

WICKLOW TOWN COUNCIL & WICKLOW COUNTY COUNCIL

Preparation of the Wicklow - Rathnew Development Plan 2013 – 2019

Manager's Report on the Draft Development Plan Consultations

January 2013

Appendices D and E to the Manager's Report

D APPROPRIATE ASSESSMENT - SCREENING REPORT FOR THE PROPOSED AMENDMENTS TO THE DRAFT WICKLOW- RATHNEW DEVELOPMENT PLAN 2013 - 2019

E ADDENDUM TO THE ENVIRONMENTAL REPORT OF THE DRAFT WICKLOW- RATHNEW DEVELOPMENT PLAN 2013 - 2019

Appropriate Assessment

Screening Report for the Proposed Amendments to the Draft Wicklow Rathnew Development Plan 2013 – 2019

1. Screening of significant effects resulting from proposed amendments to the draft Plan.

The Draft Plan, accompanying Appropriate Assessment screening, and Environmental Report were put on public display on Friday the 20th July 2012 to 28th September 2012. Following the close of this consultation period the Manager has prepared a report on the submissions/observations received during the display period and submitted it to the Elected Members for their consideration along with a series of recommendations on proposed amendments to the draft Plan.

These Proposed Amendments to the Draft Plan constitute a further stage in the plan making process. It is the purpose of this report to screen these proposed amendments for the purposes of identifying whether they would give rise to any significant effects on the integrity of any Natura sites, in accordance with Article 6(3) and 6(4) of the Habitats Directive.

2. Managers Recommendations - Screening

The full list of the Manager's recommended amendments that arise on foot of the evaluation of submissions received is set out below. This list is provided in the order in which the amendment would appear in the Plan, and each includes a statement of significant effects in the context of Appropriate Assessment.

3. Screening Conclusions

The proposed amendments to the draft Wicklow – Rathnew Development Plan 2013- 2019 Plan have been examined in order to identify whether they would affect the integrity of the Natura 2000 network. It is the conclusion of this screening process that there will be no significant impacts on the integrity of the Natura 2000 network arising from the proposed amendments.

Managers recommended amendments and AA screening statement.

Amendment No. 1

Relevant to submission No. 10

Amend (p 14) Section 2.1 'Vision' point 2 with the following:

"Re-enforcing and protecting the identity of Rathnew as a separate stand alone entity in the wider settlement; by providing local services in an attractive, thriving village and to facilitate the ~~educational~~ potential ~~of for~~ innovation, enterprise and education at Clermont Campus for the benefit of the local and regional community"

AA screening statement: *No additional significant impacts (either positive or negative) would be expected to result from this revised wording*

Amendment No. 2

Relevant to submission No. 34

Amend the following typing error in Table 2.5 (p22), Table 3.3 (p28), in 'Proposed Housing Land'(p21) and in 'New Residential Zones' (p27)

Table 2.5 and Table 3.3

AA2 Marlton	R2	32 23.4 (25 inc. school site)	655
...
Total		203-187.39	

'Proposed Housing Land'(p21)

Having regard to the inherited surplus of zoned housing land from previous plans, this plan has reduced that amount of zoned housing land to tbc (see table in appendix) 203ha as set out in Table 2.5 .

'New Residential Zones' (p27)

This plan will provide for c. 187.39 203-hectares of 'greenfield' zoned residential land.....

AA screening statement: *No additional significant impacts (either positive or negative) would be expected to result from this revised wording*

Amendment No. 3

Relevant to submission No. 14 and 24

Amend the name of ~~Action Area 2~~ to 'Marlton Action Area' throughout the plan and in Chapter 12 on Action Areas. (this first arises on p 22 and then throughout the plan)

AA screening statement: *No additional significant impacts (either positive or negative) would be expected to result from this revised wording*

Amendment No. 4

Relevant to submission No's. 1, 2 and 8

Amend Section 3.3 and 3.4 Phasing (p 28 – p 29)

Omit the following wording in Section 3.3:

~~"It is the development strategy of this plan that lands closest to the core of Wicklow Town and Rathnew Village shall be considered first for development (footnote). Where permission is sought for residential development on other lands designated for significant development (as shown on Map 2.1 Core Strategy), permission will only be considered during the lifetime of this plan if:~~

- ~~- Lands closer to the core area have been substantially developed and have not delivered the number of housing units envisaged, or~~
- ~~- Some barrier is impeding the development of lands closest to the core areas, or~~
- ~~- Lands closer to the core areas are not being released to the market."~~

Omit the following objective in Section 3.4

~~"H4 The development of zoned land shall be phased to ensure lands closest to the centre (or to existing transport and / or community infrastructure) is developed prior to more outlying lands, unless exceptional circumstances apply."~~

Insert the following objective:

"H4 The development of the residential zoned land shall be phased generally in accordance with the sequential approach with lands closest to the core of Wicklow Town and Rathnew Village considered first for development (footnote) in line with the following:

- Development should extend outwards from centres with undeveloped land closest to the core, public transport routes and community infrastructure being given preference, i.e. 'leapfrogging' to peripheral areas shall be avoided;
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where permission is sought for residential development on other lands designated for significant development (as shown on Map 2.1 Core Strategy), permission will only be considered during the lifetime of this plan if:

- Lands closer to the core area have been substantially developed and have not delivered the number of housing units envisaged, or
- Some barrier is impeding the development of lands closest to the core areas, or
- Lands closer to the core areas are not being released to the market

Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning proposal."

(footnote - These are lands generally located within 750m (as the crow flies) of the centre of Rathnew Village and 1,500m of the centre of Wicklow Town – Fitzwilliam Square (as shown on Map 2.1 Core Strategy))

AA screening statement:

The proposed wording seeks to strengthen and clarify this residential development strategic objective. No additional significant impacts (either positive or negative) would be expected to result from this revised wording of this objective.

Amendment No. 5

Relevant to submission No. 5

In Section 4.4 'Wicklow Port and Harbour Strategy' (p 52) under 'The Port and Quays' add in the following objective:

Port 6 To consider the feasibility of the preparation of a Port and Environs Masterplan, to facilitate the continued development of the Port, quays and harbour, to be prepared by Wicklow Port Company in close conjunction with the Planning Authority. Any approved Masterplan must adhere to the overall zonings, policies and objectives of the Development Plan.

AA screening statement:

The proposed wording seeks to put a Masterplan in place to advise on future development of the port. It is clarified that this would be subject to adherence with other policies and objectives in the Plan. No additional significant impacts (either positive or negative) would be expected to result from this additional objective.

Amendment No. 6

Relevant to submission No. 30

Amend **objective LF2** (p 72)

From:

“Where a proposal for foodstore development involves the sale of a significant amount of non-food goods (as is common in hypermarkets) the application drawings accompanying a planning application shall delineate clearly the area to be devoted primarily for the sale of convenience goods. Floorspace caps set out in the *Retail Planning Guidelines* will apply to the total net retail sales space of superstores and the convenience goods net retail sales space of hypermarkets delineated on application drawings. To prevent any adverse impact on town centres, the proportion of comparison goods floorspace shall be limited to a maximum of 20% of retail floor area.”

To:

“Where a proposal for foodstore development involves the sale of a significant amount of non-food goods (as is common in hypermarkets) the application drawings accompanying a planning application shall delineate clearly the area to be devoted primarily for the sale of convenience goods. **The balance between the convenience and comparison element of the proposed store drawings is a critical element in the assessment of the suitability of the development proposal. Where a significant element of the store is indicated to be for comparison goods the potential impact of that element of the store on existing comparison goods stores within the catchment must be included in the assessment of the application.** ~~Floorspace caps set out in the Retail Planning Guidelines will apply to the total net retail sales space of superstores and the convenience goods net retail sales space of hypermarkets delineated on application drawings.~~ To prevent any adverse impact on town centres, the proportion of comparison goods floorspace ~~shall~~ **may** be limited to a maximum of 20% of retail floor area.”

AA screening statement:

No additional significant impacts (either positive or negative) would be expected to result from this revised wording

Amendment No. 7

Relevant to submission No. 2

(a) Amend Section 6.3 Discount Foodstore (p 72 and p 73)

Omit (p 73)

“Discount foodstores

~~Discount food store generally comprise a single level, self service store normally of between 1,000sqm — 1,500sqm of gross floorspace selling a limited range of goods at competitive prices, often with adjacent car parking.~~

~~**DF1** Discount foodstores shall be required to locate on suitably zoned lands. Where no such zoned lands are provided and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal. To prevent any adverse impact on town centres, the proportion of comparison goods floorspace shall be limited to a maximum of 20% of retail floor area.”~~

(b) Amend Large foodstores (p 72)

From:

“Large foodstores comprising supermarkets, superstores or hypermarkets are an accepted.....”

To:

“Large foodstores comprising supermarkets, superstores, **discount foodstores** or hypermarkets are an accepted.....”

(c) Amend Objective LF1

From:

“Large foodstores shall generally be required to be located on lands zoned ‘town centre’ or ‘village centre’”

To:

“Large foodstores shall generally be required to be located on lands zoned ‘town centre’ or ‘village centre’. **Where no such zoned lands are available and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal.**”

AA screening statement:

No additional significant impacts (either positive or negative) would be expected to result from these revised wording amendments

Amendment No. 8

Relevant to submission No. 31

Amend the Text as follows (p 87)

Wicklow Educate together

8 10 classrooms (2012)

AA screening statement:

No additional significant impacts (either positive or negative) would be expected to result from this revised wording

Amendment No. 9

Relevant to submission No. 37

Amend education (page 89) to change the first sentence of objective ED4 to the following

“Where practicable, education, community, recreational and open space facilities shall be clustered **and in locations that maximize opportunities for the sharing of facilities.....**”

AA screening statement: *No additional significant impacts (either positive or negative) would be expected to result from this revised wording*

Amendment No. 10

Relevant to submission No. 37

Amend Objective CP2 for Children's play facilities (p 91) and omit the footnote as follows

“**CP2** In all new significant residential development (footnote), 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.

Footnote- This is determined in the case of Wicklow – Rathnew to be any application in excess of **75 200 housing units** or smaller developments that will accumulate to be part of larger future developments.”

AA screening statement: *No additional significant impacts (either positive or negative) would be expected to result from this revised wording*

Amendment No. 11

Relevant to submission No. 37

Include the following in objective (p 91)

CM2 “New community buildings/facilities shall be **fit-for-purpose and** multi-purpose, designed to facilitate.....”

AA screening statement: *No additional significant impacts (either positive or negative) would be expected to result from this revised wording*

Amendment No. 12

Relevant to submission No. 28

It is recommended to omit the proposed protected structure number 29 (p 136), The Lifeboat House, South Quay from the Record of Protected Structures Table 11.1 (p136) with changes change to the number of the list following on from this and changes consequent to the Heritage Map.

Table 11.1 Record of Protected Structures

Wicklow Town Council		
Proposed Protected Structures		
RPS 29	The Lifeboat Houses, South Quay	The lifeboat house built in 1866. In 1880's the RNLI moved to the east pier and it is now in use as the Comhaltas Ceoltoiri Eireann Building

AA screening statement: *No additional significant impacts (either positive or negative) would be expected to result from this revised wording*

Amendment No. 13

Relevant to submission No. 5

In Section 11.3.2 'Water Systems' (p151) amend in the following objective (Please see SEA Addendum):

WS6 To ensure that any development or activity with potential to impact on groundwater ~~has regard to~~ **will take account of** the GSI Groundwater Protection Scheme.

AA screening statement: *This wording seeks to clarify and strengthen the existing objective, therefore no additional significant impacts (either positive or negative) would be expected to result from this amendment*

Amendment No. 14

Relevant to submission No. 21, 26 and 32

14 (a) Add the following text under 'Natural Environment' (p 155):

11.3.8 Public Rights of Way

There are 4 existing public rights of way within the plan area. These were established in 1994 by way of variation to the 1989 County Development Plan in the Wicklow Town Environs Plan 1994. They are identified on the land use map.

Section 10(2)(o) of the Planning and Development Act 2000, as amended, requires the inclusion of a mandatory objective in the development plan for the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan. Section 14 of the Act sets out the formal process for designating rights of way in development plans.

Public Rights of Way Objectives

ROW1 To preserve existing public rights of way at the locations detailed in Table 11.11 *Existing Public Rights Of Way* and Rights of Way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility.

ROW2 To map and document existing established and possible further public rights of way within the plan area which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, on a phased basis, commencing within the lifetime of the plan, in consultation with the public, walking groups and other users of public rights of way, for inclusion in the Development Plan by way of variation.

Table 11.11 Existing Public Rights Of Way

Reference	Description
PROW1	From the Wicklow Town boundary, along the coastline of Bollarney Murrough, Knockrobin, Murrough and Tinakilly Murrough
PROW2	From the Wicklow Town boundary along the coastline to Brides Head and Lime Kiln Bay
PROW3	From Rocky Road to Rathnew back road along the western boundary of Wicklow Environs
PROW4	Along old coast road at Dunbur Lower from Seafield housing estate to public road.

(b) Amend the Heritage Map to include the existing Public Rights of Way:



AA screening statement:

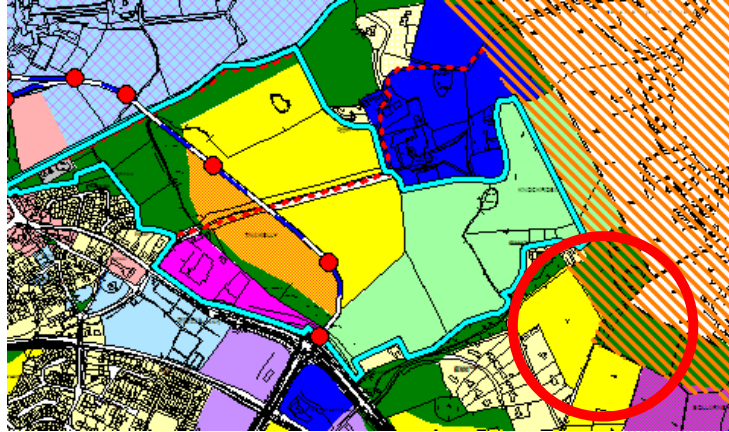
Objective ROW1 seeks to preserve existing Rights of Way, while ROW2 seeks to map existing and other Rights of Way. This is compatible with Tourism and Recreation objective TTP4 which seeks to improve management of existing walking trails in order to alleviate existing recreational pressure on Natura 2000 sites, and existing objective NU2 which ensures that all new trails would be subject to an AA in accordance with Article 6(3) of the habitats Directive. No additional significant impacts (either positive or negative) would be expected to result from this revised wording

Amendment No. 15

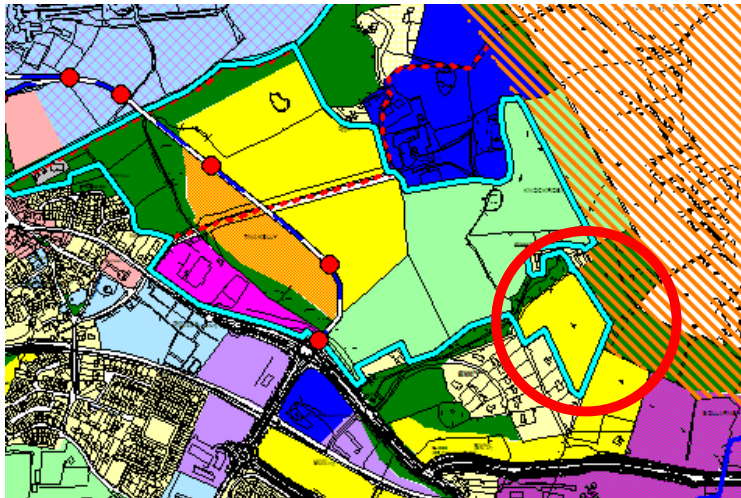
Relevant to submission No. 15

Amend the Action Area boundary in the Land Use Map and Chapter 12 (p 159) and make any changes consequent.

From



To



AA screening statement:

This amendment allows for additional residentially zoned land to be included in the Action Area boundary in order to encourage the development of the Active Open space (AOS) and Riverine Park objectives. No additional significant impacts (either positive or negative) would be expected to result from this revised wording.

Amendment No. 16

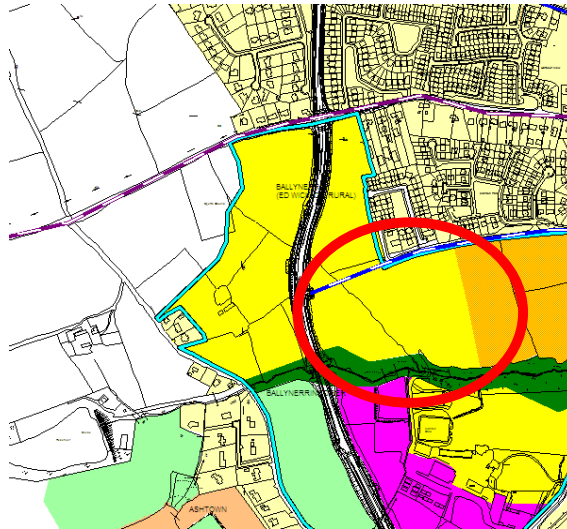
Relevant to submissions No. 4 and 31

(a) Amend the text of the Marlton Action Area (Section 12.3 – p 160 Point 1) as follows:

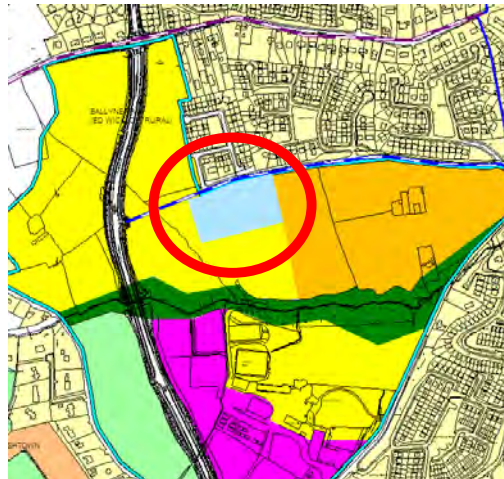
~~“The CE lands zoned in this action area shall be reserved for the development of a primary school. One site of not less than 1.6ha shall be reserved for the development of a primary school, at either of the locations identified on the map below.~~ No more than 40% of the residential development will be permitted in advance of the transfer of the site to the Minister for Education.”

(b) Amend the land use map and Map 12.2 to zone for 1.6 ha of ‘CE’ at Ballynerrin and any changes consequent.

From



to



AA screening statement:

No additional significant impacts (either positive or negative) would be expected to result from the inclusion of this zoning for a primary school.

Amendment No. 17

Relevant to submission No's 1, 2 and 7

Amend the wording of 'SLB' (p 168 and p 172)

From:

"Strategic Land Bank: *To provide a suitable land bank for future development of the settlement"*

"These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. The lands are to be seen as support in achieving the objectives of the main plan and ensure delivery of an overall coherent plan"

To:

"Strategic Land Bank: *To provide a suitable land bank for future **phases of the** development of the settlement **after the lifetime of this plan**"*

*"These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. The lands are to be seen as support in achieving the objectives of the main plan and ensure delivery of an overall coherent plan **However, these lands are not suitable or necessary for development during the lifetime of this plan and will be only considered for detailed zoning and development after 2019.***

Generally any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan Rural Objectives."

AA screening statement:

The revised wording clarifies the objective in relation to the proposed phasing of development in the 'Strategic Land Bank' designations. No additional significant impacts (either positive or negative) would be expected to result from this amendment.

Amendment No. 18

Relevant to submission No. 2

Amend in Table 13.2 Zoning Use Table where applicable (p169)

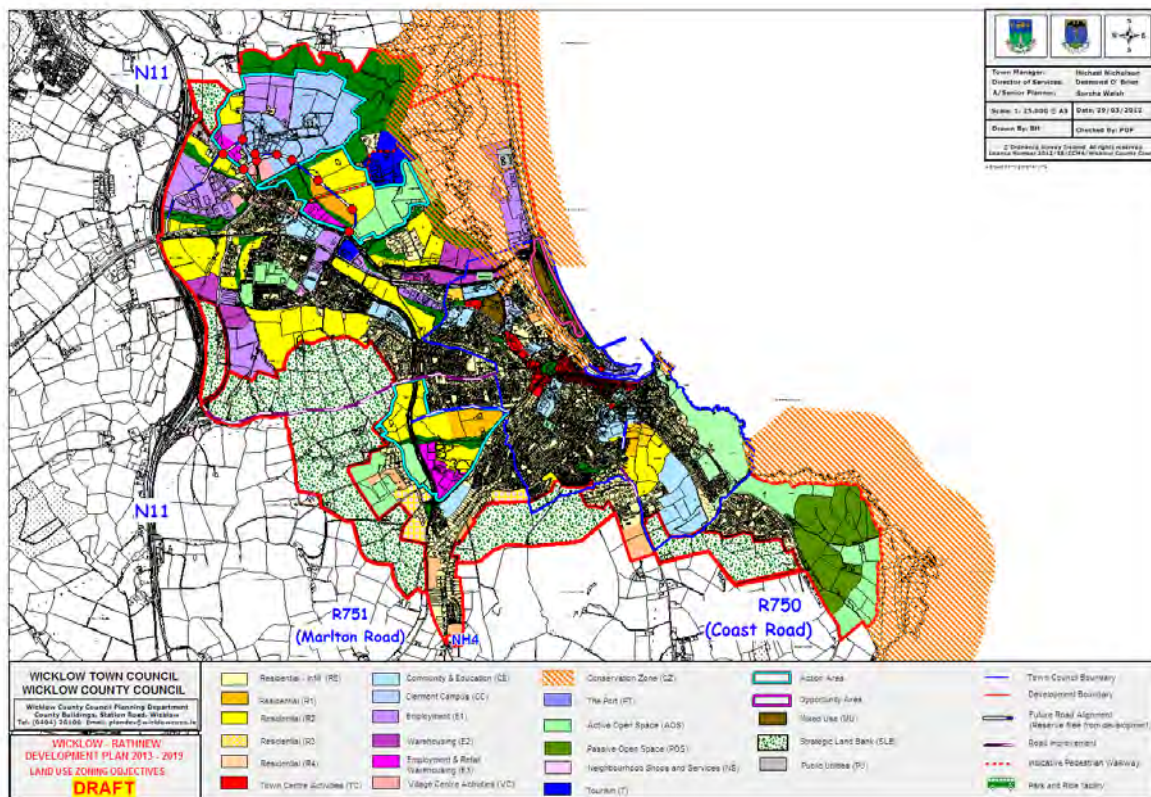
From “discount foodstore” to “large convenience goods stores”

AA screening statement: No additional significant impacts (either positive or negative) would be expected to result from this amendment.

Amendment No. 19

Relevant to submission No. 2

Amend the colour of the ‘SLB’ zone on the Land Use Map to one shade with no underlying zoning.



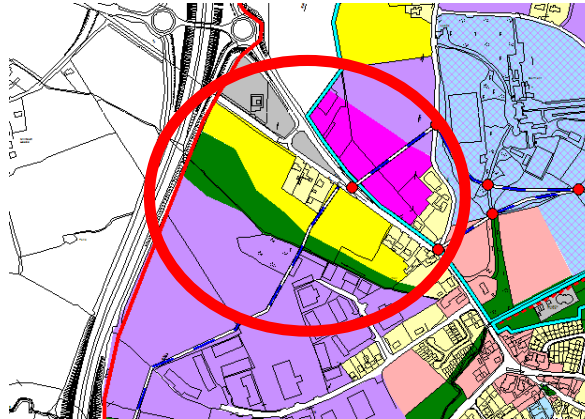
AA screening statement: No additional significant impacts (either positive or negative) would be expected to result from this amendment.

Amendment No. 20

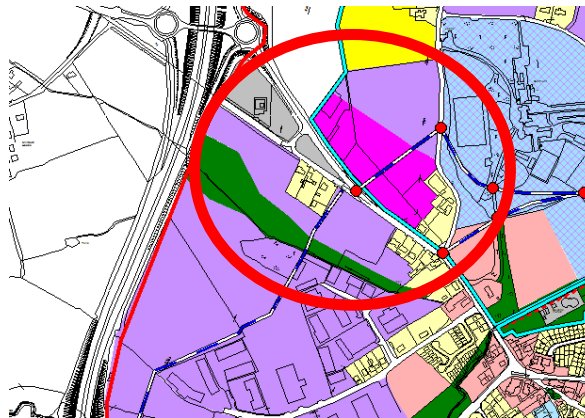
Relevant to submission No. 10

(a) Amend the Land Use Map with 3.84ha of 'Residential R2' zoning at the following location and any changes consequent arising out of this amendment to Chapter 2 'Vision and Core Strategy'.

From:



To:



(b) Amend Table 2.5 and Table 2.6; Chapter 3 'Residential Development' in particular Table 3.3 and Chapter 5 'Enterprise and Employment' Table 5.2.

Table 2.5 and Table 3.3

Rathnew	R2	8	4.16	227	116
...	

Table 2.6 and Table 5.2

Rathnew	E1	3.84	Business Park/ Manufacturing
...
Total		86.3 90.14	

AA screening statement:

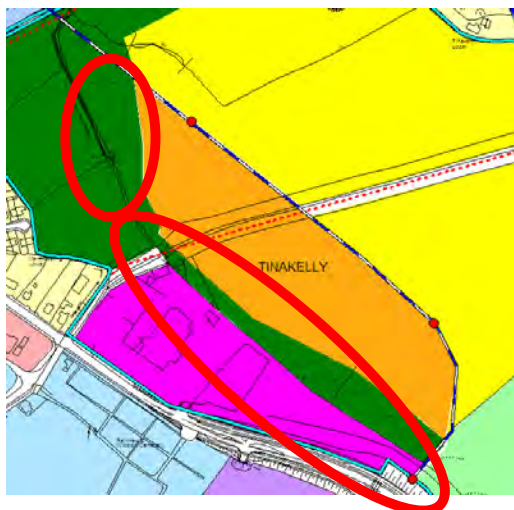
This amendment involves changing residential 'R2' lands between Rathnew Village and the N11 interchange to employment 'E2'. No additional significant impacts (either positive or negative) would be expected to result from this amendment.

Amendment No. 21

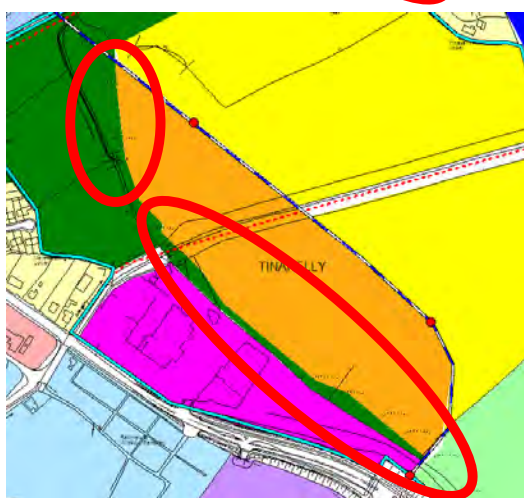
Relevant to submission No. 15

(a) Amend the land use zoning map

From



To:



(b) Make any consequent changes arising out of this amendment to Chapter 2 'vision and core strategy', in particular Table 2.5; Chapter 3 'residential development' in particular Table 3.3 and Chapter 12 'action areas'

Table 2.5 and Table 3.3

AA1 Rathnew	R1	5.716	7	227	280
...

AA screening statement:

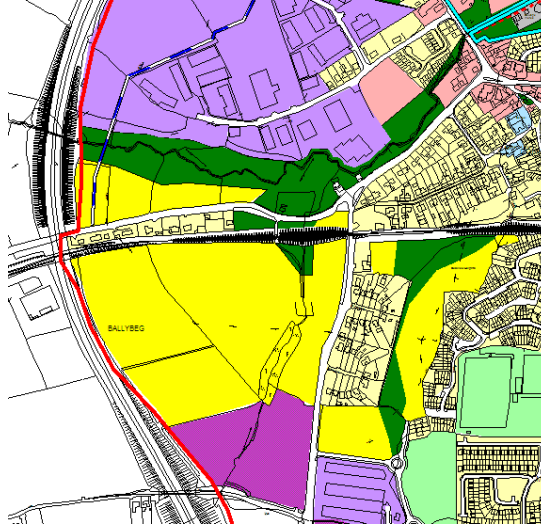
It is proposed to rezone 1.3 ha from Passive Open Space POS to Residential zoning R1, based upon the submission of a flood risk assessment showing that the land is not at risk of flooding. The reduction in the area zoned open space will not undermine the overriding objective to provide for passive open space along the watercourse. No additional significant impacts (either positive or negative) would be expected to result from this amendment.

Amendment No. 22

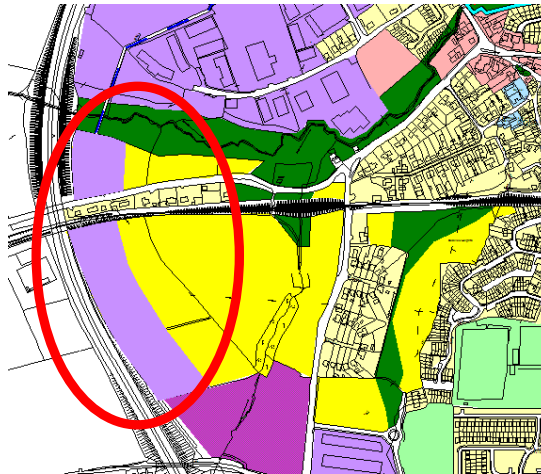
Relevant to submission No. 25

(a) Amend the Land Use Zoning map at Ballybeg

from



to



(b) Make any consequent changes arising out of this amendment to Chapter 2 'vision and core strategy', in particular Table 2.5; Chapter 3 'residential development' in particular Table 3.3 and Chapter 12 'action areas'

Table 2.5 and Table 3.3

Ballybeg	R1	18	13	497	364
...

AA screening statement:

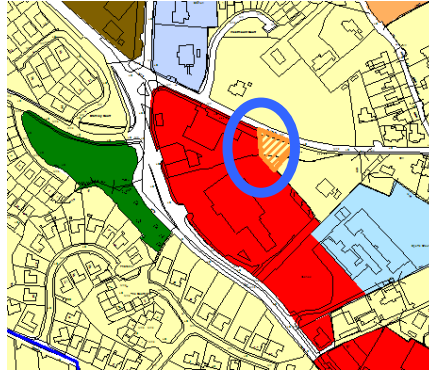
It is proposed to rezone the residential lands at Ballybeg to employment zones. This is considered to be a more appropriate use for these lands along the N11 road. No additional significant impacts (either positive or negative) would be expected to result from this amendment.

Amendment No. 23

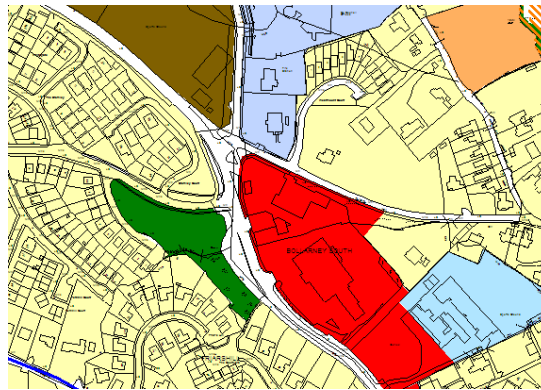
Relevant to submission No. 30

Amend the Land Use Map from 'RE' to 'TC' and any other changes consequent.

Change from



to



AA screening statement:

Part of the plot of land is zoned TC in the current Wicklow Town Development Plan 2007 – 2013. Therefore it is proposed to amend the draft plan Land Use Map to include the area suggested into the TC zone. No additional significant impacts (either positive or negative) would be expected to result from this amendment.

APPENDIX E

ADDENDUM TO THE ENVIRONMENTAL REPORT OF THE DRAFT WICKLOW-RATHNEW DEVELOPMENT PLAN 2013-2019

SECTION 1: INTRODUCTION

The Draft Wicklow-Rathnew Development Plan 2013-2019 and the associated Environmental Report (ER) were on public display during the period 20th July 2012 to 28th September 2012. During this period members of the public, prescribed bodies and other interested groups were invited to make submissions. A total of 37 submissions were received during this period.

A summary of the issues raised in submissions received on the Draft Plan, including a response to these issues and recommended amendments to the Draft Plan are set out in the 'Manager's Report on the Draft Development Plan Consultations, January 2013'. This 'Addendum to the Environmental Report of the Draft Wicklow-Rathnew Development Plan 2013-2019' firstly responds to issues received in submissions relating to the Environmental Report and secondly, assesses the likely environmental effect of recommended amendments to the Draft Plan as set out in the Manager's Report.

It should be noted that **this Addendum must be read in conjunction with the Environmental Report on the Draft Wicklow-Rathnew Development Plan 2013-2019.**

SECTION 2: ADDENDUM TO ENVIRONMENTAL REPORT ARISING FROM SUBMISSIONS

This section includes a summary of the issues raised in submissions received on the Environmental Report, a response to these issues and amendments to the Environmental Report which are required in light of these issues raised. One submission was received that directly deals with the ER – from the Environmental Protection Agency.

Submission no. 5: Environmental Protection Agency (EPA)

Summary of Issues Raised and Response

General

- The plan provides a strong commitment to protect environmental vulnerabilities and promote sustainable development. The key environmental challenges identified within the SEA have clearly influenced the preparation of the Draft Plan.
- The ER overall is thorough and clearly identifies the significant environmental challenges to be protected in implementing the plan. The cumulative sensitivity map identifies areas that require particular protection in implementing the plan.

Response

Noted

Non-Technical Summary

- The inclusion of the cumulative sensitivity map is noted.
- Section on 'National Policies and Statutory Instruments' should consider inclusion of reference to European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No.477 of 2011).
- Clarification should be given as to which option or combination of options was selected as the chosen alternative, and reasons for choosing this option.

Response

- The Non-Technical Summary of the ER should be amended to include reference to European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No.477 of 2011) – refer Amendment 1 to ER.
- In order to clarify the combination of alternatives that was incorporated in the final draft plan, the Non-Technical Summary of the ER should be amended to include a summary of an analysis which demonstrates the characteristics of each of the alternative which are incorporated into the draft plan – refer Amendment 2 to ER.
- Having regard to the fact that this amendment is to the Non-Technical summary, it is considered that a summary of this analysis is sufficient. Further detail is included in the main body of the ER (refer Amendment no. 5 to ER).

Section 3: Relationship of the Draft Wicklow-Rathnew Development Plan 2013-2019 with other Plans and Programmes

Reference should be made to the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No.477 of 2011) which should be taken into account in implementing the plan.

Response

Agree that reference should be made to the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No.477 of 2011) – refer Amendment 3 to ER.

Section 4: Current State of the Environment

- Inclusion of Fig 4.17 Baseline Map of Environmental Sensitivities and description of how map was generated is noted and acknowledged.
- Maps throughout document should have relevant and legible legends.
- Clarify which Fossit habitat type is being referred to in Section 4.2.5: The County Wicklow Wetland Survey.
- Clarify whether the Draft Plan takes precedence over the existing LAP upon adoption.

Response

- All maps to be reproduced in larger size to enhance legibility – refer Amendment 4 to ER.
- Clarification regarding 'Section 4.2.5 The County Wicklow Wetland Survey': The County Wicklow Wetland Survey 2011 compiled information about known and potential wetland habitats in County Wicklow. The wetland sites in 'Figure 4.5 Wetlands' were identified following a review of literature and third party data sources. Wetland habitats were classified according to the Guide to Habitats published by The Heritage Council (Fossitt 2000). The following Fossitt Wetland Habitats (levels 2 and 3) were identified in the study area: Freshwater F, Watercourses FW, Drainage ditches FW4, Swamps FS, Reed and large sedge swamps FS1, Grassland & Marsh G, Marsh GM, Marsh GM1, Peatlands P, Fens & Flushes PF and Tidal Rivers CW2. The survey also identified 'potential wetlands'. These are sites for which survey information is not currently available but which an analysis of a variety of GIS datasets, including alluvial soil type, indicates that wetland habitats may be present. These are indicated in Map 4.5.
- Until the Wicklow-Rathnew Development Plan 2013-2019 is made, the LAPs have precedence over the Draft Wicklow-Rathnew Development Plan 2013-2019.

Section 6: Environmental Protection Objectives (EPOs)

- The EPOs are detailed and comprehensive.
- Consideration should be given in PHH1 to considering the rezoning or rezoning of inappropriately zoned lands in flood risk areas.

Response

EPO FL1 is to avoid and mitigate river and coastal flood risk. In addition, a Flood Risk Assessment has been undertaken as part of the plan preparation process, in accordance with 'The Planning System and Flood Risk Management: Guidelines for Planning Authorities (DoE/OPW, 2009)'. It is considered that flood risk issues have been successfully integrated into the SEA and plan preparation process and that it is not necessary to include an additional EPO under 'Population and Human Health' to address flood risk.

Section 7: Consideration of Development Plan Alternatives

- Ensure maps of each alternative have relevant and legible keys.
- Noted that the preferred strategy for the Draft Plan reflects the combination of the alternatives. In addition to assessing the impacts of each alternative on the SEOs, consideration should be given to describing which aspects of each of the alternatives have been selected in the determination of the final preferred alternative. This could be provided in tabular format to address the key environmental challenges referred to in section 5.
- The cumulative environmental assessment of the alternatives is noted. The potential for cumulative effects in combination with other plans and programmes within and adjacent to the plan area should be described for each alternative, particularly the preferred alternative.

Response

- All maps to be reproduced in larger size to enhance legibility – refer Amendment 4 to ER.
- Greater clarity is to be provided to describe which characteristics of each of the alternatives have been selected in the determination of the final draft plan – refer to Amendment 5 to ER. It should be noted that the environmental characteristics referred to on the table relate directly to the key environmental challenges set out in Section 5 of the ER.
- Greater clarity is to be provided on determining the cumulative effects of the plan in combination with other plans and programmes – refer Amendment 6 to ER.

Section 8: Assessment of likely environmental effects of the Draft Wicklow-Rathnew Development Plan 2013-2019

Identification of mitigation measures is noted and acknowledged.

Response

Noted

Section 9: Mitigation

Inclusion of mitigation measures is noted and acknowledged.

Consideration should be given to strengthening Water Service objective WS6 as follows: *"To ensure that any development or activity with potential to impact on groundwater ~~has regard to~~ will take account of the GSI Groundwater Protection Scheme."*

Response

It is the Manager's opinion that the objective should be amended as suggested by EPA – refer Manager's Recommended Amendment No.13 of Manager's Report.

Flood Risk Assessment

Certain lands have failed the justification test. Residential zoned and other high vulnerability land uses should be de-zoned/re-zoned to reflect level of flood risk. Clarify inconsistencies relating to RE(B) and TC (A&B) in FRA.

Response

A Flood Risk Assessment, in accordance with 'The Planning System and Flood Risk Management: Guidelines for Planning Authorities (DoE/OPW, 2009)', has informed the plan preparation process. Inconsistencies relating to the FRA have been considered in the Manager's Report (refer to submission no.5).

Amendments to Environmental Report

Amendment 1 to ER

Within Section 5 of the Non Technical Summary, under 'Key national policies and statutory instruments that have a relationship with the 'Draft Wicklow-Rathnew Development Plan 2013-2019', include:

European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No.477 of 2011)

Amendment 2 to ER

Include the following at the bottom of Section 9 of the Non-Technical Summary:

The final draft plan incorporates a combination of the characteristics of each of the alternatives. The following table includes a summary of the combination of characteristics that have been incorporated into the final draft plan. More detailed information regarding this matter is set out in '7.2: Environmental Assessment of Alternatives' of the Environmental Report.

Table 3: Summary of the combination of characteristics incorporated into final draft plan.

	Alternatives				
		Alternative 1: Most Environmentally Friendly Option	Alternative 2: Water Services Determinant	Alternative 3: Roads and Transportation Determinant	Alternative 4: Concentric Development Pattern
Environmental Characteristic	Services growth of healthy population and sustainable settlement form	√	√	√	√
	Maximises efficient use of water services infrastructure		√		
	Maximises efficient use of roads and transportation infrastructure			√	
	Protects water bodies	√			
	Protects the Murrough cSAC and SPA	√			
	Protects Wicklow Head SPA and pNHA	√			
	Addresses flood risk	√			
	Protects biodiversity	√			
	Protects scenic landscapes	√	√	√	√
	Protects built heritage	√	√	√	√
	Addresses climate change and air quality	√		√	√
	Promotes soil quality	√	√	√	√
	Provide recreational infrastructure	√	√	√	√

Amendment 3 to ER

Within Section 3 include the following within Table 3.2: Relationship of the 'Draft Wicklow-Rathnew Development Plan 2013-2019' with key national policies and statutory instruments:

Policy/Statutory Instrument	Summary of Key Objective
European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No.477 of 2011)	For the conservation of biodiversity. These Regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats)(Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in the CJEU judgments.

Amendment 4 to ER

All maps are reproduced in a larger size to enhance legibility. Reproduced maps are included at the end of this document.

Amendment 5 to ER

Include the following within '7.2: Environmental Assessment of Alternatives'

The following to be inserted after '7.2.1 Evaluation of Alternatives':

Description of characteristics of each alternative that have been incorporated into the final Draft Plan:

		Alternatives			
		Alternative 1: Most Environmentally Friendly Option	Alternative 2: Water Services Determinant	Alternative 3: Roads and Transportation Determinant	Alternative 4: Concentric Development Pattern
Environmental Characteristic	Services growth of healthy population and sustainable settlement form	Each of the alternatives provide sufficient land for the future growth of the settlement and removes surplus land which is not required within the plan period. Each alternative, in general terms, contributes to the creation of a healthy and high quality environment. Similarly, the final draft plan, complies in this respect.			
	Maximises efficient use of water services infrastructure		Alternative 2 reflects a settlement form that maximises the most efficient use of water resources. The characteristics of this alternative have been incorporated into the final draft plan. Development lands are served by the Wicklow Water Supply Scheme. Lands not served by the scheme have been dezoned and held in a Strategic Land Bank.		
	Maximises efficient use of roads and			Alternative 3 reflects a settlement form that maximizes the most	

	transportation infrastructure			efficient use of roads and transportation infrastructure. The key characteristics of this alternative have been incorporated into the final plan, most notably, (i) peripheral lands that necessitate the development of new roads are rezoned and held in Strategic Land Bank, (ii) removal of objective to provide Transportation Interchange at AA10, (iii) sustainable land use and transportation pattern whereby people based employment uses are located along public transport routes and product based employment activities are located along key roads – the Town Relief Road and Port Access Road.	
	Protects water bodies	Alternative 1 reflects a settlement form that affords the best protection of water bodies. The key characteristics of this alternative that have been incorporated into the final draft plan include: (i) extensive open space buffer along Vartry River, (ii) land along Rathnew, Burkeen and Marlton river systems rezoned open space where possible, (iii) development lands are served by Wicklow Sewerage Scheme thereby reducing need for septic tanks – safeguards Wicklow East Groundwater Body.			
	Protects the Murrough cSAC and SPA	Alternative 1 reflects a settlement form that affords best protection to the Murrough Natura 2000 sites. The key characteristics of this alternative that have been incorporated into the final draft plan include: (i) the Natura 2000 sites are zoned Conservation Zone, (ii) land adjoining the Natura 2000 sites zoned open space where possible, (iii) Conservation Zone buffer extends beyond boundary of designated sites onto adjoining lands to provide buffer.			
	Protects Wicklow Head	Alternative 1 reflects a settlement form that affords best protection			

SPA and pNHA	to Wicklow Head Natura 2000 site. The key characteristics of this alternative that have been incorporated in the final draft plan include: (i) the designated sites are zoned Conservation Zone, (ii) substantial lands adjoining the designated site zoned open space to provide buffer.			
Addresses flood risk	Alternative 1 reflects a settlement form that best addresses flood risk. The key characteristics of this alternative that have been incorporated into the final draft plan include: FRA informed plan preparation in accordance with Flood Management Guidelines so that (i) undeveloped sections of flood risk lands rezoned open space where possible, (ii) addressing flood risk at Clermont and Newrath through flooding objective in Chapter 12, 12.1			
Protects biodiversity	Alternative 1 reflects a settlement form that affords best protection to biodiversity. Key characteristics of this alternative that have been incorporated into the final draft plan include: (i) introduction of objectives within Section 11.3 to protect designated and non-designated biodiversity, (ii) Objective OS10 to safeguard biodiversity of the Convent lands site.			
Protects scenic landscapes	Each alternative, to varying degrees, reflects a settlement form that affords protection of scenic landscapes. The Most Environmentally Friendly option includes proposals that afford the best protection of scenic landscapes. Key characteristics of the alternatives that have been incorporated into the final draft plan include: (i) landscapes of Murrough and Wicklow Head protected by virtue of strong environmental objectives in this area, (ii) de-zoning of highly visible lands to south and southwest and removal of peripheral roads objectives protect 'green' backdrop of settlement, (iii) OS10 safeguards the scenic quality of the Convent lands.			
Protects built heritage	While none of the alternatives make specific recommendations relating to built heritage, each alternative aimed to protect the architectural and archaeological heritage of the area. Although not a specific characteristic of any alternative, the final draft plan introduced the following objectives for the protection of built heritage: (i) introduction of objectives within Section 11.3 to protect built heritage, (ii) the introduction of 4 additional ACAs and the proposed addition of a 9 of structures to the RPS.			
Addresses climate change and air quality	Alternative 1 contributes to the reduction of the greenhouse gases and improvement in air quality. The following key characteristics of this alternative have been incorporated into the final draft plan: proposals to maintain and enhance biodiversity – trees and plants have a neutralizing effect on CO2 levels.		Alternative 3 and 4 contribute to the reduction of greenhouse gases and improvement of air quality. The following key characteristics of this alternative have been incorporated into the final draft plan: promotion of a compact urban form reduces the need for vehicular travel, thereby resulting in reduction in harmful emissions.	

Promotes soil quality	Alternative 1 contributes to maintaining the quality of soils in the area. Key characteristics of this alternative that have been incorporated into the final draft plan include: objectives for the protection of biodiversity promotes biological activity for the creation of healthy soils.	Each of these alternatives contribute to maintaining the quality of soils in the area. Key characteristics of these alternatives that have been incorporated into the final draft plan include: promotion of a compact urban form which reduces urban sprawl and the spread of development onto undeveloped lands, thereby preventing compaction and runoff that can be detrimental to soil quality.
Provide recreational infrastructure	While none of the alternatives make specific recommendations relating to recreational infrastructure, each alternative would provide for the recreational needs of the settlement. Although not a specific characteristic of any alternative, the final draft plan introduces objectives to ensure that social and recreational infrastructure is provided for the future needs of the settlement.	

Amendment 6 to ER

Include the following within 'Section 7.2 Environmental Assessment of Alternatives':
The following section to be inserted after '7.2.2 Cumulative Environmental Assessment of Alternatives':

7.2.3 Cumulative Effects in Combination with other Plans and Programmes

As required by the legislation and guidance documents on the preparation of Environmental Reports, each alternative is required to be reasonable, and to be in accordance with the overall development strategy for the area. Accordingly, each of the alternatives and the final draft plan have been prepared having due regard to the hierarchy of International, European, national, regional and local planning policies and statutory instruments, within which these are framed.

The cumulative effect of each of the alternatives and the final draft plan, in combination with International, European, national, regional and local planning policies and statutory instruments, has been considered. It is considered that the overall environmental impact arising through the interaction of plans and programmes with the characteristics of each alternative and the objectives of the draft plan is positive and neutral.

SECTION 3: ENVIRONMENTAL ASSESSMENT OF MANAGER'S RECOMMENDED AMENDMENTS TO THE DRAFT WICKLOW-RATHNEW DEVELOPMENT PLAN 2013-2019

This section includes an assessment of the likely environmental effect of the Manager's recommended amendments to the Draft Wicklow-Rathnew Development Plan 2013-2019, as set out in the 'Manager's Report on the Draft Development Plan Consultations (January 2013)'. New or amended objectives that are likely to have a significant environmental effect are assessed in the attached addendum to the SEA matrix (new text indicated in red and deleted text indicated in blue strikethrough).

Amendment No. 1

Relevant to submission No. 10

Amend (p 14) Section 2.1 'Vision' point 2 with the following:

"Re-enforcing and protecting the identity of Rathnew as a separate stand alone entity in the wider settlement; by providing local services in an attractive, thriving village and to facilitate the

~~educational~~ potential ~~of for~~ innovation, enterprise and education at Clermont Campus for the benefit of the local and regional community”

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 2

Relevant to submission No. 34

Amend the following typing error in Table 2.5 (p22), Table 3.3 (p28), in ‘Proposed Housing Land’(p21) and in ‘New Residential Zones’ (p27)

Table 2.5 and Table 3.3

AA2 Marlton	R2	32 23.4 (25 inc. school site)	655
...
Total		203 187.39	

‘Proposed Housing Land’(p21)

Having regard to the inherited surplus of zoned housing land from previous plans, this plan has reduced that amount of zoned housing land to ~~187.39~~ 203ha as set out in Table 2.5.

‘New Residential Zones’ (p27)

This plan will provide for c. ~~187.39~~ 203 hectares of ‘greenfield’ zoned residential land.....

Assessment of likely environmental effect

This is a typing error. No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 3

Relevant to submission No. 14 and 24

Amend the name of ~~Action Area 2~~ to ‘~~Marlton~~ Action Area’ throughout the plan and in Chapter 12 on Action Areas. (this first arises on p 22 and then throughout the plan)

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 4

Relevant to submission No’s. 1, 2 and 8

Amend Section 3.3 and 3.4 Phasing (p 28 – p 29)

Omit the following wording in Section 3.3:

“It is the development strategy of this plan that lands closest to the core of Wicklow Town and Rathnew Village shall be considered first for development (footnote). ~~Where permission is sought for residential development on other lands designated for significant~~

~~development (as shown on Map 2.1 Core Strategy), permission will only be considered during the lifetime of this plan if:~~

- ~~-Lands closer to the core area have been substantially developed and have not delivered the number of housing units envisaged; or~~
- ~~-Some barrier is impeding the development of lands closest to the core areas, or~~
- ~~-Lands closer to the core areas are not being released to the market.”~~

Omit the following objective in Section 3.4

~~“H4 The development of zoned land shall be phased to ensure lands closest to the centre (or to existing transport and / or community infrastructure) is developed prior to more outlying lands, unless exceptional circumstances apply.”~~

Insert the following objective:

H4 The development of the residential zoned land shall be phased generally in accordance with the sequential approach with lands closest to the core of Wicklow Town and Rathnew Village considered first for development (footnote) in line with the following:

- Development should extend outwards from centres with undeveloped land closest to the core, public transport routes and community infrastructure being given preference, i.e. ‘leapfrogging’ to peripheral areas shall be avoided;
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where permission is sought for residential development on other lands designated for significant development (as shown on Map 2.1 Core Strategy), permission will only be considered during the lifetime of this plan if:

- Lands closer to the core area have been substantially developed and have not delivered the number of housing units envisaged, or
- Some barrier is impeding the development of lands closest to the core areas, or
- Lands closer to the core areas are not being released to the market

Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning proposal.”

(footnote - These are lands generally located within 750m (as the crow flies) of the centre of Rathnew Village and 1,500m of the centre of Wicklow Town – Fitzwilliam Square (as shown on Map 2.1 Core Strategy))

Assessment of likely environmental effect

The proposed amendment is likely to have a positive and neutral effect on the environment. Overall, the objective promotes the development of a compact and sustainable urban form. This brings benefits in terms of maximizing the best use of roads, water services and community infrastructure. It promotes an urban form that promotes a high quality, accessible and healthy living environment whereby housing, public transport, services and community facilities are located in close proximity. This in turn has benefits in promoting walking and cycling which contributes to the reduction in car based transport and harmful CO2 emissions to air. A compact urban form reduces the adverse impacts arising from the effects of sprawl on natural biodiversity, soil quality and scenic landscapes.

Amendment No. 5

Relevant to submission No. 5

In Section 4.4 'Wicklow Port and Harbour Strategy' (p 52) under 'The Port and Quays' add in the following objective:

Port 6 To consider the feasibility of the preparation of a Port and environs Masterplan, to facilitate the continued development of the Port, quays and harbour, to be prepared by Wicklow Port Company in close conjunction with the Planning Authority. Any approved Masterplan must adhere to the overall zonings, policies and objectives of the Development Plan.

Assessment of likely environmental effect

The proposed amendment is likely to have a positive and neutral effect on the environment. The objective for the preparation of a masterplan preceding development of the site contributes to the achievement of the goal to provide for growth on appropriate lands within a health and high quality environment. The preparation of a masterplan for the area will ensure the orderly and phased development of the site in a manner consistent with the objectives of the Development Plan.

Amendment No. 6

Relevant to submission No. 30

Amend **objective LF2** (p 72)

From:

"Where a proposal for foodstore development involves the sale of a significant amount of non-food goods (as is common in hypermarkets) the application drawings accompanying a planning application shall delineate clearly the area to be devoted primarily for the sale of convenience goods. Floorspace caps set out in the *Retail Planning Guidelines* will apply to the total net retail sales space of superstores and the convenience goods net retail sales space of hypermarkets delineated on application drawings. To prevent any adverse impact on town centres, the proportion of comparison goods floorspace shall be limited to a maximum of 20% of retail floor area."

To:

"Where a proposal for foodstore development involves the sale of a significant amount of non-food goods (as is common in hypermarkets) the application drawings accompanying a planning application shall delineate clearly the area to be devoted primarily for the sale of convenience goods. The balance between the convenience and comparison element of the proposed store drawings is a critical element in the assessment of the suitability of the development proposal. Where a significant element of the store is indicated to be for comparison goods the potential impact of that element of the store on existing comparison goods stores within the catchment must be included in the assessment of the application. ~~Floorspace caps set out in the Retail Planning Guidelines will apply to the total net retail sales space of superstores and the convenience goods net retail sales space of hypermarkets delineated on application drawings.~~ To prevent any adverse impact on town centres, the proportion of comparison goods floorspace ~~shall~~ **may** be limited to a maximum of 20% of retail floor area."

Assessment of likely environmental effect

Overall, the proposed amendment is likely to have a neutral effect on the environment. The amendment is likely to have a positive impact on the EPO to promote a high quality living environment, in terms of ensuring that the vitality and vibrancy of the town centre retailing environment is protected.

Amendment No. 7

Relevant to submission No. 2

(a) Amend Section 6.3 Discount Foodstore (p 72 and p 73)

Omit (p 73)

~~“Discount foodstores~~

~~Discount food store generally comprise a single level, self service store normally of between 1,000sqm — 1,500sqm of gross floorspace selling a limited range of goods at competitive prices, often with adjacent car parking.~~

~~**DF1** Discount foodstores shall be required to locate on suitably zoned lands. Where no such zoned lands are provided and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal. To prevent any adverse impact on town centres, the proportion of comparison goods floorspace shall be limited to a maximum of 20% of retail floor area.”~~

(b) Amend Large foodstores (p 72)

From:

“Large foodstores comprising supermarkets, superstores or hypermarkets are an accepted.....”

To:

“Large foodstores comprising supermarkets, superstores, **discount foodstores** or hypermarkets are an accepted.....”

(c) Amend Objective LF1

From:

“Large foodstores shall generally be required to be located on lands zoned ‘town centre’ or ‘village centre’”

To:

“Large foodstores shall generally be required to be located on lands zoned ‘town centre’ or ‘village centre’. **Where no such zoned lands are available and a need can be shown for this form of retailing, the applicant must show through the application of the sequential approach that the site selected is suitable and optimal.**”

Assessment of likely environmental effect

Overall, the proposed amendment is likely to have a neutral effect on the environment. The amendment is likely to contribute positively to the creation of a high quality living environment through prioritising the development of foodstores (including discount foodstores) in town centre sites. This protects the vitality and vibrancy of the town centre. In addition, the amendment contributes positively to the promotion of the development of brownfield sites within the town centre, which brings added benefits in terms of promoting a sustainable and compact settlement pattern and in terms of promoting the regeneration of town centre sites.

Amendment No. 8

Relevant to submission No. 31

Amend the Text as follows (p 87)

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 9

Relevant to submission No. 37

Amend education (page 89) to change the first sentence of objective ED4 to the following:
“Where practicable, education, community, recreational and open space facilities shall be clustered and in locations that maximize opportunities for the sharing of facilities.....”

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 10

Relevant to submission No. 37

Amend Objective CP2 for Children’s play facilities (p 91) and omit the footnote as follows

“**CP2** In all new significant residential development (footnote), 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.
Footnote- This is determined in the case of Wicklow – Rathnew to be any application in excess of 75 200 housing units or smaller developments that will accumulate to be part of larger future developments.”

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 11

Relevant to submission No. 37

Include the following in objective (p 91)

CM2 “New community buildings/facilities shall be fit-for-purpose and multi-purpose, designed to facilitate.....”

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report. No change to SEA matrix.

Amendment No. 12

Relevant to submission No. 28

It is recommended to omit the proposed protected structure number 29 (p 136), The Lifeboat House, South Quay from the Record of Protected Structures Table 11.1 (p136) with changes change to the number of the list following on from this and changes consequent to the Heritage Map.

Table 11.1 Record of Protected Structures

Wicklow Town Council		
Proposed Protected Structures		
RPS 29	The Lifeboat Houses, South Quay	The lifeboat house built in 1866. In 1880's the RNLI moved to the east pier and it is now in use as the Comhaltas Ceoltoiri Eireann Building

Assessment of likely environmental effect

It is noted that the significance of this structure relates primarily to its local community function and that the recommendation to not proceed with designation of this structure on the RPS is in consultation with the Heritage Officer. Overall, the amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 13

Relevant to submission No. 5

In Section 11.3.2 'Water Systems' (p151) amend in the following objective (Please see SEA Addendum):

WS6 To ensure that any development or activity with potential to impact on groundwater ~~has regard to~~ will take account of the GSI Groundwater Protection Scheme.

Assessment of likely environmental effect

The amendment strengthens protection afforded to the environment and in particular to the protection of groundwater quality. The assessment of the amended objective as set out in the addendum to the SEA matrix indicates that the amended objective has a positive and neutral effect on EPOs.

Amendment No. 14

Relevant to submission No. 21, 26 and 32

14 (a) Add the following text under 'Natural Environment' (p 155):

11.3.8 Public Rights of Way

There are 4 existing public rights of way within the plan area. These were established in 1994 by way of variation to the 1989 County Development Plan in the Wicklow Town Environs Plan 1994. They are identified on the land use map.

Section 10(2)(o) of the Planning and Development Act 2000, as amended, requires the inclusion of a mandatory objective in the development plan for the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan. Section 14 of the Act sets out the formal process for designating rights of way in development plans.

Public Rights of Way Objectives

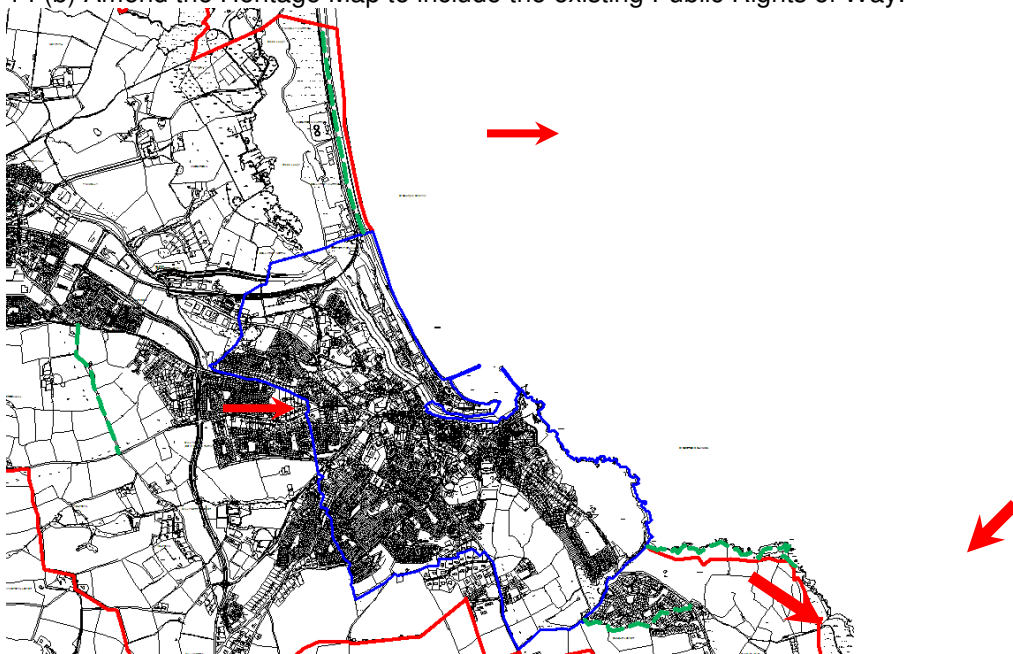
ROW1 To preserve existing public rights of way at the locations detailed in Table 11.11 *Existing Public Rights Of Way* and Rights of Way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility.

ROW2 To map and document existing established and possible further public rights of way within the plan area which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, on a phased basis, commencing within the lifetime of the plan, in consultation with the public, walking groups and other users of public rights of way, for inclusion in the Development Plan by way of variation."

Table 11.11 Existing Public Rights Of Way

Reference	Description
PROW1	From the Wicklow Town boundary, along the coastline of Bollarney Murrough, Knockrobin, Murrough and Tinakilly Murrough
PROW2	From the Wicklow Town boundary along the coastline to Brides Head and Lime Kiln Bay
PROW3	From Rocky Road to Rathnew back road along the western boundary of Wicklow Environs
PROW4	Along old coast road at Dunbur Lower from Seafield housing estate to public road.

14 (b) Amend the Heritage Map to include the existing Public Rights of Way:



Assessment of likely environmental effect

The proposed amendments are likely to improve recreational facilities and promote walking. As such, the amendments have a positive effect on EPOs to promote a high quality living and healthy environment and to promote access to amenity and recreational space. The amendments, which promote walking and cycling as a recreational activity that is not dependent on the use of fossil fuels, is likely to have a cumulative positive effect on EPOs to minimize greenhouse gas emissions and promote air quality.

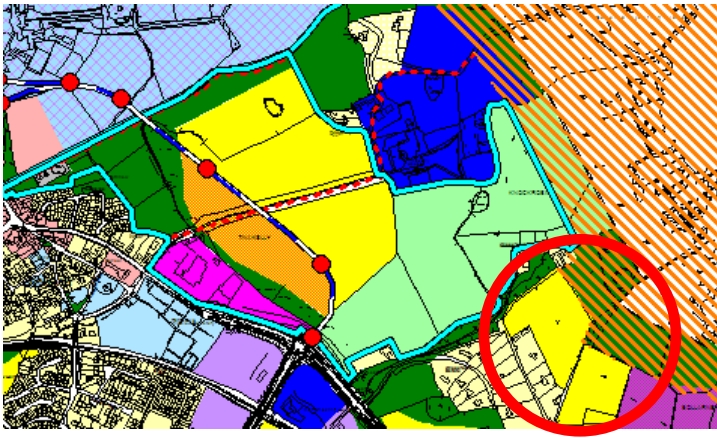
The amendments that promote increased recreational use and access to heritage could compromise the quality of biodiversity, quality of water bodies and built heritage. In this regard, any adverse environmental effects are likely to be mitigated by objectives set out in the draft plan including NH1-NH9, WS2, WS4, WS5, RN1 (biodiversity), WS1-WS6, W1-W9 (water resources) and RPS1-RPS6, AR1-AR3 (cultural heritage).

Amendment No. 15

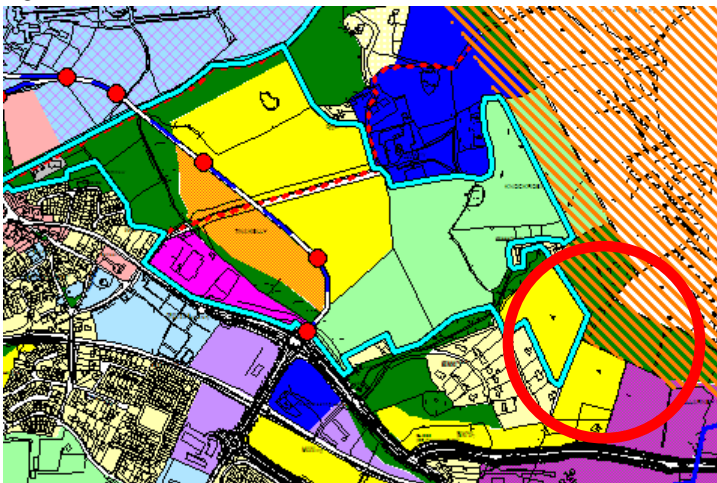
Relevant to submission No. 15

Amend the Action Area boundary in the Land Use Map and Chapter 12 (p 159).

From



To



Assessment of likely environmental effect

This amendment relates to a relatively minor revision to the boundary of the Clermont-Tinakelly Action Area Plan. No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 16

Relevant to submission No. 4 and 31

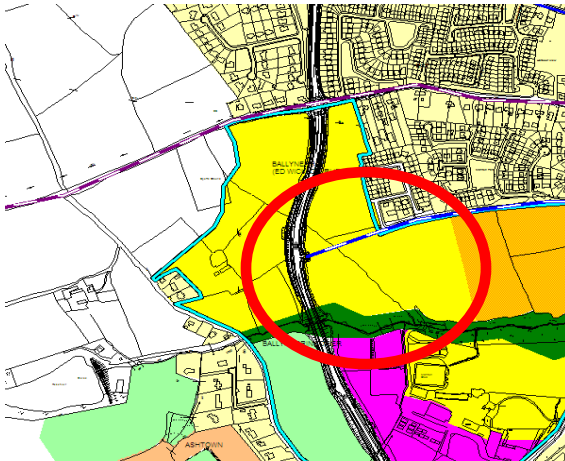
Amend the plan as follows:

(a) Amend the text of the Marlton Action Area (Section 12.3 – p 160 Point 1) as follows:

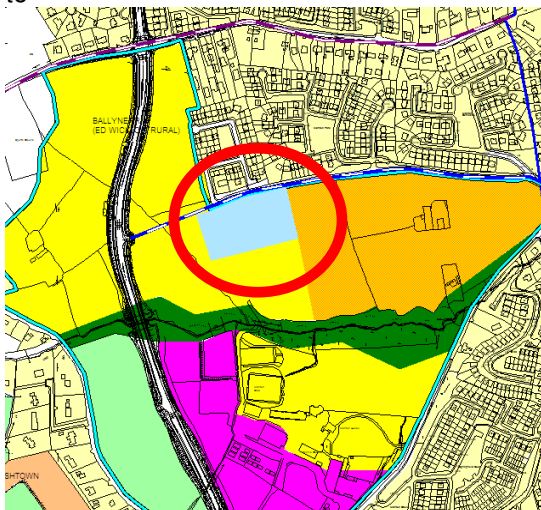
~~“The CE lands zoned in this action area shall be reserved for the development of a primary school. One site of not less than 1.6ha shall be reserved for the development of a primary school, at either of the locations identified on the map below.~~ No more than 40% of the residential development will be permitted in advance of the transfer of the site to the Minister for Education.”

(b) Amend the land use map and Map 12.2 to zone for 1.6 ha of ‘CE’ at Ballynerrin and any changes consequent.

From



to



Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 17

Relevant to submission No's 1, 2 and 7

Amend the wording of 'SLB' (p 168 and p 172)

From:

"Strategic Land Bank: To provide a suitable land bank for future development of the settlement"

"These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. The lands are to be seen as support in achieving the objectives of the main plan and ensure delivery of an overall coherent plan"

To:

"Strategic Land Bank: To provide a suitable land bank for future **phases of the** development of the settlement **after the lifetime of this plan**"

*"These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure. The lands are to be seen as support in achieving the objectives of the main plan and ensure delivery of an overall coherent plan **However, these lands are not suitable or necessary for development during the lifetime of this plan and will be only considered for detailed zoning and development after 2019.***

Generally any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan Rural Objectives."

Assessment of likely environmental effect

The amendment increases protection afforded to the environment through the strengthening of this zoning objective to ensure that these SLB lands are not for development during the lifetime of the plan.

Amendment No. 18

Relevant to submission No. 2

Amend in Table 13.2 Zoning Use Table where applicable (p169)

From "~~discount foodstore~~" to "**large convenience goods stores**"

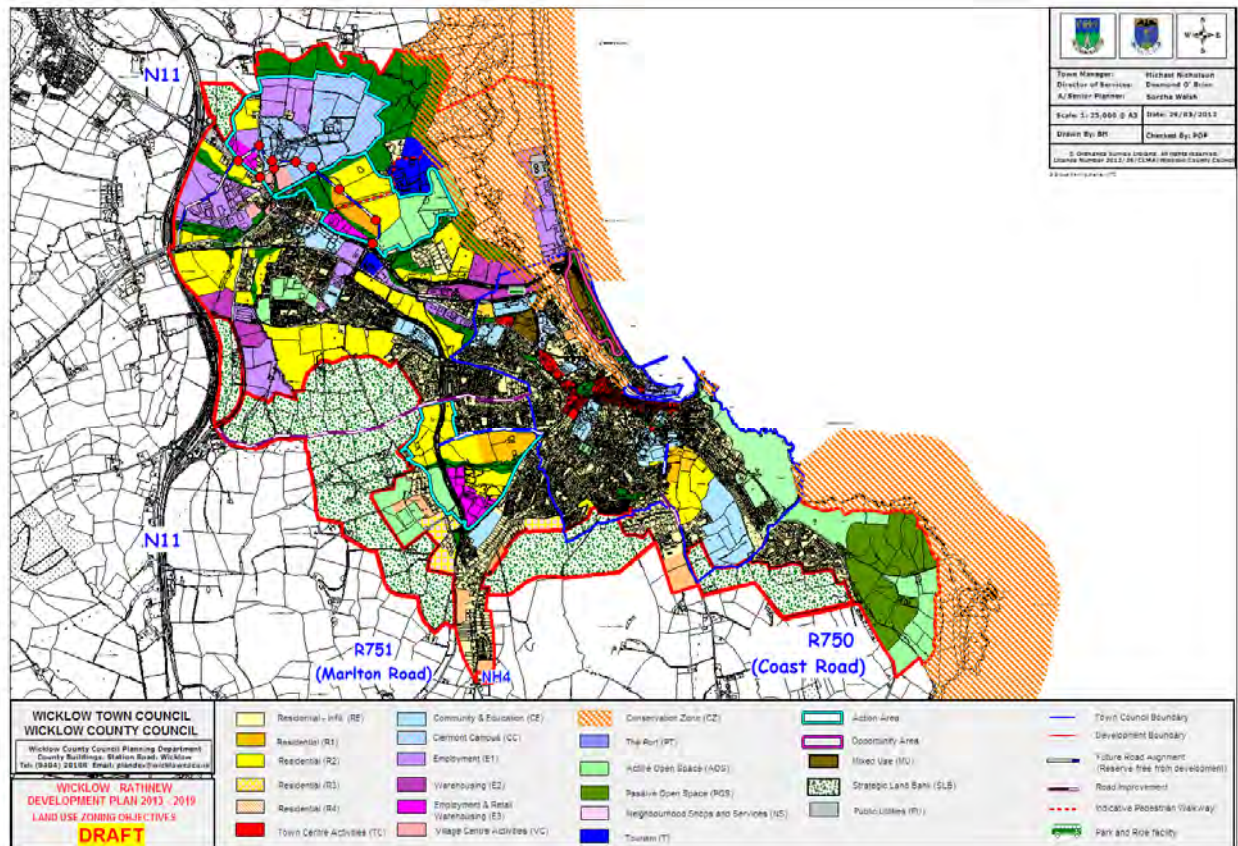
Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Amendment No. 19

Relevant to submission No. 2

Amend the colour of the 'SLB' zone on the Land Use Map to one shade with no underlying zoning.



Assessment of likely environmental effect

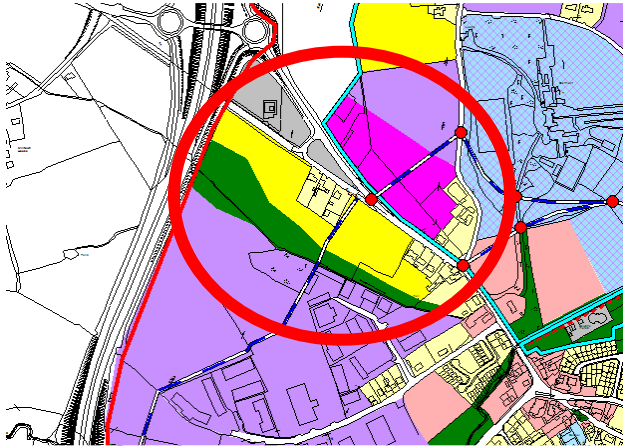
The amendment increases protection afforded to the environment through the strengthening of this zoning objective to ensure that these SLB lands are not for development during the lifetime of the plan.

Amendment No. 20

Relevant to submission No. 10

Amend the Land Use Map with 3.84ha of 'Residential R2' zoning at the following location and any changes consequent arising out of this amendment to Chapter 2 'Vision and Core Strategy', in particular Table 2.5 and Table 2.6; Chapter 3 'Residential Development' in particular Table 3.3 and Chapter 5 'Enterprise and Employment' Table 5.2.

From:



To:

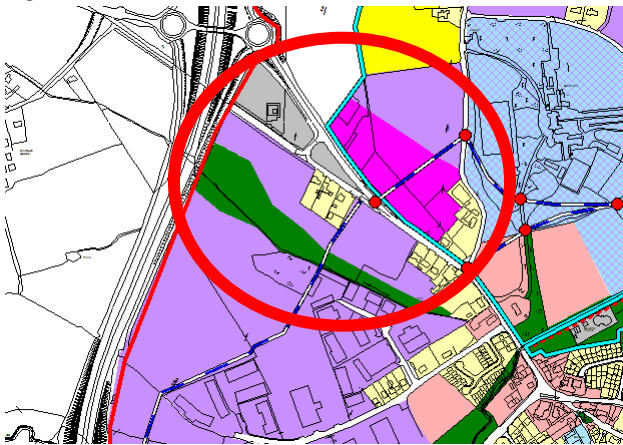


Table 2.5 and Table 3.3

Rathnew	R2	8	4.16	227	116
...	

Table 2.6 and Table 5.2

Rathnew	E1	3.84	Business Park/ Manufacturing
...
Total		86.3	90.14

Assessment of likely environmental effect

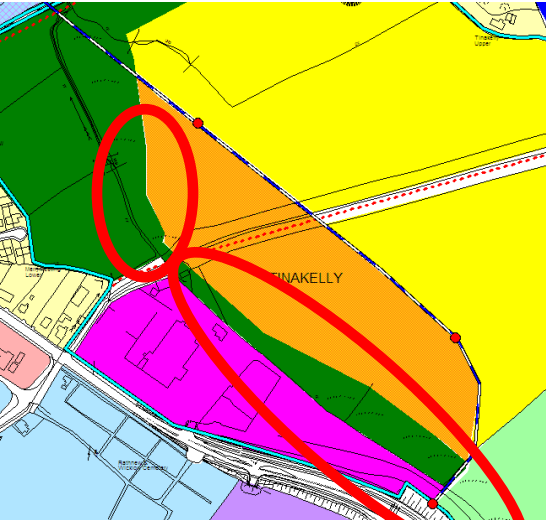
This amendment relates to the proposed rezoning of this site from residential to industrial use. Industrial activities can result in emissions with adverse effects on air, water and land. As such, generally, industrial activities are more likely to have an adverse effect on the environment compared to residential use. Notwithstanding this, it is noted that a large open space buffer is located along the Burkeen Stream. This mitigates adverse environmental effects, particularly on water. Potential adverse effects on air, water and land can be mitigated through objectives set out in the development plan, including objective NH1-9, WS2 and WS4 (biodiversity); W1-W9, WS1-WS6 (water resources) and AE1-AE3 (climate and air).

Amendment No. 21

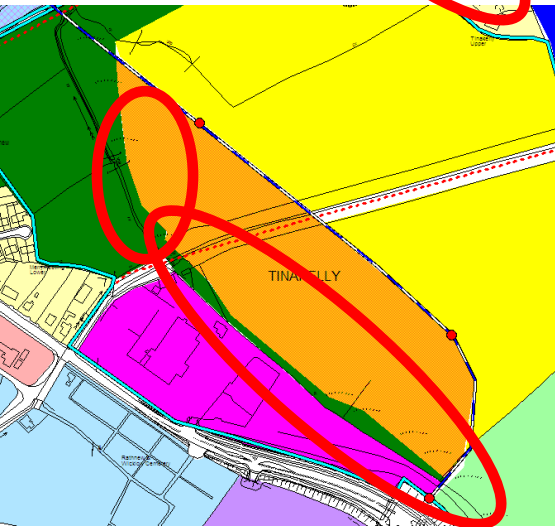
Relevant to submission No. 15

(a) Amend the land use zoning map

From



To:



(b) Make any consequent changes arising out of this amendment to Chapter 2 'vision and core strategy', in particular Table 2.5; Chapter 3 'residential development' in particular Table 3.3 and Chapter 12 'action areas'

Table 2.5 and Table 3.3

AA1 Rathnew	R1	5.716	7	227	280
...	

Assessment of likely environmental effect

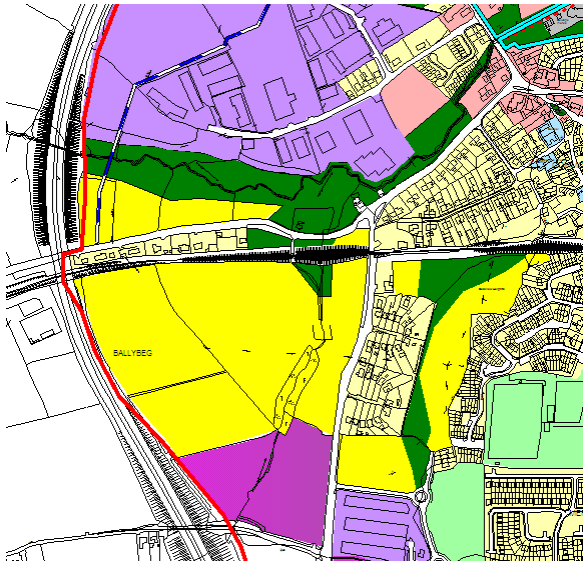
This amendment relates to the proposed rezoning of this site from open space to residential use. Residential activities are more likely to have an adverse effect on the environment compared to open space. It is noted that the open space zoning objective relates directly to lands indicated as being at flood risk under the Flood Risk Assessment carried out during the preparation of the plan. Submission no. 15 includes a site specific Flood Risk Assessment which indicates that the flood risk lands are not as extensive as previously determined. This proposed amendment reflects these revised boundaries. Notwithstanding the fact that an open space zoning has a more beneficial environmental effect, the proposed amendment is considered reasonable and is in keeping with EPO FL1 to avoid and mitigate flood risk.

Amendment No. 22

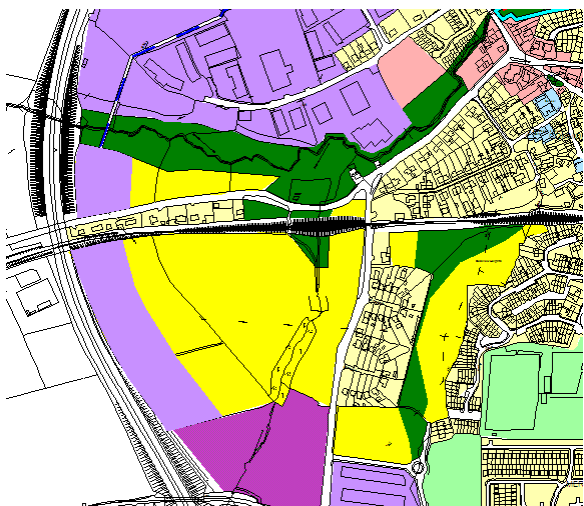
Relevant to submission No. 25

(a) Amend the Land Use Zoning map at Ballybeg

from



to



(b) Make any consequent changes arising out of this amendment to Chapter 2 'vision and core strategy', in particular Table 2.5; Chapter 3 'residential development' in particular Table 3.3 and Chapter 12 'action areas'

Table 2.5 and Table 3.3

Ballybeg	R1	48 13	497 364
...

Assessment of likely environmental effect

This amendment relates to the proposed rezoning of this site from residential to industrial use. Industrial activities can result in emissions with adverse effect on air, water and land. As such, generally, industrial activities are more likely to have an adverse effect on the environment compared to residential use. Notwithstanding this, potential adverse effects on air, water and land can be mitigated through objectives set out in the development plan, including objective NH1-9, WS2 and WS4 (biodiversity); W1-W9, WS1-WS6 (water resources) and AE1-AE3 (climate and air).

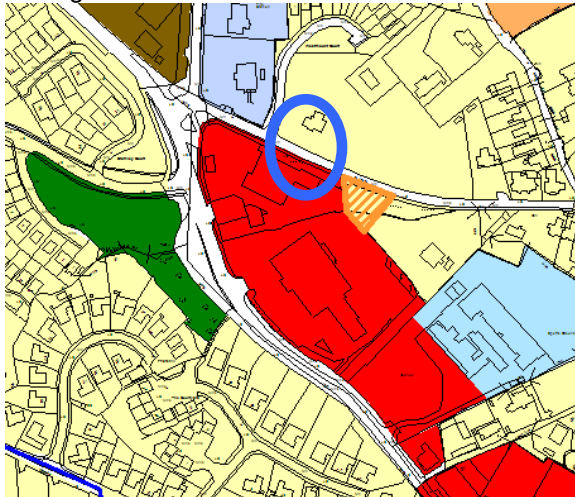
It should also be noted that the original residential zoned area is likely to have been subject to noise and light disturbance from the N11. The proposed amendment proposes that land adjoining the N11 be zoned for industrial purposes. This ensures that future housing is not within close proximity of the N11, thereby safeguarding the amenity of future residents in this area. As such, the amendment is likely to contribute positively to the EPO for a high quality living environment.

Amendment No. 23

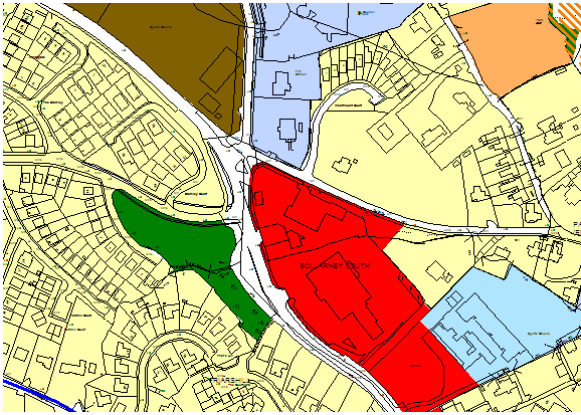
Relevant to submission No. 30

Amend the Land Use Map from 'RE' to 'TC'

Change from



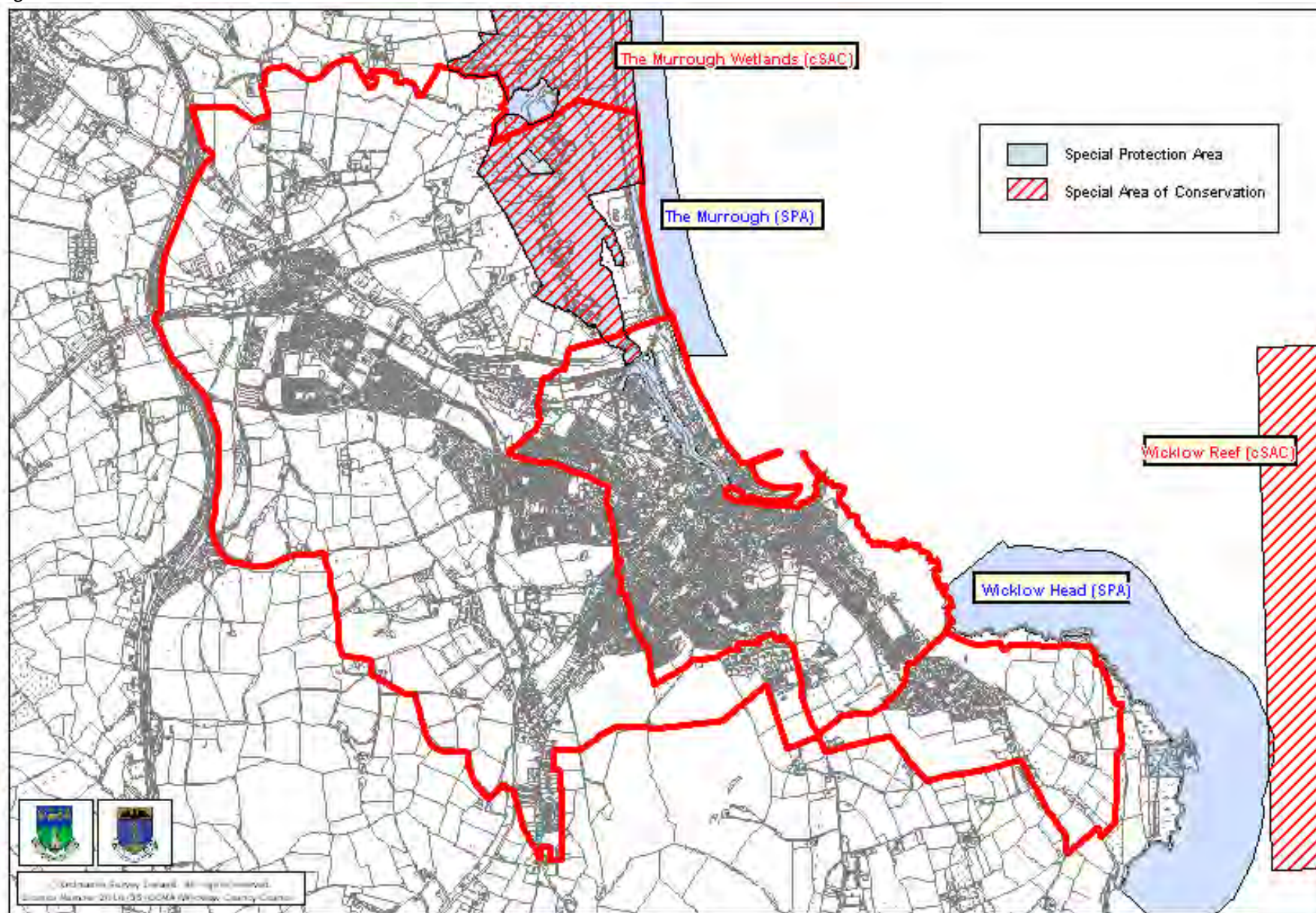
to



Assessment of likely environmental effect

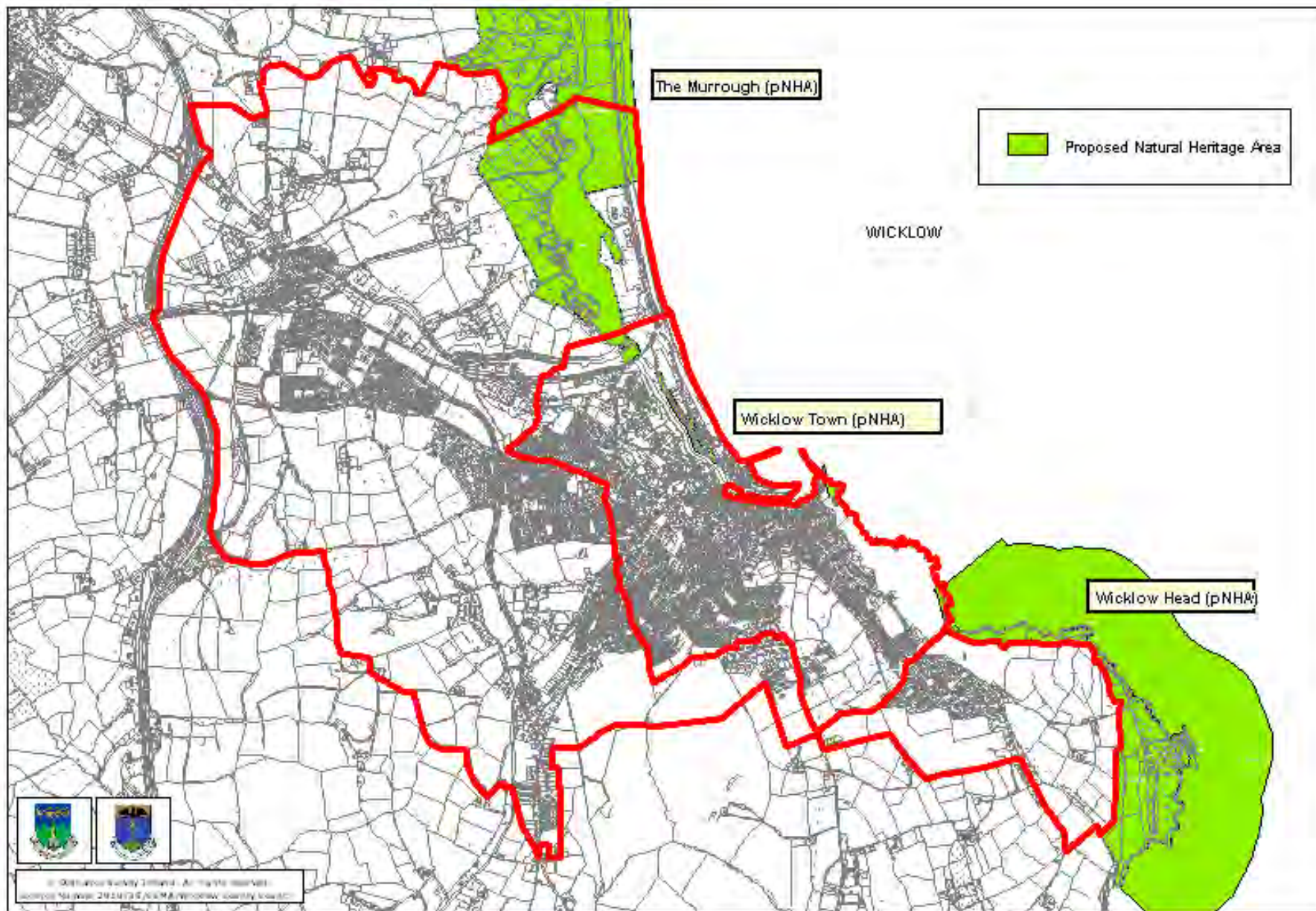
This amendment relates to the proposed rezoning of this site from residential to town centre uses on a relatively small piece of land to the rear of an existing town centre zoned area. This is a relatively minor amendment which is not likely to have a significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

Figure 4.1: Natura 2000 Sites



Source: NPWS

Source: NPWS



Source: Wicklow Urban Habitat Mapping Study, 2008

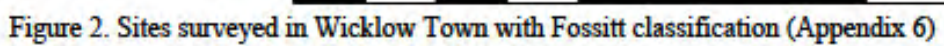
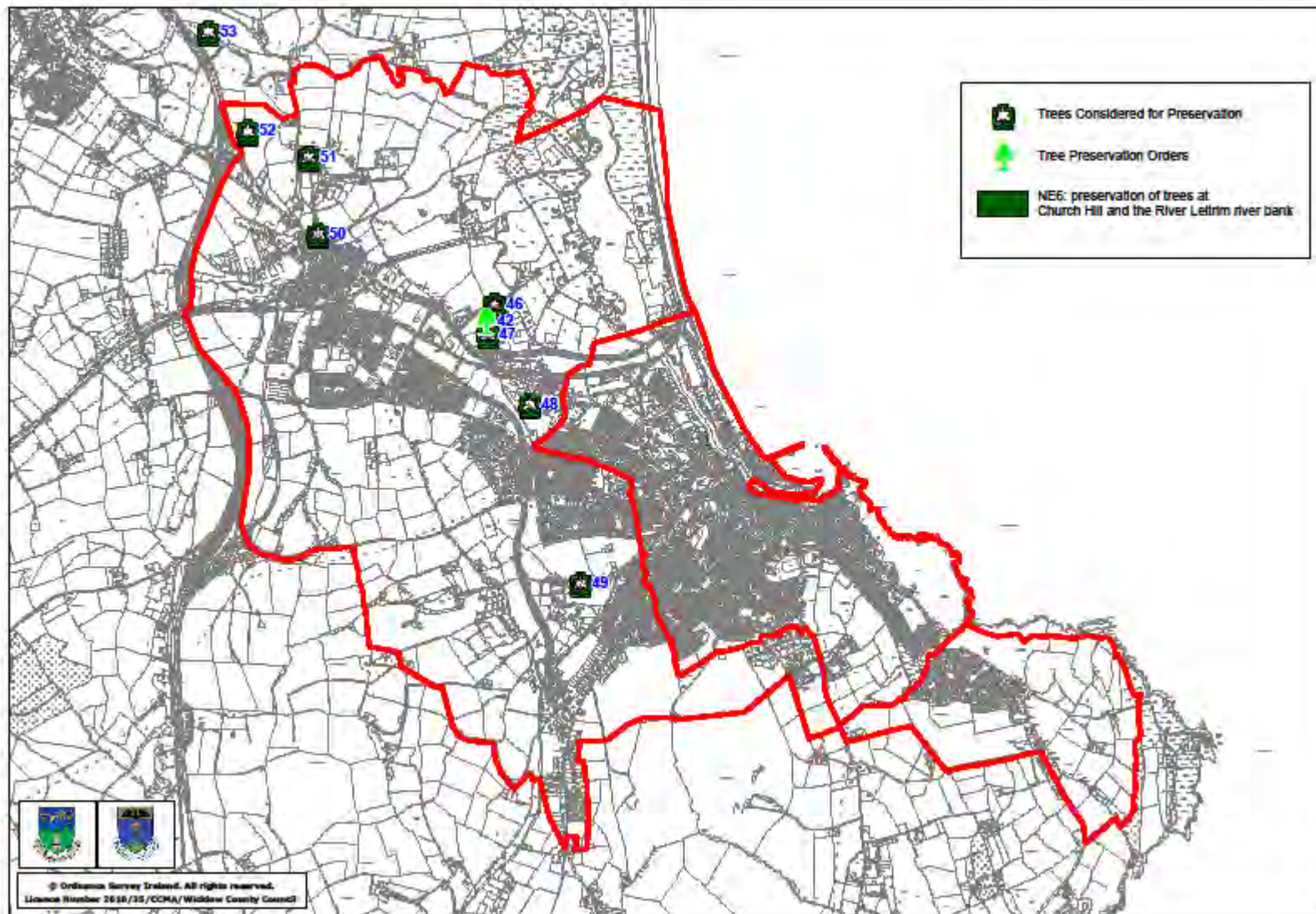
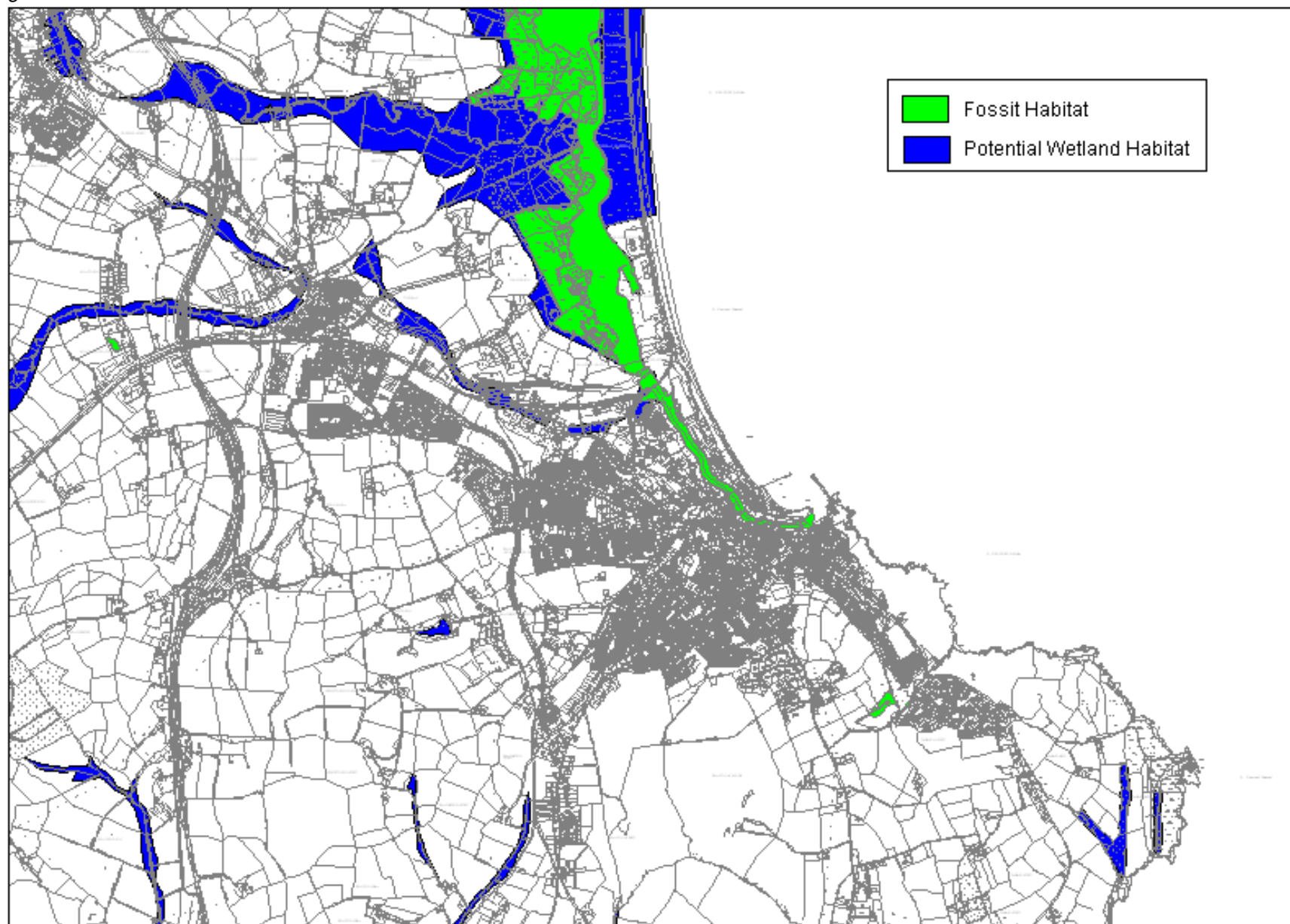


Figure 4.4: Trees Listed for Protection



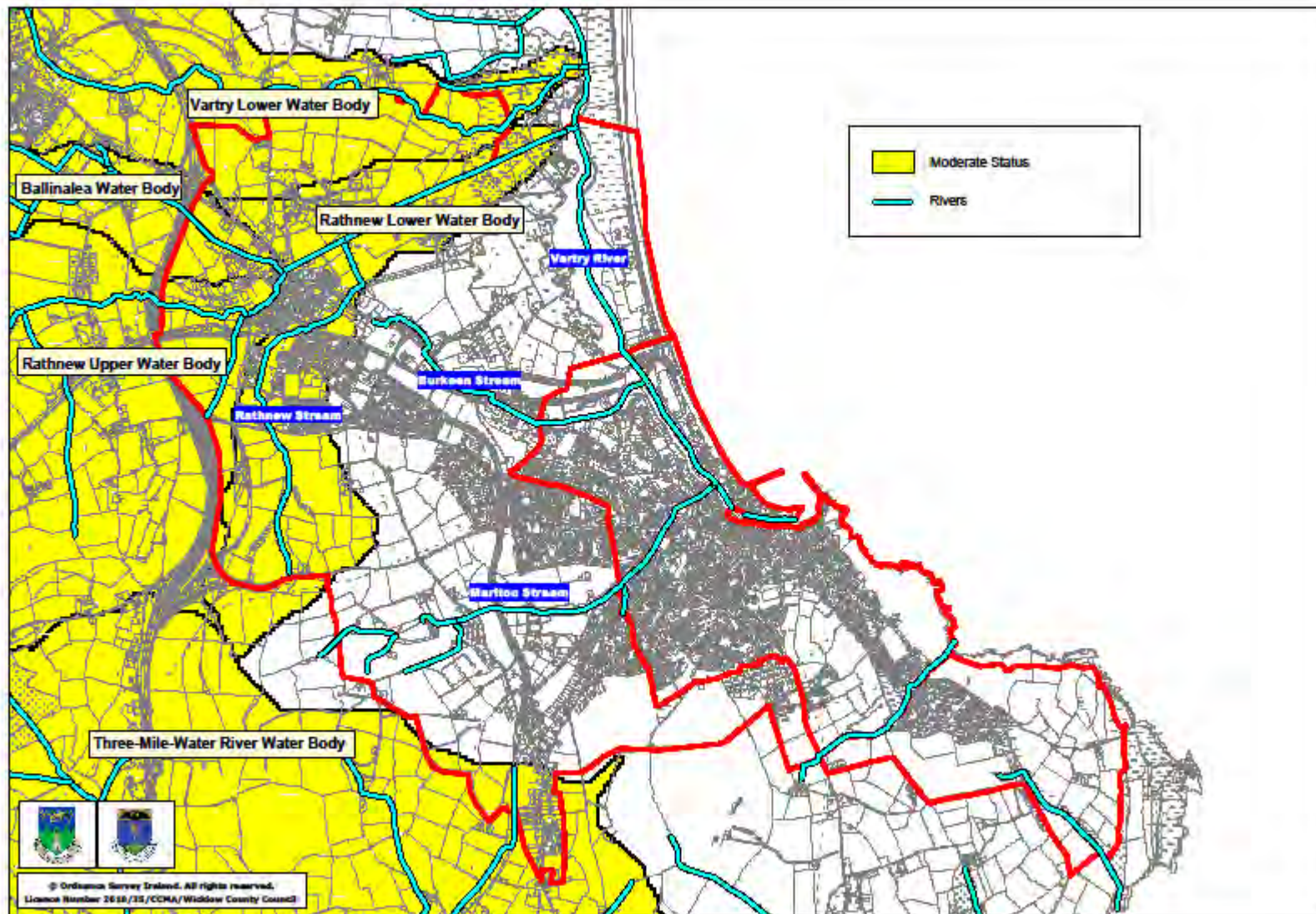
Source: Wicklow CDP 2010-2016, Wicklow Town Development Plan 2007-2013 and Action Area 6 LAP, 2006

Figure 4.5: Wetlands



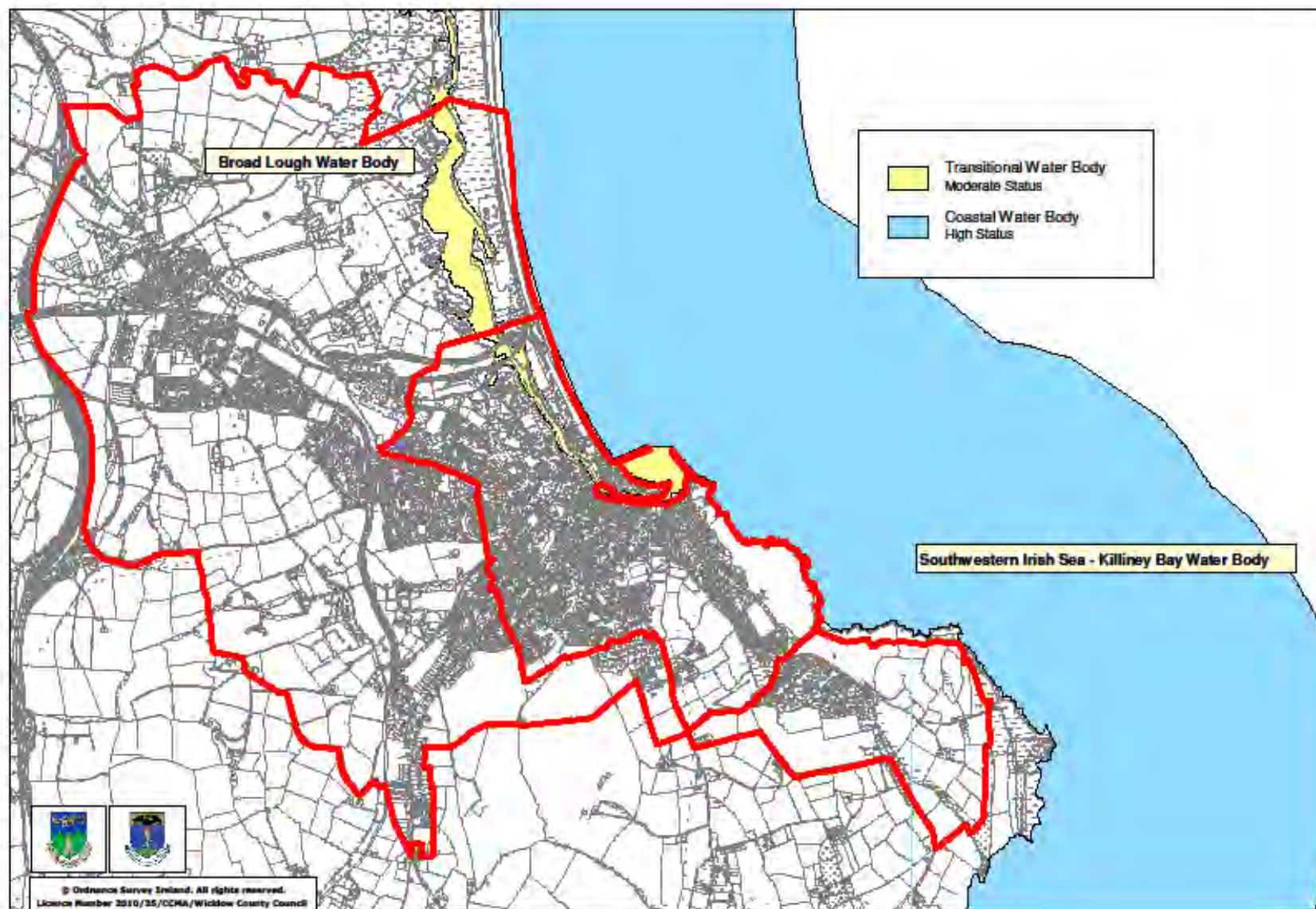
Source: County Wicklow Wetland Survey 2011

Figure 4.6: River Water Bodies



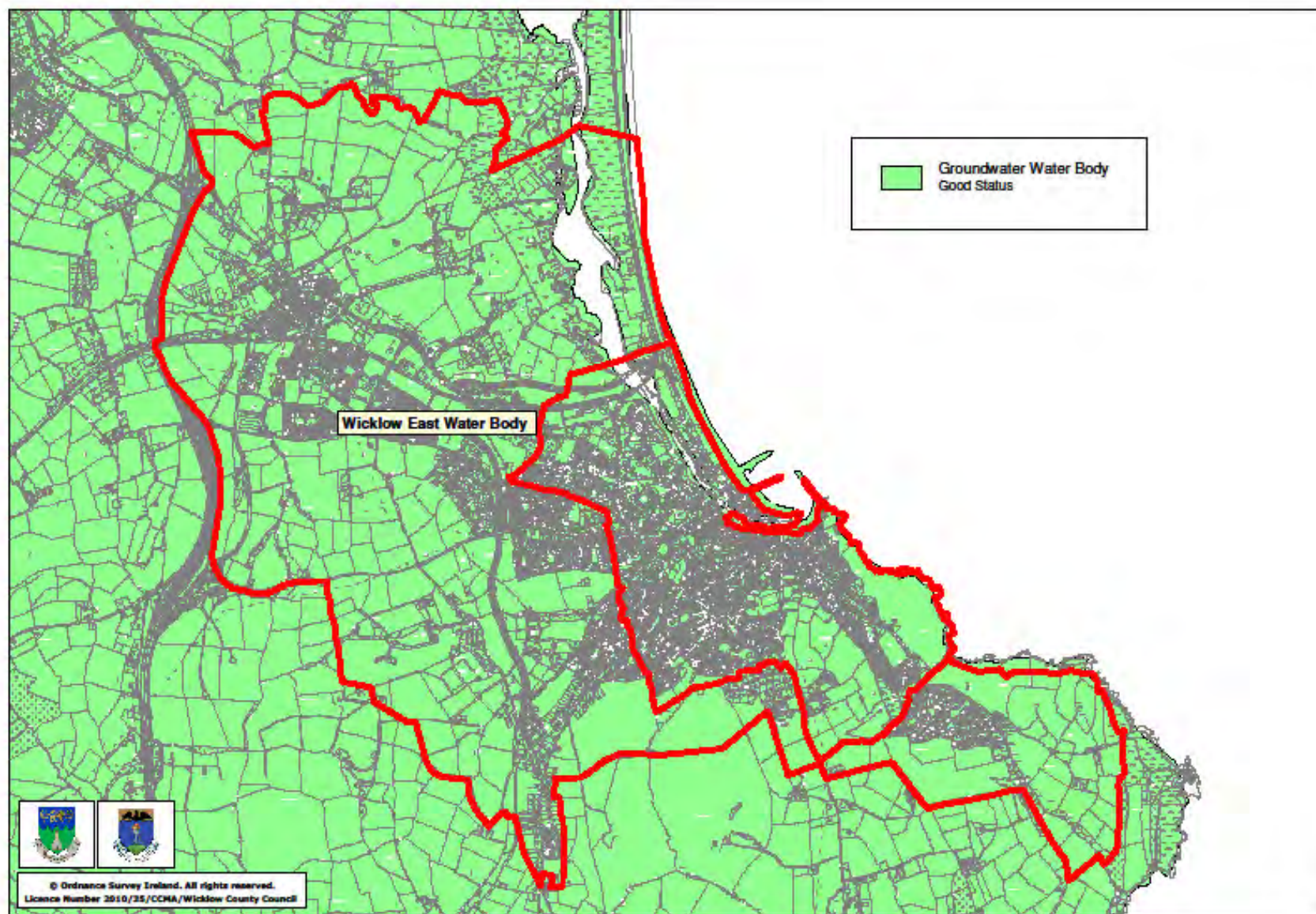
Source: Eastern River Basin Management Plan 2009-2015

Figure 4.7: Coastal and Transitional Water Bodies



Source: Eastern River Basin Management Plan 2009-2015

Figure 4.8: Groundwater Water Body



Source: Eastern River Basin Management Plan 2009-2015

Figure 4.9a: Record of Protected Structures in Wicklow County Council area

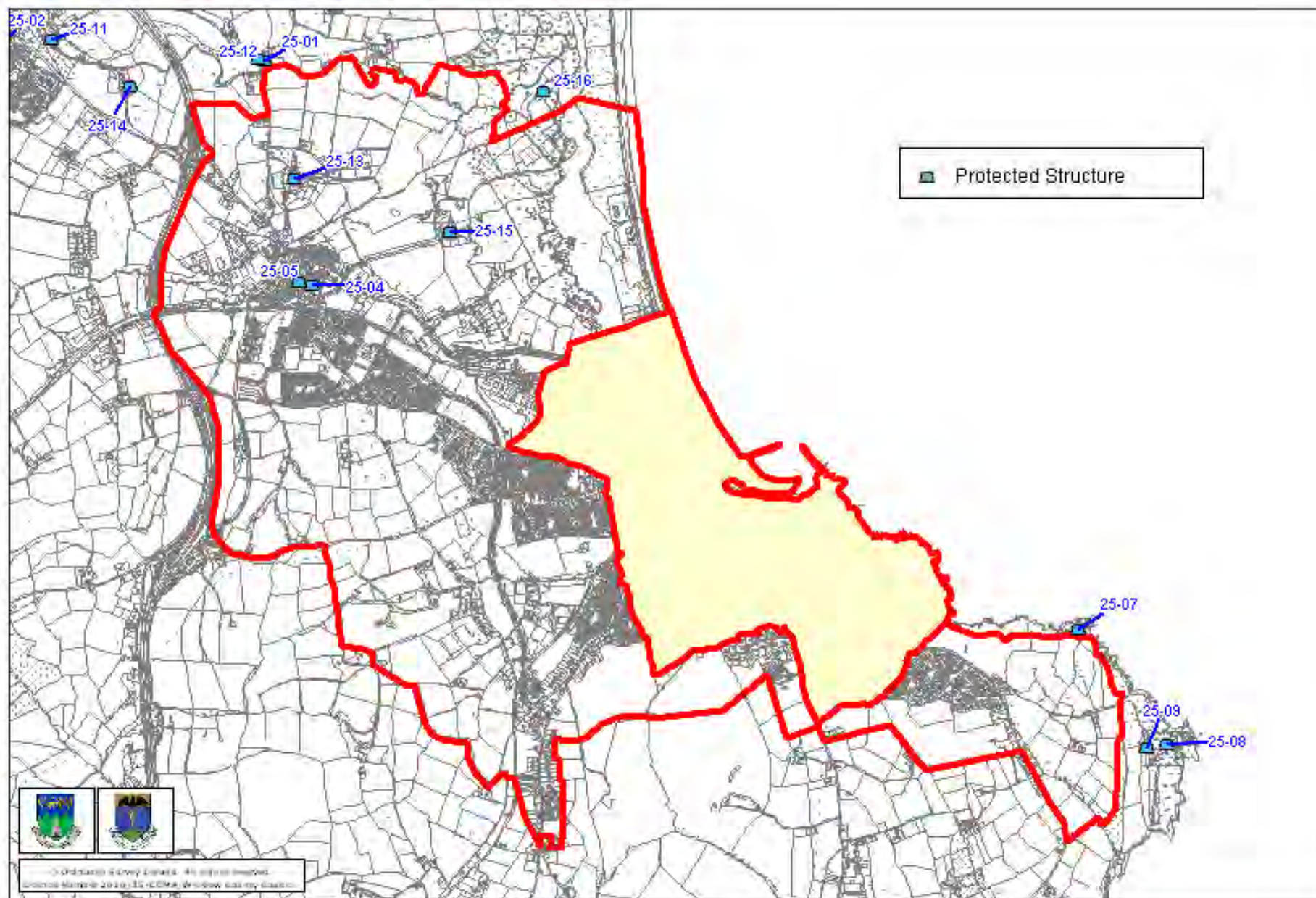
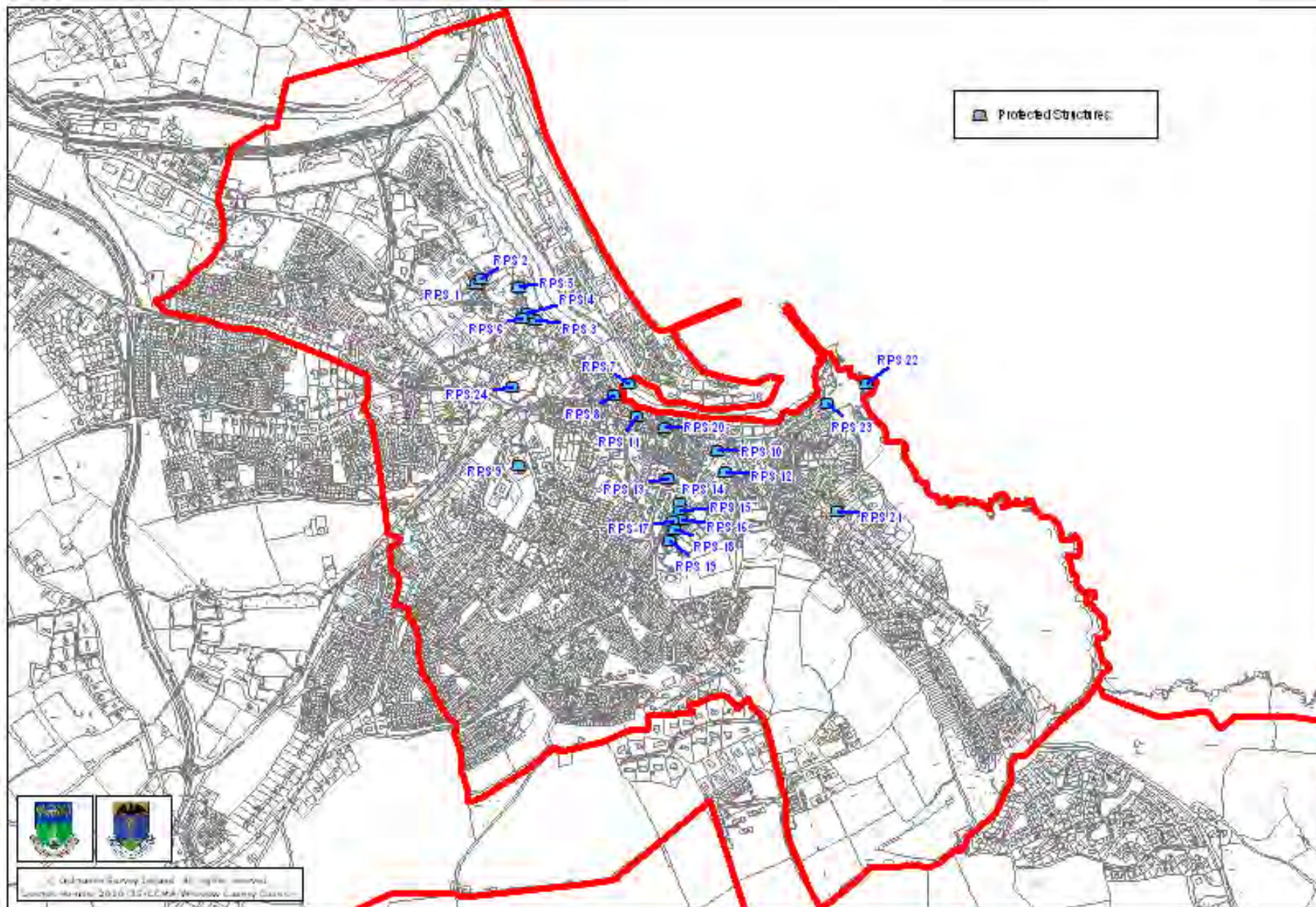
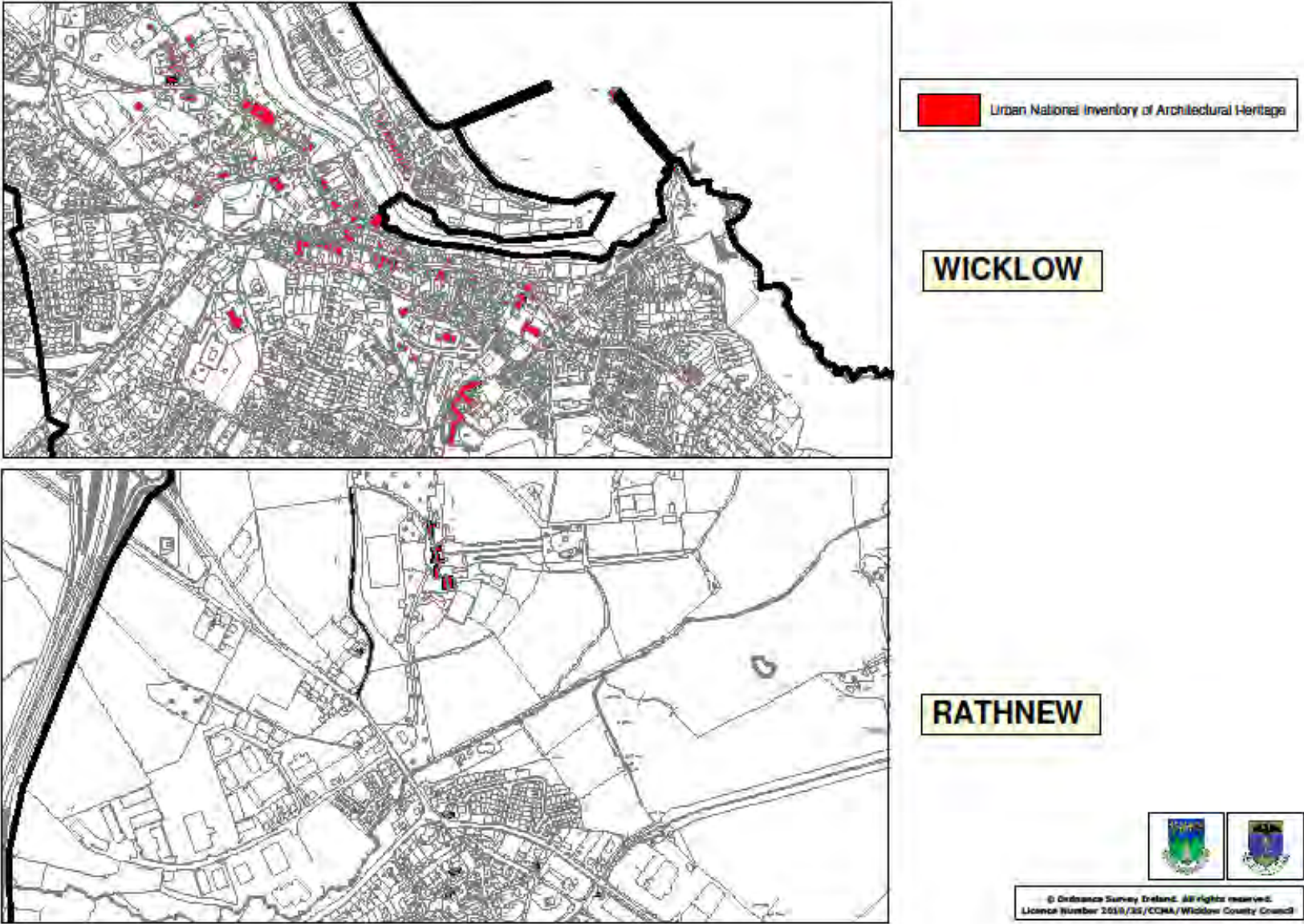


Figure 4.9b: Record of Protected Structures in Wicklow Town Council area



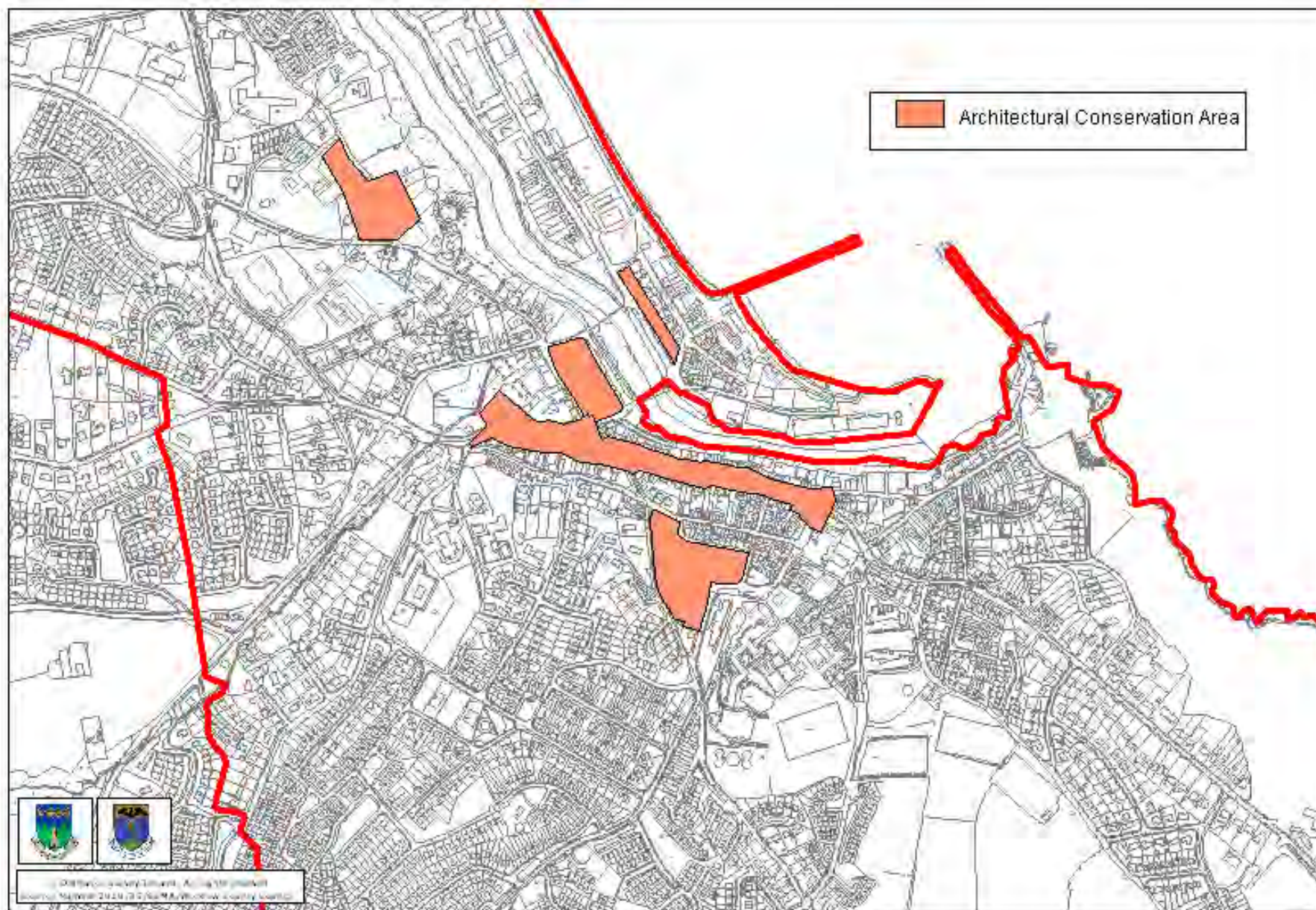
Source: NIAH

Figure 4.10b: National Inventory of Architectural Heritage



Source: NIAH

Figure 4.11: Architectural Conservation Area



Source: Draft Wicklow-Rathnew Development Plan 2013-2019

Figure 4.12: Zone of Archaeological Potential

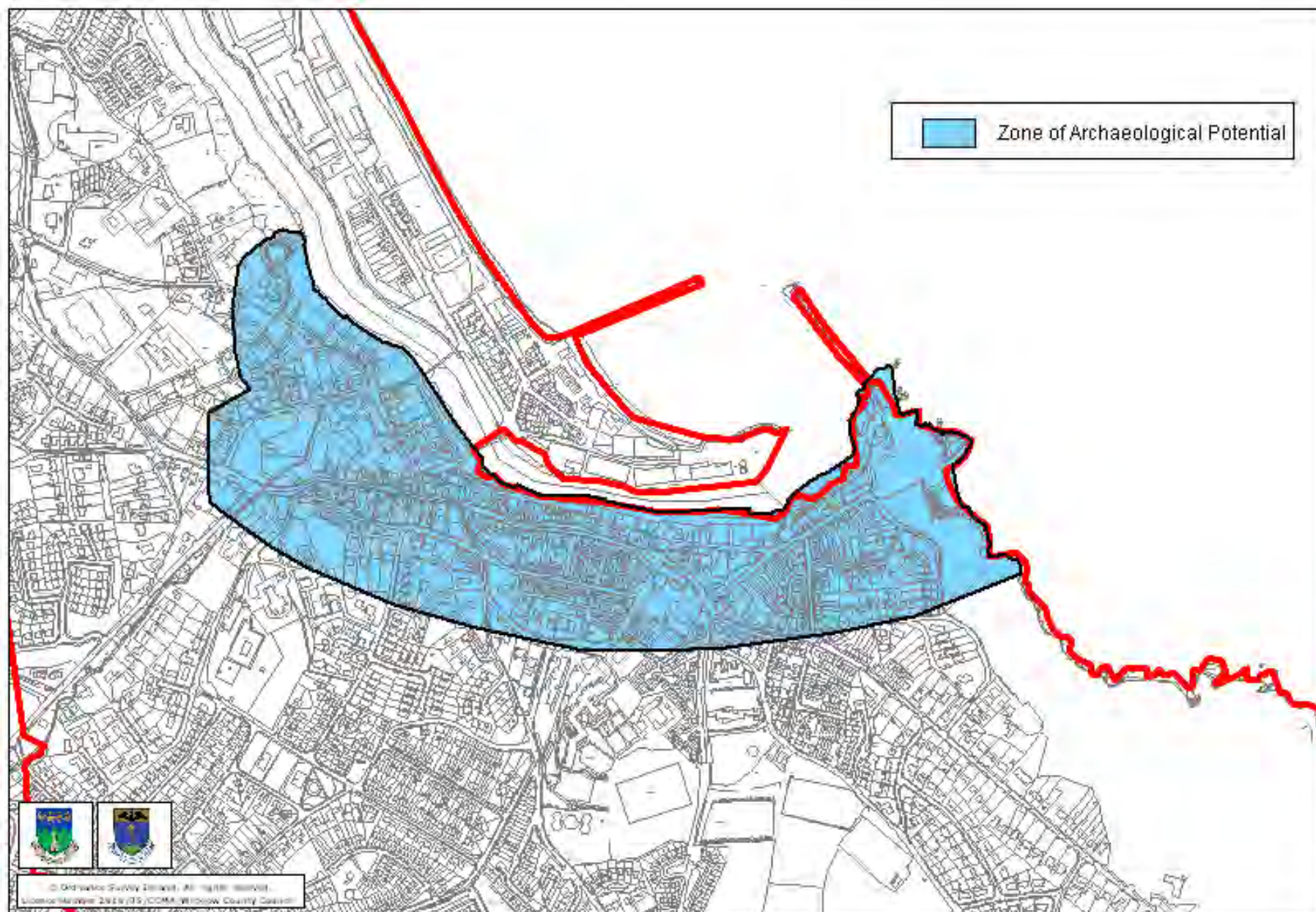
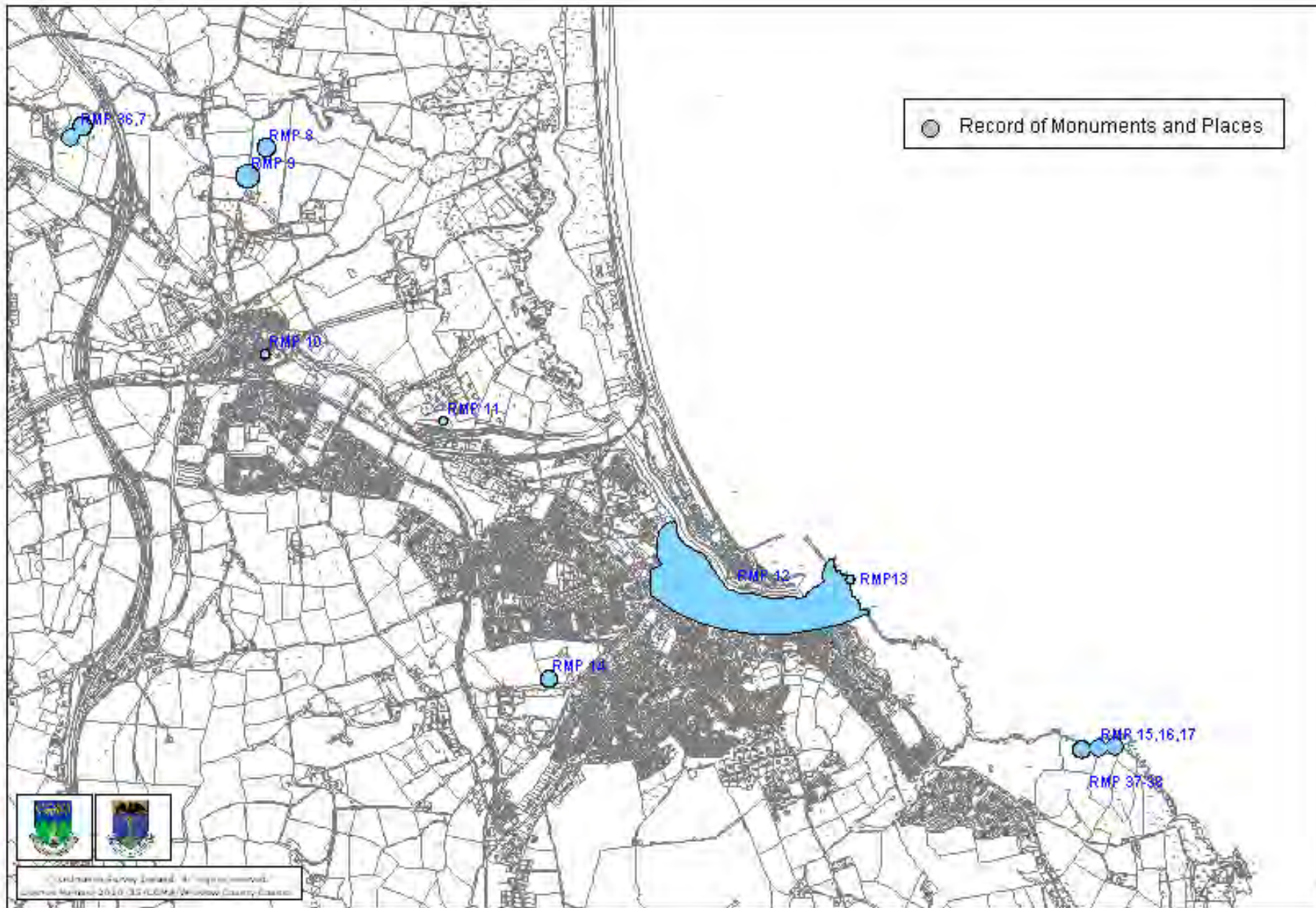
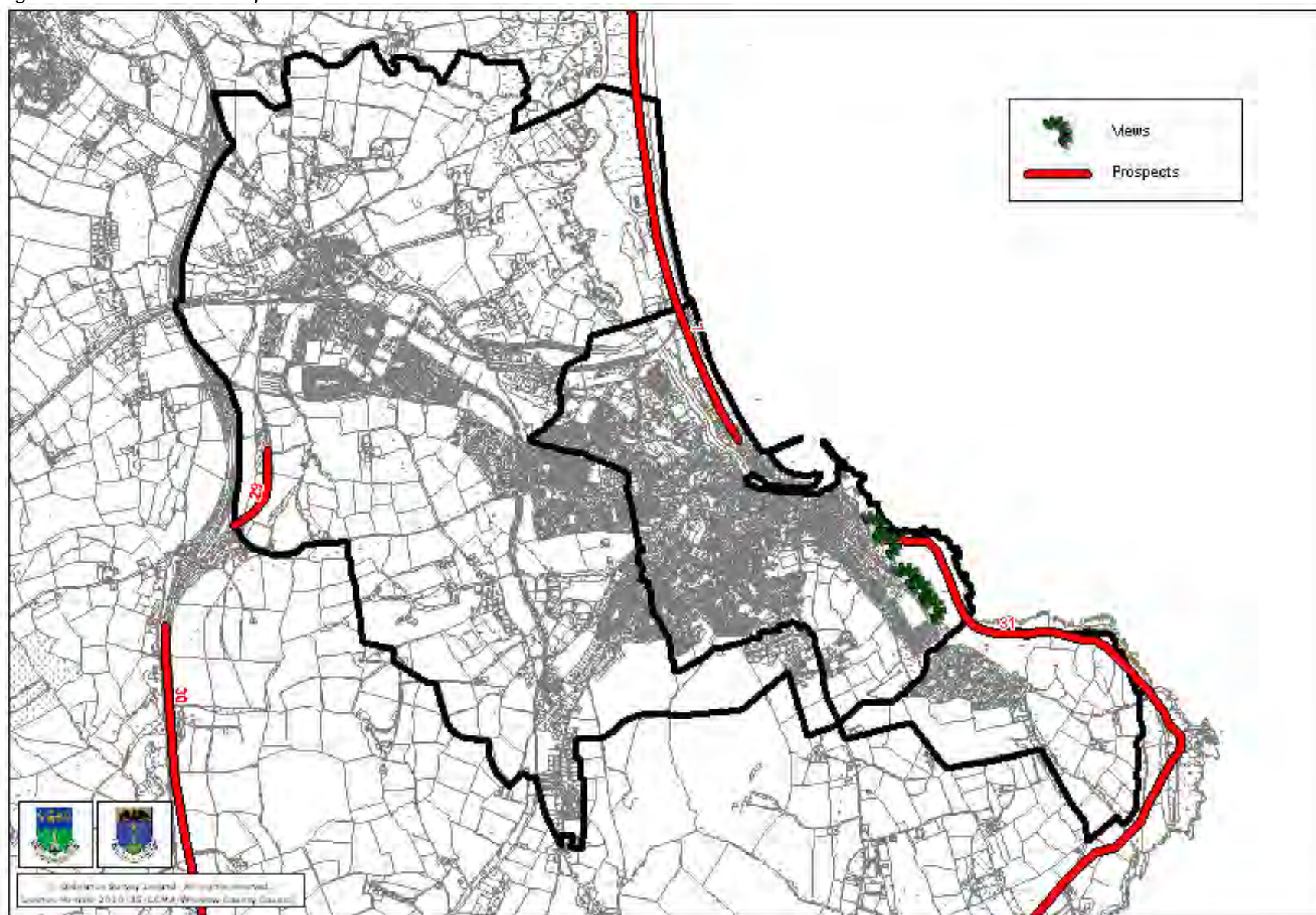


Figure 4.13: Record of Monuments and Places



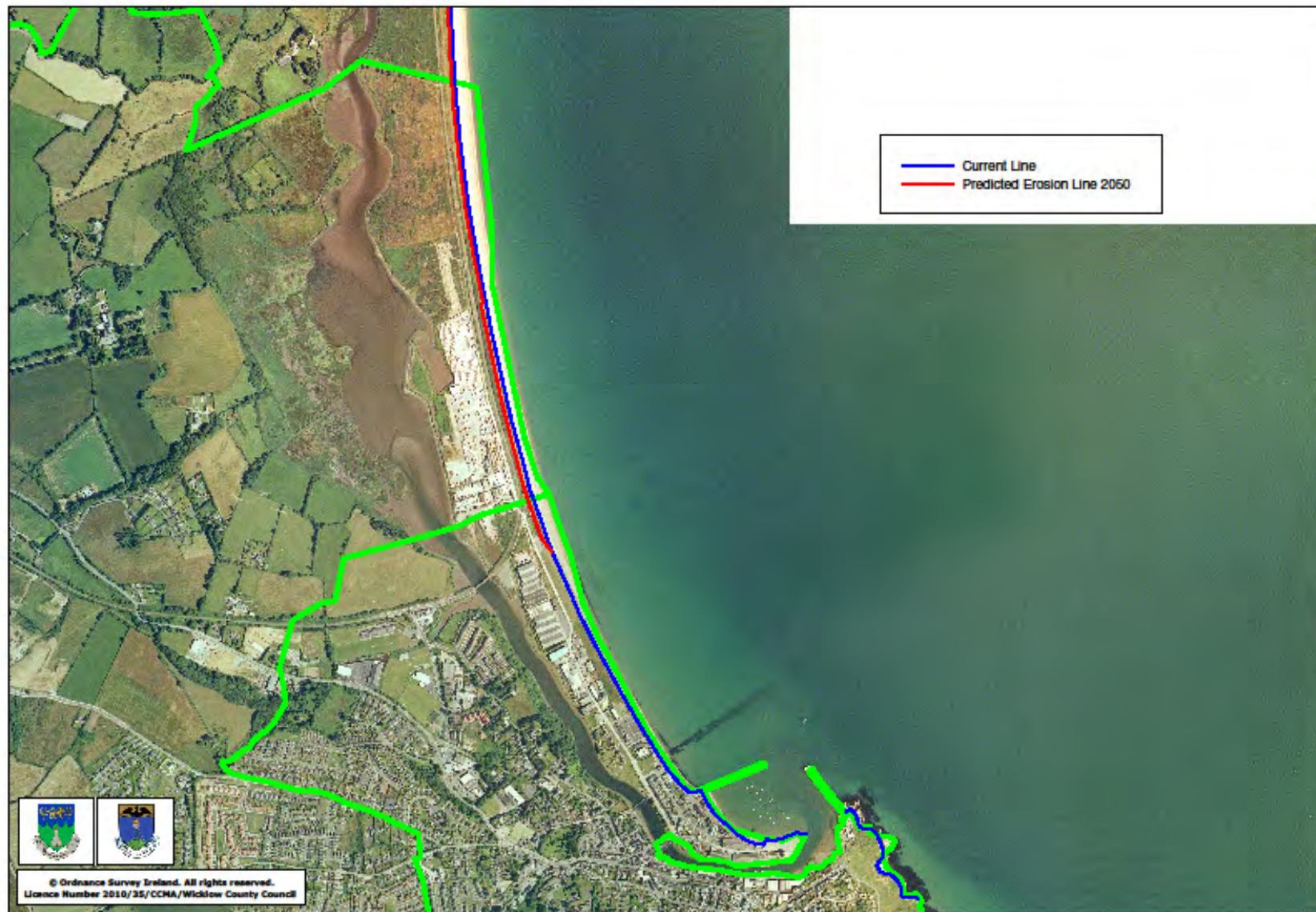
Source: Record of Monuments and Places

Figure 4.14: Views and Prospects



Source: Wicklow CDP 2010-2016, Wicklow Town Development Plan 2007-2013

Figure 4.15: Predicted Coastal Erosion



Source: Murrough Coastal Protection Study, 2007

Figure 4.16: Soil Type

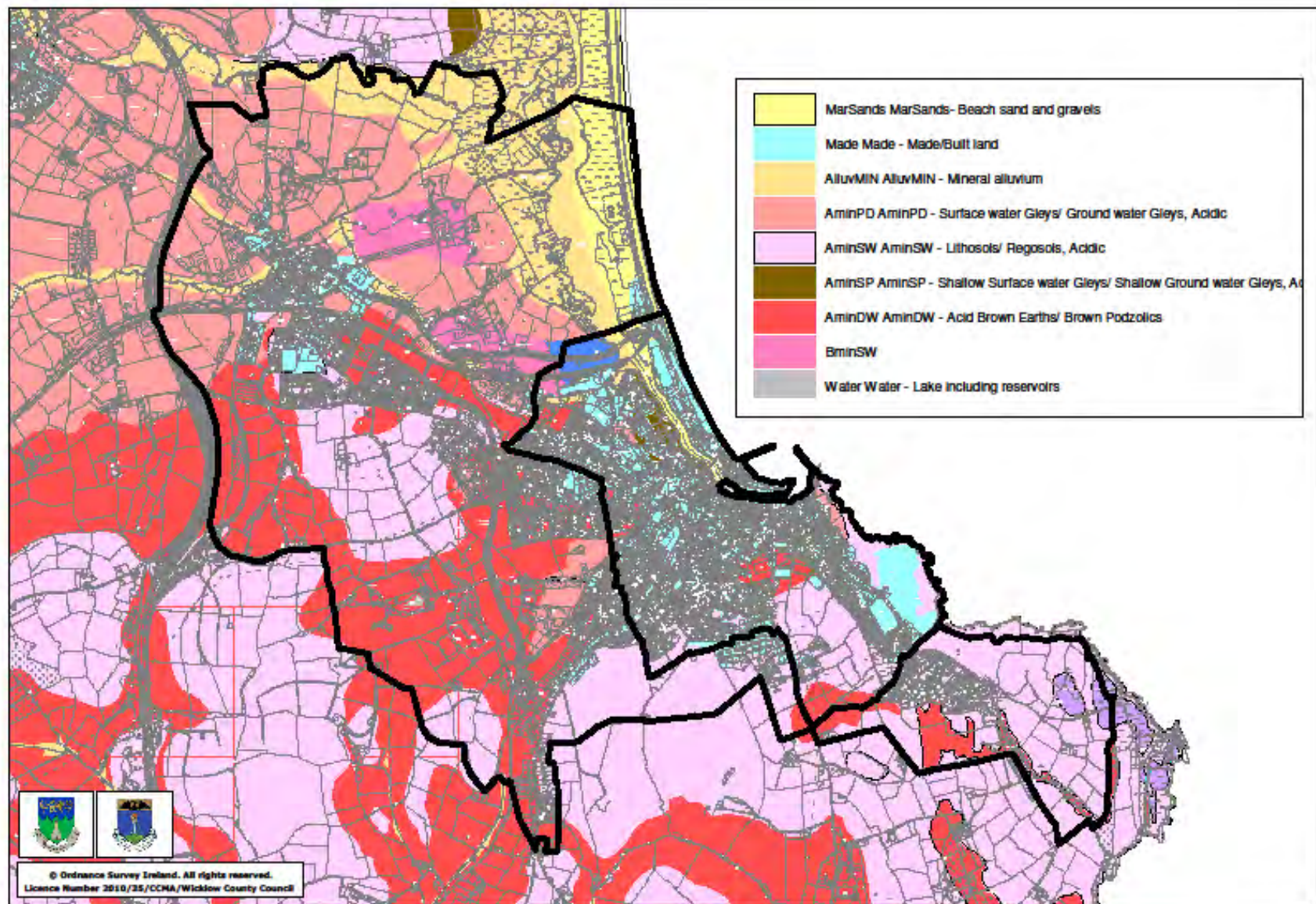


Figure 4.17: Baseline Map of Environmental Sensitivities

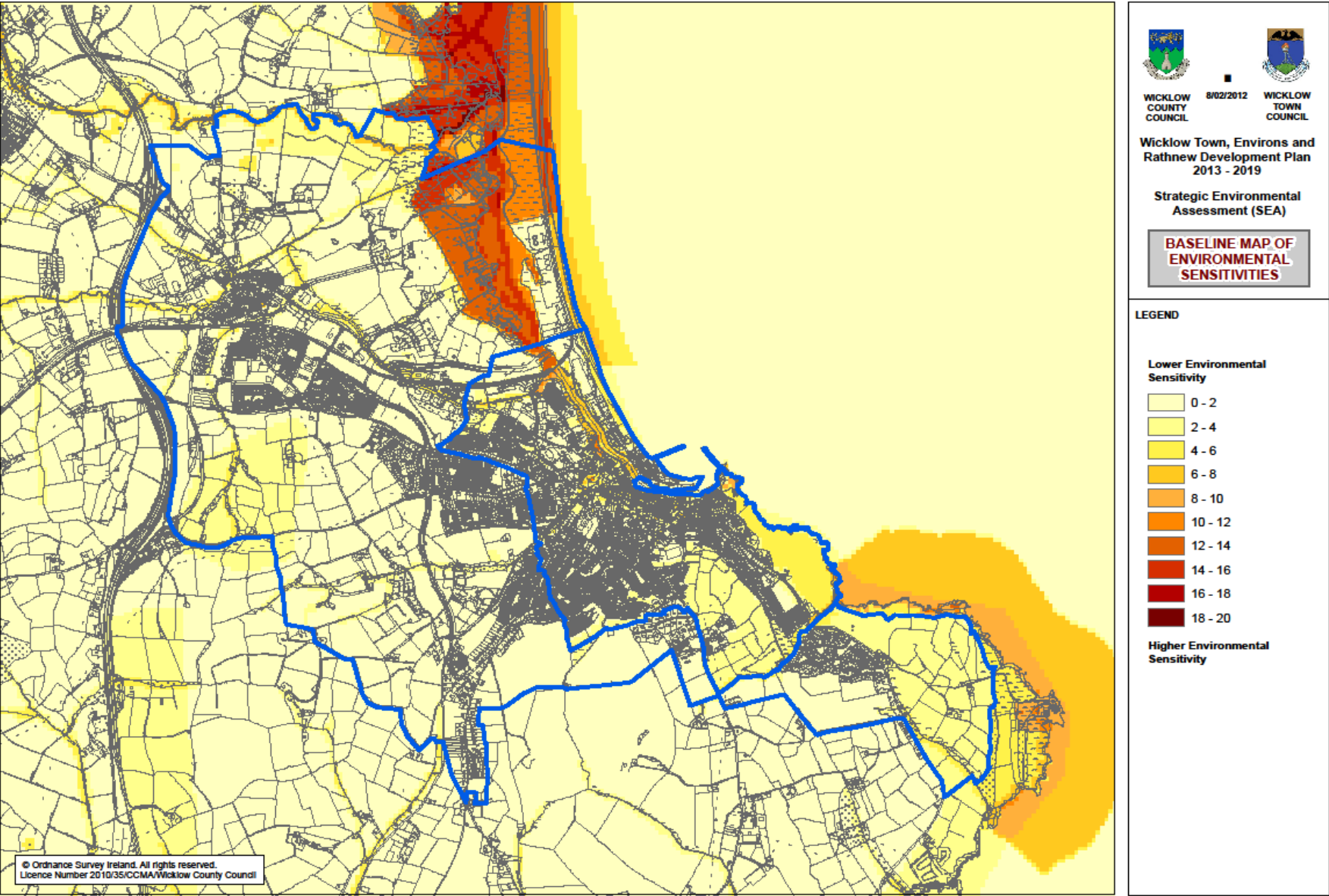


Figure 7.1: Alternative - the Most Environmentally Friendly Option

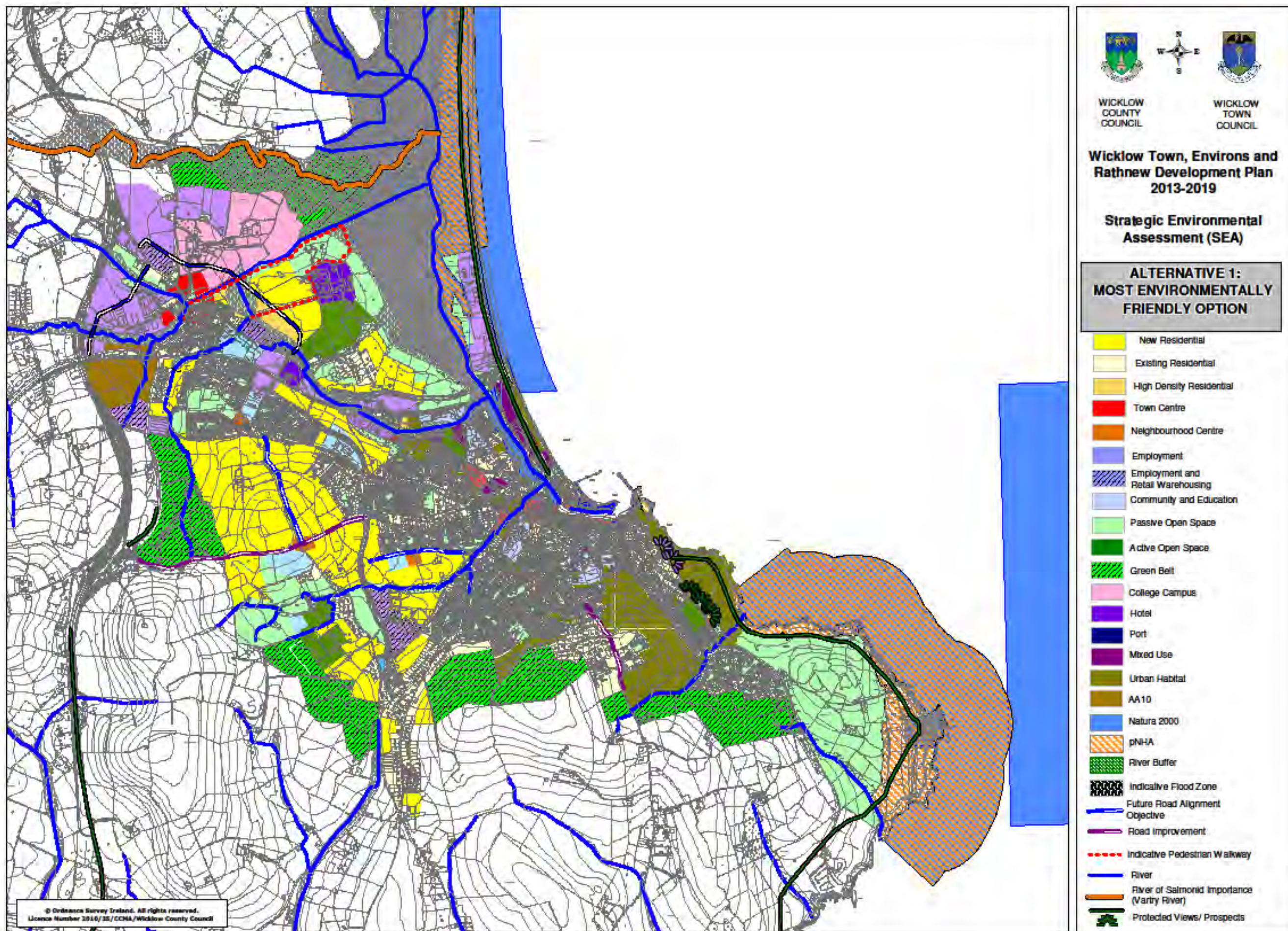


Figure 7.2: Alternative 2 - Water Services Determinant

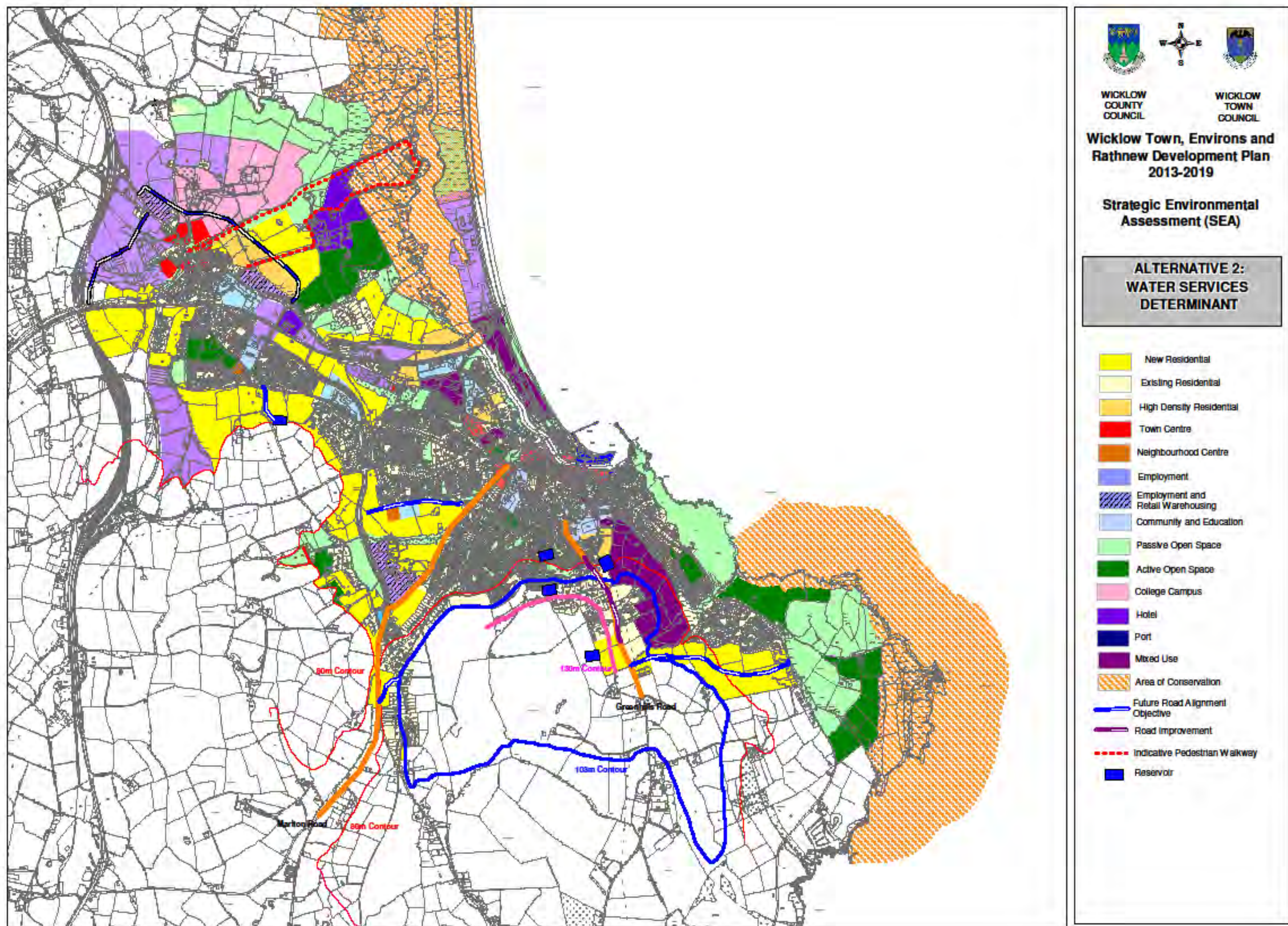


Figure 7.3: Alternative 3 – Roads and Transportation Determinant

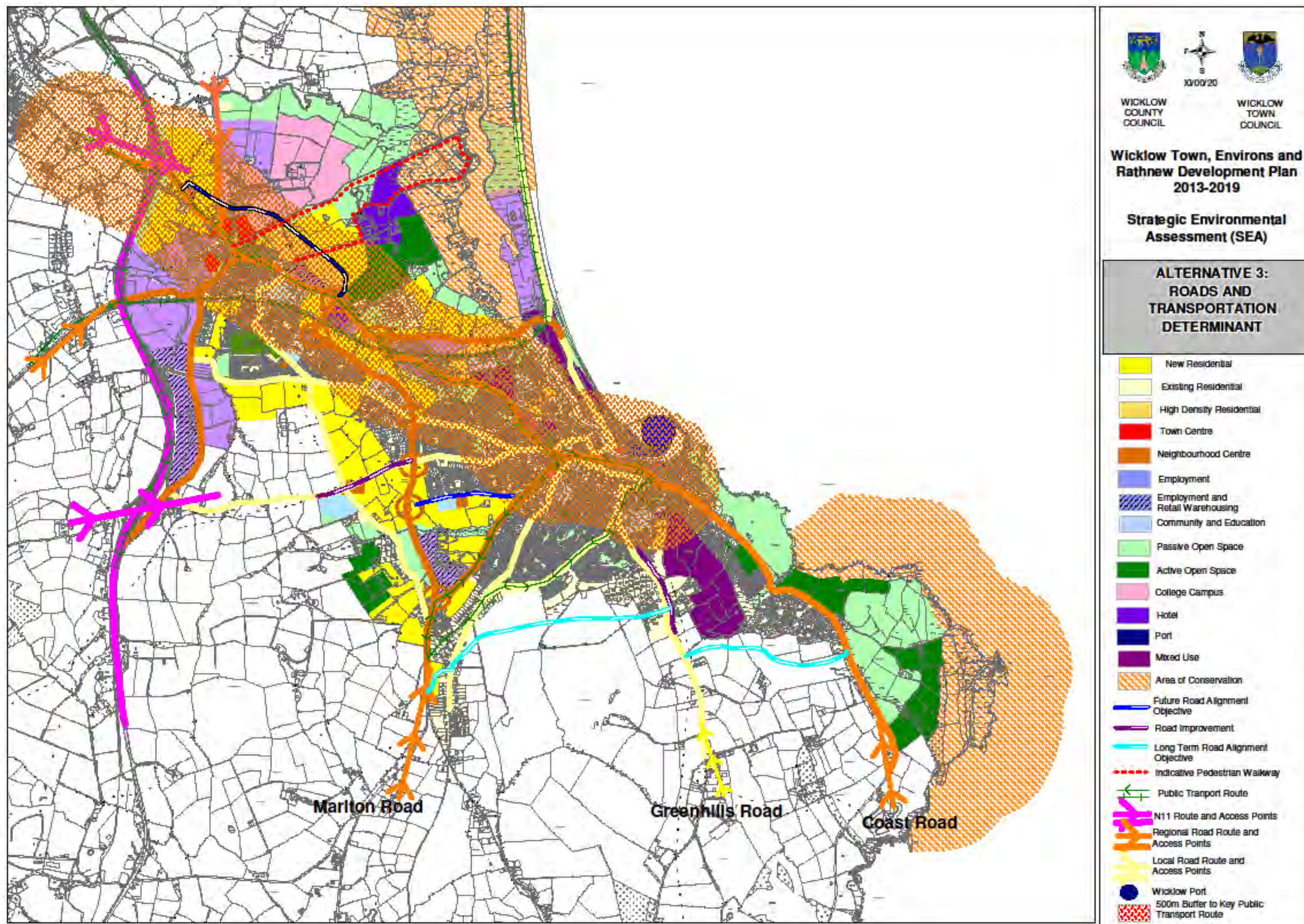


Figure 7.4: Alternative 4 – Concentric Development Pattern

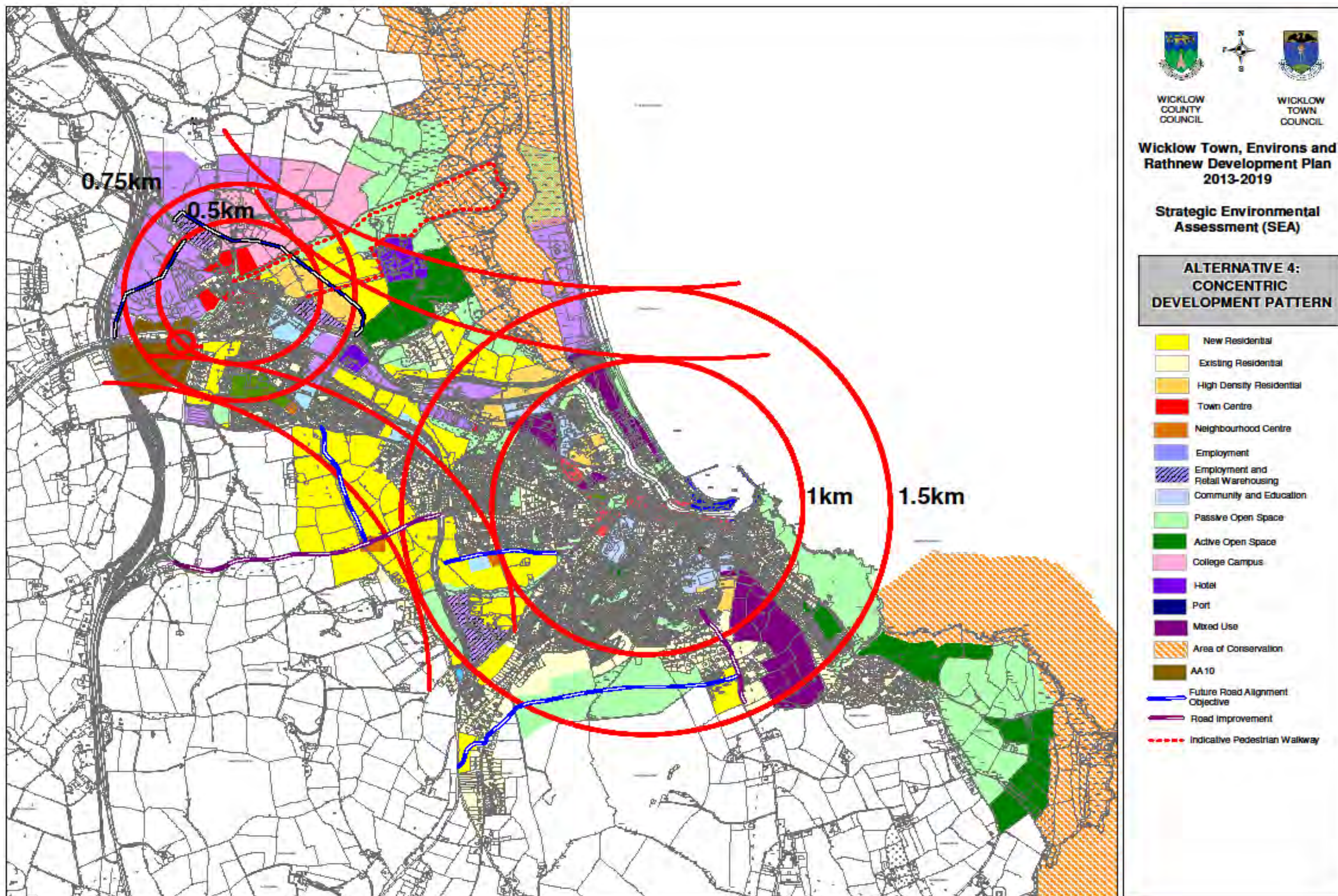


Figure 7.5: Environmental Assessment of Alternative 1 – Most Environmentally Friendly Option

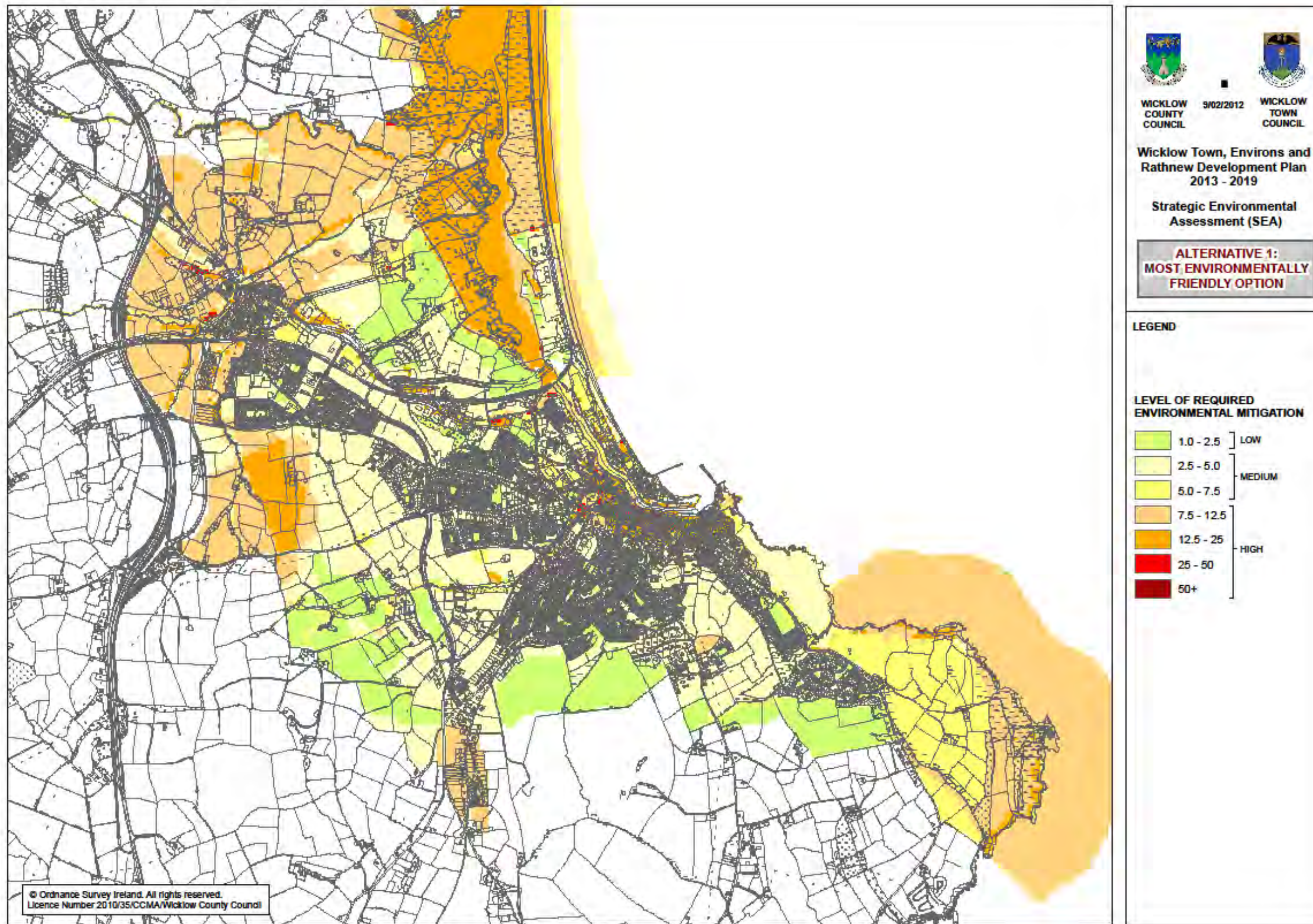
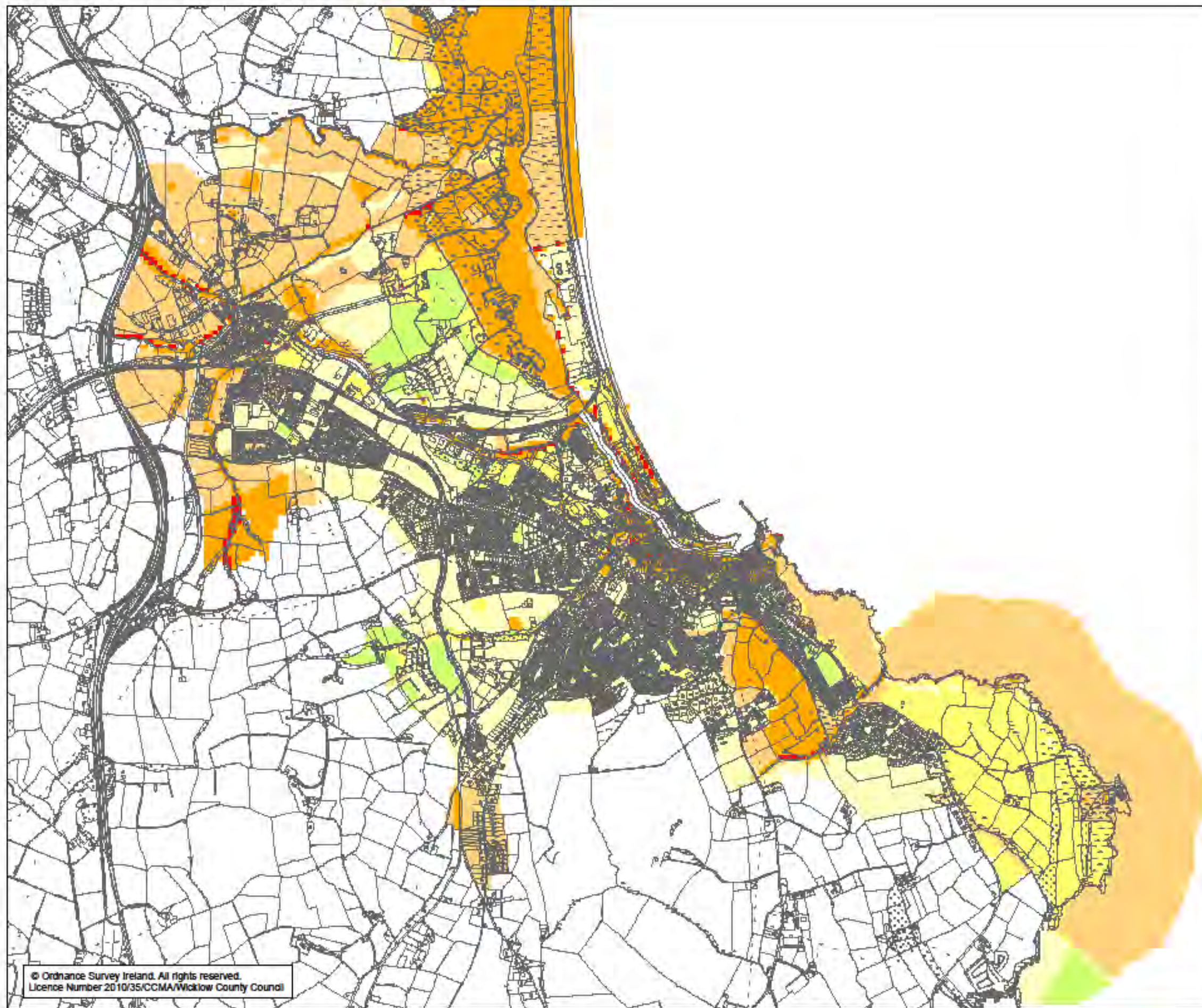


Figure 7.6: Environmental Assessment of Alternative 2 – Water Services Determinant



WICKLOW
COUNTY
COUNCIL

9/02/2012



WICKLOW
TOWN
COUNCIL

Wicklow Town, Environs and
Rathnew Development Plan
2013 - 2019

Strategic Environmental
Assessment (SEA)

**ALTERNATIVE 2:
WATER SERVICES
DETERMINANT**

LEGEND

LEVEL OF REQUIRED ENVIRONMENTAL MITIGATION

1.0 - 2.5	LOW
2.5 - 5.0	
5.0 - 7.5	MEDIUM
7.5 - 12.5	
12.5 - 25	HIGH
25 - 50	
50+	

Figure 7.7: Environmental Assessment of Alternative 3 – Roads and Transportation Determinant

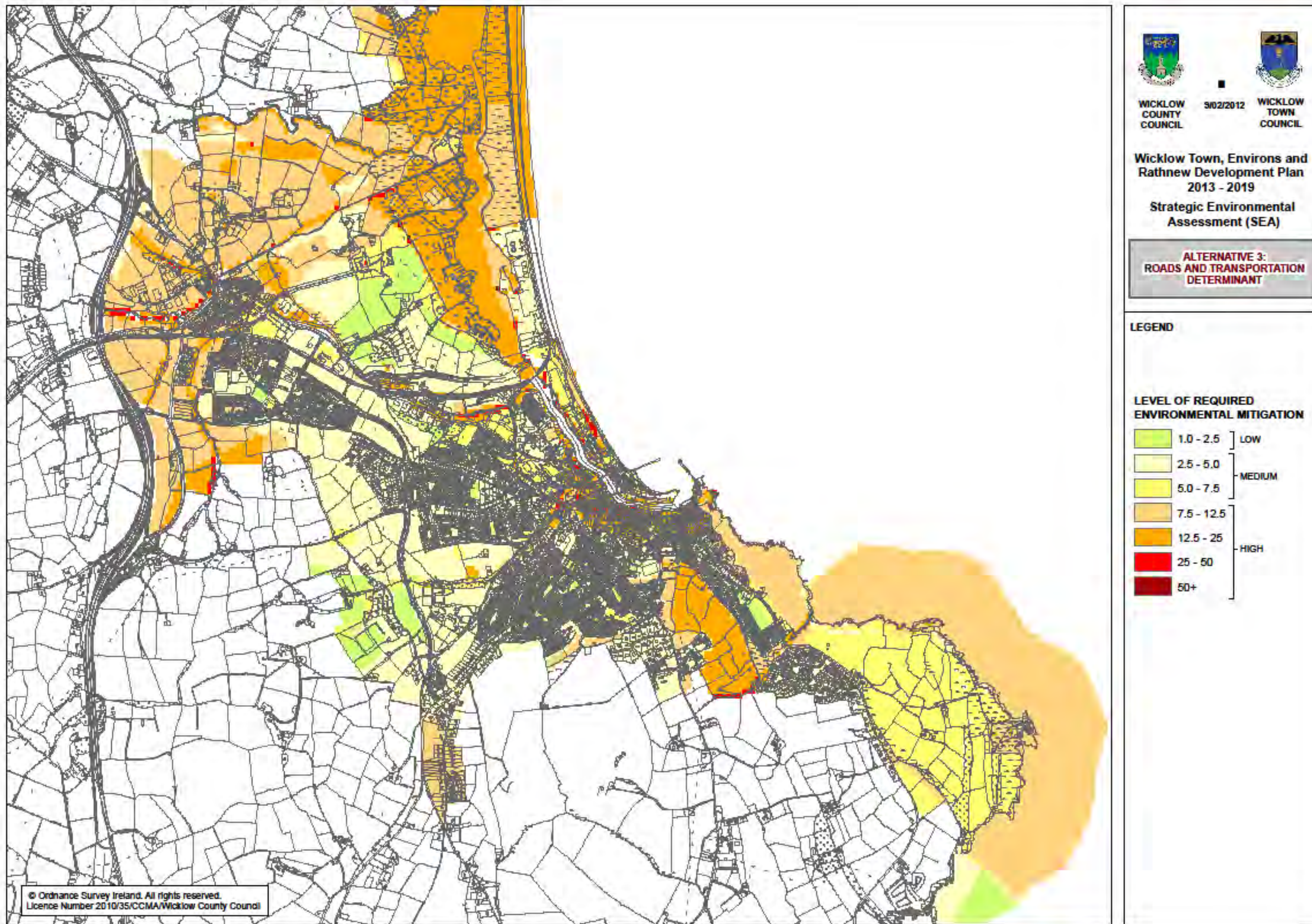


Figure 7.8: Environmental Assessment of Alternative 4 – Concentric Development Pattern

