

**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 15<sup>th</sup> & 22<sup>nd</sup> 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.

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# 1 Introduction

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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

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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 2<sup>nd</sup> August and 15<sup>th</sup> 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 15<sup>th</sup> and 22<sup>nd</sup> 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**

<b>Proposed MA No.</b>	<b>Proposed Material Alteration</b>	<b>SEA Screening Assessment</b>	<b>Further Assessment Required?</b>
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



		<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



		<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

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### 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**

<b>Significance of Impact</b>	
	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><b>SEA Comment</b>                      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><b>Population and Human Health</b> - A positive impact on population and human health is envisaged through provision of new residential opportunities in the Kilmacanogue/Kilmurray area</p> <p><b>Biodiversity</b>- The Proposed Material Alteration has the potential to result in a negative impact on the conservation status of habitats and species, and 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><b>Land &amp; Soils and Heritage</b>- The Proposed Material Alteration has the potential to result in a negative impact on the quality of existing land &amp; soil, as well as heritage features. Refer to Table 8.1 of the original Environmental Report for mitigation measures.</p> <p><b>Water</b> - 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><b>Air, Noise &amp; Climate</b>- 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><b>Landscape and Visual</b>- 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><b>Material Assets</b>- 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><b>SEA Comment</b>                      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><b>Population and Human Health</b> – 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><b>Biodiversity, land, soil and heritage</b> - 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><b>Water</b> - The proposed material alteration is likely to result in a neutral impact on water</p> <p><b>Air, Noise &amp; Climate</b>- 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><b>Landscape and Visual</b>- 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><b>Material Assets</b>- 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

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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.