

DONARD SETTLEMENT PLAN

PROPOSED VARIATION NO. 1(ii) TO THE WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016

PROPOSED MATERIAL ALTERATION- SEA/AA ASSESSMENT & DETERMINATION



SEPTEMBER 2011

Forward Planning Section
Wicklow County Council
County Buildings
Wicklow



Section 1: Introduction

The Draft Donard Settlement Plan (Proposed variation No. 1 (ii) to the Wicklow County Development Plan 2010-2016) went on public display for a 4-week period between 7th June and 4th July 2011. A total of 11 written submissions were received in response to that public consultation process.

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

Having considered the Draft Donard Settlement Plan and the Manager's Report on submissions received it was resolved by the elected members at Council meeting of 5th September 2011 to amend the Draft Donard Settlement Plan.

At the meeting the Council resolved that one of these amendments constitute a 'material alteration' to the Draft Donard Settlement Plan and therefore in accordance with Section 13 (6) of the Planning and Development Act 2000 (as amended), this proposed 'material alteration' is being placed on public display for a further period of not less than 4 weeks in accordance with Section 13 (6) (ad) of the Act.

Purpose of this Document

The function of this report is to set out the proposed 'material alteration' in order for the public and other interested bodies to consider same and make a submission on the proposed material alteration if so desired.

Written observations or submissions regarding the proposed material alteration are invited from members of the public and other interested parties. Written submissions or observations must be received between 19th September 2011 and 14th October 2011.

The Manager will then prepare a further report on all submissions or observations received during the above time period and subsequently submit this to the elected members for their consideration. Having considered the proposed material alteration and the Manager's Report on submissions received, the elected members will then decide whether to make the Donard Settlement plan with or without the proposed material alteration. It is likely that this matter will be put to the Council at their meeting in December 2011.

Format of document

The proposed material alteration is set out in Section 2. The material alteration includes a map and text change to the draft plan.

Section 3 comprises an assessment and determination on whether the proposed material alteration would require to undergo Strategic Environmental Assessment or Appropriate Assessment or both.

Section 2: Proposed 'Material Alteration'

Part 1

New objective

Addition of the following objective to the draft Donard Settlement Plan, to be located under the heading 'Tertiary Lands: Peripheral Zone':

DON40

Prior to the granting of any permission on lands identified as DON40, a services masterplan for the area shall be agreed with the Local Authority, which shall address the water, drainage and transport requirements of the area and the manner in which such infrastructure is to be delivered and funded.

Part 2

Map changes

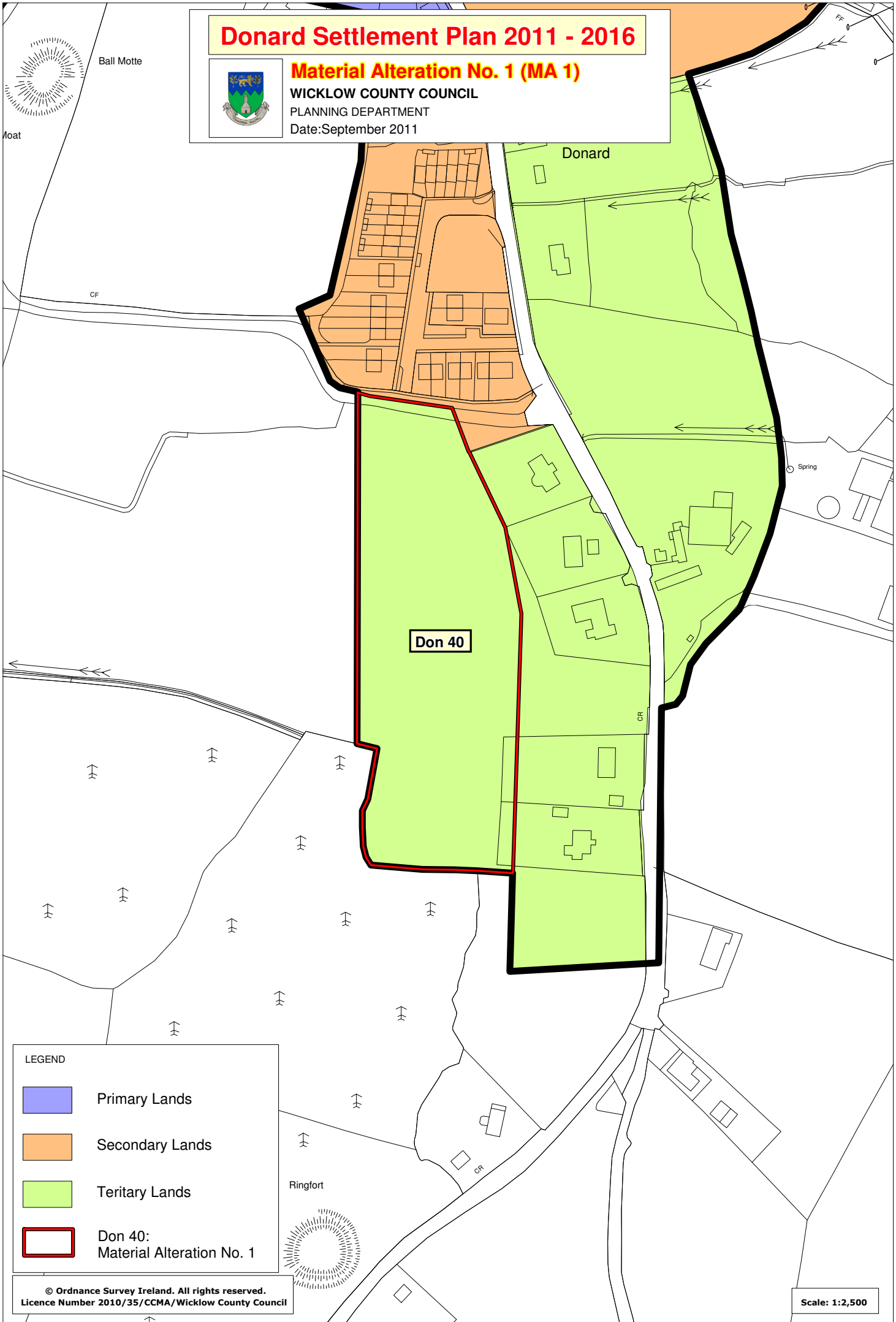
- (a) Amend the settlement boundary (on all maps associated with this plan) as shown on Map MA1 to follow (area of extension is 1.9ha)
- (b) Show the expanded area as 'Tertiary Lands'

Donard Settlement Plan 2011 - 2016







Material Alteration No. 1 (MA 1)

WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT
Date: September 2011



LEGEND

-  Primary Lands
-  Secondary Lands
-  Teritary Lands
-  Don 40: Material Alteration No. 1

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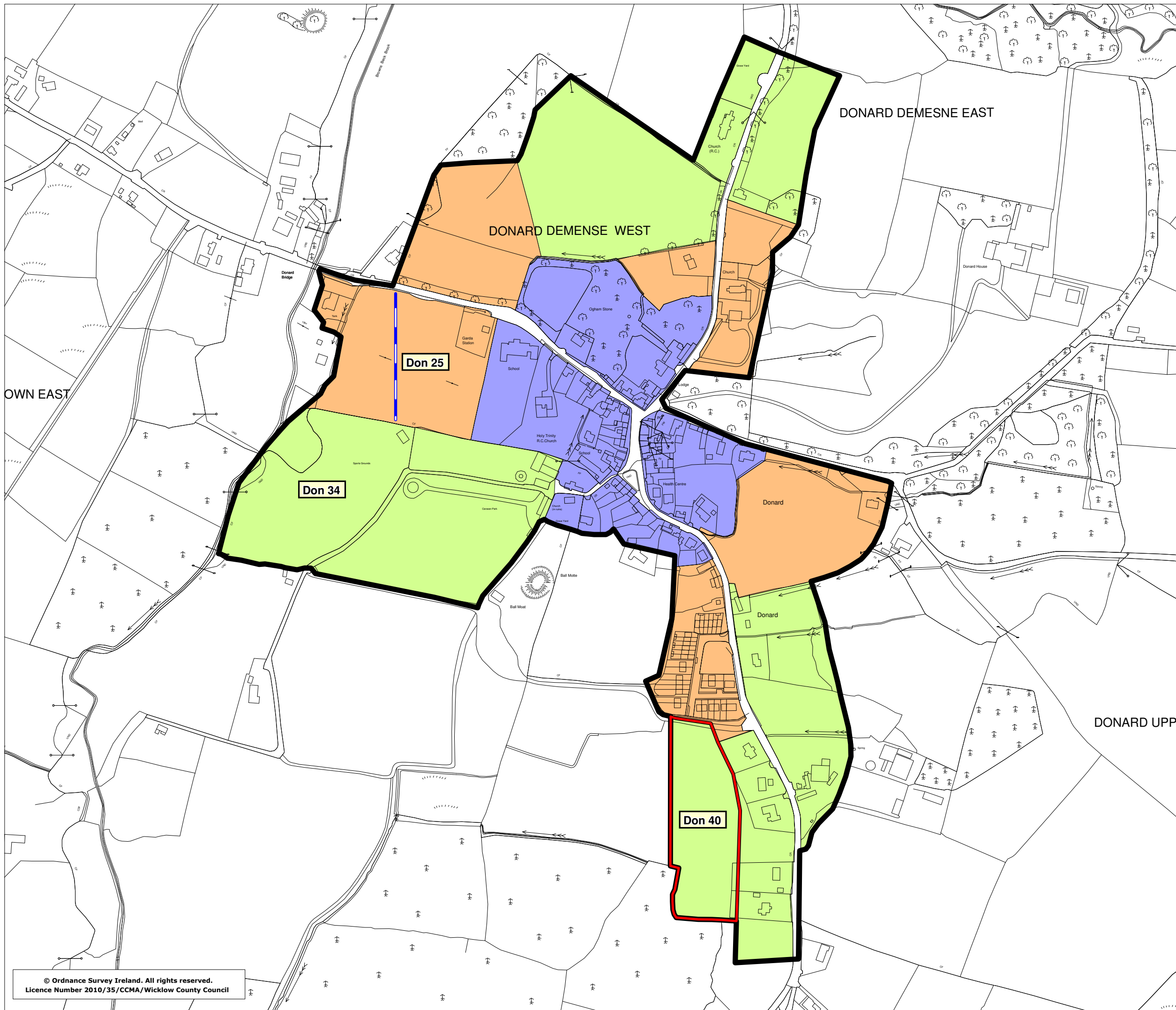
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WICKLOW COUNTY COUNCIL



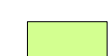
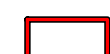



07/09/2011



PROPOSED DONARD SETTLEMENT PLAN 2011 - 2016
PROPOSED VARIATION TO WICKLOW COUNTY DEVELOPMENT PLAN 2010 - 2016

LEGEND

-  Primary Lands
-  Secondary Lands
-  Tertiary Lands
-  Don 40: Material Alteration No. 1
-  Donard Settlement Boundary

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Section 3:

Strategic Environmental Assessment / Appropriate Assessment determination

3.1 Strategic Environmental Assessment

The purpose of this assessment is to consider whether the proposed 'material alteration' to the draft Donard Settlement Plan will have any likely significant environmental effects, which would require Strategic Environmental Assessment (SEA). This requires the 'screening' of the proposed 'material alteration' for possible significant environmental effects. The draft plan as a whole was screened taking into account of relevant criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) and it was determined that full Strategic Environmental Assessment was not warranted.

As this 'material alteration' would form part of the plan and the overall potential impacts of the plan have been previously assessed, it is considered only necessary to consider at this stage the potential environmental impacts associated with the proposed amendment, that is, the impacts associated with (a) extending the plan boundary and (b) the possible uses that could be made of the land. These impacts are assessed in the following table.

Development Objective/ Land Uses	Summary of Policies / Objectives Proposed	Possible Effect on Environment	Mitigation measure	Residual impact
Extension of settlement boundary	The settlement boundary is proposed to be extended to accommodate additional development on tertiary land.	<ol style="list-style-type: none"> 1. Loss of natural habitats. 2. Erosion of rural landscape. 3. Additional demand for infrastructure. 	The implementation of the following objectives of the Plan will allow these potential environmental impacts to be avoided, reduced or offset: DON 7, 9, 10, 11, 35, 39 and proposed DON 40.	Not significant
Residential	This material alteration zones additional lands as "tertiary lands". While residential units are permitted in principle within the three areas in the plan boundary there is an emphasis on encouraging residential units in the primary and secondary lands rather than the tertiary lands.	<ol style="list-style-type: none"> 1. The population target for the settlement will not alter in light of the proposed 'material alteration' and therefore no impacts arise from additional population growth. 2. The designation of additional land for residential development over and above that calculated, as the amount required to meet the population target will mean that there will be a surplus of zoned land and some land identified for development may not be able to secure permission. This may have the impact of allowing less suitable land to develop before more suitable lands. This may lead to uneconomical and inefficient development of infrastructural services, with resultant potential impacts on the environment from the provision of such services. 3. The designation of additional development lands in the tertiary zone, which essentially is the area identified as the least preferable development land in the settlement, may result in the unnecessary erosion of the rural landscape at the fringes of the settlement with associated visual impacts and impacts on natural habitats. 4. The development of lands furthest from the settlement core may lead to impacts on human beings and the environment by increased need for the use of private car for transportation. 	The implementation of the following objectives of the Plan will allow these potential environmental impacts to be avoided, reduced or offset: DON 1, 7, 8, 9, 10, 11, 12, 35, 39 and proposed DON 40.	Not significant

Employment	This material alteration zones additional lands as “tertiary lands”. The objectives of the plan promote (i) c.50 jobs in a range of existing and future retail, services and tourism activities, mainly within the primary lands, and (ii) c.115 new jobs in manufacturing / enterprise developments.	The zoning objective for the proposed extension area is ‘to protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary’. Therefore employment-generating development in this area would be suitably controlled to reflect this zoning objective. Employment development in the tertiary area is likely to be mainly related to agricultural, tourism or recreational/community development.	Any application for employment generating development in the tertiary land will be assessed in accordance with the policies and objectives of the Wicklow County Development Plan 2010-2016 and of the Donard Settlement Plan. The CDP was subject to full SEA and any impacts that were identified through that process were addressed in the CDP. No unmitigated impacts were identified in the SEA screen for the draft Settlement Plan.	Not significant
Tourism	This material alteration zones additional lands as “tertiary lands”. The objectives of the plan promotes tourist developments at suitable locations within the primary, secondary and tertiary lands that are of an appropriate scale and design and to promote a range of particular tourist products.	Development of these lands for tourism purposes may result in the following impacts on the environment: 1. Loss of natural habitats 2. Erosion of rural landscape 3. Additional demand for infrastructure.	The implementation of the following objectives of the Plan will allow these potential environmental impacts to be avoided, reduced or offset: DON 7, 9, 10, 11, 35, 39 and proposed DON 40.	Not significant
Community	This material alteration zones additional lands as “tertiary lands”. The objectives of the plan promote the development of community facilities in all three areas of the plan.	Development of these lands for community purposes may result in the following impacts on the environment: 1. Loss of natural habitats 2. Erosion of rural landscape 3. Additional demand for infrastructure.	The implementation of the following objectives of the Plan will allow these potential environmental impacts to be avoided, reduced or offset: DON 7, 9, 10, 11, 35, 39 and proposed DON 40.	Not significant

Recreation	This material alteration zones additional lands as “tertiary lands”. The objectives of the plan preserve and improve public and private open space and recreational provision in all the areas of the plan.	Development of these lands for community purposes may result in the following impacts on the environment: 1. Loss of natural habitats 2. Erosion of rural landscape 3. Additional demand for infrastructure.	The implementation of the following objectives of the Plan will allow these potential environmental impacts to be avoided, reduced or offset: DON 7, 9, 10, 11, 35, 39 and proposed DON 40.	Not significant
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Determination

No significant environmental impacts resulting for the proposed ‘material alteration’ or development that arises from it have been identified, that have not already been identified and mitigated through the Strategic Environmental Assessment screen for the overall draft Donard Settlement Plan. Based on the above it is the determination of Wicklow County Council that the Strategic Environmental Assessment is not required for the proposed ‘material alteration’.

3.2 Appropriate Assessment

The proposed ‘material alteration’ to the Donard Settlement Plan as outlined above would not alter the assessment carried out in Section 4 of the Appropriate Assessment Screening Report.

Table 2: Impact on conservation objectives of the Natura 2000 sites

Proposed Donard Settlement Plan Objectives	Slaney River Valley (cSAC)	Wicklow Mountains (cSAC)	Holdenstown Bog (cSAC)	Wicklow Mountains (SPA)	Poulaphouca Reservoir (SPA)
DON 40	x	x	x	x	x

(Table 2 extracted from AA Screening Report).

D= Direct Impacts of the plan on the designated site are those impacts which arise directly from the objectives of the Donard Settlement Plan.

I = Indirect impacts of the Donard Settlement Plan on the designated site relate to those impacts of the Settlement Plan which have a knock on effect on the designated site

C= Cumulative effects relates to individual effects from disparate projects that may add up or interact to cause additional effects not apparent when looking at the individual effect at one time or in isolation,

X = No impact

The proposed ‘material alteration’ of the Donard Settlement Plan has been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 Network. The following is a summary of the factors that have been considered in relation to this new objective:

- The proposed ‘material alteration’ does not impact on any Annex 1 habitat.
- The proposed ‘material alteration’ does not cause a reduction in the area of any Natura 2000 site.
- The proposed ‘material alteration’ does not cause serious or ongoing disturbance to species or habitats for which any of the Natura 2000 sites are selected (e.g. increased noise, illumination and human activity).
- The proposed ‘material alteration’ does not cause direct or indirect damage to the size, characteristics or reproductive ability of populations on any of the Natura 2000 sites.

- The proposed 'material alteration' does not interfere with mitigation measures put in place in other plans or projects.
- The proposed 'material alteration' does not cause direct or indirect damage to the physical quality of the environment (including water quality and supply and soil compaction) in any Natura 2000 site. In this regard, the disposal of wastewater and the supply of drinking water associated with the growth of this settlement have been particularly examined:
 - i. The Donard River (Brown's Beck Brook) is part of the catchment of the Slaney River Upper, which in turn flows through the Slaney River cSAC. The ecological status of the water is currently classified as 'good'.
 - ii. The Waste Water Treatment Plant has adequate capacity in relation to the current and future development of the plan area. In order to maintain the status of the water quality, mitigation measures are in place through the objectives of the CDP and Settlement Plan to ensure that this ecological status will be maintained and enhanced where possible.
 - iii. A Flood Risk Assessment has been carried out on the plan area; the areas at risk of flooding are predominately outside the settlement boundary. While flooding has the potential to cause siltation which could have an impact on the water quality, the objectives in the Settlement Plan (DON 13) and CDP control development in identified flood prone areas allowing only 'appropriate' development, and / or development comprising of previously developed and/or under-utilised lands/sites. It is considered therefore that appropriate safeguards are in place through the development management framework to ensure that water quality would not be impacted upon in any way through any future development on site.

As a result of this assessment, it is considered that the proposed 'material alteration' will not have any significant effect on a Natura 2000 site within 15km of the plan area, in view of the sites' conservation objectives.

Determination

Having considered the criteria set out in the relevant guidance documents, the planning authority determines that the proposed material alteration will not have a significant effect on a Natura 2000 site in view of the its conservation objects, and appropriate assessment is not required.