<p>R1 W-F AQ1 AQ2 WW AH1 AH2 L1</p>
<p><i>MA1 - Places strict measures to be adhered to in relation to the development of such employment facilities within the plan area.</i></p>				
<p>RT1 Applications for new retail development shall accord with “Retail Planning Guidelines for Planning Authorities”, (DOEHLG 2005) and any subsequent Ministerial Guidelines or directives.</p>	<p>R1 HH1 AQ1 AQ2</p>		<p>B1 B2 B3 WS WG WF WW DW AH1 AH2 L1</p>	
<p><i>RT1 - The provisions of the retail planning guidelines generally aim to ensure that core retailing areas are located primarily within the town centre in so far as possible benefiting the regeneration of the town centre area and reducing the need for car based trips, reducing emissions, improving air quality and thus human health. The development of such enterprise on brownfield lands has the potential to impact on areas prone to flooding and may impact on existing archaeology and architectural heritage. The potential development of edge of centre retail activities where no viable site can be found within the plan area has the potential to impact on biodiversity, surface and ground waters and increase loading on existing infrastructure. The physical development of such outlets also has the potential to impact on the landscape of the plan area.</i></p>				
<p>RT2 Applications for new retail development shall accord with the County Retail Strategy and where appropriate shall be accompanied by a Retail Impact Assessment</p>	<p>R1 HH1 AQ1 AQ2</p>		<p>B1 B2 B3 WS WG WF WW DW AH1 AH2 L1</p>	
<p><i>RT2 – As per RT1 above.</i></p>				
<p>RT3 The preferred location for new retail development where practicable and viable, is within the town centre. Where it is not possible to provide the form and</p>	<p>R1 HH1 AQ1 AQ2</p>		<p>B1 B2 B3 AQ1 AQ2 WW DW AH1 AH2</p>	

<p>scale of development that is required on a site within the town centre, then consideration can be given to a site on the edge of the town centre so as to encourage the possibility of one journey serving several purposes. An edge of centre site is taken to be one, which is within an easy and convenient walking distance from the primary shopping core of a town centre. The distance considered to be convenient will vary according to local circumstances but typically is unlikely to be much more than 300-400m from the edge of the prime shopping area.</p>			L1	
<p><i>RT3 – As per RT1 above</i></p>				
<p>RT4 There will be a presumption against large retail centres located adjacent, close to, or on a high-speed route directly to existing, new or planned national roads/motorways. Such centres can lead to an inefficient use of costly and valuable infrastructure and may have the potential to undermine the regional/national transport role of the roads concerned.</p>	HH1 R1 AQ1 AQ2		B1 B2 B3 WS WG WF WW DW AH1 AH2 L1	
<p><i>RT4 – Restricting development in such areas indirectly promotes the re-development of brownfield lands reducing the need for car-based trips, reducing emissions to the benefit of human health. The development of such retail centres on brownfield lands has the potential to impact on areas prone to flooding and may impact on existing archaeology and architectural heritage. Development in greenfield areas has the potential to impact on biodiversity while also having the potential to impact on surface and ground waters and increase loading on existing infrastructure. The physical development of such outlets also has the potential to impact on the landscape of the plan area.</i></p>				
<p>RT5 The ‘sequential approach’ to the location of new retail development will be applied i.e. having assessed the size, availability, accessibility, and feasibility</p>	HH1 AQ1 R1 AQ2		B1 B2 B3 HH1 WS WG AQ1 AQ2 WW	AH2 WF

<p>of developing both new sites and existing premises, firstly within a town centre and secondly on the edge of a town centre, alternative out of centre sites should be considered only where it can be demonstrated that there are no town centre or edge of centre sites which are suitable, viable and available.</p>			<p>DW AH1 L1</p>	
<p><i>RT5- As per RT5 above.</i></p>				
<p>RT6 Where an application for new retail development is made within the defined core retail area of Arklow town centre it will not always be necessary to demonstrate the quantitative need for retail proposals in assessing such proposed developments. In setting out the retail impact of the development the report should focus on how the scheme will add/detract from the vitality of the town centre - both in relation to improving retail, urban design, integration with the built fabric and quality of life in the town/centre.</p>	<p>R1 HH1 AQ1 AQ2</p>		<p>WS WW DW WF AH1 AH2 L1</p>	<p>B1 B2 B3 WG</p>
<p><i>RT6 - The development of retailing units within the town centre/on brown field sites may result in a reduction in travel related emission within the plan area improving air quality and benefiting human health. The development of such enterprise on brownfield lands has the potential to impact on areas prone to flooding and may impact on existing archaeology and architectural heritage. The physical development and operation of such facilities may also impact on surface and ground waters, increase loading on existing infrastructure while the visual impact of such developments may impact on the general landscape of the area.</i></p>				
<p>TP1 To support opportunities to improve the tourist product in Arklow and to co-operate with the appropriate statutory agencies, private tourism sector and community groups</p>				<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>
<p><i>TP1 – No likely interaction with the status of SEO's.</i></p>				
<p>TP2 To promote and facilitate improvements to tourism and recreation</p>			<p>B1 B2 B3 HH1 R1</p>	

<p>infrastructure in the Arklow and environs area. Favourable consideration will be given to proposals for developments that place a particular emphasis on improving traffic flow, sign posting, car parking facilities, service/rest facilities etc., subject to the proper planning and sustainable development of the area, and the objectives of this plan.</p>			<p>WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>	
<p><i>TP2 – Facilitating the development of tourism and recreational infrastructure has the potential to impact on a number of SEO's arising from increased development pressures, increased accessibility to existing sites of heritage value, increased loading on existing infrastructure. While the provisions of this objective aim to improve traffic flow the development of new tourist attractions is likely to increase tourist numbers, traffic flow and therefore impact on air quality and human health through increased emissions.</i></p>				
<p>TP3 To support the development of new / improved tourist facilities, including accommodation and attractions, particularly those taking advantage of the existing assets of the town, subject to such assets being protected from any adverse impacts arising from new development.</p>			<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>	
<p><i>TP3 – As per TP1 above.</i></p>				
<p>TP4 To improve as funding allows, the principle access routes into the town centre from surrounding tourism locations, particularly the Coast Road north of the town, the Clogga Road and the Vale Road.</p>	<p>AQ1 AQ2 HH1</p>		<p>B3 HH1 AQ1 AQ2</p>	<p>B1 B2 R1 WS WG WF WW DW AH1 AH2 L1</p>
<p><i>TP4 – Improved accessibility to the town centre from existing tourist locations aims to reduce the impacts of traffic congestion reducing emission and improving human health. The development of such routes however is likely to conflict with ecological connectivity arising from construction while also potentially encouraging greater car usage in these areas.</i></p>				
<p>TP5 To facilitate the erection of standardised signage for tourism facilities and tourist attractions throughout the town.</p>			<p>AH1 AH2</p>	<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW L1</p>

<i>TP5 - The provision of such infrastructure has the potential to impact on existing archaeology and architecture within the plan area particularly the town centre area.</i>					
TP6	To encourage tourism and leisure related uses in the Waterfront Zone including hotel / accommodation facilities and leisure uses to complement the marina and associated boating uses and activities.	R1		B2 L1 HH1 WS WG WF WW DW	B1 B3 AQ1 AQ2 AH1 AH2
<i>TP6 - While this objective promotes the re-use of existing brownfield lands within the plan area potential conflicts arise from the physical development and construction of such developments impacting on biodiversity, human health from excavation of potentially contaminated lands, surface waters and water infrastructure. The location of development within this area also has the potential to impact on flooding and the existing landscape of the area.</i>					
TP7	To promote, in co-operation with the various relevant organisations, the more extensive use of the coastal strip for such activities as touring, sight-seeing, walking, pony trekking, etc. as a tourism and recreational resource.			B2 B3 WS DW L1	B1 HH1 R1 WG WF AQ1 AQ2 WW AH1 AH2
<i>TP7 - Potential impacts arise relating to existing habitats within the coastal zone from increased usage impacting on biodiversity through habitat fragmentation, surface water and the general landscape of the area.</i>					
TP8	To recognise the importance of local golf courses and other sports clubs to tourism in the town.	B1 B2 B3			HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>TP8 - Likely to help preserve existing habitats and ecological networks in and surrounding the golf course lands.</i>					
TP9	To support and encourage improvement to access to river banks and towpaths to facilitate walking and cycling.	HH1 AQ1 AQ2		B2 B3 WS L1	B1 R1 WG WF WW DW AH1 AH2
<i>TP9 - Encourages non-car based movements within this area improving air quality through reduced emission and human health. The provision of such facilities is likely to increase usage of such lands alongside improvements to such areas has the potential to impact on existing biodiversity, surface waters and the landscape of the area.</i>					
TP10	To ensure that new / improved tourist facilities are designed to the highest standard with particular emphasis on ancillary features (such	AH2 L1			B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2

as leisure facilities, bars, restaurants etc.), and to high quality external and internal finishes.				WW DW AH1
<i>TP10 – Likely to improve the architectural heritage of the area and the general landscape through appropriate design and finishing.</i>				

8.2.6 Natural and Built Heritage

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	No Likely interaction with status of SEOs
BD1 To ensure that consideration is given to the impact of proposals for new developments on bio-diversity, and that appropriate mitigation schemes are proposed as relevant	B1 B2 B3 WS WG WW DW HH1 L1			R1 WF AQ1 AQ2 AH1 AH2
<i>BD1 – The inclusion of such an objective aims to ensure all proposals for new development take into consideration the implications of such development on all aspects of biodiversity.</i>				
BD2 To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) in the plan area in particular the Arklow Marsh, which has been, designated Conservation Zone.	B2 B3 HH1 WS WG WF L1			B1 R1 WW DW AQ1 AQ2 AH1 AH2
<i>BD2 – Ensures that development within the plan area will not cause any adverse impacts to existing natural heritage areas and their sustaining resources ensuring the preservation and maintenance of biodiversity, human health, water quality, preventing additional impacts on flood prone lands and the landscape in general.</i>				
BD3 To protect features such as native hedgerows, trees and watercourses, and the locally important biodiversity areas as included on map 07.01 from inappropriate development, and to strengthen through development	B3 HH1 WS WG L1			B1 B2 R1 WF AQ1 AQ2 WW DW AH1 AH2

management, the role of these sites as green corridors to enhance overall biodiversity				
<i>BD3 – Aims to ensure the preservation of ecological corridors and water courses, mitigating against adverse impacts on water bodies and water quality positively impacting on human health and the general landscape of the plan area.</i>				
BD4 To ensure that appropriate consideration is given to the protection of trees of amenity and environmental value in the design of new developments, and discourage the felling of mature trees to facilitate development.	B3 L1			B1 B2 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2
<i>BD4 – Facilitate the preservation of ecological corridors positively enhancing the landscape of the plan area.</i>				
BD5 To require the planting of native and locally characteristic species of trees and shrubs in all new developments	B3 L1			B1 B2 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2
<i>BD5 – Encourages the provision of additional species enhancing ecological corridors and the landscape of the plan area.</i>				
BD6 To encourage the retention and enhancement of hedgerows and traditional stone walls in the plan area.	B3 L1			B1 B2 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2
<i>BD6 Facilitate the preservation of ecological corridors positively enhancing the landscape of the plan area.</i>				
BD7 Any programme, plan or project carried out on foot of this development plan, including any variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to Appropriate Assessment in accordance with Article 6 (3) and (4) of the EU Habitats Directive 1992 and 'Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities' DoEHLG 2009.	B1 B2 B3 HH1 WS WG WW DW L1			R1 WF AQ1 AQ2 AH1 AH2

<i>BD7 – The provision of BD7 contributes towards the protection of biodiversity, flora and fauna by placing restrictions on development, which may have an impact on a Natura 2000 sites. This objective also ensures that the provision of water services infrastructure will be provided without any adverse impact occurring on the receiving environment.</i>				
WS1 To co-operate with statutory bodies and all stakeholders to reduce the pollution of the Avoca River and facilitate the Eastern Regional Fisheries Board in implementing the recommendations of the “Restoring the Avoca River” Report.	B1 B2 B3 HH1 WS WG WW DW			WF AQ1 AQ2 AH1 AH2 L1
<i>WS1 aims to facilitate the implementation of the ERFB report on reducing pollution to the Avoca River with positive benefits for biodiversity, water services and human health.</i>				
WS2 To implement the EU Water Framework Directive and associated River Basin and Sub-Basin Management Plans and the EU Groundwater Directive to ensure the protection, improvement and sustainable use of all waters in the plan area, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to deterioration in water quality	B1 B2 B3 HH1 WS WG WF WW DW			AQ1 AQ2 AH1 AH2 L1
<i>WS2 – Ensure the implementation of EU frameworks relating to water quality, preserving biodiversity, preventing adverse impacts on water quality and thus human health and ensuring measures are taken in order to alleviate the potential for flooding to arise.</i>				
WS3 To resist development that would interfere with the natural water cycle to a degree that would interfere with the survival and stability of natural habitats	B1 B2 B3 HH1 WS WG WF WW DW L1			AQ1 AQ2 AH1 AH2
<i>WS3 – Restricts the development of lands likely to impact negatively on biodiversity and water quality including flooding within the plan area.</i>				
WS4 To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent disposal systems in the vicinity	B1 B2 B3 HH1 WS WG WW DW			WF AQ1 AQ2 AH1 AH2 L1

of water bodies that provide drinking water or development that would exacerbate existing underlying water contamination.				
<i>WS4 – Restricts the development of lands likely to impact negatively on biodiversity and water quality.</i>				
WS5 To minimise alterations or interference with river/stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of 10m along watercourses should be provided free of built development with riparian vegetation generally being retained in as natural a state as possible. In all cases where works are being carried out, to have regard to Regional Fisheries Board “Requirements for the protection of fisheries habitat during the construction and development works at river sites.”	B1 B2 B3 HH1 WS WG WF WW DW L1			AQ1 AQ2 AH1 AH2
<i>WS5 – Regulates the development of lands in close proximity to existing water corridors reducing the impact on biodiversity and water quality including flood prone areas within the plan area.</i>				
WS6 To promote the development of riparian walks and parks, subject to the sensitivity and /or designation of the riverside habitat, particularly within 10m of the watercourse.			B1 B2 B3 HH1 WS DW L1	R1 WG WF AQ1 AQ2 WW AH1 AH2
<i>WS6 Potential conflict with biodiversity, potential pollution from facilitating access increasing the potential for impacts on surface waters/drinking waters = impacts on human health</i>				
RN1 To facilitate the use of natural areas for active outdoor pursuits, subject to the highest standards of habitat protection and management and all other normal planning controls	B2 B3 HH1 WS L1			B1 R1 WG WF AQ1 AQ2 WW DW AH1 AH2
<i>RN1 – Ensure the protection of the landscape and natural habitats while also facilitating the use natural resources (water) in a sustainable manner protecting human health.</i>				
RN2 The Council shall seek to promote access to amenity areas of the plan area for the benefit of all, on the basis of co-operation with landowners,	B2 B3 HH1 WS L1		B2 B3	B1 R1 WG WF AQ1 AQ2 WW DW AH1

recreational users and other relevant stakeholders groups to promote “agreed access” on public and privately owned land in the plan area on the basis of sustainability, consultation and consensus				AH2
<i>RN2 – Ensure the protection of the landscape and natural habitats while also facilitating the use natural resources (water) in a sustainable manner protecting human health. Potential impacts on heritage areas and fragmentation of ecological networks arising from increased accessibility and usage.</i>				
VP1 Protect and preserve the prospect of special amenity from the R750 towards the sea from the coast road.	B2 B3 L1			B1 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2
<i>VP1 – Preserves the existing prospect along the R750 ensuring landscape preservation and preventing development in this area, which potentially could impact on natural heritage areas and ecological connectivity.</i>				
AG1 Single residential Development on these lands will be strictly controlled, the applicant will be required to illustrate housing and local need and where residential development is permitted the applicant will be subject to an occupancy clause (duration of 7 years).	B1 B2 B3 HH1 WG AQ1 AQ2 AH1 L1			R1 WS WF WW DW AH2
<i>AG1 - Strictly controls the development of single dwellings on the landscape benefiting local habitats, species and preserving ecological corridors. The restrictions placed on the development of lands within this zone impact positively on human health limiting the potential for ground water contamination. Limited development of rural housing also acts positively towards reducing the need for car-based trips reducing emissions to air.</i>				
AG2 To encourage sustainable agricultural activities, protect the rural character of these lands and prevent developments, which would cause environmental pollution or injury to general amenities.	B1 B2 B3 HH1 WS WG AH1 DW L1			R1 WF AQ1 AQ2 WW AH2
<i>AG2 - Strictly controls the nature of agricultural activities to be carried out on the landscape benefiting local habitats, species and preserving ecological corridors. The protection placed on maintaining the rural character of the area within this zone impact positively on human health limiting the potential for ground water contamination.</i>				
AG3 To ensure that the agricultural development complies with the measures	B1 B2 B3 HH1			R1 WF AQ1 AQ2 WW

set out in the Easter River Basin Management Plan.	WS WG AH1 DW L1			AH2
<i>AG2 - Strictly controls the nature of agricultural activities to be carried out on the landscape benefiting local habitats, species and preserving ecological corridors. The protection placed on maintaining the rural character of the area within this zone impact positively on human health limiting the potential for ground water contamination.</i>				
AH1 To consolidate and safeguard the historical and architectural character of Arklow Town Centre through the protection of individual buildings, structures, shopfronts and elements of the public realm that contribute greatly to this character.	R1 AH1 AH2 L1		R1	B1 B2 B3 HH1 WS WG WF AQ1 AQ2 WW DW
<i>AH1 – Promotes the regeneration of the town centre whilst recognising the importance of the existing landscape, archaeology and architecture of the area, which in turn may restrict the achievement of a complete regeneration of this area.</i>				
AH 2 To conserve buildings and features of historical and vernacular interest through ensuring that adequate consideration is given to their protection as part of development proposals and that mitigation measures are put in place as required	AH2 L1		R1	B1 B2 B3 HH1 WS WG WF AQ1 AQ2 WW DW AH1
<i>AH2 – Ensures the preservation of existing architectural landscape of the area, which may restrict the achievement of a complete regeneration of the town centre area.</i>				
RPS 1 To safeguard the character of Protected Structures and encourage appropriate alterations to these buildings to render them viable for modern use, subject to best conservation practice (in accordance with Architectural Heritage Protection guidelines produced by the DOEHLG). (Arklow RPS set out in Appendix 1 of the Draft Plan)	R1 AH2 L1			B1 B2 B3 HH1 WS WG WF AQ1 AQ2 WW DW AH1
<i>AH2 – Ensures the preservation and sustainable re-use of existing architectural buildings facilitating the regeneration of the town centre area.</i>				
AR1 To safeguard archaeological heritage by ensuring that development in	AH1 L1		R1	B1 B2 B3 HH1 WS

the vicinity of a recorded monument which are listed in table 7.1 below shall be permitted only where it can be demonstrated that there will be no damage to the monument itself, its setting or its cultural and educational value				WG WF AQ1 AQ2 WW DW AH2
<i>AH2 – Aims to ensure the preservation of existing archaeological heritage of the area, which may restrict the achievement of a complete regeneration of the town centre area.</i>				
AR2 Any development that may due to its size, location or nature have implications for archaeological heritage shall be subject to an archaeological assessment	AH1 L1		R1	B1 B2 B3 HH1 WS WG WF AQ1 AQ2 WW DW AH2
<i>AH3 – As per AH2 above</i>				
AR 3 To ensure that provision is made through the development management process for the protection of previously unknown archaeological sites and features where they are discovered during development works.	AH1 L1			B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH2
<i>AH3 – Aims to ensure the preservation of unknown archaeological heritage sites within the landscape of the area preventing impacts arising from new development.</i>				
MH1 To support facilities such as the Arklow Maritime Museum which increase public awareness and appreciation of the town’s maritime heritage.				B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>MH1 – No likely interaction with status of SEO’s.</i>				
MH2 To support initiatives to highlight Arklow’s Maritime heritage in the public realm.				B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1

<i>MH1 – No likely interaction with status of SEO's.</i>				
MH3 To ensure that any development projects in and around the Arklow quays respect any valuable structures or items of Arklow's maritime heritage	AH1 AH2 L1		B1 B2 B3 HH1 R1 WS WG WF WW DW	AQ1 AQ2
<i>MH3 – provides that developments within this area respect the landscape and existing items of archaeological and architectural heritage. The development of such projects has the potential however to impact on biodiversity, may restrict the potential for regeneration of certain sites within the town centre, could impact on water quality during construction and by placing increased loading on infrastructure, impacting on human health and potentially on flood prone areas.</i>				

8.2.7 Services Infrastructure – Waste, Water and Energy

Water				
W1 To ensure that all waste water generated is collected and discharged after treatment in a safe and sustainable manner, Strictly in accordance with the standards and requirements set out in EU and national legislation and guidance documents including the provisions of the Eastern River Basin Management Plan and the Habitats Directive.	B1, B2, B3, HH1 W-S, WG, WW, DW			R1, WF, AQ1, AQ2, AH1, AH2, L1
<i>W1 promotes the sustainable disposal of all waste waters ensuring water quality is maintained facilitating improvement and preventing impacts on human health. The provision of such measures is also likely to improve and enhance existing biodiversity within the plan area in particular water based habitats.</i>				
W2 To provide for a town sewerage system that meets the needs of the existing and future population of the town, comprising <ul style="list-style-type: none"> - New trunk and interceptor sewers - Pumping stations as required - A wastewater treatment plant at Seabank, with sea outfall 	B1 B2 B3 HH1 W-S, WG, WW, DW		B2 B3 AH1 L1	R1, WF, AQ1, AQ2, , AH2,

<p>- Upsizing of existing network where identified in the Sewer Model Study (2009).</p>				
<p><i>W2 – As per W1 above. The construction phase of development involving excavation and installation of new infrastructure has the potential to impact on Biodiversity through habitat disturbance and fragmentation of ecological networks. Excavation may also impact on existing archaeology and the landscape of the plan area.</i></p>				
<p>W3 Proposed developments within the plan area will only be permitted where it can be adequately demonstrated that sufficient waste water treatment infrastructure with adequate capacity is available or proposed to be available, capable of servicing the proposed development without causing any adverse environmental impacts.</p>	<p>B1 B2 B3 HH1 R1 WS WG WW DW</p>			<p>WF AQ1 AQ2 AH1 AH2 L1</p>
<p><i>W3 – As per W1 above. The implementation of this objective promotes the regeneration of the town centre where existing infrastructure exists and development can be readily accommodated.</i></p>				
<p>W4 Private wastewater treatment plants to serve new development will only be considered where it can be shown that no net overall increase in potential pollution to receiving waters will result and the location and design of the plant meets all current EU and national environmental standards.</p>	<p>B1, B2, B3, HH1, WS, WG, WW, DW</p>			<p>R1, WF, AQ1, AQ2, AH1, AH2, L1</p>
<p><i>W4 – As per W3 above.</i></p>				
<p>W5 To ensure the separation of foul and surface water effluent through the provision of separate sewerage networks.</p>	<p>B1 B2 B3 HH1 WS WG WW DW</p>			<p>R1 WF AQ1 AQ2 AH1 AH2 L1</p>

<i>W5 – Aims to ensure the sustainable disposal of foul and surface waters ensuring water quality is maintained facilitating improvement and preventing impacts on human health. The provision of such measures is also likely to improve and enhance existing biodiversity within the plan area in particular water based habitats and reduce the loading and demands on existing infrastructure.</i>					
W6	To ensure the implementation of Sustainable Urban Drainage Systems (SUDS) and in particular, to ensure that all surface water generated in a new development is disposed of on-site or is attenuated and treated prior to discharge to an approved surface water system.	B1 B2 B3 HH1 WS WG WF WW DW			R1 AQ1 AQ2 AH1 AH2 L1
<i>W6 - As per W4 above. In addition the implementation of SUDS is likely to help prevent the impacts of flooding.</i>					
W7	To provide a town water supply and distribution scheme that meets the needs of the existing and future population of the town	B1 B2 B3 HH1 WS WG WW DW			R1 WF AQ1 AQ2 AH1 AH2 L1
<i>W7 – Ensure water is supplied to meet the projected population in a sustainable manner reducing the impacts on biodiversity, water quality and waste water infrastructure.</i>					
W8	To protect existing and potential water resources of the County, in accordance with the EU Water Framework Directive, the River Basin Management Plans, the Groundwater Protection Scheme and source protection plans for public water supplies.	B1 B2 B3 HH1 WS WG WF WW DW		B1 B2 B3 HH1 WS WG DW	R1 AQ1 AQ2 AH1 AH2 L1 S1
<i>W8 – Likely to improve as per W6 above. The development of the plan area has the potential to impact on biodiversity (unless adequate infrastructure is in place) directly conflicting with biodiversity and surface, ground and drinking water quality.</i>					
W9	To require new developments to connect to public water supplies where services are adequate or where they will be provided in the near future.	HH1 DW			B1 B2 B3 R1 WS WG WF AQ1 AQ2 WW AH1 AH2 L1

<i>W9 – Aims to ensure development is served by adequate infrastructure impacting positively on Human Health and Drinking Water Quality.</i>					
W10	To seek to minimise wastage and demand for water, through <ul style="list-style-type: none"> - Ongoing monitoring and improvement of the Local Authority controlled water supply system; - Requiring new developments to integrate water efficiency measures 	B1 B2 B3 WS WG DW			HH1 R1 WF AQ1 AQ2 WW AH1 AH2 L1
<i>W10 – Positive impacts on biodiversity, surface, ground and drinking water quality arising from reduced demands on natural resources and infrastructure.</i>					
Flooding					
FL1	To require where appropriate that developments of a type that maybe considered sensitive to flooding are subject to a “justification test”. Where a justification test is required it shall demonstrate to the satisfaction of the Council that; <ol style="list-style-type: none"> a). Such proposals include a sequential assessment demonstrating that there are no alternative sites available at a more suitable location within the town that would meet the requirements of the development; b). The area comprises significant previously developed and/or underutilised lands within the town plan area; c). The development of the area is essential to facilitate the regeneration and rejuvenation or town centre expansion; d). Environmental/hydrological assessment has been undertaken to identify the impact of flood risk as a result of development and that the development would not result in increased or new flood risk elsewhere and if possible will reduce the overall flood risk; 	HH1 WF			B1 B2 B3 R1 WS WG AQ1 AQ2 WW DW AH1 AH2 L1

<p>e). The proposal includes measures to minimise flood risk to people, property, the economy and the environment as far as is reasonable possible;</p> <p>f). Residual risk to the area and/or the development can be managed to an acceptable level by design, incorporated flood risk measures.</p>				
<p><i>FL1 - Requirements likely to reduce human health risks associated with flooding and prevents unsuitable development in flood prone areas.</i></p>				
<p>FL2 Applications for significant new developments or developments in high or moderate flood risk areas shall follow the sequential approach as set out above.</p>	<p>HH1 WF</p>			<p>B1 B2 B3 R1 WS WG AQ1 AQ2 WW DW AH1 AH2 L1</p>
<p><i>FL2 – As per FL1 above</i></p>				
<p>FL3 To limit or break up large areas of hard surfacing in new developments and to require all surface car parks to integrate permeability measures such as permeable paving.</p>	<p>HH1 WF</p>			<p>B1 B2 B3 R1 WS WG AQ1 AQ2 WW DW AH1 AH2 L1</p>
<p><i>FL3 – As per FL1 above</i></p>				
<p>FL4 Excessive hard surfacing shall not be permitted for new, or extensions to residential or commercial developments and all applications will be required to show that sustainable drainage techniques have been employed in the design of the development.</p>	<p>HH1 WF</p>			<p>B1 B2 B3 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>
<p><i>FL4 – As per FL1 above</i></p>				
<p>FL5 To require all new developments to include proposals to deal with rain</p>	<p>B1 B2 B3 HH1</p>			<p>AQ1 AQ2 AH1 AH2 L1</p>

and surface water collected on site and where deemed necessary, to integrate attenuation and SUDS measures	WS WG WF WW DW			
<i>FL5 – Positively impact on biodiversity through the development of measures aimed at reducing flooding and overloading of infrastructure also benefiting surface, ground and drinking water supplies.</i>				
FL6 Flood assessments shall be required with all planning applications proposed in flood risk areas to ensure that the development itself is not at risk of flooding and the development does not increase the flood risk in the relevant catchment (both up and down stream of the application site). Generally a Flood Impact Assessment will be required with all significant developments and a certificate (from a competent person with adequate indemnity insurance stating that the development will not contribute to flooding within the relevant catchment) will be required with all small developments of areas of 1 hectare or less.	B1 B2 B3 HH1 WS WG WF WW DW			AQ1 AQ2 AH1 AH2 L1
<i>FL6 – As per FL5 above.</i>				
FL7 For developments adjacent to all watercourses of a significant conveyance capacity or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/ maintenance/ vegetation. A minimum setback of up to 10-15m will be required either side depending on the width of the watercourse.	B1 B2 B3 HH1 R1 WS WG WF WW DW			AQ1 AQ2 AH1 AH2 L1
<i>FL7 – Applies restrictions on developments adjoining existing surface waters and ecological corridors in order to preserve and maintain existing species and habitats. Likely to improve the status of Human Health by ensuring the status of water quality is maintained.</i>				

Solid waste management objectives				
WM1 To facilitate the development of sites, services and facilities necessary to achieve implementation of the objectives of the Wicklow Waste Management Plan.	HH1 AQ1		B1 B2 B3 HH1 WS WG WF DW AQ1 AQ2 AH1 AH2 L1	R1 WW
<i>WM1 – Aimed at reducing emissions and the occurrence of illegal dumping positively impacting on human health. The development of such facilities however is likely if unmitigated to conflict with biodiversity through development, processes. The potential for increased emissions is likely to impact negatively on Human Health and water quality. The development of amenity centres and bring banks has the potential to impact on archaeology and architecture and general landscape within the town centre.</i>				
WM2 To have regard to the Council’s duty under Section 38 (1) of the 1996 Waste Management Act, to provide and operate, or arrange for the provision and operation of, such facilities as may be necessary for the recovery and disposal of household waste arising within its functional area.	HH1 AQ1		B1 B2 B3 HH1 WS WG WF DW AQ1 AQ2 AH1 AH2 L1	R1 WW
<i>WM2 – As per WM1 above</i>				
WM3 To require all developments likely to give rise to significant quantities of waste, either by virtue of the scale of the development or the nature of the development (e.g. one that involves demolition) to submit a construction management plan, which will outline, amongst other things, the plan for the safe and efficient disposal of waste from the site.	HH1 AQ1		B1 B2 B3 HH1 WS WG WF DW AQ1 AQ2 AH1 AH2 L1	R1 WW

<i>WM3 – As per WM1 above.</i>				
WM4 To require all new developments, whether residential, community, agricultural or commercial to make provision for storage and recycling facilities	HH1 AQ1 AQ2		HH1	B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>WM4 – Aimed at reducing emissions and the occurrence of illegal dumping positively impacting on human health. Potential impacts on Human Health arising from storage of waste.</i>				
WM5 To facilitate the development of existing and new waste recovery facilities and in particular, to facilitate the development of 'green waste' recovery sites.	HH1 AQ1		B1 B2 B3 HH1 WS WG WF DW AQ1 AQ2 AH1 AH2 L1	R1 WW
<i>WM 5 – Aims to ensure the appropriate disposal of waste and reduction in emissions to air. The development of such facilities may however impact on air and water quality, archaeological and architectural heritage and landscape through the location and development processes involved in the operation of such facilities. The location of such developments may impact areas prone to flooding while the operation of such facilities may impact on water infrastructure.</i>				
WM6 To have regard to the "Major Accidents Directive" (European Council Directive 96/82/EC). This Directive relates to the control of major accidents involving dangerous substances with an objective to prevent major accidents and limit the consequences of such accidents. This policy will be implemented through Development management, through specific control on the siting of new establishments and whether such a siting is likely to increase the risk or consequence of a major accident.	B1 B2 B3 HH1 W-S W-G DW			R1 W-F AQ1 AQ2 WW AH1 AH2 L1

<i>WM6 - Recognition of the Seveso Directive and the consultation distance required by the HSA ensuring appropriate measures are taken in the development of such sites within the plan area.</i>				
Litter & illegal dumping objectives				
LT1 To facilitate the implementation of the County and local Litter Management Plan.	HH1 W-S W-G L1			B1 B2 B3 R1 W-F AQ1 AQ2 WW DW AH1 AH2 L1
<i>LT1 – Aims to prevent littering, providing for increased waste recycling and disposal points.</i>				
LT2 To proactively pursue enforcement and legal action against perpetrators of illegal dumping and ‘fly tipping’.	HH1 W-S W-G L1			B1 B2 B3 R1 W-F AQ1 AQ2 WW DW AH1 AH2
<i>LT2 – As per LT1 above.</i>				
LT3 To require all new potentially litter generating developments (such as shops, takeaways, pubs etc) to provide litter / cigarette bins on or directly adjoining the premises and to provide for the cleaning of the adjoining streetscape in accordance with the provisions of Part II Section 6 of the Litter Pollutions Act 1997 and 2003.	HH1 L1			B1 B2 B3 R1 W-S W-G W-F AQ1 AQ2 WW DW AH1 AH2
<i>LT3 – Ensures adequate collection facilities are in place for the disposal of waste reducing the potential for impacts on the landscape and human health from littering.</i>				
Air emissions objectives				
AE1 To regulate and control activities likely to give rise to emissions to air (other than those activities which are regulated by the EPA).	B1 B2 B3 HH1 WS WG DW			R1 WF AQ1 AQ2 WW AH1 AH2 L1
<i>AE1 – aims to ensure control measures are in place in order to prevent emissions to air preventing impacts on biodiversity, human health and water quality.</i>				
AE2 To require proposals for new developments with the potential for the accidental release of chemicals or dust generation, to submit and have	B1 B2 B3 HH1 WS WG DW			R1 WF AQ1 AQ2 WW AH1 AH2 L1

approved by the Local Authority construction and/or operation management plans to control such emissions.				
<i>AE2 – As per AE1</i>				
AE3 To require activities likely to give rise to air emissions to implement measures to control such emissions, to install air quality monitors and to provide an annual air quality audit.	B1 B2 B3 HH1 WS WG DW			R1 WF AQ1 AQ2 WW AH1 AH2 L1
<i>AE3 – As per AE1</i>				
Noise pollution objectives				
NP1 To enforce, where applicable, the provisions of the Environmental Protection Agency (EPA) Acts 1992 and 2003, and EPA Noise Regulations 1994.	HH1			B1 B2 B3 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>NP1 – Measures aimed at reducing noise pollution aim to protect human health from such nuisances.</i>				
NP2 To regulate and control activities likely to give rise to excessive noise (other than those activities which are regulated by the EPA).	HH1			B1 B2 B3 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>NP2 – As per NP1</i>				
NP3 To require proposals for new developments with the potential to create excessive noise to prepare a construction and/or operation management plans to control such emissions.	HH1			B1 B2 B3 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1

<i>NP3 – As per NP1</i>				
NP4 To require activities likely to give rise to excessive noise to install noise mitigation measures and monitors. The provision of a noise audit may also be required as appropriate.	HH1			B1 B2 B3 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>NP4 – As per NP1</i>				
Light pollution objectives				
LP1 To require proposals for new developments with the potential to create light pollution or light impacts on adjacent residences / public roads to mitigate impacts.	HH1			B1 B2 B3 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>LP1 – aims to reduce the occurrence and mitigate against light pollution, which can have potential impacts on human health.</i>				
Energy Objectives				
E1 To encourage the development of alternative and renewable energy sources, including wind, solar, hydro, bio energy sources	HH1 AQ1		B1 B2 B3 HH1 WS WG WF DW AH1 AH2 L1	R1 AQ2
<i>E1 – The development of alternative renewable energy sources prevents the depletion of existing sources of energy with potential benefits to air quality and human health. The development of such sources of energy can also have potential negative impacts through land take/construction/excavation, which may have the knock on effect on water quality, architecture and the general landscape in the area concerned.</i>				
E2 To encourage the development of wind energy at suitable locations in the plan area, in accordance with the County Wicklow Wind Strategy and in particular to allow wind energy exploitation subject to: - The maintenance of a suitable buffers between any wind	B1 B2 B3 HH1 AQ1		B1 B2 B3 HH1 WS WG WF DW AH1 AH2 L1	R1 AQ2

<p>turbine and any existing residential areas and detailed evaluation and mitigation of potential impacts on any residence within 600m of any wind turbine;</p> <ul style="list-style-type: none"> - Consideration of any designated nature conservation areas (SACs, NHAs, SPAs etc) and any associated buffers; - Impacts on visual, residential and recreational amenity; - Impacts on 'material assets' such as towns, infrastructure and heritage sites; - Consideration of grid connection issues; - Best practice in the design and siting of wind turbines, and all ancilliary works including access roads and overhead cables. 				
<p><i>E2 – While the provision of such development has the potential to negatively impact on biodiversity, water quality and landscape features the restrictions imposed by the wording of the above aim to protect biodiversity in so far as is possible while the objective itself promotes and encourages the development of renewable energy technologies which is positive for human health and air quality.</i></p>				
<p>E3 To facilitate the development of off-shore wind energy projects insofar as onshore facilities may be required</p>			<p>B1 B2 B3 WS AH1 AH2 L1</p>	<p>HH1 R1 WG WF AQ1 AQ2 WW DW</p>
<p><i>E3 - The development of such facilities may impact on biodiversity, surface water and the general landscape including archaeology and architecture.</i></p>				
<p>E4 To facilitate the development of solar generated electricity and to positively consider all applications for the installation of PV cells at all locations, having due regard to architectural amenity and heritage.</p>			<p>AH2 L1</p>	<p>B1 B2 B3 HH1 R1 WS WG AQ 1 AQ2</p>

				WW DW AH2
<i>E4 – The development of such installations may visually impact on Architectural heritage and the landscape of the plan area.</i>				
E5	To facilitate the development of expanded or new river / lake based hydroelectricity plants, subject to due consideration of ecological impacts, in particular, the free flow of fish and maintenance of biodiversity corridors and the development of off shore hydroelectricity projects insofar as onshore facilities may be required		B1 B2 B3 WS WF AH1 AH2 L1	HH1 R1 W-G AQ1 AQ2 WW DW AH1 AH2
<i>E5 – The provision of such developments has the potential to impact on biodiversity, surface waters and the general landscape including archaeology and architecture during construction and operation processes. The potential impacts of such developments also has the potential to impact on areas prone to flooding.</i>				
E6	To facilitate the development of small-scale electricity generation installations such as PV cells (solar panels), single stand-alone or wall mounted wind turbines and biomass converters		AH1 AH2 HH1 L1	B1 B2 B3 HH1 R1 W-S W-G AQ1 AQ2 WW DW AH1 AH2
<i>E4 – The development of such installations may visually impact on Architectural and archaeological heritage and the landscape of the plan area. Impact on Human Health may arise from nuisances such as noise or smell.</i>				
E7	To require all new buildings during the design process to incorporate sustainable technologies capable of achieving a Building Energy Rating in accordance with the provisions S.I. No. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations 2006.			B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>E7 – No likely interaction with SEO's.</i>				
E8	To support the development and expansion of the electricity transmission and distribution grid, including the development of new lines, pylons and substations as required; to suitably manage		B1 B2 B3 HH1 W-S W-G AH1 AH2 L1	R1 W-F AQ1 AQ2 WW DW

development within 35m of existing 110KV/220kV transmission lines and to support and facilitate the development of landing locations for any cross channel power interconnectors.				
<i>E8 – Impact of development during construction and operation on human health, Archaeology, water quality and visually on the landscape of the plan area and on site of architectural merit.</i>				
E9 To facilitate the development of alternative transport fuels and the development of services and utilities for alternative vehicles types	HH1 AQ1		B1 B2 B3 WS WG AQ1 AQ2 L1	R1 WF WW DW AH1 AH2
<i>E9 - The production of such alternatives has the potential to positively impact on air quality reducing emission benefiting human health however the actual development and production of such technologies has the potential to impact negatively on biodiversity, water and air quality and the landscape of the plan area.</i>				
Telecommunications Objectives				
ICT1 To facilitate the development and expansion of communication, information and broadcasting networks, including mobile phone networks, broadband and other digital services			B2 B3 AH2 L1	B1 HH1 R1 W-S W-G W-F AQ1 AQ2 WW DW AH1
<i>ICT 1 - The development and production of such technologies has the potential to impact negatively on biodiversity, architectural heritage (visual impacts) and the landscape of the plan area.</i>				

8.2.8 Community Infrastructure – Recreation, Amenity and Education

	Likely to <u>Improve</u> status of SEOs	Probable <u>Conflict</u> with status of SEOs- unlikely to be mitigated	Potential <u>Conflict</u> with status of SEOs- likely to be mitigated	<u>No Likely</u> interaction with status of SEOs
<p>CD1 To ensure sufficient zoned land is available to meet the community needs of the projected population of the plan area over the plan period.</p>	<p>HH1 AQ1 AQ2 B3</p>		<p>B1 B2 B3 HH1 R1 WS WG WF WW DW AH1 AH2 L1</p>	
<p><i>CD1 – Aims to ensure the provision of adequate open space lands capable of serving the resident population of the plan area. The provision of such lands in close proximity to existing residential populations is likely to reduce the need for travel, reducing travel related emissions, improving air quality and thus human health. The provision of open space lands throughout the plan area will facilitate the expansion of ecological networks. While this may be the case the objective to provide for extensive open spaces has the potential to impact on biodiversity through the use of lands for amenity and recreational purposes. Such lands can also be located within areas prone to flooding where certain types of development/facilities may impact on surface/ground waters and potentially on drinking water quality arising from increased pressures on infrastructure. Impacts on Archaeological heritage may arise during the development of active open spaces requiring extensive drainage networks in order to ensure the ability to cater for such uses. The visual impact of such development also has the potential to impact on architecture and the landscape of the area.</i></p>				
<p>CD2 The Council will promote and facilitate the delivery of community facilities in accordance with the Hierarchy Model of community facilities prepared under Strand 3 of the Development Levy Scheme (under Section 48 of the Planning and Development Acts) (as set at the end of this chapter).</p>	<p>AQ1 AQ2 HH1</p>		<p>B1 B2 B3 HH1 R1 WS WG WF WW DW AH1 AH2 L1</p>	

CD2 – The provision of such facilities has the potential to reduce the need for car based trips to other areas thereby reducing emissions benefiting air quality and human health. In providing for extensive open spaces potential impacts on biodiversity arise from the use of lands for amenity and recreational purposes. Such lands can also be located within areas prone to flooding where certain types of development/facilities may impact on surface/ground waters and potentially on drinking water quality arising from increased pressures on infrastructure. The visual impact of such development also has the potential to impact on the landscape of the area.

CD3 Unless otherwise specified by the Planning Authority, new significant residential developments³² will be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.

AQ1 AQ2 HH1

B1 B2 B3 R1 WS
WG WF WW DW
AH1 AH2 L1

CD3 – As per CD2 above.

ED1 To co-operate with the Department of Education & Skills, the Vocational Education Committee for Co.Wicklow and school management Boards in the provision of school places.

B1 B2 B3 HH1 R1 WS
WG WF AQ1 AQ2
WW DW AH1 AH2 L1

ED1 – No likely interaction of with status of SEO's

ED2 Where lands are zoned for educational use, to promote and facilitate the development of facilities that provide for linkages between

AQ1 AQ2 HH1

B1 B2 B3 R1 WS
WG WF WW DW

³² This is determined to be any application that would increase the housing stock in a settlement by more than 10%.

<p>schools types. For example, particular encouragement will be given to primary and secondary school campuses, the linking of pre-school services with primary schools and the linking of secondary schools with vocational training facilities.</p>			<p>AH1 AH2 L1</p>	
<p><i>ED2 – The provision of pedestrian linkages and ease of accessibility is likely to reduce the need for car based trips to and from educational facilities reducing emission to air and benefiting Human Health. The provision of such linkages could however impact on biodiversity during construction causing habitat disturbance with land take also causing fragmentation of ecological networks. The concentration of such campus type facilities will also require large areas of lands impacting on the landscape through development greenfield lands while also increasing the loading on existing infrastructure. Impacts on archaeology arising from the development of lands and impacts on architecture and the landscape of the plan area may also arise.</i></p>				
<p>ED3 Where lands are zoned for employment use, to promote and facilitate the development of employment training facilities (privately and/or publicly funded).</p>	<p>AQ1 AQ2 HH1</p>		<p>B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1</p>	
<p><i>ED3 – The provision of on site training facilities in close proximity to existing employment areas will reduce the need for car based journeys reducing emissions, Improving air quality to the benefit of human health. The development of such facilities requires an increased land take however with the potential to impact on local biodiversity and archaeology during excavation/construction. Development and operation of such facilities also creates increased loading pressures on infrastructure and a visual impact on the landscape. In facilitating training facilities on such lands the potential for such facilities to be located in the town centre area may be impacted upon conflicting with regeneration proposals in this area while also impacting on sites and buildings of architectural merit. The development of such facilities may occur within and around the town centre area potentially impacting on flooding.</i></p>				
<p>ED4 Where practicable, education, community, recreational and open space facilities shall be clustered. However schools shall continue to make provision for their own recreational facilities as appropriate.</p>	<p>AQ1 AQ2 HH1</p>		<p>B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1</p>	

<i>ED4 – As per ED3 above.</i>				
ED5	To promote the provision of dedicated facilities for adult and community education in recognition of the growing demand for life-long learning opportunities and the perceived shortage of such facilities at present.			B1 B2 B3 R1 HH1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>ED5 – The development of such facilities in and surrounding the town centre zone has the potential to impact on archaeology and architecture within this area while also have the potential to impact on areas prone to flooding. Where development of this nature cannot be facilitated on existing brownfield lands, new greenfield lands will be required to be developed impacting on the general landscape. The development of such lands has the potential to impact on local biodiversity and ecological networks. Increased loading on existing infrastructure is also likely arising from the development and operation of such facilities with potential impacts on surface and ground waters. The use of lands on the outskirts of the plan boundary is likely to require car based trips where public transport is not available increasing emissions, reducing air quality and impacting on human health.</i>				
ED6	To promote the use of education facilities after school hours / weekends for other community and non-school purposes, where possible.	AQ1 AQ2 HH1		B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>ED6 – The usage of existing facilities for educational uses in close proximity to existing residential areas is likely to reduce the need for car based journeys, reducing emissions, improving air quality and human health.</i>				
HC1	To facilitate the development of healthcare uses at suitable locations, in liaison with the appropriate health authorities. Health facilities will be considered on appropriately zoned lands where the following can be demonstrated <ul style="list-style-type: none"> The location is readily accessible to those availing of the service, with a 	AQ1 AQ2 HH1		B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1

<p>particular presumption for facilities close to services. Locations distant of services will not generally be considered except where it can be shown that the nature of the facility is such that it demands such a location;</p> <ul style="list-style-type: none"> • The location is generally accessible by means other than private car, in particular by public transport services, or by walking / cycling • The location is accessible to those with disabilities. 				
<p><i>HC1 – The criteria to be met relating to the development of healthcare facilities within the plan area has the potential to reduce travel related emissions benefiting human health. Such development within and immediately surrounding the core area of the plan may also impact on areas prone to flooding and existing architecture. Developments located distant from existing facilities requires the use of green lands and has the potential to impact on local biodiversity and archaeology during excavation/construction. Development and operation of such facilities also creates increased loading pressures on infrastructure and a visual impact on the landscape. The facilitation of such facilities on greenfield lands reduces the potential for such facilities to be located on brownfield lands causing potential impacts on the regeneration.</i></p>				
<p>HC2 To support the establishment of centres of medical excellence, hospices, respite care facilities or facilities for those with long term illness.</p>			<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>	
<p><i>HC2 – As per ED5 above.</i></p>				
<p>HC3 To allow for the change of use of all or part of an existing dwelling in a residential zone to health care usage, subject to normal planning considerations, paying particular regard to car parking availability, impacts on traffic flow and obstruction and impacts on residential amenities.</p>	<p>AQ1 AQ2 HH1</p>			<p>B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1</p>

<i>HC3 – Promotes the use of part or all of an existing building within a residential area for health care ensuring facilities can be located in close proximity to the resident population reducing the need for car based trips during visits, reducing travel related emissions benefiting human health.</i>				
NH1	To encourage the development and improvement of new and existing residential and day care facilities in appropriate locations located close to shops and other community facilities required by the occupants and easily accessible to visitors, staff and servicing traffic.	R1 AQ1 AQ2 HH1		B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>NH1 – The provision of such facilities is likely to promote the re-use of existing brownfield lands, reducing emissions improving air quality and benefiting human health. The development of such facilities within and surround the core of the plan area has the potential to impact on areas prone to flooding while also impacting potentially impacting on existing buildings and sites of architectural merit. Developments located distant from existing facilities require the use of green land and has the potential to impact on local biodiversity and archaeology during excavation/construction. Development and operation of such facilities also creates increased loading pressures on infrastructure and a visual impact on the landscape. The facilitation of such facilities on greenfield lands reduces the potential for such facilities to be located on brownfield lands causing potential impacts on the regeneration.</i>				
NH2	'Retirement villages', made up of a number of independent housing units, with limited / no on site care facilities will be required to locate on residentially zoned lands	HH1 AQ1 AQ2		B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>NH2 - The provision of such facilities promotes the use of existing developed areas where existing facilities and amenities are located in close proximity. Locating such facilities in these areas is likely to reduce travel related emissions improving air quality and benefiting human health.</i>				
NH3	Edge of centre locations at the fringe of plan area (eg AG zone) will only be considered for residential or day care facilities where: <ul style="list-style-type: none"> • There are good vehicle and pedestrian linkages available to town facilities; 	HH1 AQ1 AQ2		B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1

<ul style="list-style-type: none"> The site is within the built 'envelope' of the settlement and would not comprise of an isolated, stand alone development; The design and scale of the facility is reflective of the semi rural location. 				
<p><i>NH3 - As per HC1 above.</i></p>				
<p>CC1 To facilitate the provision of childcare in a manner, which is compatible with land-use and transportation policies and adheres to the principles of sustainable development.</p>	<p>HH1 AQ1 AQ2</p>		<p>B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1</p>	
<p><i>CC1 – As per HC1 above.</i></p>				
<p>CC2 To require the provision of childcare facilities in all residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development, (unless it can be demonstrated that having regard to the existing geographic distribution of childcare facilities and the emerging demographic profile of the area that this level of childcare facilities is not required). Without substantial cause, it is the policy of the Council not to allow a change of use of these</p>	<p>HH1 AQ1 AQ2</p>		<p>B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1</p>	

premises within five years.				
<i>CC2 – As per HC1 above.</i>				
CP1 To facilitate opportunities for play and support the implementation of the County Council Play Policy and its objectives, including the collection of development levies.	HH1 AQ1 AQ2			B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>CP1 – The promotion of such facilities is likely to reduce the need for car based trips to such areas, reducing travel related emissions benefiting human health.</i>				
CP2 In all new residential development in excess of 75 units, the developer shall provide, in the residential public open space area, a dedicated children’s play zone, of a type and with such features to be determined following consultation with the local authority.	HH1 AQ1 AQ2			B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>CP2 – As per CP1 above.</i>				
CP3 All new estates, streets, open spaces/parks and community facilities shall be designed with the needs and safety of children as a priority.				B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>CP3 – No likely interaction with the status of SEO’s.</i>				
CP4 Subject to safety considerations, natural features (trees, streams etc) shall be retained in new developments.	B1 B2 B3 WF L1			HH1 R1 WS WG AQ1 AQ2 WW DW AH1 AH2
<i>CP4 – Aims to ensure the preservation of existing natural features of the landscape preventing further impacts on the existing landscape, areas prone to flooding and existing biodiversity within the plan area.</i>				
TY1 In accordance with Objective CD3, where a deficiency in facilities for teenagers / young adults is identified in an area, the developer of	HH1 AQ1 AQ2			B1 B2 B3 R1 WS WG WF WW DW AH1 AH2

any significant new residential estate shall submit proposals to address the deficiency.				L1
<i>TY1 - Encourages development of facilities close to proposed developments reducing the necessity for car-based trips, reducing emissions, improving air quality and thus human health.</i>				
TY2 All new neighbourhood parks or active open space zones shall include a MUGA of a size and nature to be agreed following consultation with the Local Authority.	HH1 AQ1 AQ2			B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>TY2 – As per TY1</i>				
TY3 New community buildings / facilities shall be designed to facilitate the operation of youth clubs and youth services (see Objective CC2 to follow).	HH1 AQ1 AQ2			B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>TY3 – As per TY1</i>				
CC1 In accordance with Objective CD4, where a deficiency in indoor community space is identified in an area, the developer of any significant new residential estate shall submit proposals to address the deficiency.	HH1 AQ1 AQ2			B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>CC1 – As per TY1.</i>				
CC2 New community buildings / facilities shall be designed to facilitate a wide range of uses including active uses (e.g. basketball, badminton, gymnastics / dance, martial arts etc) and meeting / club use.	HH1 AQ1 AQ2			B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>CC2 – As per TY1.</i>				
SR1 To contribute to the improvement of the health and well being of the	HH1 AQ1 AQ2		B1 B2 B3 R1 WS	

inhabitants of the plan area and to facilitate participation in sport and recreation.			WG WF WW DW AH1 AH2 L1	
<i>SR1 - Encourages development of facilities close to the resident population reducing the necessity for car-based trips, reducing emissions, improving air quality and thus human health. The provision of such facilities however has the potential to require the development of greenfield lands conflicting with R1 and impacting on local biodiversity and archaeology during excavation/construction. The development of ancillary facilities such as changing rooms, club houses, associated all weather pitches etc is likely to give rise to increased loading on existing infrastructure and cause a visual impact on the landscape of the plan area. In Arklow large areas of open space are located on lands prone to flooding (to the north of the Avoca river) where further expansion and development of such lands may adversely impact on flood extents in the area with potential implications for waters.</i>				
SR2 To be guided by the Sports & Recreation Policy in the provision and expansion of sport and recreation opportunities in the plan area. In addition the policy will inform the development levy scheme for community facilities, in particular the provision of sport and recreation facilities.	HH1 AQ1 AQ2		B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1	
<i>SR2 – As per SR1 above.</i>				
SR3 Facilities for sports shall normally be located close to areas with a high concentration of population, on designated Active Open Space land. All efforts will be required to be made to locate new sports facilities close to existing community facilities, schools or areas of dense residential development. The Council may consider providing sites for these purposes or may be prepared to make financial or other assistance available, subject to reasonable access being made available to the public and to reasonable safeguards for the continued use of the land as open space.	HH1 AQ1 AQ2		B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1	

<i>SR3 – As per SR1 above.</i>				
SR4 The redevelopment for alternative uses of open space and recreational lands whether owned by private recreational clubs or publicly owned, will normally be resisted by the Council unless suitable alternative recreational facilities can be provided in a convenient location.	HH1 AQ1 AQ2			B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>SR4 – Promotes the protection of existing areas of open spaces within the plan areas which are mostly located in close proximity to the existing residential population reducing the need for car based trips, reducing emissions improving air quality and benefiting human health.</i>				
SR5 The development of new sports or active open space zones shall be accompanied by appropriate infrastructure including car parking and changing rooms.	HH1 WS WG AQ1 AQ2 WW DW		B1 B2 B3 R1 WF AH1 AH2 L1	
<i>SR5 – The provision of such infrastructure in accordance with the previous objectives (location) in close proximity to the existing residential population reduces the need for car-based trips, reducing emissions improving air quality and benefiting human health. The requirement for appropriate infrastructure to be in place in order to facilitate such development is likely to prevent impacts arising on the existing network and surface/ground waters. The development of such infrastructure however has the potential to impact on biodiversity through habitat fragmentation and disturbance, flooding, archaeology and the landscape of the plan area through inappropriate design. The design scale and form of such development may also impact on sites and buildings of architectural merit.</i>				
CA1 To maximise the opportunities for the Arts and support the implementation of the Wicklow County Arts Plan and its policies.				B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1
<i>CA1 – No likely interaction with the status of SEO's.</i>				

<p>CA2 To encourage and support the creation and display of works of art in public areas, including appropriate locations within the streetscape, provided no unacceptable environmental, amenity; traffic or other problems are created.</p>				<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>
<p><i>CA2 – No likely interaction with the status of SEO's.</i></p>				
<p>CA3 To support the implementation of the Wicklow Library Development Plan</p>	<p>HH1 AQ1 AQ2</p>			<p>B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1</p>
<p><i>SR4 – Promotes the development of library facilities in close proximity to the existing residential population reducing the need for car-based trips, reducing emissions improving air quality and benefiting human health.</i></p>				
<p>CA4 To facilitate the development of new, improved or expanded places of worship and burial grounds at appropriate locations in the plan area, where the demand for the facility has been demonstrated.</p>	<p>HH1 AQ1 AQ2</p>		<p>B1 B2 B3 AH1 L1</p>	<p>R1 WS WG WF WW DW AH2</p>
<p><i>CA4 The development of such facilities in close proximity to the resident population is likely to reduce the need for car-based visitor trips, reducing emissions improving air quality and benefiting human health. The expansion and further development of such facilities is likely to impact on local biodiversity, local archaeology and the landscape of the plan area during construction/excavation.</i></p>				
<p>OS1 To encourage the provision of open space for both passive and recreation to serve the needs of the plan areas existing and future population concurrent with new residential development.</p>	<p>B3 HH1 AQ1 AQ2</p>		<p>R1 AH1 L1</p>	<p>B1 B2 WS WG WF WW DW AH2</p>

OS1 – The provision of areas of open space and green corridors within the plan area in close proximity to the resident population is likely to reduce the need for car-based visitor trips, reducing emissions improving air quality and benefiting human health. The maintenance and expansion of open space areas is likely to improve the status of ecological networks and habitats within the plan area. In maintaining such areas potential conflict occurs relating to regeneration where the development potential of certain areas may be limited due to the presence of such areas. The provision of routes within the town centre area or on Greenfield lands may impact on archaeology and the natural landscape of the area.

OS2 To develop and facilitate the provision of public open space generally in accordance with “Sustainable Residential development in Urban Areas-Guidelines for Planning Authorities” (DOEHLG 2009).	HH1 AQ1 AQ2		R1	B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
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Improve – Encourages development of facilities close to proposed developments reducing need for car based trips – reducing emissions – improving air quality and thus human health.

Potential impact restricting development of town centre and regeneration.

OS3 Prohibit non-community uses on areas of lands permitted or designated as public open space in existing residential developments.	HH1 AQ1 AQ2		R1	B1 B2 B3 WS WG WF WW DW AH1 AH2 L1
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OS3 - The provision of areas of open space and green corridors within the plan area in close proximity to the resident population is likely to reduce the need for car-based visitor trips, reducing emissions improving air quality and benefiting human health. Potential conflict occurs relating to regeneration where the development potential of certain areas may be limited due to the presence of such areas. .

OS4 To facilitate and encourage a series of high quality open spaces throughout the town, preferably as part of a larger linked network that is available to all ages and accessible to everyone, including people with mobility impairments.	HH1 AQ1 AQ2		R1 AH1 L1	B1 B2 B3 WS WG WF WW DW AH2
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OS4 – As per OS1 above.

OS5 To retain open space lands with established recreational uses	HH1 AQ1 AQ2			B1 B2 B3 R1 WS WG WF WW DW AH1 AH2 L1
<i>OS5 - Promotes the retention of open space lands within the plan area. Within the plan area these lands are located close proximity to the existing residential population reducing the need for car-based trips, reducing emissions improving air quality and benefiting human health.</i>				
OS6 To preserve, manage and maintain to a high standard in the existing parks and open spaces in the town.	B1 B2 B3 HH1 AQ1 AQ2 AH1 AH2 L1		R1	WS WG WF WW DW
<i>OS6 – The preservation and management of such facilities benefit biodiversity and ecological connectivity within these areas while also preventing potential impacts on archaeology, local architecture and the landscape of the plan area. The retention of open space lands within the plan area which are in the majority of cases are located in close proximity to the existing residential population reducing the need for car-based trips, reducing emissions improving air quality and benefiting human health.</i>				
OS7 To facilitate the development of allotments of an appropriate scale on lands which meet the following criteria:- <ul style="list-style-type: none"> • Lands situated within or adjacent to the edge of plan area; • Lands that are easily accessible to the residents of the plan area; • Where an adequate water supply can be provided; • Where adequate parking facilities can be provided. 	B3 HH1 AQ1 AQ2		B1 B2 AH1 L1	R1 WS WG WF WW DW AH2
<i>OS7 – The development of such facilities has the potential to preserve and enhance ecological connectivity in and surrounding the area of such development. The location of such facilities in close proximity to areas of higher population is likely to reduce the need for car-based trips, reducing emissions improving air quality and benefiting human health. The use of greenfield lands for allotment development if unmanaged has the potential to impact on habitats and biodiversity while the excavation of soils may impact on archaeology and the landscape of the plan area.</i>				
OS8 To reserve lands at church view (c. 3ha) for a town park, which will include areas for both sports and activities (such as a MUGA) and passive enjoyment.	B1 B2 B3 HH1 AQ1 AQ2		B1 B2 B3 AH1 L1	R1 WS WG WF AQ1 AQ2 WW DW AH2

OS8 – The provision of a large area of open space on the one hand has the potential to maintain and enhance existing biodiversity through the provision of large areas of open space and natural heritage however the development of hard landscaping features and active open space facilities may have potential impacts for such networks and habitats, archaeology and the general landscape. The location of this park in close proximity to existing residential areas is likely to reduce the need for car based trips, reducing emission to air benefiting human health.

8.2.9 Action Area Plans 1-3

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	No Likely interaction with status of SEOs
<p>AA1 Tinahask</p> <p>This Action Area is located in the townlands of Abbeylands and Tinahask Upper as shown on Map 1. This Action Area measures c. 32.5ha and is bounded to the north by the residential development, to the east by the golf club, to the south by undeveloped lands and to the west by the railway line. This Action Area shall be developed as a mixed residential, community and open space zone in accordance with the following criteria:-</p> <ul style="list-style-type: none"> Principal vehicular access to this Action Area shall be provided from Action Area 2; other, secondary access routes from the adjacent road network shall also be provided as may be possible; A number of cycling / pedestrian access routes into the action area shall be provided from adjacent developed areas and in particular to the railway station; A maximum of 800 residential units shall be provided, in a range of development formats, densities, unit sizes and designs. To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceeding 200 units) each containing materially different house 	B3 HH1 AQ1 AQ2		B1 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 L1	B2 AH2

<p>designs within an overall unified theme;</p> <ul style="list-style-type: none"> ▪ A minimum of 7ha shall be reserved for the provision of primary and post primary schools, which may be located on a single campus, subject to consultation and agreement with relevant stakeholders, including the Department of Education and Skills; ▪ A local service centre (including retail and non-retail services), of scale commensurate with the needs of the future population of the Action Area shall be provided, on a site of c. 1ha; ▪ A minimum area of 4.5ha shall be developed as public open space, of which a minimum area of 3.5ha shall be laid for active sports uses; remaining open areas shall be laid out as informal parks and walks, and shall include at least 1 equipped childrens play area; ▪ Any development proposals shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value and appropriate buffer zones-/mitigating measures shall be provided as required. 				
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AA1 – Provides for the development of a number of land uses on greenfield lands conflicting with the objectives for the regeneration of the town centre of Arklow however given the necessity to facilitate such development in order to meet the demand of the projected population for the area this area is required to be zoned. The provisions of the action area likely to improve ecological connectivity through strong objectives aimed at preserving and enhancing existing ecological network within this area. A strong emphasis is placed on pedestrian and cycling linkages to the main street through existing developments reducing the need for car movements, reducing emissions improving air quality and thus human health.

The development of this area does however conflict with a number of SEOs with impacts such as noise from construction impacting on human health, the increased loading such development would place on water services potentially impacting on surface, ground and drinking water quality. Potential increases in traffic movements from large-scale development may impact on air quality through increased emissions. The potential for impacts on Archaeological Heritage from excavation during construction may impact on the site and general landscape.

AA2 Tinahask

This action area is located on the south side of the town, the townlands of Tinahask Upper and Money Big as shown on Map 1. The site is bounded to the north by Action Area 1, to the east by the golf club and Roadstone site, to the south by open farmlands and to the west by the railway line. Access to this land is currently provided by an access road and railway bridge from the Knockmore roundabout. This action area measures c. 38.5ha and shall be developed as a mixed use residential, employment and community zone in accordance with the following criteria:

- The development of this action area shall be contingent on the provision of the following roads infrastructure as part of any development project:

B3

B1 B3 HH1 R1 WS
WG WF AQ1 AQ2
WW DW AH1 L1

B2 AH2

<ul style="list-style-type: none"> - provision of a Port Access Road along the indicative alignment shown in this plan; - improvement of the existing link road from the Knockmore roundabout to the site as required; - new area distributor roads through this action area to both AA1 and employment zoned lands to the south of AA2. <p>Such road provision and improvements shall be subject to detailed design and phasing, based on the quantum of development that is planned to occur in each phase of the development.</p> <ul style="list-style-type: none"> ▪ This action area shall principally be developed as an employment zone, and not less than 20ha shall be devoted to employment uses; ▪ Not more than 350 residential units shall be provided, in a range of sizes and formats. To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceeding 200 units), each containing materially different house designs within an overall unified theme; ▪ A minimum area of 2.15ha shall be developed as public open space, of which a minimum area of 1.6ha shall be laid for active sports uses; remaining open areas shall be laid out as informal parks and walks, and shall include at least 1 equipped childrens play area; ▪ A retail and services zone, on a maximum site area of 5ha to service 				
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<p>both the future resident and working population of the action area, of scale commensurate with the needs of the future population shall be provided. This centre shall include such retail and non-retail services as shall be determined as warranted following the carrying out of a Retail Impact Assessment, as well as hotel / leisure facilities, education / training & community facilities;</p> <ul style="list-style-type: none"> Any development proposals shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value and appropriate buffer zones-/mitigating measures shall be provided as required. 				
<p><i>AA2 – Provides for the development of a number of land uses on greenfield lands conflicting with the objectives for the regeneration of the town centre of Arklow however given the necessity to facilitate such development in order to meet the demand of the projected population for the area this area is required to be zoned. The provisions of the action area likely to improve ecological connectivity through strong objectives aimed at preserving and enhancing existing ecological network within this area.</i></p> <p><i>The development of this area does however conflict with a number of SEO's with impacts such as noise from construction impacting on human health, the increased loading such development would place on water services potentially impacting on surface, ground and drinking water quality. Potential increases in traffic movements from large-scale development may impact on air quality through increased emissions and thus human health. The potential for impacts on Archaeological Heritage from excavation during construction may impact on the site and general landscape also exist.</i></p>				
<p>Action Area 3 Kilbride</p> <p>This Action Area is located in the townlands of Kilbride as shown on Map 1. This Action Area measures c. 60.8ha and is bounded to the north by Local</p>	<p>AQ1 AQ2</p>		<p>B1 B2 B3 HH1 R1 WS WG WF AQ1 AQ2 WW DW AH1 AH2 L1</p>	

<p>secondary road L-6179 Ticknock – Kilbride (the Kilbride – old IFI plant road) to the east by existing developed areas mainly in residential and community / educational use, to the south by Arklow Marsh and to the west by the M11. This Action Area shall be developed as a mixed residential, community and open space zone in accordance with the following criteria:-</p> <ul style="list-style-type: none"> ▪ Vehicular access to the Action Area shall be provided L-6179, with the roads configuration of the development providing / facilitating a possible future third Avoca river crossing; other, secondary access routes from the adjacent road network shall also be provided as may be possible; ▪ A number of pedestrian access routes into the action area shall be provided where possible from adjacent developed areas; ▪ A maximum of 1,500 residential units shall be provided, in a range of development formats, densities, unit sizes and designs. To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceeding 200 units), each containing materially different house designs within an overall unified theme.; ▪ A minimum of 7ha shall be reserved for the provision of primary and post primary schools, which may be located on a single campus, subject to consultation and agreement with relevant stakeholders, including the Department of Education and Skills; ▪ A neighbourhood centre, of scale commensurate with the needs of the future population of the Action Area shall be provided, on a site of c. 				
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<p>1.2ha. Such a centre may provide for one supermarket / discount retailer of up to 1,500sqm and a number of smaller local shops and services, including non-retail and professional services, in the order to 1,000sqm;</p> <ul style="list-style-type: none"> ▪ A minimum area of 9ha shall be developed as public open space, of which a minimum area of 6.75ha shall be laid for active sports uses in a range of track, pitch and court types suitable for a variety of sports and shall include necessary car parking, lighting and changing facilities; remaining open areas shall be laid out as informal parks and walks, and shall include a number (minimum 2) of equipped children's play areas; ▪ Any development proposals shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value and appropriate buffer zones-/mitigating measures shall be provided as required. 				
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AA3 – Provides for the development of a number of land uses on greenfield lands conflicting with the objectives for the regeneration of the town centre of Arklow however given the necessity to facilitate such development in order to meet the demand of the projected population for the area this area is required to be zoned. The provisions of the action area likely to improve ecological connectivity through strong objectives aimed at preserving and enhancing existing ecological network within this area.

The development of this area does however conflict with a number of SEO's with impacts such as noise from construction impacting on human health, the increased loading such development would place on water services potentially impacting on surface, ground and drinking water quality. Potential increases in traffic movements from large-scale development may impact on air quality through increased emissions and thus human health. Impacts on Archaeology from excavation during construction and architectural Heritage in the design of such new development may adversely impact on the site and surrounding buildings of architectural merit including the general landscape.