

SEA Environmental Report: Addendum II

Environmental Consequences of Modifications proposed by the Elected Members and Recommendations in the Manager's Report accepted as proposed Modifications by the Elected Members

For: Wicklow County Council

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1 Introduction

1.1 Terms of Reference

This is the second addendum of the Draft Bray Environs Local Area Plan 2009-2015 Strategic Environmental Assessment (SEA) Environmental Report. This document identifies the Environmental Consequences of relevant proposed amendments to the Draft Plan.

Content of the Draft Plan which does not comprise policies or objectives is not within the scope of the SEA and therefore was not evaluated in the initial Environmental Report. Consequently proposed amendments to such content are not considered by this Addendum.

It should be noted that changes are not made to the original Environmental Report; this Addendum forms part of the documentation of the ongoing SEA/Plan-making process. It supplements and should be read in conjunction with the Environmental Report and Addendum I¹.

The findings of this report will be used to update the Environmental Report on adoption of the Draft Plan. The Environmental Report will be also be updated to reflect all changes to maps in the Draft Plan when adopted. The updated Environmental Report will be made available to the public alongside the Development Plan when adopted.

1.2 Process for making a Local Area Plan for Bray Environs

The proposed material amendments to the Draft Plan constitute a further stage in the process of making a new Local Area Plan for the Bray Environs area.

The Draft Plan and accompanying Environmental Report were put on public display. The Manager prepared a report on the submissions/observations received during this period and submitted it to the Elected Members for their consideration.

Having considered the Draft Plan, the Environmental Report and the Manager's Report, the Members of Wicklow County Council, by resolution, resolved to modify the Draft Local Area Plan in accordance with the provisions set out in Section 20(3) of the Planning and Development Acts 2000-2006.

As the modifications proposed are considered to be a material alteration of the Draft Plan, they are required to be placed on public display for a period of not less than four weeks in accordance with Section 20(3) of the Planning and Development Acts 2000-2006. Written submissions or observations with respect to the proposed amendments which are received will be taken into consideration by the Members (Councillors) of Wicklow County Council before the making of the amendments to the Draft Plan.

¹ Addendum I responds to relevant submissions made during the 1st period of public display on the SEA Environmental Report of the Draft Bray Environs Local Area Plan 2009-2015 and identifies the Environmental Consequences of Manager's Recommendations contained in the Manager's Report on submissions made during the 1st period of public display.

Note regarding text in the following sections

Proposed new text is **bold** and where existing text is to be deleted or amended it is indicated in ~~striethrough~~ or it is indicated in 'to' and 'from' format, as appropriate.

Responses with regard to the Environmental Consequences: of the changes are identified beneath each of the changes.

2 Modifications proposed by Elected Members

2.1 Kilruddery Density

Replace the following at part A, section 10 page 21 of the Draft LAP

Replace the following @ part B, section 4 Residential Development, page 9 of the Draft LAP.

Approximately 7.5 hectares of land within the existing Kilruddery Estate is zoned for low density residential development. This zone permits a density of between 7.5 and ~~10~~ **16** units per hectare, with an average household size of 2.56. On this basis a population of between 146 and 195 is proposed.

Table 7+2		Residential Land Use Scenario for Kilruddery			
		Density			
	Ha	U/ha	HH Size	Res. Units	Pop Future
Low Density Res ('R3' Zone)	7.56	7.5 – 10 16	2.56	57 – 76 120	146 – 195 307
Total	7.56	-	-	57 – 76 120	146 – 195 307

Environmental Consequences:

This change would not change the assessment provided in the Environmental Report.

2.2 Kilruddery Action Area Plan

This section to replace the last para of Part B section 14. at page 25 of the Draft LAP.

~~The Kilruddery masterplan shall set out the overall development concept for the Demesne including phasing. It shall indicate the proposed mixed use development proposals to ensure the viability of the resource and have regard to the components of the LAP of relevance to the Demesne.~~

Lands zoned within the Kilruddery Demesne shall be developed in a comprehensive manner that allows for the sustainable, phased and managed development of the demesne during the plan period. In this regard, before any application for permission is considered, the developer/landowner shall agree an action area plan for the entire demesne which shall comply with the following requirements:

- **It shall indicate the proposed mixed use development proposals to ensure the viability of the resource and have regard to the components of the LAP of relevance to the demesne**
- **Separate applications for the development of the demesne will not be considered until an overall action plan has been agreed in writing with the Planning Authority**
- **Phasing shall include details of the schedule and extent of all works to be undertaken at all stages. Where the initial or an early phase of the development includes residential lands the quantum of residential development to be agreed shall only be such as to ensure the viability of the remaining phases. The underlying basis of the phasing shall be to ensure the delivery of the development of the tourism potential of Kilruddery.**
- **The elevation of the residential development shall be confined to a contour of no higher than 65 metres. A 10 metre mixed deciduous and evergreen tree**

planted buffer zone shall be provided between the Kilruddery Centre T zone and Swanbrook housing development

- **The Action Area shall on the zoning map include the provision of a walking route as shown and the provision of a walkway through the estate to the Little Sugar Loaf mountain and west to the Demesne boundaries**
- **The Action Area Plan shall include tree surveys of the development lands, and shall specify measures for tree protection and proposals to carry out extensive tree planting to enhance the sylvan character of the development area.**

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to protecting the landscape, maintaining ecological connectivity, reducing car dependency, reducing fuel use and minimising increases in transport related greenhouse gas emissions.

2.3 Public Service Infrastructure Part B Section 9

Amend the Draft LAP, Part B at section 9 page 15 under the heading 'Waste & Surface Water' as follows:

- ~~Ensure that applications for a development are supported by a flood risk assessment where possible flood risk is identified.~~
- **It is the policy of the Council that a Flood Risk Assessment shall form part of the overall master plans for both Fassaroe & Kilruddery, to ensure that the development does not increase the flood risk in the relevant catchment. Any works required as a result of such assessment shall be carried out before any other development commences. For small developments less than 0.25 hectares, a certificate from an appropriately qualified specialist stating that the development will not contribute to flooding within the relevant catchment must accompany applications for planning permission. A Flood Impact Assessment shall identify potential loss of floodplain storage and how it would be offset in order to minimise impact on the river flood regime. It shall also take account of the possible effect on the natural resources of the river.**

For developments adjacent to watercourses of a significant conveyance capacity any structures must be set back from the edge of the watercourse to allow access for channel cleaning/maintenance.

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to protecting human health, material assets, ecological connectivity and water resources, and reducing flood risk.

2.4 Dargle Road

Change the land zoned RE at Ponylands and shown on Map No.5 of the Draft LAP from RE Existing Residential to R2 New Residential, medium to low density.

Environmental Consequences:

This change would not be likely to change the assessment provided in the Environmental Report.

Include a new bullet point at part B section 4 Residential Development, page 10 of the Draft LAP after bullet point no. 4 of 'policies and objectives' to read:

- **Any development of the Dargle Road R2 zoned land shall include the construction of noise attenuation structures between the R2 lands and the N11. The visual impact of these structures shall be minimised by greening/tree planting measures.**

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to avoiding excessive noise levels and protecting human health and the immediate local landscape.

2.5 Enterprise Centre

The following policy shall be included at part B of the Draft LAP section 5 'Employment and Enterprise', Policies and Objectives:

- **Land to provide a 2,750 square metre Enterprise Centre shall be provided as part of the development of the Fassaroe development area. The location and detail of the centre shall be determined at master plan stage.**

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to minimising increases in travel related greenhouse emissions to air and reducing the overall proportion of car dependency within the County and wider region.

This change would be also likely to have the potential to cause adverse effects however such effects would be mitigated through compliance with measures integrated into the Plan, including those recommended by the SEA Environmental Report.

2.6 Phasing

Phasing Changes to Facilitate Ponylands and Enterprise Centre Changes
Amend part B section 14, phasing and implementation page 24 of the Draft LAP.

- The implementation of the plan shall be on a phased basis in the form of master planning best practice at Development Management stage for both Fassaroe and Kilruddery **but excluding any development at Dargle Road zoned R2 adjoining the Dargle Road.** The purpose of the masterplan approach is to comprehensively address the complexity of plan elements, their

interaction relationships and interdependency in a coherent overarching manner. **The enterprise centre shall be delivered in the first phase of the development of E2 lands.**

Environmental Consequences:

This change would not be likely to change the assessment provided in the Environmental Report.

2.7 Social & Community Infrastructure

The following policy shall be included at part B of the Draft LAP, section 7 'Social & Community Infrastructure', Policies & Objectives, as bullet point no. 1:

- **The Social & Community Infrastructure policies of the Draft LAP shall be reviewed by the Forward Planning Section of the Council in conjunction with the Integrated Planning Sub group of Wicklow County Development Board. Where any recommendations subsequently made are deemed to be material the LAP shall be amended in accordance with the provisions of the Planning and Development Acts 2000 – 2006.**

Environmental Consequences:

The environmental consequences of this change are uncertain as the amendments provided for cannot be identified at this time, however, the environmental consequences of any material amendments shall be examined as part of the amendment process.

2.8 Green Belt

All land currently unzoned in Map 5 'Kilruddery Indicative Land Use Zoning' shall be zoned as Green Belt (GB).

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to minimising greenfield development, protecting biodiversity, flora and fauna and the landscape and reducing flood risk.

2.9 Submission 48

Rezoned lands in submission to R2, from GB.

Environmental Consequences:

This change would be likely to have the potential to cause adverse effects upon non-designated biodiversity and flora and fauna however such effects would be mitigated through compliance with measures integrated into the Plan, including those recommended by the SEA Environmental Report.

3 Recommendations in the Manager's Report accepted as proposed Modifications by the Elected Members

3.1 Topic 1: Proposed Zoning at Fassaroe

- **Item 5 (Traffic Impact on N11/M11 and Respective Interchanges): Manager's Recommendation:**

Part B, Page 13 (Section 8, Traffic & Transportation) should include the following policy objective:

Development proposals will be delivered in such a manner that sustainable transport principles can be supported. This will require consideration of public transport requirements, local road, pedestrian and cycle connections, and the need to protect the carrying capacity of the N11/M11 as a strategic road through the area.'

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to reducing car dependency, reducing fuel use and minimising increases in transport related greenhouse gas emissions.

- **Item 9 (Landfill Sites): Manager's Recommendation:**

Part B, Page 15, Waste and Surface Water, of the Draft Plan should be modified to include the following specific objective:

'Planning applications for development on or adjoining disused landfill sites must be accompanied by a comprehensive report outlining the content of the sites and any mitigation measures where appropriate to be implemented to ensure the protection of human and environmental health during the construction and operation of the proposed development.'

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to the protection of human health and water resources.

- **Item 12 (Provision of the Luas): Manager's Recommendation**

The Implementation Strategy should include a specific reference to the Luas:

'The development of the Fassaroe area shall be in accordance with an overall masterplan for the area and address the development of the sectors as indicated. The plan shall detail the development of an agreed first phase and shall include major infrastructural detail for the remaining phases/sectors. This shall ensure the development of economic, social, natural and built environmental sustainable development patterns. The provision of the Luas including

its construction schedule shall be included in the Masterplan, including agreed phasing.'(Part B; Page 24).

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to reducing flood risk and protecting human health and material assets.

- **Item 14 (Flood Risk Management (Fassaroe)): Manager's Recommendation:**

A new policy objective should be included in Section 9.0, Public Infrastructure, regarding consideration of the Draft Guidelines on Flood Risk Assessment as follows:

'All applications for development should have regard for the draft guidelines for managing flood risk as published by the Department of Environment, Heritage and Local Government ('The Planning System and Flood Risk Management') and the adopted guidelines as and when appropriate.'

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to reducing flood risk and protecting human health and material assets.

- **Item 17 (Energy Efficiency & Waste Management): Manager's Recommendation:**

It is recommended that the following objectives are added to the Local Area Plan:

In order to adhere to the energy conservation policies outlined in the Bray Town Development Plan, and improve the energy performance of new developments within the Plan area, the Council will:

- **Encourage responsible environmental management in construction.**
- **Promote sustainable approaches to housing developments through spatial planning, layout, design and detailed specification.**
- **Ensure high standards of energy efficiency in all housing developments under its remit, and encourage developers, owners, and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy.**
- **For all developments, apply an improvement of either of 40% or 60% (depending on certain criteria) relative to prevailing norms as represented by the Building Regulations Part L.**
- **Energy efficient BER is now in place.**

It is proposed that the 'E2' and 'E3' zones will provide for the undertaking of the recycling of green waste and timber products as follows:

'... recycling centre (including for green waste and timber recycling),...'

Environmental Consequences:

These changes would be likely to have positive environmental effects with regard to reducing fuel use and minimising greenhouse gas emissions.

3.2 Topic 2: Proposed Zoning at Kilruddery Demesne

- **Item 1 (Proposed Residential Development): Manager's Recommendation:**

It is recommended that the Draft Plan be changed to include:

'The Killruddery Masterplan shall set out the overall development concept for the Demesne including phasing. It shall indicate the proposed mixed use development proposals to ensure the viability of the resource and have regard to the components of the LAP of relevance to the Demesne. **No residential development shall be permitted above the 65 metre contour and a visual impact statement of the proposed residential development, as viewed from the Southern Cross Route and the R761 to the east, shall form part of any planning application.**

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to protecting the sensitive landscape found at Kilruddery.

- **Item 2 (Proposed Hotel Zone): Manager's Recommendation:**

It is recommended that the Killruddery hotel ('H') zoning objective be excluded and the site be zoned to tourism use ('T') (Part B, Section 13).

Environmental Consequences:

This change would not be likely to have environmental effects.

- **Item 3 (Proposed Tourism Development): Manager's Recommendation:**

It is proposed to change Map 5 to provide for a ~~30~~**10m** buffer zone between the tourism zone and the existing residential developments to the north-west.

It is proposed to change the following objective from:

'Such Tourist Uses include: ~~All~~ tourist related activities including restaurant/tea rooms, craft factory outlet shops in accordance with the County Development Plan and this LAP.'

To:

'Such Tourist Uses include: Tourist related activities, **as appropriate within the context of the surrounding Demesne environment**, including restaurant/tea rooms, craft factory outlet shops, **heritage centre, farm shop/farmers market, walled garden restoration, equestrian centre**, in accordance with the County Development Plan and this LAP.'

Environmental Consequences:

These changes would be likely to have positive environmental effects with regard to the maintenance of ecological connectivity.

- **Item 4 (Traffic impact of proposed development on Southern Cross Road): Manager's Recommendation:**

Part B, Page 13 (Section 8, Traffic & Transportation) should include the following policy objective:

'Wicklow County Council will progress the implementation of the Bray Public Transport Study recommendations in consultation with the QBN Project Office.'

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to reducing car dependency, reducing fuel use and minimising increases in transport related greenhouse gas emissions.

- **Item 5 (Walking Routes): Manager's Recommendation:**

The Draft Plan should be amended at Part B, Page 18 (Section 11, Landscape & Natural and Visual Amenity), to include the following objective:

'Wicklow County Council will work with the landowners and other interested groups to establish a clearly identifiable internal walk within the estate that could be connected to external walks with an intention of connecting to the Wicklow Way, to coastal walks and public transport.'

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to increasing connectivity, reducing car dependency, reducing fuel use and minimising increases in transport related greenhouse gas emissions.

- **Item 9 (Proposed Open Space): Manager's Recommendation:**

Current open space land use criteria should apply to Fassaroe. The following open space land use criteria should apply to Killruddery.

Open Space (OS) Killruddery

Objective: To preserve, provide and improve recreational amenity and open space.

Vision: This zoning objective seeks to provide a recreational and amenity resource for the residents of the adjoining low density residential zone ('R3').

Such Open Space Uses include: recreational uses, open space, active and passive recreation use in accordance with the provisions of the County Development Plan and this LAP.

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to the protection of non-designated ecology and the maintenance of ecological connectivity.

- **Item 10 (Flood Risk Management (Killruddery)): Manager's Recommendation:**

A new policy objective should be included in Section 9.0, Public Infrastructure, regarding consideration of the Draft Guidelines on Flood Risk Assessment as follows:

'All applications for development should have regard for the draft guidelines for managing flood risk as published by the Department of Environment, Heritage and Local Government ('The Planning System and Flood Risk Management') and the adopted guidelines as and when appropriate.'

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to reducing flood risk and protecting human health and material assets.

- **Item 13 (Land Use Alternative 4): Manager's Recommendation:**

The references to 'R4' on pages 20 and 21 of Part A of the Draft Plan will be amended to 'R3'.

Environmental Consequences:

This change would not be likely to have environmental effects.

3.3 Topic 3: Provision of future transport infrastructure

- **Manager's Recommendation:**

Part B, Page 13 (Section 8, Traffic & Transportation) should include the following policy objective:

'Wicklow County Council will progress the implementation of the Bray Public Transport Study recommendations in consultation with the QBN Project Office.'

'Development proposals will be delivered in such manner that sustainable transport principles can be supported. This will require consideration of public transport requirements, local road, pedestrian and cycle connections, and the need to protect the carrying capacity of the M11 as a strategic road through the area.'

'The provision of the Luas including its construction schedule shall be included in the Masterplan, including agreed phasing.'

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to reducing car dependency, reducing fuel use and minimising increases in transport related greenhouse gas emissions.

3.4 Topic 5: Flood Risk and Wildlife Conservation

- **Item 1 (Natural Flood Plains): Manager's Recommendation:**

A new policy objective should be included in Section 9.0, Public Infrastructure, regarding consideration of the Draft Guidelines on Flood Risk Assessment as follows:

'All applications for development should have regard for the draft guidelines for managing flood risk as published by the Department of Environment, Heritage and Local Government ('The Planning System and Flood Risk Management') and the adopted guidelines as and when appropriate.'

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to reducing flood risk and protecting human health and material assets.

- **Item 5 (Flood Protection Scheme in the SEA): Manager's Recommendation:**

A new policy objective should be included in Section 9.0, Public Infrastructure, regarding consideration of the Draft Guidelines on Flood Risk Assessment as follows:

'All applications for development should have regard to the draft guidelines for managing flood risk as published by the Department of Environment, Heritage and Local Government ('The Planning System and Flood Risk Management') and the adopted guidelines as and when appropriate.'

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to reducing flood risk and protecting human health and material assets.

3.5 Topic 7: Prescribed Bodies

- **Item 1 (Railway Procurement Agency): Manager's Recommendation:**

The Draft Plan shall be amended to modify Part B, Page 14 (Section 8, Traffic & Transportation) from:

~~'A site of 6 ha shall be reserved for the provision of a Luas Park & Ride facility within the Core area.'~~

To:

'A site shall be reserved for the provision of a Luas Park & Ride facility within the Core area.'

Environmental Consequences:

This change would not be likely to have environmental effects.

- **Item 2 (National Roads Authority): Manager's Recommendation:**

Part B, Page 13 of the Draft Plan should be amended to include the following policy objective:

'Planning applications that are deemed to be significant in terms of traffic generation are required to include a Traffic & Transport Assessment, and a Road Safety Audit.'

Part B, Page 13 of the Draft Plan should be amended to include the following policy objective:

'Planning applications that are deemed to be significant in terms of traffic generation are required to have consideration for the Environmental Noise Regulations, published by the Department of Environment, Heritage and Local Government (S.I. No. 140 of 2006).'

Part B, Page 13 of the Draft Plan should be amended to include the following policy objective:

'The provision of the Luas including its construction schedule shall be included in the Masterplan, including agreed phasing.'

Environmental Consequences:

These changes would be likely to have positive environmental effects with regard to avoiding excessive traffic and noise levels and protecting human health from nuisances.

- **Item 6 (Transportation Department, Dun Laoghaire-Rathdown County Council): Manager's Recommendation:**

The relevant Land Use Maps should be updated to show the extent of the proposed road network as far as the Plan boundary only.

The relevant Land Use Maps will be updated to show the Ballyman Glen cSAC and pNHA, and protected views along the County Boundary with Dun Laoghaire-Rathdown County Council.

Environmental Consequences:

This change would not be likely to have environmental effects.

- **Item 7 (DTO): Manager's Recommendation:**

Part B, Page 14, Public Transport, should be amended to include the following objective:

'Incorporate Bus priority measures in the design of new roads and improvements to existing roads as appropriate in the Plan area.'

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to reducing car dependency, reducing fuel use and minimising increases in transport related greenhouse gas emissions.

- **Item 8 (Department of Education & Science): Manager's Recommendation:**

The Draft Plan will be modified to provide the required schools as set out in the submission of the Department of Education & Science.

Part B, Pages 12 & 13 will be changed as follows:

'A minimum of c. 3 ha shall be reserved for the provision of 2 no. primary schools within the Fassaroe area. It is a specific objective to provide a 1 x 12 classroom primary school requiring c. 1.2 ha, and a 1 x 24 school classroom requiring 1.6 ha ~~located within the north west/south east sectors.~~ **The location of the primary schools, proximate to residential development, will be decided during the Masterplanning stage.**

A site of c. 5 ha shall be reserved for the purpose of providing a post-primary school to cater for up to 1,000 pupils. ~~The secondary school is envisaged to be provided within the core.~~ **The location of the secondary school, proximate to residential development, will be decided during the Masterplanning stage.'**

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to increasing connectivity, reducing journey times, reducing car dependency, reducing fuel use and minimising increases in transport related greenhouse gas emissions.

- **Item 9 (Department of Transport): Manager's Recommendation:**

The relevant Land Use Maps should be updated to show the extent of the proposed road network as far as the Plan boundary only.

Environmental Consequences:

This change would not be likely to have environmental effects.

- **Item 10 (Department of Environment, Heritage & Local Government): Manager's Recommendation:**

A number of changes are proposed to the Draft Plan in the context of the submission of the Department of Environment, Heritage & Local Government:

- It is recommended that the following objectives are added to the Local Area Plan to assist in the reduction of greenhouse gas emissions:

In order to adhere to the energy conservation policies outlined in the Bray Town Development Plan, and improve the energy performance of new developments within the Plan area, the Council will:

- **Encourage responsible environmental management in construction.**
- **Promote sustainable approaches to housing developments through spatial planning, layout, design and detailed specification.**
- **Ensure high standards of energy efficiency in all housing developments under its remit, and encourage developers, owners, and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy.**

- **For all developments, apply an improvement of either of 40% or 60% (depending on certain criteria) relative to prevailing norms as represented by the Building Regulations Part L.**
- **Energy efficient BER is now in place.**
- A new policy objective should be included in Section 9.0, *Public Infrastructure*, regarding consideration of the Draft Guidelines on Flood Risk Assessment as follows:

'All applications for development should have regard for the draft guidelines for managing flood risk as published by the Department of Environment, Heritage and Local Government ('The Planning System and Flood Risk Management') and the adopted guidelines as and when appropriate.'

- The issue of sequential approach and phasing has been adequately dealt with in the document. No changes are proposed to the Draft Plan in this context.
- The provision of social and physical infrastructure has been dealt with in the Draft Plan, and shall be addressed at Masterplanning stage. No changes are proposed in this context.
- The Draft Plan has had proper regard to the issue of physical separation. No changes are proposed in this context.
- Part B, Page 15, *Waste and Surface Water*, of the Draft Plan should be modified to include the following specific objective:

'Planning applications for development on or adjoining disused landfill sites must be accompanied by a comprehensive report outlining the content of the sites and any mitigation measures where appropriate to be implemented to ensure the protection of human and environmental health during the construction and operation of the proposed development.'

Environmental Consequences:

These changes would be likely to have: positive environmental effects with regard to reducing fuel use and minimising greenhouse gas emissions; positive environmental effects with regard to reducing flood risk and protecting human health and material assets; and, positive environmental effects with regard to the protection of human health and water resources.

3.1 Topic 9: The Draft Plan is flawed/incorrect

- **Submission No. 51: Manager's Recommendation:**

Part A, Page 18 and Part B, Page 8 of the Draft Plan will be amended from:

Though this Plan is for the 6-year period from ~~2008 to 2014~~, zoning will be in the context of the population target set in the County Development Plan.'

To:

Though this Plan is for the 6-year period from **2009 to 2015**, zoning will be in the context of the population target set in the County Development Plan.'

Environmental Consequences:

This change would not be likely to have environmental effects.

3.2 Topic 10: The population projections are flawed

- **Submission No. 51: Manager's Recommendation:**

The Draft Plan (Part A, Page 19 (para. 3)) should be changed to read:

'The RPGs indicate household occupancy rates will fall to an average household size of 2.56. This figure is used in projecting the resident population within the Plan area. In order, therefore, to accommodate circa an additional ~~6,000~~ **7,000** persons by 2016 in the Bray Local Area Plan, a further 2,344 households would be required.'

It should be noted that this figure of 6,000 persons and 2,344 households was arrived at prior to factoring in the multipliers of excess and headroom.

Environmental Consequences:

This change would not be likely to have environmental effects.

3.3 Individual Rezoning Submissions

- **Submission No. 36: Manager's Recommendation:**

- No changes are proposed in relation to the projected population figures in the Draft Plan.
- Reference to 'E3' zone being 11.1 hectares should be amended to 5 hectares. (Part A, Page 21 (Table 8))
- It is proposed to insert the following text in Section 7.0, *Social & Community Infrastructure*:

'A site of c. 5 ha shall be reserved for the purpose of providing a post-primary school to cater for up to 1,000 pupils. **The location of the secondary school, proximate to residential development, will be decided during the Masterplanning stage.**'

- Part B, Page 13 (Section 8, *Traffic & Transportation*) should include the following policy objective:

'Development proposals will be delivered in such a manner that sustainable transport principles can be supported. This will require consideration of public transport requirements, local road, pedestrian and cycle connections, and the need to protect the carrying capacity of the N11/M11 as a strategic road through the area.'

Environmental Consequences:

This change would be likely to have positive environmental effects with regard to reducing car dependency, reducing fuel use and minimising increases in transport related greenhouse gas emissions.

- **Submission No. 27: Manager's Recommendation:**

- It is proposed to change the following objective (Part B; Section 13.0; Page 23) from:

'Such Tourist Uses include: ~~All~~ tourist related activities including restaurant/tea rooms, craft factory outlet shops in accordance with the County Development Plan and this LAP.'

To:

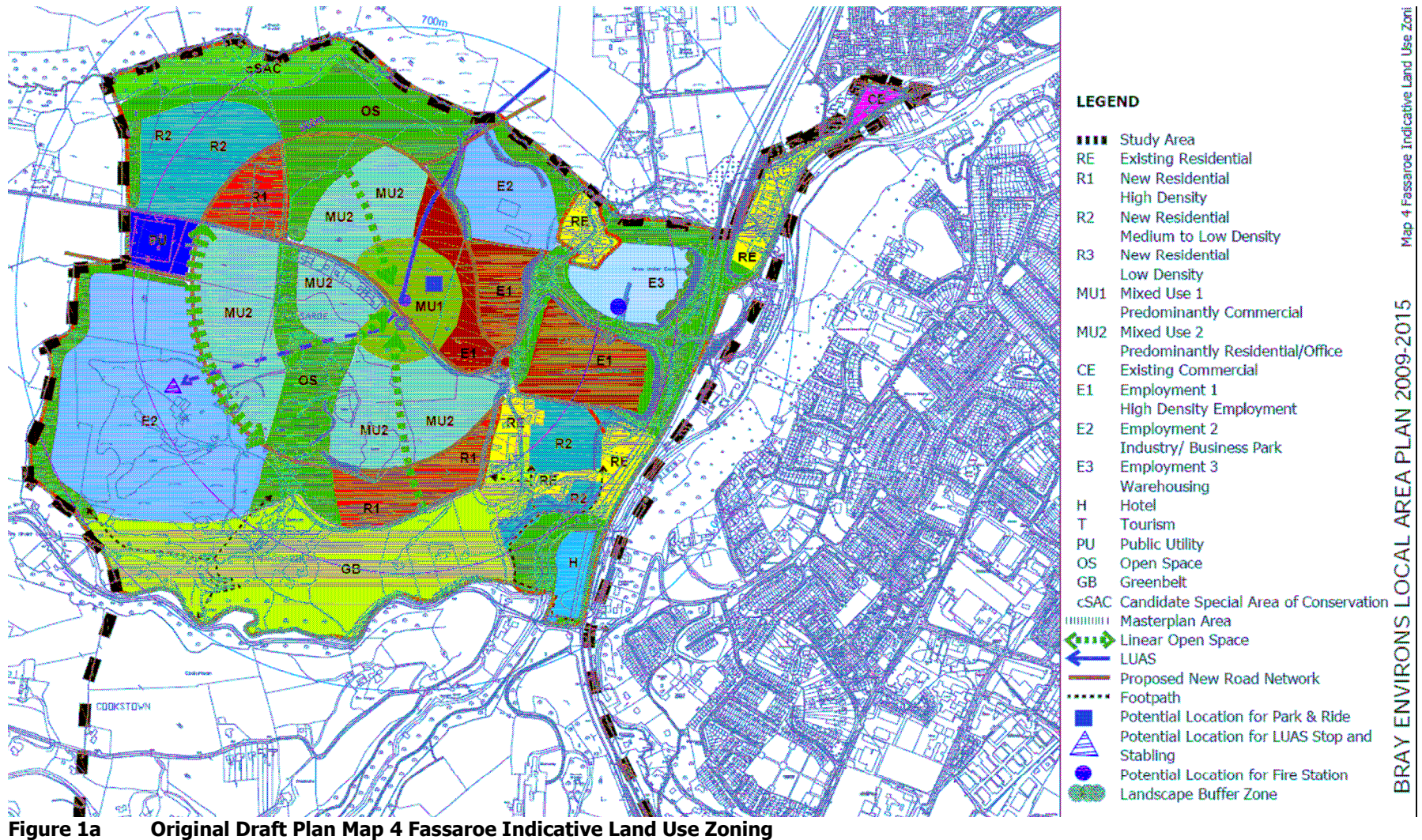
'Such Tourist Uses include: Tourist related activities, **as appropriate within the context of the surrounding Demesne environment**, including restaurant/tea rooms, craft factory outlet shops, **heritage centre, farm shop/farmers market, walled garden restoration, equestrian centre**, in accordance with the County Development Plan and this LAP.'

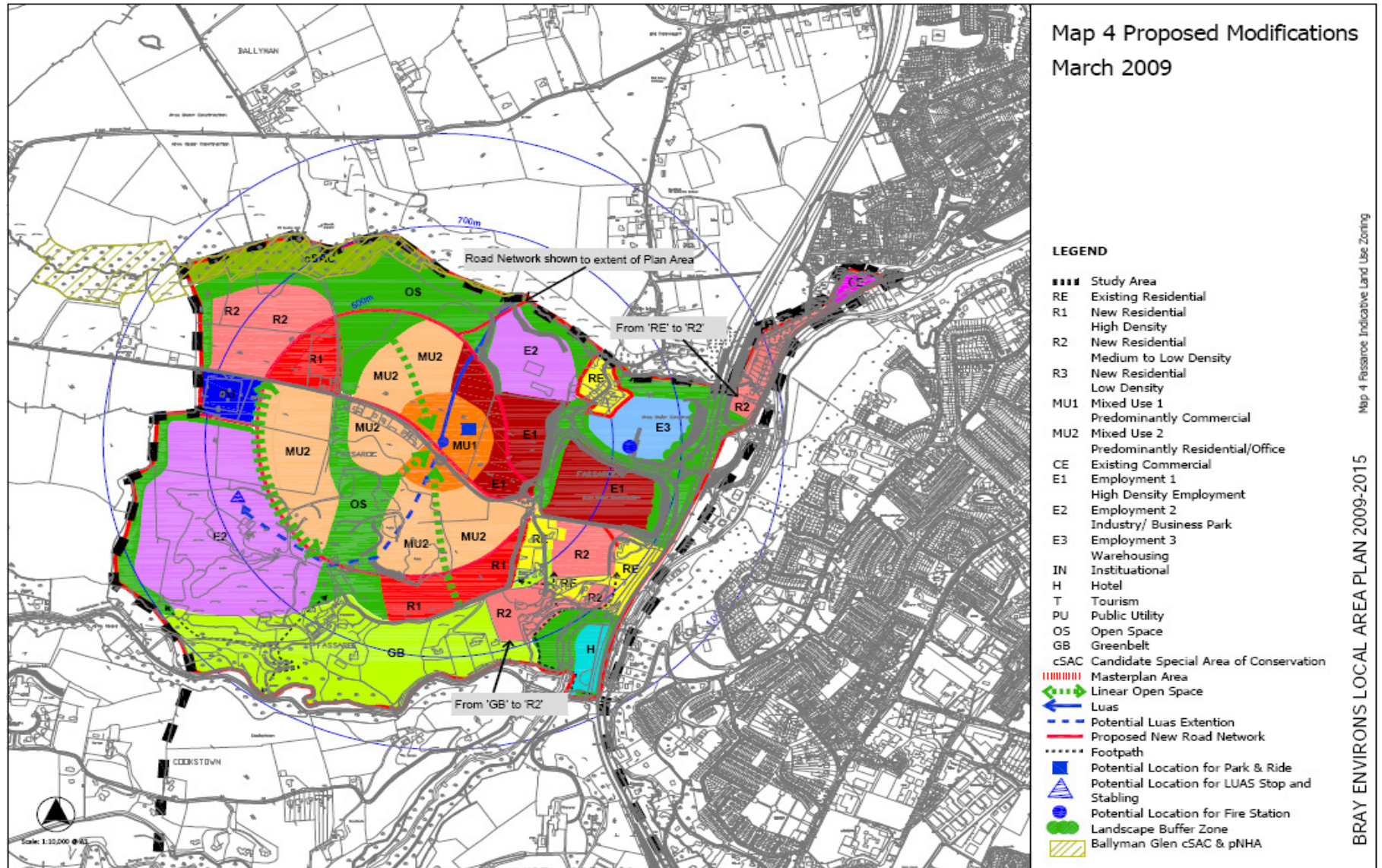
- It is recommended that the Killruddery hotel ('H') zoning objective be excluded and the site be zoned to tourism use ('T') (Part B, Section 13).

Environmental Consequences:

This change would not be likely to have environmental effects.

Appendix I: Revised Plan Maps to be included in Environmental Report





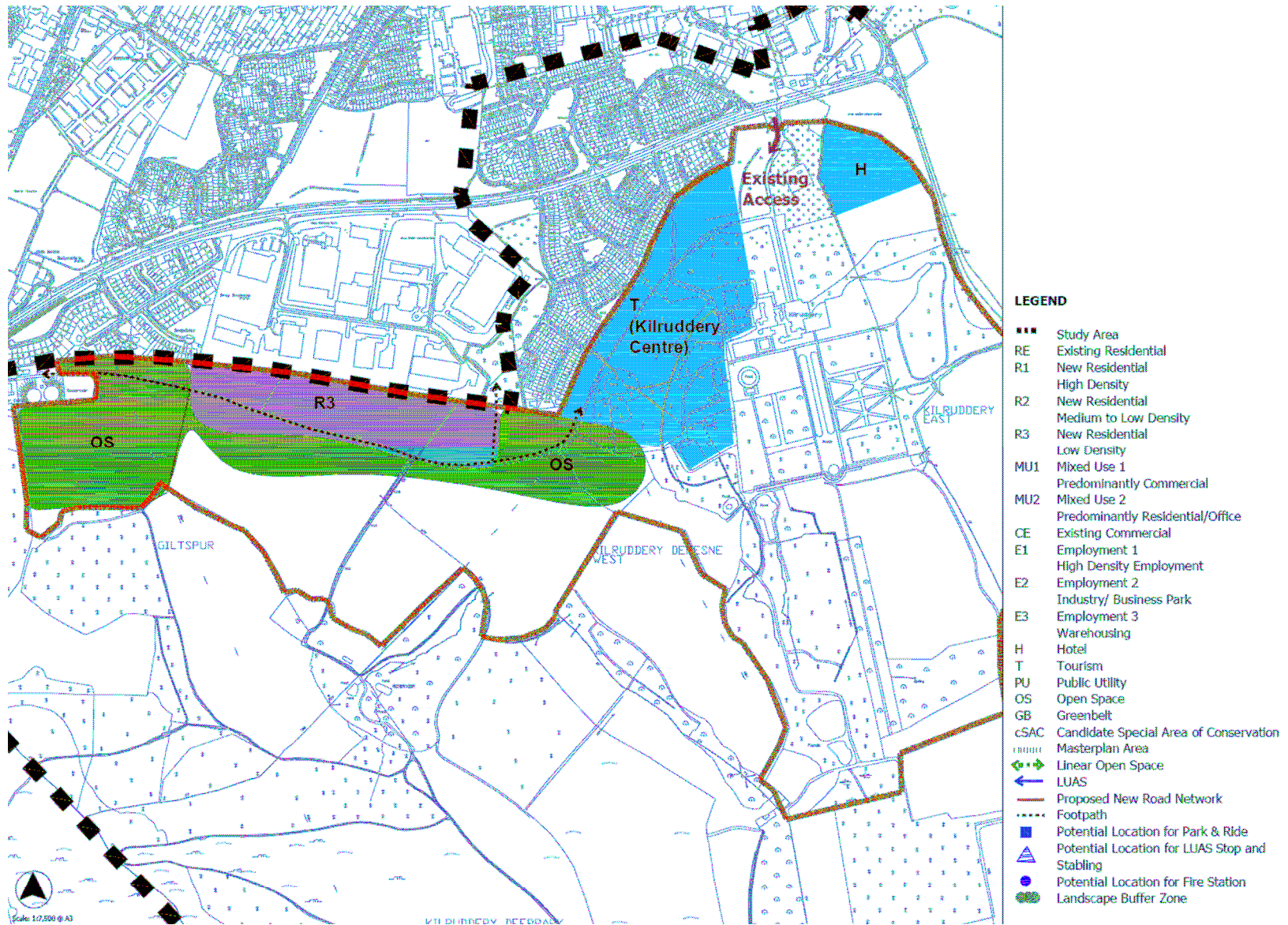


Figure 2a Original Draft Plan Map 5 Kilruddery Indicative Land Use Zoning

CAAS for Wicklow County Council

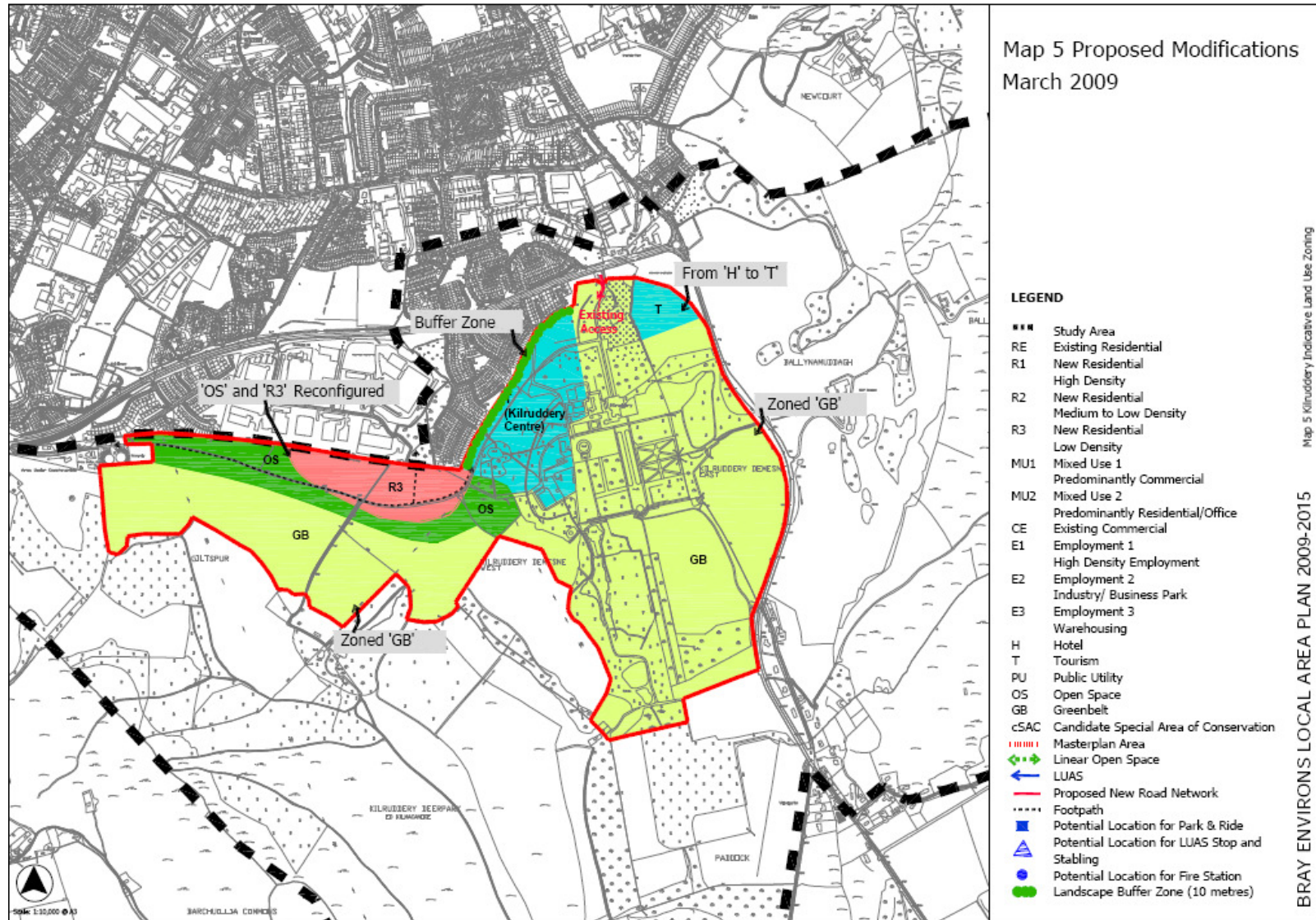


Figure 2b Proposed Modifications Map 5 Kilruddery Indicative Land Use Zoning