

Section 6 Description of Alternative Plan Scenarios

6.1 Introduction

One of the critical roles of a SEA is to facilitate an evaluation of the likely environmental consequences of a range of alternative strategies for accommodating the future development of the Arklow Town and Environs area within the constraints imposed by intrinsic environmental conditions and higher-level strategies. In this instance the consideration of conceptual alternatives arose during the early stages of plan inception. The principal findings are presented in this section.

The SEA Directive requires that reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated for their likely significant effects on the environment. Alternatives were formulated through consultation between the SEA and Plan making teams.

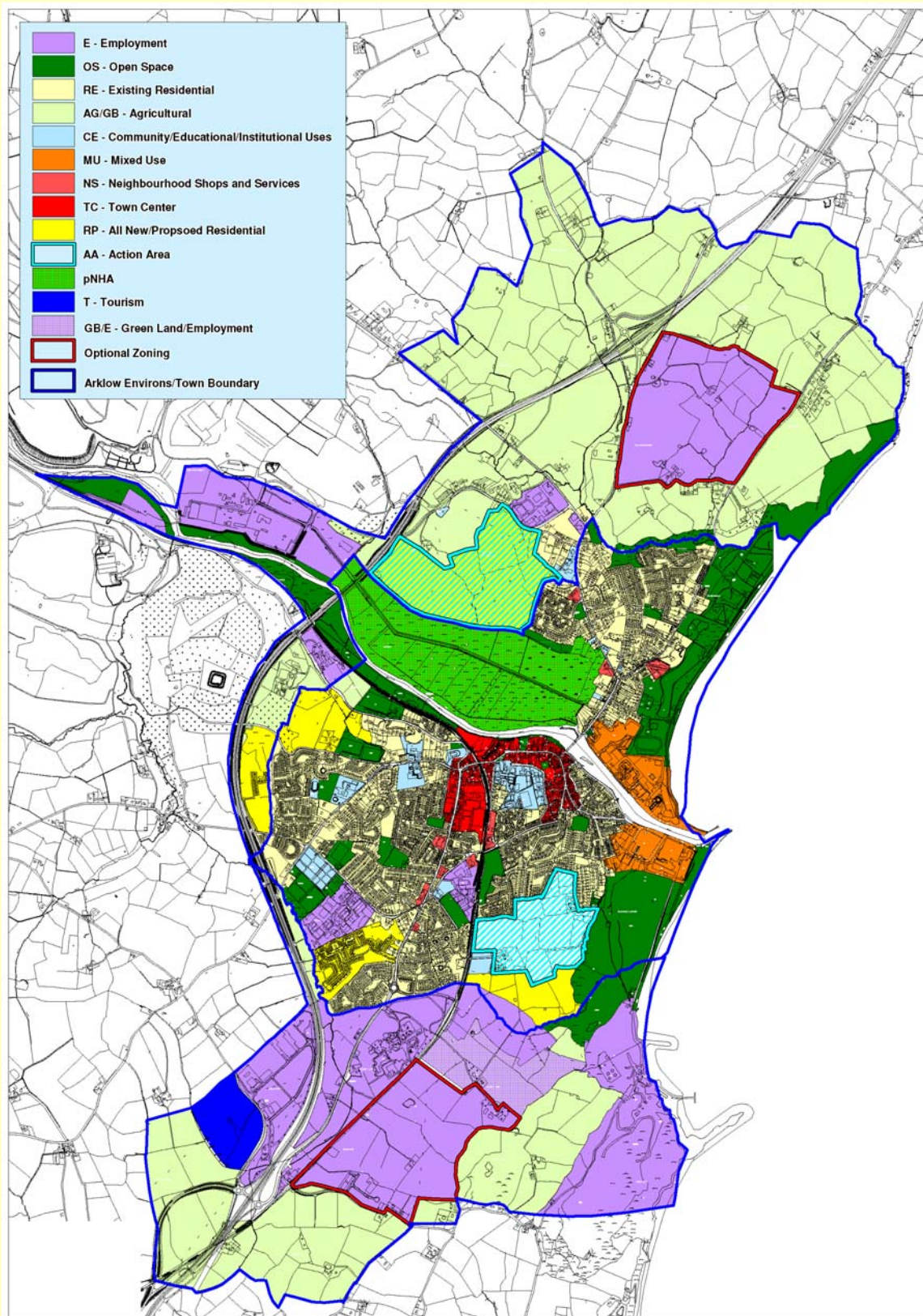
Later sections of this report identify, describe and evaluate different alternatives of how to achieve the overall strategy - taking into account the relevant land use strategic actions and the SEOs identified previously, as well as the geographical scope of the Development Plan. The evaluation of alternatives results in the identification of a preferred alternative, which will be submitted to the Elected Members of the Arklow Town and Wicklow County Councils along with this report for consideration.

6.2 Identification and Description of Alternative Plan Scenarios

The following section of this environmental report contains details of the alternative types of plan strategies that could be adopted. In order to fully understand the origins of these plan scenarios it is firstly important to provide a description and map of the existing plans in place namely the Arklow Town Development Plan and the Arklow Environs Local Area Plan.

The Draft Arklow Town and Environs Development involves an amalgamation of these two previous plans in order to provide a more coherent strategy for the development of the overall area of Arklow. The following land use map provides an overview of these existing plans combined using the current standardized zoning colouring used by Wicklow County Council.

Figure 6.1: Amalgamated Map of the existing Arklow Town Development Plan and the Arklow Environs Local Area Plan



6.3 General Description of Existing Plans

The Arklow Town Development Plan

The Arklow Town Development Plan relates to the area located within the smaller Blue boundary as indicated in figure 6.1 above. The plan area contains the mainly Urban/more developed areas including the town centre, the Water Front Development Zones, community/amenity uses along the coast and a new Action Area Plan located at Tinahask. The Plan boundary also includes Arklow Marsh, which is a proposed natural heritage area.

The Arklow Environs Local Area Plan

The Arklow Environs Plan area contains all lands located within the larger blue Boundary as indicated in figure 6.1 above. This area is less developed than the town plan lands and contains large tracts of agricultural zonings with the majority of the employment zonings for the Arklow Area being located to the north and south of the town development boundary. Two sections of the employment zonings, the first at Killiniskyduff and the second at Kish are included as optional employment zonings for the lifetime of the plan. The environs area also includes a large Action Area at Kilbride and the existing quarry activities at Arklow Rock.

6.4 Identification of Alternative Plan Scenarios

A range of three potential scenarios for the types of planning strategies that could be adopted are described in this section. They represent increasingly intensive and extensive development. A number of features are core to all scenarios, namely the location, extent and use of lands adjoining Arklow Marsh (pNHA), zoning along the coastal area and within new green field lands.

Scenario 1 Minimal Development Envelope

Characteristics of this scenario as set out below in figure 6.2 include extensive green buffers along local green corridors, a strong recognition of ecological designations within the plan area, a strong recognition of the 1000m-consultation zone from the designated Seveso site, strict implementation of the Flood Management Guidelines. This scenario places a strong emphasis on the protection of locally important sites as identified in the Urban Habitat Study carried out in the Arklow area and along the coast of the plan area.

The plan also places an emphasis on the development of lands in line with adequate infrastructure and therefore reduces the extent of lands zoned for residential and employment purposes in line with the projected demand arising from existing permissions and uses. This specifically relates to the omission of lands at Tinahask located within the Arklow

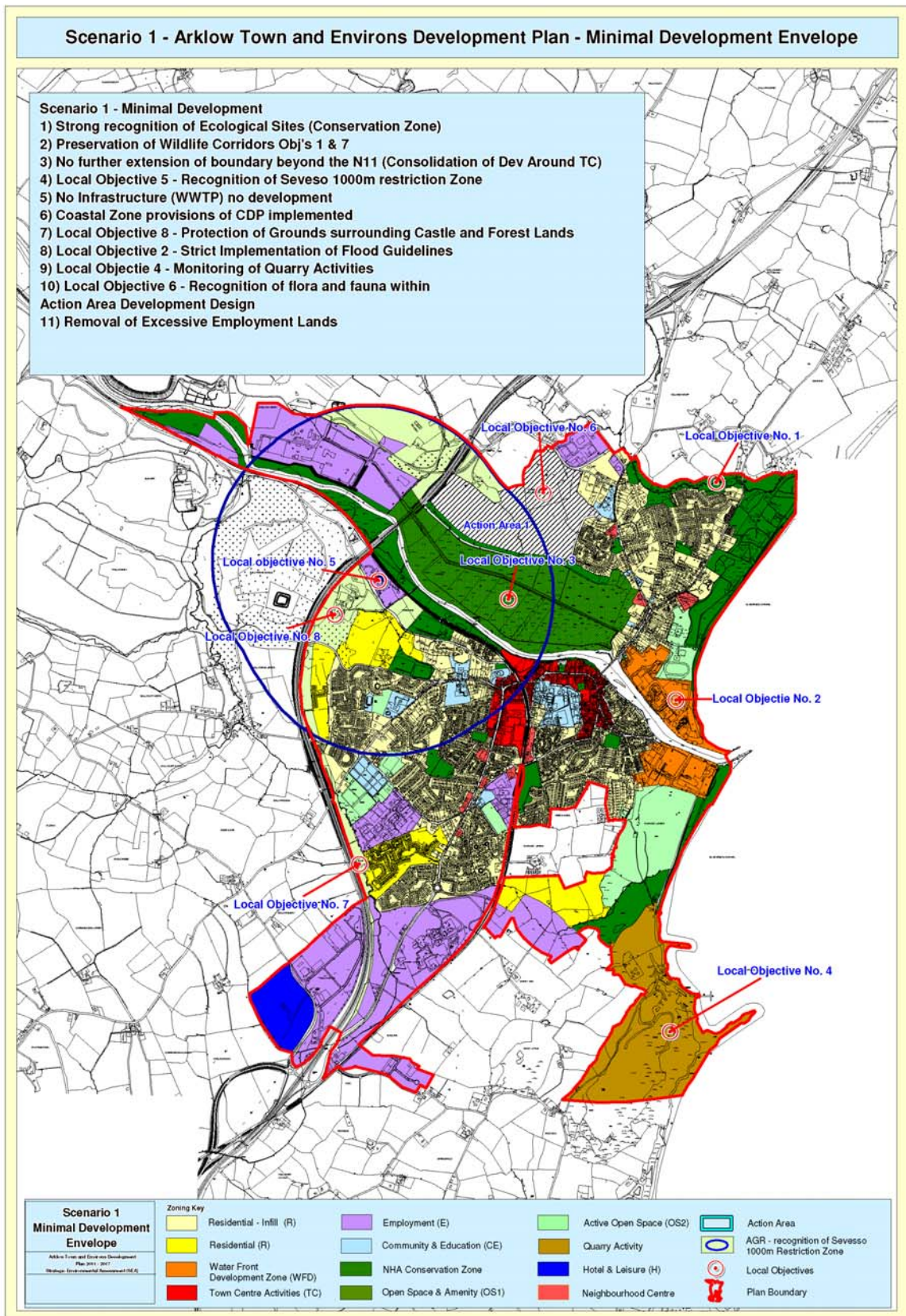
Development Plan Boundary where an action area plan for these lands was previously included to provide for primarily residential development. This action area has been omitted, as the actual potential WWTP capacity of 18,000 would not be able to accommodate the level of potential development in this area alongside other zonings¹³ within the overall plan area.

This scenario includes the following local objectives:

- ⇒ **Local Objectives 1 and 7** - Provision of a green buffers and preservation of wildlife corridors.
- ⇒ **Local Objective 2** – Strict compliance with the Flood Management Guidelines.
- ⇒ **Local Objective 3** – provision of a conservation zoning relating to Arklow Marsh.
- ⇒ **Local Objective 4** – Strict monitoring of existing and future quarry activities.
- ⇒ **Local Objective 5** – A strong recognition of the 1000m-restriction zone around the Seveso Site.
- ⇒ **Local Objective 6** – Protection of wildlife corridors in objectives relating to the development of Action Area Plan at Tinahask.
- ⇒ **Local Objective 8** – Strong protection of castle and forest lands to the east of the plan area.

¹³ Lands within the Kilbride Action Area have remained in place in this scenario as these lands are located within the Arklow Environs Local Area Plan area and therefore cannot be removed/down zoned, as there is no statutory process in place for this procedure. Lands at Tinahask have been removed from this scenario as they fall within the jurisdiction of the Arklow Town Development Plan where lands can be down zoned under Part II Section 10(8).

Figure 6.2 – Scenario 1



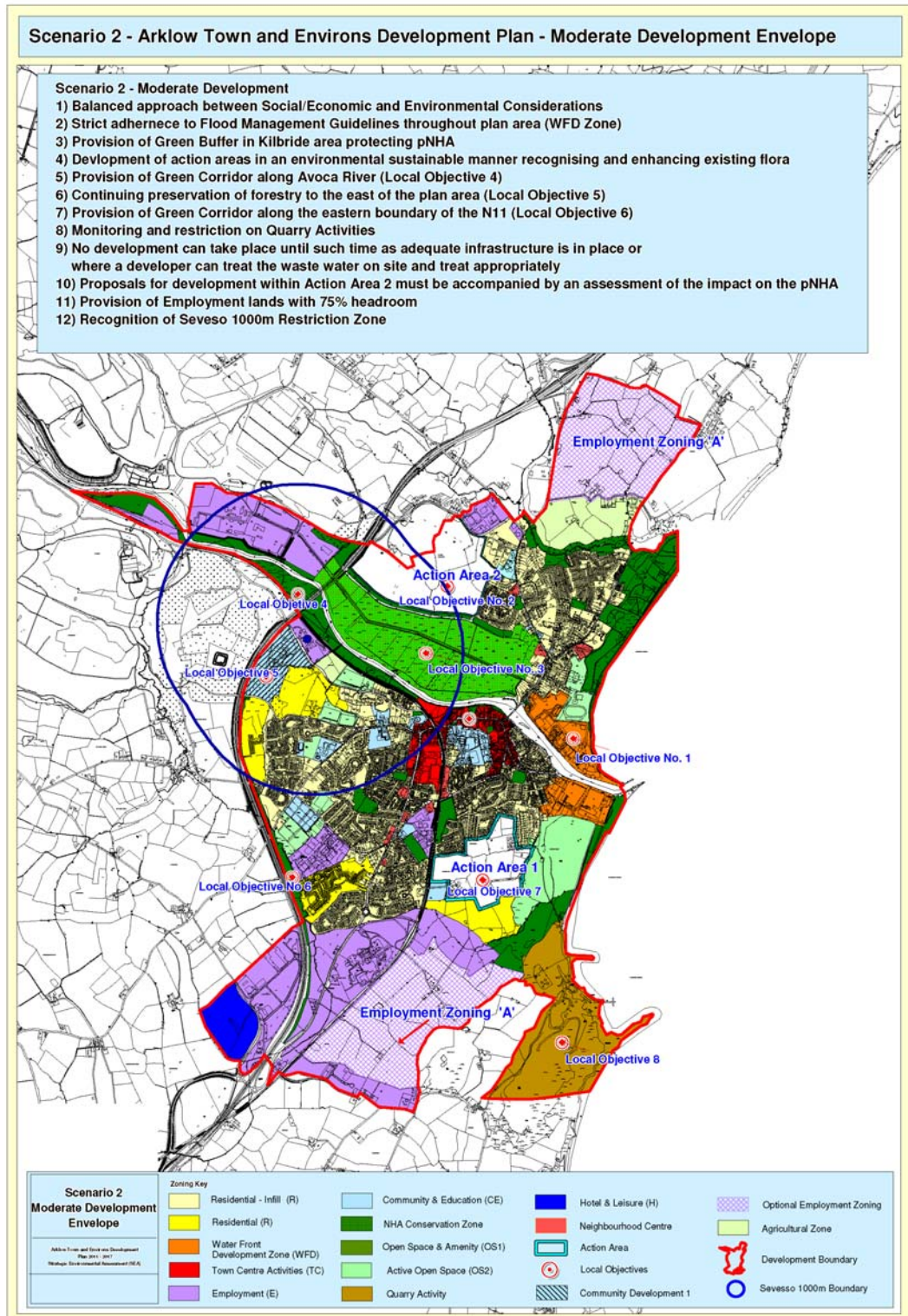
Scenario 2 Moderate Development Envelope

Characteristics of this scenario are similar to scenario 1 with the following exceptions – The employment lands omitted in scenario 1 (located at Sea Bank to the north and Kish to the south) have been included in the plan area as optional zonings for a stand alone large scale employment development. The plan also includes Action Areas in Tinahask and Kilbride.

The scenario includes the following local objectives:

- ⇒ **Local Objectives 1** - Strict compliance with the Flood Management Guidelines
- ⇒ **Local Objective 2** – Development of an Action Area Plan (Kilbride) in a sensitive manner recognizing ecological designations adjoining these lands.
- ⇒ **Local Objective 3** – Provision of a conservation zoning relating to Arklow Marsh.
- ⇒ **Local Objective 4** – Provision of a green amenity corridor along the Avoca River.
- ⇒ **Local Objective 5** – Strong protection of castle and forest lands to the east of the plan area.
- ⇒ **Local Objective 6 & 7** - Protection of wildlife corridors and protection of locally important species and habitats in the objectives set out for the Action Area Plan at Tinahask.
- ⇒ **Local Objective 8** – Strict monitoring of existing and future quarry activities.

Figure 6.3 – Scenario 2



Action Area 1: Objectives for the development of Residential, Community and Active Open Space facilities.

Scenario 3 Maximum Development Envelope

This scenario (see figure 6.4) represents a further intensification of development and associated impacts than those set out in scenario 2 with further encroachment of development onto greenfield lands to the north and south of the plan area. The scenario envisages the development of the coastal zone to the north of the Avoca Estuary at Seabank facilitating residential, hotel and leisure facilities while proposing an extension of the Water Front Development Zone onto the existing golf course lands to the south of the plan area. A high-density zoning is provided for in the Kilbride area bordering the existing Arklow Marsh pNHA. The plan also provides for extensive employment lands with limited restrictions to the north and south of the plan area with low-density development to the northeast at sea bank. Limited protection of existing ecological sites is provided with Arklow Marsh being zoned open space.

Further zoning is proposed beyond the N11 with Shelton Abbey being zoned in recognition of its existing use and included in the plan area. Provision is also made for the expansion of the existing quarry activities at Arklow Rock.

The scenario includes the following local objectives:

- ⇒ **Local Objectives 1** – Provision of high density development bordering Arklow Marsh
- ⇒ **Local Objective 2** – Provision of Tourism and Leisure development alongside residential development in the coastal area.
- ⇒ **Local Objective 3** – Provision of low-density residential development with individual wastewater treatment facilities.
- ⇒ **Local Objective 4** – Extension of plan boundary and inclusion of Shelton Abbey.
- ⇒ **Local Objective 5 & 8** – Zoning for Integrated Tourism and Leisure Facilities.
- ⇒ **Local Objective 7** – Expansion of Quarry activities at Arklow Rock.

Figure 6.4 – Scenario 3

Scenario 3 - Arklow Town and Environs Development Plan - Maximum Development Envelope

Scenario 3 - Maximum Development

- 1) Dispersed residential development away from Town Centre
- 2) Extension to existing Employment Zonings to the north and south of the town
- 3) Expansion of Water Front Development Zone on part of existing Golf Course (Local Objective 6)
- 4) Provision for High Density Residential Development close to pNHA (Local Objective 1)
- 5) Provision of Tourism Development along the Coastal Zone (Local Objective 2)
- 6) Provision of an ITLR Development to the east of the plan area on Castle and Forestry Lands (Local Objective 5)
- 7) Expansion of existing Quarry activities (Local Objective 7)
- 8) Little recognition of non designated species and wildlife corridors
- 9) Provision of low density residential development to the north east of plan area (Seabank Local Objective 3)
- 10) Individual WWT facilities permitted to serve new multi-unit development
- 11) Expansion of development boundary in Shelton Abbey (Local Objective 4)

**Scenario 3
Maximum Development
Envelope**

Arklow Town and Environs Development
Plan 2010 - 2017
Strategic Environmental Assessment (SEA)

Zoning Key		Local Objectives	
Residential - Infill (R)	Employment (E)	Action Area	Local Objectives
Residential (R)	Community & Education (CE)	Quarry Activity	High Density Residential
Water Front Development Zone (WFD)	Active Open Space	Hotel & Leisure (H)	Low Density Residential
Town Centre Activities (TC)	Open Space & Amenity (OS1)	Neighbourhood Centre	

Action Area 1: Objectives for the development of Residential, Community and Active Open Space facilities.

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