

BRAY MUNICIPAL DISTRICT
LOCAL AREA PLAN 2018 – 2024
including the settlements of Bray, Enniskerry and Kilmacanogue

APPENDIX A
Strategic Environmental Assessment



WICKLOW COUNTY COUNCIL

Wicklow County Council

**Bray Municipal District Local
Area Plan 2018-2024**

SEA Statement

Ref/1

Issue | 17 May 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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Contents

	Page
1 Introduction	1
1.1 The purpose of the SEA Statement	1
1.2 Statement of the SEA Process for the Bray Municipal District Local Area Plan 2018- 2024	2
2 SEA Methodology	3
2.1 Overview	3
2.2 Screening	3
2.3 Scoping	3
2.4 Baseline	4
2.5 Environmental Assessment	4
2.6 Consideration of Alternatives	5
2.7 Flood Risk	5
2.8 Appropriate Assessment	5
2.9 Consultation	5
2.10 Technical Difficulties Encountered	6
3 Scoping	7
3.1 Scoping Process	7
3.2 Outcomes of Scoping	8
4 Environmental Assessment	1
4.1 Establishment of the Bassline	1
4.2 Interactions and Inter-Relationships	1
4.3 Objectives, Indicators and Targets	2
4.4 Assessment Stage 1- Initial Draft Plan	3
4.5 Assessment Stage 2- Final Draft Plan	4
4.6 Assessment Stage 3- Material Alterations	4
4.7 Assessment Stage 4- Further Modifications to the Proposed Material Alterations	5
4.8 Principal Environmental Impacts	5
5 Alternatives	8
5.1 Alternatives Considered	8
5.2 Outcomes	9
6 Monitoring	10

Appendices

Appendix 1
SEA Assessment Matrix

Appendix 2
Submissions to SEA Scoping Report

Appendix 3
Submissions to Draft SEA Environmental Report

Appendix 4
Addendum I to the Draft SEA Environmental Report

1 Introduction

1.1 The purpose of the SEA Statement

This Statement forms part of the Strategic Environmental Assessment (SEA) of the Bray Municipal District Local Area Plan (LAP) 2018- 2024 ('The Plan'). SEA is a systematic, on-going process for evaluating (at the earliest possible stage) the quantity 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 outlined 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;
- Alterations 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 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 Bray Municipal District 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 Bray Municipal District Local Area Plan 2018- 2024

The Bray Municipal District LAP 2018-2024 is a statutory document containing guidelines as to how the town and its environs should develop over the plan period. The Bray Municipal District 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 Greater 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 Bray Municipal District 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 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 Bray Municipal District LAP also includes a, 'Overall Vision and Development Strategy' that sets out a medium to longer term quantitative targets for the plan area. The 'Overall Vision and Development Strategy' demonstrates that the Bray Municipal District LAP and its objectives are consistent with the National Spatial Strategy and Regional Planning Guidelines for the Greater Dublin Area. The plan 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 objective led approach to assess likely significant impact. 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 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 2.1 were identified and are discussed in the following sections.

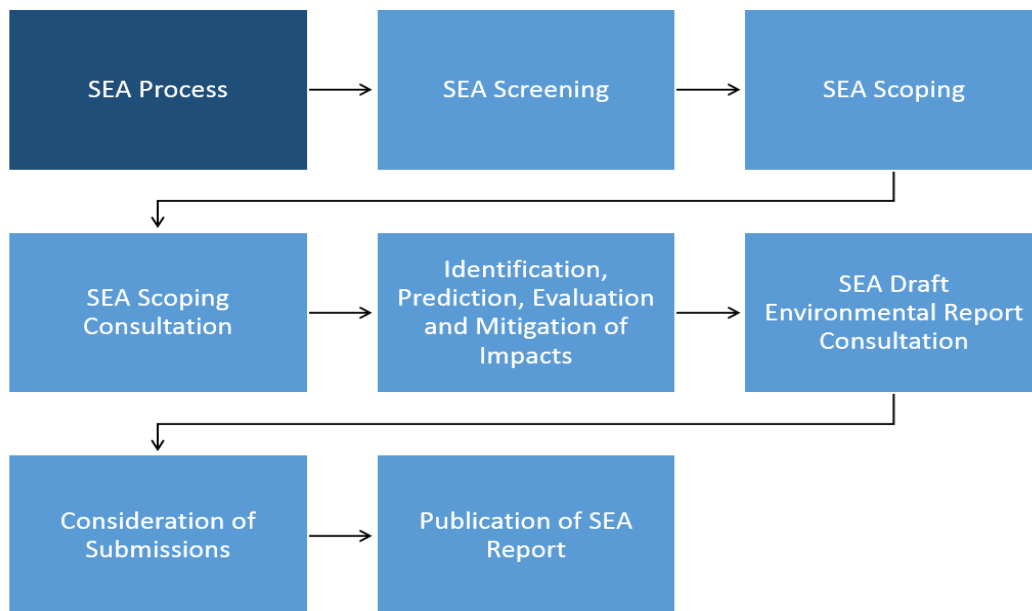


Figure 2.1: Key Stages of the SEA Process

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 Bray Municipal District LAP required a SEA. This assessment concluded that a 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 Bray Municipal District 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 possible implications of the implementation of the Bray Municipal District LAP, as well as helping establish how the environment would change if the Bray Municipal District 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 Bray Municipal District 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 Bray Municipal District 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 both the Draft Bray Municipal District LAP and its Material Alterations, and recommendations for suitable mitigation measures.

An appraisal matrix was developed to facilitate the assessment of the policies and objectives outlined in the Draft Bray Municipal District LAP and its Material Alterations. The matrix lead assessment basis provided a holistic, integrated and interactive approach to the formation of the policies and objectives in the Bray Municipal District LAP.

The appraisal matrices are outlined in Appendix 1. The assessment also considered the findings of the Strategic Flood Risk Assessment (SFRA) and Appropriate Assessment (AA)³.

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 all 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

A Stage 2 AA was undertaken by Wicklow County Council to identify if the potential for effects of implementing the Bray Municipal District 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 assessment that there was no potential for effects and/or in-combination effects on European sites as a result of implementing the Bray Municipal District LAP.

2.9 Consultation

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

The SEA Scoping Report was released in December 2016 for review and 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 2nd August 2017 and 15th September 2017 to gather feedback on the Draft Bray Municipal District LAP and supporting Draft SEA Environmental Report.

A third and final statutory consultation process took place during 9th February 2018 and 9th March 2018 to gather feedback on the proposed 'material alterations' to the LAP.

³ The assessment matrices appended to this SEA Statement are those relating to the provisions of the Draft Plan which are supplemented by the assessment matrices of any proposed 'material alterations' that were deemed had the potential to give rise to adverse environmental impacts. All of the proposed 'material alterations' to the draft Plan were screened for SEA and the result of this screening exercise are set out in Addendum I to the SEA (Appendix 4 to this document).

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 Bray Municipal District 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 Bray Municipal District 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 Bray Municipal District LAP. The issues addressed as part of the Scoping Report were:

- The key elements of the Bray Municipal District LAP to be assessed;
- The key environmental issues to be assessed;
- Research of the relevant international, national and local plans, objectives and environmental standards that may influence or impact on the Bray Municipal District LAP;
- Development of draft environmental objectives, indicators and targets to allow the evaluation of impacts; and
- Identification of reasonable alternatives means of achieving the strategic goals of the Bray Municipal District 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, as considered relevant. A copy of the submissions received are available in Appendix 2.

3.2 Outcomes of Scoping

Once scoping was complete, the project team (including the SEA, AA 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 Bray Municipal District 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 Bray Municipal District 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 on 2nd August 2017 seeking feedback from stakeholders.

The Draft Bray LAP was amended to reflect input from the public, statutory and non-statutory bodies and local representatives provided during the periods of public consultation. The SEA team and Wicklow County Council worked together on this, continuing the iterative process to optimise outcomes arising from the Bray 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 Bray Municipal District LAP.

The final appraisal matrix is outlined in Appendix 1.

4.1 Establishment of the Baseline

The SEA requires the assessment of the likely impacts of the Bray Municipal District LAP against the current environmental conditions, i.e. the baseline. The establishment of the baseline was cognisant of the local nature of the Bray Municipal District 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;
- Land and 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	Land and soils	Water resources	Air, noise and climate	Heritage	Landscape and visual	Material assets
Biodiversity	Grey	Blue	Pink	Pink	Blue		Blue	
Population and human health	Blue	Grey	Pink	Pink	Pink	Blue	Pink	Pink
Land and Soil	Pink	Pink	Grey	Blue	Blue	Blue	Pink	Pink
Water	Pink	Pink	Pink	Grey	Blue		Pink	Pink
Air and climate factors	Blue	Pink	Blue	Blue	Grey		Blue	Pink
Cultural Heritage		Blue	Blue			Grey	Pink	Blue
Landscape	Blue	Pink	Pink	Pink	Blue	Pink	Grey	Blue
Material assets		Pink	Pink	Pink	Pink	Blue	Blue	Grey

4.3 Objectives, Indicators and Targets

The objectives, indicators and targets are the aspects for which the Bray Municipal District LAP is assessed against. The policies and recommendations in the Bray Municipal District 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 Bray Municipal District LAP to quantify the level of impact that the proposed plan may have on the environment. This enables one to measure whether Wicklow County Council were successful in promoting the sustainable development of the plan area.

The environmental objectives are as follows:

- **Biodiversity:** 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.

- **Land and 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 Bray Municipal District LAP was assessed against each environmental objective.

4.4 Assessment Stage 1- Initial Draft Plan

This first stage of the assessment comprised the first draft of the appraisal matrix that was completed by the SEA team based on a working draft of the Bray Municipal District LAP and provided to Wicklow County Council planning team for their consideration.

This objectives-led assessment compared to the likely impacts of each policy and objective in the working draft Bray Municipal District 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 plan and programmes within Wicklow County Council 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 plan team and where appropriate, incorporated into the Draft Bray Municipal District 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 plan team on the working draft plan and the associated first draft appraisal matrix.

This appraisal matrix was incorporated into the SEA Draft Environmental Report that accompanied the Draft Bray Municipal District LAP that went out for public consultation in August 2017.

The final matrix is outlined in Appendix 1.

4.5.1 Consultation

As outlined in Section 2.9, the Draft Bray Municipal District SEA 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, the Chief Executive prepared a report on the 2,882 submissions received.

Submissions were reviewed to consider any comments received in relation to the SEA. The submissions from The Department of Culture, Heritage and the Gaeltacht was of particular relevance to the SEA. The details of all submissions received on the SEA Draft Environmental Report are provided in Appendix 3.

4.6 Assessment Stage 3 - Material Alterations

In accordance with Section 20(3) of the Planning and Development Act 2000 (as amended), following the first period of publication, amendments were proposed to the Draft Plan. The 30 No. amendments related to a change in the plan area, as well as amendments to some objectives and the provision of additional objectives. As these proposed amendments were deemed to be ‘material alterations’ to the draft plan.

A screening exercise was undertaken and 3 No. 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 1.

The findings of this assessment were set out in the 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 Bray Municipal District LAP were subject to a four-week period of consultation from 9th February 2018 to 9th March 2018.

Some 27 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 were prepared to evaluate any comments received.

4.7 Assessment Stage 4 - Further Modifications to the Proposed Material Alterations

A Chief Executive's Report on the submissions received during the public consultation period on the proposed Material Alterations was prepared and issued to the Elected Members for their consideration. The report was considered at the full County Council meeting on 14 May 2018 where a number of further modifications to the proposed material alteration were made. None of the further modifications required further SEA.

Following this the Bray Municipal District Local Area Plan 2018 - 2024 was adopted and it will come in to effect in 4 weeks from 14 May 2018.

The 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 Biodiversity

The potential impacts on biodiversity are mostly neutral or positive in nature. The LAP generally avoid impacts on natural ecosystems and biodiversity.

Positive impacts on biodiversity are likely to arise from the protection and conservation of flora and fauna (through setting back of riverside development and creation of natural recreation/amenity areas) as well as the provision of green space and enhancement of green infrastructure across the plan area.

Negative impacts may arise where greenfield development is undertaken, for example to construct new roads or residential development, however it is envisaged that assessment would be undertaken to support such developments in accordance with legislative and planning obligations.

4.8.2 Population and Human Health

The potential impacts on population and human health are generally neutral or positive in nature.

The LAP improves accessibility and provides additional housing and employment opportunities to facilitate projected growth within the plan area.

The objectives in the LAP would create employment opportunities, improve accessibility and/or provide additional sources of recreation and amenity for the local population thereby improving the quality of life for residents. Further, the LAP also increases the provision of housing within the plan area and improve the vitality, vibrancy of town centres and other characteristics that can strengthen social cohesion within the plan area.

4.8.3 Land and Soils

The potential impacts on soils and geology are predominantly neutral. The LAP generally avoids impacts on soils and geology.

Uncertainties are identified where the precise nature and extent of development proposals are unknown. Further, there is the potential for negative impacts where greenfield development is undertaken and there is the potential to create pollution and/or increase the likelihood of contamination. It is envisaged that assessments would be undertaken to support such developments in accordance with legislative and planning obligations.

4.8.4 Water Resources

The potential impacts on water resources are generally neutral as the LAP would avoid negative impacts on water bodies and flood risk.

Positive impacts are likely where provisions have been made to avoid in-water development and enhance effective flood risk management in vulnerable areas. This would maintain the conveyance capacity of rivers, ensure that development in vulnerable areas is cognisant of flood risk and generally enhance water resources within the plan area. The SFRA, undertaken as part of the SEA, also demonstrates that flood risk in the plan area can be adequately managed and that this LAP will not cause unacceptable adverse impacts.

4.8.5 Air and Climate Factors

The potential impacts on air, noise and climate are generally neutral or positive in nature. The LAP generally seeks to avoid impacts on air, noise and climate.

The LAP generally consolidates high density development in the town centre, promotes sustainable transport infrastructure and seeks to enhance the modal share of public transport and active transport by providing additional cycleways and footpaths. This would reduce reliance on private cars and thus reduce associated emissions.

Negative impacts may arise from the construction of new roads within greenfield sites which may increase vehicular movements and exacerbate congestion respectively.

4.8.6 Heritage

The potential impacts on heritage are generally neutral with some positive impacts likely to occur. The LAP seeks to avoid impacts on architectural, archaeological and/or vernacular heritage values.

Significant emphasis is given to the protection and conservation of heritage values in the LAP and positive impacts are likely to arise due to the incorporation of measures to regenerate derelict/underused sites, enhancement of existing assets and improvements to the accessibility of heritage features and values.

Negative impacts may arise where development is undertaken in the vicinity of designated heritage sites, for example the construction of new roads and development of opportunity sites, however it is envisaged that assessment would be undertaken to support such developments in accordance with legislative and planning obligations.

4.8.7 Landscape

The potential impacts on landscape and visual amenity are predominantly neutral with some positive impacts likely to occur. Development would generally be consolidated within Bray town centre, undertaken on appropriately zoned lands in Fassaroe and generally avoid impacts on landscape and visual amenity.

The identification of key landscape areas within the plan area (particularly around Kilruddery), promotion of revitalisation, reinforcement of the urban/rural distinction in the plan area and encouragement for sensitive design is positive for landscape and visual.

Negative impacts may arise where intrusive development is undertaken, particularly in landscape character areas, greenfield sites or low-density zones. It is envisaged that assessment would be undertaken to support such developments in accordance with legislative and planning obligations.

4.8.8 Material Assets

Generally, there is a mixture of impacts on material assets likely to arise from the LAP.

The LAP generally consolidates high density development in the town centre, encourages the provision of efficient infrastructure networks, promotes accessibility and seeks to enhance existing material assets within the plan area. This would positively impact on material assets.

Extensive development (such as the creation of large-scale employment clusters and densification at opportunity sites) may strain the existing energy, telecommunications, transport and waste infrastructure. It is envisaged that the

scale of development would be appropriate to the site and that the relevant assessments would be undertaken to support such developments in accordance with legislative and planning obligations.

5 Alternatives

5.1 Alternatives Considered

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

5.1.1 Scenario 1: Consolidation of the town centre

- Start with existing plans (including current provisions under the County Development Plan for Enniskerry and Kilmacanogue);
- Densification of development on all existing housing/mixed use/ town centre lands and change of use of suitable existing non-residential lands to residential use within the boundary of the former Bray Town Development Plan. All extra units achieved within the footprint of the town; and
- Do not alter density or number of units in Fassaroe.

5.1.2 Scenario 2a: Densification of the town centre and development in Fassaroe,

- Start with existing plans (including current provisions under the County Development Plan for Enniskerry and Kilmacanogue);
- Densification of development on all existing housing/mixed use/ town centre lands but no changes of use from non-residential use to residential (i.e. no open spaces/employment zones etc. to change to residential); and
- Shortfall to be made up by increasing number of units to be allowed in Fassaroe. This will reduce land dedicated to other uses e.g. employment.

5.1.3 Scenario 2b: Densification of the town centre and development in Fassaroe and greenfield lands

- Start with existing plans (including current provisions under the County Development Plan for Enniskerry and Kilmacanogue);
- Densification of development on all existing housing/mixed use/ town centre lands but no changes of use from non-residential use to residential (i.e. no open spaces/employment zones etc. to change to residential); and
- Shortfall to be made up by combination of some increases in Fassaroe and some zoning of greenfield lands at the periphery of the town e.g. around

Kilruddery, between Bray and Kilmacanogue (only such a quantum of zoning that can be accommodated in this sensitive area –sensitivities including lands, Bray Head, Sugarloaf etc.) Capacities of these areas given sensitivities would determine how much should be channelled towards Fassaroe.

5.1.4 Scenario 2c: Densification of the town centre and development in Fassaroe and Kilruddery

- Start with existing plans (including current provisions under the County Development Plan for Enniskerry and Kilmacanogue);
- Densification of development on all existing housing/mixed use/ town centre lands and change of use of suitable existing non-residential lands to residential use within the boundary of the former Bray Town Development Plan (i.e. all extra units achieved within the footprint of the town); and
- Shortfall to be made up by combination of some increases in Fassaroe and limited additional zoning of greenfield lands around Kilruddery. Capacities of these areas given sensitivities would determine how much should be channelled towards Fassaroe.

5.1.5 Scenario 3: Development of new greenfield lands at the periphery.

- Start with existing plans (including current provisions under the County Development Plan for Enniskerry and Kilmacanogue);
- Make up for entire shortfall by significant zoning of new greenfield lands at periphery e.g.:
 - at Kilruddery;
 - between Bray and Kilmacanogue; and
 - west and south of Fassaroe.

5.2 Outcomes

The emerging preferred development scenario was Scenario 2c.

As noted in Section 5.1.2, Scenario 2c seeks to address the existing shortfall of housing by increasing the density of development on existing housing/mixed use/town centre lands, and by increasing the number of units to be allowed in Fassaroe.

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 Bray Municipal District 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 Bray Municipal District 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	<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 the 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>Improve access to recreation opportunities</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>% of commuters using public transport.</p> <p>% change in education levels.</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 the County Development Plan.</p>
Land and soils	<p>Maintain the quality of soils.</p> <p>Safeguard strategic mineral reserves.</p> <p>Re-use of brownfield lands, rather than developing Greenfield lands.</p> <p>Minimise the consumption of non-renewable sand, gravel and rock deposits</p>	<p>Rates of re-use / recycling of construction waste.</p> <p>Rates of quarrying.</p> <p>Rates of brownfield site and contaminated land reuse and development.</p> <p>Rates of greenfield development.</p>	<p>Sources: Wicklow County Council and Environmental Protection Agency.</p> <p>Responsibility: Wicklow County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing the County Development Plan.</p>

Water Resources	<p>Improve water quality in rivers, lakes and groundwater.</p> <p>Protection of catchments/basins.</p> <p>Management of zones vulnerable to flooding.</p> <p>Promote sustainable drainage practices to improve water quality and flow</p>	<p>Compliance of potable water sources to water quality regulations.</p> <p>Compliance of surface waters with national and international standards.</p> <p>Potable and wastewater treatment capacities versus population.</p> <p>% of wastewater requiring treatment.</p> <p>Achievement of the Objectives of the River Basin Management Plans.</p> <p>Amount of new developments within flood plains.</p> <p>Annual costs of damage related to flood events.</p>	<p>Sources: Wicklow County Council, Environmental Protection Agency and Fisheries Board.</p> <p>Responsibility: Wicklow County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing the County Development Plan.</p>
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 the County Development.</p>
Archaeological, Architectural and 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 sites and monuments and their settings, protected structures and conservation areas and areas of archaeological potential.</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 the County Development.</p>
Landscape and Visual	<p>Improve protection for landscapes of recognised quality.</p>	<p>Range and extent of amenity landscapes.</p> <p>Rates of development within designated landscapes.</p>	<p>Sources: Wicklow County Council and Department of Environment, Community and Local Government.</p>

	<p>Maintain clear urban/rural distinctions. Enhance provision of, and access to, green space in urban areas</p>	<p>Rates of urban expansion. Rates of deforestation. Rates of agricultural land re-development likely to impact landscape. % change of land use from rural to urban.</p>	<p>Responsibility: Wicklow County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing the County Development Plan.</p>
Material Assets	<p>Improve availability and accessibility of commercially provided facilities and public services. Increase local employment opportunities. Improve efficiencies of transport, energy and communication infrastructure. Improve waste water treatment infrastructure. Reduce the generation of waste and adopt a sustainable approach to waste management.</p>	<p>Location / level of infrastructure. Achievement of development plan objectives. Rates of deprivation. Rate of waste disposal to landfill statistics. Range and extent of recycling facilities and services. Rates of recycling.</p>	<p>Sources: Wicklow County Council, Central Statistics Office, Transport Infrastructure Ireland / National Transport Authority and Environmental Protection Agency.</p> <p>Responsibility: Wicklow County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing the County Development Plan.</p>

Appendix 1

SEA Assessment Matrix

Table A1: SEA Assessment Matrix

Ref	Text	SEA Environmental Objectives								Comments	
		Biodiversity	Population and Human Health	Land and Soils	Water	Air and Climate factors	Heritage	Landscape and Visual	Material Assets		
Residential Development Objectives											
R1	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, therefore representing the baseline situation. As such, neutral impacts are envisaged,
R2	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. Lands zoned Residential – High Density will be expected to achieve a density of not less than 50 units / hectare.										<p>The creation of high density residential development is likely to positively impact on population and human health through the increase of local housing for the community.</p> <p>The creation of high density housing within the plan area has the potential to strain existing infrastructure and services. However, it is considered that the transport, energy and communications infrastructure is likely to be capable of coping with increased demand and that no major works are likely for development in urban areas. It considered that impacts on material assets are uncertain.</p> <p>This objective does not directly provide for new residential development in the LAP area, but rather stipulates some general best-practice principles which should be employed with regards the same. As such, an overall neutral impact on environmental factors is assessed.</p> <p>Refer to Table A2 ‘Site Specific Zoning Assessment’ for any site-specific assessment of any proposed new residential developments within the LAP area.</p>

Ref	Text	SEA Environmental Objectives							Comments	
		Biodiversity	Population and Human Health	Land and Soils	Water	Air and Climate factors	Heritage	Landscape and Visual		Material Assets
R3	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.									<p>The creation of housing developments with appropriate infrastructure is likely to positively impact on population and human health through the increase of local housing availability and provision of social infrastructure for the community.</p> <p>This objective does not directly provide for new residential development in the LAP area, but rather stipulates some general best-practice principles which should be employed with regards the same. As such, an overall neutral impact on environmental factors is assessed.</p> <p>Refer to Table A2 ‘Site Specific Zoning Assessment’ for any site-specific assessment of any proposed new residential developments within the LAP area.</p>
R4	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.									<p>The encouragement of in-fill housing and optimisation of land use for housing is likely to positively impact on population and human health through the increase of local housing for the community.</p> <p>It is assumed that this objective does not include any greenfield development, therefore all other impacts are assessed as neutral.</p>

Economic Development and Employment Objectives									
E1	To support all forms of employment creation, especially where this can mitigate long distance commuting, subject to the proper planning and sustainable development of the area and compliance with all other objectives of this plan.								<p>The creation of employment is likely to positively impact on population and human health through the provision of local employment opportunities and more sustainable commuting patterns for the community.</p> <p>The creation of employment within the plan area has the potential to strain existing infrastructure and services. However, it is considered that the transport, energy and communications infrastructure is likely to be capable of coping with increased demand and that no major works are likely for development in urban areas. It considered that impacts on material assets are uncertain.</p> <p>This objective does not directly provide for new economic or employment development in the LAP area, but rather stipulates some general best-practice principles which should be employed with regards the same. As such, an overall neutral impact on environmental factors is assessed.</p> <p>Refer to Table A2 ‘Site Specific Zoning Assessment’ for any site-specific assessment of any proposed new economic or employment developments within the LAP area.</p>
E2	To normally require new employment generating developments to locate on suitably zoned in settlements. Proposals in settlements with no zoning plan should be assessed on the basis of their individual merits, taking into consideration the objectives set out in this chapter of the plan and all other matters pertaining to the proper planning and sustainable development of the area, including ensuring that the proposal is appropriately sited in a location so that it enhances, complements, is ancillary to or neutral to the existing land uses in the area. All other proposals for employment generating developments outside of settlements will								

	be assessed on the ‘Objectives for Wicklow’s Rural Economy’.									Refer to Table A2 ‘Site Specific Zoning Assessment’ for any site-specific assessment of any proposed new economic or employment developments within the LAP area.
E3	To protect employment zoned land from inappropriate development that would undermine future economic activity or the sustainable development of such areas									<p>The protection of employment zoned land from inappropriate development would support opportunities for employment and coordinated land use planning within the plan area. The safeguarding of such land would result in a positive impact on population and human health through the facilitation of economic activity and local employment opportunities in the community.</p> <p>By protecting employment zoned land and advocating for sustainable development in such areas, it is unlikely that any significant environmental impacts would result, therefore all other impacts have been assessed as neutral.</p>
E4	To encourage the redevelopment of brownfield sites for enterprise and employment creation throughout the District 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>The redevelopment of brownfield for enterprise and employment would positively impact on population and human health through the provision of employment opportunities in the local community.</p> <p>The landscape and visual impacts that may arise from such brownfield redevelopment are also unknown at this stage. It is unclear as to which sites would be redeveloped and the extent of previous development. New development could be more, or less visually intrusive than a previous development, therefore landscape and visual impacts are uncertain.</p> <p>Material assets impacts are also uncertain at this stage. The creation of employment within brownfield sites could strain existing infrastructure and create waste arisings, resulting in a negative impact on materials assets. However, it is considered that the transport, energy and communications infrastructure is likely to be capable of coping with increased demand and that connections to the existing grids would be integrated for development in urban areas.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>

<p>E5</p>	<p>Bray is an important centre for film making, based largely on the presence of Ardmore Studios. The industry contributes significantly to direct and indirect employment and also contributes to the international image of Bray. The Council will encourage the on-going development of the industry in Bray including the use of the studio as a visitor attraction. It is the objective of the Council to:</p> <ul style="list-style-type: none"> • facilitate and support the film industry in the District, including the development of new production facilities at appropriate locations and the use of the County for film locations, including the erection of temporary structures and services • resist and restrict proposals for change of use of lands zoned ‘Film Industry’ in the plan area. 									<p>The protection, encouragement and support of the film industry would safeguard appropriate land and developments and generate positive outcomes associated with local employment, recreation and tourism opportunities. This is considered to have a positive impact on population and human health through the facilitation of economic activity as well as employment opportunities for the local community.</p> <p>Existing policy identifies the need to facilitate the film industry in Bray and restrict proposals to change the use of lands zoned for the industry in the plan area. It is unlikely that any additional significant environmental impacts would result, therefore all other impacts have been assessed as neutral.</p>
<p>E6</p>	<p>It is the objective of the Council 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>									<p>The provision of large-scale employment is likely to result in a positive impact on population and human health through the provision of a coordinated approach to land use master planning and employment opportunities for the community.</p> <p>The construction of large-scale employment development may strain on existing infrastructure and material assets within the plan area. Further, the construction of new large scale employment generating developments in greenfield can give rise to a range of environmental impacts. Further, the nature of impacts arising from such development is generally negative for material assets as demand on infrastructure and services is likely to increase with large scale development. Appropriate mitigation measures are outlined in Error! Reference source not found.</p> <p>This objective does not directly provide for new economic or employment development in the LAP area, but rather stipulates</p>

										<p>some general best-practice principles which should be employed with regards the same. As such, an overall neutral impact on all other environmental factors is assessed.</p> <p>Refer to Table A2 ‘Site Specific Zoning Assessment’ for any site-specific assessment of any proposed new economic or employment developments within the LAP area.</p>
E7	<p>To encourage and facilitate the development of knowledge, high-technology and service based specialist industries at appropriate locations, in accordance with the relevant development and environmental standards, and to support and strengthen the capability and quality of research and development functions in the District. The Council will promote the clustering of these type industries and other inter-related industries.</p>									<p>The encouragement and development of service based specialist industries is likely to result in a positive impact on population and human health through increased education and employment opportunities for the local community.</p> <p>The development and clustering of knowledge, high-technology and service based specialist industry and inter-related industry within the plan area has the potential to strain existing infrastructure and services. However, it is considered that the transport, energy and communications infrastructure is likely to be capable of coping with increased demand and that no major works are likely for development in urban areas. It considered that impacts on material assets are uncertain.</p> <p>This objective does not directly provide for new economic or employment development in the LAP area, but rather stipulates some general best-practice principles which should be employed with regards the same. As such, an overall neutral impact on all other environmental factors is assessed.</p> <p>Refer to Table A2 ‘Site Specific Zoning Assessment’ for any site-specific assessment of any proposed new economic or employment developments within the LAP area.</p>
E8	<p>To encourage and facilitate the provision of office developments and small-scale service industries at appropriate locations. The most suitable location for local or small-scale office developments and small-scale service industries is generally in above-</p>									<p>The facilitation of office development and small-scale services industries is likely to result in a positive impact on population and human health through the provision of local employment opportunities for the community.</p> <p>It is considered that the most suitable location for such</p>

	<p>ground floor commercial premises at appropriate locations in town / village centres and neighbourhood centres. The development of these types of uses in neighbourhood centres can reinforce the existing service function of these centres, as well as create new opportunities for local employment in locations that are accessible to residential areas.</p> <p>The Council will permit office development in appropriate employment zoned locations that are deemed suitable with regard to sustainable traffic and land use considerations.</p>									<p>development would be those over-site locations and those neighbourhood centres and appropriately zoned sites that have vacant office space and appropriate infrastructure in place. It is unlikely that any significant environmental impacts would arise, therefore all other impacts have been assessed as neutral.</p>
E9	<p>To encourage and facilitate the development of small to medium scale indigenous industries and services at appropriate locations within settlements. The Council acknowledges that the development of small scale projects with long term employment potential are important in sustaining both urban and rural settlements in County Wicklow and as such, the Council will adopt a proactive and flexible approach in dealing with applications on a case-by-case basis.</p>									<p>The encouragement and facilitation of small to medium scale indigenous industries and services is likely to result in a positive impact on population and human health through the provision of local economic activity and employment opportunities for the community.</p> <p>Additional small scale industrial projects and commercial activities within the plan area could strain existing infrastructure, resulting in a negative impact on materials assets. However, it is considered that the transport, energy and communications infrastructure is likely to be capable of coping with increased demand and that no major works are likely for development in urban areas. It considered that impacts on material assets are uncertain.</p> <p>This objective does not directly provide for new economic or employment development in the LAP area, but rather stipulates some general best-practice principles which should be employed with regards the same. As such, an overall neutral impact on all other environmental factors is assessed.</p> <p>Refer to Table A2 ‘Site Specific Zoning Assessment’ for any site-specific assessment of any proposed new economic or employment developments within the LAP area.</p>

Town centre development objectives										
TC 1	To ensure the continued vibrancy and life of centres, to direct new development and investment into settlement centres (i.e. the ‘town centres’ and ‘primary development areas’) in the first instance and to particularly prioritise actions that enhance business, retail, leisure, entertainment and cultural uses, as well as making town centres an attractive place to live.									<p>The enhancement of the town centre as an attractive place to live would improve accessibility to and within the town centre, quality of life for the local population as well as enhance business, retail, leisure, entertainment and cultural uses. This would positively impact on the population and human health.</p> <p>Further, this continued development of the town centres is likely to strengthen the urban/rural distinction and contribute to regeneration that ensures development is sensitive to its surroundings. This is considered a positive impact on landscape and visual.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
TC 2	To vigorously protect and promote the vitality and viability of town centres. Development proposals not according with the fundamental objective to support the vitality and viability of town centre sites must demonstrate compliance with the ‘sequential approach’ before they can be approved. The ‘sequential approach’ shall be applied and assessed in accordance with the ‘Retail Planning Guidelines, (DoECLG, 2012)’. The Planning Authority will discourage new retail development if they would either by themselves or cumulatively in conjunction with other developments seriously damage the vitality and viability of existing retail centres within the District. In the application of the ‘sequential approach’ due regard shall be paid to RT3 below which prioritises the ‘core retail area’ for new retail development.									<p>Enhancing the vitality and viability of city and town centres in all their functions through sequential development is an overarching objective in retail planning and the County Development Plan that is promoted through the Retail Planning Guidelines.</p> <p>This would positively impact on material assets by making the best use of existing infrastructure and improving the accessibility and availability of commercial premises in town centres. Retail development will be promoted in the core retail area of the town centres with due consideration to the sequential approach within the plan area.</p> <p>The development of retail in town centres is likely to strengthen the urban/rural distinction and contribute to regeneration that ensures development is undertaken sequentially in a manner that is sensitive to its surroundings. This is considered a positive impact on landscape and visual.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
TC 3	To promote the ‘active’ use of above ground floor levels, and in particular to promote the concept of									<p>The active use of above ground floor and promotion of ‘living over shop’ through over site development would generally increase the</p>

	<p>‘living over the shop’ in centres. Where a ‘living over the shop’ use is proposed, a relaxation in density, car parking and open space standards will be considered, where the development meets very high quality of design and accommodation.</p>								<p>provision of housing for the community. However, the relaxation of density, car parking and open space standards in such developments may impact on the quality of life for residents of such spaces. Therefore the impact on population and human health is uncertain.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
TC 4	<p>To control the provision of non retail uses at ground floor level in the principal shopping streets of centres, in order to protect the retail viability of centres and to maintain the visual character of streets.</p> <p>This objective aims to prevent the proliferation of ‘dead frontages’ on key streets. In particular, active use of corner sites, particularly within larger centres, is considered pivotal in creating a sense of vibrancy.</p>								<p>The protection of retail viability and promotion of retail units and active frontages on key streets would enhance the streetscape and retail offering on shopping streets. This would positively impact on the population and human health by reducing the fear of crime and improving amenity and associated opportunities for a vibrant economy and community.</p> <p>This would also positively impact on landscape and visual and heritage by strengthening the urban/rural distinction and providing sensitive development that is appropriate to its surroundings, improving the visual character of the streetscape and making a positive contribution to place making in town centres.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
TC 5	<p>To promote the revitalisation of vacant / derelict properties / shop units. Where no viable retail use can be sustained, alternative uses will be assessed on their own merits against the requirements of the proper planning and sustainable development of the areas within which they are located.</p> <p>This objective will be used to ensure that all proposals for the reuse of existing retail floorspace can be evaluated against the proportion of overall vacancy and to reduce the possibility of dereliction.</p>								<p>The revitalisation of vacant units and reduction in dereliction would enhance the streetscape and encourage pedestrian activity at these locations. This would positively impact on the population and human health by discouraging antisocial behaviour and reducing the associated the fear of crime, by improving neighbourhood amenity and access to retail and minimising community severance.</p> <p>Additionally, this would positively impact on landscape and visual and heritage. Active (rather than derelict) units would improve the streetscape and visual amenity of the local environment by ensuring sensitive development that is appropriate to its surroundings and make a positive contribution to place making.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>

Retail development objectives										
RT 1	To promote and facilitate the development of retail developments in a sustainable manner. Retail related development shall be located on suitably zoned land within settlement boundaries. There shall be a general presumption against the development of retail uses within the rural area, except as otherwise provided for by a particular objective of the County Development Plan.									<p>The promotion and facilitation of sustainable retail development is likely to result in a positive impact on population and human health through the provision of local employment opportunities for the community and enhanced access to commercial premises.</p> <p>It is considered that any retail development would be appropriately developed in urban areas and seek to avoid significant environmental impacts, therefore all other impacts have been assessed as neutral.</p>
RT 2	To ensure that all retail development is generally in accordance with the Wicklow County Retail Strategy for the period up to 2022 and beyond to 2031. All development proposals shall be assessed having regard to the Retail Strategy for the Greater Dublin Area 2008-2016.									<p>Ensuring appropriate retail development to 2031 (in accordance with regional priorities) would positively impact on material assets by making the best use of existing infrastructure and improving the accessibility and availability of commercial premises in the plan area.</p> <p>Retail development will be developed in accordance with the regional objectives, therefore all other impacts have been assessed as neutral.</p>
RT 3	To promote developments which reinforce the role and function of the ‘core retail area’ as the prime shopping area of town centres. The ‘core retail area’ shall be promoted as the area of first priority for new retail development. In settlements where no ‘core retail area’ is defined, regard shall be paid to the designated ‘town centre’ area, the location of the traditional/historical centre and the location of other retail units. Where an application is made for a new development with street frontage either in the defined retail core of a larger settlement or on the ‘main street’ of a smaller town, retail or commercial use will normally be required at street level.									<p>The promotion and reinforcement of core retail areas in town centres would positively impact material assets by making the best use of existing infrastructure and improving the accessibility and availability of commercial premises in town centres.</p> <p>This would also positively impact on landscape and visual and heritage by strengthening the urban/rural distinction, providing sensitive development that is appropriate to its surroundings and improving the visual character of the shopping areas in town centres.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>

RT 4	To promote an appropriate mix and balance of different types and styles of retail within centres and to control the number of bookmakers, off-licences (including off-licences in convenience stores), take-aways, ‘cash for gold’ and ‘Pound’ type shops, and other uses that can adversely affect the character of a centre. The mix and balance of different type of retail (including retail services) is important to attract people to centres, and to ensure centres remain the main meeting point for the community. Too many of certain types of outlet can destroy the balance of a centre.									<p>The promotion of appropriately balanced retail development within centres would generally increase the type of commercial premises available for the local population. This would positively impact on material assets by increasing the attractiveness of and accessibility to a diverse range of retail units and commercial premises in the plan area. This would also positively impact on population and human health as it would improve the range of employment and recreational opportunities as well as the quality of retail centres in the plan area.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
Open Space and Play Objectives										
CD 1	To facilitate opportunities for play and support the implementation of the Wicklow County Council Play Policy and its objectives, including the collection of development levies.									<p>The facilitation of opportunities for play would positively impact on population and human health as well as material assets by improving the provision of and access to recreational facilities and opportunities for exercise for the local community.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
CD 2	In all new residential development in excess of 50 units, where considered necessary by the Planning Authority, the developer shall provide, in the residential public open space area, a dedicated children’s play area, of a type and with such features to be determined following consultation with Community, Cultural & Social Development Office of Wicklow County Council. The location of any such proposal shall be situated within a centrally located area capable of being passively supervised by surrounding developments.									<p>The inclusion of residential public open space and children’s play areas in large residential units would positively impact on biodiversity, population and human health and material assets by increasing the provision of and access to nature and recreational facilities for the local community. This would represent a holistic approach to residential development that provides amenity, open space, nature and recreational facilities for residents whilst increasing the provision of housing within the plan area.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
CD 3	All new neighbourhood parks or active open space zones shall include a ‘mixed use games area’									<p>The provision of mixed use games areas within neighbourhood parks and active open space zones would positively impact on</p>

	(MUGA) of an appropriate size and nature to be determined in, pre-consultation with the Community, Cultural & Social Development Office of Wicklow County Council.									population and human health. This would lead to improvements in amenity, the provision of and access to recreational facilities and opportunities for exercise for the local community. Additionally, pre-consultation with Wicklow County Council is likely to deliver coordinated land use planning and equitable access to such facilities. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.
CD 4	The redevelopment for alternative uses of open space and recreational lands whether owned by private recreational clubs or publicly owned, will normally be resisted by the Planning Authority unless suitable and improved alternative recreational facilities can be provided in a convenient location.									The maintenance of open space and recreational lands would safeguard the provision of and access to open space and recreational facilities. This can encourage social cohesion, improve amenity, opportunities for recreation, exercise and interactions with nature, therefore representing positive impacts on biodiversity, population and human health. Further, this would be considered a positive impact on material assets as the availability and accessibility of such spaces would be maintained and/or improved where appropriate. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.
CD 5	In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development. Non-community uses on such lands will not normally be permitted.									The allocation and protection of open space for community use is likely to result in positive impacts for biodiversity and population and human health. The safeguarding of community open space in proximity to residential areas would provide access to nature thereby improving amenity, quality of life in addition to preserving ecological corridors. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.
CD 6	To facilitate the development of allotments of an appropriate scale on lands which meet the following criteria: <ul style="list-style-type: none"> Lands situated within or immediately adjacent to the edge of towns; 									The development of accessible allotments would be positive for population and human health and material assets. Allotments would provide a healthy, low cost food source and gardening would represent amenity and recreational opportunities for users. Further, this provision of allotments would support effective use of

	<ul style="list-style-type: none"> lands that are easily accessible to the residents of a particular town; where an adequate water supply can be provided; where adequate road infrastructure and access exists/can be provided; and where adequate parking facilities can be provided. 								<p>underused greenfield and brownfield site(s) and incentivise local food production and composting of organic materials in waste streams.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
CD 7	To preserve lands at Kilmacanogue GAA identified as KM2 on Map No. 1 for recreational and sports use only.								<p>The preservation of Kilmacanogue GAA lands would positively impact on population and human health. The safeguarding of the facilities would maintain amenity, social cohesion, the provision of and access to recreational facilities and opportunities for exercise for the local community.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
Public Transport Objectives									
PT1	To cooperate with NTA and other relevant transport planning bodies in the delivery of a high quality, integrated transport system in the Bray MD area.								<p>Continued cooperation to deliver a high quality, integrated transport system in the plan area would positively impact on material assets. It is likely to facilitate a strategic approach to deliver an efficient transport network and increase sustainable transport infrastructure within the plan area. This would also give rise to positive impacts on air, noise and climate associated with reduced congestion along key routes and decreased emissions from private cars.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
PT2	To support the NTA in the crafting of a Local Transport Plan for the Bray area and to facilitate the implementation of measures contained therein.								<p>Coordination with the NTA to deliver a Local Transport Plan for the area would encourage a strategic approach to improve transport efficiencies and promote sustainable transport infrastructure within the plan area. This is likely to increase accessibility, support modal shift to public transport and decrease reliance on private cars and indirectly reduce associated emissions. This is considered a positive impact on air noise and climate and material assets.</p>

										<p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
<p>PT3</p>	<p>To promote the development of transport interchanges and ‘nodes’ in the Bray MD where a number of transport types can interchange with ease. In particular:</p> <ul style="list-style-type: none"> • to facilitate the development of park and ride facilities at appropriate locations along strategic transport corridors which will be identified through the carrying out of required coordinated, plan-led transport studies and consultation with the appropriate transport agencies; • to support the improvement of bus links to the train station in Bray; • to promote the linkage of the Luas extension or other mass transit to Bray town centre, Bray train station and Fassaroe; with respect to the major development area of Fassaroe, west of the N11, the development of this area shall make provision for mass transit such as Luas or BRT, including any necessary infrastructure such as stabling; • to encourage the improvement of bicycle parking facilities at all transport interchanges; • to improve existing and provide new footpath / footway linkages to existing / future transport interchange locations; and in particular, the provision of a pedestrian link/shortcut shall be investigated between the centre of Enniskerry and the proposed BRT/LUAS terminus in Fassaroe. 									<p>The development of public transport interchanges and nodes is positive for air, noise and climate and material assets when considered in the context of the heavy reliance on private car use, relatively low public transport mode share and existing congestion issues on the M50 and N/M11 corridors. Further, the creation of bicycle parking facilities and footpaths would generally increase opportunities for active transport across the plan area.</p> <p>However the development of new transport infrastructure and ancillary facilities (such as bicycle or park and ride facilities) can give rise to a range of environmental impacts if undertaken on greenfield sites. At this stage, it is considered that the nature of impacts arising from such development is uncertain given the scale of proposed development and potential for cumulative impacts.</p>

PT4	To continue to work with Iarnród Eireann and the NTA on the improvement of mainline train and DART services into Bray station.									<p>Coordination with the Iarnród Eireann to improve the mainline railway and DART services to Bray would enhance public transport efficiencies and infrastructure within the plan area. This is likely to give rise to modal shift to public transport and decrease reliance on private cars and indirectly reduce associated emissions. This is considered a positive impact on air noise and climate and material assets.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
PT5	To facilitate, through the zoning of land, the tie-in of new facilities with the development of land and the application of supplementary development contributions, the extension of the LUAS or other mass transit to Bray town centre, Bray train station and Fassaroe.									<p>The tie in of public transport with new development in appropriately zoned land would facilitate a coordinated, holistic approach to planning and deliver an accessible, integrated transport network across the plan area, particularly for residents of new developments. Further, this would encourage modal shift towards public transport and coordinate land use and transportation going forward. This is considered to be positive for air, noise and climate and material assets.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
PT6	To improve the capacity of the N11 / M11 in a manner capable of facilitating greater free flow of public transport and reducing congestion at junctions serving Bray.									<p>Reducing congestion and the promotion and facilitation of free flow public transport would provide a more efficient road network within the plan area. This is considered a positive impact for material assets.</p> <p>Such improvements to the N11/M11 corridor would also encourage a shift to public transport and reduce emissions associated with idle vehicles in traffic jams. This is considered a positive impact for air, noise and climate.</p> <p>It is considered all improvements would occur within the existing road corridor and that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
PT7	To promote the delivery of improved and new bus services both in and out of the District but also									<p>The provision of new and improved bus services can reduce reliance on private car use, facilitate efficient public transport and</p>

	<p>within the District by:</p> <ul style="list-style-type: none"> • facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (although unnecessary duplication of bus stops on the same routes / roads will not be permitted); • requiring the developers of large-scale new employment and residential developments in Bray that are distant (more than 2km) from train / LUAS stations to fund / provide feeder bus services until public bus services have been extended to that location. 									<p>improve accessibility for residents and users at new large-scale employment and residential developments. This is likely to improve the provision of and access to public transport which is considered positive for population and human health and material assets. Additionally, the provision of new and improved bus services may facilitate modal shift to public transport and reduce congestion on key routes. As such, the impact on air, noise and climate is considered to be positive.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
Cycling and Walking Objectives										
<p>CW 1</p>	<p>To improve existing or provide new foot and cycleways on existing public roads, as funding allows and to facilitate the development of a cycling and walking amenity routes throughout the District including foot and cycleways off road (e.g. through open spaces, along established rights-of-way etc.), in order to achieve the most direct route to the principal destination (be that town centre, schools, community facilities or transport nodes), while ensuring that personal safety, particularly at night time, is of the utmost priority.</p>									<p>The promotion and provision of off-road walking and cycling paths would facilitate modal shift to active transport, enhance amenity, improve access to recreation opportunities, reduce reliance on private car use and provide a more sustainable transport network. This is considered to have a positive impact on population and human health, air noise and climate and material assets.</p> <p>By establishing new rights of way and improving safety along off-road routes there are also indirect opportunities to enhance biodiversity, heritage and landscape and visual by encouraging regeneration of open spaces and underused sites. However, these impacts are considered to be uncertain at this stage in the absence of detailed knowledge about particular routes and associated improvements.</p> <p>It is considered that no significant land and soil or water impacts would arise, therefore those impacts are assessed as neutral.</p>
<p>CW 2</p>	<p>To require all new regional and local roads to include foot and cycleways, except in cases where shared road space is provided.</p>									<p>The provision of footpaths and cycleways would increase a modal shift to active transport which would enhance amenity, improve access to recreation opportunities, reduce reliance on private car use</p>

										and provide a more sustainable transport network. This is considered to have a positive impact on population and human health, air noise and climate and material assets. It is considered that no other significant environmental impacts would arise from the footpaths and cycleways as part of road corridors, therefore all other impacts are assessed as neutral.
Road Objectives										
RO 1	To support major road improvements to the national road M/N11 including: <ul style="list-style-type: none"> • Capacity and operational improvements • Removal or reconfiguring of existing direct accesses and left on / left off junctions Upgrades to the regional / local road network to provide improved access between existing M11/N11 mainline junctions and regional / road network									Improvements to the N/M11 road would facilitate a more efficient transport network, reduce congestion and improve accessibility within the plan area, which is positive for population and health, air noise and climate and material assets. It is considered that all improvement works would be undertaken within the existing road corridor and that no other significant environmental impacts would arise. Therefore all other impacts are assessed as neutral.
R02	To support major road improvements by reserving the corridors, as and when these are identified, of any such proposed routes free of development, which would interfere with the provision of such proposals. In particular, to reserve corridors along all potential route improvements / new routes identified in the 2017 Transport Infrastructure Ireland M11/N11 Corridor Study.									Major road improvements would deliver a more efficient transport network and improve accessibility within the plan area, which is positive for population and health and material assets. The provision of new roads may also increase reliance on vehicular modes of transport which is likely to exacerbate private car use, increase the number of vehicles on the road and associated emissions. This is considered to be a negative impact on air, noise and climate. Further, the preservation of land and construction of new transport routes in greenfield can give rise to a range of environmental impacts. Appropriate mitigation measures are outlined in Error! Reference source not found.
RO 3	To significantly improve existing or provide alternative road links between Bray / the N11 and Enniskerry									Improvements to existing roads and the provision of new alternative road links between Bray/the N11 and Enniskerry would facilitate a more efficient transport network and improve accessibility within the plan area, which is positive for population

										<p>and health and material assets.</p> <p>The provision of new roads may also increase reliance on vehicular modes of transport which is likely to exacerbate private car use, increase the number of vehicles on the road and associated emissions. This is considered to be a negative impact on air, noise and climate. Further, the preservation of land and construction of new transport routes in greenfield can give rise to a range of environmental impacts. Appropriate mitigation measures are outlined in Error! Reference source not found.</p>
RO 4	<p>With respect to the major development area of Fassaroe, west of the N11 (Action Area 1):</p> <p>(a) The development of this area shall include the provision of an access road from the N11 to Ballyman Road; the scale of such a route shall reflect its primary function as a service road for a new neighbourhood, rather than that of a ‘by-pass’; the design and location of this route shall not affect the functionality of the major open space as a single park and an innovative design solution where park crossing is necessary will be required; access to the lands zoned for new residential in SLO X at Monastery shall be from Ballyman Road and any access road shall be designed to form an element of the future Fassaroe – Monastery link road.</p> <p>(b) Provision shall be made (unless necessity for same has been definitely ruled out by the transport agencies) for a north – south link route from the new distributor road to cross Ballyman Glen and continue into County Dublin and link up with old Conna Avenue. The nature and function of this link i.e. the type of traffic it will carry (vehicles / pedestrian / cyclist / light rail) shall be determined at application stage, following consultation with the</p>									<p>The provision of new distributor and access roads in Fassaroe would facilitate a more efficient transport network and improve accessibility within the plan area, which is positive for population and health and material assets.</p> <p>The provision of new roads may also increase reliance on vehicular modes of transport which is likely to exacerbate private car use, increase the number of vehicles on the road and associated emissions. This is considered to be a negative impact on air, noise and climate. Further, the preservation of land and construction of new transport routes in greenfield can give rise to a range of environmental impacts. Appropriate mitigation measures are outlined in Error! Reference source not found.</p>

	transport agencies and the neighbouring local authority.								
RO 5	With respect to the major development area at the former Bray Golf Course, excellent linkages shall be provided from the site to surrounding areas; multiple access points for both vehicles and cyclists / pedestrians shall be developed and in particular, the development shall include linkages through the site between the Dublin Road and Bray seafront / the DART station and public walking route along the river;								<p>The provision of transport infrastructure linking with the major development at Bray Golf Course is positive for material assets and population and human health. By providing multiple access points for vehicles, cyclists and pedestrians accessibility would improve and sustainable transport infrastructure would be incorporated encouraging active transport.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
RO 6	The layout and design of any development in SLO-2 (Rehills) shall facilitate the delivery of a link road from Dargle Road to Herbert Road, unless further study / analysis by WCC and the TII determines that this road is not necessary or feasible;								<p>The provision of new link road from Dargle Road to Herbert Road would facilitate a more efficient transport network and improve accessibility within the plan area, which is positive for population and health and material assets.</p> <p>The provision of new roads may also increase reliance on vehicular modes of transport which is likely to exacerbate private car use, increase the number of vehicles on the road and associated emissions. This is considered to be a negative impact on air, noise and climate. Further, the preservation of land and construction of new transport routes in greenfield can give rise to a range of environmental impacts. Appropriate mitigation measures are outlined in Error! Reference source not found.</p>
RO 7	<p>To improve (as funding allows) the following roads in Bray MD, and ensure developments along these routes are so designed as to allow for / not impede the delivery of required improvements:</p> <ul style="list-style-type: none"> • Castle Street – Dublin Road • Vevay Road • Novara Avenue • Seapoint Road 								<p>Improvements to existing roads within the plan area would facilitate a more efficient transport network, reduce congestion and improve accessibility within the plan area, which is positive for population and health, air noise and climate and material assets.</p> <p>It is considered that all improvement works would be undertaken within the existing road corridor and that no other significant environmental impacts would arise. Therefore all other impacts are assessed as neutral.</p>

	<ul style="list-style-type: none"> • Killarney Lane • Kilbride Lane • Ballyman Road from County Brook to the R117 									
RO 8	<p>To promote the development of a new route east of the Kilmacanogue Interchange that would serve (from the east) zoned lands and properties that currently are accessed only via the N11. No further development of any lands to the NE of Kilmacanogue interchange will be permitted unless access from the east (rear) is provided / available.</p>									<p>The development of a new route east of Kilmacanogue would deliver a more efficient transport network and improve accessibility within the plan area, which is positive for population and health and material assets.</p> <p>The provision of new roads may also increase reliance on vehicular modes of transport which is likely to exacerbate private car use, increase the number of vehicles on the road and associated emissions. This is considered to be a negative impact on air, noise and climate. Further, the construction of new transport routes in greenfield sites can give rise to a range of environmental impacts. Appropriate mitigation measures are outlined in Error! Reference source not found.</p>
RO 9	<p>To promote and support the development of enhanced or new greenways at the following locations and require development in the vicinity of same to enhance existing routes and / or provide new links:</p> <ul style="list-style-type: none"> • Bray - Dargle River south bank • Bray – North Beach – Ravenswell – People’s Park • Bray Head – Esplanade – Bray Harbour – North Beach • Bray - Swan River Kilruddery to Dargle River • Fassaroe - Ballyman Glen to Cookstown River • Kilmacanogue River • Enniskerry – Glencullen River - Cookstown River 									<p>The development of greenways is positive for population and human health, air, noise and climate, landscape and visual and material assets. The provision of greenways would optimise land use, encourage active transport and improve opportunities for recreation and amenity in those key locations within the plan area.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>

	<ul style="list-style-type: none"> San Souci Wood / Vevay Crescent - San Souci Wood – Sidmonton Gardens, with links to St. Cronan’s, St. Patricks and St. Thomas’s school sites and Novara Avenue / Sidmonton Road 									
Flood Management Objectives										
FL1	To implement the ‘Guidelines on the Planning System and Flood Risk Management’ (DoEHLG/OPW, 2009).									<p>The implementation of effective flood risk management planning in the plan area is considered to be positive for water and population and human health as it would enhance resilience to flood risk. Effective flood risk management planning would also mitigate adverse impacts on land and soils, aquatic habitats and material assets in vulnerable zones within flood plains during extreme flood events.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
FL2	The zoning of land that has been identified as being at a high or moderate flood risk (flood zone A or B) shall be in accordance with the requirements of the Flood Risk Guidelines and in particular the ‘justification test for development plans’ (as set out in Section 4.23 and Box 4.1 of the guidelines).									<p>Effective zoning and transposition of the Flood Risk Guidelines for new development is considered to be positive for water as it would ensure that flood risk is appropriately assessed and considered as part of proposals for new development in vulnerable areas.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
FL3	<p>Applications for new developments or significant alterations/extension to existing developments in a flood risk area shall comply with the following:</p> <ul style="list-style-type: none"> Follow the ‘sequential approach’ as set out in the Flood Risk Guidelines. Flood risk assessments will be required with all planning applications proposed in areas identified as having a flood risk, to ensure that the development itself is not at risk of flooding and the development does not increase the flood risk in the relevant catchment (both up 									<p>Effective consideration of flood risk and decision making on the appropriateness of development in vulnerable zones for development is considered to be positive for water. It would ensure that flood risk is appropriately assessed and considered for new development (or significant alterations/extensions) in advance of planning decisions from Wicklow County Council.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>

	<p>and down stream of the application site).</p> <ul style="list-style-type: none"> • Where a development is proposed in an area identified as being at low or no risk of flooding, where the planning authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, an appropriate flood risk assessment may be required to be submitted by an applicant for planning permission. • Restrict the types of development permitted in Flood Zone A and Flood Zone B to that are ‘appropriate’ to each flood zone, as set out in Table 3.2 of the guidelines for Flood Risk Management (DoEHLG/OPW, 2009). • Developments that are an ‘inappropriate’ use for a flood zone area, as set out in Table 3.2 of the guidelines, will not be permitted, except where a proposal complies with the ‘Justification Test for Development Management’, as set out in Box 5.1 of the Guidelines. • Flood Risk Assessments shall be in accordance with the requirements set out in the Guidelines. • Generally a Flood Impact Assessment will be required with all significant developments and a certificate (from a competent person stating that the development will not contribute to flooding within the relevant catchment) will be required with all small developments of areas of 1 hectare or less. 											
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FL4	<p>For developments adjacent to all watercourses of a significant conveyance capacity or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/ maintenance / vegetation. A minimum setback of up to 10m (or other width, as determined by the Council) will be required either side depending on the width of the watercourse.</p>									<p>Setting back infrastructure from watercourses would deliver positive impacts for biodiversity and water as it would facilitate maintenance of rivers. Setting back hard landscaping and regular maintenance activities are likely to preserve hydrological characteristics of watercourses and facilitate a diversity of habitats and species within the river and on adjoining land banks.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
Architectural Heritage										
AH 1	<p>To ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.</p>									<p>Effective protection of heritage structures contained in the Record of Protected Structures would ensure that architectural and archaeological heritage values are appropriately considered and preserved. This is considered to be a positive impact for heritage.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
AH 2	<p>To positively consider proposals to improve, alter, extend or change the use of protected structures so as to render them viable for modern use, subject to consultation with suitably qualified Conservation Architects and / or other relevant experts, suitable design, materials and construction methods. All development works on or at the sites of protected structures, including any site works necessary, shall be carried out using best heritage practice for the protection and preservation of those aspects or features of the structures / site that render it worthy of protection. To support the re-introduction of traditional features on protected structures where there is evidence that such features (e.g. window</p>									<p>The regeneration and improvement of protected structures by relevant experts is considered to have a positive impact for heritage. Improvements that would not compromise the quality of heritage assets would improve amenity value and quality of assets, therefore contributing to positive heritage outcomes.</p> <p>It is also noted that improvements to protected structures and the reintroduction of traditional features may also positively impact on landscape and visual by improving streetscapes and protected landscape and visual values.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>

	styles, finishes etc.) previously existed, while not compromising the need for energy conservation.								
AH 3	To strongly resist the demolition of protected structures, unless it can be demonstrated that exceptional circumstances exist. In cases where demolition or partial demolition is permitted or where permission is given for the removal of feature(s), the proper recording of the building / feature will be required before works are undertaken and where possible the reuse of such features should be considered in any replacement buildings.								Strong resistance to the demolition of protected structures is considered to have a positive impact for heritage. This would ensure that developers are appropriately considering and preserving of heritage values as part of developments where practicable. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.
AH 4	Where an item or a structure (or any feature of a structure) is considered to be of heritage merit (where not identified in the RPS), the Planning Authority reserves the right to refuse permission to remove or alter that structure / item, in the interests of the protection of the County’s architectural heritage.								The protection of items or structures with heritage merit would ensure that heritage values are appropriately considered and preserved within the plan area. This is considered to be a positive impact for heritage. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.
AH 5	To maintain and protect the nationally significant demesne settings of the Powerscourt Estate and Kilruddery House, and to require all development proposals within or directly adjoining these demesnes to fully evaluate and address any impacts of the setting and character of the demesne.								Effective maintenance and protection of nationally significant demesne settings is considered to be a positive impact for heritage and landscape and visual. It would ensure that architectural and archaeological heritage values are appropriately preserved and maintained on site. Further, it would maintain the urban/landscape distinction and ensure appropriate consideration for and assessment of any likely significant impacts of proposals for development in the vicinity of those sites. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.

Biodiversity Objectives										
B1	To ensure that the impact of new developments on biodiversity is minimised and to require measures for the protection and enhancement of biodiversity in all proposals for large developments.									<p>The implementation of effective protection and enhancement of biodiversity as part of large development proposals is positive for biodiversity. This would protect flora and fauna, enhance the diversity of habitats and species and opportunities for residents to access nature.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
B2	No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).									<p>The consideration for and protection of Natura 2000 sites for all forms of development in the plan area is positive for biodiversity. Effective conservation would preserve valuable habitats and species identified for their importance at the European level.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
B3	To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites in Wicklow.									<p>The consideration for and protection for pNHAs is considered positive for biodiversity. Effective conservation of all proposed and future NHAs would preserve habitats and species identified (but not yet legally designated) for their importance at the national level.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
B4	To support the protection and enhancement of biodiversity and ecological connectivity within the plan area in accordance with Article 10 of the Habitats Directive, including linear landscape features like watercourses(rivers, streams, canals, ponds, drainage channels, etc.), woodlands, trees, hedgerows, road and railway margins, semi-natural									<p>The implementation of effective protection and enhancement of ecological corridors and/or stepping stones in the aquatic and terrestrial environment is considered to be positive for biodiversity. The protection and enhancement of such features would facilitate ecological coherence and the development of an integrated ecological network within the plan area and thus enhance the diversity of habitats and species.</p>

	<p>grasslands, natural springs, wetlands, stone walls, geological and geo-morphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of the Natura 2000 network.</p>									<p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
<p>Green Infrastructure Objectives</p>										
<p>GI1</p>	<p>New development and redevelopment proposals, where considered appropriate, are required to contribute towards the protection, management and enhancement of the existing green infrastructure assets (as identified in the GI audit) of the local area in terms of the design, layout and landscaping of development proposals.</p>									<p>The protection, management and enhancement of existing green infrastructure assets is considered to have a positive impact on biodiversity, population and human health, water, air noise and climate, landscape and visual and material assets. Green infrastructure has been recognised for its positive contribution to economic, environmental, social, health and wellbeing and it provides a range of ecosystem services including sustainable drainage, climate change resilience and amenity value.</p> <p>It is considered that no significant impacts on land and soil and heritage would arise, therefore those impacts are assessed as neutral.</p>
<p>GI2</p>	<p>To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, Natura 2000 sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.</p>									<p>The development and enhancement of linkages between green infrastructure and biodiversity assets would facilitate the development of an integrated ecological network and enhance ecosystem services provided in the plan area. This is considered as a positive impact on biodiversity, population and human health, water, air noise and climate, landscape and visual and material assets.</p> <p>It is considered that no significant impacts on land and soil and heritage would arise, therefore those impacts are assessed as neutral.</p>

GI3	To minimise alterations or interference with river / stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of generally 10m along watercourses should be provided (or other width, as determined by the Planning Authority) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible. In all cases where works are being carried out, to have regard to Regional Fisheries Board “Requirements for the protection of fisheries habitat during the construction and development works at river sites”. New river / watercourse road crossings and / or piping shall be strongly resisted except for reasons of overriding public health and safety.								<p>Minimising alterations and interference with water bodies and the retention of natural features would deliver positive impacts for biodiversity and water as it would facilitate aquatic biodiversity and natural river conveyance. Setting back development is also likely to preserve hydrological characteristics of watercourses and facilitate a diversity of habitats and species within the river and on adjoining land banks.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
GI4	To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting, in the interest of amenity or the environmental, as set out in Schedule X of this plan.								<p>The preservation of trees would ensure that biodiversity and heritage values (where there is a TPO in place) are appropriately considered and conserved. This is considered to be positive for biodiversity, heritage and landscape and visual as amenity and flora would be sustained.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
GI5	To promote the development of a series of major open spaces and recreational areas linked by green corridors where feasible, in the Bray MD area as follows: <ul style="list-style-type: none"> along the south bank of River Dargle from Bray Harbour, as far as Rehills (SLO-2); 								<p>The promotion and development of major open spaces and linked green corridors across the plan area represents a positive impact on the environment generally. Specifically, positive impacts on biodiversity, population and human health, water, air noise and climate and landscape and visual are envisaged. The delivery of an integrated, accessible network of open space across the plan area</p>

<ul style="list-style-type: none"> • on the former Bray golf course lands, linked to harbour and north beach to the east and the People’s Park to the west; ; • From Bray Head, down to the Esplanade, and up through Bray Harbour, to the north beach; • On the Kilruddery estate as part of SLO-1 linking along the Swan River, through the OS to the west of Hollybrook Park; from the Bray SCR, through lands zoned for employment use onto the Boghall Road; continuing through new and proposed residential areas onto Herbert Road and onto the River Dargle; in particular, (a) any new development at or in the vicinity of Oldcourt House shall make provision for the continuation of the green corridor between Giltspur Brook and Rycroft; (b) any infill development along Herbert road adjacent to the green corridor shall make provision for green link between Herbert Road and the Dargle corridor. ; • In the new development zone of Fassaroe west of the N11, linking river valleys to the north and south of the action area; • A linked area from Enniskerry GAA, through to designated open space in Action Area 2, connecting to Knocksink Wood, through the Bogmeadow recreational area, and onto the Cookstown River to the N11. 		<p>would deliver positive environmental, social, health and wellbeing outcomes and provide ecological coherence across the plan area as well as amenity value for the community.</p> <p>It is considered that no significant impacts on land and soil, heritage and material assets would arise, therefore those impacts are assessed as neutral.</p>
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Recreational Use of Natural Resource Objectives										
RN 1	To facilitate the use of natural areas for active outdoor pursuits, subject to the highest standards of habitat protection and management and all other normal planning controls.									The use of natural areas for active outdoor pursuits can encourage social cohesion as well as improve amenity, opportunities for recreation, exercise and interactions with nature, representing positive impacts on biodiversity, population and human health. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.
RN 2	The facilitate access to amenity areas in the District for the benefit of all, on the basis of cooperation with landowners, recreational users and other relevant stakeholder groups to promote "agreed access" on public and privately owned land in the District on the basis of sustainability, consultation and consensus.									The provision of equitable access to amenity areas in the district can facilitate social cohesion as well as improve amenity, opportunities for recreation, exercise and interactions with nature, representing positive impacts on biodiversity, population and human health. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.
RN 3	To preserve the open character of commonage land and similar hill land and secure access over paths and tracks through consensus with local landowners, particularly in mountain areas.									The preservation of commonage land and provision of equitable access to paths and tracks can improve amenity, opportunities for recreation, exercise and interactions with nature, representing positive impacts on biodiversity, population and human health. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.

Table A2: Site Specific Zoning Assessment

Ref	Text	SEA Environmental Objectives									Comments
		Biodiversity	Population and Human Health	Soils and Geology	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets		
Bray specific housing objectives											
R5	Designated housing lands at Fassaroe (Action Area 1) shall only be developed as part of comprehensive (not piecemeal) integrated schemes, in accordance with the objectives for this Action Area set out in this plan.										<p>The County Development Plan sets out provisions to encourage phasing of integrated residential development, therefore mostly neutral environmental impacts are envisaged.</p> <p>The development of an integrated scheme at Fassaroe is positive for material assets as it would ensure that appropriate infrastructure and services in provided as part of the residential development, therefore ensuring that there is no strain on material assets.</p>
Enniskerry specific housing objectives											
R6	The maximum size of any single ‘housing estate’ shall be 60 units and developments that include more than 60 units should be broken into a number of smaller ‘estates’, which shall be differentiated from each other by the use of materially different design themes.										<p>The County Development Plan sets out provisions for this objective, therefore this represents the baseline and as such neutral environmental impacts are envisaged.</p>
R7	A full range of unit sizes, including smaller 1 and 2-bedroomed units shall be provided in all new housing areas. No more than 50% of the units in any development shall exceed 3 bedrooms or 125sqm in size.										<p>The County Development Plan sets out provisions for this objective, therefore this represents the baseline and as such neutral environmental impacts are envisaged.</p>

Kilmacanogue specific housing objectives										
R8	No single application shall increase the existing housing stock in Kilmacanogue by more than 15% and the maximum size of development that will be considered will be 25% of the number of houses permissible over the life of the plan for that settlement.									The County Development Plan sets out provisions for this objective, therefore this represents the baseline and as such neutral environmental impacts are envisaged.
R9	<p>Kilmacanogue shall be prioritized for moderate housing growth and shall absorb demand for new housing from inside and outside the County subject to the following controls:</p> <p>Multi-house development</p> <ul style="list-style-type: none"> 75% no restriction 25% Applicant / purchaser of any new home must be either a resident for at least 3 years duration in County Wicklow or in permanent employment for at least 3 years duration in County Wicklow prior to making of application / purchase of new house. <p>Single house development</p> <p>Applicant / purchaser of any new home must be either a resident for at least 3 years duration in County Wicklow or in permanent employment for at least 3 years duration in County Wicklow prior to making of application / purchase of new house.</p>									The County Development Plan sets out provisions for this objective, therefore this represents the baseline and as such neutral environmental impacts are envisaged.
R10	<p>In the Primary Development Zone:</p> <ul style="list-style-type: none"> To encourage residential development that contributes to the vitality of the primary area and provides for passive / night-time supervision of the primary area, although loss of active commercial or retail floorspace to 									<p>The creation of suitable density housing developments that contribute to the local area and make the best use of vacant ‘over shop’ space is likely to positively impact on population and human health. Such housing in primary development zones would increase of local housing availability for the community.</p> <p>It is assumed that this objective does not include any greenfield</p>

	<p>residential use will be discouraged;</p> <ul style="list-style-type: none"> To promote the use of upper floors for ‘Living over the Shop’; To allow residential development at a suitable density, and not to provide residential density limits, but to assess proposals on the basis of qualitative standards such as layout, design, amenity and impacts on adjacent properties, transportation infrastructure and environmental quality. 									development, therefore all other impacts are assessed as neutral.
R11	<p>In the Secondary Development Zone, to promote densities in the order of 15 dwelling units per hectare. A higher or lower density may be considered appropriate, having regard to the context of the site and the prevailing density in the vicinity of the site.</p>									<p>The creation of lower density housing developments that contribute in secondary development zones is likely to positively impact on population and human health as it would increase of local housing availability for the community.</p> <p>This objective does not directly provide for new residential development in the LAP area, but rather stipulates some general best-practice principles which should be employed with regards the same. As such, an overall neutral impact on all other environmental factors is assessed.</p>
R12	<p>In the Tertiary Development Zone,</p> <ul style="list-style-type: none"> To restrict the residential development to low density (max 5/ha) single house developments and multi house developments not exceeding 4 units (other than social housing developments). Multi-house development shall only be considered where they share a single road entrance, are sufficiently clustered together and are sufficiently set back from the public road. to allow for social housing provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the settlement 									<p>The provision of low density housing and social housing that is supported by appropriate infrastructure in tertiary development zones is likely to positively impact on population and human health as it would increase of local housing availability for the community.</p> <p>This objective does not directly provide for new residential development in the LAP area, but rather stipulates some general best-practice principles which should be employed with regards the same. As such, an overall neutral impact on all other environmental factors is assessed.</p>

	core.								
R13	A full range of unit sizes, including smaller 2 and 3 bedroomed units shall be provided in all new housing developments (i.e. developments exceeding 4 units). Generally, no more than 50% of the units in any new development shall exceed 3 bedrooms or 120sqm in size.								<p>A mixture of housing types in residential developments would increase the range and types of housing availability for local residents. However, the limitation of larger homes may restrict opportunities for large families to access housing in Kilmacanogue, therefore the impacts on population and health are considered to be uncertain.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
R14	To allow for development of up to 25 new dwellings on lands identified as KM1 on Map No.1, contingent on the development on these lands of public active open space measuring not less than 1 ha.								<p>The County Development Plan sets out provisions for this objective, therefore this represents the baseline and as such neutral environmental impacts are envisaged.</p>
Kilmurray specific housing objectives									
R15	The indicative growth target for Kilmurray is in the order of 4 units given the overall population target for the rural clusters. Given the controls that apply for these clusters, some flexibility in this target may be applied where the number of bona fide applicants exceeds the target. Where permission is sought for development that would result in the development of more than 5 units in Kilmurray during the lifetime of the plan, permission may be considered subject to it being determine that (a) the settlement has the form and infrastructural capacity to accommodate the additional development proposed and (b) the total housing growth target for the rural clusters as a group will not be exceeded.								<p>The creation of housing developments in Kilmurray is likely to positively impact on population and human health through the increase of local housing availability for the community.</p> <p>This objective does not directly provide for new residential development in the LAP area, but rather stipulates some general best-practice principles which should be employed with regards the same. As such, an overall neutral impact on all other environmental factors is assessed.</p>

Enniskerry specific economic objectives										
EE1	To maintain the existing level of land in employment use in the form of service based employment and tourist based activities in Enniskerry.									The maintenance of existing levels represents the baseline scenario and thus no significant environmental impacts would arise. As such, all environmental impacts are assessed as neutral.
EE2	To provide c. 1ha of employment lands in the form of high quality office / surgery / studio type employment and local service and incubator businesses (in Action Area 2).									This is the baseline as this objectives is described in the Wicklow County Development Plan, thus no significant impacts are likely to arise and as such all environmental impacts are assessed as neutral.
Bray Town Centre Specific Objectives										
BT 1	To promote Bray town centre as the primary retailing and commercial sector location in the town. Retailing will be promoted as the core function of the town centre. Bray Town Centre consists of the area of land which is zoned ‘TC: Town Centre Uses’, which extends in a north/south direction from the Dublin Road to Market Square, and in an easterly direction, encompassing Quinsborough Road, Florence Road, Bray Dart Station and part of Novara Avenue. It is the area of the town that provides a broad range of facilities and services and which fulfils a function as a focus for both the population of Bray and public transport.									<p>The enhancement of Bray town centre as an attractive place for retail and commercial uses would improve economic activity, supplement leisure, entertainment and cultural uses and provide local opportunities for employment. This would positively impact on the population and human health.</p> <p>Further, the focus of commercial development in the town centre is likely to strengthen the urban/rural distinction and ensure that development is sensitive to its surroundings. This is considered a positive impact on landscape and visual.</p> <p>This would positively impact on material assets by making the best use of existing infrastructure and improving the accessibility and availability of commercial premises in Bray town centre.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
BT 2	To promote and support the development of significant new retail, retail services, commercial and cultural / community floorspace in Bray town centre, at the following locations: - the ‘Florentine Centre’(see Objectives for ‘Opportunity Sites’ to follow)									<p>The promotion of commercial and cultural floorspace in Bray town centre is likely to strengthen the urban/rural distinction and ensure that development is sensitive to its surroundings. This is considered a positive impact on landscape and visual.</p> <p>This would also positively impact on material assets by making the best use of existing infrastructure and improving the accessibility</p>




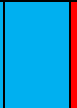
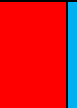
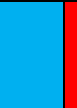
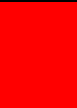




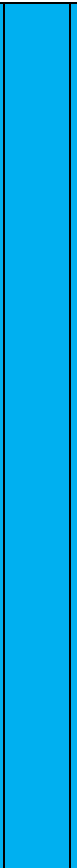



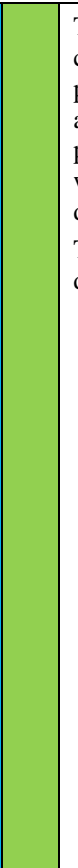
	- Former Bray golf club lands (see Objectives for SLO 3)									and availability of commercial and cultural floorspace in the identified opportunity sites. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.
BT 3	Generally, a maximum height of 3-storeys above ground level will be considered appropriate in Bray town centre, irrespective of adjoining property heights. However, the Council may permit heights above this, where the specific context of the site and the design of the building allow it (for example where additional storeys are set back from street frontage).									The establishment of a height limitations for development in Bray town centre would ensure that development is sensitive to its surrounding, it would help protect the landscape and visual values and heritage assets in the centre. This is considered a positive impact on landscape and visual and heritage. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.
Bray Neighbourhood Centre Specific Objectives										
BT 4	Within designated neighbourhood centres at Boghall Road / Ballywaltrim, Vevay Road, Dargle Road, Dublin Road – Little Bray, Albert Road and walk, Fassaroe and Bray Southern Cross Road, it is the objective of the Planning Authority to protect, provide for, and improve the mix of neighbourhood centre services and facilities, which provide for the day-to-day needs of the local community, to a degree that is akin to their role and function as outlined in the Retail Strategy and the objectives of this plan.									The provision of neighbourhood centres that deliver a range of services and facilities to the local community can contribute to social cohesion, quality of life and deliver critical services to vulnerable groups including the elderly, children and minority groups. This is considered to be a positive impact for population and human health. It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.

Bray Opportunity Sites (OP1: Florentine Centre, OP2: Former Heiton Buckley's, OP3: Former Everest Centre, OP4: Former Chemical Plant and the Maltings)										
OP 1	<ul style="list-style-type: none"> To provide for a landmark mixed use development which may include commercial, retail, retail services, residential, community and cultural uses; the priority consideration in determining the optimal mix of uses shall be to reinvigorate and bring activity (including evening time) to this area A high density development, that makes the best use of this serviced urban land will be expected, in a 3-4 storey development; Any development on the lands shall include street frontage directly onto Main Street, following and restoring the established building line; Any development shall include a significant below ground / under podium car park 									<p>The provision of additional residential and commercial premises as part of this mixed use development is likely to increase the availability of housing and accessibility to commercial units and employment opportunities. This is considered to be a positive impact on population and human health.</p> <p>The provision of high density mixed use development and significant car parking in the town centre is likely to strain existing infrastructure and exacerbate congestion in the town centre. This is considered a negative impact for material assets.</p> <p>Further, the provision of high density development of 3-4 storeys in close proximity to Main Street and the town centre is likely to negatively impact on landscape and visual.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
OP 2	<ul style="list-style-type: none"> To provide for a mixed use development including commercial, retail, residential, community and cultural uses; A high density development, that makes the best use of this serviced urban land will be expected, with a plot ratio of not less than 2, in a 3-4 storey development; The design (including height) of any development shall pay particular regard to the height of immediately adjoining (mostly 2-storey) residences and in general heights shall not exceed 3-storeys along Dwyer Park; Any development on the lands shall include street frontage directly onto Castle Street, ideally with limited set back across the frontage of the site; (other than that required 									<p>The provision of additional residential and commercial premises as part of this mixed use development is likely to increase the availability of housing and accessibility to commercial units and employment opportunities. This is considered to be a positive impact on population and human health.</p> <p>The provision of high density mixed use development and significant car parking is likely to strain existing infrastructure and exacerbate congestion on the Dublin Road. This is considered a negative impact for material assets.</p> <p>The provision of 3-4 storey development in close proximity to lower rise buildings could negatively impact on landscape and visual. However, due consideration of adjoining properties and improvements to active street frontage on Castle Street may improve the streetscape. As such, the impacts on landscape and visual are considered to be uncertain.</p>

	<p>for adequate pedestrian / cyclist usage); any set back in excess of 5m from the road kerb will require to be justified based on specific design criteria and in any event buildings shall not be set back any further than 15m from the kerb.</p> <ul style="list-style-type: none"> Those parts of any proposed development that adjoin existing streets shall provide for an active street frontage; in particular, active commercial use shall be expected at ground floor, opening onto the street. 									<p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
<p>OP 3</p>	<ul style="list-style-type: none"> To provide for a mixed use development including commercial, retail, residential, community and cultural uses; A high density development, that makes the best use of this serviced urban land will be expected, with a plot ratio of not less than 2 in a 3-4 storey development; Any development on the lands shall include full street frontage across the majority of the site onto Castle Street, ideally with limited set back across the frontage of the site; (other than that required for adequate pedestrian / cyclist usage); any set back in excess of 5m from the road kerb will require to be justified based on specific design criteria and in any event buildings shall not be set back any further than 15m from the kerb. Those parts of any proposed development that adjoin Castle Street shall provide for an active street frontage; in particular, active commercial use shall be expected at ground floor, opening onto the street. 									<p>The provision of additional residential and commercial premises as part of this mixed use development is likely to increase the availability of housing and accessibility to commercial units and employment opportunities. This is considered to be a positive impact on population and human health.</p> <p>The provision of high density mixed use development and significant car parking is likely to strain existing infrastructure and exacerbate congestion on the Dublin Road. This is considered a negative impact for material assets.</p> <p>The provision of 3-4 storey development could negatively impact on landscape and visual. However, improvements to active street frontage on Castle Street may improve the streetscape. As such, the impacts on landscape and visual are considered to be uncertain.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>

<p>OP 4</p>	<ul style="list-style-type: none"> To support the redevelopment of the lands for a mix of uses, including commercial, residential, community and cultural uses; retail use will only be considered acceptable where it would add and not detract from the vitality and viability of the core retail area along Main Street; in the event that redevelopment comprising residential use only is brought forward, there would be no requirement to accompany same with commercial / retail development; A high density development that makes the best use of this serviced urban land will be expected. 									<p>The provision of additional residential and community and cultural premises as part of this mixed use development is likely to increase the provision of housing and accessibility to social infrastructure within the plan area. This is considered to be a positive impact on population and human health.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
<p>Enniskerry Specific Town Centre and Retail Objectives</p>										
<p>EN 1</p>	<p>New town centre developments shall incorporate new “streets” where possible, and developers of town centre sites shall co-operate with each other in order to provide a new network of streets and spaces and to minimise duplication of car parks and vehicular access points on the square.</p>									<p>The development of a new streets in Enniskerry would improve accessibility and facilitate a more efficient transport road network, however it may also increase reliance on vehicular modes of transport. This is likely to increase private car use and increase the number of vehicles on the road in the town centre whilst improving the physical infrastructure itself. This is considered to be a negative impact on air, noise and climate.</p> <p>Further, the construction of new streets in Enniskerry town centre can also give rise to a range of environmental impacts. At this stage, it is considered that the nature of impacts arising from such development is uncertain.</p>
<p>EN 2</p>	<p>New developments (including the refurbishment of buildings) shall generally be two-storey in the town centre area and shall have regard to the protection of the residential and architectural amenities of structures in the immediate environs, but alternative and contemporary designs shall also be encouraged</p>									<p>The establishment of a height limitations for development in Enniskerry would ensure that development is sensitive to its surrounding, it would help protect the landscape and visual values and heritage assets in the centre. This is considered a positive impact on landscape and visual and heritage.</p> <p>It is considered that no other significant environmental impacts</p>

	(including alternative materials, heights and building forms), to provide for visual diversity.									would arise, therefore all other impacts are assessed as neutral.
Kilmacanogue Specific Town Centre and Retail Objectives										
KL 1	To support existing uses and facilitate the development of new uses that will improve the vitality, connectivity and vibrancy of the primary lands.									<p>Enhancing the vitality and viability of Kilmacanogue town centre would positively impact on material assets by making the best use of existing infrastructure and facilitating the development of complementary uses in the town centre.</p> <p>The development of Kilmacanogue town centre is also likely to strengthen the urban/rural distinction and contribute to regeneration that ensures development is undertaken sequentially in a manner that is sensitive to its surroundings. This is considered a positive impact on landscape and visual.</p> <p>It is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>
Change in land zoning within the plan area										
	Conversion of employment zoned land in Fassaroe to high density residential									Refer to Section Error! Reference source not found. for further detail
	Establishment and provision of different types of open space through land zoning									The classification of open space types would not have a significant impact, therefore all impacts have been assessed as neutral.
	Conversion of civic, commercial and community use zones land in Bray town centre to high density residential									Refer to Section Error! Reference source not found. for further detail

<p>Densification of development on existing residential zoned land (i.e. conversion to high density residential lands) within Fassaroe and the town centre areas</p>									<p>Refer to Section Error! Reference source not found. for further detail</p>
<p>Action Areas</p>									
<p>Action Area 1: Fassaroe</p> <p>Fassaroe is identified as the location of major development in Bray; the growth of the settlement in accordance with regional plan targets is contingent on the delivery of the major residential and community services development at this location, there being no other suitable lands in the environs of Bray for such large scale development.</p> <p>While a large part of the lands that are the subject of this action area were zoned in previous plans, and on foot of such zonings, a masterplan produced and agreed, that masterplan is now moot as the development requirements and expectation for this lands has been revised in light of changed circumstances and additional research.</p> <p>The new ‘concept plan’ for Fassaroe is set out on the land use zones shown on Map 1 in the Draft LAP reflect this layout. Key parameters that have led to this concept include:</p> <ul style="list-style-type: none"> • Existence of a Natura 2000 site along the northern boundary (Ballyman SAC); development will be suitable set back from this site and lands reserved for passive open uses; • The necessity of a link road through the area from Bray directly to Enniskerry; the provision of such a road could provide an alternative link to Enniskerry, allow for adjustment to the existing main access road to Enniskerry from the N11, the R117; • While plans for Luas extension to Bray have 									<p>The provision of additional housing, open space (including conservation of the Ballyman SAC), link road and central village is positive for biodiversity, population and human health and material assets. The Fassaroe development would improve accessibility and provide a range of housing, commercial and education facilities as well as open space for the local community. Further, phasing of this development and provisions for transport</p> <p>This development would occur on previously zoned land for development, therefore all other impacts are assessed as neutral.</p>

<p>undergone a number of revisions, the plan should retain the possibility of Luas extension to and stabling in Fassaroe;</p> <ul style="list-style-type: none"> • The area will require a new, central ‘village centre’ which will provide for both the retail and services needs of the resident population but will also include a school campus; • The need for a significant new open space facility to serve both the future residents of the area and the wider area; significant parts of the area were formerly used for aggregate extraction and for land filling and such areas are considered optimal for such use. 									
<p>Action Area 2: Parknasilloge</p> <p>This action area is located west of Enniskerry town centre and immediately north of Kilgarron housing development, in the townland of Parknasilloge. This action area measures c. 13.5ha. This action area shall be developed as a residential, open space, employment and community zone in accordance with the following criteria:</p> <ul style="list-style-type: none"> • A minimum area of 2ha shall be reserved as Active Open Space (this is the size of the area currently occupied by Enniskerry GAA). In the event of the relocation of the GAA to an alternative location, this quantum of AOS shall, as a minimum, be maintained within the overall action area. Any alternative AOS shall be maintained available for general public use, shall be suitably sized to allow for organised sporting activities i.e. pitches, courts etc and shall be so located within the action area so as to be easily accessible by the wider community. (Any proposals to redevelop the existing GAA grounds will only be considered when the Planning Authority has been satisfied that suitable alternative lands have been secured for this sporting 									<p>The County Development Plan sets out provisions for this Action Area, therefore this represents the baseline and as such neutral environmental impacts are envisaged.</p>

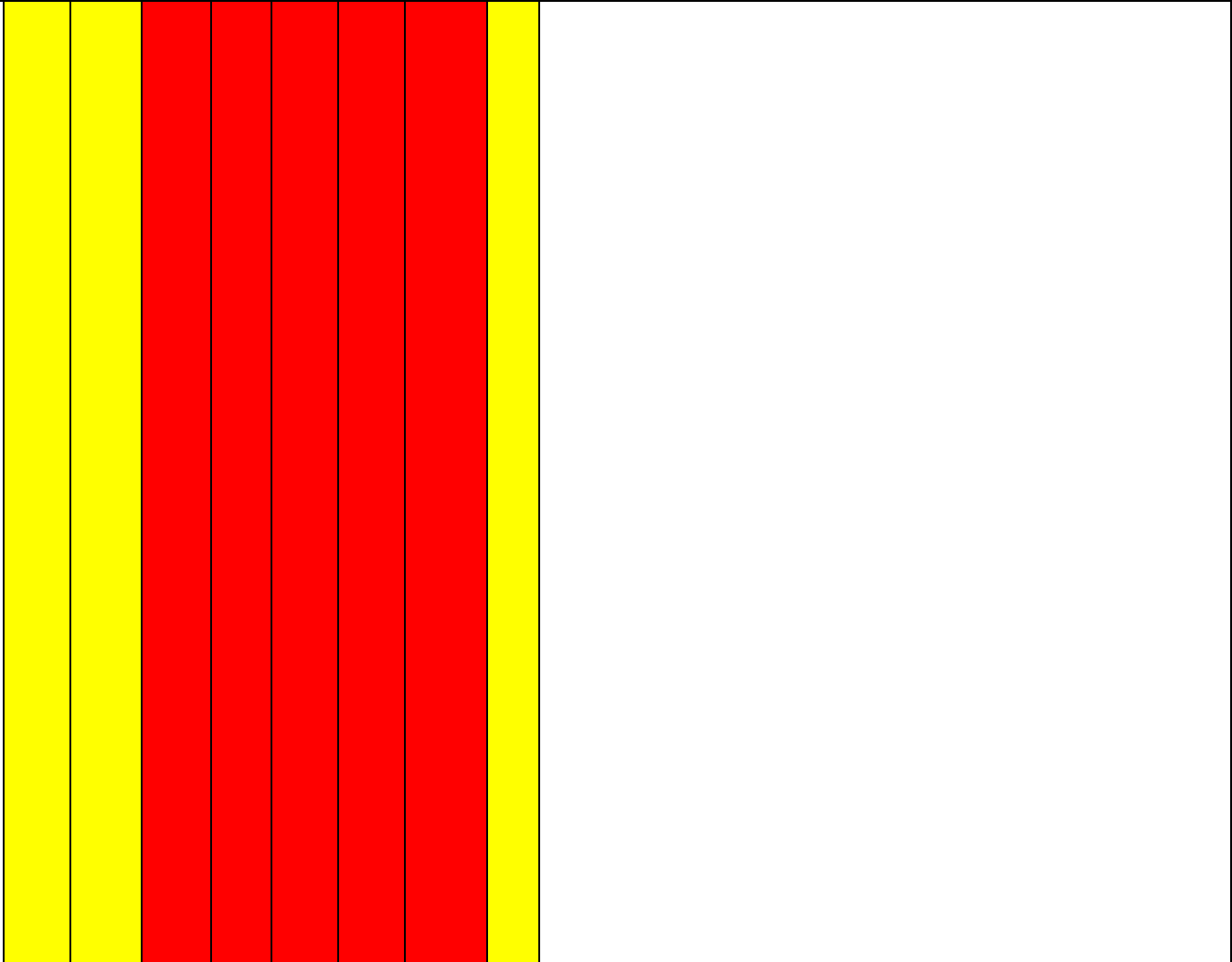
<p>facility).</p> <ul style="list-style-type: none">• A minimum of 1.2ha shall be reserved for education use.• A minimum of 0.4ha shall be provided for a community uses, including a community centre of not less than 500sqm and an equipped playground of not less than 400sqm.• A minimum of 1ha shall be provided for employment uses. Generally, this shall comprise office/studio/surgery type development of the highest architectural quality and layout. A minimum of 0.4ha of this area shall however be reserved for local service and incubator businesses.• The car park associated with the employment area shall be so located and designed to facilitate tourist use during non-business hours and shall at all times remain available and open for this use• A maximum of 156 residential units may be provided on the remainder of the site (8.8ha).• The development shall be delivered in phases such that adequate education, community and employment facilities are provided for each phase; in particular, the school site shall be provided in Phase 1 accompanied by no more than 50% of the residential development and the employment facilities shall be provided no later than Phase 2 accompanied by no more than an additional 75% of the residential units.• A maximum of two vehicular access points onto Local Primary Road L1010 (Enniskerry – Glenree) shall be permitted.• To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing									
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<p>estates (not exceed 60 units), each containing different house designs within an overall unified theme.</p> <ul style="list-style-type: none"> • Full geotechnical and archaeological assessment of the lands shall be undertaken prior to any development taking place. • Development proposals within the Parknasilloge Action Area shall take cognisance of the requirement to maintain the rate, quality and general areas where groundwater recharge occurs in order to maintain or enhance the recharge supplying the groundwater-dependent habitats of Knocksink Wood SAC. This shall be achieved by the use of an appropriate SuDS system(s) developed throughout any development site and taking into account the cumulative in-combination impact of other development. 									
<p>Action Area 3: Cookstown</p> <p>This action area is located south of the town centre, in the townland of Cookstown. This action area measures c. 9.4ha. This action area shall be developed as a residential, open space and community space in accordance with the following criteria:</p> <ul style="list-style-type: none"> • A maximum of 105 housing units may be provided in this action area, with density not exceeding 10/ha on the lands zoned R10, and the remainder may be developed at a higher density but not exceeding 20/ha. • A minimum area of 0.4ha shall be provided for voluntary / sheltered housing, of a type to be agreed with the Local Authority, as part of any Part V obligations under the Wicklow Housing Strategy. Permission will not be considered for private housing until sufficient progress has been made on this element. • Access to the site shall be from local road LP-1020. 									<p>The County Development Plan sets out provisions for Action Area 3, therefore this represents the baseline and as such neutral environmental impacts are envisaged.</p>

<ul style="list-style-type: none"> • A public park of a minimum of 2ha shall be established along the full southern and western boundaries of the action area, which shall comprise an amenity walk area along the existing tree lined field boundaries connecting through the development to regional road R760 (Enniskerry – Kilmacanogue) and to the existing pedestrian route along the Dargle. In light of the provision of such an amenity space, the incidental open space required to be interspersed throughout the residential area may be reduced to 7.5% of the total zoned residential area. • Any development shall be so designed to maintain maximum views of the Sugarloaf from Cookstown Road. 		
<p>Specific Local Objectives</p>		
<p><u>SLO1: Kilruddery House</u></p> <p>Kilruddery House and grounds are considered an important asset to the town and Bray, providing important cultural, recreational and tourism services to the area. It is an objective to support the ongoing protection of the house and gardens and their development as a visitor attraction, and to facilitate the growth of this business into other related areas, such as tourist accommodation, tourism retail, visitor centre etc.</p> <p>In the previous development plan, some lands surrounding the house and gardens were zoned for tourism use, with the majority given ‘greenbelt’ designation, while lands to the west / north-west of the house were zoned for housing and open space. In light of changed circumstances, including a new County Development Plan and associated Core Strategy, the previous strategy for this area has been reviewed.</p>		<p>The change of land use zoning (immediately surrounding the Kilruddery House) from greenbelt to conservation and tourism is deemed to be negligible as protection and conservation of the asset remains the key objective irrespective of the land use zone.</p> <p>The conversion of designated open space and green belt land to residential use can give rise to a range of environmental impacts. Appropriate mitigation measures are outlined in Error! Reference source not found. It should be noted that the provision of public open space, additional employment opportunities and transport links as part of this development can positively impact biodiversity, population and human health and material assets, therefore those impacts are deemed to be uncertain in nature.</p>

The development of these lands shall comply with the following objectives:

- The lands immediately surrounding the house and garden are zoned in this plan ‘Kilruddery Demesne Conservation and Tourism Zone’ and this mixed use type zoning extends to the entire house and gardens, not just a limited area to the north. Notwithstanding this change in zoning, the priority in this area remains the protection and conservation of this valuable heritage asset. The types of uses that will be considered in this area will not be prescribed but rather any development that is considered to enhance the conservation and tourism offer of the area will be considered open for consideration. Only those projects which show a direct link to enhancement of the estate and its visitor product will be considered for permission.
- Former Kilruddery Demesne lands have in the past been released to the market and developed for a variety of essential uses such as for housing, employment and recreation. It is considered that such development has been successful in delivering much needed housing and employment to Bray, and did not unacceptably damage the historical and cultural setting of the main house and gardens. In this regard, given the extreme shortfall of suitable housing land in Bray and the high demand for housing in the area, and taking into account the Core Strategy of the Wicklow County Development Plan and the findings of the environmental sensitivity mapping carried out for the Strategic Environmental Assessment of this plan, it is considered that there is additional land at Kilruddery that may be suitable for new housing and active uses. Therefore this plan designates 12ha of land for new housing (at density of 20 units/ha).

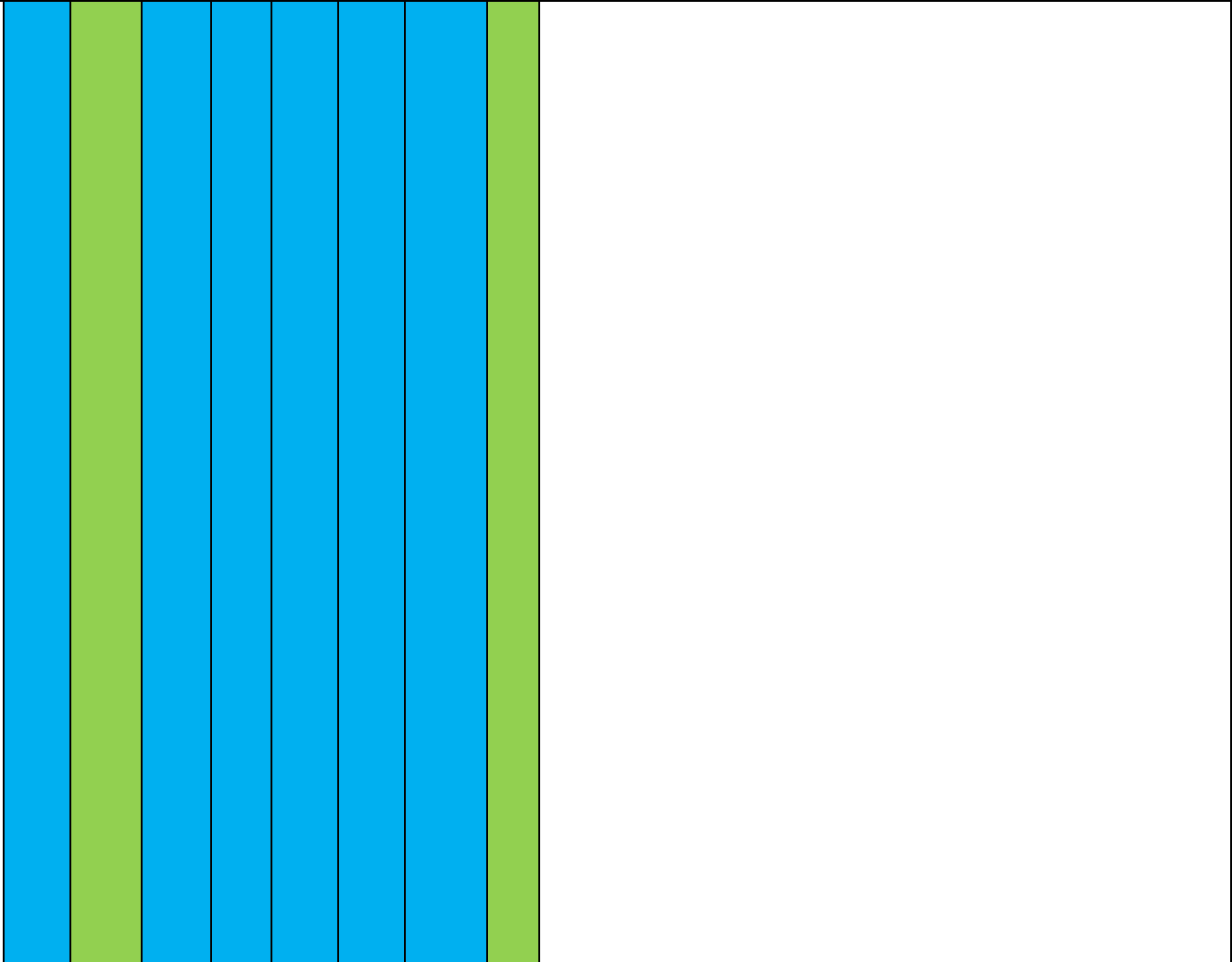


<ul style="list-style-type: none">• A key element of the revised concept is the delivery of a significant area of public open space of not less than 4ha, which shall be laid out as playing pitches, courts, playgrounds etc which shall be linked by a linear park to an existing area of wooded open space along the Bray SCR adjacent to Hollybrook Park, generally following the route of the stream. No housing may commence until such a time of the design, implementation plan and future management structure of this space has been agreed in writing with the Planning Authority. An additional area of 'buffer' open space shall be maintained in a natural condition between any housing development and Kilruddery House.• In order to facilitate commercial uses which may not be strictly linked to the tourism product on these lands, land is designated for general 'employment' use, generally to be accessed via the Bray Business Park adjoining to the north. The density, design and height of buildings in this area shall be particularly managed so as to ensure minimal visual impact on the area.• Vehicular access to the housing and open space elements shall be via the existing Kilruddery entrance; additional pedestrian and cycling routes shall however be provided where opportunities arise e.g. via Giltspur Lane to the west and Hollybrook Park.• The location of such uses are shown indicatively on the concept plan to follow, which is reflect in the zoning objectives but may be amended in light of best fit that arises on the lands. However, no structure may be built above the 70m contour line and the ridgeline of any structure shall exceed not 78m.									
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<p><u>SLO2 – Rehills</u></p> <p>This riverside area, just east of the M11, measures c. 7ha and is bounded to the north and west by the River Dargle and the south by a steep bank up to Herbert Road. The majority of this area is owned by the Local Authority. Upon completion of the River Dargle Flood Scheme, those lands zoned ‘R-HD’ in this action area will be suitable for development. The remaining lands are designated as ‘open space’ and comprise part of the River Dargle flood conveyance area (which may be suitable for informal park use, but the area will be required to remain free of any objects / items that could become dislodged in the event of high water flow, such as trees and park benches).</p> <p>Access to these lands can be achieved through the construction of a new bridge from La Vallée; Transport Infrastructure Ireland has also indicated in their 2017 N11 study that a route from Dargle Road to Herbert Road through these lands could aid in traffic circulation in this area, easing pressure and congestion on the N11. In light of these significant infrastructural requirements, it is considered that a high intensity of development is deemed necessary to offset land loss or cost associated with such works.</p> <p>Development of these lands shall be in accordance with the following objectives:</p> <ul style="list-style-type: none"> • Up to 3.3ha may be developed for residential use, which shall be in a high intensity format of not less than 50 units / ha; • The remaining lands shall be laid out and developed as public amenity areas in a layout and of a format to be agreed before development commences. All open spaces either in the ‘OS’ or ‘R-HD’ zones shall be linked and shall connect in as many locations possible 		<p>The provision of high density residential and open space within the land that was zoned as mixed use is generally considered to give rise to neutral impacts given that the land was previously zoned for similar development.</p> <p>The creation of high density residential development is likely to positively impact on population and human health through the increase of local housing for the community.</p> <p>The creation of high density housing within the plan area has the potential to strain existing infrastructure and services. However, it is considered that the proposed new link road and existing energy and communications infrastructure is likely to be capable of coping with increased demand and that no major works are likely for development in urban areas. It is considered that impacts on material assets are uncertain.</p>
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<p>to existing public areas (existing parks, open spaces, public roads etc) and in particular to the future riverine amenity route along the south bank of the Dargle to Bray town centre, which is an objective of this plan, as well as to the Herbert Road if possible.</p> <ul style="list-style-type: none"> The layout and design of any development shall facilitate the delivery of a link road from Dargle Road to Herbert Road, unless further study / analysis by WCC and the TII determines that this road is not necessary or feasible; 									
<p>SLO3: Former Bray Golf Course This MU zoned area measures c. 17ha. It is an objective that this land be developed as a mixed commercial, residential, education / community facilities and open space zone. While only c. 5ha has been developed to date (schools / sports zone) there is an extant permission on the remainder valid until 2020 and as substantial works have been carried out an application may be made for this permission to be extended for a further 5 years to 2025. In the event that this permission is not taken up, any new / revised proposals shall comply with the following requirements:</p> <ul style="list-style-type: none"> The lands shall be developed as an extension to the existing town centre and shall involve the creation of a number of new streets and squares, where pedestrians and non-motorised forms of transport have priority, buildings front directly onto streets and squares with active, attractive ground floor frontage; The design, finishes etc of all buildings shall draw reference and inspiration from the existing traditional town centre and the development shall flow from ‘old’ to ‘new’ without jarring distortions of scale, format or design; 									<p>The provision of mixed use development within the land that was zoned as mixed use is generally considered to give rise to neutral impacts given that the land was previously zoned for similar development.</p> <p>The creation of high density residential development with supporting social infrastructure, transport routes, retail development and open space is likely to positively impact on population and human health and material assets through the increase of local housing, employment opportunities and accessibility for the community.</p>

- Excellent linkages shall be provided from the site to surrounding areas; multiple access points for both vehicles and cyclists / pedestrians shall be developed and in particular, the development shall include linkages through the site between the Dublin Road and Bray seafront / the DART station and public walking route along the river;
- Car parking shall generally to located under or within buildings; not more than 20% of the total overall parking provision required for the entire MU area may be located on open surface locations;
- The residential element shall generally be delivered in a high density format and shall achieve the delivery of not less than 1,000 units in a variety of unit sizes and formats;
- Retail development shall be integrated into the development in a manner that flows from the existing retail core of the town and brings vitality and vibrancy to the streets and squares of the new development. Retail floor space (including retail services such as restaurants, hairdressers etc) of not less than 20,000sqm (of which a minimum of 10,000sqm shall be comparison floorspace) will be required;
- Non retail commercial floor space, such as offices, professionals services etc of not less than 5,000sqm shall be integrated into the development at both ground and above retail levels;
- The existing schools / sports zone shall be retained; excellent access shall be retained to the schools and associated sports facilities and such access shall avoid the need to bring traffic through new residential areas or town shopping streets;
- Not less than 2ha shall be developed as a public park;
- Any application shall include a detailed phasing



<p>programme that ensures the timely delivery of all elements of the SLO. In order to ‘kick start’ the development, a first phase of housing, being those units that are not integrated into the mixed use retail / commercial element, in conjunction with the public park, may be developed as a ‘Phase 1’ of the overall development, strictly on the basis of the remaining housing being delivered in tandem with the retail / commercial element.</p>									
<p>SLO 4: Former Dell site, Vevay Road – Boghall Road</p> <p>This site was formerly occupied by computer company Dell and has been vacant for some years. The site is occupied by a large manufacturing building and surrounding grounds and car parking, measuring c. 3.75 ha. While there is a demand for additional housing in Bray, it is not considered appropriate that any and every vacant employment site should be considered for solely residential redevelopment as it is not sustainable to only deliver significant new housing at the expense of employment opportunities.</p> <p>Given that this site is surrounded by both residential and employment uses, it is considered that a mixed, high intensity employment and residential scheme would be suitable on these lands, in accordance with the following criteria:</p> <ul style="list-style-type: none"> • The development shall be delivered a high density format and in particular, shall have a plot ratio of not less than 1:1. Development of up to 4 storeys may be considered; • The employment element shall be in modern office format and low density manufacturing / warehousing will not be considered; on the basis of achievement of a 1:1 plot ratio, a total employment floor space yield 									<p>The provision of high density residential development in a site that was zoned for employment use is considered to have an uncertain impact on population and human health. This is attributable to the positive impacts associated with the provision of additional housing but loss in the footprint of land zoned for employment use which would contribute to job creation and economic activity within the plan area.</p> <p>The creation of high density housing within the plan area has the potential to strain existing infrastructure and services. However, it is considered that the existing transport, energy and communications infrastructure is likely to be capable of coping with increased demand and that no major works are likely for this phased development given its urban location. It considered that impacts on material assets are uncertain.</p> <p>Given that the land was previously zoned for development, it is considered that no other significant environmental impacts would arise, therefore all other impacts are assessed as neutral.</p>

<p>of at least 20,000sqm is desired;</p> <ul style="list-style-type: none"> • Not more than 40% of total floor space shall be devoted to residential use; depending on the range of unit sizes and formats, at least 150 units is desired (c. 15,000sqm) • Any planning application shall include a detailed phasing programme that ensures the timely delivery of all elements of the SLO. In order to ‘kick start’ the development, a first phase of housing, comprising not more than 50% of the total housing programme, may be developed as a ‘Phase 1’ of the overall development, strictly on the basis of the remaining housing being delivered in tandem with the employment element. 									
<p>SLO 5: Bray Gateway & Transportation Hub (GTH zone)</p> <p>It is objective of this plan that the area designated as GTH are Bray railway station shall be identified and prioritised as the principal transport hub for the County, with a range of transport services, of various modes, being available and emanating from here to all parts of the District and the wider east coast of the County.</p> <p>In addition, it is the objective that the area surrounding the station shall be developed as a ‘gateway’ to the town with clear linkages to Bray Town Centre and the Seafront. The area is considered suitable for higher density mixed use development including retail, commercial, office, residential and civic use.</p> <p>The Council will favour attractive developments incorporating uses that give rise to increased footfall, including, inter alia shops, restaurants, cultural and recreation related developments.</p>									<p>The Bray Town Development Plan 2011 - 2017 sets out similar provisions for this area, therefore this represents the baseline and as such neutral environmental impacts are envisaged.</p>

<p>SLO 6: Employment lands between Boghall Road – Bray SCR</p> <p>This SLO is located between Boghall Road and the Bray Southern Cross Road and is zoned for employment use. This is considered a significant development site that could add substantially to employment creation in the town. Any development on these lands shall accord with the following objectives:</p> <ul style="list-style-type: none"> • To accommodate the traffic movements generated by this zoning, the roads / footpaths servicing development on these lands shall access onto both Boghall Road and the Bray SCR; • Any development on the southern part of the lands shall include landmark buildings, of the highest architectural quality, fronting onto the Bray SCR; • The development shall be so designed as to provide for a ‘green route’ link between Boghall Road and Bray SCR (‘Swan River green route’) 		<p>The Bray Town Development Plan 2011 - 2017 sets out similar provisions for this area, therefore this represents the baseline and as such neutral environmental impacts are envisaged.</p>
<p>SLO7: Monastery</p> <p>This SLO is located on the northern side of the settlement, in the townland of Monastery. This SLO measures c. 5.7ha and includes 3ha zoned for housing, 0.25ha is occupied by an existing dwelling, and the remainder being reserved for its existing agricultural use with an open space zoning. The SLO area shall be developed in accordance with the following criteria:</p> <ul style="list-style-type: none"> • A maximum of 12 residential units may be constructed. • The optimum location for housing shall be determined following (1) an archaeological evaluation of the action area, with particular regard to the existing National Monument (Annabaskey Church) (2) 		<p>The County Development Plan sets out provisions for this SLO, therefore this represents the baseline and as such neutral environmental impacts are envisaged.</p>

<p>agreement with the Planning Authority of the final route corridor of the Fassaroe – Monastery link road and (3) consideration of the amenities of existing properties along Ballyman Road.</p> <ul style="list-style-type: none"> • Suitable access shall be provided from Ballyman Road and any access road shall be designed to form the final element of the future Fassaroe – Monastery link road. 									
<p>SLO8: Kilgarron</p> <p>This SLO is located south of the town centre, in the townland of Kilgarron. This SLO measures c.2.5ha. These lands shall be developed as a residential area in accordance with the following criteria:</p> <ul style="list-style-type: none"> • Access to the site shall strictly be from local road LP-1010 (Enniskerry - Kilgarron) and no opening, entrance or otherwise (including for construction purposes) shall be made along the Forge Road. • Development proposals shall be accompanied by a detailed tree survey of the entire area, including all trees along site boundaries. Development proposals shall include measures to protect and re-enforce existing mature trees and proposals for new tree planting. • The finished floor level of any development shall not exceed 90.00mOD (for the avoidance of doubt, this being the existing ground level at the south-east of the existing jumping arena); the top ridge height of any structure shall not exceed 98.00mOD. • A maximum of 0.7ha of the area may be developed for residential use. The site shall be developed at ‘town centre’ type densities (i.e. 40 units/ha max) and shall generally comprise terraces and courtyards of dwellings, as opposed to detached format housing; 									<p>The County Development Plan sets out provisions for this SLO, therefore this represents the baseline and as such neutral environmental impacts are envisaged.</p>

<p>commercial development is not permitted within the area.</p> <ul style="list-style-type: none">• The design of any development proposed shall have due regard to the protection of the privacy and amenity of the houses on the north side of the area and in particular, the design shall include significant screening and planting proposals.• Any development proposals shall be accompanied by a Visual Impact Assessment which shall have particular regard to views of the site from the town square and the approach roads to the north of the town and where adverse visual impacts are identified, suitable mitigation measures shall be proposed.• The remainder of the site, zoned open space, is not designated for a particular purpose (either housing or amenity use), shall be retained in its current agricultural use.									
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Table A3: SEA Addendum - Assessment Matrix of Proposed Material Alterations

Proposed Material Alterations		SEA Environmental Objectives							
Proposed Material Alteration Ref No.	Text	Biodiversity	Population & Human Health	Land & Soils	Water Resources	Air, & Climate factors	Heritage	Landscape & Visual	Material Assets
1	Expansion of the boundary of the Kilmacanogue settlement area to include the former cluster of Kilmurray and the intervening land and text amendments to align with the same.								
<p>SEA Comment This Proposed Material Alteration relates to the zoning of the previously unzoned intervening land between Kilmacanogue and Kilmurray for tertiary and secondary development.</p> <p>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 opportunities in the Kilmacanogue/Kilmurray 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 result in an overall loss in green space and biodiversity in the Bray Municipal District. 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 - R The Proposed Material Alteration relates to development in close proximity to the Kilmacanogue 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. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p>Air, Noise & Climate- The zoning of land for development 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- Development 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 new development 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, & Climate factors	Heritage	Landscape & Visual	Material Assets
16	Text amendments to the objectives relating to Action Area 1: Fassaroe and an associated change in land-use zoning map. In particular: change in zoning of some of the area of land zoned for ‘active open space’ to ‘mixed use development.’								
<p>SEA Comment:</p> <p>It is considered that development associated with mixed use development would be more intrusive than that associated with active open space, and as such, a negative environmental effect is predicted as a result of the proposed re-zoning.</p> <p>Population and Human Health – The proposed material alteration relates to the loss of an amenity function, but provides for development that may be beneficial to the population of the Bray MD. Such a proposed material alteration would therefore result in a neutral impact on population and human health.</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 result in an overall loss in green space and biodiversity in the Bray Municipal District. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p>Land, Soils, Water and Heritage- The Proposed Material Alteration has the potential to result in a negative impact on the quality of existing land, soil & water, as well as heritage features due to the introduction of a more intrusive form of development, Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p>Air, Noise & Climate- The proposed material alteration has the potential to result in a negative impact on air, noise and climate through the provision of mixed use development and the increase in traffic movements associated with the same.</p> <p>Landscape and Visual- The proposed material alteration has the potential to result in a negative impact on landscape and visual through the provision of a more visually intrusive form of development.</p> <p>Material Assets- The proposed material alteration has the potential to result in a negative impact on material assets as mixed use development 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, & Climate factors	Heritage	Landscape & Visual	Material Assets
18	Text amendments and change in land use zoning map to align with the same. Particularly- the change in zoning of some of the land at the north east of the 'Kilruddery Demesne Conservation and Tourism' Zone to an area of New Residential development.								

SEA Comment

The zoning objective for Kilruddery Demesne Conservation and Tourism Zone is to “protect and enhance the distinctive historical character, setting and amenity value of Kilruddery Demesne and provide for appropriate and sympathetic conservation, amenity, tourism and community uses that enhance awareness, appreciation and accessibility of the area and to resist development that would detract from its integrity and setting.” It is therefore determined that the re-zoning of some of this land for new residential development would be contrary to the objective of the Demesne, and would result in a significant effect on the environment.

Such a proposed material alteration 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:

Population and Human Health – The proposed material alteration is likely to result in a neutral impact on population and human health, as it involves a loss in local amenity but the provision of residential opportunity in the MD

Biodiversity, land, soil and heritage The proposed material alteration is likely to result in a negative impact on biodiversity, land soil and heritage as the introduction of new residential lands is considered contrary to the conservation and protection objectives of the Kilruddery

Water - The proposed material alteration is likely to result in a neutral impact on water

Air, Noise & Climate- The proposed material alteration has the potential to result in a negative impact on air, noise and climate through the provision of residential development and the increase in traffic movements associated therewith.

Landscape and Visual- The proposed material alteration has the potential to result in a negative impact on landscape and visual through the provision of intrusive development in an area of otherwise distinctive historical character, setting and amenity value.

Material Assets- The proposed material alteration is likely to result in a neutral impact on material assets as it involves a loss in local amenity but the provision of residential opportunity in the MD

Appendix 2

Submissions to SEA Scoping Report



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

8th November 2016

Our Ref: SCP161003.1

Re: Bray Municipal District Local Area Plan 2017-2023

Dear Sir/Madam,

I refer to and acknowledge your correspondence, dated 11th October 2016, in relation to the Strategic Environmental Assessment Scoping for the Bray Municipal District Local Area Plan 2017-2023 (the Plan).

Please find attached an SEA integration guidance document which sets out the key environmental issues, as relevant and appropriate, to be taken into account in the preparation of the Plan and associated SEA/ER.

Specific Comment on the Draft Plan

It is noted that the EPA's Remedial Action List for Drinking Water Q2 2016, lists three public water supplies within the Bray Municipal District area as having issues requiring significant treatment improvements. In the case of both Bray and Kilmacanogue Public Supplies, EPA Audit Observations identified "*Treatment and Management Issues*", with a proposed action programme of "*...replacement of Carlow Hill Tunnel and upgrade of disinfection system...*". Enniskerry Public Supply meanwhile recorded "*...elevated levels of THMs above the standard of the Drinking Water Regulations..*", with a similar proposed action programme.

Development in the Plan area should be closely linked to the ability of critical service infrastructure to accommodate further growth. Issues with drinking water and wastewater treatment facilities should be addressed on a priority basis, in collaboration with Irish Water. The Plan should also include an objective which seeks to maintain and restore water quality within the Plan area, in accordance with the requirements of the Water Framework Directive (WFD).

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

Scoping Process Guidance

Guidance on the SEA Scoping Process, including an SEA Pack, Integration Guidance, SEA Checklist, SEA Spatial Information Sources and guidance on Integrating Climate Change into SEA, 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/>

Guidance on *Developing and Assessing Alternatives in SEA* (EPA, 2015) is also available at: <http://www.epa.ie/pubs/advice/ea/developingandassessingalternativesinsea.html>

SEA WebGIS Search and Reporting Tool



The EPA has launched a new application for the purposes of Strategic Environmental Assessment (SEA) for public authorities. It is a GIS based web application that allows users to explore, interrogate and produce an indicative report on key aspects of the environment in specific geographic areas. These reports are indicative and will provide an overview of key aspects of the environment within a specific plan area. This may be used to inform the SEA screening and scoping stages for Plans and Programmes with particular reference in the first instance to the land use sector, though it is also applicable to other sector plans. It may be accessed via www.edenireland.ie

Environmental Authorities

Under the SEA Regulations (*S.I. No. 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 & Local Government
- Minister for Agriculture, Marine and Food, and the Minister for Communications Energy and Natural Resources, 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 Gaeltacht Affairs, and
- 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,

A handwritten signature in black ink that reads 'David Galvin'.

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



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

13th January 2017

Our Ref: SCP161003.2

Re: Draft Bray Municipal District Local Area Plan 2017-2023

Dear Sir/Madam,

I refer to and acknowledge the correspondence from Arup, dated 6th December 2016, in relation to the Strategic Environmental Assessment Scoping Report for the Draft Bray Municipal District Local Area Plan 2017-2023.

We refer you to our previous Scoping Issues Paper Submission on the Draft Bray Municipal District Local Area Plan 2017-2023 and SEA Integration Guidance Document, dated 8th November 2016, which should also be taken into account at this time. Both documents are attached for your attention.

Specific Comments to be considered

EPA State of the Environment (SoE) report

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.
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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/

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.

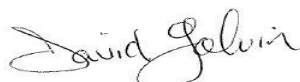
Environmental Authorities

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



GUIDANCE FOR INTEGRATION OF ENVIRONMENTAL CONSIDERATIONS

The Environmental Protection Agency (EPA) is a statutory Environmental Authority under the SEA Regulations. Our 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. The EPA is focusing our efforts/resources in influencing the preparation of key national and regional plans within the planning hierarchy.

In light of the above, we intend to provide a 'self-service approach' to responding to submissions on plans lower in the planning hierarchy through use of this template. In this respect, where specific comments are not provided on this particular Plan (and at this stage of the SEA process), we recommend that you take this guidance document into account, and also incorporate the more detailed available guidance and other available resources on our website at <http://www.epa.ie/pubs/advice/ea/>. These resources include:

- SEA process guidance,
- Integration of environmental considerations in land use planning guidance,
- List of available environmental spatial data sets.
- [SEA GIS Search and Reporting Tool](#) for local authority plan-makers which may be useful in the preparation of the SEA and Draft Plan.
- Recent EPA SEA related guidance on [Integrating Climate Change into SEA, Developing and Assessing Alternatives in SEA, Local Authority Adaptation Strategy Development Guidelines](#), and [GIS SEA Manual](#).

The Plan should be consistent with key relevant higher level plans / programmes in the planning hierarchy (at a regional and national level) and be set in the context of national SEA Regulations, Planning & Development Regulations and associated DECLG Guidelines including *Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Regional Authorities and Planning Authorities* (DECLG, 2004) and the *Development Plans - Guidelines for Planning Authorities* (DECLG, 2007).

Ireland's environment is a key national strategic and valuable asset which needs to be protected and proactively managed to ensure it forms the basis of Ireland's economic wellbeing and a healthy society. The Plan should ensure that the natural resources and environmental conditions that are fundamental to the economic and social wellbeing of future generations are protected and are not degraded or exhausted. Four key environmental challenges for Ireland have been identified in *Ireland's Environment 2012* (EPA, 2012) which should be taken into account in the Plan. There are as follows: *Valuing and Protecting our Natural Environment, Building a Resource-Efficient Low-Carbon Economy, Implementing Environmental Legislation and Putting the Environment at the Centre of our decision making*),

Section II of *Ireland's Environment 2012* describes the six key thematic areas which should be considered and assessed in the Plan. These are *Greenhouse Gases and Climate Change, Air Quality (and Transboundary Air Emissions), Water, Sustainable Resource Use, Consumption and Waste, Nature and Biodiversity and Land & Soil*. The Plan should consider how to address the challenges above, taking into account the thematic areas described, in order to ensure proper planning and sustainable development is promoted in the lifetime of the Plan. The EPA also has available as reference the Irelands Environment section on its website. This provides an overview of key issues in thematic areas and links to environmental indicator data.

In addition to the high level goals and challenges described above, the EPA has summarised the key environmental aspects which should be incorporated, as appropriate, in the preparation of the SEA and Draft Plan.

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)
30/05/16	Added link to Catchments.ie in Appendix I
27/10/16	Updated reference to latest Drinking Water Report for 2015
27/10/16	Added links to <i>EcoPlan</i> Project (Green-Infrastructure) to Appendix I

KEY SIGNIFICANT ENVIRONMENTAL ASPECTS TO CONSIDER

Water

Support the Provision of a Safe and Secure Drinking Water Supply

It is noted that the EPA's Remedial Action List for Drinking Water Q2 2016 lists three public water supplies within the Bray Municipal District as having issues requiring significant treatment improvements. In the case of both Bray and Kilmacanogue, EPA Audit Observations identified "Treatment and Management Issues", with a proposed action programme of "...replacement of Carlow Hill Tunnel and upgrade of disinfection system...". Enniskerry Public Supply meanwhile recorded "...elevated levels of THMs above the standard of the Drinking Water Regulations.." with a similar proposed action programme.

In considering additional zoning/development and growth of settlements within the Plan area, it is critical that development be closely linked to the ability to provide a safe and secure supply of drinking water and related critical service infrastructure. In this context, the Plan should include a commitment to collaborate with Irish Water and other relevant stakeholders, in the provision of and adequate and appropriate drinking water supply.

The EPA series of drinking water quality reports, including the *Drinking Water Report – 2015 (EPA, 2016)*, should be consulted in the context of ensuring the relevant recommendations are implemented in relation to improving drinking water quality. Key issues identified with particular supplies, including significant issues identified through (Irish Water) Drinking Water Safety Plans, should be highlighted for individual plans. The Plan should include, where relevant, specific objectives to support the improvement of any water supplies in the Plan area, in collaboration with Irish Water.

A Remedial Action List (RAL) of problematic drinking water supplies is released by the EPA on a quarterly basis. It is a dynamic list which records identified and reported issues. Once appropriate mitigation measures are established and implemented, supplies are removed from the RAL. The Plan should commit to supporting Irish Water, in addressing issues where water supplies servicing the Plan area are included on the RAL. Further information can be found at: <http://www.epa.ie/downloads/pubs/water/drinking/>.

Support the Provision of Adequate and Appropriate Waste Water Treatment

As referred to in the *Water Quality in Ireland 2010 – 2012 (EPA, 2015)*, one of the key causes of water pollution is from point sources including discharges from waste water treatment plants. The need to provide and maintain adequate and appropriate wastewater treatment infrastructure to service zoned lands and developments over the lifetime of the Plan should be included as a specific Policy/Objective in the Plan.

Where agglomerations with treatment or poorly performing (or at capacity) treatment plants within the Plan area are highlighted in the *Focus on Urban Waste Water Discharges in Ireland Report for 2014 (EPA, 2015)*, the Plan should include a commitment to support the provision of appropriate measures to address these issues



as a priority, in collaboration with Irish Water. The Plan should also include as appropriate, measures to ensure that combined storm water overflows, sewers and trade effluent in the area covered by the Plan is also managed properly.

With regard to any proposed rural residential development which may arise, or development proposals in un-sewered rural area, or areas where connection to the public sewer is not feasible, the Plan should include a commitment to implement, as appropriate, the EPA's [Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses \(p.e < 10\)](#), (EPA, 2009).

Water Framework Directive

Protection of Surface and Ground Water Resources

Protecting our valuable surface and ground water resources is of vital importance to protect both human health and provide for a healthy environment. In this context, the Plan should provide clear commitments to protect surface water, groundwater and coastal/estuarine resources and their associated habitats and species, including fisheries within and adjacent to the Plan area. Where specific recommendations/concerns for water bodies within the Plan area are identified in EPA water quality reports, including the *Water Quality in Ireland 2010 – 2012*' (EPA, 2015) and relevant regional water quality reports, these should also be addressed/considered at an appropriate level in the Plan.

The Plan should also ensure that any specific relevant objectives and measures for individual water bodies, within the Plan area as set out in the existing relevant Water Framework Directive River Basin Management Plan, are provided for in order to ensure water quality is protected/improved/maintained. The Plan should also consider that subsequent water management plans (including catchment management plans) may arise out of current review of the second cycle of WFD River Basin Management Planning should be integrated as appropriate upon their adoption.

The [European Union \(Water Policy\) Regulations 2014 \(S.I. No. 350 of 2014\)](#) sets out the roles and responsibilities of the various stakeholders and the associated requirements in relation to river basin management planning and should be integrated as appropriate. These responsibilities should be reflected in the Plan and the associated environmental monitoring.

Protection of Groundwater Resources

Groundwater aquifers form important sources of drinking water both locally and regionally. Much of the summer seasonal flow in many rivers is also derived from groundwater sources. To maintain high quality water resources within the Plan area, it is important that development is controlled and managed appropriately, in particular in areas of high groundwater vulnerability to avoid transmission of pollutants into important aquifers.

The Plan should include a clear Policy / Objective for the protection of groundwater resources and associated habitats and species. The Plan should also include a commitment to integrate any existing Groundwater Protection Schemes and Groundwater Source Protection Zones, as relevant and appropriate within the Plan area. The Plan should also include a commitment to comply with the [European Communities Environmental Objectives \(Groundwater\) Regulations 2010](#) (S.I. No. 9 of 2010).

Issues to consider relating to protection of groundwater include; *enforcement of planning conditions related to installation, operation and maintenance of on-site wastewater treatment / septic tank systems, connection of all remaining houses within settlement boundaries to wastewater treatment plant, the development of a wastewater leak detection programme* and 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. No 610 of 2010).

Protection and Management of Bathing Waters



The obligation to protect bathing waters within (and adjacent to) the Plan area should also be reflected in the Plan. Bathing Waters are afforded protection under Directive 2006/7/EC, known as the ‘*Directive on bathing water*’, which is transposed into National legislation by the *Bathing Water Quality Regulations 2008 (S.I. No. 79) of 2008*. In addition, under the Water Framework Directive, recreational waters/bathing water areas are included on the Register of Protected Areas. The Plan should provide for the protection of any waters which are used for bathing within or adjacent to the Plan area.

The EPA’s 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 and should be integrated as appropriate. The EPA’s available bathing water advice/guidance includes an online GIS resource called “[Splash](#)” which should be considered.

Water Framework Directive & Biodiversity

Any sites of significant biodiversity value within or adjacent to the Plan area listed on the Water Framework Directive Register of Protected Areas, (such as Fresh Water Pearl Mussel Catchments, designated Salmonid waters, fisheries / shellfisheries), should be protected in preparing the Plan.

Need for Conservation of Water Resources

The Plan should include an Objective/Policy promoting the need for the conservation of water resources and also the need for detection/mitigation of infrastructural leakages. It may also be useful to consider developing a Water Conservation Strategy, in association with Irish Water and adjoining local authorities, where appropriate.

Flood Prevention and Management

The Plan should fully comply with [The Planning System and Flood Risk Management - Guidelines for Planning Authorities](#) (OPW/DEHLG, 2009). These Guidelines place requirements on planning authorities to carry out strategic flood risk assessments and also to ensure that development/zoning of vulnerable land uses, in areas at significant risk of flooding (flood zones A and B) is avoided. In effect, only flood/water compatible uses should be built in flood plains. Where this is not possible, any proposal for development/zoning is required to include a ‘*Justification Test*’ in accordance with the Guidelines. Examples of vulnerable land uses include hospitals, residential developments and essential infrastructure such as transport and utilities (electricity generating power stations, water and sewage treatment) and potential significant sources of pollution (SEVESO sites, IPPC sites).

The Plan should include a commitment to carry out strategic flood risk assessments, in line with the Flood Risk Management Guidelines, to inform the development and implementation of the County Development Plan and lower level local area plans respectively.

A specific Policy should be included to provide for/promote appropriate flood risk assessments to be undertaken, where development / zoning is being proposed in the Plan area where there is significant risk of flooding, in accordance with the Guidelines referred to above.

The Plan should also 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, including implementation of adequate and appropriate Sustainable Urban Drainage Systems. Additionally, the Plan should provide for protection, management, and as appropriate, enhancement of existing wetland habitats where flood protection/management measures are necessary.

Integrated Coastal Zone Management should also be considered as relevant and appropriate, to inform the preparation of coastal plans and programmes.

Biodiversity



Biodiversity within the Plan area may include designated and undesignated sites, habitats, species and networks of importance at an international, national, regional or local level. The protection of ecological resources is a key consideration which needs to be addressed. In this regard, the Plan should include clear Policies/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 Plan should also promote the need to protect wider aspects of biodiversity including ecological corridors / linkages / green infrastructure, areas of important local biodiversity, the provision of buffer zones between developments and areas of significant biodiversity and ensuring appropriate control and management measures for invasive species.

Plans should be supported / informed by available habitat mapping (including wetland mapping) and other ecological surveys as relevant. The Plan should refer to and reflect the relevant commitments in *Ireland's National Biodiversity Plan – Actions for Biodiversity 2011-16* (DAHG, 2011). Local Heritage/Biodiversity plans should be highlighted and should promote the implementation of key actions set out in these plans. Where not established, commitments should be included to prepare these plans.

Appropriate Assessment

The Plan should promote the application of the guidance set out in the DECLG Publication '[Appropriate Assessment of Plans and Projects in Ireland- Guidance for Planning Authorities](#)' (2009; revision 2010), in relation to the requirements of Article 6 of the Habitats Directive.

The Plan should include a commitment to ensure compliance with the requirements of Article 6 of the Habitats Directive. The Plan should also be subject to Appropriate Assessment (AA). The Plan should include a clear Policy/Objective that sets out a requirement for AA Screening for new, reviewed or amended Plans and proposed projects, 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.

Air, Noise And Climatic Factors

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 promote the implementation of Environmental Noise Directive and associated national regulations. <http://www.environ.ie/environment/noise/si-140-2006-environmental-noise-regulations-2006>

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, where relevant, 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.



Air & Climatic Factors

The need to protect and improve, (as appropriate), air quality within the Plan area, particularly in areas zoned for increased urban and transport related development should be highlighted in the Plan.

The integration of climate change adaptation and mitigation measures should be reflected in the Plan, at the appropriate level either through relevant land use plans and/or specific sectoral plans e.g. Flood Risk Management Plans, Integrated Coastal Zone Management Plans etc. In this context, *Ireland's National Climate Strategy 2007 – 2012*, (DECLG, 2007) should be referred to. Recently, [Local Authority Adaptation Strategy Development Guidelines](#), (EPA, 2016) has been published, to support local authorities develop local climate adaptation strategies.

Air quality legislation in Ireland highlights the need “to avoid, prevent or reduce harmful effects on human health and the environment as a whole”. In addition, it requires that Local Authorities where appropriate “shall promote the preservation of best ambient air quality compatible with sustainable development.”. These requirements should be incorporated by means of a specific plan objective / policy.

Recent [EPA reports on air quality](#) include the *Air Quality in Ireland 2014 Report*, (EPA, 2015) which sets out the most recent status in each of the four air quality zones in Ireland.

The EPA manages the national ambient air quality monitoring network and measures the levels of a number of atmospheric pollutants. The pollutants of most concern are those whose main source is traffic such as Particulate Matter and Nitrogen Dioxide should to be taken into account. Information in relation to these aspects is available at: <http://www.epa.ie/air/quality/monitor/#>

Waste Management

The Plan should promote the integration of land use zoning and development to existing and planned availability of waste infrastructure and capacity. The Plan should also refer to and incorporate the relevant aspects of the relevant Regional Waste Management Plan.

In addition, the Plan should promote and incorporate the relevant recommendations in the following series of EPA reports including:

- *The Nature and Extent of Unauthorised Waste Activity in Ireland* (EPA, 2005)
- *National Waste Report 2012* (EPA, 2014)
- *National Hazardous Waste Management Plan 2014-2020* (EPA, 2015)

Radon

Where significant concentrations of radon occur within the Plan area, these should be taken into account in the Plan or associated development control measures, as appropriate. Radon Maps are available at <http://www.epa.ie/radiation/radonmap/> which should be useful in identifying potential for significant radon accumulations within the Plan area.

Energy Conservation/Renewable Energy

In seeking to provide for and support the provision of a low carbon economy, the Plan should, where appropriate, promote the use of renewable energy sources (e.g. solar, wind, geothermal etc.) within the Plan area, at appropriate locations. The Plan should also promote the need for energy conservation measures in buildings in association with key stakeholders such as the Sustainable Energy Authority of Ireland. Relevant guidance, including their [Methodology for Local Authority Renewable Energy Strategy](#) guidance is available on the website: www.sei.ie.



The Plan should also consider the inclusion of, as appropriate, a Policy/Objective to prepare and implement an 'Energy Conservation Strategy' and associated awareness campaign.

Landscape

The Plan should provide for the protection of designated scenic landscapes, scenic views, scenic routes and landscape features of national, regional, county and local value. The Plan should also take into account the landscape character adjoining the Plan area. Visual linkages between established landmarks and landscape features and views should be taken into account when land is being zoned and when individual development proposals are being assessed / considered. The *National Landscape Strategy* (DECLG, 2015) should be taken into account and integrated as appropriate into the Plan.

Geology / Geomorphology

The Plan should protect any designated Geological and Geomorphological NHAs/pNHAs, which may be present/designated within or adjacent to the Plan area in consultation with the Geological Survey of Ireland.

Transportation

In seeking to support achieving a low carbon economy, it is important to consider and manage transport related emissions within the Plan area. In this regard the Plan should promote, and as appropriate provide for sustainable modes of transport. The Department of Transport, Tourism and Sport Report '*Smarter Transport – A Sustainable Transport Future*' (DTTS, 2009) should be reviewed in the context of possible initiatives which could be included as objectives within the Plan.

Promoting the development of traffic management measures to reduce the potential for traffic congestion and associated vehicular emissions should be considered. In particular, it would be useful to prepare (and review existing) Integrated Traffic Management Plans, where relevant and appropriate, for the existing urban areas and proposed new urban developments to consider and address the short, medium and long-term traffic management requirements within the Plan area.

Infrastructure Planning

Where zoning/rezoning of lands and the introduction of new development is being proposed within the Plan area, the Plan should promote the need for an integrated planning approach to service any development proposed and authorised during the lifetime of the Plan in collaboration with key stakeholders.

The Plan should, (when considering additional development proposals), support and promote the provision of adequate and appropriate critical service infrastructure, surface and storm water drainage, public transport, waste management, community services and amenities etc. on a planned and phased basis. This is in the context of taking into account and addressing existing infrastructural inadequacies to meet the expected needs of predicted increases in population associated with the Plan implementation.

The potential impact on human health, habitats and species of ecological importance, flood risk and water quality should be taken into account in considering proposed additional infrastructure or in proposed upgrading of existing infrastructure.

Environmental Impact Assessment (EIA)

The Plan should highlight that, under the EIA and Planning & Development Regulations, certain projects arising during the implementation of the Plan may require an EIA. It should be noted that projects may also



require Appropriate Assessment screening, as required by Article 6 of the Habitats Directive. It should be noted that the EPA's role in relation to EIA relates only to facilities/sites which are licensable by the EPA, namely IPPC, waste water and waste sites.

APPENDIX I: Some Useful Environmental Resources

Environmental Criteria	Selected Resources
State of Environment	http://www.epa.ie/irelandsenvironment
Surface Water	http://www.wfdireland.ie/index.html http://www.epa.ie/pubs/reports/water/waterqua/ http://www.catchments.ie
Ground Water	http://j.mp/gsigroundwater http://www.epa.ie/downloads/pubs/water/ground/ http://www.epa.ie/hydronet/#Water%20Levels
Drinking Water	http://www.epa.ie/pubs/reports/water/drinking/
Waste Water	http://www.epa.ie/pubs/reports/water/wastewater/
Bathing Water	http://www.epa.ie/pubs/reports/water/bathing http://splash.epa.ie/#
Marine	http://www.marine.ie/Home/site-area/home/home
Biodiversity	http://www.npws.ie/guidance-appropriate-assessment-planning-authorities http://www.npws.ie/publications http://maps.biodiversityireland.ie/#/Home <i>EcoPlan Project (Green-Infrastructure/Ecosystems Approaches) Guide and Report</i>
Flood Prevention and Management	www.floodmaps.ie www.cfram.ie
Air	http://www.epa.ie/pubs/reports/air/quality/
Climate	http://www.environ.ie/en/Environment/Atmosphere/ClimateChange/ http://www.epa.ie/pubs/reports/research/climate/
Waste Management	http://www.epa.ie/pubs/reports/waste/
Radon	http://www.epa.ie/radiation/radonmap
Energy Conservation	www.sei.ie
Landscape Character Assessment	http://www.heritagecouncil.ie/
Geology / Geomorphology	http://www.gsi.ie/Mapping.htm
Transportation	https://www.nationaltransport.ie/planning-policy/ http://www.nra.ie/environment/
SEA	www.edenireland.ie (SEAGIS Reporting Tool) http://www.epa.ie/pubs/advice/ea/ http://www.epa.ie/pubs/consultation/manual/
EIA	http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/EnvironmentalAssessment/EIASEAGuidance

Appendix II: Some Useful Planning Related Resources

Environmental Criteria	Selected Resources
Spatial Planning GIS	www.myplan.ie http://www.epa.ie/soilandbiodiversity/soils/land/corine/
DECLG Guidelines / Legislation	http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/Planning/
Flood Risk	www.cfram.ie www.floodmaps.ie

Appendix III: Suggested High Level Plans/Programmes/Strategies (PPS) to Consider*

Environmental Criteria	Suggested High Level Plans/Programmes/Strategies (PPS)
National	<ul style="list-style-type: none"> - National Spatial Strategy (DECLG) - National Development Plan (DECLG) - Rural Development Programme (DECLG) - National CFRAMS Programme (DECLG) - National Renewable Electricity Policy Framework (in preparation DCENR) - Grid 25 Implementation Strategy (Eirgrid) - National Hazardous Waste Management Plan (EPA) - Food Harvest 2020 / FoodWise 2025 (DAFM) - National Forestry Programme / Forestry Policy Review (DAFM) - Seafood Operation Programme / Strategic Aquaculture Programme (DAFM) - Harnessing Our Ocean Wealth (DAFM) - National Broadband Plan (DCENR) - National Landscape Strategy (DECLG) - National Peatland Strategy, SAC Raised Bog Management Plan (DAHG) - National Biodiversity Plan (DAHG) - Water Services Strategic Plan (Irish Water) - Capital Investment Programme (Irish Water) - Sectoral Climate Change Adaptation Strategies and Low Carbon Roadmaps - Smarter Transport / Strategic Framework for Integrated Land Transport (DTTAS) - Offshore Renewable Energy Development Plan (DCENR) - Offshore Oil and Gas Exploration (DCENR) - State of the Environment Report 2012 (EPA)
Regional	<ul style="list-style-type: none"> - Regional Spatial and Economic Strategies - Regional Planning Guidelines - River Basin Management Plans (and Programme of Measures) - Relevant CFRAMS - Pollution Reduction Programmes for Shellfish Waters - Freshwater Pearl Mussel Sub-basin Management Plans - Forestry and Freshwater Pearl Mussel Plan (DAFM, in preparation) - Regional Waste Management Plan - National Transport Strategy for Greater Dublin Area - Wild Atlantic Way - Shannon Integrated Framework Plan (SIFP) - County Renewable Energy / Wind Energy Strategies - County Tourism Strategies

Note: *Plan-makers should consider and identify key relevant PPS in the SEA. List of Plans is indicative only and some may not always be relevant to a particular plan.



13 January 2017

FP2016/100

Sinead Whyte
Associate
Arup
50 Ringsend Road,
Dublin 4

Re: Draft Bray Municipal District Local Area Plan SEA Scoping

A Chara,

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

The archaeological heritage is discussed in Section 4.7 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 Bray Municipal District.

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 3

Submissions to Draft SEA Environmental Report



An Roinn
Cultúir, Oidhreacht agus Gaeltachta

Department of
Culture, Heritage and the Gaeltacht

Our Ref: FP2017/081 *(Please quote in all related correspondence)*

29 August 2017

Administrative Officer,
Planning Section,
Wicklow County Council,
Station Road,
Wicklow Town

By email to planreview@wicklowcoco.ie

Re: Draft Bray Municipal District Local Area Plan 2017

A chara

On behalf of the Department of Culture, Heritage and the Gaeltacht, I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations of the Department under the stated heading(s).

Architectural Heritage

The Architectural Heritage Advisory Unit of this Department recommends the following:

Section 9.1, page 50: Last sentence should be amended to read...

Works to a protected structure should comply with the statutory guidelines, Architectural Heritage Protection Guidelines for Planning Authorities (2004,2011).

AH5, page 52: amend to read...

To maintain and protect the nationally significant demesne settings of the Powerscourt Estate and Kilruddery House, and to require all development proposals within or directly adjoining these demesnes to fully evaluate and address any impacts on their setting and character.

Nature Conservation

The nature conservation comments are listed below and it is recommended that the draft documents are amended to take account of these comments.

Clarification is also needed as to how the draft LAP will impact on Knocksink Wood SAC and Nature Reserve, on lands owned and managed by this Department, in particular as a result of proposed greenways and areas for recreation linked by green corridors such

as proposed by objectives RO9 and GI5. The Department may also have health and safety concerns e.g. in particular, where cyclists are not separated from pedestrians; any such developments would require prior agreement of the Department as a landowner.

Plan

This Department welcomes the biodiversity objectives but notes that there are some objectives that have the potential to impact adversely on the natural heritage including impacting adversely on Special Areas of Conservation (SAC) designated under the EC Habitats Directive (Council Directive 92/43/EEC) such as Knocksink Wood SAC, Ballyman Glen SAC and the Wicklow Mountains SAC and Wicklow Mountains Special Protection Areas (SPA) designated under the EC Birds Directive (Directive 2009/147 EC). Such objectives include roads objectives, objectives relating to greenways, and objectives relating to the use of natural resources for amenity purposes.

Examples of such objectives include:

- Objective RO4 for a road to cross Ballyman Glen
- Objective RO9 for greenways including along a number of rivers such as the Glencullen (Cookstown) River, the Dargle River and the Kilmacanogue River
- Objective RN3 involving new access in mountain areas

Objectives relating to greenways, and to the use of natural resources for amenity purposes, can have an adverse impact on biodiversity. In general, greenway routes and the use of natural resources for amenity purposes will need ecological assessment in their planning and design in order to ensure their development is consistent with nature conservation objectives and legal compliance requirements. They should not target sensitive ecological sites or parts of sites, as such routes have potential for disturbance to habitats and species, including as a result of noise and lighting for example. Where such sites do not have a nature conservation designation they may act as areas listed under Article 10 of the Habitats Directive to improve the ecological coherence of the Natura 2000 network.

The draft LAP appears to target waterways such as rivers and streams as proposed sites for greenways. Such sites act as ecological corridors under article 10 of the Habitats Directive. Any such proposed development must be done in such a way as not to diminish their capability to act as an ecological corridor or diminish their biodiversity. In particular such areas should not be lit at night as lighting is likely to cause some bat species, particularly Daubenton's bats, to avoid the area for feeding, thus impacting unfavourably on their range and distribution.

The key development areas of Fassaroe and Enniskerry have the potential to impact on Knocksink Wood SAC and Ballyman Glen SAC. This is recognised in chapter 10 by a series of objectives in the Action Areas of Fassaroe and Parknasilloge which relate to the groundwater dependant habitats in these SACs, in particular the priority annex I habitat of petrifying springs with tufa formation (code 7220).

The Local Authority should note that in addition to being designated as an SAC, that the Glen of the Downs is also a Nature Reserve. Therefore the Glen of the Downs Nature Reserve should be added to Schedule 10.07.

NIR

In light of the potential for a significant effect a Nature Impact Report has been prepared. The main concern of this Department is any effects on the groundwater which in turn could lead to significant effects on Ballyman Glen SAC and Knocksink Wood SAC, and particularly on the priority habitats of petrifying springs with tufa formation.

A series of objectives in the Action Areas of Fassaroe and Parknasilloge have been included in chapter 10 of the draft LAP which relate to the groundwater dependant habitats in the Knocksink Wood and Ballyman Glen SACs. This is discussed in section 5.2.10 of the NIR. The wording used implies that the requirement to maintain the rate, quality and general areas where groundwater recharge occurs can be achieved by the use of an appropriate SuDS system taking account of cumulative and in-combination impacts. It seems likely to this Department that a hydrogeological survey would be necessary to adequately inform any development that could impact on the groundwater dependant habitats of the two SACs, and it is not clear if such a survey has already taken place or not. Ideally such a survey would have informed the LAP. This issue needs to be addressed and it needs to be made clear what survey work could be involved in ensuring the protection of the groundwater habitats in order not to raise expectations for development which may not be able to proceed at project stage. For example it is possible that building foundations would need to be kept above a certain depth, and some areas may need to remain undeveloped, so as not to interfere with the priority habitat of petrifying springs with tufa formation.

This Department notes the statement in section 5.1.1 that *“Whilst it was not possible to rule out adverse effects on integrity of European Sites for some objectives, it is considered reasonable that AA would be applied at the lower levels of planning to ensure that proposals are designed and appropriately assessed to consider the potential for such effects.”* It is also stated in section 5.1.1 that the specific objectives that could cause adverse impacts on site integrity are CD6, GI5, RO9, RO7, RO4 and RO3 but that the County development Plan objective NH2 and objective B2 in this draft LAP will provide protection for any proposals that may adversely impact the integrity of a Natura 2000 site. As stated above, ideally a hydrogeological survey should have informed the LAP so that such issues would not be pushed down to project level. There needs to be more discussion of the issues and survey work that would be involved at project stage where groundwater dependant habitats are an issue. In addition, when one examines the assessment of objectives in appendix B it can be seen that there are more objectives that should be included such as RN1 and RN3 for example.

With regard to in-combination effects with other plans and projects it is noted that table 2 in section 3.3 does not list any projects.

SEA

The Environmental Objective (EO) for biodiversity in section 6.2 covers limiting adverse impacts on habitats and species of conservation concern. However an SEA should address biodiversity in general and not just the habitats and species that are of conservation concern.

Similarly, the Environmental Targets in section 6.3 do not appear to have any targets for protected species outside of designated sites. Examples include flora and fauna protected under the Wildlife Acts 1976-2012 and species listed for strict protection by being listed on annex IV of the Habitats Directive such as bats and otters. Protected species are however mentioned in the draft SEA indicators in table 17 in section 6.4 where population and range of protected species is an indicator.

It is stated in the NIR that the specific objectives that could cause adverse impacts on site integrity are CD6, GI5, RO9, RO7, RO4 and RO3. This is not reflected in the SEA assessment in table 19 in section 7.3. For example RO9 is given a neutral rating and the issue of the impact on the biodiversity in the river corridors has not been assessed. The assessment of RO4 does not mention the SAC in Ballyman Glen despite giving a negative assessment for biodiversity. The assessment of GI5 is rated positive for biodiversity yet as per the NIR it has the potential to adversely impact on Natura 2000 site integrity. There needs to be consistency between the NIR and SEA.

The description of Kilmacanogue Marsh pNHA on page 21 appears to be an error as it refers to a site in Co. Wexford.

You are requested to send further communications to this Department's Development Applications Unit (DAU) at manager.dau@ahq.gov.ie (team monitored); if this is not possible, correspondence may alternatively be sent to:

The Manager
Development Applications Unit (DAU)
Department of Culture, Heritage and the Gaeltacht
Newtown Road
Wexford
Y35 AP90

Le meas



**Yvonne Nolan,
Development Applications Unit**



Administrative Officer
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8th September 2017

Our Ref: SCP161003.2

Re. Draft Bray Municipal District Local Area Plan 2017 and Strategic Environmental Assessment Environmental Report

Dear Sir/Madam,

The Environmental Protection Agency (EPA) acknowledges your notice, dated 1st August 2017, regarding the above. Please find attached the EPA's submission in relation to the Draft Bray Municipal District 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 note 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 acknowledged.

Action Areas

There is merit in considering the preparation of environmental management plan(s) for these 'Action Plan' 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.

Flooding

We note that some additional zoned lands proposed for development, have been identified as being within flood risk zones A and B. The Plan should ensure that the development and land use associated with these lands is appropriate to any flood risk identified, taking into account the *Planning System and Flood Risk Management Guidelines* (DEHLG/OPW, 2009).

Infrastructure

We note the proposed road objectives described in *Table 8.1.5 Road Objectives* and associated *Map T01*. We also note the proposed additional development/ infrastructure projects relating to industrial and retail development, critical service infrastructure provision, industrial and commercial development etc. In considering the development of these projects, the Plan should ensure that the requirements of the EIA, Habitats, Floods and Water Framework Directives are taken into account, where relevant. This will ensure that environmentally sensitive areas which may be affected by any proposed development are protected, and appropriate mitigation measures put in place. The potential for cumulative effects should also be taken into consideration in implementing the Plan.

The potential impacts of climate change should also be considered and appropriate climate mitigation and adaptation measures should be incorporated into the Plan.

Relationship with Key Plans/Programmes

The Plan should acknowledge that the National Mitigation Plan has been published, and that the Regional Spatial and Economic Strategies and National Planning Framework are currently being prepared, and will need to be integrated into the Plan, as appropriate, upon completion.

Additionally, 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.

Green Infrastructure

We acknowledge the inclusion of specific biodiversity objectives in 9.2 *Biodiversity*. The Plan could also consider describing how the *Conservation Area Appraisal* and *Green Infrastructure Audit* carried out, have been integrated into the Plan and SEA.

Specific Comments on the SEA ER

Critical Service Infrastructure

We note that three drinking water supply facilities within the Plan area at Bray 1, Kilmacanogue and Enniskerry are identified as being on the EPA's Remedial Action List for Q1 2017. The development of the Plan area should be closely linked to the ability to service such development with adequate and appropriate critical service infrastructure, including drinking water.

Historic Landfill Sites.

Several historic landfills have been identified within the Plan area at Fassoroe, which should be taken into account in implementing the Plan. These sites should be considered in the context of the SEA process. The Plan should include commitments requiring that the *EPA Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites (April 2007)* be taken into consideration and any potential future proposals to re-zone/develop these lands or adjacent lands should be '*most appropriate to the potential sensitivities*'. Where landfills meet the definition of a 'closed landfill' as defined in the Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008 (S.I. No 524 of 2008), there is merit in including a reference to the requirement for authorisation of the landfill by the Agency under those regulations.

Mitigation

We note the mitigation measures described in *Table 8.1 – Mitigation Measures*, to address the potential adverse effects identified in the SEA ER. We also acknowledge the relevant objectives of both the Wicklow County Development Plan and the Draft Bray MDLAP which provide for the necessary mitigation measures.

Monitoring

In *Section 8.2*, the monitoring programme could include further information on the likely significant effect to be monitored 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 for clarity.

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



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

Appendix 4

Addendum I to Draft SEA Environmental Report

**ADDENDUM I TO THE STRATEGIC ENVIRONMENTAL ASSESSMENT
ENVIRONMENTAL REPORT OF THE
DRAFT BRAY MUNICIPAL DISTRICT LOCAL AREA PLAN 2018 – 2024**

STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE PROPOSED ALTERATIONS,
AS PROPOSED BY THE MEMBERS OF WICKLOW COUNTY COUNCIL ON 15th & 22nd JANUARY 2018

THIS REPORT IS ADDENDUM I
TO THE 'STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE
DRAFT BRAY MUNICIPAL DISTRICT LOCAL AREA PLAN 2018 – 2024'

Wicklow County Council

**Bray Municipal District Local
Area Plan 2018-2024
Proposed Material Alterations**

Addendum to SEA of Bray
Municipal District Local Area Plan

Issue | 8 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.

Job number 251896-00

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Contents

	Page
1 Introduction	1
2 Background to The Plan	1
2.1 SEA Screening of Proposed Material Alterations	2
2.2 SEA Screening Conclusion	16
3 SEA Environmental Report of Proposed Material Alterations	16
3.1 Introduction	16
3.2 Assessment of Likely Significant Impacts	16
4 Conclusion	20

1 Introduction

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

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

This SEA Environmental Report contains the information specified in Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (SI 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI 201 of 2011).

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

There are 30 Proposed Material Alterations to the Draft Plan. The Material Alterations are outlined within the report '*Proposed Material Alterations to the Draft Bray Municipal District Local Area Plan 2018.*' This should be read in conjunction with this addendum.

2 Background to The Plan

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

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

The Draft Bray Municipal District Local Area Plan 2018-2014 went on public display for a six week period between 2nd August and 15th September 2017, during which time 2,882 submissions were received.

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

This report was considered at the full County Council meetings on the 15th and 22nd January 2018.

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

2.1 SEA Screening of Proposed Material Alterations

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

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

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

Table 2.1 SEA Screening of Proposed Material Alterations to the Draft Bray Municipal District Local Area Plan 2018-2024

Proposed MA No.	Proposed Material Alteration	SEA Screening Assessment	Further Assessment Required?
1	Expansion of the boundary of the Kilmacanogue settlement area to include the former cluster of Kilmurray and the intervening land and text amendments to align with the same.	<p>This Proposed Material Alteration relates to the zoning of the previously unzoned intervening land between Kilmacanogue and Kilmurray for tertiary and secondary development.</p> <p>The zoning of previously unzoned and undeveloped land has the potential to result in a significant environment effects.</p> <p>The potential impacts of this Proposed Material Alteration should be further considered in the context of the Strategic Environmental Objectives set out in Section 6.2 of the original Environmental Report in order to determine which of these objectives it meets, and which it may contradict.</p>	Y
2	Text amendments to include greater detail on the population statistics of the Municipal District	<p>This proposed material alteration elaborates on the content already included in the Draft Plan by breaking down the population statistics already provided (for the municipal district) into electoral divisions and geographical units.</p> <p>This proposed material alteration also elaborates on the estimated population and housing growth targets of each settlement in the plan area. This information is based on the content already included in the Wicklow County Development Plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
3	Change of zoning of an area of land zoned as Existing Residential land, to R-Special to allow for 5 dwellings at	This Proposed Material Alteration is not likely to result in any significant effect on the environment, as both zonings would constitute development of a similar, if not identical nature.	N

	Cookstown Road, Enniskerry, and the provision of a new objective supporting the same proposal.	Such a proposed material alteration would not necessitate further assessment	
4	Text amendments	This proposed material alteration expands on content already provided in the draft plan. Such a proposed material alteration would not necessitate further assessment.	N
5	Text amendments to Objective OP2	This proposed material alteration further elaborates on the content already provided for in the draft plan, stipulating the street level to be associated with the commercial, community, cultural and residential uses already provided for under OP2. Such a proposed material alteration would not necessitate further assessment.	N
6	Text amendments to Objective OP3	This proposed material alteration provides for slightly amended text with regards Objective OP3, however it does not amend what is being proposed. Such a proposed material alteration would not necessitate further assessment.	N
7	Text amendments to elaborate on the baseline educational environment in the MD and provision of 6 new Objectives relating to Education in the MD.	The provision of baseline information on educational facilities in the Bray Municipal District would not necessitate further assessment. The proposed new educational objectives are considered separately below for the purpose of this assessment: EDI: This proposed new objective supports and describes the ‘community and development’ land use zonings which have already been provided for in the draft plan. Such a proposed material alteration would not necessitate further assessment.	N N

		<p>ED2: The development of facilities that provide for linkages between school types will contribute positively to the community development of the Bray Municipal District. This proposed material alteration does not provide for any new development other than what has already been provided for in the draft plan. Rather, this proposed new objective outlines a preference as to how the lands zoned for ‘community and education’ should be strategically developed with regards educational facilities.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p> <p>ED3: Similarly, this proposed material alteration does not provide for any new development other than what has already been provided for in the draft plan, but rather outlines a preference as to how the lands zoned for ‘Employment’ should incorporate development with regards employment training facilities.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p> <p>ED4: As above, this proposed material alteration does not provide for any new development other than what has already been provided for in the draft plan. Rather, the proposed new objective stipulates how the land zoned for ‘community and education’ should preferably be developed- with each area consisting of, where practicable, mixed use development i.e. education, community and recreational facilities. It is also evident from the current land use map provided in the draft plan that all ‘community and education’ zonings are in close proximity to areas of open space.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	<p>N</p> <p>N</p> <p>N</p>
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		<p>ED5: This proposed material alteration will contribute positively to the community development of the Bray Municipal District. Objective ED5 does not provide for any development within the lifetime of the plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p> <p>ED6: This proposed material alteration will contribute positively to the community development of the Bray Municipal District. Objective ED6 does not provide for any development within the lifetime of the plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
8	Text amendments	<p>This proposed material alteration elaborates on content already included in the draft plan, by further defining the development restrictions that make up the Open Space land-use zoning.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
9	Text amendments	<p>This proposed material alteration expands on content already included in the Draft Plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
10	Text amendments	<p>This proposed material alteration relating to text amendments in Section 8.1 will not result in any changes to what is proposed in the draft plan. The inclusion of specific reference to walking, cycling and public transport where improved east-west linkages are discussed will further contribute towards the sustainable transport improvements already provided for by the Plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N

<p>11</p>	<p>Text amendments to Objective PT2 and PT7</p>	<p>The removal of the stipulation that the provision of a public transport service to Dublin is pending the rebalancing of employment and retail opportunities in Wicklow reduces the limitations in achieving this aim. This should contribute positively to the development of Bray Municipal District.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p> <p>PT2: This proposed material alteration to support and facilitate the implementation of measures to improve overall accessibility, public transport and walking / cycling opportunities within the Municipal District further elaborates on the sustainable transport measures already provided for by the draft plan. This proposed recommendation again outlines the Councils intent to support the NTA in their preparation of the Local Transport Study for the area.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p> <p>PT7: This proposed material alteration to facilitate the provision of bus priority in Bray where a requirement for such is identified by the NTA will likely contribute positively to community development. The proposed material alteration does not provide for any development within the lifetime of the plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	<p>N</p> <p>N</p> <p>N</p>
<p>12</p>	<p>Text amendments to Objective CW1, and provision of new objectives: CW3 and CW4</p>	<p>CW1: This proposed material alteration elaborates on the content already included in the Draft Plan, by referring to the NTA Guidance that will be adhered to in the Council’s provision of walking and cycling routes in the Municipal District. This proposed material alteration will not result in any changes to what is proposed under this objective.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	<p>N</p>

		<p>CW3: This objective further contributes to the Plan provisions relating to the enhancement and provision of sustainable transport facilities.</p> <p>As the GDA Cycle Network Plan has already been subject to an independent SEA, such a proposed material alteration would not necessitate further assessment.</p> <p>CW4: This objective further contributes to the content already included in the Draft Plan regarding the enhancement and provision of cycle infrastructure. This recommendation will not result in any changes to what is proposed under the Draft Plan, but rather provides guidance as to how cycle infrastructure should best be implemented.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	<p>N</p> <p>N</p>
13	Text amendments	<p>This proposed material alteration elaborates on content already included in the Draft Plan. A number of objectives are already set out in the Draft Plan relating to the maintenance, upgrade and provision of new regional and local routes including: R01, R02, R03, R04, R05, R06, R07 and R08. This proposed material alteration outlines the Councils intent to implement these road objectives in accordance with the principals of the NTA’s Transport Strategy for the Greater Dublin Area, which should not result in any change to what is already proposed under these objectives. Further, the Transport Strategy has already been subject to SEA.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
14	Text amendments/	<p>This proposed material alteration elaborates on content already included in the draft plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N

15	Text amendments to Objectives GI4 and GI5 and general text amendment	<p>This proposed material alteration elaborates on the content already included in the draft plan by outlining the requirement for additional environmental assessment to be undertaken during the development of the open space, recreational areas and green corridors already proposed.</p> <p>This proposed material alteration would not necessitate further assessment.</p>	N
16	Text amendments to the objectives relating to Action Area 1: Fassaroe and an associated change in land-use zoning map and Table 3.1.	<p>The proposed material alteration elaborates on content already included in the draft plan by further defining the proposed objectives for Action Area 1 including: the phasing schedule for the area, the development type permitted within the neighbourhood centre, the area of land to be dedicated to parks and active / sports uses and the requirements for private open space within Fassaroe. These text amendments are not predicted to result in a significant effect on the environment.</p> <p>The proposed changes in land-use zoning are broken down into two elements for the purpose of this assessment:</p> <p>The proposed land-use zoning changes within Action Area 1: Fassaroe provides for a change in zoning of some of the area of land zoned for ‘neighbourhood centre’ to ‘community and education.’ As both of these land zonings constitute development of a similar nature, which has already been assessed as part of the Draft Plan, this would not necessitate further assessment.</p>	N N

		<p>The proposed material alteration also involves a change in zoning of some of the area of land zoned for ‘active open space’ to ‘high density residential development.’</p> <p>This proposed alteration is first considered in the context of the existing baseline based on the zoning in the Bray Environs Local Area Plan 2009 – 2015. In this plan, the subject land is largely zoned for mixed use/ residential development. In considering the proposed change in land-use zoning in the context of the baseline environment, no significant change in zoning is ultimately proposed, and as such no significant environmental effects are predicted.</p> <p>The change in land-use zoning from what was proposed as part of the Draft Bray MD LAP 2018-2024 (‘active open space’) to what is proposed as part of this material alteration (‘HD Residential development’) is also considered in this assessment. It is noted that the land-use zoning description for ‘active open space’ as outlined in the Draft Plan is <i>‘to facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing pitches, courts and other games areas and to facilitate opportunities for the development of new high quality active recreational areas.’</i></p> <p>Thus, it can be concluded that both residential use development and active open space land-use zonings constitute development, and as such, no significant negative environmental effects are predicted due to the zoning change. This proposed material alteration would therefore not necessitate further assessment.</p>	<p>N</p>
<p>17</p>	<p>Text amendments</p>	<p>This recommendation elaborates on content already included in the Draft Plan by defining actions which should be implemented in order to maintain or enhance the recharge supplying the groundwater dependent habitats of Knocksink Wood SAC. This proposed material alteration does not relate to any new development, or propose any new actions.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	<p>N</p>

<p>18</p>	<p>Text amendments and change in land use zoning map to align with the same. Subsequent updates to Table 3.1 and text amendments to Section 7.5.</p>	<p>For the purpose of this assessment, this proposed material alteration- specifically the proposed land-use zoning changes have been broken down into four elements:</p>	
		<p>This proposed material alteration involves the de-zoning of land previously zoned for Active Open Space and New residential land. A reduction in the zoning footprint of a plan area means less development- which ultimately results in a reduced environmental impact. The de-zoning of the land in question is not likely to result in any significant effect on the environment.</p>	<p>N</p>
		<p>This proposed material alteration involves minor changes to the land zoned for OS1 on the periphery of the employment zone. This is not expected to result in any significant effect on the environment.</p>	<p>N</p>
		<p>The proposed material alteration also relates to the change in zoning of some of the land at the north east of the ‘Kilruddery Demesne Conservation and Tourism’ Zone to an area of New Residential development. The zoning objective for Kilruddery Demesne Conservation and Tourism Zone is to “protect and enhance the distinctive historical character, setting and amenity value of Kilruddery Demesne and provide for appropriate and sympathetic conservation, amenity, tourism and community uses that enhance awareness, appreciation and accessibility of the area and to resist development that would detract from its integrity and setting.” It is therefore determined that the re-zoning of some of this land for new residential development would be contrary to the objective of the Demesne, and would result in a significant effect on the environment.</p> <p>The potential impacts of this Proposed Material Alteration should be further considered in the context of the Strategic Environmental Objectives set out in Section 6.2 of the original Environmental Report in order to determine which of these objectives it meets, and which it may contradict.</p>	<p>Y</p>

		<p>Finally, the proposed material alteration involves incorporating an area of land previously zoned for Open Space into the Kilruddery Demesne Conservation and Tourism Zone. As the land-use zoning objective of the Kilruddery Demesne relates to conservation, it is not expected that this change in zoning would result in a significant environmental effect.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
19	Text amendments	<p>This proposed material alteration elaborates on content already included in the draft plan.</p> <p>Such a proposed material alteration would not necessitate further assessment</p>	N
20	Text amendments	<p>The proposed material alteration expands on content already included in the draft plan, by stipulating the development height to be permitted throughout the site.</p> <p>The proposed material alteration to amend ‘modern office’ employment to ‘high employment intensity’ constitutes a minor text amendment to align with the previously cited description of the proposed scheme for the former Dell site: ‘...it is considered that a mixed, high intensity employment and residential scheme would be suitable on these lands.’ As high intensity employment at this site has already been assessed as part of the existing SEA, this recommendation does not necessitate further assessment.</p> <p>The proposed material alteration surrounding the consideration of the development of a nursing home or health care facility on site should not result in any impact on the environment in general, as the area is zoned for high intensity employment and residential use, and this would constitute development of a similar nature.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N

21	Text amendments	<p>The proposed material alteration further elaborates on content already included in the draft plan, by outlining the Councils commitment to consulting with the NTA on the objectives surrounding the Bray Gateway and Transportation Hub, and in supporting the recommendation of the NTA's Bus Connects Programme.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
22	Addition of new Specific Local Objective relating to the AO Smith Site, Bray and associated text amendments and updates to the land-use zoning map and Table 3.1	<p>This proposed material alteration involves a change in land use zoning from Employment to Mixed use, and text amendments to ensure consistency with the same. This is not likely to result in a significant impact on the environment in general, as both zonings constitute development of a similar nature.</p> <p>Such a proposed material alteration would therefore not necessitate further assessment.</p>	N
23	Addition of new Specific Local Objective relating to Oldcourt House and associated text amendments and updates to the land-use zoning map and Table 3.1	<p>This proposed material alteration elaborates on content already included in the draft plan, by providing site specific objectives for the lands at Oldcourt House.</p> <p>The proposed material alteration does provide for a change in zoning from residential to mixed use. As both zonings constitute development of a similar nature, no significant negative impact on the environment is envisaged.</p> <p>The proposed material alteration also provides for a change in zoning of an area of land zoned as residential, to open space. This is likely to result in a reduced impact on the environment, in general.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N

24	Addition of new Specific Local Objectives for the Bray Southern Cross Neighbourhood Centre and associated text amendments and updates to the land-use zoning map and Table 3.1.	<p>This proposed material alteration involves the incorporation of a new SLO (Bray Southern Cross – Neighbourhood Centre) and provides for a change in zoning of some of the previously zoned ‘neighbourhood centre’ to new special residential lands. This proposed material alteration will not result in any significant effect on the environment in general, as the proposed change in zoning would constitute development of a similar nature.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
25	Text amendments to incorporate new zoning definitions.	<p>This recommendation involves the inclusion of land use zoning descriptions for the ‘neighbourhood centre’, ‘retail warehousing’ and ‘predominantly employment’ zones, in order to align with other proposed material alteration to the draft plan. The insertion of these definitions into Chapter 11 of the Draft Plan does not necessitate further assessment.</p>	N
26	Change in Land- Use zoning map	<p>The proposed material alteration relates to the de-zoning of some land zoned for retail warehousing, and the reduction in the zoning footprint of the LAP. A reduction in land zoned for development is likely to result in a positive effect on the environmental, in general.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N
27	Change in Land- Use zoning map	<p>This proposed material alteration provides for a change in the zoning of a small area of existing residential land to open space. This is likely to result in a positive effect on the environment in general as it will not constitute development in the lifetime of this plan.</p> <p>Such a proposed material alteration would therefore not necessitate further assessment.</p>	N

28	Change in Land- Use zoning map	<p>This proposed material alteration provides for a change in land use-zoning from an area of land zoned as existing residential, to neighbourhood centre lands. As both zonings constitute development of a similar nature, no significant negative environmental effect is predicted.</p> <p>Such a proposed material alteration would not constitute further assessment.</p>	N
29	Change in land-use zoning map No. G11	<p>This proposed material alteration only includes the removal of private lands from the green infrastructure map (G11) and therefore does not necessitate further assessment.</p>	N
30	Introduction of Appendix D- Phasing Schedule	<p>The phased delivery of the objectives outlined in the Draft LAP provides for a more sustainable type of development and could further contribute to the environmental protection and management provided for by the Plan.</p> <p>Such a proposed material alteration would not necessitate further assessment.</p>	N

2.2 SEA Screening Conclusion

Section 2.1 of this SEA Addendum assessed the potential for likely significant environmental impacts arising from the Proposed Material Alterations to the Draft Bray Municipal District Local Area Plan 2018-2024.

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

- Proposed Material Alteration No. 1; and
- Proposed Material Alteration No. 18

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

3 SEA Environmental Report of Proposed Material Alterations

3.1 Introduction

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

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

- Proposed Material Alteration No. 1; and
- Proposed Material Alteration No. 18

3.2 Assessment of Likely Significant Impacts

The environmental impacts of Proposed Material Alteration No. 1 and 18 were assessed with respect of environmental objectives listed in Chapter 6 of the SEA Environmental report.

The assessment process categorised environmental impacts using the ratings outlined in **Table 3.1** (Table 7.1 of the original Environmental Report) which is based on the impact assessment criteria defined by the EPA for environmental impact assessment.

Entries in **Table 3.2** replace selected entries in Table 7.2 of the original SEA Environmental Report as appropriate and impacts are based on comparison with baseline environmental conditions.

Table 3.1 Impact Ratings

Significance of Impact	
	Neutral
	Positive
	Negative
	Uncertain

Table 3.2: Strategic Environmental Assessment of Proposed Material Alterations

Proposed Material Alterations		SEA Environmental Objectives							
Proposed Material Alteration Ref No.	Text	Biodiversity	Population & Human Health	Land & Soils	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
1	Expansion of the boundary of the Kilmacanogue settlement area to include the former cluster of Kilmurray and the intervening land and text amendments to align with the same.								
<p>SEA Comment This Proposed Material Alteration relates to the zoning of the previously unzoned intervening land between Kilmacanogue and Kilmurray for tertiary and secondary development.</p> <p>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 opportunities in the Kilmacanogue/Kilmurray 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 result in an overall loss in green space and biodiversity in the Bray Municipal District. 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 - R The Proposed Material Alteration relates to development in close proximity to the Kilmacanogue 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. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p>Air, Noise & Climate- The zoning of land for development 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- Development 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 new development 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
18	Text amendments and change in land use zoning map to align with the same. Particularly- the change in zoning of some of the land at the north east of the ‘Kilruddery Demesne Conservation and Tourism’ Zone to an area of New Residential development.								
<p>SEA Comment The zoning objective for Kilruddery Demesne Conservation and Tourism Zone is to “protect and enhance the distinctive historical character, setting and amenity value of Kilruddery Demesne and provide for appropriate and sympathetic conservation, amenity, tourism and community uses that enhance awareness, appreciation and accessibility of the area and to resist development that would detract from its integrity and setting.” It is therefore determined that the re-zoning of some of this land for new residential development would be contrary to the objective of the Demesne, and would result in a significant effect on the environment. Such a proposed material alteration 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 – The proposed material alteration is likely to result in a neutral impact on population and human health, as it involves a loss in local amenity but the provision of residential opportunity in the MD</p> <p>Biodiversity, land, soil and heritage - The proposed material alteration is likely to result in a negative impact on biodiversity, land soil and heritage as the introduction of new residential lands is considered contrary to the conservation and protection objectives of the Kilruddery</p> <p>Water - The proposed material alteration is likely to result in a neutral impact on water</p> <p>Air, Noise & Climate- The proposed material alteration has the potential to result in a negative impact on air, noise and climate through the provision of residential development and the increase in traffic movements associated therewith.</p> <p>Landscape and Visual- The proposed material alteration has the potential to result in a negative impact on landscape and visual through the provision of intrusive development in an area of otherwise distinctive historical character, setting and amenity value.</p> <p>Material Assets- The proposed material alteration is likely to result in a neutral impact on material assets as it involves a loss in local amenity but the provision of residential opportunity in the MD</p>									

4 Conclusion

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

Two Proposed Material Alterations (No's.1 and 18) were identified as having potential to result in significant environmental effects. These Alterations have been subjected to SEA in this report.

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