

ARKLOW AND ENVIRONS
LOCAL AREA PLAN 2018

APPENDIX A
Strategic Environmental Assessment



WICKLOW COUNTY COUNCIL

Wicklow County Council
Arklow Local Area Plan 2018-2024
SEA Statement

Issue | 12 February 2018

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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1 Introduction

1.1 The Purpose of the SEA Statement

This Statement forms part of the Strategic Environmental Assessment (SEA) of the Arklow Local Area Plan (LAP) 2018-2024 ('The Plan'). SEA is a systematic, on-going process for evaluating (at the earliest possible stage) the quality and consequences of implementing certain plans and programmes on the environment. This SEA Statement is the final stage of the SEA process and it is required under the European Communities Regulations 2004¹ (EU SEA Regulations) and national legislation² (SEA Regulations).

The purpose of the SEA Statement is to provide information on the decision making process and to document environmental considerations, the views of stakeholders and outline how recommendations arising from the SEA have been taken into account in The Plan. The four key requirements of this SEA statement are to highlight:

- The incorporation of environmental considerations;
- Stakeholder involvement;
- Alternatives considered; and
- Monitoring.

The SEA Statement is chronological in nature and includes the following:

- An outline of the methodology for undertaking an SEA;
- Scoping – an overview of the scoping process and summary of how the submissions received from stakeholders have been taken into account;
- Environmental Assessment – description of how environmental considerations have been integrated into the SEA;
- Alternatives – an outline of the reasons for choosing the plan to be adopted, in the light of the other reasonable alternatives considered;
- Monitoring – an overview of the measures to monitor the plan going forward; and
- Final Appraisal – evaluation of the effectiveness of the SEA.

This SEA Statement will accompany the adopted Arklow Local Area Plan 2018-2024 and be made available to the public.

¹ European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations, as amended by European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2004

² Planning and Development (Strategic Environmental Assessment) Regulations, as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations

1.2 Statement of the SEA Process for the Arklow Local Area Plan 2018-2024

The Arklow LAP 2018-2024 is a statutory document containing guidelines as to how the town and its environs should develop over the plan period. The Arklow LAP provides the overall strategy for the proposed planning and sustainable development within the plan area in the context of the Wicklow County Development Plan 2016-2022 and the Regional Planning Guidelines for the Great Dublin Area 2010-2022. It represents the main public statements of planning policies and objectives for the plan area.

The policies and objectives are critical in determining the appropriate location and form of different types of development as the Arklow LAP is the primary statutory land use policy framework against which planning applications are assessed. The objectives also guide Wicklow County Council's activities and indicate priority areas or action and investment such as focusing on attracting employment into the town, improving infrastructure or enhancing the town as a centre for sustainable tourism.

Current planning legislation identifies mandatory objectives which a plan must address including land use zoning and provision of services and infrastructure, the integration of social, community and cultural requirements, sustainable development and protection of the environment amongst others. In addition to these mandatory objectives, the Arklow LAP also includes a Core Strategy that sets out a medium to longer term quantitatively targets for the plan area. The Core Strategy demonstrates that the Arklow LAP and its objectives are consistent with the National Spatial Strategy and Regional Planning Guidelines for the Greater Dublin Area. The Core Strategy has been guided by the Core Strategy contained in the Wicklow County Development Plan 2016- 2022 which sets out the overall population projection for the county and the extent of population growth to be accommodated in the towns, villages and rural areas.

A broad SEA was carried out using an objectives led approach to assess likely significant impacts. The assessment was mostly qualitative in nature, with some assessment based on expert judgement. This qualitative assessment compared the likely impacts against the SEA Objectives, Targets and Indicators to see which Policies and Objectives meet these and which, if any, contradict these.

A matrix system was developed to facilitate the assessment and to highlight potential impacts under a number of environmental headings namely Biodiversity, Population and Human Health, Soil, Water, Air and Climate factors, Cultural Heritage, Landscape and Material Assets.

2 SEA Methodology

2.1 Overview

This section describes how the SEA was undertaken in accordance with legislative requirements including EU's Council Directive 2001/42/EC (the SEA Directive), national legislation and associated regulations. The SEA was undertaken iteratively to facilitate discussions with Wicklow County Council in order to implement mitigation where possible at the earliest possible stage.

The methodology for the SEA is based on legislative requirements and guidance from the Environmental Protection Agency (EPA) thus ensuring compliance with the SEA Directive and associated national legislation. The key stages outlined in Figure 1 were identified and are discussed in the following sections.

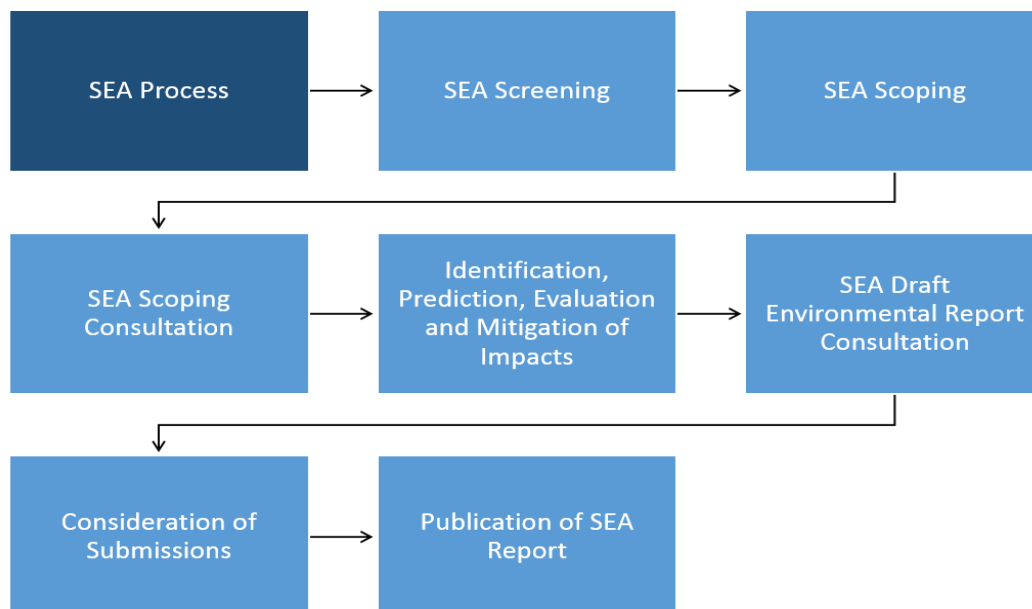


Figure 2.1: Key Stages of the SEA process

2.2 Screening

Screening is the process for deciding whether a particular plan would warrant SEA. A screening assessment was undertaken as part of this SEA process to determine if the Arklow LAP required an SEA. This assessment concluded that an SEA was required due to the population within the plan area.

2.3 Scoping

Scoping is the process for establishing the range of environmental issues to be covered in the SEA and the level of detail that the assessment will investigate. Scoping also allows input from the environmental authorities and stakeholders to be incorporated. Essentially responses submitted as part of the scoping process provide greater focus on the evolution of the Arklow LAP.

The considerations addressed during the scoping process for the Draft LAP are as follows:

- The key elements of the Draft LAP to be assessed;
- The environmental aspects to be assessed as part of the SEA;
- Identification of relevant international, national and local plans, objectives and environmental standards that may influence or impact on the Draft LAP;
- Development of draft environmental objectives, indicators and targets to allow the evaluation of impacts as part of the SEA; and
- Identification of any reasonable alternative means or scenarios for achieving the strategic goals of the Draft LAP.

A scoping report for this SEA was prepared on behalf of Wicklow County Council which asked key questions of stakeholders.

2.4 Baseline

Gathering relevant information that describes the current environment within the plan area is an integral part of the SEA process. The SEA Directive requires that certain information on the existing environment is presented to help assess the implementation of the Arklow LAP, as well as helping establish how the environment would change if the Arklow LAP is not implemented.

Baseline information has been collected from readily available sources, and Geographical Information System (GIS) was used to graphically present and analyse relevant information. The baseline of the plan area, i.e. the area to which the Arklow LAP applies, is reported in Section 4 of the Environmental Report.

2.5 Environmental Assessment

The environmental assessment ran in parallel to the development of the Arklow LAP. The process is described in detail in Section 4.

The environmental assessment process was undertaken in accordance with best practice SEA principles and guidance. This included review of baseline information, specialist investigation into the likely impacts associated with the Arklow LAP and recommendations for suitable mitigation measures.

An appraisal matrix was developed to facilitate the assessment of the policies and objectives outlined in the Arklow LAP. The matrix lead assessment basis provided a holistic, integrated and iterative approach to the formation of the policies and objectives in the Arklow LAP.

The final appraisal matrix is outlined in Appendix A. The assessment also considered the findings of the Strategic Flood Risk Assessment (SFRA) and Appropriate Assessment (AA).

2.6 Consideration of Alternatives

The SEA Directive requires that reasonable alternatives to the plan be assessed in order to demonstrate how the preferred strategy performs against other forms of action. Alternatives must be developed, described and assessed within the SEA process, with the results presented in the Environmental Report. This is examined in more detail in Section 5.

2.7 Flood Risk

An SFRA was prepared by Wicklow County Council to provide information on the areas of flood risk and enable informed strategic land use planning decisions. This is examined in more detail in Section 4.

2.8 Appropriate Assessment

Stage 1 AA (Screening) was undertaken by Wicklow County Council to identify if the potential for effects of implementing the Arklow LAP on the conservation status of designated Natura 2000 sites within the sphere of influence of the plan (or project). It was determined as part of this screening that there was no potential for effects and/or in-combination effects on European sites as a result of implementing the Arklow LAP.

2.9 Consultation

There were multiple phases of statutory consultation undertaken during the preparation of the Arklow LAP in relation to the SEA.

The Scoping Report was released in December 2016 for comment. This represents the first phase of public consultation and further information is provided in Section 3.

A second statutory consultation process took place during July 2017 and August 2017 to gather feedback on the Draft Arklow LAP and supporting Draft SEA Environmental Report.

The content of submissions and comments received during each consultation period were considered by the team and amendments were made in response to those consultation inputs where considered appropriate.

2.10 Technical difficulties encountered

No technical difficulties were encountered during any stage of the SEA process.

3 Scoping

3.1 Scoping Process

The SEA scoping was a key part of the assessment process as it set out the extent of the SEA and AA and provided information to allow consultation with defined statutory bodies and environmental authorities on the scope and level of detail to be considered and incorporated at an early stage in the assessment.

The scoping report for this SEA was published in December 2016 and outlined that the SEA would assess the following aspects:

- Biodiversity (including Flora and Fauna);
- Population and Human Health;
- Soil;
- Water;
- Air and Climate Factors;
- Cultural Heritage;
- Landscape; and
- Material Assets.

The report summarised the key environmental issues and outlined relevant plans and programmes that were likely to affect, or be affected by the Arklow LAP.

This information was then used to set out a series of draft SEA objectives, indicators and associated targets. The objectives and targets established aims and thresholds which would be taken into consideration to effectively assess the impact of the Arklow LAP on the environment. Indicators were used to track the achievements of objectives and targets, describe the baseline situation, monitor the impact on the environment and predict impacts.

Essentially any issues/comments submitted as part of the scoping provides greater focus on the development of aspects of the Arklow LAP. The issues addressed as part of the Scoping Report were:

- The key elements of the Arklow LAP to be assessed;
- The key environmental issues to be assessed;
- Research of relevant international, national and local plans, objectives and environmental standards that may influence or impact on the Arklow LAP;
- Development of draft environmental objectives, indicators and targets to allow the evaluation of impacts and
- Identification of reasonable alternative means of achieving the strategic goals of the Arklow LAP.

Two submissions were received in response to the scoping report, one from the EPA and one from the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs. All comments, observations and submissions contained therein were considered and incorporated into the assessment process. A copy of the comments received are available in Appendix B.

3.2 Outcomes of Scoping

Once scoping was completed, the project team (including the SEA, AA, SFRA teams and Wicklow County Council) worked together to identify and resolve issues and mitigate potential impacts.

The matrix lead assessment basis of the SEA provided a holistic, integrated and iterative approach to the development of the policies in the Arklow LAP. To this effect the two processes were seamless and facilitated necessary amendments to accommodate the mitigation of environmental impacts.

4 Environmental Assessment

As outlined in Section 2.5, the environmental assessment comprised a review of the baseline data, identification of likely impacts and development of appropriate mitigation measures for the Arklow LAP. The environmental assessment was undertaken by way of the appraisal matrix and recorded in the Draft SEA Environmental Report which went out for consultation in July 2017 seeking feedback from stakeholders.

The Arklow LAP was updated to reflect input from the public, statutory and non-statutory bodies and local representatives provided during the second period of public consultation. The SEA team and Wicklow County Council worked together on this, continuing the iterative process to optimise outcomes arising from the Arklow LAP. Each time a revision of wording was considered, the appraisal matrix and associated Environmental Report were also adjusted as required.

Advice was provided to Wicklow County Council regarding the options for mitigation that could be incorporated to optimise benefits and lessen adverse environmental impacts arising from the Arklow LAP.

The final appraisal matrix is outlined in Appendix A.

4.1 Establishment of the Baseline

The SEA requires the assessment of the likely impacts of the Arklow LAP against the current environmental conditions, i.e. the baseline. The establishment of the baseline was cognisant of the local nature of the Arklow LAP and considered existing conditions within the plan area as well as pressures, inter-relationships and factors of relevance for the following environmental aspects:

- Biodiversity (including Flora and Fauna);
- Population and Human Health;
- Soil
- Water;
- Air and Climate Factors;
- Cultural Heritage;
- Landscape; and
- Material Assets.

4.2 Interactions and Inter-Relationships

In accordance with the SEA Directive, the inter-relationship between environmental aspects must be taken into account. The interaction and inter-relationships of relevance for the environmental baseline aspects was an important consideration for the environmental assessment.

Table 4.1 outlines the identifiable inter-relationships that were taken into account during the environmental assessment. It is noted that all environmental aspects interact with each other to some extent, however only significant relationships were considered (where direct relationships are pink and indirect relationships are blue).

Table 4.1: Key inter-relationships between environmental aspects

	Biodiversity	Population and human health	Soils and geology	Water resources	Air, noise and climate	Heritage	Landscape and visual	Material assets
Biodiversity								
Population and human health								
Soil								
Water								
Air and climate factors								
Cultural Heritage								
Landscape								
Material assets								

4.3 Objectives, Indicators and Targets

The objectives, indicators and targets are the aspects for which the Arklow LAP is assessed against. The policies and recommendations in the Arklow LAP are assessed against a range of environmental objectives and targets established for the purpose of the SEA. Further, indicators that are recommended in the SEA are utilised over the lifetime of the Arklow LAP to quantify the level of impact that the proposed plan may have on the environment. This enables us to measure whether Wicklow County Council were successful in promoting the sustainable development of the plan area.

The environmental objectives are as follows:

- **Biodiversity including Flora and Fauna:** Conserve and protect the diversity of habitats and species by limiting adverse impacts on habitats and species of conservation concern.
- **Population and Human Health:** Improve people’s quality of life based on high-quality residential, working and recreational environments and on sustainable travel patterns.

- **Soil:** Protect quality and quantity of existing soil and geology.
- **Water:** Improve/maintain and protect water quality and the management of watercourses to comply with the standards of the Water Framework Directive and incorporate the objectives of the Floods Directive into sustainable planning and development.
- **Air & Climate Factors:** Maintain and promote continuing environmental improvement where possible of emissions to air (including noise emissions).
- **Cultural Heritage:** Promote the protection and conservation of the archaeological, architectural and cultural heritage
- **Landscape:** Conserve and enhance valued natural and historic landscapes and features within them.
- **Material Assets:** Make best use of existing infrastructure, promote the sustainable development of new infrastructure and promote the sustainable efficient use of resources.

The environmental objectives are linked to appropriate targets and indicators outlined in Section 4 of the SEA Environmental Report. The objectives were key in the assessment process. Each plan policy and objective described in the Arklow LAP was assessed against each environmental objective.

4.4 Assessment Stage 1- Initial Draft Plan

This first stage of assessment comprised the first draft of the appraisal matrix that was completed by the SEA team based on the Initial Draft of the Arklow LAP and provided to Wicklow County Council for their consideration.

This objectives-led assessment compared the likely impacts of each policy and objective in the Arklow LAP against the strategic environmental objectives (as described in Section 4.3) with respect to the baseline information. Particular reference was made to the potential for cumulative effects in association with other relevant plans and programmes within Wicklow and the Greater Dublin Area.

The assessment process categorised environmental impacts using the ratings outlined in Table 4.2 which is based on the impact assessment criteria defined by the EPA for environmental impact assessment.

Table 4.2: Impact Ratings

Significance of Impact	
	Positive
	Neutral
	Negative
	Uncertain

The assessment also considered the cumulative effects of policies on each other to determine if certain policies working in combination could have an environmental impact.

Upon completion of the first appraisal matrix, a number of recommendations were made which were then reviewed in detail by Wicklow County Council and where appropriate incorporated into the Draft Arklow LAP.

4.5 Assessment Stage 2- Final Draft Plan

The next stage of the assessment comprised the revision of the appraisal matrix to take on board comments received from Wicklow County Council on the initial draft plan and the associated first draft appraisal matrix.

This appraisal matrix was incorporated into the SEA Draft Environmental Report that accompanied the Draft Arklow LAP that went out for public consultation in July 2016.

The final matrix is outlined in Appendix A.

4.5.1 Consultation

As outlined in Section 2.9, the Draft Arklow LAP and SEA Draft Environmental Report was subject to a period of statutory consultation to gather feedback in accordance with legislative requirements. The documents were sent to statutory stakeholders and made available on the Wicklow County Council website.

Upon completion of the consultation period, a review of the Chief Executive's Report on the 29 submissions received was prepared to take on board any comments.

Submissions were reviewed to consider any comments received in relation to the SEA. Submissions from An Taisce, the EPA and Irish Water were of particular relevance to the SEA. The details of all submissions received on the SEA Draft Environmental Report are provided in Appendix C.

4.6 Assessment Stage 3- Material Alterations

In accordance with Section 20 of the Planning and Development Act 2000, as amended, the Draft Arklow LAP was modified. The 16 amendments related to a change in the plan area as well as modifications to some objectives and the provision of additional objectives. These modifications constituted a material alteration to the Arklow LAP.

A screening exercise was undertaken and three of the material amendments were deemed to have the potential for environmental impacts, and were brought forward for full Strategic Environmental Assessment. An appraisal matrix was developed to facilitate the assessment of these proposed material alterations.

The final appraisal matrix for the proposed material alterations is also outlined in Appendix A.

The findings of this assessment were set out in an addendum which was prepared to support the Draft SEA Environmental Report.

This addendum as well as an Addendum to the AA screening report, the updated SFRA report on the amendments and the amended Arklow LAP were subject to a four-week period of consultation during November 2017 to December 2017.

Some 7 submissions were received in relation to the material amendments and/or the SEA addendum. Upon completion of the consultation period, the Chief Executive's Report on submissions was prepared to take on board any comments received.

4.7 Assessment Stage 4- Elected Members

The Chief Executive's report was issued to the Elected Members in January 2018, and the Arklow Local Area Plan, as Amended, was adopted at the County Council meeting on the 5th February 2018.

This SEA Statement was also prepared at this stage

4.8 Principal Environmental Impacts

The principal findings of the assessment of environmental impacts are summarised in the following sections. It should be noted that the assessment considers the predicted residual (i.e. mitigated) impact on each environmental topic.

4.8.1 Population and Human Health

The potential impacts for Population and Human Health are predominantly positive through the provision of residential and employment opportunities.

It is proposed to consolidate the town centre through the provision of high density housing at vacant and under-utilised sites, through the provision of in-fill housing developments and through the redevelopment of brownfield sites.

The encouragement of large-scale employment activities on the periphery of the town will result in a positive impact on local job creation.

Positive impacts will also occur where new transport infrastructure is provided for, or existing infrastructure is upgraded through the provision of improved access through the LAP area.

4.8.2 Biodiversity

The land use zonings and objectives of the LAP will primarily result in a neutral impact on Biodiversity. Development will be largely consolidated within existing zoned or developed lands, with a large portion of development within the existing urban centre of the LAP area. Uncertainties exist where the precise nature and extent of development is unknown

Negative impacts will occur where greenfield lands have been zoned for development- such as the land at AA4-Coolboy, which has the potential, even with the provision of mitigation, to impact on habitats and species.

The development of new distributor roads throughout the LAP area, the exploitation of natural resources at Arklow Rock pNHA, as well as maritime and commercial shopping activities also have the potential for negative impacts on biodiversity.

4.8.3 Land and Soils

The majority of potential impacts for Land and Soils are neutral or positive, as development will primarily be consolidated within existing zoned or developed lands.

Uncertainties will occur where the precise nature and extent of proposed new development is unknown.

Negative impacts will occur where greenfield lands have been zoned for development- such as the land at AA4-Coolboy, as well as where new distributor roads are proposed.

4.8.4 Water

The land use zonings and objectives of the LAP will primarily result in a neutral impact on Water as development will largely take place with existing zoned or developed lands.

Negative impacts are identified where maritime activities in the Waterfront Zone are proposed, as well as commercial shipping activities, the development of jetties, marinas and other support infrastructure.

The Strategic Flood Risk Assessment (SFRA) has been carried out as part of this SEA. The findings of the SFRA demonstrate that flood risk to the plan area can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts.

4.8.5 Air, Noise and Climate

The potential impacts on Air, Noise and Climate are predominantly positive or neutral as high density housing will be provided for in the town centre, resulting in a reduction in traffic movements.

The plan also promotes sustainable travel modes while making provisions for improved pedestrian and cycle routes in the town centre. Such measures will have a positive effect on air, noise and climate.

Uncertainties will occur where the precise nature and extent of proposed new development is unknown. Negative impacts exist where greenfield lands have been zoned for development- such as the land at AA4- Coolboy, which is located on the periphery of the LAP area.

4.8.6 Heritage

The land use zonings and objectives of the LAP will primarily result in a positive or neutral impact on Heritage as development will largely take place with existing zoned or developed lands

This plan also places a significant emphasis on the retention, protection and enhancement of existing heritage features within the town.

Uncertainties will occur where the precise nature and extent of proposed new development is unknown and where the discovery of heritage features cannot be ruled out.

Negative impacts will occur where greenfield lands have been zoned for development- such as the land at AA4-Coolboy, as this has the potential to impact on archaeology.

There is also the potential for negative impacts where rezoning occurs for development from agricultural to community and education, where development is proposed. However, further assessment will occur at planning stage to ensure no significant negative impacts occur.

4.8.7 Landscape and Visual

The majority of potential impacts for Landscape and Visual are neutral.

Uncertainties exist where the precise nature and extent of proposed new development is unknown. Negative impacts exist where high density housing is proposed, as well as where greenfield lands have been zoned for development- such as the land at AA4-Coolboy.

Provisions for a pedestrian link / bridge from the Train Station to the Wexford Road also has a negative impact on landscape and visual.

4.8.8 Material Assets

In general, the potential impacts on Material Assets are largely considered as positive or neutral. This is because development will occur in a manner that is balanced and self-sustaining occurring in tandem with physical and social infrastructure.

Negative impacts will occur where a potential strain on existing utilities could occur- such as with the provision of large scale employment activities.

5 Alternatives

5.1 Alternatives Considered

Section 6 of the Environmental Report describes the alternatives considered in the preparation of the Arklow LAP. These alternatives primarily relate to alternative plan growth scenarios which provide different visions of how the future development of Arklow might occur. Specifically, the following scenarios were considered:

Scenario 1: Consolidation of the town centre

- Start with existing plan, compliance with all environmental legislation and development is in compliance with the National Spatial Strategy (NSS), National Planning Framework (NPF), Regional Planning Guidelines and the County Development Plan, including Core Strategy and population target;
- Increase the density in the town centre and in the centre (lands within 1.5km of town centre zonings), at the train station and at the harbour/ waterfront, changes of use of some non-residential land to residential use;
- No new greenfield housing zoning;
- Reduction in employment zoning around periphery, existing employment is intensified and people from the county/ surrounding area travel to Arklow as it is an employment hub.
- There is an overall reduction in zoning footprint;
- It becomes a strong tourism destination – all existing tourism zonings maximised within settlement boundary (hotel, caravan park, access to the seafront and rivers, harbour);
- Transport – a second bridge over river, there is increased provision and use of public transport (bus and train);
- Social infrastructure – recreational areas and Active Open Space is provided on the periphery
- Adequate educational and community buildings/ spaces to cater for the population and surrounding rural areas population; and
- Protection of environment at minimum levels in the town centre where high density is prioritised.

Scenario 2: Development of the Suburbia

- Start with existing plan, compliance with all environmental legislation and development is in compliance with NSS/NPF, RPG's and CDP, including Core Strategy and population target.
- Leave the employment zones as they are, with no reduction;
- Tourism – all zonings left as they are;

- Zoning more land for housing at existing medium density prevalent in town environs;
- Transport –No second bridge over river;
- There is no increased provision /use of public transport;
- Social Infrastructure – Recreational areas and Active OS - Zone a moderate amount of land for OS / recreation;
- Education and recreation uses are located around the periphery (private car is main mode of transport to/from);
- Protection of Environment is maximised with increased buffer zones along flood areas, buffer zone around castle site, buffers around RPS/ monuments where possible, buffer along river. Coastal zone management is fully implemented, maximum protection of urban habitats/ biodiversity areas; and
- Maximum increase of Green Infrastructure links and routes.

Scenario 3: Consolidated centre with rejuvenated outer centre and protection of the edge of settlement boundary

- Start with existing plan, compliance with all environmental legislation and development is in compliance with NSS/NPF, RPG's and CDP, including Core Strategy and population target;
- Increasing residential density on existing zoned town centre and 1.5km from town centre lands, no new greenfield zoning, new residential in the outer centre is at a moderate density;
- Some reduction in undeveloped employment zoning around periphery;
- Tourism – all zonings left as they are (hotel, caravan park, seafront, harbour);
- Transport – second bridge over river provided;
- There is no increased provision /use of public transport;
- Social Infrastructure – adequate educational and community buildings/ spaces to cater for population;
- Protection of environment- moderate – buffer zones provided where required, buffer along flood; and areas/ rivers, Green Infrastructure links and routes enhanced.

5.2 Outcomes

The emerging preferred development scenario for the Arklow LAP from an environmental perspective is Scenario 1: consolidation of the town centre.

Arklow town centre's role is to be the focus for community life and economic activity of the settlement and its hinterland. The town centre is a major source of the town's identity.

The concentration of shops, places of employment, leisure venues and meeting places characterises the town centre.

The accommodation of these uses and functions and the management of the pressures they create is the key to a successful and vibrant town centre.

Traditionally the town centre consisted of a wide range of uses that included residential, retail, services, social and cultural activities. However, with the development of the town and the increased use of the private car, newest developments in the town have occurred outside of the town centre. As a consequence, there has been a decline in many of the traditional town centre uses. This has the result that there are many areas within Arklow town centre that are in need of renewal and redevelopment.

This LAP sets out a ‘Town Centre Strategy’ where the primary focus is on the reinvigoration of the main street. The town centre is compact with numerous opportunities for higher residential densities with redevelopment, backland and infill developments. It is estimated that there is capacity for up to 250 new residential units in the town centre along with the new units from the identified opportunity sites.

Existing residential areas have potential development sites with small and large gap infill, unused /derelict land, backland areas and side gardens. Infill proposals will generally be permitted where it can be clearly demonstrated that the proposal respects the existing character of the area and would not have an adverse impact on the amenity of neighbouring properties. It is estimated that there is infill capacity for 150 units.

It is an aim of this plan to focus new residential development into the existing centre of the settlement; however, the centre is not sufficient in size and scope to accommodate all of the required future housing growth of Arklow. In this regard, new residential development is also provided for on lands zoned ‘new residential’ at locations outside of the centre. ‘Edge of centre’ locations will be considered the priority, while ‘out of centre’ housing sites will only be considered on the basis of integrated housing / community facilities / open space schemes that can be well connected to the already built up area.

6 Monitoring

Article 10 of the SEA Directive requires that monitoring should be carried out in order to identify at an early stage any unforeseen adverse impacts associated with the implementation of the Arklow LAP.

A monitoring programme has been developed based on the indicators (noted in Section 4.3) in order to track progress towards achieving strategic environmental objectives and reaching targets, enabling positive and negative impacts on the environment to be measured.

The indicators have been developed to illustrate changes that would be attributable to the implementation of the Arklow LAP

Wicklow County Council is responsible for collating existing relevant monitored data, the preparation of preliminary and final monitoring evaluation reports, the publication of these reports and, if necessary, the carrying out of corrective action. The monitoring programme is described in Table 6.1.

Table 6.1 Monitoring Programme

Environmental Category	Target	Indicators	Data Sources, Responsibility, and Frequency
Biodiversity including Flora and Fauna	<p>Improve protection for protected sites and species.</p> <p>Improve protection for important wildlife sites, particularly protection of ecological linkages through the provision of green infrastructure.</p> <p>Improve access for the appreciation and promotion of wildlife.</p> <p>Preferably site new development in non-sensitive locations</p>	<p>Number and extent of Protected Sites.</p> <p>Areas actively managed for conservation.</p> <p>Population and range of Protected Species.</p> <p>Achievement of the Objectives of Biodiversity Plans</p>	<p>Sources: Wicklow County Council, National Parks and Wildlife Services, Fisheries Board and EPA.</p> <p>Responsibility: Wicklow County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing Wicklow County Development Plan.</p>
Population and Human Health	<p>Reduce population exposure to high levels of noise, vibration and air pollution.</p> <p>Increase modal shift to public transport.</p> <p>Co-ordination of land use and transportation policies.</p> <p>Reduction in journey to work (time/distance).</p>	<p>Census population data.</p> <p>Rates of Unemployment per area.</p> <p>% increase in housing (number and type).</p> <p>% change of commuter transport distances / times / range of public transport utilised.</p>	<p>Sources: Wicklow County Council and Central Statistics Office.</p> <p>Responsibility: Wicklow County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing Wicklow County Development Plan.</p>

	Improve access to recreation opportunities	% of commuters using public transport. % change in education levels.	
Soil	Maintain the quality of soils. Safeguard strategic mineral reserves. Re-use of brownfield lands, rather than developing Greenfield lands. Minimise the consumption of non-renewable sand, gravel and rock deposits	Rates of re-use / recycling of construction waste. Rates of quarrying. Rates of brownfield site and contaminated land reuse and development. Rates of greenfield development.	Sources: Wicklow County Council and Environmental Protection Agency. Responsibility: Wicklow County Council Frequency: Align with monitoring evaluation report on the effects of implementing Wicklow County Development Plan.
Water	Improve water quality in rivers, lakes and groundwater. Protection of catchments/basins. Management of zones vulnerable to flooding. Promote sustainable drainage practices to improve water quality and flow	Compliance of potable water sources to water quality regulations. Compliance of surface waters with national and international standards. Potable and wastewater treatment capacities versus population. % of wastewater requiring treatment. Achievement of the Objectives of the River Basin Management Plans. Amount of new developments within flood plains.	Sources: Wicklow County Council, Environmental Protection Agency and Fisheries Board. Responsibility: Wicklow County Council Frequency: Align with monitoring evaluation report on the effects of implementing Wicklow County Development Plan.

		Annual costs of damage related to flood events.	
Air and Climate Factors	<p>Reduce levels of air pollution including air and noise emissions.</p> <p>Consideration of noise exposure when zoning land for new developments.</p> <p>Minimise emissions of greenhouse gases.</p> <p>Reduce waste of energy, and maximise use of renewable energy sources</p>	<p>Traffic, Transport and Vehicular survey data.</p> <p>National and region specific emission data.</p> <p>Compliance with national standards.</p> <p>Reduction in greenhouse gas emissions.</p> <p>Compliance of emission licensed facilities.</p> <p>Number of energy / renewable energy production facilities.</p> <p>% of dwellings / businesses using renewable energies.</p> <p>Rates of energy / renewable energy consumption.</p>	<p>Sources: Wicklow County Council, Environmental protection Agency and Central Statistics Office.</p> <p>Responsibility: Wicklow County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing Wicklow County Development.</p>
Cultural Heritage	<p>Enhance access to sites of heritage interest</p> <p>Regeneration of derelict and underutilised heritage sites.</p> <p>Improve appearance of areas with particular townscape character.</p> <p>Improve protection for protected archaeological</p>	<p>Updating of inventories to include new sites / features.</p> <p>Achieving the objectives of development plans regarding heritage protection.</p> <p>Range and extent of areas of heritage potential.</p> <p>Range and extent of areas of special planning controls.</p>	<p>Sources: Wicklow County Council and Department of Environment Community and Local Government.</p> <p>Responsibility: Wicklow County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing Wicklow County Development.</p>

	sites and monuments and their settings, protected structures and conservation areas and areas of archaeological potential.		
Landscape	<p>Improve protection for landscapes of recognised quality.</p> <p>Maintain clear urban/rural distinctions.</p> <p>Enhance provision of, and access to, green space in urban areas</p>	<p>Range and extent of Amenity Landscapes.</p> <p>Rates of development within designated landscapes.</p> <p>Rates of urban expansion.</p> <p>Rates of deforestation.</p> <p>Rates of agricultural land re-development likely to impact landscape.</p> <p>% change of land use from rural to urban.</p>	<p>Sources: Wicklow County Council and Department of Environment, Community and Local Government.</p> <p>Responsibility: Wicklow County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing Wicklow County Development Plan.</p>
Material Assets	<p>Improve availability and accessibility of commercially provided facilities and public services.</p> <p>Increase local employment opportunities.</p> <p>Improve efficiencies of transport, energy and communication infrastructure.</p> <p>Improve waste water treatment infrastructure.</p>	<p>Location / level of infrastructure.</p> <p>Achievement of development plan objectives.</p> <p>Rates of deprivation.</p> <p>Rate of waste disposal to landfill statistics.</p> <p>Range and extent of recycling facilities and services.</p> <p>Rates of recycling.</p>	<p>Sources: Wicklow County Council, Central Statistics Office, National Roads Authority and Environmental Protection Agency.</p> <p>Responsibility: Wicklow County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing Wicklow County Development Plan.</p>

	Reduce the generation of waste and adopt a sustainable approach to waste management.		
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7 Final Appraisal

7.1 Team Integration

The SEA involved interaction with Wicklow County Council as well as those undertaking the SFRA and AA. The approach to interaction was based upon clear communication, transparent research, planning and an iterative assessment processes from inception to completion.

The SEA team and Wicklow County Council regularly communicated in relation to developing the methodology for the SEA, alternatives to be considered in the SEA, the objectives, targets and indicators, mitigation measures and monitoring strategies to be implemented.

Close involvement of relevant team members in all stages of the project ensured integration of the SEA, SFRA, AA and Development Plan processes and the optimisation of outcomes associated with the Arklow LAP.

7.2 Assessment of Effectiveness

The iterative assessment process enabled the development of the SEA in parallel to the Arklow LAP. As a consequence, policies and recommendations in the Arklow LAP could be reworded and amended where necessary to accommodate the mitigation of impacts and optimisation of outcomes.

The Environmental Report identified the range of potential positive and negative impacts arising from the implementation of the Arklow LAP. Some potential negative impacts remain; however, a range of mitigation measures have been identified (Refer to Section 8 of the Environmental Report) to lessen negative impacts.

Ultimately, the Arklow LAP advocates for environmentally sustainable development within the plan area and is as positive for the environment as feasibly possible. The objectives and policies in the Arklow LAP are cognisant of economic and social characteristics and the iterative development of the plan has optimised environmental outcomes where practicable.

7.3 Concluding Assessment

The adopted Arklow LAP is considered the fairest plan in terms of equitable and sustainable development within the plan area. The other alternative scenarios considered were determined unsuitable for facilitating projected growth in a sustainable, equitable manner.

The matrix lead assessment basis of the SEA provided a holistic, integrated and iterative approach to the formation of the objectives and policies in the Arklow LAP. The iterative process ensured that policies and recommendations considered were adjusted to mitigate environmental impacts.

Mitigation seeks to ensure the sustainable and appropriate development of Arklow without compromising the integrity of the natural and built environment.

All new developments within the plan area that are subject to Environmental Impact Assessment will need to consider the range of environmental objectives, indicators and targets and associated environmental mitigation measures identified as part of the Arklow LAP and incorporate them into the project specific mitigation measures.

As outlined in Section 6, a monitoring programme has been developed to track progress towards achieving strategic environmental objectives and reaching targets, enabling positive and negative impacts on the environment to be measured. The SEA carried out has ensured that any potential significant environmental impacts have been identified and given due consideration.

Wicklow County Council is responsible for collating existing relevant monitored data, the preparation of preliminary and final monitoring evaluation reports, the publication of these reports and, if necessary, the carrying out of corrective action.

Appendix A

Appraisal Matrix

A1 Final Draft Plan- Assessment Matrix

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
Residential Development Objectives										
H1	All new housing developments shall be required to accord with the housing objectives and standards set out in the Wicklow County Development Plan.									This is existing policy, and therefore represents the baseline situation. An SEA has been prepared as part of the Wicklow County Development Plan. A neutral Environmental impact is envisaged.
H2	Notwithstanding the zoning / designation of land for residential purposes, the Development Management process shall monitor and implement the population targets of this plan and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded									Maintaining population targets (as per County Development Plan and Regional Planning Guidelines) is existing policy, and therefore represents the baseline situation. A neutral environmental impact is envisaged.
H3	In order to make best use of land resources and services, unless there are cogent reasons to the contrary, new residential development shall be expected to aim for the highest density indicated for the lands. The Council reserves the right to refuse permission for any development that is not consistent with this principle.									See site specific zoning assessment for an assessment of the impact of proposed 'new-residential' land throughout the LAP area.
H4	The development of zoned land should generally be phased in accordance with the sequential approach as set out in the County Development Plan. The Council reserves the right to refuse permission for any development that is not consistent with these principles.									This is existing policy, as these provisions are already set out in the County Development Plan. A neutral environmental impact is envisaged.

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
H5	Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents. Where specified by the Planning Authority, new significant residential or mixed use development proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Green	<p>See site specific zoning assessment for an assessment of the impact of proposed ‘new-residential’ land throughout the LAP area. This objective is likely to result in a positive impact on population and human health through the possible provision of social/community facilities.</p> <p>In ensuring that housing development shall be managed and phased to ensure that infrastructure is provided to match the need of new residents, a strain on existing utilities in an area can be avoided, resulting in a positive impact on material assets.</p> <p>The provision of new residential areas may result in a positive impact on population and human health through new housing opportunities in Arklow.</p>
H6	To encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish.	Blue	Green	Blue	Blue	Blue	Blue	Red	Yellow	<p>It is assumed that this objective does not include any greenfield development.</p> <p>By facilitating high-density as well as in-fill housing developments, and by utilising vacant sites and upper floors, consolidation of the town centre is prioritised and previously un-developed lands on the periphery can be left as are. A largely neutral environmental impact is envisaged.</p> <p>This objective is expected to result in a positive impact on population and human health through the provision of housing.</p>

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
										<p>High density housing is likely to result in a negative visual impact. Refer to Table 8.1 for mitigation measures.</p> <p>While the impact on material assets may be considered negative, as high density housing can cause a strain on utilities, it can also be considered to be positive- as the infrastructure in developed areas should already be in place and no major infrastructure works should be required. This analysis results in an uncertain impact for the basis of this assessment.</p>
H7	To encourage a greater usage of backland areas in the town centre and to promote the redevelopment of sites in the town centre where development will positively contribute to the commercial and residential vitality of the town centre.									<p>It is assumed that this objective does not include any greenfield development.</p> <p>By encouraging a greater use of backland areas and by promoting the redevelopment of certain town centre sites, consolidation of the town centre is prioritised and previously un-developed lands on the periphery can be left as are. A largely neutral environmental impact is envisaged, as the land in question is already zoned for development.</p> <p>This objective will likely result in a positive impact on population and human health through the provision of commercial and residential services.</p>
H8	Lands at Tinahask (Action Areas 1 & 2), Kilbride (Action Area 3) and Coolboy (AA4) shall be developed as comprehensive (not piecemeal) integrated schemes									See site specific zoning assessment for an assessment of the impact of development at Tinahask, Kilbride and Coolboy.

Ref	Text	SEA Environmental Objectives									Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets		
	that allow for the sustainable phased and managed development of each action area during the plan period.										
Economic Development and Employment Objectives											
ED1	To facilitate and support all forms of employment creation on appropriately zoned land in Arklow and to promote the intensification of activities on existing employment sites and to take advantage of the existing economic assets in order to stimulate further employment within the area.										<p>No new employment lands have been zoned under the Draft 2017-2023 LAP-see site specific zoning assessment. This is the baseline scenario and a largely neutral environmental impact is envisaged.</p> <p>The intensification of activities on existing employment zones is likely to result in a positive impact on population and human health through the provision of jobs.</p> <p>The intensification of existing activities may result in an uncertain impact on material assets. Intensified employment activities could result in a strain on utilities- resulting in a negative impact on material assets. However, it should also be considered that infrastructure in existing employment areas should already be in place and no major infrastructure works should be required- this could be considered a positive impact. This analysis results in an uncertain impact for the basis of this assessment.</p>

Ref	Text	SEA Environmental Objectives									Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets		
ED2	To promote and facilitate the development of employment generating uses that maximise Arklow’s locational strengths along the east coast ‘strategic transport corridor’ and the potential of the ‘Leinster Outer Orbital Route’.										<p>No new employment lands have been zoned under the LAP 2017-2023. See site specific zoning assessment. This is the baseline scenario and a largely neutral environmental impact is envisaged.</p> <p>The promotion of employment in the LAP area is likely to result in a positive impact on population and human health through provision of jobs.</p>
ED3	To encourage the redevelopment of brownfield sites for enterprise and employment creation throughout the settlement and to consider allowing ‘relaxation’ in normal development standards on such sites to promote their redevelopment, where it can be clearly demonstrated that a development of the highest quality, that does not create an adverse or unacceptable working environment or create unacceptable impacts on the built, natural or social environment, will be provided.										<p>No new employment lands have been zoned under the LAP 2017-2023. See site specific zoning assessment.</p> <p>The encouragement of redevelopment of brownfield sites for employment in appropriately zoned lands may result in a neutral impact on many environmental factors- as the land in question has already been developed.</p> <p>However, it is uncertain as to what impact the re-development of brownfield sites for employment creation may have on landscape and visual- as it is unclear as to what lands will be subject to development, and what development was there previously. New development could be more, or less visually intrusive than a previous development.</p> <p>The impact on material assets is deemed uncertain, as the re-development of brownfield sites for employment could result in a strain on utilities, resulting in a negative impact on material assets. However, it should also be considered that as the brownfield sites</p>

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
										have already been developed, the infrastructure required to support the re-development could already be in place, and no major infrastructure works would be required. This analysis results in an uncertain impact for the basis of this assessment.
ED4	To promote and facilitate the development of large-scale employment generating developments, including industrial, knowledge, high-technology, office and service based and science space developments, at appropriate locations.									<p>No new employment lands have been zoned under the LAP 2017-2023. See site specific zoning assessment. This is the baseline scenario and a largely neutral environmental impact is envisaged.</p> <p>The promotion of large-scale employment is likely to result in a positive impact on population and human health through the provision of job opportunities.</p> <p>The impact on material assets is deemed to be potentially negative, as large-scale employment generating developments could result in a strain on utilities. Refer to Table 8.1 for mitigation measures.</p>
ED5	To support and facilitate existing and future commercial port activities and to resist developments that would undermine the commercial potential of the port area.									<p>This represents the baseline scenario, and a natural environmental impact is envisaged.</p> <p>By WCC supporting and facilitating existing and future commercial port activities, a positive impact on population and human health in envisaged- through job creation.</p>
ED6	To facilitate and encourage the exploration and exploitation of minerals on land zoned 'Extractive Industry' in a manner, which is consistent with the principle of sustainability and protection of residential, environmental and tourism amenities.									<p>There is no change in existing land zonings- this represents the baseline scenario. A neutral environmental impact is envisaged.</p> <p>The lands zoned for 'extractive industry' include an area of land that makes up the Arklow Rock Askintinny PNHA. As this is an ecologically designated site, there is potential for a negative impact on Biodiversity. Refer to Table 8.1 for mitigation measures.</p>

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
										The facilitation and encouragement of the exploration and exploitation of minerals in appropriately zoned lands will like result in a positive impact on population and human health through job creation.
ED7	<p>In relation to the Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) legislation, it is an objective to:</p> <ul style="list-style-type: none"> comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents; where proposals are being considered for the following: (i) new establishments at risk of causing major accidents, (ii) the expansion of existing establishments designated under the Directive, and (iii) other developments proposed near to existing establishments; the Council will require that applicants must demonstrate that the following considerations are taken into account: (i) prevention of major accidents involving dangerous substances, (ii) public health and safeguarding of public health, and (iii) protection of the environment; ensure that land use objectives must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and 									This represents compliance with existing legislation. This is the baseline scenario and a neutral environmental impact is envisaged.

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
	<p>areas of particular natural sensitivity or interest; and</p> <ul style="list-style-type: none"> have regard to the advice of the Health and Safety Authority when dealing with proposals relating to Seveso sites and land use plans in the vicinity of such sites. 									
Objectives for employment lands at Money Big/Bogland										
	<ul style="list-style-type: none"> To promote and facilitate the development of larger scale employment generating developments on these ‘E Special’ zoned lands at Bogland. To resist the development of a business/office park type development of these ‘E Special’ employment-zoned lands. 									<p>See site specific assessment.</p> <p>Lands at Money Big/Bogland are already zoned for employment under the existing 2011-2017 Development Plan. This represents the baseline scenario and a largely neutral environmental impact is envisaged.</p> <p>The promotion of larger scale employment generating developments is likely to result in a positive impact on population and human health through job creation.</p> <p>A negative impact on material assets may occur; as intensive industry could cause a strain on local utilities. Refer to Table 8.1 for mitigation measures.</p>
Objectives for employment lands at Shelton Abbey										
	<ul style="list-style-type: none"> To promote and facilitate the development this site for a large-scale employment development, 									<p>See site specific assessment.</p> <p>Lands at Shelton Abbey are already zoned for employment under the</p>

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
	<ul style="list-style-type: none"> To facilitate the current business park use, Any significant development proposal for this site shall incorporate proposals to develop a landscaped linear open space park along the river bank. 									<p>existing 2011-2017 Development Plan. This represents the baseline scenario and a neutral environmental impact is envisaged.</p> <p>The promotion of larger scale employment generating developments is likely to result in a positive impact on population and human health through job creation. The creation of a linear open space may also result in a positive impact on population and human health through provision of amenity services.</p> <p>A negative impact on material assets may occur; as intensive industry could cause a strain on local utilities. Refer to Table 8.1 for mitigation measures.</p>
Arklow Town Centre Strategy Objectives										
VP1	To maintain the Main Street as the principal vehicular route through the town centre and to maintain the main vehicular routes to the waterfront area along the quays; to exploit any opportunities that arise to improve safety for both pedestrians and vehicles in the Town Centre and Waterfront area.									<p>This represents the baseline scenario and a neutral environmental impact is envisaged.</p> <p>The exploitation of opportunities to improve safety for pedestrians and vehicles is likely to result in a positive impact on population and human health.</p>
VP2	To promote the pedestrian use of all ‘dark pink’ routes and avail of any opportunities to improve footpaths and pedestrian routes within in the Town Centre Strategy boundary and to the Waterfront zone, Wexford Road and Train Station along the main roads and key pedestrian routes.									<p>This represents the baseline scenario and a neutral environmental impact is envisaged.</p> <p>The promotion of pedestrian use of dark pink routes and the improvement of footpaths and pedestrian routes is likely to result in a positive impact on population and human health. It may also result in a positive impact on air, noise and climate through the promotion of sustainable forms of development.</p>

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
VP3	To facilitate the improvement of existing and the development of new linkages from the Main Street to car parks, amenity areas, the train station and the waterfront zone; in particular, in the Town Centre Strategy area to require redevelopment proposals that have frontage on both Main Street and any ‘dark pink’ route to include new pedestrian routes through the site.									<p>Development, should it be required, would be minor in nature and a neutral impact on environmental factors is envisaged.</p> <p>The improvement and development of linkages in the town centre is likely to result in a positive impact on population and human health.</p>
VP4	<p>With regard to car parking to facilitate the following;</p> <ul style="list-style-type: none"> to maintain existing and provide new car parking options as funding allows, in proximity to the Main Street and along ‘dark pink’ routes. to avail of opportunities to remove public on street car parking on the Main Street and at amenity areas, subject to due consideration of the commercial needs of Main Street, including loading parking. to require new development on the Main Street to incorporate pedestrian links, where feasible, to existing or new public car parks. deviations from the minimum car parking requirement (as set out the County Development Plan) shall be considered in the Main Street Strategy area as shown on Map 5.1 where a public car park is within 200m walking distance 								<p>Development, should it be required, would be minor in nature and a neutral impact on environmental factors is envisaged.</p> <p>The provision of car-parking and new pedestrian links in the town-centre will likely result in a positive impact on population and human health.</p>	

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
	to the site. In such cases, only the needs of long-term users (e.g. employees and residents of the development) will have to be addressed by the developer.									
VP5	<p>With regard to public transport to facilitate the following;</p> <ul style="list-style-type: none"> the improvement of public transport user facilities including, shelters, covered bicycle parking, information points with maps, routes, timetables, real-time information and designated taxi ranks at / near the bus stops on Main Street and the train station; the provision of new or enhance existing foot and cycleways to and from the public transport pick up locations, as funding allows; a pedestrian link / bridge from the Train Station to the Wexford Road; improved access to bus stops particularly crossing points for passengers. 								<p>Development, should it be required, would be minor in nature and a neutral impact on environmental factors is envisaged.</p> <p>Improved public transport facilities, footpaths and cycleways is likely to result in a positive impact on population and human health, as well as air, noise and climate through the provision and encouragement of more sustainable forms of transport.</p> <p>The development of a new bridge from the train station to the Wexford Road may result in a negative impact on landscape and visual. Refer to Table 8.1 for mitigation measures.</p>	
VP6	To protect and enhance the streetscape of Arklow Main Street through the appropriate control of alterations to existing buildings and the development of new structures; in particular building and roof lines and									The protection and enhancement of the streetscape of Arklow Main Street is likely to result in a positive impact on population and human health, as well as landscape and visual through improved aesthetics in the town centre.

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
	heights which diverge from the established form will require to be justified.									Control of alterations to existing buildings and development of new structures could result in a positive impact on Heritage through the maintenance of the architectural heritage value of the Main Street
VP7	To seek to improve the appearance of junctions and gateway areas into the Main Street, particularly the Main Street – Bridge Street junction.									The improvement of the appearance of junctions and gateways in the Main Street may result in a positive impact on population and human health and landscape and visual through improved aesthetics in the town centre.
VP8	New or extended / refurbished units shall, at all times that the unit is not in active use, provide an attractive temporary display or professionally designed artwork affixed to the glass frontage. The temporary use of the space during such times for creative, cultural or community purposes will be encouraged; however, such change of use may require planning permission, and advice will be provided by the Council on a case by case basis in this regard.									The adoption of temporary displays or artwork in the town centre may result in a positive impact on population and human health as well as landscape and visual through improved aesthetics in the town centre. An uncertain impact on heritage is envisaged here however, as even minor interference with the appearance or façade of protected structures could be seen as having a negative impact on heritage.
VP9	To support opportunities to create better linkages between the Main Street, the river, the north and south quay and the beaches, in particular access routes and views between the two.									Development, should it be required, would be minor in nature and a neutral impact on environmental factors is envisaged. This objective is likely to have a positive impact on population and human health through the provision of improved access to amenity areas.
VP10	To maintain the existing bandstand and ‘Sea Farers Memorial Garden’ and support other possibilities for the development of new urban spaces.									The maintenance of existing structure and garden represents the baseline scenario and a neutral environmental impact is envisaged.

Ref	Text	SEA Environmental Objectives									Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets		
											Supporting other possibilities for the development of new urban spaces may result in a positive impact on population and human health through the urban regeneration of the town centre.
VP11	To improve footpaths, lighting, seating and other street ‘furniture’ as funding allows, and require private development providing such features to meet the highest standards of design and siting in the town centre and waterfront zones.										<p>The improvement of footpaths and street furniture is likely to result in a positive impact on population and human health through provision of improved public facilities.</p> <p>A positive impact on landscape and visual impact is also envisaged as a result of improved design and layout of the town centre and waterfront zones.</p> <p>An uncertain impact on material assets is envisaged- as it is unclear whether the proposed improvements in lighting would require utilities works.</p>
VP12	To facilitate appropriate infill development of vacant backland and private car parking areas along ‘dark pink’ routes in the Town Centre strategy area.										<p>Development, should it be required, would be minor in nature and a neutral impact on environmental factors is envisaged.</p> <p>Provision of more car parking areas may result in a positive impact on population and human health.</p>
VP13	To promote and facilitate the conversion of non-retail premises to retail/retail service use and in the ‘core retail area’ to strongly resist the conversion of existing retail/retail service premises to alternative, less active, uses that would diminish vibrancy and daytime activity.										<p>The conversion of non-retail premises to retail premises involves development on already developed lands and a neutral environmental impact is envisaged.</p> <p>A positive impact on population and human health is envisaged through the provision of required retail services.</p>
Arklow Waterfront Strategy Objectives											

Ref	Text	SEA Environmental Objectives									Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets		
WZ1	To support in-depth development of the Waterfront zone (WZ), for a mix of residential, commercial, employment, leisure and tourism uses. Applications for the development of such lands shall include a detailed survey of the existing site conditions, proposals for demolition and remediation of previous site activities and a management plan for the disposal of such materials.										<p>The waterfront is zoned for development under the existing 2011-2017 Development Plan. This represents the baseline scenario and as such a neutral impact on the environment is envisaged.</p> <p>The development of new residential, commercial, employment, leisure and tourism development in the waterfront zone is expected to result in a positive impact on population and human health through the provision of housing, services and amenities.</p> <p>The redevelopment of brownfield sites including the remediation of previous site activities is envisaged to result in a positive impact on land and soils it involves the remediation of potentially contaminated land.</p> <p>The impact on landscape and visual is uncertain as it is unclear as to whether new development will be more visually intrusive than that which occupied the brownfield site previously.</p>
WZ2	In the Waterfront Zone to allow for high-density development (up to a plot ratio of (2.5:1) and up to 4 storeys in height along water frontages and 3 storeys elsewhere.										<p>The waterfront is zoned for development under the existing 2011-2017 Development Plan. This is the baseline scenario and as such a neutral environmental impact is envisaged.</p> <p>Development of high-density residential development may result in a positive impact on population and human health through the provision of housing.</p> <p>Four storey development along the waterfront may result in a negative impact on landscape and visual. Refer to Table 8.1 for mitigation measures.</p>

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
WZ3	To support existing and proposed water related and maritime activities in the Waterfront Zone including sailing, fishing, other water sports and commercial shipping activities, including the development of jetties, marinas and other support infrastructure.	Red	Green	Red	Red	Red	Red	Red	Red	Development in the foreshore may result in a negative impact on the environment. Refer to Table 8.1 for mitigation measures. Improved amenities may result in a positive impact on population and human health.
WZ4	To support and facilitate existing and future commercial harbour activities and to resist developments that would undermine the commercial harbour of the area.	Blue	Green	Blue	Blue	Blue	Blue	Blue	Blue	There will be no change to existing zoning. This represents the baseline scenario and a neutral environmental impact is envisaged. By WCC supporting and facilitating existing and future commercial harbour activities, a positive impact on population and human health is envisaged through job creation.
WZ5	To support and facilitate maritime activity and to encourage new developments that provide for an improved mix of uses including commercial, retail and residential uses and to particularly encourage tourism and leisure related developments.	Blue	Green	Blue	Blue	Blue	Blue	Blue	Blue	The waterfront is zoned for development under the existing 2011-2017 development plan. This represents the baseline scenario and a neutral environmental impact is envisaged. Through the encouragement of new development that provides for commercial, retail and residential uses, a positive impact on population and human health is envisaged through job creation.
WZ6	To require any new developments in the Waterfront Zone to meet a high standard of design that respects the unique historical, environmental, visual and recreational amenities of the area.	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	This is existing policy, and represents the baseline scenario. A neutral environmental impact is envisaged.
WZ7	To support and facilitate the development of new infrastructure necessary for the continued operation and development of the harbour.	Red	Green	Red	Red	Red	Red	Red	Red	The development of new infrastructure in the harbour area may result in a negative impact on environmental factors. Refer to Table 8.1 for mitigation measures.

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
										The continued operation and development of the harbour may result in a positive impact on population and human health through job creation.
WZ8	Further retail development in the Waterfront Zone shall be restricted to that required to meet the everyday convenience needs of future residents or niche comparison uses such as those related to tourism and the maritime function of the area.									The waterfront is zoned for development under the existing 2011-2017 Development Plan. This is the baseline scenario and as such a neutral environmental impact is envisaged. This objective is likely to result in a positive impact on population and human health in that it ensures provisions are in place to meet the everyday convenience needs of residents.
WZ9	To require any new developments to be suitably set back from the water's edge and to provide public routes and places along waterfronts; to support the development of a footbridge across the entrance to south dock.									Development is expected to be minor in nature and a neutral environmental impact is envisaged. The provision of public routes and places is likely to result in a positive impact on population and human health.
WZ10	To ensure that access to the water, such as steps / slipways / river beaches etc. are maintained and improved.									Improved access to the water is likely to result in a positive impact on population and human health through
WZ11	To encourage and facilitate tourism and leisure related uses in the Waterfront Zone including hotel / accommodation facilities and leisure uses to complement the marina and associated boating uses and activities.									The waterfront is zoned for development under the 2011-2017 Development Plan. This represents the baseline scenario and as such a neutral environmental impact is envisaged. The encouragement of tourism and leisure related uses at the Waterfront may result in a positive impact on population and human health through job creation, as well as improved amenities.

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
WZ12	To ensure that any development projects in and around the Arklow quays preserve and enhance any valuable structures or items of Arklow’s maritime heritage.									The preservation and enhancement of structures or items of Arklow’s maritime heritage will likely have a positive impact on population and human health and heritage.
Retail Objective										
RT1	To direct new retail development in the first instance into the retail core of Arklow Town as shown on Map 6.1 in particular to derelict or under-utilised sites.									The consolidation of the town centre and retail core may result in limited urban sprawl and reduced traffic movements. This is likely to result in a positive impact on population and human health. As well as air, noise and climate.
Objectives OP1-The Alps Opportunity Site										
	<ul style="list-style-type: none"> This site should be the subject of a comprehensive (not piecemeal) integrated scheme of development encompassing the entire lands. To provide for a mix of uses capable of accommodating retail, commercial, residential, tourism, community and cultural development, all contained within a high quality architectural, landscaped, streetscape and high quality public realm environment. A high development density will be required to be achieved across the site that is sensitive and appropriate to its immediate built and natural context. In terms of meeting the housing targets set 									<p>The Alps opportunity site is already zoned for ‘town centre’ development under the existing 2011-2017 Development Plan. This represents the baseline scenario and a neutral environmental impact is envisaged.</p> <p>The provision of a mix of uses at this site will likely result in a positive impact on population and human health through provision of services.</p> <p>Measures to ensure that all new structures will present an appropriate façade to the river, walkways and roadside with a continuous streetscape ad building frontage will likely result in a positive impact on landscape and visual.</p>

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
	<p>out in this plan any development proposals should aim to achieve the delivery of 120-160 units;</p> <ul style="list-style-type: none"> • A maximum height of 4 storeys fronting onto Upper Main Street/ Parade Ground shall be permitted. • To ensure, where possible, there are active ground floor uses in the buildings fronting the river, public spaces, walkways and streets. • To ensure that all new structures present an appropriate façade to the river, walkways and roadside with a continuous streetscape and building frontage where appropriate. • The lands shall comprise of a series of new streets/laneways, opening up linkages between the Vale Road and the river, Upper Main Street / Parade Ground to the river and links to the Castle ruins. • To facilitate the enhancement of the landscaped linear open space park along the river bank and to facilitate the development of an open space link from the linear park to the 									

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
	Castle Ruins and if feasible linking onto Upper Main Street.									
Objectives OP2- Main Street Opportunity Site										
	<ul style="list-style-type: none"> Where possible this site should be the subject of a comprehensive integrated scheme of development encompassing the entire lands. Individual site redevelopment proposals may be considered if they can demonstrate how they comply with the objectives of this opportunity site. Any new scheme should seek to protect the character and appearance of the traditional shop fronts including the Morgan Doyle facade and canopy and any architectural details on buildings of high architectural value wherever possible. To provide for a mix of uses capable of accommodating retail, commercial, residential, community and cultural development, all contained within a high quality architectural, landscaped, streetscape and high quality public realm environment. 									<p>The Mainstreet Opportunity Site is already zoned for development under the existing 2011-2017 Development Plan. This represents the baseline scenario and a neutral environmental impact is envisaged.</p> <p>The protection of traditional shop fronts and architectural details may result in a positive impact on heritage.</p> <p>The provision of a mix of uses at this site will likely result in a positive impact on population and human health through provision of services.</p> <p>Ensuring that all new structures present an appropriate façade to the river, Kinsella’s Lane, the Bandstand and Main Street with a continuous streetscape and building frontage will likely result in a positive impact on landscape and visual.</p>

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
	<ul style="list-style-type: none"> • A high development density will be required to be achieved across the site that is sensitive and appropriate to its immediate built and natural context. In terms of meeting the housing targets set out in this plan, any development proposals should aim to achieve the delivery of up to 70 residential units across the entire block; • A maximum height of 3 storeys fronting onto Main Street shall be permitted. • To ensure there are active ground floor uses fronting public spaces, walkways and streets. • To ensure that all new structures present an appropriate façade to the river, Kinsella’s Lane, the Bandstand and Main Street with a continuous streetscape and building frontage where appropriate. • Additional links from the Main Street to the river should be incorporated where feasible. • To facilitate the enhancement of the landscaped linear open space park along the river bank. 									

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
Community Development Objectives										
CD1	To facilitate and encourage a series of high quality open spaces throughout the town, preferably as part of a larger linked green network that is available to all ages and accessible to everyone, including people with mobility impairments.									See site specific assessment. Community and Open space is already designated under the existing 2011-2017 Development Plan. This represents the baseline scenario and a neutral environmental impact is envisaged. The encouragement of the development of more open space is likely to result in a positive impact on population and human health through increased amenity access.
CD2	To reserve c. 3.1ha at Churchview, (east of the railway line with Yellow Lane to the north) for a park, this will include areas for both sports and activities (such as a MUGA) and passive enjoyment.									This area is zoned under the existing 2011-2017 Development Plan. This represents the baseline scenario and a neutral environmental impact is envisaged.
CD3	To facilitate the development of a graveyard at an appropriate location within the settlement. In order to ensure a variety of sites may be open for consideration, graveyards are permitted in principle on all zoned lands that have community uses open for consideration.									This is already zoned under the existing 2011-2017 Development Plan. This represents the baseline scenario and a neutral environmental impact is envisaged.
Tourism and Recreation Objectives										
TR1	To facilitate and support the development of the tourism industry in Arklow and maximise the town's location as a gateway between the tourism assets within Co. Wicklow.									This represents the baseline scenario and a neutral environmental impact is envisaged. The objective to maximise the town's location as a gateway between tourism assets may result in a positive impact on population and human health through job creation and inward investment.
TR2	To support and facilitate, in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.									This represents the baseline scenario and a neutral environmental impact is envisaged.

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
										The supporting and facilitating of tourism amenity routes may result in a positive impact on population and human health through improved access to tourist attractions, and increased inward investment.
TR3	To recognise the importance of the local golf course and other sports clubs to tourism in the town.									This represents the baseline scenario and a neutral environmental impact is envisaged. Further recognition of tourism benefits of the golf club and sports clubs may result in a positive impact on population and human health through inward investment.
TR4	To support the development of linkages to connect Arklow with adjoining towns / villages via cycle and walking trails, ensuring that no developments are permitted that would have adverse impacts (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.									Development, should it be required, would be minor in nature and a neutral environmental impact is envisaged. Improved linkages to connect Arklow with adjoining towns/villages may result in a positive impact on population and human health. Increased numbers of walking and cycle trails will promote the use of sustainable forms of transport and will likely result in a positive impact on air quality, noise and climate.
TR5	To improve, as funding allows, the principal access routes and junctions linking Arklow town centre to strategic transport corridors and surrounding tourist attractions.									Development, should it be required, would be minor in nature and a neutral environmental impact is envisaged. Improved access routes and junctions may result in a positive impact on population and human health.
TR6	To promote and encourage the recreational use of coastline, rivers and lakes and the development of 'blueways' subject to normal environmental protection and management criteria. Where such recreational uses									This represents the baseline scenario and a neutral environmental impact is envisaged.

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
	involve the development of structures or facilities, the Planning Authority will ensure that the proposals will respect the natural amenity and character of the area, listed views and prospects onto and from the area in question. Where possible, such structures should be set back an appropriate distance from the actual amenity itself and should not adversely affect the unique sustainable quality of these resources.									The promotion and encouragement of the recreational use of the coastline may result in a positive impact on population and human health.
Infrastructure, transportation & movement objectives										
IT1	To support and facilitate the development of a waste water treatment plant in Arklow, at an optimal location following detailed technical and environmental assessment and public consultation.									The development of a waste water treatment plant in Arklow is expected to result in a positive impact on population and human health as well as material assets through provision of required infrastructure. A positive impact on Water is also envisaged, as currently, untreated wastewater enters the Avoca River.
IT2	To improve, as funding allows, the principal access routes into the town centre from surrounding tourism locations, particular the Coast Road north of the town, the Clogga Road, the Vale Road and access to potential north quay developments.									Development, should it be required, would be minor in nature and a neutral environmental impact is envisaged. Improved access routes will likely result in a positive impact on population and human health.
IT3	To promote and encourage the “Safer Routes to School” and the Green Schools Programme within Arklow and to liaise with all relevant Departments/agencies involved in the operation of the programme.									The promotion and encouragement of these school programmes may result in a positive impact on population and human health as well as air, noise and climate through the promotion of sustainable forms of transport.
IT4	To facilitate the improvement of the town’s roads hierarchy to distribute vehicular traffic on appropriate distributor routes whilst minimising the number of car trips through the town centre. In particular, improved									Development, should it be required, would be minor in nature and a neutral impact on environmental factors is envisaged.

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
	junctions and links on the Wexford Road, Emoclew Road, Coolgreaney Road and Abbey Street-Yellow Lane.	Blue	Green	Blue	Blue	Green	Blue	Blue	Blue	The distribution of traffic and minimisation of the number of car trips through the town centre may result in a positive impact on air, noise and climate through the reduction traffic congestion in the town.
IT5	To facilitate the provision of a western distributor route in order to provide alternative movement routes through the town. The route, which will be subject to route option assessment, will incorporate a new river crossing, linking Kilbride to the Vale Road, Lamberton Avenue and on to the Coolgreaney Road	Red	Green	Red	Red	Red	Red	Red	Red	The provision of a western distributor route may result in a negative impact on the environment, in general. Refer to Table 8.1 for mitigation measures. A positive impact on population and human health is envisaged through improved access.
IT6	To facilitate the construction of a new third interchange at Lamberton, providing a connection to the western distributor road as allowed for in the design of the Arklow bypass.	Red	Green	Red	Red	Red	Red	Red	Red	The provision of a major interchange may result in a negative impact on the environment, in general. Refer to Table 8.1 for mitigation measures. A positive impact on population and human health is envisaged through improved access.
IT7	To require the development of Action Area 2 (Tinahask/Moneybig) to include distributor road access through to Action Area 1 (Tinahask/Abbeylands) and the Employment zoned lands to the south of AA2.	Red	Green	Red	Red	Red	Red	Red	Red	The provision of a distributor road through AA1 may result in a negative impact on the environment in general. Refer to Table 8.1 for mitigation measures. Improved access and transport routes in Arklow will result in a positive impact on population and human health.
IT8	To facilitate the operation and free flow of traffic in a safe manner in particular in the town centre and in locations proximate to schools, health and community facilities, by appropriately controlling car parking at such locations.	Blue	Green	Blue	Blue	Blue	Blue	Blue	Blue	The operation and free flow of traffic in the town centre will result in a positive impact on population and human health.

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
IT9	To facilitate the construction of a Southern Port Access Road (SPAR) linking the Wexford Road to the Action Areas at Tinahask, the Roadstone Quarry and the Waterfront Zone, incorporating a link to form a primary distributor route for HGV traffic to the existing port. The design of the road including its alignment and boundary treatment will be carried out in such a manner as to ensure minimal impact on Arklow Golf Club. Possible future connections of the SPAR to the Clogga Road (at Kish / Rock Big) may also be considered.									The provision of a port access road may result in a negative impact on the environment in general. Refer to Table 8.1 for mitigation measures. Improved access and transport routes in Arklow will result in a positive impact on population and human health.
IT10	To co-operate with TII and other Local Authorities to improve existing or provide new links from Arklow and the port area to other counties in the region, namely the Leinster Outer Orbital Route as proposed in the Regional Planning Guidelines									Improved or new links from Arklow to the port area will result in a positive impact on population and human health through increased access. The location of the proposed links, which will go from Arklow town to other counties have not been defined. The impact on the environment is deemed to be uncertain.
IT11	To improve pedestrian and cyclist safety and provide footpaths and cycleways where required and at the following locations: - to the railway station from Abbey Street - Main Street / Vale Road junction / roundabout									Development, should it be required, would be minor in nature and a neutral environmental impact is envisaged. The provision of footpaths and cycleways may result in a positive impact on population and human health as well as air, noise and climate through the promotion of sustainable forms of transport.
IT12	To support and facilitate the development of marine and shipping activity in Arklow, particularly the recreational use of the existing harbour/marina and the development of a roll on-roll off port at the existing Roadstone jetty.									The development of a roll on- roll off port at the existing Roadstone jetty may result in a negative impact on the environment, in general. Refer to Table 8.1 for mitigation measures.

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
										The development of marine and shipping activity in Arklow will likely result in a positive impact on population and human health through job creation.
IT13	To suitably manage development within 35m of existing 110KV/220kV transmission lines.									<p>This represents the baseline scenario and a neutral environmental impact is envisaged.</p> <p>The management of development within 35m of existing 110kv/220kv transmission lines may result in a positive impact on material assets, through protection of existing utilities.</p>
IT14	To support and facilitate the development of landing locations for any cross channel power interconnectors.									<p>The location of the proposed landing locations for cross channel interconnectors has not been defined, and as such, the environmental impact of this objective is unknown.</p> <p>The proposed landing locations will provide the necessary infrastructure for cross channel interconnectors, which will work to improve energy infrastructure. A positive impact on material assets is envisaged.</p>
Heritage Objectives										
HT1	To maintain the favourable conservation status of all proposed and future Natural Heritage Areas (NHAs) in the plan area in particular the Arklow Marsh.									<p>This represents the baseline scenario and a neutral environmental impact is envisaged.</p> <p>The maintenance of the favourable conservation status of all proposed and future NHAs will likely result in a positive impact on biodiversity.</p>
HT2	To protect the listed prospect of special amenity (from the R750/coast road towards the sea) from development that would either obstruct the prospect from the									The protection of the prospect from the R750/coast road towards the sea will likely result in a positive impact on population and human health and landscape and visual.

Ref	Text	SEA Environmental Objectives								Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets	
	identified vantage point or form an obtrusive or incongruous feature in that prospect. Due regard will be paid in assessing development applications to the span and scope of the prospect and the location of the development within that prospect									
HT3	Protect and enhance the character, setting and environmental quality of natural, architectural and archaeological heritage, and in particular those features of the natural landscape and built structures that contribute to its special interest. The natural, architectural and archaeological heritage of the area shall be protected in accordance with the objectives set out in the Wicklow County Development Plan									The protection and enhancement of the character, setting and environmental quality of natural, architectural and archaeological heritage will likely result in a positive impact on the environment, in general.
HT4	To consolidate and safeguard the historical and architectural character of Arklow town centre through the protection of individual buildings, structures, shopfronts and elements of the public realm that are of architectural merit and/or contribute greatly to this character.									The consolidation and safeguarding of the historical and architectural character of Arklow town centre will likely result in a positive impact on heritage.
HT5	To maintain the coastal character of the settlement and to provide for its enjoyment as a recreational and natural asset.									This represents the baseline scenario and a neutral environmental impact is envisaged.
HT6	To facilitate the enhancement of facilities such as the Arklow Maritime Museum which increase public awareness and appreciation of the town's maritime heritage.									This represents the baseline scenario and a neutral environmental impact is envisaged. The enhancement of such facilities will likely result in a positive impact on population and human health and heritage.

Ref	Text	SEA Environmental Objectives									Comments
		Biodiversity	Population & Human Health	Land & Soils	Water	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets		
HT7	To facilitate the development of initiatives to highlight Arklow’s maritime heritage in the public realm.										<p>This represents the baseline scenario and a neutral environmental impact is envisaged.</p> <p>The development of initiatives to highlight Arklow’s maritime heritage may result in a positive impact on population and human health and heritage.</p>
HT8	To facilitate the development and enhancement of green infrastructure resources, including access to, connectivity between areas of interest and linkages between green spaces including the coast, where feasible within Arklow and environs settlement boundary (see Map No. 10.1).										Improved access to, connectivity and linkages between greenspaces will likely result in a positive impact on population and human health through improved amenity access,
HT9	To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites in Arklow and Environs.										The maintenance of the conservation value of future and proposed NHAs will likely result in a positive impact on biodiversity and population and human health.

A2 Material Alterations – Assessment Matrix

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								
<p>SEA Comment 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>Population and Human Health - 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>Biodiversity, Land & Soils - 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>Land & Soils and Heritage- The Proposed Material Alteration has the potential to result in a negative impact on the quality of existing land & soil, as well as heritage features. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p>Water - 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>Air, Noise & Climate- 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>Landscape and Visual- 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>Material Assets- 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>SEA Comment</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>Population and Human Health - A positive impact on population and human health is envisaged through provision of new employment opportunities in Arklow Town and Environs.</p> <p>Biodiversity, Land and Soils- 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>Land & Soils and Heritage- 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>Water - 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>Air, Noise & Climate- 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>Landscape and Visual- 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>Material Assets- 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								
<p>SEA Comment</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 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>Population and Human Health – 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>Biodiversity - 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>Land & Soils and Heritage- The Proposed Material Alteration has the potential to result in a negative impact on the quantity of existing land & soils, as well as heritage features. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p>Air, Noise & Climate- 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. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p>Landscape and Visual- 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>									

Appendix B

Submissions Received- Scoping Report



Administrative Officer
Planning Department
Wicklow County Council
County Buildings
Station Road
Wicklow Town

13th January 2017

Our Ref: SCP161002.2

Re: Draft Arklow Town and Environs Local Area Plan 2017-2023

Dear Sir/Madam,

I refer to and acknowledge the correspondence from your consultants, dated 6th December 2016, in relation to the Strategic Environmental Assessment Scoping Report for the Draft Arklow and Environs Local Area Plan 2017-2023.

We refer you to our previous Scoping Issues Paper Submission on the Draft Arklow and Environs Local Area Plan 2017-2023 and SEA Integration Guidance Document, dated 4th November 2016, which should also be taken into account at this time. Both documents are attached for your attention.

Additional Specific Comments to be considered

The EPA recently published the State of the Environment (SoE) report - [*Ireland's Environment – An Assessment 2016*](#) (EPA, 2016). Chapter 13 of the report identifies the key challenges for Ireland, and the associated key actions required to address them, as follows:

Environment and Health & Wellbeing:	Recognition of the benefits of a good quality environment to health and wellbeing.
Climate Change:	Accelerate mitigation actions to reduce greenhouse gas emissions and implement adaptation measures to increase our resilience in dealing with adverse climate impacts.
Implementation of Legislation:	Improve the tracking of plans and policies and the implementation and enforcement of environmental legislation to protect the environment.
Restore & Protect Water Quality:	Implement measures that achieve ongoing improvements in the environmental status of water bodies from source to the sea.
Sustainable Economic Activities:	Integrate resource efficiency and environmental sustainability ideas and performance accounting across all economic sectors.
Nature & Wild Places:	Protect pristine and wild places that act as biodiversity hubs, contribute to health and wellbeing and provide sustainable tourism opportunities.
Community Engagement:	Inform, engage and support communities in the protection and improvement of the environment.

The Plan should include relevant Policies and Objectives to address, where appropriate, the key environmental challenges and actions for Ireland outlined above. The full SoE report is available at: www.epa.ie/irelandsenvironment/stateoftheenvironmentreport/

Responses to the Scoping Questions

Scoping Question No 1

In respect of *Scoping Question No. 1-other International, National, Regional Plans or Programmes that should be considered*, we refer you to our previous Scoping Issues Paper submission which contains a list of significant Plans and Programmes to consider.

Draft Objectives and Targets

In relation to *Section 5.2 Draft Objectives and Targets*, you should consider including in the *Biodiversity including Flora and Fauna Targets*, a further bullet point in respect of the control and management of invasive species, where appropriate.

Further comment on the Plan will be provided upon receipt of the Draft Environmental Report and Plan and associated documents during the next statutory consultation phase of the SEA Process.

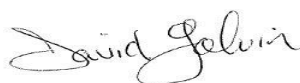
Environmental Authorities

Under the SEA Regulations (*S.I. 436 of 2004*), as amended by *S.I. No. 201 of 2011*, notice should also be given to the following:

- The Minister for the Environment, Community and Local Government (now the Minister for Housing, Planning, Community and Local Government)
- Minister for Agriculture, Food and the Marine, and the Minister for Communications Energy and Natural Resources (now the Minister for Communications, Climate Action and Environment), where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment.
- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural heritage or to nature conservation, the Minister for Arts, Heritage and the Gaeltacht (now the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs),
- any adjoining planning authority whose area is continuous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours Sincerely,



David Galvin

Scientific Officer

SEA Section

Office of Evidence and Assessment

Environmental Protection Agency

Regional Inspectorate

Inniscarra, County Cork



INTEGRATION OF ENVIRONMENTAL CONSIDERATIONS

The Plan should be set in the context of the planning hierarchy and a clear statement should be provided as to the function of the Plan and what the Plan can and cannot do. Where other Plans/Programmes/Strategies are responsible for implementing relevant policies / objectives / initiatives, these should be acknowledged and fully referenced in the Plan.

The Agency responds to Plans on a priority basis. The attached integration document sets out the key environmental issues, as relevant and appropriate, to be taken into account in the preparation of the SEA and the Plan. Specific comments/Further comment will/may be provided upon receipt of the Environmental Report and Draft Plan and associated documents during the next statutory consultation phase of the SEA Process.

The comments below relate to the integration of the environmental considerations and recommendations that have been set out in the Environmental Report, as well as the additional information highlighted by the EPA, within the Plan. Suggestions are put forward for consideration with a view to addressing the integration of a number of key environmental considerations within the Plan.

The EPA is a statutory Environmental Authority under the SEA Regulations. The EPA's role in SEA in relation to Land Use Plans focuses on promoting full integration of the findings of the Environmental Assessment into the Plan. It is not the function of the EPA to either approve or enforce Land Use Plans.

In addition to the generic guidance below, specific environmental information is highlighted in red). Both the generic and specific information should be taken into account in the preparation of the Plan and SEA in the context of integrating the protection of environmental vulnerabilities / sensitivities into the Plan, where relevant and as appropriate.

Summary of Latest Updates in 2016

Changes	Comments
19/02/16	Link to Urban Wastewater Treatment Report for 2014 (EPA, 2015)
11/03/16	Updated link to GIS SEA Manual now available
11/03/16	Updated Noise section
24/04/16	Updated link to Bathing Water Quality Report for 2015
19/05/16	Added link to CORINE 2012 Data in Appendix II
19/05/16	Added link to EPA/WRA Draft SEA Resource Manual in Appendix I
30/05/16	Added link to LA Adaptation Strategy Development Guidelines (EPA, 2016)

Status of Current EPA SEA Related Guidance / Research

- [SEA & Climate Change](#) (Available)
- [SEA & Alternatives](#) (Available)
- [GISEA Manual Update](#) (Available)
- Cumulative Effects Assessment (Estimated publication date Q2 2016)
- SEA & Energy (Estimated publication date Q2 2016)

1 WATER

1.1 Water Framework Directive

The Plan should promote the protection of surface water, groundwater and coastal/estuarine resources and their associated habitats and species, including fisheries.



Provisions should be made in the Plan for the incorporation of the specific relevant objectives and measures for individual water bodies set out in the relevant River Basin Management Plan (RBMP) and associated Programme of Measures (POM). The Plan should not hinder, and where possible promote the achievement of these specific objectives at water body level. In addition the plan should outline the current water quality status and the status to be achieved by 2015 in any receiving waters covered by the Plan.

You are in particular referred to the Water Maps GIS Tool within this weblink:
<http://www.wfdireland.ie/maps.html>

The full range of Protected Areas within each of the River Basin Districts (RBD's) as set out in Annex IV 1(i) – (v) inclusive of the Water Framework Directive should be taken into account in the Drafting of the Plan.

The EU's *Common Implementation Strategy for the Water Framework Directive (2000/60/EC) – Guidance Document No. 20*, in particular *Section 3.5 Key Issues for Article 4.7 should be taken into account*. Provisions should also be included in the Plan to ensure that any proposed land use zoning or development associated with the Plan is not in breach of the requirements of the Water Framework Directive. The guidance document can be found at:
http://ec.europa.eu/environment/water/water-framework/objectives/pdf/Guidance_document_20.pdf

The Plan should refer to and incorporate the Surface Water legislation '*Environmental Objectives (Surface Waters) Regulations 2009*' 2009 (S.I. No 272 of 2009), where relevant and appropriate. You are referred to the Legislation at:
<http://www.environ.ie/en/Environment/Water/WaterQuality/EnvironmentalObjectivesSurfaceWatersRegulations2009/>

The Plan should refer to the recent '*Water Quality in Ireland 2010 – 2012*' (EPA, 2015) as appropriate and relevant. You are referred to the Report at:
<http://www.epa.ie/pubs/reports/water/waterqua/>

Your attention is brought to the water quality reports for the Western and Southern regions in 2013 (EPA, 2014) which should be integrated as relevant and appropriate.
<http://www.epa.ie/pubs/reports/water/waterqua/> . Other water quality reports are available at this link also.

The *European Union (Water Policy) Regulations 2014 (S.I. No. 350 of 2014)* have recently been published and is available from the address below. It sets out the roles, and responsibilities of the various stakeholders and the associated requirements in relation to river basin management planning.
<http://www.irishstatutebook.ie/pdf/2014/en.si.2014.0350.pdf>

1.2 Drinking Water/Water Supply

It is noted that since 1st Jan 2014, responsibility for the provision of adequate and appropriate drinking water and waste water services has passed to Irish Water. The SEA and Plan making processes should address (in collaboration with other stakeholders) drinking water supply capacity, leakage and quality in the Plan area. Future predicted increases in population and demand should be taken into consideration in the context of current drinking water supply and future requirements.

The Plan should implement the European Communities (Drinking Water)(No.2) Regulations 2007 and should include a commitment to include, as appropriate, the relevant



recommendations set out in *Drinking Water Report 2014* (EPA, 2015). This Report is available at: <http://www.epa.ie/pubs/reports/water/drinking/>.

The Plan should seek to implement best practice in the provision of appropriate drinking water to service the Plan area.

The Plan should include, where applicable, specific objectives for the improvement of any water supplies in the Plan area. In particular, the Plan should address the specific objectives to be achieved where these water supplies are included on the EPA's Remedial Action List (RAL). The RAL published in the most recent annual Drinking Water report (Q4 of 2015) can be found at: <http://www.epa.ie/downloads/pubs/water/drinking/>. It should be noted that the RAL is a dynamic list which is reviewed quarterly by the EPA, so the current list may differ from that published in the most recent annual Drinking Water Report. Guidance on the Remedial Action List has been prepared by the EPA and is available in Section 6 of the Drinking Water Handbook mentioned above and available at: <http://www.epa.ie/pubs/reports/water/drinking/>.

The EPA has published a series of Drinking Water Advice Notes which are available at <http://www.epa.ie/pubs/advice/drinkingwater/>. The Planning Authority must develop appropriate solutions that may involve abandoning or replacing drinking water sources, upgrading the treatment facilities or improving management and operational practices.

1.3 Waste Water Treatment

The Plan should highlight the requirement under *The Waste Water Discharge (Authorisation) Regulations* for all wastewater discharges, including storm water discharges which come within the scope of these Regulations to be licensed (for agglomerations over 500pe) or certified (for agglomeration below 500p.e). In this regard, the Plan should highlight the specific requirements of Regulations 43 & 44 of the *Waste Water Discharge (Authorisation) Regulations, 2007*, S.I. No. 684 of 2007, regarding the consideration of proposals and consultation on such proposals by Planning Authorities and An Bord Pleanála, where applications for proposed development are being considered and decided upon.

The Plan should include as appropriate measures to improve water quality impacted by waste water discharges as identified in the EPA Waste Water Report and the Water Quality in Ireland reports.

The Plan should implement the Urban Waste Water Treatment Regulations 2001 and 2004 and promote, as appropriate, specific provisions for the implementation of the relevant recommendations set out in the *Focus on Urban Waste Water Discharges in Ireland Report in 2014* (EPA, 2015), available at <http://www.epa.ie/pubs/reports/water/wastewater/>

The EPA has published a *Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e ≤ 10)*, (EPA, 2009). The code of practice (CoP) establishes an overall framework of best practice in relation to the development of wastewater treatment and disposal systems, in unsewered rural areas, for protection of our environment and specifically water quality and is available at the following link: <http://www.epa.ie/water/wastewater/guidance/cop/>

The Plan should, where possible and appropriate, include/ and /or promote the inclusion of specific Policies and Objectives regarding the provision and maintenance of adequate and appropriate wastewater treatment infrastructure to service zoned lands and developments within the Plan area.



Where the introduction of additional lands for development is being proposed within the Plan area, relevant Policies/objectives should be included in the Plan, and as appropriate, to promote assessment of the adequacy of the existing wastewater treatment facility (ies) in terms of both capacity and performance and the potential risk to human health and water quality. Where relevant, the potential impact on habitats and species of ecological importance should be addressed.

The Plan should include as appropriate measures to ensure that trade effluent in the area covered by the Plan is managed properly and discharged to sewer in accordance with relevant discharge licences where appropriate.

1.4 Groundwater Protection

The Plan should include clear Policy and Objective for the protection of groundwater resources and associated habitats and species. The Plan should make reference to the requirements of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration, which came into force on the 12th December 2006.

This Directive addresses the main elements of groundwater protection as required by Article 17 of the WFD. It establishes underground water quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater. You are referred to the following legislation *European Communities Environmental Objectives (Groundwater) Regulations 2010* (S.I.9 of 2010) at:

<http://www.environ.ie/en/Environment/Water/WaterQuality/GroundwaterRegulations2010/>

The GSI have launched a new groundwater GIS application which can be accessed at: <http://j.mp/gsigroundwater>. The Agency has also published a number of reports in relation to groundwater which should be integrated as appropriate into the Plan. You are referred to these reports at: <http://www.epa.ie/downloads/pubs/water/ground/>

The Plan should take account of any Groundwater Protection Schemes and Groundwater Source Protection Zones data available at the Geological Survey of Ireland: <http://www.gsi.ie>. Where not already available, the Plan should promote the development of a Groundwater Protection Scheme for the relevant local authority areas covered by the Plan.

Consideration should also be given, where relevant and appropriate, to promotion of the inclusion of Policies and Objectives in the Plan for the following:

- *Enforcement of Planning Conditions related to installation, operation and maintenance of on-site wastewater treatment / septic tank systems.*
- *Connection of all remaining houses within Town Boundary to the Wastewater Treatment Plant.*
- *The development of a wastewater leak detection programme. The use of a strategic metering system to aid in leak detection should be considered*
- *The implementation and enforcement of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2009 and associated European Communities (Good Agricultural Practice For Protection Of Waters) Regulations 2010- S.I.610 of 2010.*

1.5 Bathing Water

The most recent report on bathing water quality '*The Quality of Bathing Water in Ireland – A Report for the Year 2015, (EPA, 2016)*' sets out the status of Irish Seawater and Freshwater Bathing areas. This Report is available at <http://www.epa.ie/pubs/reports/water/bathing/>.



“The purpose of the Bathing Water Regulations is the protection of human health”, and the relevant local authorities, where appropriate, “should ensure that where any bathing water fails the mandatory bathing standards that the public are made ware of this fact by means of information notices posted at the bathing area.” To this effect the Plan should include as appropriate a Policy/ Objective to ensure this requirement is complied with.

You are also referred to the “*Directive on bathing water (Directive 2006/7/EC)*”. This Directive is implemented in Ireland by the *Bathing Water Quality Regulations 2008 (S.I. No. 79) of 2008*.

The Plan should promote the protection of waters within the Plan area that are used for bathing. In this regard, the EPA’s bathing water GIS resource “Splash” is available at: <http://splash.epa.ie/#>

1.6 Water Conservation

The Plan should include measures to promote conservation of water. In this context, the development of a Water Conservation Strategy should be considered, and where relevant addressed in combination with adjoining local authorities. The Strategy should address new and existing developments within the Plan area. Where such a Strategy is being developed, specific timescales should be assigned to its preparation with clear responsibilities and timescales for its implementation.

1.7 Flood Prevention and Management

The Plan should promote the appropriate zoning of lands and restriction of use in areas liable to flooding to avoid increased risk of flooding of the lands either within or adjoining the zoned areas. A specific Policy should be included to provide for/promote appropriate flood risk assessments to be undertaken, where development(s) and zoning are being proposed in the Plan area where there is risk of flooding.

The Plan should make reference to the E.U Directive (2007/60/EC) on the assessment and management of flood risks entered into force on 12 December 2007. The provisions of this Directive include the development of flood risk management plans.

The Flood Risk Management approach as adopted by the Office of Public Works (OPW) should be promoted, as appropriate, in consultation with the OPW where there is potential risk of flooding in the Plan area. You are referred to the Planning Guidelines on flooding in “*The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Environment, Heritage and Local Government – OPW, November 2009* which can be consulted at:

<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/NationalSpatialStrategy/Flood%20Risk%20Management/>

The Plan should promote the development, where appropriate, of adaptation measures to account for the likely increased risk of flooding due to Climate Change within the Plan area.

The Plan should include measures to promote the implementation of adequate and appropriate Sustainable Urban Drainage Systems.

The Plan should provide for protection, management, and as appropriate, enhancement of existing wetland habitats where flood protection/management measures are necessary. See definition of “Wetlands” in - *Wetlands Conservation and Protection in EPA Code of Practice: Environmental Risk Assessment for Waste Sites (EPA, 2007)*. The full report is available at: <http://www.epa.ie/pubs/advice/waste/waste/>

1.8 Integration of infrastructure, zoning and development

Where zoning/rezoning of lands and the introduction of new development is being proposed within the Plan area, the Plan should ensure the adequacy of the existing water supply/wastewater treatment facilities and associated networks are assessed. This should address both capacity and performance and the potential risk to human health, water quality and water quantity. The potential impact on habitats and species of ecological importance should also be addressed as appropriate, from pressures impacting on water quality and quantity.

Zoning for development within the Plan area should be linked to availability and adequacy of water supply/waste water treatment infrastructure and capacity. The provision of adequate and appropriate infrastructure in advance of development within the Plan area should be promoted through the Plan.

The implications of Flood Risk likely to be associated with already zoned and undeveloped lands in the Plan area should also be considered. This should be considered in the context of possible rezoning options as appropriate.

The above requirements should be promoted in the Plan and as appropriate should be reflected in relevant Policies/Objectives.

2 BIODIVERSITY

The Convention on Biological Diversity defines biodiversity as “*the variability among living organisms from all sources including, inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part.*” This includes sites, habitats, species and networks of importance at the international, national or local level, and which may occur within or outside the Plan area. The Plan should include clear Objectives to conserve and protect all designated sites within and adjacent to the Plan area (including the habitats and/or species for which they have been selected, or which they support), and should also promote the protection of undesignated sites and local biodiversity features.

The main elements of biodiversity are:

- European (Natura 2000) sites (SACs and SPAs, and candidate SACs and SPAs),
- NHAs, National Parks, Nature Reserves, Wildfowl Sanctuaries, Refuges for Fauna or Flora or sites proposed for designation,
- Undesignated sites such as proposed NHAs (pNHAs), local biodiversity areas,
- Sites and habitats that can be considered to be corridors or stepping stones for the purpose of Article 10 of the Habitats Directive,
- ‘Natural habitats and protected species’ for the purposes of the Environmental Liability Directive, including habitats and species listed under the Habitats Directive (Annex I habitats, Annex II and Annex IV species and their habitats) and Birds Directives (Annex I species and their habitats, and regularly occurring migratory birds) wherever they occur,
- Legally protected species including protected flora under the European Communities (Birds and Natural Habitats) Regulations 2011 and Wildlife Acts 1976-2000,
- Sites identified under the Bern, Ramsar and Bonn Conventions,
- Biodiversity in general including habitats important for birds, red listed and BoCCI listed species, natural and semi-natural habitat areas including wetlands, woodlands, waterbodies, etc.

2.1 EU Protected Habitats and Species in Ireland

Habitats Directive

The Plan should include, where relevant, a specific commitment to deliver the requirement of the Habitats Directive (Article 4, Paragraph 4) for the maintenance or restoration of annexed habitats and species within SACs at a “favourable conservation status”. In particular, the Plan should include a specific Policy/Objective for promoting the maintenance and, as appropriate, achievement of favourable conservation status of habitats and species, in association with the NPWS and other stakeholders. (See section on Annex I, II and IV below)

In addition, provisions should be made in the Plan to deliver the requirements of Article 3, Paragraph 3, to “*improve the ecological coherence of Natura 2000 by maintaining, and where appropriate developing, features of the landscape which are of major importance for wild fauna and flora*”. (see section on green infrastructure below)

Further, the Plan should include a Policy/Objective to reflect the provisions of Article 10 of the Habitats Directive:

“Member States shall endeavour, where they consider it necessary, in their land-use planning and development policies, and in particular, with a view to improving the ecological coherence of the Natura 2000 Network, to encourage the management of features of the landscape which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.”

Annex I/ Annex II /Annex IV Habitats Directive

The Plan should also commit to the protection of SACs, Annex I habitats and Annex II and Annex IV species and their key habitats which occur within and adjoining the Plan area as per the Habitats Directive and Environmental Liability Directive.

Birds Directive

The Plan should include a commitment to protect SPAs, Annex I bird species, and regularly occurring migratory bird species and their habitats, and to avoid pollution or deterioration of important bird habitats outside SPAs (as per Article 4(4) of the Birds Directive). The Plan should also promote the protection of wetlands and, in particular, wetlands of international importance as required by Article 4, Paragraph 2 of the Birds Directive.

Appropriate Assessment

The Plan should promote the setting up of procedures to ensure compliance with the requirements of Article 6 of the Habitats Directive, and should be itself subject to Appropriate Assessment (AA). The Plan also should include a clear Policy/Objective that sets out a requirement for AA Screening for new, reviewed or amended Plans and proposed projects being prepared by the local authority for the Plan area, which may have the potential to impact on European sites. Potential for cumulative/in-combination effects associated with other relevant Plans/Programmes/Projects should also be determined.

A determination for the requirement for an Appropriate Assessment of all Land Use Plans and related variations should be made in consultation with the DAHG - National Parks and Wildlife Service, and this should be highlighted in the Plan.

The Plan should promote the application of the Guidance set out in the recent DoEHLG Publication ‘*Appropriate Assessment of Plans and Projects in Ireland- Guidance for Planning Authorities* (2009; revision 2010)’, which can be found at:



<http://www.npws.ie/en/media/NPWS/Publications/CodesofPractice/AA%20Guidance.pdf>

The Plan should also promote the application of the EU Guidance “*Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites*” and “*Managing Natura 2000 Sites*”, which can be found at the links below. Section 3.6 “*Habitats Directive Article 6(3) and (4) Assessment Review Package*” of the former is of particular relevance and can be found at: http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_asses_s_en.pdf
http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/provision_of_art6_en.pdf

The Plan should include Policies/Objectives to ensure that the local authority, in fulfilling its responsibilities in the supply of services, zoning of lands and undertaking and authorisation of development, addresses the potential effects on biodiversity and the needs of priority habitats and species which occur within or adjoining the LA areas, as identified in the National Parks and Wildlife Service Report “*The Status of EU Protected Habitats and Species in Ireland*”, (NPWS, Department of the Environment, Heritage and Local Government, 2008). <http://www.npws.ie/en/media/Media.6440.en.pdf>

Water Framework Directive

The Water Framework Directive Register of Protected Areas (www.wfdireland.ie), and in particular those protected areas relating to biodiversity. The Plan should include policies/objectives for the protection of these areas occurring within and adjacent to the Plan area.

The *Plan* should incorporate, as relevant, the objectives of the Water Framework Directive River Basin Management Plans. Consideration should also be given to the protection of Freshwater Pearl Mussels. Copies of the Draft Management Plans and Programmes of Measures for this species can be accessed at: http://www.wfdireland.ie/docs/5_FreshwaterPearlMusselPlans/

Fisheries

The *Plan* should promote the protection of salmonid waters, designated fisheries and shellfisheries where relevant and appropriate within each Plan area and adjoining LA areas.

The Plan should promote the guidance from Inland Fisheries Ireland including where appropriate and relevant:

- *Guidelines to the Planning, Design, Construction and Operation of Small Scale Hydro Electric Schemes and Fisheries*
- *10 steps to environmentally friendly drainage maintenance*

See: <http://www.fisheriesireland.ie/Research/recent-publications.html>

2.2 Nationally Designated Habitats and Species

The Plan should include policies/objectives for the protection of NHAs, National Parks, Nature Reserves, Wildfowl Sanctuaries, Refuges for Fauna or Flora and sites proposed for designation. In addition, species protected under the Wildlife Acts including protected flora (Flora (Protection) Order, 1999 – S.I. No. 94 of 1999) should be taken into account. Consideration should be given to protecting proposed NHAs in a similar way to fully designated NHAs.

2.3 Other (Undesignated) Biodiversity Considerations



The Plan should promote the protection of non-designated areas including the protection (where relevant) of habitats, species and local biodiversity features including rivers, wetlands, hedgerows, individual trees, streams, grassland, coastal areas etc.). The protection of habitats in undesignated areas such as pNHAs, and species found on Irish Red Lists and Birds of Conservation Concern in Ireland (BoCCI), should also be promoted in the Plan. These can be found at: <http://www.npws.ie/publications/redlists/>

Buffer Zones / Linkages

The Plan should promote the provision/application of appropriate buffer zones between designated ecological sites and areas zoned for development, and should take cognisance of potential boundary changes to designated sites made during the lifetime of the Plan. Where the application of buffer zones is being considered, you should consult with the National Parks and Wildlife Service (NPWS) of the Department of Arts, Heritage and the Gaeltacht (DAHG). Inland Fisheries Ireland should also be consulted where fisheries protection is a concern/objective.

The provision of appropriate buffer zones between local (undesignated) biodiversity features and areas zoned for development should be considered. The Plan should promote the protection of linkages between local biodiversity features and ecological networks, e.g. hedgerows, watercourses etc. Opportunities for enhancement of local biodiversity features should be promoted where appropriate.

A relevant policy should be included to maintain or enhance biodiversity richness by protecting rivers, stream corridors and valleys by reserving riparian zones/ecological corridors, maintaining them free from inappropriate development, discouraging culverting or realignment, and promoting natural flood functions.

Green Infrastructure

Green infrastructure is the network of green spaces, habitats and ecosystems, including wild, semi natural and developed environments, which provide multiple social, environmental and economic benefits to society (including ecosystem services). Consideration should be given to including policies/objectives in the Plan for the development of green infrastructure within the Plan area. You are referred to the EPA funded *EcoPlan* project for information on current green infrastructure practice in Ireland, available at www.ecoplanresearch.org

Consideration should be given to providing a Plan lead approach to the inclusion of green infrastructure taking into account the above guidelines as relevant and appropriate.

Habitat Mapping

Plans with landuse zoning should be supported/informed by available habitat information and maps (including wetland mapping) and other ecological surveys. Where these are not available, consideration should be given to including a policy/objective in the Plan for carrying out future habitat mapping. Consideration should also be given to reviewing existing Habitat Maps with a view to updating as appropriate. This Habitat Mapping should be undertaken at an appropriate scale and in accordance with the Heritage Council's "*Best Practice Guidance to Habitat Mapping and Survey*" available at <http://www.heritagecouncil.ie/wildlife/publications/>. It should be undertaken on a phased basis and should have specific timescales assigned. The scope of the proposed habitat mapping should be agreed in consultation with the National Parks and Wildlife Service, DAHG, the Heritage Council, Inland Fisheries Ireland, and other relevant statutory and non-statutory nature conservation interest groups.

Biodiversity Action Plans



The Plan should, where relevant and appropriate, refer to and integrate the new National Biodiversity Action Plan, *Ireland's National Biodiversity Plan – Actions for Biodiversity 2011-16* (DAHG, 2011). You are referred to this at:

<http://www.npws.ie/legislationandconventions/nationalbiodiversityplan/>

The Plan also should support/acknowledge existing Local Heritage/Biodiversity Plans and should promote the implementation of key actions set out in these Plans. Where not already prepared and adopted through County Development Plans, the Plan should promote the preparation of County and, where relevant and appropriate, Local Heritage/Biodiversity Plans. These county/local plans should reflect the actions/goals of the National Biodiversity Action Plan, and should be reviewed and updated as appropriate.

2.4 Data Sources / Resources

Alien Species & Noxious Weeds

The *Plan* should promote the implementation of measures to control and manage alien/invasive species (e.g. Japanese Knotweed, Giant Hogweed, Zebra Mussel etc.) and noxious weeds (e.g. Ragwort, Thistle, Dock etc.) within the Plan area according to best practice (as per the new Birds and Habitats Regulations).

Management Plans for Designated Areas

The availability of conservation objectives and Management Plans for European sites within the Plan area should be determined. Where available, the Plan should include a specific Policy/Objective in local authority land use Plans to take into account the objectives and management practices proposed in the available Management Plans.

3 AIR, NOISE AND CLIMATIC FACTORS

3.1 Noise

The objectives of EU and Irish noise legislation is “to avoid, prevent or reduce harmful effects on human health and the environment as a whole”, and this includes noise nuisance. To this effect the Plan should ensure this requirement is complied with. **The assessment and management of noise from the main infrastructural transport sources (roads, rail, and airports) are governed by the Environmental Noise Directive and associated 2006 Environmental Noise Regulations (S.I. 140 of 2006). In this context, as appropriate, the Plan should also promote the implementation of Environmental Noise Directive and associated national regulations.**

Available Noise Action Plans should be taken into account also and reviewed as required, to reflect the Plan period and associated development proposals. Consideration should be given to any relevant noise maps, and action plans. Strategic noise maps are designed to assess noise exposure resulting from major roads, railways and airports. Noise action plans are designed to act as a means of managing environmental noise through land use planning, traffic management and control of noise sources. The third round of noise mapping is currently underway in Ireland and will be completed in 2018. <http://noise.eionet.europa.eu/help.html>.

Consideration should be given to protect any designated quiet areas in open country. In 2003, the EPA commissioned a [research project](#) to establish baseline data for the identification of quiet areas in rural locations. Quiet Areas are defined as “an area in open country, substantially unaffected by anthropogenic noise.” A range of minimum distance criteria from man-made noise sources such as urban areas, industry and major road sources were defined, and the report includes a number of key recommendations for the identification and control of Quiet Areas.



3.2 Air & Climatic Factors

Consideration should be given to promoting specific Policies / Objectives in the Plan for the protection and improvement, as appropriate, of air quality within the Plan area, particularly in areas zoned for increased urban and transport related development.

The Plan should promote specific Policies/Objectives and associated provisions for the development and promotion of appropriate climate change adaptation and mitigation measures that can be implemented through relevant land use plans and/or specific plans e.g. Flood Risk Management Plans, Integrated Coastal Zone Management Plans etc.

The Plan should also promote the inclusion of specific Policies, which promote the integration of the implications of Climate Change at a regional and local level, in land use planning within the Plan area. In particular the Plan should refer to *Ireland's National Climate Strategy 2007 – 2012*. This is available at:

<http://www.environ.ie/en/Environment/Atmosphere/ClimateChange/>

Recently, *Local Authority Adaptation Strategy Development Guidelines*, (EPA, 2016) has been published, to support local authorities develop local climate adaptation strategies.

The Plan should also address how climate change might impact on the implementation of the Plan. In this regard you are referred to the potential impact of climate change on “increased risk of flooding” and possible “increased occurrence of drought conditions”

You are referred to *Air Quality in Ireland 2014*, (EPA, 2015), which sets out the most recent status in each of the four air quality zones in Ireland. You are referred to this report at: <http://www.epa.ie/pubs/reports/air/quality/>. A number of useful reports on air quality indices and health related aspects are also available for download at the same link.

The objectives of EU and Irish air quality legislation is “*to avoid, prevent or reduce harmful effects on human health and the environment as a whole*”, and the relevant local authorities, where appropriate, “*shall promote the preservation of best ambient air quality compatible with sustainable development.*” To this effect the Plan should include as appropriate a Policy/Objective to ensure this requirement is complied with.

Consideration should be given to promoting specific Policies / Objectives in the Plan for the protection and improvement, as appropriate, of air quality within the Plan area, particularly in areas zoned for increased urban and transport related development.

3.3 Radon

The Plan should consider the significant concentrations of radon, which may occur within the Plan area. Radon Maps are now provided by the EPA at <http://www.epa.ie/radiation/radonmap/> and should be consulted with regard to assessing the risk of radon, which should be taken into account as appropriate into the Plan.

4 ENERGY CONSERVATION/RENEWABLE ENERGY

Consideration should be given to the inclusion in the Plan, as appropriate, of a Policy/Objective in relation to the preparation and implementation of “An Energy Conservation Strategy” and associated awareness campaign within the Plan area. Specific timescales should be assigned to the preparation of such a strategy.

The Plan should promote, where appropriate, the use of renewable energy systems (e.g. solar, wind, geothermal etc.) within the Plan area. The Plan should also provide for promotion of



energy conservation measures in buildings. Relevant guidance can be found on the website of Sustainable Energy Ireland: www.sei.ie.

5 LANDSCAPE CHARACTER ASSESSMENT

The Plan should promote the protection of designated scenic landscapes, scenic views, scenic routes and landscape features of regional, county and local value. Where not already available the Plan should promote the undertaking of Landscape Character Assessment in accordance with the relevant Guidance from the Department of the Environment, Community and Local Government and the Heritage Council.

The Plan should also take into account the landscape character adjoining the Plan area. There is a need to take into account landscape features and designations adjoining the Plan area.

Consideration should also be given to promoting the requirement for an appropriate “Visual Impact Assessment” for proposed development with potential to impact adversely on significant landscape features within the Plan area. The Plan should promote the application of standard impact assessment methodology for all such development.

The Plan should promote the recognition of visual linkages between established landmarks and landscape features and views which should be taken into account when land is being zoned and when individual development proposals are being assessed / considered within the Plan area.

6 GEOLOGY / GEOMORPHOLOGY

Where relevant and appropriate, the Plan should promote the protection of any designated Geological and Geomorphological NHAs/pNHAs, which may be present within or adjacent to the Plan area. The Geological Survey of Ireland should be consulted in this regard.

7 HUMAN HEALTH / QUALITY OF LIFE

The Plan should ensure provision of adequate and appropriate infrastructure and to serve both the existing community and likely future predicted increases in population within the Plan area.

In preparing the Plan, there would be merits in exploring current practice and opportunities with respect to promoting the protection and, as appropriate, improvement of “Quality of Life”. Where relevant, the application of existing “Quality of Life Indices” would be considered in consultation with relevant statutory and non-statutory bodies/organisations.

You are also referred the relevant aspects already referred to above under water, biodiversity, air, energy.

8 TRANSPORTATION

The Plan should promote and, as appropriate provide for, the provision of sustainable modes of transport. The Department of Transport Tourism and Sport *Smarter Transport – A Sustainable Transport Future* (DTTS, 2009) available at <http://smartertravel.ie/content/smartertravel-policy-document-0> should be reviewed in the context of possible initiatives which could be included as Objectives within the Plan.

9 INFRASTRUCTURE PLANNING

The Plan should promote the integrated planning for adequate and appropriate infrastructure to service any development proposed and authorised during the lifetime of the Plan.

In particular, the Plan should promote the provision of adequate and appropriate wastewater treatment, water supply, surface and storm water drainage, transport, waste management, community services and amenities etc. on planned and phased basis to address any current problems and/or deficits and to reflect predicted increases in population during the life of individual plans adopted within the Plan area.

The Plan should promote the development of traffic management measures to reduce the potential for traffic congestion and associated vehicular emissions within the Plan area. In particular the preparation of Integrated Traffic Management Plans, where relevant and appropriate, for the existing urban areas and proposed new urban developments should be promoted as appropriate through the Plan. This approach should address the short, medium and long-term traffic management requirements within the Plan area.

10 URBAN WASTE WATER DISCHARGE LICENSING

The Plan should refer to the requirement under The Waste Water Discharge (Authorisation) Regulations (as described in *Section 1.3 Wastewater Treatment* above) for all wastewater discharges, including storm water discharges which come within the scope of these Regulations to be licensed. The EPA is currently in the process of licensing discharges from wastewater treatment facilities.

11 WASTE MANAGEMENT

The Plan should promote the integration of land use zoning and development to existing and planned availability of waste infrastructure and capacity. Priority should be given to provision of adequate and appropriate waste related infrastructure in advance of any development.

The Plan should seek to incorporate relevant guidance and legislation to address issues such as Waste Prevention, Food Wastes, Identification of Historic Landfill Sites, Backyard Burning, Illegal Dumping, Brown Field Development etc

The Plan should promote and incorporate the information, and any recommendations, in the following EPA reports:

- *The Nature and Extent of Unauthorised Waste Activity in Ireland (Sep 2005)* - This report sets out the findings of a nationwide investigation by the EPA's Office of Environmental Enforcement (OEE) on unauthorised waste activities in Ireland and sets out an Action Plan to deal with the issue. You are referred to the report at: <http://www.epa.ie/pubs/reports/waste/unauthorisedwaste/>
- *National Waste Report 2012* (EPA, 2014) and *Ireland-Progress towards EU waste targets* (EPA, 2014) – You are referred to this Report at: <http://www.epa.ie/pubs/reports/waste/stats/>
- *National Hazardous Waste Management Plan 2014-2020* – available at <http://www.epa.ie/pubs/reports/waste/haz/>
- *Ireland's Environment 2012* (EPA, 2012) State of the Environment report - This report evaluates the state of the environment across a number of themes including,



water quality, air quality and emissions, waste, chemicals, land and soil. You are referred to this report at: <http://www.epa.ie/irelandsenvironment/>

12 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

The Plan should highlight that, under the EIA and Planning and Development Regulations, certain projects arising during the implementation of the Plan may require an Environmental Impact Assessment. There are also requirements with regard to EIA for sub-threshold development. In this regard, you are referred to the following Publications:

- “*Guidelines on Information to be contained in Environmental Impact Statements*” (EPA, 2002).
- “*Advice Notes on Current Practice in the preparation of Environmental Impact Statements*”, (EPA, 2003).

These documents are available at: <http://www.epa.ie/monitoringassessment/assessment/eia/>

In addition to the above, you are referred to the Department of the Environment, Community and Local Government’s Publication: “*Environmental Impact Assessment (EIA) Guidance for consent Authorities regarding sub-threshold development*”, (DEHLG, 2003), which can be downloaded at <http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/EnvironmentalAssessment/EIASEAGuidance/>

An unofficial consolidated version of the Planning and Development Regulations, which includes all recent amendments to the threshold levels for EIA is available at <http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/Planning/PlanningLegislation-Overview/PlanningRegulations/>. You are also referred to the European Commission’s review of the EIA Directive which can be found, along with an informal consolidated version of the EIA Directive, at <http://ec.europa.eu/environment/eia/review.htm>

It should be noted that Projects may also require Appropriate Assessment screening with respect to the requirement for Habitats Directive, as required by Article 6 of the Habitats Directive. In this context, you are also referred to the DEHLG guidance available in relation to Appropriate Assessment ‘*Appropriate Assessment of Plans and Projects in Ireland*’ (DEHLG, 2009) at: <http://www.npws.ie/en/media/NPWS/Publications/CodesofPractice/AA%20Guidance.pdf>

13 STRATEGIC ENVIRONMENTAL ASSESSMENT(SEA)

Consideration should be given to the inclusion of a specific Policy/Objective in the Plan to ensure full compliance, with the requirements of *Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment* – The SEA Directive and the associated *Planning and Development (Strategic Environmental Assessment) Regulations, 2004*.

The Plan should promote the development and implementation of Procedures to ensure compliance with the requirements of the SEA Directive and related SEA Regulations.



14 EPA REPORT: IRELAND'S ENVIRONMENT 2012 "MAIN ENVIRONMENTAL CHALLENGES"

The Plan should include relevant Policies and Objectives to address, where appropriate, the "Environmental Challenges and Priorities" for Ireland as set out in Chapter 10 of EPA *Ireland's Environment 2012* (EPA, 2012). These are as follows:

Environmental Goals

- Limiting and Adapting to Climate Change, Protecting Water Resources, Sustainable Use of Resources, Clean Air, Protection of Soil and Biodiversity, Integration and Enforcement

Environmental Challenges

- Valuing and Protecting our Natural Environment, Building a Resource-Efficient, Low Carbon Economy, Implementing Environmental Legislation, Putting the Environment at the Centre of Decision Making, Meeting the Challenges to Build a Sustainable Ireland

The Report can be downloaded at:

<http://www.epa.ie/irelandsenvironment/irelandsenvironment2012/#d.en.44040>

The LA in implementing the Plan and in fulfilling its responsibilities should ensure Plan – making authorities take into account and address, where appropriate, the relevant Environmental Challenges" set out above.

ADDITIONAL ENVIRONMENTAL RESOURCES

A list of available SEA Spatial Information Sources is available on the EPA website and should be considered in the preparation of the SEA. This can be consulted at the following address: <http://www.epa.ie/pubs/advice/ea/>

Hydrometrics

Consideration should be given to incorporating hydrometric information, as relevant and appropriate, into the Plan, particularly in relation to water services and wastewater treatment. You are referred to the Agency's available information in this regard at: <http://www.epa.ie/water/wm/hydrometrics/network/>

Where flood risk assessment is concerned, your attention is also brought to existing hydrometric data available from the OPW: See: <http://www.opw.ie/hydro/index.asp>

Mineral Abstraction and Natura 2000 Sites

The EU guidance in relation to "Undertaking Non-Energy Extractive Activities in Accordance with Natura 2000 Requirements"

http://ec.europa.eu/environment/nature/natura2000/management/docs/nee_i_n2000_guidance.pdf

Port Development, Dredging and Natura 2000 sites

The European Commission's guidelines on 'The implementation of the Birds and Habitats Directives in Estuaries and Coastal Zones - with particular attention to port development and dredging' (European Commission, 2011) should be taken into account as appropriate. These guidelines are available at:

http://ec.europa.eu/transport/modes/maritime/doc/guidance_doc.pdf

Wind Energy Developments and Natura 2000 Sites

EU Guidance: "Wind Energy Developments and Natura 2000 sites" (October 2010):

http://ec.europa.eu/environment/nature/natura2000/management/docs/Wind_farms.pdf



European Environmental Agency “10 Message” Publications

The European Environment Agency (EEA) has released a series of publications which provide a short assessment of European Biodiversity and associated climate change impacts on a range of ecosystems. These topics include: *Protected Areas, Freshwater Ecosystems, Marine Ecosystems, Forest Ecosystems, Urban Ecosystems, Agriculture Ecosystems, Mountain Ecosystems, Coastal Ecosystems and Cultural landscapes and biodiversity heritage*. These are available at: <http://www.eea.europa.eu/publications/10-messages-for-2010>

Ramsar “Wise Use of Wetlands” Handbooks

The Ramsar Convention on Wetlands has released a series of handbooks on the “wise use of wetlands” which can be found at http://www.ramsar.org/cda/en/ramsar-pubs-handbooks/main/ramsar/1-30-33_4000_0 “*Handbook 13 Inventory, Assessment and Monitoring*” of wetlands may be of particular relevance: <http://www.ramsar.org/pdf/lib/hbk4-13.pdf>

Invasive Species

Invasive Species Action Plans are available for a number of species on the Invasive Species Ireland website. Information on invasive species can be found at: <http://www.invasivespeciesireland.com/>

The National Biodiversity Data Centre website <http://invasives.biodiversityireland.ie/> contains online maps and information showing the distribution of invasive species on a national level which should be consulted where relevant.

The National Roads Authority has produced a report entitled the “Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads” which can be found at: <http://www.nra.ie/Publications/DownloadableDocumentation/Environment/file.16172.en.pdf>

Green Infrastructure

- <http://www.irishlandscapeinstitute.com/home.html>
- <http://www.uep.ie/news/greencity.htm>
- <http://www.eea.europa.eu/publications/green-infrastructure-and-territorial-cohesion>
- http://www.comharsdc.ie/_files/Comhar%20Green%20infrastructure%20report%20final.pdf

National Parks and Wildlife Service

The National Parks and Wildlife Service holds data and information on nature conservation sites, ecological survey datasets, including data on certain habitats and species inside and outside designated sites, ecological survey reports and ecological monitoring reports, including as summarised in *The Status of EU Protected Habitats and Species in Ireland* (NPWS, Department of the Environment, Heritage and Local Government, 2008). <http://www.npws.ie/en/media/Media.6440.en.pdf>

National Biodiversity Data Centre (the Data Centre)

The National Biodiversity Data Centre website, <http://www.biodiversityireland.ie/>, is a national resource, presenting data and information on all aspects of biodiversity. It also serves as a link between the Data Centre knowledgebase and the provision of high quality information to improve decision making. Key features of the website include:

- Easy access to detailed information on over 1.5 million observations of Ireland’s wildlife (as of July 2011).



- a dedicated mapping tool for information on Ireland's threatened habitats and species which serves as a portal to data and information on all species protected under legislation in Ireland and all Red Listed species, available at: <http://maps.biodiversityireland.ie/>
- An inventory of the primary sources of data on Ireland's biodiversity resource <http://biodiversity.biodiversityireland.ie/>
- A latest news feature to highlight any new developments in wildlife recording and surveying in Ireland

Sustainable Energy Authority of Ireland

The SEAI have produced a guidance document entitled '*Methodology for Local Authority Renewable Energy Strategies*' (2013) which should be taken into consideration by local authorities in the preparation of renewable energy strategies. This document is available at http://www.seai.ie/Publications/Renewables_Publications/Wind_Power/Methodology_for_Local_Authority_RE_Strategies/Methodology_for_Local_Authority_Renewable_Energy_Strategies.pdf

Scottish Government - SEA Guidance (2013)

This guidance is available at: <http://www.scotland.gov.uk/Publications/2013/08/3355>

The **Scottish SEA Database** provides many examples of completed SEA reports, which practitioners can feel free to use as a guide. www.scotland.gov.uk/Topics/Environment/environmental-assessment/sea/SEAG

SEPA has also updated the Scottish information in the SEA guidance website on how to take into account air, soil and water in Strategic Environmental Assessment (SEA). www.seaguidance.org.uk. This website provides:

- sources of information and details of current legislation and other relevant plans and programmes, state of the environment and trends;
- advice on assessment methods such as setting objectives for air, soil and water;
- Examples of cumulative effects, mitigation and enhancement measures; monitoring frameworks and significance criteria for assessing effects.



13 January 2017

FP2016/099

Sinead Whyte
Associate
Arup
50 Ringsend Road,
Dublin 4

Re: Draft Arklow Town and Environs Local Area Plan - SEA Scoping Report

A Chara,

I refer to your notification in relation to SEA scoping for the Draft Arklow Town and Environs Local Area Plan. Outlined below are the archaeological recommendations of the National Monuments Service of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

Archaeological heritage is discussed in Section 4.8 of the scoping document. Draft archaeological objectives are also outlined in Section 5. It is recommended that the following observations and objectives also be taken into consideration by the Local Authority when preparing the final draft of the Local Area Plan for Arklow Town and Environs.

Details of proposed developments which occur within or in the vicinity of monuments and sites included in the Record of Monuments and Places, those that are extensive in terms of area (1/2 hectare ground disturbance or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement should be referred to the Department of Arts, Heritage, Regional, Rural & Gaeltacht Affairs for their advice and recommendations. The Department shall provide advice and recommendations regarding the appropriate treatment of archaeology as an integral part of the development process. A standard basic objective for the protection of the archaeological heritage:

It will be an objective of the planning authority to secure the preservation (ie: preservation in-situ or, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally.

In securing such preservation the planning authority will have regard to the advice and recommendations of the Department of Arts, Heritage, Regional, Rural & Gaeltacht Affairs, in respect of whether or not to grant planning permission, request further archaeological assessment in advance of a planning decision and/or the archaeological conditions to which permission, if granted, should be subject.

Any development either above or below ground, within the vicinity of a site of archaeological interest including monuments identified on the Record of Monuments & Places, shall not be detrimental to the character of the archaeological site or its setting.

Under the National Monuments Acts 1930-1994 all shipwrecks over one hundred years old, underwater archaeological structures, features and objects are protected. The National Shipwreck Inventory indicates areas of high archaeological potential within marine environments. The Record of Monuments and Places does not include all underwater archaeological sites. As a result the potential exists for development to impact negatively on our underwater cultural resource. Development Plans should therefore take account

of any development and constructional impacts on riverine, lacustrine, intertidal and sub-tidal environments.

Kindly forward any further information received or in the event of a decision being made a copy of the same should be forwarded to manager.dau@ahg.gov.ie; if this is not possible, correspondence may alternatively be sent to the address on the cover page.

Is mise le meas,



Michael Murphy,
Development Applications Unit
Tel: (053) 911 7516

Appendix C

Submissions Received- Draft
Arklow LAP and Draft SEA
Environmental Report



Environmental Protection Agency
An Gníomhaireacht um Chaomhnú Comhshaoil

Regional Inspectorate,
Inniscarra,
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Administrative Officer
Planning Section
Wicklow County Council
Station Road
Wicklow Town

18th August 2017

Our Ref: SCP161002.2

Re. Draft Arklow and Environs Local Area Plan 2017 and Strategic Environmental Assessment Environmental Report

Dear Ms McDonald,

The Environmental Protection Agency (EPA) acknowledges your notice, dated 4th July 2017, regarding the above. Please find attached the EPA's submission in relation to the Draft Arklow and Environs Local Area Plan (the Plan) and SEA Environmental Report (the SEA ER).

This submission is intended to promote full and transparent integration of environmental considerations in the Plan and the integration of the Plan-making and SEA processes.

Specific Comments on the Plan

We acknowledge that the Plan includes many objectives for protecting environmental sensitivities within the Plan area. It is also evident that the issues identified in the SEA have been incorporated into the Plan, which is welcomed.

Action Areas

The SEA has identified that the potential for likely significant effects is greater in the action areas, given the proposed development on greenfield lands. There is merit in considering the preparation of environmental management plan(s) for these areas. These environmental management plans could coordinate the development of the action areas, and consider aspects such as traffic management, waste management, green infrastructure integration/protection/provision, surface water management/drainage, noise etc.

We note that certain new zoned lands proposed for development have been identified as being within flood risk zones A and B. The Plan should consider zoning and developing these lands relative to the flood risk identified and vulnerability of the land use to flooding, in accordance with the *Planning System and Flood Risk Management Guidelines* (DEHLG/OPW, 2009).

Critical Service Infrastructure

The development of the plan area should be closely linked to the ability to service such developments with adequate and appropriate critical service infrastructure.

Relationship with Key Plans/Programmes

There is merit in recognising that the National Mitigation Plan has been published, and the Regional Spatial and Economic Strategies are being prepared. You should consider including a commitment



to integrate these (and the National Planning Framework) as relevant and appropriate to the plan area upon their adoption.

In addition to the above, the Draft River Basin Management Plan for Ireland (DHPCLG, 2017), once finalised and adopted, should also be integrated in the context of ensuring the protection and improvement of water quality status within the Plan area.

Specific Comments on the SEA ER

In *Chapter 8 – Mitigation and Monitoring*, we note the mitigation measures described in *Table 8.1 – Mitigation Measures*, to address the potential adverse effects identified in the SEA ER.

In relation to the monitoring programme described in *Section 8.2*, the Plan should include more information on the monitoring programme in place (or to be put in place) to monitor for likely significant effects, and the frequency over which this monitoring will take place. Where it is intended to align the monitoring of this Plan with the monitoring programme for the Wicklow County Development Plan, the SEA ER should consider including this information also.

Future Amendments to the Draft Plan

Where amendments to the Plan are proposed, these should be screened for likely significant effects in accordance with the criteria as set out in Schedule 2A of the SEA Regulations and should be subject to the same method of assessment applied in the “environmental assessment” of the Draft Plan.

SEA Statement – “Information on the Decision”

Following adoption of the Plan, an SEA Statement, should summarise the following:

- How environmental considerations have been integrated into the Plan;
- How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan;
- The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and,
- The measures decided upon to monitor the significant environmental effects of implementation of the Plan.

A copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely

Cian O'Mahony
Scientific Officer
SEA Section
Office of Evidence and Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra, County Cork

Appendix D

Submissions Received- Material Alterations



Regional Inspectorate,
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LoCall: 1890 33 55 99

Administrative Officer
Planning Section
Wicklow County Council
Station Road
Wicklow Town

19th December 2017

Our Ref: SCP161002.3

Re. Proposed Material Alterations to the Draft Arklow and Environs Local Area Plan 2018-2024

Dear Sir/Madam,

The Environmental Protection Agency (EPA) acknowledges your notice, dated 22/11/2017, regarding the Proposed Material Alterations (the Alterations) to the Draft Arklow and Environs Local Area Plan 2018-2024 (the Plan) and notes its contents.

SEA Determination

Your position with regard to the need for Strategic Environmental Assessment (SEA) of the Alterations is noted.

We note your screening has concluded that 3 of the 16 Alterations (Alterations Nos. 5, 7 and 16) are likely to give rise to significant environmental impacts and that these Alternatives have accordingly been subject to SEA.

Specific Comments on the Alterations

Our previous submission on the Draft Arklow and Environs Local Area Plan 2017, dated 18th August 2017, is attached and relevant aspects should be also taken into account at this time. We refer you in particular to the following recommendations in our previous submission:

- Environmental management plan(s) should be prepared to coordinate the development of the four action areas, considering aspects such as traffic management, waste management, green infrastructure integration/protection/provision, surface water management/drainage, noise etc. We note that site specific environmental assessments will be carried out where required for Alterations Nos. 5, 7 and 16. Where relevant, this could be integrated into any environmental management plans for the four action areas.
- The zoning and development of lands should be appropriate to the flood risk identified and the vulnerability of the land use to flooding, in accordance with the Planning System and Flood Risk Management Guidelines (DEHLG/OPW, 2009);

- The objectives, policies and recommendations of the Draft National Planning Framework, National Mitigation Plan, Draft National Adaptation Framework and Regional Spatial and Economic Strategies (in preparation) should be integrated as relevant and appropriate upon their adoption.

Flood Risk Assessment

We note Addendum 1 to the Flood Risk Assessment (FRA) of the Draft Arklow and Environs Local Area Plan 2018-2024.

We refer you to the *Planning System and Flood Risk Management Guidelines for Planning Authorities* (DEHLG/OPW, 2009) which clearly recommends against development of vulnerable land uses in areas within Flood Zones A and B.

We note that the Addendum to the FRA concludes that the land use zoning being proposed in Alterations Nos. 5, 7 and 16 is not appropriate due to the identified flood risk. It states that suitable alternative lands are available and concludes that the justification test has failed.

In this context, we recommend that further consideration should be given to the need to develop lands in areas of moderate or high flood risk, as proposed by Alterations Nos. 5, 7 and 16. Given the availability of suitable alternative lands, we recommend that additional consideration be given to alternatives. This is particularly important in the context of climate change and predicted increases in the frequency and severity of flooding from extreme weather events and sea level rise.

You are reminded to ensure that the Alterations are consistent with the *Planning System and Flood Risk Management Guidelines for Planning Authorities* (DEHLG/OPW, 2009).

Critical Infrastructure

We note that *Appendix D-Infrastructure Delivery Schedule* includes a commitment that “...once Irish Water has secured the appropriate permission for a new waste water treatment plant, new development may be permissible with an occupancy holding condition until this plant is in operation...”. We recommend that the words ‘will only be permissible’ may be appropriate in the context of ensuring that future development is underpinned by adequate and appropriate waste water treatment infrastructure.

Future Modifications to the Plan

Where future changes to the Plan are proposed, these should be screened for the potential for likely significant effects on the environment in accordance with the criteria as set out in *SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004)*.

SEA Statement – “Information on the Decision”

Following adoption of the Plan, an SEA Statement should be prepared that summarises the following:

- How environmental considerations have been integrated into the Plan;
- How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan;
- The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and,
- The measures decided upon to monitor the significant environmental effects of implementation of the Plan.



A copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would also be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely,

A handwritten signature in cursive script that reads 'David Galvin'.

David Galvin
Scientific Officer
SEA Section
Office of Evidence & Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra, County Cork



Environmental Protection Agency
An Ghníomhaireacht um Chaoimhniú Comhshaoil

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18th August 2017

Our Ref: SCP161002.2

Re. Draft Arklow and Environs Local Area Plan 2017 and Strategic Environmental Assessment Environmental Report

Dear Ms McDonald,

The Environmental Protection Agency (EPA) acknowledges your notice, dated 4th July 2017, regarding the above. Please find attached the EPA's submission in relation to the Draft Arklow and Environs Local Area Plan (the Plan) and SEA Environmental Report (the SEA ER).

This submission is intended to promote full and transparent integration of environmental considerations in the Plan and the integration of the Plan-making and SEA processes.

Specific Comments on the Plan

We acknowledge that the Plan includes many objectives for protecting environmental sensitivities within the Plan area. It is also evident that the issues identified in the SEA have been incorporated into the Plan, which is welcomed.

Action Areas

The SEA has identified that the potential for likely significant effects is greater in the action areas, given the proposed development on greenfield lands. There is merit in considering the preparation of environmental management plan(s) for these areas. These environmental management plans could coordinate the development of the action areas, and consider aspects such as traffic management, waste management, green infrastructure integration/protection/provision, surface water management/drainage, noise etc.

We note that certain new zoned lands proposed for development have been identified as being within flood risk zones A and B. The Plan should consider zoning and developing these lands relative to the flood risk identified and vulnerability of the land use to flooding, in accordance with the *Planning System and Flood Risk Management Guidelines* (DEHLG/OPW, 2009).

Critical Service Infrastructure

The development of the plan area should be closely linked to the ability to service such developments with adequate and appropriate critical service infrastructure.

Relationship with Key Plans/Programmes

There is merit in recognising that the National Mitigation Plan has been published, and the Regional Spatial and Economic Strategies are being prepared. You should consider including a commitment

to integrate these (and the National Planning Framework) as relevant and appropriate to the plan area upon their adoption.

In addition to the above, the Draft River Basin Management Plan for Ireland (DHPCLG, 2017), once finalised and adopted, should also be integrated in the context of ensuring the protection and improvement of water quality status within the Plan area.

Specific Comments on the SEA ER

In *Chapter 8 – Mitigation and Monitoring*, we note the mitigation measures described in *Table 8.1 – Mitigation Measures*, to address the potential adverse effects identified in the SEA ER.

In relation to the monitoring programme described in *Section 8.2*, the Plan should include more information on the monitoring programme in place (or to be put in place) to monitor for likely significant effects, and the frequency over which this monitoring will take place. Where it is intended to align the monitoring of this Plan with the monitoring programme for the Wicklow County Development Plan, the SEA ER should consider including this information also.

Future Amendments to the Draft Plan

Where amendments to the Plan are proposed, these should be screened for likely significant effects in accordance with the criteria as set out in Schedule 2A of the SEA Regulations and should be subject to the same method of assessment applied in the “environmental assessment” of the Draft Plan.

SEA Statement – “Information on the Decision”

Following adoption of the Plan, an SEA Statement, should summarise the following:

- How environmental considerations have been integrated into the Plan;
- How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan;
- The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and,
- The measures decided upon to monitor the significant environmental effects of implementation of the Plan.

A copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely



Cian O'Mahony
Scientific Officer
SEA Section
Office of Evidence and Assessment
Environmental Protection Agency
Regional Inspectorate
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