

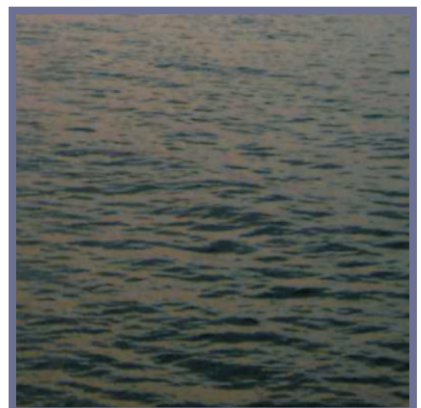
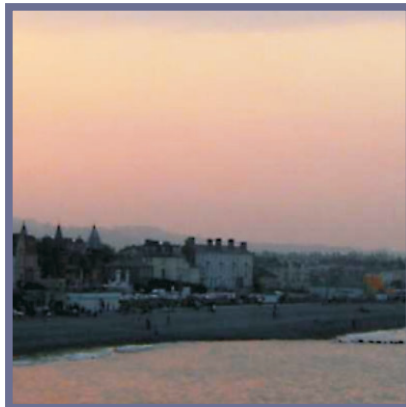
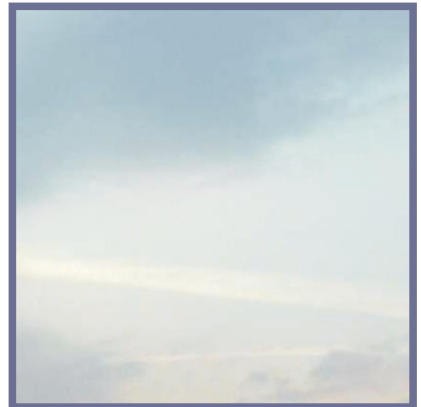


Bray Town Council

# Strategic Environmental Assessment for the Bray Town Development Plan 2011 to 2017

## SEA Statement

March 2011





## TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	CONTENT OF THE SEA STATEMENT .....	4
<b>2</b>	<b>HOW ENVIRONMENTAL CONSIDERATIONS WERE INTEGRATED INTO THE PLAN .....</b>	<b>5</b>
2.1	CONSULTATION.....	5
2.2	BASELINE DATA COLLECTION .....	5
2.3	ALTERNATIVES CONSIDERED .....	5
2.4	PROPOSED MITIGATION .....	6
2.5	COMPLIANCE WITH EU HABITATS DIRECTIVE.....	9
<b>3</b>	<b>SUBMISSIONS AND OBSERVATIONS.....</b>	<b>14</b>
3.1	SEA SCOPING STAGE (DECEMBER 2009) .....	14
3.2	DRAFT PLAN AND SEA ENVIRONMENTAL REPORT CONSULTATION (MAY 2010) .....	14
3.3	AMENDMENTS TO THE DRAFT PLAN AND SEA / AA SCREENING (DECEMBER 2010) .....	16
<b>4</b>	<b>REASONS FOR CHOOSING THE PREFERRED ALTERNATIVE .....</b>	<b>17</b>
<b>5</b>	<b>MONITORING .....</b>	<b>19</b>

## FIGURES

Figure 1	Bray Administrative Area.....	2
Figure 2	Overview of SEA Process .....	3

## TABLES

Table 1.1	Steps Followed in the SEA Process for Bray Town Development Plan 2011-2017 .....	1
Table 2.1	Summary of Evaluation of Scenarios against SEA Environmental Objectives .....	6
Table 2.2	SEA Objectives and Detailed Assessment Criteria.....	7
Table 2.3	Recommended Wording Changes in Chapter 10 of the Environmental Report .....	10
Table 2.4	Recommended Mitigation Measures included in the Environmental Report .....	12
Table 5.1	Monitoring and Reporting Programme as outlined in the SEA .....	20

*This SEA Statement was prepared by RPS in conjunction with Bray Town Council.*

# 1 INTRODUCTION

Strategic Environmental Assessment (SEA) is a process for evaluating, at the earliest appropriate stage, the likely environmental effects of implementing a Plan or other strategic action in order to ensure that environmental considerations are appropriately addressed in the decision-making process, both during their preparation and prior to adoption of a Plan.

The European Directive (2001/42/EC) on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive) was transposed into national legislation by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435/2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004). The Bray Town Development Plan falls under the remit of S.I. 436/2004.

The legislation requires that the Plan making authority make available a statement summarising how the SEA and consultations have been taken into account in the Plan (Section 13I of S.I. 436/2004). This statement is referred to as the SEA Statement.

This is the SEA Statement of the Bray Town Development Plan 2011-2017 Strategic Environmental Assessment. **Figure 1** shows Bray's location within the wider area and its current administrative boundary.

The SEA process is comprised of four main steps and these have been followed for the SEA of the Bray Town Development Plan 2011-2017 as outlined in **Table 1.1**. An illustration of the key steps in the SEA process is also shown in **Figure 2**.

**Table 1.1 Steps Followed in the SEA Process for Bray Town Development Plan 2011-2017**

Step	Requirement in relation to Bray Town Development Plan
<b>1 – Screening</b>	SEA was determined to be mandatory for the Bray Town Development Plan under the provisions of S.I. 436 of 2004, as the population of the area of the planning authority is 10,000 persons or more.
<b>2 – Scoping</b>	Scoping for the SEA of the Bray Town Development Plan was carried out with the Environmental Protection Agency (EPA), Department of Communications, Energy and Natural Resources (DCENR) and Department of the Environment, Heritage and Local Government (DEHLG) in December 2009 / January 2010.
<b>3 – Environmental Assessment and Environmental Report</b>	The draft Bray Town Development Plan, together with the SEA Environmental Report and Natura Impact Statement (as part of the Appropriate Assessment process under the EU Habitats Directive), were put on public display in May 2010. Submissions received were reviewed and proposed amendments were recommended by the Manager. In addition, motions were brought by the Elected Members. All such amendments and motions were screened for their requirement for further assessment under the SEA and/ or Appropriate Assessment processes. The proposed amendments and the screening assessment were then put on public display in December 2010. Once again, submissions received were reviewed and recommendations were made by the Manager. These recommendations in February 2011 were again screened for SEA / AA prior to adoption of the final Plan.
<b>4 – SEA Statement</b>	The SEA process for the Bray Town Development Plan 2011-2017 is currently at the SEA Statement stage and this is represented by the information within this document.



Legend

- Bray Town
- Administrative Boundary

Client



BRAY TOWN COUNCIL

Project  
Bray Town Development Plan SEA

Title

Administrative Boundary  
of Bray Town

Figure 1

West Pier Business Campus,  
Dun Laoghaire,  
Co. Dublin  
Ireland  
T +353 (0)1 2854489  
F +353 (0)1 2859076  
E [info@rpsgroup.com](mailto:info@rpsgroup.com)  
W [rpsgroup.com/ireland](http://rpsgroup.com/ireland)



Issue Details

Drawn by:	E.L.	Project No.	MD0988
Checked by:	B.D.	File Ref.	MD0988MD007F01
Approved by:	J.H.	MD0988MD007F01	
Scale:	1:30,000 @ A4	Drawing No.	Rev.
Date:	14/05/2010	MD007	F01

Notes  
1. This drawing is the property of RPS Group Ltd. It is to be used only for the project and for the purposes or its contents divulged without prior written consent.  
2. All levels are referred to Ordnance Datum, Mean High, 3. Ordnance Survey Ireland Licence EN 0006010  
©Copyright Government of Ireland.



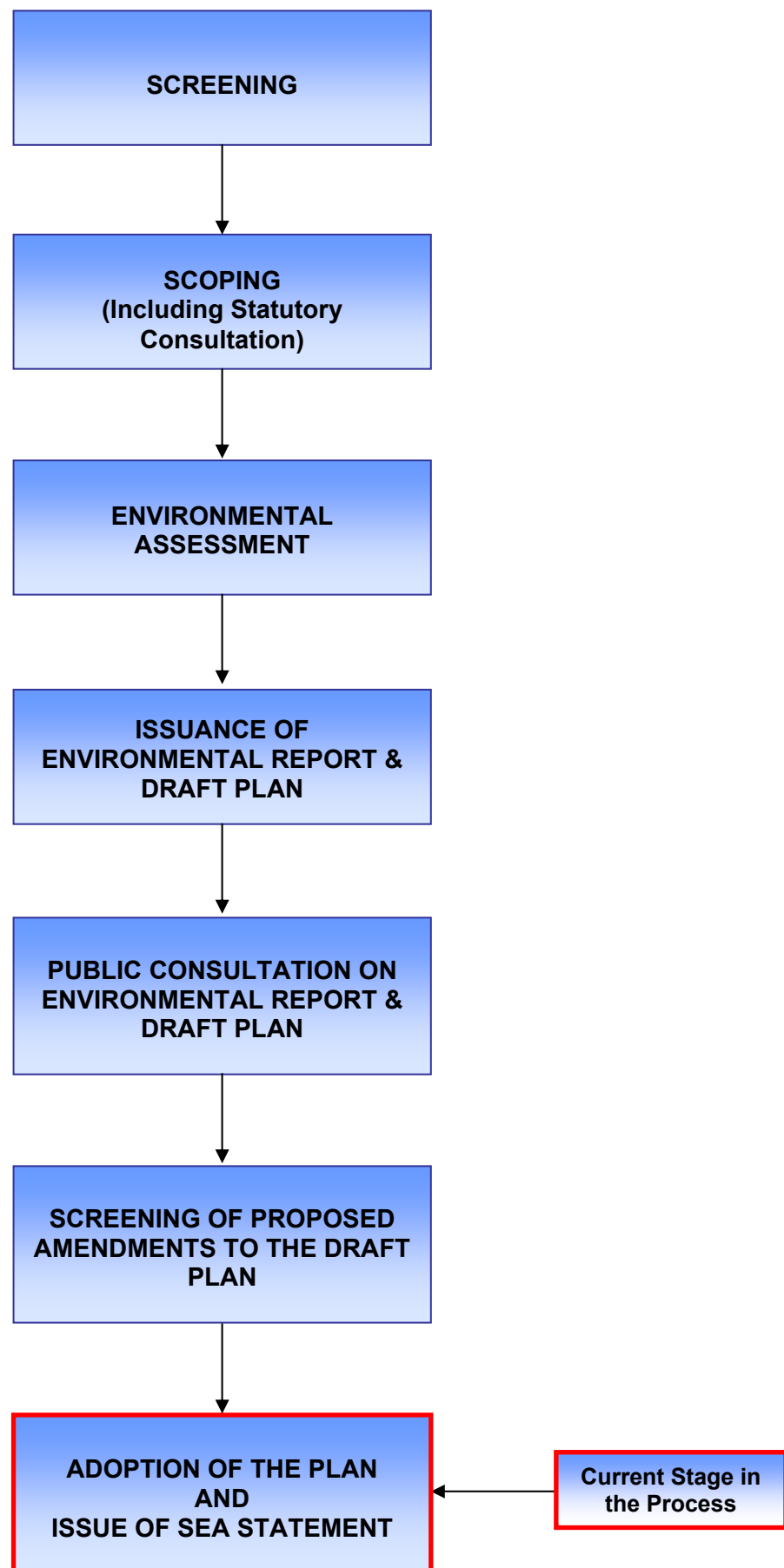


Figure 2 Overview of SEA Process

## **1.1 CONTENT OF THE SEA STATEMENT**

The SEA Statement is required to include the following information:

- a) How environmental considerations have been integrated into the plan;
- b) How the environmental report, submissions and observations made to the planning authority on the Draft Plan and Environmental Report, and any transboundary consultations (where relevant) have been taken into account during the preparation of the plan;
- c) The reasons for choosing the plan, as adopted, in the light of the other reasonable alternatives dealt with, and
- d) The measures decided upon to monitor the significant environmental effects of implementation of the plan.



## 2 HOW ENVIRONMENTAL CONSIDERATIONS WERE INTEGRATED INTO THE PLAN

### 2.1 CONSULTATION

In terms of the SEA and the AA, there have been three periods of consultation over the course of the evolution of the Bray Town Development Plan 2011-2017. The first related to the statutory scoping phase when the three statutory consultees for SEA in Ireland were contacted with a Scoping Report; these are the EPA, DCENR and DEHLG. Based on this consultation, written submissions were made by the EPA, DEHLG and the Eastern Regional Fisheries Board, now Inland Fisheries Ireland, (through DCENR). The comments made at this stage of the process related to the scope and level of detail to be included in the SEA and were brought forward into the Environmental Report.

The second period of consultation included public display of the draft Bray Town Development Plan 2011-2017 alongside the SEA Environmental Report and associated Natura Impact Statement. This took place in May 2010. A total of 66 submissions were received on this suite of documents. These included further submissions from the statutory consultees as well as other stakeholders (see **Section 3** for further details on content of submissions).

The final period of consultation took place in December 2010 when amendments to the draft Plan and a screening report for the SEA and AA were put on public display. A further 12 submissions were received in relation to the material amendments that were on display.

At all stages of consultation, the content of the submissions received were considered by the Plan, SEA and AA teams and amendments were made to the draft Plan, where considered appropriate.

### 2.2 BASELINE DATA COLLECTION

From the outset a key aspect of the SEA (and AA) has been collection of relevant environmental baseline data for the administrative area covered by the Bray Town Development Plan. This has been done with reference to existing databases held by organisations such as the EPA, National Parks and Wildlife Service (NPWS), Eastern River Basin District (ERBD), Geological Survey of Ireland (GSI), etc.

Collection of this information has allowed the identification of key environmental sensitivities, sensitive areas and pressure points within and surrounding the Bray Town administrative area. GIS mapping has been used in the Environmental Report to illustrate the data, where possible, to allow easy visual recognition of pressures and sensitivities in and around Bray.

The SEA has used a system of Objectives, Targets and Indicators (OTI) in the assessment of the draft Plan. Development of these OTIs has been the result of comments made at the scoping stage, discussions with the Plan team and with reference to the sensitivity mapping produced for the baseline in the SEA. The baseline data collection and sensitivity mapping has focussed the OTIs at the plan level and at issues considered relevant to Bray. **Table 5.1** shows the OTI proposed for the Bray Town Development Plan.

### 2.3 ALTERNATIVES CONSIDERED

The SEA Environmental Report has documented the reasonable alternatives considered as part of the Plan making process. The consideration of plan alternatives is a real-world exercise that recognises

the plan must work within an existing context of National and Regional Strategic Plans, climate change, and an Irish and European legislative framework that has sustainable development at its core.

In considering realistic alternatives for evaluation, the 'no development' or 'unconstrained development', were not assessed in the SEA as their delivery was not thought to reflect the statutory and operational requirements of the Plan. The following alternatives / scenarios for realising the objectives of the Bray Town Development Plan were developed through a series of discussions between the Plan Team and the SEA Team.

- Alternative 1: High density/mixed use development in Town Centre and in proximity to public transport nodes.
- Alternative 2: Low density residential development in all available areas.

The two alternatives provided specifically focus on the alternative means of achieving the aims of the new plan. Strengths and weaknesses of the various approaches were evaluated in the SEA taking into account both planning and environmental impacts, and a preferred alternative was derived. A summary of the assessment is included in **Table 2.1**.

**Table 2.1 Summary of Evaluation of Scenarios against SEA Environmental Objectives**

	BFF	P/HH	S	W	AC	CH	L	MA	Comment
Alternative 1	0	+	0	+	+	+	+	+	Generally positive
Alternative 2	-	-	-	-	-	0/-	0/-	-	Generally negative

*For the purposes of these assessment plus (+) indicates a potential positive impact, minus (-) indicates a potential negative impact, 0/minus (0/-) indicates that both no impacts and negative impacts are likely or that in the absence of further detail the impact is unclear, and a neutral or no impact is indicated by 0.*

*BFF: Biodiversity, Flora and Faunal; P/HH: Population and Human Health; S: Soils; W: Water; AC: Air and Climate; CH: Cultural Heritage; L: Landscape; MA: Material Assets*

Alternative 1 was generally considered to be positive or neutral when measured against the Objectives, Targets and Indicators in the Environmental Report while Alternative 2 generally comes out negative. Therefore, Alternative 2 was chosen as the Preferred Alternative for the purposes of the Development Plan. In making the assessment, the baseline data collection and GIS mapping were used to evaluate potential impacts.

The consideration of alternatives was part of the information presented to the Elected Members and at public consultation to help make an informed choice with regards to the evolution of the Bray Town Development Plan. Further details on the Preferred Alternative and reasons for choosing it in light of the other alternative are provided in **Chapter 4**.

## 2.4 PROPOSED MITIGATION

The SEA reviewed each individual policy and objective contained in the draft Bray Town Development Plan against the objectives and assessment criteria developed for the SEA (see **Table 2.2**).

**Table 2.2 SEA Objectives and Detailed Assessment Criteria**

Objective	Detailed Assessment Criteria* – To what extent will the Plan policies and objectives:
<b>Objective 1</b> <b>Biodiversity, Flora and Fauna (BFF)</b> Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species	<ul style="list-style-type: none"> <li>• Provide effective protection of international, national and local protected areas and rare and distinctive species.</li> <li>• Provide effective protection of biodiversity in the wider landscape including species and habitats protected by law.</li> </ul>
<b>Objective 2</b> <b>Population, Human Health (PHH)</b> Provide high-quality residential, working and recreational environments and sustainable transport	<ul style="list-style-type: none"> <li>• Reduce population exposure to high levels of noise, vibration and air pollution.</li> <li>• Increase modal shift to public transport.</li> <li>• Co-ordinate land use and transportation.</li> <li>• Improve access to recreational opportunities.</li> </ul>
<b>Objective 3</b> <b>Soil (S)</b> Protect the function and quality of the soil resource	<ul style="list-style-type: none"> <li>• Use redevelopment lands and infill sites rather than developing on previously undeveloped lands and lands used for agricultural purposes.</li> <li>• Safeguard soil and geological quality, quantity and function.</li> </ul>
<b>Objective 4</b> <b>Water (W)</b> Protect and where necessary Improve water quality and the management of watercourses and groundwater to comply with the standards of the Water Framework Directive objectives and measures and all water, habitat and fisheries based legislation including the Urban Wastewater Treatment Directive, the Freshwater Fish Directive, etc.	<ul style="list-style-type: none"> <li>• Improve water quality in rivers, coastal waters and groundwater.</li> <li>• Promote sustainable drainage practices to improve water quality and flow and to enhance opportunities for biodiversity.</li> <li>• Reduce the impacts from point source pollution, diffuse source pollution, abstraction and flow regulation and morphological alterations.</li> <li>• Ensure sustainable levels of abstraction from surface water.</li> <li>• Ensure flow regulation is appropriate.</li> <li>• Promote sustainable use of water and water conservation.</li> </ul>
<b>Objective 5</b> <b>Climatic Factors, Air (AQ)</b> Contribute to mitigation of, and adaptation to, climate change and air quality issues	<ul style="list-style-type: none"> <li>• Reduce levels of air pollution.</li> <li>• Minimise emissions of greenhouse gases.</li> <li>• Reduce waste of energy, and maximise use of renewable energy sources.</li> <li>• Ensure that all new housing is energy efficient.</li> <li>• Ensure flood protection and management.</li> <li>• Restrict development in flood plains.</li> <li>• Reduce vulnerability to the effects of climate change.</li> <li>• Address the potential impacts of climate change on biodiversity and cultural heritage.</li> </ul>

Objective	Detailed Assessment Criteria* – To what extent will the Plan policies and objectives:
<b>Objective 6</b> <b>Cultural Heritage (CH)</b> Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Bray	<ul style="list-style-type: none"> <li>• Encourage appropriate re-use of the traditional or historic building stock.</li> <li>• Improve appearance of areas with particular townscape character.</li> <li>• Improve protection for protected archaeological sites and monuments and their settings.</li> <li>• Improve protection for protected structures and their settings.</li> <li>• Improve protection for areas of archaeological potential and for undiscovered archaeology.</li> </ul>
<b>Objective 7</b> <b>Landscape (L)</b> Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes	<ul style="list-style-type: none"> <li>• Protect and, where appropriate, enhance designated views.</li> <li>• Improve protection for landscapes and seascapes of recognised quality</li> <li>• Ensure that landscape character is considered in the development process.</li> <li>• Maintain clear urban/rural distinctions.</li> <li>• Enhance provision of, and access to, green space in urban areas.</li> </ul>
<b>Objective 8</b> <b>Material Assets (MA)</b> Make best use of existing infrastructure and promote the sustainable development of new infrastructure	<ul style="list-style-type: none"> <li>• Improve availability and accessibility of commercial facilities and public services.</li> <li>• Promote the use of brownfield and infill sites.</li> <li>• Protect prime agricultural land.</li> <li>• Increase local employment opportunities.</li> <li>• Improve efficiencies of transport, energy and communication infrastructure.</li> <li>• Ensure sufficient waste water treatment infrastructure.</li> <li>• Provide drinking water supply and water conservation measures.</li> <li>• Reduce the generation of waste and adopt a sustainable approach to waste management.</li> </ul>

\*Detailed criteria are cited where appropriate and were used to ensure consistent application of the objectives.

Where a negative assessment was recorded, the SEA provided suggested amendments in the form of changes, additions or deletions to text. These wording changes were detailed in Chapter 10 of the Environmental Report and are reproduced here in **Table 2.3** with clarification on whether the recommendation has been taken on board in the final Plan.

The assessment was also carried out having regard to the parallel process of Appropriate Assessment (AA). Where relevant, mitigation from the AA was carried through into the SEA. **Section 2.5** provides further details on how the AA was taken into account in the Plan.

A number of other recommended mitigation measures were also included in Chapter 10 of the Environmental Report. While some of these have been addressed throughout the text in the Written Statement, many relate to the requirement for preparation of EIA and/or AA at the project level or use of specific engineering strategies, e.g. Sustainable Drainage Systems (SuDS), which will be addressed at the development stage of future projects. For completeness these mitigation measures are reproduced in **Table 2.4**.

## 2.5 COMPLIANCE WITH EU HABITATS DIRECTIVE

Another key aspect of the assessment process was the undertaking of an Appropriate Assessment (AA) under the EU Habitats Directive. This parallel process ensured that environmental considerations, specifically focused on Natura 2000 sites, were integrated into the Plan as it was developed.

Under the EU Habitats Directive, any plan or project not directly connected with or necessary to the management of a Natura 2000 site, e.g. Special Area of Conservation (SAC) or Special Protection Area (SPA), but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an appropriate assessment of its implications for the site in view of the site's conservation objectives. Bray Head SAC (site code 000714) is the only Natura 2000 site within the Plan area, though there are a number of Natura 2000 sites in proximity (15 km) to the Bray administrative boundary. Therefore, the AA process was applied to the draft Plan to determine if it would have significant effects on any of these sites.

The purpose of AA is to ensure that the Bray Town Development Plan 2011-2017 does not contain any policies or objectives that could lead to negative impacts on the integrity of a European designated site. The AA process was undertaken in parallel with the Plan making process and the SEA. The results of the AA were published for consultation in May 2010 with the Natura Impact Statement together with the SEA Environmental Report and the draft Plan. Following the initial consultation on the draft Plan, amendments / modifications were proposed by the Town Manager on two subsequent occasions, one in December 2010 (included public consultation) and again in February 2011 (prior to adoption of the Final Plan). Motions were also made by the Elected Members in December 2010. In all cases, these amendments / modifications were screened for AA thereby influencing the final Plan throughout its development and prior to its adoption in March 2011.

The Natura Impact Statement prepared for the draft Plan determined that none of the Natura 2000 sites within 15km of the plan area would be adversely affected by implementation of the Bray Town Development Plan 2011-2017, so long as the required management plan for the Bray Head Special Amenity Area Order (SAAO) includes reference to the Bray Head SAC and recognition that any activity within this land use zone with the potential to impact on the site should be focussed away from the SAC. In particular the maintenance and improvement works, which will be included in the management plan for the SAAO, will need to take account of and avoid any potential impacts on the SAC and proposed Natural Heritage Area (pNHA) designations. This would be in addition to any requirements for assessment of individual projects under the Habitats Directive. Also, due to the proximity of the Seafront land use zone to Bray Head SAC as well as the sensitivity of the SAC, it is critical that any development in this area have regard to this EU designated site. The Guidelines to be developed for the Seafront land use zone will include reference to the Bray Head SAC and will recognise that any activity in this land use zone with the potential to impact on the site should be focussed away from the SAC. This would also be in addition to any requirements for assessment of individual projects under the Habitats Directive.

**Table 2.3 Recommended Wording Changes in Chapter 10 of the Environmental Report**

Recommended Wording Change	Integration into Plan
<u>Economic Development:</u> It was recommended that the text, The Council will have regard to sustainable land use and travel patterns, be replaced with, The Council will <u>promote</u> sustainable land use and travel patterns.	This recommendation was incorporated into the wording of Policy 5.4.1, Economic Development, in the final Plan.
<u>Bray Enterprise Centre:</u> It was recommended that the text, in accordance with the principles of sustainable development, particularly considering availability of public transport and other services and utilities, be added to end of objective.	This recommendation was incorporated into the wording of Policy 5.4.4, Bray Enterprise Centre, in the final Plan.
<u>County Development Strategy:</u> It was recommended that reference be made to sustainable implementation in this objective.	This recommendation was incorporated into the wording of Policy 6.4.1, County Development Strategy, in the final Plan.
<u>The Arts:</u> It was recommended that reference be made to, the sensitivity of particular sites, prior to siting public art.	This recommendation was incorporated into the wording of Policy 6.4.4, The Arts, in the final Plan.
<u>Protection of Natural Habitats:</u> It was recommended that the objective be expanded or another policy added in regards to protecting Natura 2000 sites, particularly the Bray Head SAC.	This recommendation was incorporated into the wording of Policy 8.4.4.1, Protection of Natural Habitats, in the final Plan.
<u>New Objective:</u> It was recommended that a new objective be added to the Plan which highlights the requirement for an 'Appropriate Assessment' under the Habitats Directive to be carried out for any Plan or Project which could result in significant impacts on a Natura 2000 site.	This recommendation was incorporated into the final Plan through the inclusion of Policy 8.4.8, Appropriate Assessment, which states that, <i>It is the policy of the Council that all plans or projects likely to impact on Natura 2000 sites are subject to Appropriate Assessment.</i>
<u>The Dargle River:</u> It was recommended that an environmental management plan be developed for the Dargle River between 'La Vallee' and Bray Harbour as part of the development of a Dargle River Walk.	This recommendation was incorporated into the final Plan through the addition of the following text, <i>Subject to an environmental management plan the Council will control the location, layout and design of proposed developments to ensure the character, amenity and natural environment of the Dargle riverbank is not damaged, to the end of Policy 9.4.1, The Dargle River.</i>
<u>Management of Watercourses:</u> It was recommended that a reference be included in the Plan to the requirement to consult with the Eastern Regional Fisheries Board in advance of all works which may have an affect on surface waters.	This recommendation was incorporated into the final Plan as part of the text associated with Policy 10.4.7, Management of Watercourses, which states that, <i>The ERFB will be notified in advance of all works which may have an impact on surface waters.</i>
<u>New Objective:</u> It was recommended that a new Policy be included regarding implementation of the Eastern River Basin District River Basin Management Plan 2009-2015.	This recommendation was incorporated into the final Plan through the inclusion of Policy 10.4.8, Water Quality, which states that, <i>It is a policy of the Council to maintain, improve and enhance the environmental and ecological quality of surface waters and groundwaters by implementing the Programme of Measures contained in the Eastern River Basin District (ERBD) River Basin Management Plan 2009-2015.</i>

Recommended Wording Change	Integration into Plan
<u>Bray Beach and Seafront:</u> It was recommended that reference be made to sustainable use of Bray beach and the Seafront area in this objective.	While this change was not incorporated into Policy 9.4.2, Bray Beach and Seafront, in the final Plan, a reference to the sustainable use of Bray Beach was included as an objective in the text associated with Policy 11.4.2, Open Space (OS1) and Beach.
<u>OS4 Zoned Solely Open Space:</u> It was recommended that wording be added to the objective regarding prevention of negative impacts on the natural environment of the Swan River Valley.	This recommendation was incorporated into the wording of Policy 9.4.5.1, OS4 Zoned Solely Open Space, in the final Plan.
<u>Floodlighting of Recreational Facilities:</u> It was recommended that reference to biodiversity also be included in the text of the objective.	This recommendation was incorporated into the wording of Policy 9.4.6, Floodlighting of Recreational Facilities, in the final Plan.
<u>Electricity and Gas:</u> It was recommended that reference to renewable energy sources be included in the text of the objective.	This recommendation was incorporated into the wording of Policy 10.4.9.1, Electricity and Gas, in the final Plan.
<u>Telecommunications Infrastructure:</u> It was recommended that reference to assessment of a proposal's impacts on the surrounding environment be added to the objective.	This recommendation was incorporated into the wording of Policy 10.4.9.3, Telecommunications Infrastructure, in the final Plan.
<u>Open Space (OS1 Zone) and Beach:</u> It was recommended that reference be made to sustainable development and improvement of the beach and open space.	This recommendation was incorporated into the final Plan as part of the objectives associated with Policy 11.4.2, Open Space (OS 1 Zone) and Beach, which state that it is the objective of the Council to, <i>promote the sustainable development and improvement of the beach and open space for amenity and recreational use.</i>
<u>Open Space (OS1 Zone) and Beach:</u> It was recommended that reference be made to the Bathing Waters Directive in the objective regarding acquiring a Blue Flag for Bray Beach.	This recommendation was incorporated into the final Plan as part of the objectives associated with Policy 11.4.2, Open Space (OS 1 Zone) and Beach, which state that it is the objective of the Council to, <i>acquire a Blue Flag for the beach, in conjunction with the construction and commissioning of the Bray Shanganagh Sewage Treatment Works. This will require the achievement of stringent water quality standards, in accordance with the provisions of the Bathing Waters Directive, the provision of facilities and the provision of environmental education and information relating to the beach and surrounding area.</i>
<u>Open Space (OS1 Zone) and Beach:</u> It was recommended that the Guidelines to be developed for the Seafront have regard to the proximity of the area to the Bray Head SAC.	This recommendation was incorporated into the final Plan as part of the objectives associated with Policy 11.4.2, Open Space (OS 1 Zone) and Beach, which state that it is the objective of the Council to, <i>improve the appearance, attraction and amenity of the area through Seafront Improvement Schemes incorporating hard and soft landscaping plans and develop guidelines for this area which have regard to the Seafront's close proximity to the Bray Head cSAC.</i>

**Table 2.4 Recommended Mitigation Measures included in the Environmental Report**

<b>Topic: Sustainability</b>	
<u>Chapter 3 Housing, High Residential Densities:</u> Design and layout of developments under this objective should consider potential impacts on habitat networks, rivers and riparian zones and heritage features. Appropriate infrastructure to serve these developments needs to be provided in tandem to avoid negative impacts.	<p>While the recommendations listed to the left have not been specifically referenced in their individual areas of the Plan, they are addressed indirectly throughout a number of the policies and objectives contained in other sections of the Plan. For example, a reference to promoting biodiversity is included in Policy 3.4.4, Quality Residential Environments, while the Utilities, Services and Water Services Strategy in Chapter 10 addresses the need to facilitate the required infrastructure for future development. In addition, the need for energy efficient building stock is discussed extensively in Policy 3.4.5, Sustainability and Energy Efficiency, while the use of SuDS in new development is required under Section 12.21 of the final Plan. As a result all of these mitigation measures are considered to have been addressed in the final Plan.</p>
<u>Chapter 3 Housing, Quality Residential Environments:</u> It is recommended that a reference to energy efficiency be added to this objective.	
<u>Chapter 4 Retail and Town Centre, Large Foodstores:</u> It is recommended that these be sited only in areas with adequate public transport, cycling and pedestrian links.	
<u>Chapter 4 Retail and Town Centre, Discount Foodstores:</u> It is recommended that these be sited only in areas with adequate public transport, cycling and pedestrian links.	
<u>Chapter 4 Retail and Town Centre, Derelict Sites:</u> It is recommended that biodiversity and cultural heritage impacts be considered prior to redevelopment of derelict land and buildings.	
<u>Chapter 6 Community, Community Development:</u> It is recommended that these be sited only in areas with adequate public transport, cycling and pedestrian links. Use of SuDS would be essential in these types of projects.	
<u>Chapter 7 Transport, Car Parking Control:</u> Use of SuDS would be essential in these types of projects.	
<u>Chapter 10 Utilities, Services and Water Services, Broadband Rollout:</u> To limit disturbance during provision of broadband infrastructure it is recommended that these be carried out in parallel with other works, such as road development.	
<u>Chapter 13 Land Use Zoning Objectives, CE:</u> For significant developments of this type the use of SuDS would be essential.	
<u>Chapter 13 Land Use Zoning Objectives, NS1:</u> For significant developments of this type the use of SuDS would be essential.	
<u>Chapter 13 Land Use Zoning Objectives, RE1:</u> The proximity of new housing to sensitive waterways, landscapes or cultural heritage features should be considered prior to development in order to avoid potential negative impacts on biodiversity, flora and fauna, water, cultural heritage and landscapes. Also, for significant developments of this type the use of SuDS would be essential.	
<u>Chapter 13 Land Use Zoning Objectives, OS2:</u> It is recommended that the planned Guidelines for the seafront area be extended to include the OS2 zone and include reference to biodiversity, water, cultural heritage and landscape.	
<u>Chapter 15 Bray Harbour and North Beach Action Plan:</u> Due to the proximity of this area to the coast the use of SuDS would be essential to reduce potential impacts on drainage and water quality, particularly considering the aim to achieve Blue Flag status for Bray Beach. Also, in order to avoid direct negative impacts to climate, adequate access by public transport needs to be provided.	



### Environmental Impact Assessment / Appropriate Assessment

Chapter 7 Transport, North Bray and Environs Land Use and Transportation Study (LUTS): Implementation should consider the legal requirement for EIA study and AA for all projects.

Chapter 7 Transport, Integrated Land Use and Transportation Policies: Implementation should consider the legal requirement for EIS study and AA for all projects.

Chapter 7 Transport, Public Transport: Implementation should consider the legal requirement for EIA study and AA for all projects.

Chapter 7 Transport, Road Development: Implementation should consider the legal requirement for EIA study and AA for all projects.

Chapter 7 Transport, Luas/Metro: Implementation should consider the legal requirement for EIA study and AA for all projects.

### Topic: Protection of Natura 2000 sites

Chapter 8 Natural, Architectural & Archaeological Heritage, Bray Head: It is recommended that within the required management plan for the SAAO, a policy or objective is included which acknowledges that any activity in this land use zone with the potential to impact on the Bray Head SAC and pNHA should be minimised.

Chapter 11 Bray Seafront Area, The SF Seafront Zone: The Guidelines to be developed for the area will include reference to the Bray Head SAC and should recognise that any activity in this land use zone with the potential to impact on the site should be focused away from the SAC. This would be in addition to any requirements for assessment under the Habitats Directive.

Chapter 11 Bray Seafront Area, Open Space (OS1 Zone) and Beach: The Guidelines to be developed for the area will include reference to the Bray Head SAC and should recognise that any activity in this land use zone with the potential to impact on the site should be focused away from the SAC. This would be in addition to any requirements for assessment under the Habitats Directive.

Chapter 13 Land Use Zoning Objectives, SF: The Guidelines to be developed for the area will include reference to the Bray Head SAC and should recognise that any activity in this land use zone with the potential to impact on the site should be focused away from the SAC. This would be in addition to any requirements for assessment under the Habitats Directive.

Chapter 13 Land Use Zoning Objectives, OS3: It is recommended that the required management plan for the SAAO include reference to the Bray Head SAC and recognition that any activity in this land use zone with the potential to impact on the site should be focused away from the SAC. This would be in addition to any requirements for assessment under the Habitats Directive.

These mitigation measures will be implemented when the Guidelines and Bray Head SAAO Management Plan are developed. A number of these are required to be implemented as per the findings of the Appropriate Assessment.

### 3 SUBMISSIONS AND OBSERVATIONS

This chapter outlines how submissions and observations on the Environmental Report, Natura Impact Statement and draft Plan have been taken into account in the evolution of the Bray Town Development Plan.

#### 3.1 SEA SCOPING STAGE (DECEMBER 2009)

A Scoping Report was compiled in December 2009 outlining the scope and level of detail proposed for the SEA Environmental Report. This document was sent to the three statutory consultees for SEA in Ireland under S.I. 436 of 2006, namely the Environmental Protection Agency (EPA), the Department of the Environment, Heritage and Local Government (DEHLG) and the Department of Communications, Energy and Natural Resources (DCENR – formerly DCMNR). Written submissions were received from the EPA, DEHLG and the Eastern Regional Fisheries Board, now Inland Fisheries Ireland, (through DCENR).

These submissions related to the following:

- Additional Plans and Programmes to be considered;
- Water quality and fisheries potential, in particular in the Dargle River;
- Consideration of habitats and species outside of designated sites;
- Biodiversity and the need for Appropriate Assessment;
- Additional sources of baseline data;
- Guidance Documents to be used; and
- Water abstraction and wastewater discharge;
- Cumulative impacts.
- Water infrastructure and flood risk;

These submissions informed the environmental issues which were included in the subsequent Environmental Report as well as the level of detail to which they were addressed. The Scoping Document (including copies of the submissions made) is available for review on request from Bray Town Council.

#### 3.2 DRAFT PLAN AND SEA ENVIRONMENTAL REPORT CONSULTATION (MAY 2010)

The findings of the SEA were compiled into an Environmental Report which was put on public display alongside the draft Plan and associated Natura Impact Statement. The Environmental Report included a review of each policy and objective contained within the draft Plan. It also outlined the alternatives considered and provided an assessment of the reasonable alternatives. Mitigation measures in the form of suggested changes to the draft Plan text, e.g. amendments, deletions, rewordings, were also included.

Submissions and observations made in relation to the draft Plan, SEA Environmental Report and Natura Impact Statement broadly covered the following key topics:

- Issues related to fisheries, riparian works and flood risk;
- Provision of required infrastructure, including electricity network, roads and water supply;
- Provision of schools and site suitability for these;
- Issues related to transport and road planning and implications from delay of Luas Line B2;
- Comments on proposed changes to the administrative boundary;
- Proposed amendments to zonings or clarifications of zonings on specific parcels of land;
- Comments on Bray Harbour and North Beach Action Plan, including related traffic issues;
- Requests to enhance the seafront and provide a cohesive design plan;
- Incorporation of Bray Head SAAO Management Plan into the Development Plan;
- Comments on Apartment Design Standards;
- Request for provision of a Bray Museum;
- Comments on maintaining the right-of-way on Temple Sports Field;
- Proposals to ban Head Shops and Cash for Gold Shops;
- Comments on proposed delisting of Colaiste Rathin; and
- Comments on extent of integration of the SEA, AA and Plan-making processes.

As can be seen by the topics covered most of the submissions received were related to specific aspects included in the Plan itself rather than on the content of the SEA Environmental Report and Natura Impact Statement documents. All submissions on the draft Plan were reviewed by the SEA and AA Team and, where considered relevant, proposed amendments to the Plan were recommended in the form of rewording of policies and objectives. Several amendments were also made to the content of the Environmental Report and these were included as part of the Screening Statement prepared and put out for public consultation in December 2010.

All of the issues contained within the submissions received were summarised in the Manager's Report prepared in September 2010 and any proposed amendments made to the Plan in response to these submissions were also detailed therein. All proposed amendments to the draft Plan resulting from the submissions received were screened as part of the SEA and AA processes in order to determine if significant impacts would arise as a result of their inclusion.

Based on the screening exercise for SEA and AA, the Planning Authority determined, in accordance with the requirement of Section 12 (7)(aa) of the Planning and Development Act 2000 (as amended), that the likely significant effects on the environment of implementing the proposed amendments, or material alterations, to the draft Plan were not such that they required either further Strategic Environmental Assessment or Appropriate Assessment, as per the requirements of the relevant Directives.

The September 2010 Manager's Report, which contains a summary of the key issues in the submissions received and the proposed amendments to the Plan, if any, arising as a result of these submission, and is available for review on request from Bray Town Council.

### **3.3 AMENDMENTS TO THE DRAFT PLAN AND SEA / AA SCREENING (DECEMBER 2010)**

Amendments made to the draft Plan at each stage of the process following the May period of public display were screened for the need for full SEA or AA and this information was presented, along with amendments to the Elected Members for their consideration before a further period of public display. Councillor motions were also screened.

Submissions and observations made in relation to the material amendments, SEA / AA Screening Report of December 2010 primarily were received from private landowners or their representatives and related to issues of zoning, plot ratios and permitted land uses. In addition, comments were received from several government bodies either noting that their previous comments had been incorporated into the Plan or querying why specific changes had not yet been made. A submission was also received from the DEHLG noting that improvements to the Core Strategy contained within the draft Plan, in particular inclusion of required mapping, were needed to meet legislative requirements. Comments were also received from the NTA regarding the Core Strategy as well as provision of additional policies aimed at reducing use of private vehicles and increasing use of public transport, cycling and walking.

Each of the 12 submissions received was summarised within the Manager's Report published in February 2011 and any proposed amendments made to the Plan in response to these submissions were detailed. All of the proposed amendments were screened from both an SEA and AA perspective prior to their consideration by the Elected Members. Based on the screening exercise for SEA and AA, the Planning Authority determined, in accordance with the requirement of Section 12 (7)(aa) of the Planning and Development Act 2000 (as amended), that the likely significant effects on the environment of implementing the proposed amendments, or material alterations, to the draft Plan were not such that they required either further Strategic Environmental Assessment or Appropriate Assessment, as per the requirements of the relevant Directives.

The February 2011 Manager's Report, which contains a summary of the submissions received and the proposed modifications to the Plan, if any, arising as a result of each submission, and is available for review on request from Bray Town Council.

## 4 REASONS FOR CHOOSING THE PREFERRED ALTERNATIVE

In line with the requirements of the SEA Directive and the corresponding implementing Irish legislation (S.I. 436 of 2004), consideration was given to reasonable alternatives for delivery of the Bray Town Development Plan 2011-2017. It is noted that as a statutorily required Plan under the Planning and Development legislation, the “zero” option of no new Plan was not explored as this was not considered reasonable. The SEA Environmental Report explored two alternatives as follows:

- Alternative 1: High density/mixed use development in Town Centre and in proximity to public transport nodes.
- Alternative 2: Low density residential development in all available areas.

As described previously in Section 2.3, Alternative 1 was chosen as the Preferred Alternative based on evaluation in the context of the Objectives, Targets and Indicators contained in the Environmental Report. Alternative 1 provides for intensification of uses within the existing Town Centre, on existing zoned lands and on redevelopment sites within proximity to public transport nodes. This scenario allows for the intensification of the Town Centre, through increased densities and the consolidation and expansion of existing services. This scenario would meet a large number of the objectives of the Plan, as it would allow the rejuvenation of existing derelict sites, which would improve the town's architectural character and townscape and consequently improve its tourist function. It would also be likely to have a positive impact on existing residents and traders in the town.

Environmental considerations relating to the Preferred Alternative can be summarised as follows:

- The intensification of the Town Centre would have a neutral effect on biodiversity as it would reduce impacts on undeveloped and rural areas and wildlife corridors outside the town, as well as any protected SPAs, SACs and NHAs.
- It would promote greater use of public transport due to the intensification of the Town Centre and promotion of development on lands, which have been zoned in a planned manner. This option promotes growth and development to allow for greater open space, amenities and community facilities, which in turn would improve the quality of life for the individual.
- Development will take place in areas where wastewater and water supply capacity have been assessed with the aim of reducing pressure on surface water and groundwater. In addition, this option will aim for the preservation and enhancement of water quality in line with the objectives of the Water Framework Directive.
- This alternative would involve uptake of land, the majority of which is made ground; therefore impacts to soils would be minimal.
- Development will be concentrated in areas well served by existing and planned infrastructure making it convenient for the population to utilise public transport and thereby reduce CO<sub>2</sub> emissions and negative impacts to air quality and climate.
- This alternative focuses development in existing areas and also promotes redevelopment of existing sites. This option would help to rejuvenate existing derelict sites, which would improve the town's architectural character and townscape and consequently its tourist function. This alternative promotes development where there is already provision of services, including wastewater and water supply, and where transport systems can be planned to accommodate development.

- This alternative will concentrate development in areas already developed or zoned for development. There are policies and objectives within the Plan to ensure that cultural heritage is protected and enhanced. These will prevent development impacting on cultural heritage.
- This alternative would lead to the development of a more compact urban structure and reduce the need for the development of previously undeveloped areas outside the town administrative area. This alternative will concentrate development in the town and on lands zoned for development and will see redevelopment of brownfield or derelict sites, which should reduce the visual impact on the landscape of the area.
- With the provision of sustainable public transport, it is likely that there will be an increase in use in public transport and reduction in the distances of commuting for the increasing population, as development is concentrated in the town and on lands planned and zoned for development.

## 5 MONITORING

Article 10 of the SEA Directive (2001/42/EEC) requires Member States to monitor the significant environmental effects of the implementation of plans *“in order, inter alia, to identify at an early stage unforeseen adverse effects to be able to undertake appropriate remedial action”*. The primary purpose of monitoring is to cross-check significant environmental effects which arise during the implementation stage against those predicted during the plan preparation stage.

The Directive leaves considerable flexibility to Member States in deciding how monitoring shall be arranged, however it is generally agreed that a mixture of “quantitative and qualitative indicators are required. The Directive recognises that the monitoring does not necessarily require new research activity and that existing sources of information can be used. In addition monitoring can be used to identify any information gaps and/deficiencies that were identified as part of the SEA process. Furthermore, Government Guidelines state that monitoring should concentrate on the likely significant effects identified in the Environmental Report (DEHLG, 2004).

Monitoring will be based around the SEA Environmental Objectives, Indicators and Targets. The Objectives, Indicators and Targets for the various environmental topics are set out below in **Table 5.1**. The Indicators chosen are at a level, which is relevant to the Plan and are collated and reported on by a variety of government agencies including EPA, NPWS and Archaeological Survey.

Monitoring proposals must concentrate on likely significant environmental effects, which have been identified in the Environmental Report and the measures identified as necessary to prevent, reduce, or offset any significant adverse effects. The indicators/monitoring will act as an early warning sign so that appropriate remedial action is undertaken.

### Responsibilities and Frequency of Reporting

The statutory Manager’s Report on progress in achieving objectives of the Development Plan, takes place two years after the adoption of the Bray Town Development Plan 2011-2017 and *“shall include information in relation to the progress on, and the results of monitoring the significant environmental effects of implementation of the plan”*. If an objective or policy is having a significant adverse effect, a variation may be considered during the lifetime of the plan. It is largely the responsibility of Bray Town Council to undertake the monitoring and to interpret the monitoring data relevant to Bray Town.

**Table 5.1 Monitoring and Reporting Programme as outlined in the SEA**

Objectives	Targets	Indicators	Source
<b>Objective 1 Biodiversity, Flora and Fauna</b> Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species.	<ul style="list-style-type: none"> <li>No significant negative impacts on designated habitat in Bray Head SAC.</li> <li>Minimise loss of locally rare species/habitats.</li> <li>No net loss of green linkages / ecological networks especially coastal habitats, rivers, hedgerows, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Change in conservation status of habitats in Bray Head SAC.</li> <li>Number of sites containing locally rare species/habitats.</li> <li>Number of planning permissions with biodiversity conditions.</li> </ul>	NPWS  NPWS / Bray Town Council  Bray Town Council
<b>Objective 2 Population and Human Health</b> Provide high-quality residential, working and recreational environments and sustainable transport.	<ul style="list-style-type: none"> <li>Appropriate mix of tenure types (including social housing) in all new developments.</li> <li>Provide 20 childcare places per 75 units.</li> <li>All significant planning applications for new residential developments to be accompanied by a design statement.</li> <li>All new homes to be built within: 300m of a public open space; and 1km of local neighbourhood services.</li> </ul>	<ul style="list-style-type: none"> <li>% of homes in private occupancy relative to all tenures in new developments.</li> <li>Ratio of houses in Town to total childcare places provided.</li> <li>% of significant planning applications granted for new residential developments that are accompanied by a design statement.</li> <li>Number of new homes built within: 300m of a public open space; and 1km of local neighbourhood services.</li> </ul>	Bray Town Council
<b>Objective 3 Soil</b> Protect the function and quality of the soil resource.	<ul style="list-style-type: none"> <li>Limit net loss of groundwater recharge capability through loss of permeable soil resource.</li> </ul>	<ul style="list-style-type: none"> <li>Change in groundwater recharge capability through development in the Town.</li> </ul>	Bray Town Council
<b>Objective 4 Water</b> Protect and where necessary improve water quality and the management of watercourses and groundwater to comply with the standards of the Water Framework Directive objectives and measures and all water, habitat and fisheries based legislation.	<ul style="list-style-type: none"> <li>Implementation of the Programme of Measures identified under the ERBD River Basin Management Plan.</li> <li>Ensure wastewater collection system capacity is provided either prior to construction of new development or is developed in parallel.</li> </ul>	<ul style="list-style-type: none"> <li>% increase in waters achieving 'good status' as defined in the WFD.</li> <li>Wastewater collection system capacity compared with wastewater collection demand from development in the Town.</li> </ul>	EPA  Bray Town Council



Objectives	Targets	Indicators	Source
<b>Objective 5 Air Quality and Climate</b> Contribute to mitigation of, and adaptation to, climate change and air quality issues.	<ul style="list-style-type: none"> <li>All new development applications &gt;0.25 ha to be accompanied by a flood impact assessment.</li> <li>Increase access by households to public transport, including bus and rail services.</li> </ul>	<ul style="list-style-type: none"> <li>% of planning applications for development &gt;0.25 ha granted for new developments that are accompanied by a Flood Impact Assessment.</li> <li>Change in % of households granted planning permission within 500m of a bus service or 1km of a rail station.</li> </ul>	Bray Town Council
<b>Objective 6 Cultural Heritage</b> Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological heritage in Bray.	<ul style="list-style-type: none"> <li>No impact on the fabric or setting of monuments on the Record of Monuments and Places (RMP) by development granted planning permission.</li> <li>No impacts on the architectural heritage value or setting of protected structures by development granted planning permission.</li> <li>No protected structures to be demolished because of long term neglect and dereliction.</li> </ul>	<ul style="list-style-type: none"> <li>Number of monuments on the Record of Monuments and Places (RMP), impacted by development granted planning permission.</li> <li>Number of protected structures impacted by development granted planning permission.</li> <li>Number of protected structures that have been demolished because of long term neglect and dereliction.</li> </ul>	The Archaeological Survey monitoring programme, Ireland  Buildings at Risk Register, Heritage Council Ireland.  Bray Town Council
<b>Objective 7 Landscape</b> Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes.	<ul style="list-style-type: none"> <li>No planning permission granted to developments within the SAAO area that materially contravene the policies or objectives of the SAAO, within the lifetime of the plan.</li> <li>No negative alteration to protected views.</li> </ul>	<ul style="list-style-type: none"> <li>Number of planning permissions granted which materially contravene the SAAO.</li> <li>Number of protected views lost through development.</li> </ul>	Bray Town Council
<b>Objective 8 Material Assets</b> Make best use of existing infrastructure and promote the sustainable development of new infrastructure.	<ul style="list-style-type: none"> <li>Maximise development potential within urban envelope in order to reduce pressure on outlying rural areas.</li> <li>Bray Beach to comply with Bathing Water standards within the lifetime of the plan.</li> <li>Minimise the % of unaccounted for water.</li> <li>Maximise length of cycle lanes, length of Quality Bus Corridors and number of bus services within the Town.</li> </ul>	<ul style="list-style-type: none"> <li>Change in population within urban area.</li> <li>Compliance status of Bray Beach with bathing water standards.</li> <li>% unaccounted for water.</li> <li>Change in length of cycle lanes, length of Quality Bus Corridors and number of bus services within the Town.</li> </ul>	Corine Land Cover Project  EPA  Bray Town Council

