

**ADDENDUM I TO THE STRATEGIC ENVIRONMENTAL ASSESSMENT  
ENVIRONMENTAL REPORT OF THE  
DRAFT ARKLOW AND ENVIRONS LOCAL AREA PLAN 2018 – 2024**

STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE PROPOSED ALTERATIONS,  
AS PROPOSED BY THE MEMBERS OF WICKLOW COUNTY COUNCIL ON 6<sup>th</sup> NOVEMBER 2017

THIS REPORT IS ADDENDUM I  
TO THE 'STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE  
DRAFT ARKLOW AND ENVIRONS LOCAL AREA PLAN 2018 – 2024'

Wicklow County Council

**Draft Arklow Town and Environs  
Local Area Plan 2018-2024  
Proposed Material Alterations**

Strategic Environmental Assessment  
Report Addendum

Ref/2

Issue | 17 November 2017

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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## Introduction

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Wicklow County Council is proposing to materially alter the Draft Arklow and Environs Local Area Plan (LAP) 2018-2024 in accordance with Section 20(3) of the Planning and Development Act 2000 (as amended),

This is the Strategic Environmental Assessment (SEA) Report for the Proposed Material Alterations to the Draft Arklow Town and Environs Local Area Plan 2018-2024 ('the Draft Plan'). This SEA Environmental Report presents the findings of the environmental assessment of the likely significant impacts on the environment as a result of the Proposed Material Alterations to the Draft Plan, incorporating screening of the Proposed Alterations and further assessment where necessary.

This report forms an addendum to the original SEA Environmental Report for the Draft Arklow Local Area Plan and should be read in conjunction with the same.

There are 16 Proposed Material Alterations to the Draft Plan. The Material Alterations are outlined within the report '*Proposed Material Alterations to Draft Arklow Town and Environs Local Area Plan 2018*'. This should also be read in conjunction with this addendum.

## 1 Background to The Plan

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The Draft Arklow Town and Environs Local Area Plan 2018-2024 provides the main public statement of planning policies and objectives for Arklow town and environs. The Draft Plan is a key document for setting out a vision for how Arklow town and environs should develop over the years 2018-2024 and beyond. The policies and objectives are critical in determining the appropriate location and form of different types of development as the LAP is the primary statutory land use policy framework against which planning applications are assessed.

The objectives of the LAP are also used by Wicklow County Council to guide their activities and to indicate priority areas for action and investment by the Councils such as focusing on attracting employment into the town or enhancing the town as a centre for tourism.

The Draft Arklow Town and Environs Local Area Plan 2018-2024 went on public display for a six week period between 5<sup>th</sup> July 2016 and 15 August 2017, during which time 29 submissions were received.

Following this period of public consultation, the Chief Executive prepared and distributed to the elected members of the County Council a report on the submissions received, including an opinion thereon and any recommended amendments to the draft plan.

This report was considered at the full county council meeting on the 6th November 2017.

At the meeting the Council resolved that as these amendments constitute material alterations to the Draft Local Area Plan and that therefore, the proposed amendments would be placed on public display for a period of not less than 4 weeks in accordance with Section 20 of the Planning and Development Act 2000 (as amended).

## 1.1 SEA Screening of Proposed Material Alterations

This Section considers the potential impacts of the Proposed Material Alterations to the Draft Plan in order to determine if any significant effects on the environment are likely to occur and if a Strategic Environmental Assessment of the Proposed Material Alterations is required.

**Table 2.1** below constitutes an SEA Screening Assessment of the Proposed Material Alterations. Should it be determined that a Proposed Material Alteration would likely result in a significant environmental effect(s), the Proposed Material Alteration will be subject to further assessment (i.e.- Strategic Environmental Assessment) in Section 3 of this Addendum.

Screening for the purposes of Appropriate Assessment and Strategic Flood Risk Assessment have also been undertaken on the Proposed Material Alterations to the Draft Plan. The outcomes of these assessments are included as addendums to the original reports and should be read in conjunction with this report and all other associated documents.

**Table 2.1 SEA Screening of Proposed Material Alterations to the Draft Arklow Town and Environs Local Area Plan 2018-2024**

<b>Proposed MA No.</b>	<b>Proposed Material Alteration</b>	<b>SEA Screening Assessment</b>	<b>Further Assessment Required?</b>
<b>1</b>	Text Amendments	<p>This Proposed Material Alteration elaborates on the content already included in the Draft Plan by breaking down the population statistics already provided into electoral divisions and geographical units.</p> <p>This Proposed Material Alteration also elaborates on the estimated population and housing growth targets of each settlement in the plan area. This information is based on the content already included in the Wicklow County Development Plan. This Proposed Material Alteration is not likely to result in any significant effect on the environment.</p>	N
<b>2</b>	Proposed change in zoning from Open Space 2 & R10 New Residential to Open Countryside (unzoned)	A reduction in the zoning footprint of a local area means less development- which ultimately results in a reduced environmental impact. The de-zoning of the land in question in the north-west of the plan area is not likely to result in any significant effect on the environment.	N
<b>3</b>	Proposed change in zoning from R20 New Residential to T Tourism	This Proposed Material Alteration involves changing an area of previously zoned 'New Residential' land to land zoned for 'Tourism.' This Proposed Material Alteration is not likely to result in any significant effect on the environment, as both zonings would constitute development.	N
<b>4</b>	Proposed change in zoning from E1 Employment & LSS Local Shops and Services to R28 New Residential	This Proposed Material Alteration involves changing an area of land previously zoned for 'Employment' and 'Local Shops and Services' to land zoned for 'New Residential.' This Proposed Material Alteration is not likely to result in any significant effect on the environment, as both zonings would constitute development of a similar nature.	N
<b>5</b>	Proposed change in zoning from Open Countryside (unzoned) to R Special New Residential & EI Employment H9 To allow for the development of a maximum of 40 dwelling units on the lands zoned 'R Special' at Seabank (west of Sea Road).	<p>This Proposed Material Alteration relates to the zoning of land outside the boundary of the previously assessed LAP area. The zoning of previously unzoned and undeveloped land has the potential to result in a significant impact on the environment in general.</p> <p>The potential impacts of this Proposed Material Alteration should be further considered in the context of the Strategic Environmental Objectives set out in Section 6.2 of the original Environmental Report in order to determine which of these objectives it meets, and which it may contradict.</p>	Y

Proposed MA No.	Proposed Material Alteration	SEA Screening Assessment	Further Assessment Required?
6	Proposed change in zoning from RE Existing Residential to E1 Employment	This Proposed Material Alteration involves changing an area of previously zoned 'Existing Residential' land to land zoned for 'Employment.' This Proposed Material Alteration is not likely to result in any significant effect on the environment, as both zonings would constitute development of a similar nature.	N
7	Proposed change in zoning from Open Countryside (unzoned) to E1 Employment	This Proposed Material Alteration relates to the zoning of land outside the boundary of the previously assessed LAP area. The zoning of previously unzoned and undeveloped land has the potential to result in a significant impact on the environment in general.  The potential impacts of this Proposed Material Alteration should be further considered in the context of the Strategic Environmental Objectives set out in Section 6.2 of the original Environmental Report in order to determine which of these objectives it meets, and which it may contradict.	Y
8	a Text Amendments	This Proposed Material Alteration relates to text amendments to Objective VP1.  This proposed amendment elaborates on the content already included in the Draft Plan. Objective IT10 of the Draft Plan sets out the Council's commitment to providing new links from Arklow and the port area to other counties in the region, namely the Leinster Outer Orbital Route. The potential effects that would arise from the amended Objective VP1 remain unchanged. This Proposed Material Alteration is not likely to result in any significant effect on the environment.	N
	b VP 14 To seek to prepare an overall Main Street enhancement scheme to improve the street environment for all users, which may include widened footpaths, cycle facilities (where feasible), public realm improvements, and possibly accompanied by reduced speed limits.	This Proposed Material Alteration elaborates on the content already included in the Draft Plan. The development of a Main Street enhancement scheme will further contribute towards the enhancement of the public realm that is already provided for by the Plan. This Proposed Material Alteration is not likely to result in any significant effect on the environment.	N
	c WZ13 To facilitate the development of new opportunities for pedestrian and cycle links from the Waterfront to the town centre.	This Proposed Material Alteration elaborates on the content already included in the Draft Plan. The development of new opportunities for pedestrian and cycle links from the Waterfront to the town centre will further contribute towards the sustainable transport provisions and improvements already provided for by the Plan. This Proposed Material Alteration is not likely to result in any significant effect on the environment.	N



Proposed MA No.	Proposed Material Alteration	SEA Screening Assessment	Further Assessment Required?
	<b>d</b> WZ14 In conjunction with the National Transport Authority, to carry out a feasibility study to investigate the possibility of connecting each side of the Waterfront zone	This Proposed Material Alteration does not provide for any development within the lifetime of the plan. This Proposed Material Alteration is not likely to result in any significant effect on the environment.	N
<b>9</b>	<b>a</b> Map insertion	This Proposed Material Alteration elaborates on the content already included in the Draft Plan by illustrating each of the already proposed Transport and Movement Objectives on a newly proposed Map No. 9. This Proposed Material Alteration will not result in any change to what is already proposed under the Draft Plan. This Proposed Material Alteration is not likely to result in any significant effect on the environment.	N
	<b>b</b> Text Amendments	This Proposed Material Alteration elaborates on content already included in the Draft Plan by making provisions for the protection of Roadstone Quarry in the development of the Southern Port Access Road. This Proposed Material Alteration will further contribute to the environmental protection and management provided for by the Plan. This Proposed Material Alteration is not likely to result in any significant effect on the environment.	N
	<b>c</b> IT15 To facilitate the implementation of the GDA Cycle Network Plan.	<p>This Proposed Material Alteration further contributes to the Plan provisions relating to the enhancement and provision of public transport facilities. The proposed cycle route network for Arklow, as outlined in the GDA Cycle Network Plan includes the following routes, some of which are already either fully or partially provided for in existing Plan Objectives VP5, TR4 and IT11:</p> <ul style="list-style-type: none"> <li>• Ar1 R772 Dublin Road to Wexford Road through Main Street.</li> <li>• Ar2 R750 Sea Road from Route Ar1 northwards towards Brittas Bay and Wicklow Town.</li> <li>• Ar3 Lower Main Street, Tinahask Road and Dock Road to South Quay.</li> <li>• Ar4 R747 Vale Road to the edge of town but not further towards Aughrim as the road is too narrow and busy and there is a better alternative on north bank of the Avoca River.</li> <li>• Ar5 Station access from Main Street along St. Mary's Road to Wexford Road (Ar1).</li> <li>• Ar6 North Quay from Ferrybank by Bridgewater Shopping Centre with new bridge across to South Quay and link to Ar3 at South Green. (This will need to avoid the boat moorings in the river).</li> </ul>	N

Proposed MA No.	Proposed Material Alteration	SEA Screening Assessment	Further Assessment Required?
		As the GDA Cycle Network Plan has already been subject to an independent SEA, and as sections of the proposed cycle network are already provided for in the Draft Plan, such a proposed amendment therefore would not necessitate further assessment.	
10	Text Amendments	This Proposed Material Alteration elaborates on the content already included in the Draft Plan. The Proposed Material Alteration will further contribute to the environmental protection and management provided for by the Plan. This Proposed Material Alteration is not likely to result in any significant effect on the environment.	N
11	Text Amendments	<p>This Proposed Material Alteration involves the inclusion of land use zoning descriptions for the 'Mixed Use' development zones, in order to align with other Proposed Material Alterations to the draft plan.</p> <p>As each Action Area provided for in the Draft Plan is already zoned for a number of land uses which will remain to be provided for by each of the individual Action Area Concept Maps, (<b>Action Area 1:</b> Mixed Residential, Community and Open Space <b>Action Area 2:</b> Mixed Use Residential, Employment, Local Shops and Services, Community and Open Space <b>Action Area 3:</b> Mixed Residential, Community and Open Space), this change in zoning designation on the Land Use Zoning Map should not result in any impact on what is already proposed under the Draft Plan. This Proposed Material Alteration is not likely to result in any significant effect on the environment.</p>	N
12	Text Amendments	This Proposed Material Alteration involves a text amendment to the description of the 'Extractive Industry' zoning, but does not alter what is provided for under this land zoning classification. This Proposed Material Alteration is not likely to result in any significant effect on the environment.	N
13	Phasing Schedule as Per Appendix D.	The phased delivery of the objectives outlined in the Draft LAP provides for a more sustainable type of development and could further contribute to the environmental protection and management provided for by the Plan. Through implementing the proposed phasing schedule, no likely significant effect on the environment is envisaged.	N
14	Change in zoning to provide for the expansion of the boundary of Action Area 3 so that it encompasses more of the pNHA of Arklow Marsh, as well as some open space. Also change in zoning of a small area of 'Community	This Proposed Material Alteration increases the boundary of Action Area 3 so that it encompasses more of the pNHA of Arklow Marsh, as well as some open space. The land zonings within the boundary of AA3 however, will remain the same. Potential significant environmental effects have therefore already been assessed by the SEA.	N

Proposed MA No.	Proposed Material Alteration	SEA Screening Assessment	Further Assessment Required?
	and Education' to 'New Residential' as well as change in zoning of small area of 'New Residential' to 'Existing Residential.'	<p>This Proposed Material Alteration also involves changing an area of previously zoned 'Community and Education' land to land zoned for 'New Residential.' This Proposed Material Alteration is not likely to result in any significant effect on the environment, as both zonings would constitute development of a similar nature.</p> <p>The change in zoning of a small area of land from 'New Residential' to 'Existing Residential' would not involve new development. No likely significant effects on the environment are therefore envisaged.</p>	
15	Change in zoning type from OS2 Open Space to RE Existing Residential	The change in zoning of this small area of land from 'Open Space' to 'Existing Residential' would not constitute new development within the lifetime of the Draft Plan. This Proposed Material Alteration is not likely to result in any significant effect on the environment.	N
16	Change in zoning from Open Countryside (unzoned) to T Tourism	<p>This Proposed Material Alteration relates to the zoning of land outside the boundary of the previously assessed LAP area. The zoning of previously unzoned and undeveloped land has the potential to result in a significant impact on the environment in general.</p> <p>The potential impacts of this Proposed Material Alteration should be further considered in the context of the Strategic Environmental Objectives set out in Section 6.2 of the original Environmental Report in order to determine which of these objectives it meets, and which it may contradict.</p>	Y

## 1.2 SEA Screening Conclusion

This Section of the SEA Addendum assessed the potential for likely significant environmental impacts arising from the Proposed Material Alterations to the Draft Arklow Local Area Plan 2017-2022.

It is determined that the following Proposed Material Alterations have the potential to result in significant environmental effects and as such, warrant Strategic Environmental Assessment:

- Proposed Material Alteration No. 5;
- Proposed Material Alteration No. 7; and
- Proposed Material Alteration No. 16.

These Proposed Material Alterations are therefore subject to further assessment in Section 3.

## 2 SEA Environmental Report of Proposed Material Alterations

### 2.1 Introduction

This Section of the Addendum is the Strategic Environmental Assessment (SEA) Environmental Report of the Proposed Material Alterations to the Draft Arklow Local Area Plan 2018-2024. The SEA Environmental Report presents the findings of the environmental assessment of the likely significant impacts on the environment as a result of the Draft LAP.

Section 2 of this Addendum concluded that a SEA was required on three of the Proposed Material Alterations, as it was considered that they would have the potential to result in significant environmental effects:

- Proposed Material Alteration No. 5;
- Proposed Material Alteration No. 7; and
- Proposed Material Alteration No. 16.

### 2.2 Assessment of Likely Significant Impacts

The environmental impacts of Proposed Material Alteration No. 5, 7 and 16 were assessed with respect of environmental objectives listed in Chapter 6 of the same report.

The assessment process categorised environmental impacts using the ratings outlined in **Table 2.1** below (Table 7.1 of the original Environmental Report) which is based on the impact assessment criteria defined by the EPA for environmental impact assessment.

Entries in **Table 2.2** replace selected entries in Table 7.2 of the original SEA Environmental Report as appropriate and impacts are based on comparison with baseline environmental conditions.

**Table 2.1 Impact Ratings**

Significance of Impact	
	Neutral
	Positive
	Negative
	Uncertain

**Table 2.1 Strategic Environmental Assessment of Proposed Material Alterations**

Proposed Material Alterations		SEA Environmental Objectives							
Proposed Material Alteration Ref No.	Text	Biodiversity	Population & Human Health	Land & Soils	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
5	Proposed change in zoning from Open Countryside (unzoned) to R Special New Residential & EI Employment								
<b>SEA Comment</b>									
<p>This Proposed Material Alteration relates to the zoning of land outside the boundary of the previously assessed LAP area. The zoning of previously unzoned and undeveloped land has the potential to conflict with the strategic environmental objectives outlined in Section 6.2 of the original Environmental Report, and has the potential to result in a negative impact on most environmental factors:</p> <p><b>Population and Human Health</b> - A positive impact on population and human health is envisaged through provision of new residential and employment opportunities in Arklow Town and Environs.</p> <p><b>Biodiversity, Land &amp; Soils</b> - The Proposed Material Alteration has the potential to result in a negative impact on the conservation status of habitats and species, and result in an overall loss in green space and biodiversity in the Arklow Environs. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Land &amp; Soils and Heritage</b>- The Proposed Material Alteration has the potential to result in a negative impact on the quality of existing land &amp; soil, as well as heritage features. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Water</b> - The Proposed Material Alteration has been subject to a Stage 1 Strategic Flood Risk Assessment (SFRA). The SFRA determined that a portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses/coast. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Air, Noise &amp; Climate</b>- The zoning of land for residential and employment use on previously unzoned and undeveloped land on the periphery of the LAP has the potential to conflict with the Council’s objectives to improve sustainable mobility; and reduce travel related greenhouse gas and other emissions to air. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Landscape and Visual</b>- The development of any large scale facilities or industries in a previously undeveloped area has the potential to result in a negative impact on landscape and visual. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Material Assets</b>- A negative impact on material assets could potentially occur; as additional housing units and intensive industry could cause a strain on local utilities. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p>									

Proposed Material Alterations		SEA Environmental Objectives							
Proposed Material Alteration Ref No.	Text	Biodiversity	Population & Human Health	Land & Soils	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
7	Proposed change in zoning from Open Countryside (unzoned) to E1 Employment								
<p><b>SEA Comment</b></p> <p>This Proposed Material Alteration relates to the zoning of land outside the boundary of the previously assessed LAP area. The zoning of previously unzoned and undeveloped land has the potential to conflict with the strategic environmental objectives outlined in Section 6.2 of the original Environmental Report, and has the potential to result in a negative impact on most environmental factors:</p> <p><b>Population and Human Health</b> - A positive impact on population and human health is envisaged through provision of new employment opportunities in Arklow Town and Environs.</p> <p><b>Biodiversity, Land and Soils</b>- The Proposed Material Alteration has the potential to result in a negative impact on the conservation status of habitats and species, and has the potential to result in an overall loss in green space and biodiversity in the Arklow Environs. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Land &amp; Soils and Heritage</b>- The Proposed Material Alteration has the potential to result in a negative impact on the quantity of existing soil and geology, as well as Heritage features. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Water</b> - The Proposed Material Alteration relates to development in close proximity to the Avoca River. Development in the area has the potential to impact the water quality of the river and as such, could reduce the likelihood of the Council achieving their objective of improving the water quality of the river in compliance with the standards of the Water Framework Directive.</p> <p>The Proposed Material Alteration has been subject to a Stage 1 Strategic Flood Risk Assessment (SFRA). The SFRA determined that a portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses/coast. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Air, Noise &amp; Climate</b>- The zoning of land for employment on previously unzoned and undeveloped land on the periphery of the LAP area has the potential to conflict with the Council’s objectives to improve sustainable mobility; and reduce travel related greenhouse gas and other emissions to air. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Landscape and Visual</b>- The development of any large scale facilities or industries in a previously undeveloped area has the potential to result in a negative impact on landscape and visual.</p> <p><b>Material Assets</b>- A negative impact on material assets could potentially occur; as intensive industry could cause a strain on local utilities.</p>									

Proposed Material Alterations		SEA Environmental Objectives							
Proposed Material Alteration Ref No.	Text	Biodiversity	Population & Human Health	Land & Soils	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
16	Change in zoning from Open Countryside (unzoned) to T Tourism								
<b>SEA Comment</b>									
<p>This Proposed Material Alteration relates to the zoning of land outside the boundary of the previously assessed LAP area. The zoning of previously unzoned and undeveloped land is generally has the potential to conflict with the strategic environmental objectives outlined in Section 6.2 of the original Environmental Report, and has the potential to result in a negative impact on most environmental factors:</p> <p><b>Population and Human Health</b> – New tourism initiatives in Arklow have the potential to result in a positive impact on Population and Human Health as a result of increased visitors, inward investment and expenditure in the LAP area.</p> <p><b>Biodiversity</b> - The Proposed Material Alteration has the potential to result in a negative impact on the conservation status of habitats and species, and has the potential to result in an overall loss in green space and biodiversity in the Arklow Environs. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Land &amp; Soils and Heritage</b>- The Proposed Material Alteration has the potential to result in a negative impact on the quantity of existing land &amp; soils, as well as heritage features. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Air, Noise &amp; Climate</b>- The zoning of land for tourism on previously unzoned and undeveloped land on the periphery of the LAP area has the potential to conflict with the Councils objectives to improve sustainable mobility; and reduce travel related greenhouse gas and other emissions to air. <b>Refer to Table 8.1 of the original Environmental Report for mitigation measures.</b></p> <p><b>Landscape and Visual</b>- The development of any large structures or tourism infrastructure in a previously undeveloped area has the potential to result in a negative impact on landscape and visual. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p>									



### 3 Conclusion

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This SEA Addendum concludes that most of the Proposed Material Alterations to the Draft Arklow Town and Environs Local Area Plan 2018-2024 satisfy the strategic environmental objectives of Wicklow County Council, and will not result in any significant negative impact on the environment.

Three Proposed Material Alterations (No's. 5, 7 and 16) were identified as having potential to result in significant environmental effects following the implementation of high-level mitigation. These Alterations have been subjected to SEA in this report.

However, in accordance with environmental legislation, where the potential for significant environmental effects exist, site-specific environmental assessment will be carried out, as required. This assessment will include the incorporation of site-specific detailed mitigation measures to ameliorate the potential for significant environmental effects.