

**ADDENDUM TO THE ENVIRONMENTAL REPORT OF THE DRAFT GREYSTONES-
DELGANY AND KILCOOLE LOCAL AREA PLAN 2012-2019 AND PROPOSED
VARIATION NO.3 TO THE WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016**

March 2013

SECTION 1: INTRODUCTION

The Draft Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 and Proposed Variation No.3 to the Wicklow County Development Plan 2010-2016 and the associated Environmental Report (ER) were on public display during the period of the 19th December 2012 to the 8th February 2013. During this period members of the public, prescribed bodies and other interested groups were invited to make submissions. A total of 171 submissions were received during this period.

A summary of the issues raised in submissions received on the Draft Plan and Proposed Variation, including a response to these issues and recommended amendments to the Draft Plan / Proposed Variation are set out in the Manager's Reports on these consultations. This "Addendum to the Environmental Report of the Draft Greystones-Delgany and Kilcoole Area Plan 2013-2019 and Proposed Variation No. 3 to the Wicklow County Development Plan 2010-2016" firstly responds to issues received in submissions relating to the Environmental Report and secondly, assesses the likely environmental effect of recommended amendments to the Draft Plan / Proposed Variation as set out in the Manager's Reports.

It should be noted that this Addendum must be read in conjunction with the Environmental Report on the Draft Greystones-Delgany & Kilcoole Local Area Plan 2013-2019 and Proposed Variation No. 3 to the Wicklow County Development Plan 2010-2016.

SECTION 2: SUBMISSIONS RECEIVED

This section includes a summary of the issues raised in submissions received on the Environmental Report, a response to these issues and amendments to the Environmental Report which are required in light of these issues raised. There were two submissions that were received that directly related to the ER - from the Minister Department of Arts, Heritage and the Gaeltacht and the Environmental Protection Agency (EPA).

Submission No.9: Department of Arts, Heritage and Gaeltacht

Summary of Issues Raised and Response

General Comments:

Table 3.1 includes a brief description of the Bray Head cSAC which extends into the southerly aspect of the LAP area. It is unclear as to the impact of coastal erosion protection works on cliffs and resident sand martins. As the sand martins require a specialised location for nesting and return to the same area each year it is not easy to mitigate for loss of nesting habitat of this species.

Response:

Noted and accepted. Please see proposed amendment No. 21 of this report which omits the objective for the regrading of the cliffs (the prime sand martin habitat).

The main conservation objectives of the Bray Head cSAC are to maintain the Annex 1 habitats, to maintain the extent, biodiversity and species of the site. It is considered that there are sufficient mitigation measures in both the Wicklow County Development Plan 2010-2016 and the Greystones-Delgany & Kilcoole Local Area Plan 2013-2019 that protect species

associated with Annex 1 sites (CDP objectives BD3-BD4 & LAP objectives HER6) and in the area of coastal zone management (CDP objective GCZ2).

In addition it should be noted that any proposed development that would be located within or in close proximity of the cSAC would be required to comply with normal EIA and AA requirements as set out in the legislation.

Biodiversity

It is suggested that the SEO relating to 'Biodiversity' would be reviewed; in addition to its targets and indicators, to ensure that protected species under the Wildlife Acts are adequately addressed in the SEA

Response:

The SEO relating to Biodiversity has been reviewed and it is considered that the wording of the objective is sufficient in order to protect sites within and outside designated areas. The Planning Authority considered it appropriate to list just one SEO objective in relation to biodiversity. For ecological sites outside protected and designated areas it is considered that there is sufficient protection in objective HER3 contained in the LAP. Whilst the actual Biodiversity SEO B1 and its associated Target is considered sufficient it is considered that the wording relating to the Indicator would be amended as requested by the Department to include Article 10 of the Habitats Directive which aims to improve the ecological coherence of the Natura 2000 network.

Amendment to Table 4.2:

<i>Environmental Objectives</i>	<i>Target</i>	<i>Indicator</i>	<i>Responsible Authority</i>
<i>SEO B1: To ensure compliance with the Habitats Directive and National Biodiversity Plan with regard to protected species and habitats both within and outside of designated sites in accordance with the provisions of Articles 6 and 10 of the Habitats Directive</i>	<i>Maintenance of favourable conservation status for all habitats and species protected under the national and international legislation.</i>	<i>Conservation status of habitats and species as assessed under Article 10 and Article 17 of the Habitats Directive</i>	<i>NPWS/WCC</i>

Submission No.12: Environmental Protection Agency (EPA)

Summary of Issues Raised and Response

Non-Technical Summary

Consideration should be given to including a section on the evolution of the Plan area in the absence of the plan in accordance with the SEA Regulations (Schedule (2B (b) S.I. No.436 of 2004).

Response:

It is agreed that the Non-Technical Summary of the ER should be amended to include the following section on page 9 of the Non-Technical Summary Report:

New Heading: Evolution of the Plan Area in the absence of the Plan

If there was no plan for the plan area there would be no framework directing developments to appropriate locations in and around the plan area and planning applications would be assessed on an individual and piecemeal basis. In such a scenario, impacts, and cumulative impacts in particular, would not be captured adequately which could result in a negative impact on the local environment.

Existing Environment

1. The inclusion of Table 3.13 'Environmental Baseline Weighting' and associated cumulative sensitivity map Table 3.19 'Environmental Baseline Mapping' is noted. It is suggested that there would be merits in allocating a higher score in relation to the areas that are susceptible to flooding.
2. In relation to water quality status under the Eastern River Basin Management Plan, the need to protect high and good quality waters for deterioration should be reflected by assigning a potentially greater weighting.

Response:

1. In the case of areas susceptible to flooding a weighting of 5 is allocated which is considered sufficient. It should be noted that adding an extra weighting to the areas susceptible to flooding would not alter the baseline mapping (3.19).
2. The water quality status listed under the Eastern River Basin Management has been considered in the environmental baseline weighting on Table 3.13. The water quality bodies have been listed twice for each plan area and have a total weighting of (6) which is a medium to high weighting. The water bodies were listed twice due to them being listed on the Register of Protected Areas under the Water Framework Directive.

Environmental Objectives

1. In relation to the Biodiversity Objective SEO B1, consideration should be given to splitting this objective into a number of sub-objectives. This is in order to reflect the need to protect/conservate the integrity of designated and non-designated sites within and adjacent to the plan area. In addition it is considered that the protection/maintenance of ecological corridors should also be considered.
2. In relation to 'Material Assets' consideration should be given to including an SEO for providing/maintaining a safe and secure drinking water supply
3. In relation to the 'Environmental Protection Objectives' consideration should be given to the inclusion of additional relevant objectives and associated targets and indicators for assessing Energy and Water Conservation.

Response:

1. It is considered that the Strategic Environmental Objective B1 provides sufficient protection to sites within and outside designated areas. The Planning Authority considers it appropriate to list only one SEO objective in relation to biodiversity. It should be noted that in the interests of clarity, designated and non-designated sites have been weighted separately on Table 3.13 'Environmental Baseline Weighting'. The designated sites have been allocated the highest weighting (10) and non-designated sites have been allocated a weighting of (8). In addition, designated sites are listed on the "Register of Protected Areas" under the Water Framework Directive and are given an additional weighting of 5. Local Biodiversity Areas are listed on Table 3.13 and a weighting of 4 has been allocated to these areas. The Local Biodiversity Areas have identified local ecological linkages and corridors within the plan area. Therefore SEO objective B1 is considered appropriate and the key environmental characteristics have been incorporated in the SEO B1.

2. It is agreed that there should be a SEO that includes reference to drinking water supply. It is considered that MAT1 while it makes reference to making the best use of water services infrastructure it is considered that this SEO would be expanded to include reference to providing/maintaining a safe and secure drinking water supply as follows:

SEO MAT 1	Target	Indicator	Responsible Authority
To make best use of existing water services Infrastructure and to provide/maintain a safe and secure drinking water supply.	Promoting development at locations served by existing water services infrastructure	The percentage of houses connected to the main infrastructure systems and the percentage of houses served by septic tank.	WCC/Department of Environment, Community and Local Government

3. In relation to the energy and water conservation, it is considered that these are environmental components which do not warrant a specific inclusion as part of the SEOs. It is considered that SEO MAT 1 addresses the water conservation and SEO objectives AQ1 and AQ2 addresses the energy conservation.

Assessment of Environmental Effects

1. It is acknowledged that a number of the core issues are contained in the three Alternatives in Chapter 6 of the Environmental Report. The housing requirements for both plan areas should be developed in a phased and coordinated manner and in line with the ability to provide adequate and appropriate critical service infrastructure.

2. The evaluation of the Alternatives as described in 'Chapter 7: Evaluation of Alternative Plan Scenarios' is noted and the preferred strategy is likely to reflect a combination of the alternative development scenarios developed. Given that Alternative 3 – 'Expansion Option' has been assessed as the least favourable option it should be clarified whether the preferred option will reflect 'Alternative 1 - Most Environmentally Friendly Option' and 'Alternative 2 - Concentric and Compact Option' to a greater degree than development proposed under Alternative 3. The incorporation of Alternative 3, should be closely linked to providing robust mitigation measures to mitigate for any significant adverse effects which may arise

Responses:

1. It is agreed that the following wording should be added to Section 6.2 page 75 of the SEA report to include the following:

The residential requirements of the plan area shall be carried out in a coordinated approach with the necessary infrastructure - roads, water and waste water services being provided in tandem with the residential development.

2. The three alternatives that have been developed in Section 6 of the SEA Report comply with the Wicklow County Development Plan 2010-2016, higher order plans and policies in accordance with the Planning and Development Acts 2000 (as amended). The preferred strategy that has been developed has reflected a combination of the three alternative scenarios. It is correct to state that there are more elements of Alternative 1 and Alternative 2 that have developed into the preferred strategy. There are however components of Alternative 3 that have been included in the draft plan, namely the lands to the North West of the Greystones plan area. These lands contain AP1 (Coolagad Action Area Plan) where there is phasing identified for residential development and there is specific reference to the design of the residential development to ensure that specific attention is paid to reduce the visual impact of the development on views towards Kindlestown Hill. In addition there are objectives (HER1-HER5) that ensures that there are sufficient mitigation measures in place to ensure that the natural and built heritage of the plan area is adequately protected.

Mitigation Measures

1. The mitigation measures proposed should be directly linked to the specific relevant effects identified in the Environmental Report. It is suggested that there would be merits in providing a summary table outlining how each significant effect is linked directly to relevant mitigation measures, monitoring measures and where appropriate to a specific policy or objective in the plan.

2. Under Section 9.2 'Population', RES 2 should include information in relation to the timing, phasing of development and extent of lands included at each separate phase. It should also be clarified which phases are proposed for development during the lifetime of this plan. The relationship of the phasing of development to the Action Plans should also be further described.

3. Objective TS 12 appears to take into account of pedestrian and cycle routes only, consideration should also be given to incorporating ecological corridors into an integrated green infrastructure strategy. The potential for disturbance to existing ecological corridors/linkages should be assessed in proposals to extend and develop the greenroute network

4. With the proposed re-development of the harbour consideration should be given to reviewing existing traffic management plans to ensure that the proposed increase in population within the plan area and traffic generated by commuters into the Plan area for recreational/business purposes are taken into account. The potential effects of dredging and construction activities associated with the harbour development and provision of appropriate sea defences should be taken into account the potential impact on coastal erosion/deposition/marine hydrological regimes adjacent to the plan area

5. It is suggested that Environmental Management Plans would be established for the development of the action area plans to ensure that environmental vulnerabilities/sensitivities identified within the SEA/AA/FRA are fully integrated as appropriate

6. In relation to Appendix 1 SEA Matrix Assessment while it is noted that the table includes comments on key mitigation measures associated with particular objectives there are no mitigation measures in relation to the Greystones/North Beach Action Plan in particular. This should be clarified or consideration should be given to include a separate matrix for the mitigation measures associated with the development of action plan areas.

Response:

1. It is considered that the SEA Matrix contained in Appendix 1 identifies the relevant significant environmental effects in relation to the implementation of the plan and there are mitigation objectives identified from both the LAP and the CDP 2010-2016 to mitigate against these environmental effects. In addition Section 8 of the SEA has analysed in detail the significant environmental effects of implementing the plan and mitigation objectives have

been identified in this section also. It is therefore considered that an additional table is not required in this instance. The issue regarding monitoring will be examined in the section below.

2. It is considered that the Development Management Section of Wicklow County Council will monitor the population targets of the plan area when assessing planning applications as outlined in objective RES2 of the LAP. In relation to phasing, objective RES 3 states that development of zoned lands should generally be phased in accordance with the sequential approach. The areas identified for significant residential growth are mainly contained in the Action Area Plans which are designated for comprehensive integrated schemes of development that allow for the sustainable, phased and managed development of the area during the plan period. The lands that have been zoned are required to accommodate the growth parameters that have been identified by the Regional Planning Guidelines and the Wicklow County Development Plan 2010-2016.

3. It is acknowledged that objective TS12 takes account of pedestrian and cycle routes only; however within the LAP there are objectives that ensure the protection of wildlife corridors under objective HER3. In the preparation of pedestrian and cycle routes, ecological corridors are taken into account. In the CDP objective BD7 also ensures that there are sufficient mitigation measures in place.

4. In relation to the redevelopment of the harbour and the associated activities (increased traffic levels, dredging and construction activities) these have all been examined already as part of a number of planning permissions (27.JA0029, 27.EF2016) for an integrated harbour/marina mixed development. The initial construction and dredging works have already commenced.

In relation to the potential negative effects of coastal protection works, this is noted and accepted. Proposed amendment no.21 is informed by the EIS on the Greystones harbour and marina development 2011. The proposed amendment limits the scope of coastal protection works to beach nourishment and management in a confined area. This mitigates potential adverse environmental effects. The impacts of these coastal protection works have already been examined through the EIS process.

In light of the above it is considered that the issues raised by the EPA are adequately addressed.

5. In the preparation of Action Plans or planning applications for these areas regard will be paid to the objectives relating to heritage features that are within and adjoining action plan areas. It is objective of the Council to generally protect all natural and built heritage features within these areas. There are sufficient mitigation objectives contained in the LAP (HER1-5) and chapter 17 of the Wicklow County Development Plan to ensure that the proper implementation of these plans would take place.

6. It is considered that there are adequate mitigation objectives set out in the LAP and CDP to mitigate any likely adverse effect on the environment resulting from the development of this action area. In addition proposed amendment no.21 introduces mitigation objectives relating to limiting coastal protection works and safeguarding biodiversity from the threat of invasive species.

It should be noted that any proposed development of the harbour area is required to comply with normal EIA and AA requirements as set out in the legislation.

In light of the above it is considered that the issues raised by the EPA are adequately addressed.

Monitoring:

Consideration should be given to tabulating the SEOs for the Plan and including a summary of the Objectives, Targets and Indicators proposed and including the frequency of monitoring proposed. The Monitoring Programme should be flexible to take account of specific environmental issues as they arise. The actual internal departments responsible for collecting,

collating and analysing the data should be identified as soon as possible after the plan has been adopted. The monitoring requirements should also be described in more detail.

Response:

In Section 4 of the plan a table has been included which includes a summary of the objectives, targets and Indicators proposed. It is not considered necessary to include a detailed breakdown of the actual internal departments that will be responsible for the monitoring of the LAP. Wicklow County Council is the Competent Authority and as such the responsibilities for the monitoring of the plan falls to the local authority and outside agencies where relevant (EPA, Inland Fisheries etc).

In Section 10 of the plan there is reference to sources and levels of reporting therefore this is considered sufficient.

Summary of recommended amendments to Environmental Report

Amendment 1 to ER

<i>Environmental Objectives</i>	<i>Target</i>	<i>Indicator</i>	<i>Responsible Authority</i>
<i>SEO B1: To ensure compliance with the Habitats Directive and National Biodiversity Plan with regard to protected species and habitats both within and outside of designated sites in accordance with the provisions of Articles 6 and 10 of the Habitats Directive</i>	<i>Maintenance of favourable conservation status for all habitats and species protected under the national and international legislation.</i>	<i>Conservation status of habitats and species as assessed under Article 10 and Article 17 of the Habitats Directive</i>	NPWS/WCC

Amendment 2 to ER

Include the following after Section 5.3 of page 9 of the Non-Technical Summary Report:

Evolution of the Plan Area in the absence of the Plan

If there was no plan for the plan area there would be no framework directing developments to appropriate locations in and around the plan area and planning applications would be assessed on an individual and piecemeal basis and it is considered that cumulative impacts in particular would not be captured adequately which could result in a negative impact on the local environment.

Amendment 3 to ER

Include the following in Section 4.3, table 4.6 of page 70 of the SEA Environmental Report.

SEO MAT 1	Target	Indicator	Responsible Authority
To make best use of existing water services Infrastructure and to provide/maintain a safe and secure drinking water supply.	Promoting development at locations served by existing water services infrastructure	The percentage of houses connected to the main infrastructure systems and the percentage of houses served by septic tank.	WCC/Department of Environment, Community and Local Government

Amendment 4 to ER

It is agreed that there should be an extra bullet point added to section 6.2 page 75 of the SEA report to include the following:

The residential requirements of the plan area shall be carried out in a coordinated approach with the necessary infrastructure- roads, water and waste water services being provided in tandem with the residential development.

SECTION 3: ENVIRONMENTAL ASSESSMENT OF MANAGER'S RECOMMENDED AMENDMENTS TO THE DRAFT GREYSTONES-DELGANY AND KILCOOLE LOCAL AREA PLAN 2013-2019 AND THE PROPOSED VARIATION NO.3 TO THE WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016

This section includes an assessment of the likely environmental effect of the Manager's recommended amendments to the Draft Greystones-Delgany & Kilcoole Local Area Plan 2013-2019 and the proposed variation no.3 to the Wicklow County Development Plan 2010-2016, as set out in the Manager's Report. New or amended objectives that are likely to have a significant environmental effect are assessed in the attached addendum to the SEA matrix (new text in red, deleted text in ~~blue strikethrough~~).

PROPOSED AMENDMENT 1

Section 3: Population and Housing

Sub-section 3.4: Objectives

Amend the plan as follows:

Density

RES5 *On undeveloped residentially zoned land, it is an objective of the Council to provide for the development of sustainable residential communities up to a maximum density, as prescribed by the land use zoning objectives indicated on Map A and described in 'Table 11.1: Zoning Matrix'.*

*In existing residential areas, infill development shall **generally** be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties. **However, where previously unsewered, low density housing areas become served by mains sewers, consideration will be given to densities above the prevailing density, (up to 10 / ha, depending on local circumstances), subject to adherence to normal siting and design criteria.***

Assessment of likely environmental effect

The proposed amendment is likely to have a positive impact on the environment. In particular, the amendment will contribute positively to the EPO to make the best use of existing water services infrastructure and to provide/maintain a safe and secure drinking water supply. In addition, the amendment will have a positive impact on the EPO to prevent pollution and contamination of ground waters.

The amendment alters the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 2

Section 3: Population and Housing

Sub-section 3.4: Objectives

Amend the plan as follows:

Density

RES7 *Notwithstanding the zoning objectives set out within this plan, lower density residential developments may be required at certain locations; where by virtue of environmental, topographical and service constraints, including lack of public mains infrastructure, poor road access, steep gradients, flooding*

issues and significant coverage of natural biodiversity; a lower density of development is preferable. *This objective applies to all land zonings within the plan area.*

~~Having regard to these type of constraints,~~ *In particular,* the planning authority will limit growth in the amount of housing, on lands zoned 'R2.5: Residential (2.5/ha)' and 'R5: Residential (5/ha)' along Blackberry Lane, Delgany and lands zoned RE: Existing Residential at Kindlestown Upper and Bellevue Demesne. In these areas housing shall generally be restricted to the development of low density single housing, subject to all matters being addressed to the satisfaction of the planning authority.

On land zoned R17/R5/R22 in the Kindlestown Upper/Coolagad vicinity, the design and layout of developments shall be appropriate to the topography of sites and the necessity to ensure that there is a visual transition between these developed lands and the unzoned agricultural lands/Kindlestown Hill to the rear of the site. Regard shall be paid to the protection of the visual amenity of the area, including views of Kindlestown Hill and to the objectives of the Blacklion ACA.

Assessment of likely environmental effect

The proposed amendment is likely to have a positive impact on the environment. In particular the amendment will contribute positively to the EPO AH2 and L1, in terms of safeguarding the protection of the Blacklion ACA including views of Kindlestown Hill. In addition, the amendment will have a positive impact on the EPO to promote a high quality living environment.

The amendment alters the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 3

Section 4: Retail

Sub-section 4.1: Retail Strategy

Amend **Section 4.1 Retail Strategy** as follows:

A number of centres within the settlement of Greystones-Delgany are designated Level 4 Neighbourhood Centres. Neighbourhood centres usually contain one supermarket ranging in size from 1,000-2,500m² with a limited range of supporting shops and retail services and possibly other services such as post offices or community facilities, grouped together to create a focus for the local population. These centres meet the local day-to-day needs of the surrounding residents. The Wicklow County Retail Strategy indicates that there are some sites that are larger than the normal size standards, where larger footstones will be permitted, based on their historic use and the need to service considerable tranches of housing. At these locations, the scale of convenience outlet will be dictated by the overall size of the town, the catchment of the neighbourhood centre and its distance to the town core. It is considered that the Bellevue Road site falls into this category.

*In undertaking the review of the current LAP, regard has been paid to the role and function that that small local centres provide to local communities and to ensuring that the viability of the town centre is safeguarded. As such, the following centres are considered capable of fulfilling the role of **Neighbourhood Centres**: Blacklion (Lidl), Bellevue Road (Tesco/Donnybrook Fair), Mill Road (spread over 2 sites) and Charlesland (Superquinn). In addition, Delgany village is to provide the role of a Level 4 Neighbourhood Centre, however in recognition of its village identity, the centre is to be called a **Village Centre**.*

Assessment of likely environmental effect

This amendment is required in order to ensure that the retail strategy as set out in the LAP is consistent with the Wicklow County Retail Strategy as set out in the CDP 2010-2016. The proposed amendment has no significant environmental effect and does not alter the environmental assessment in the Environmental Report.

PROPOSED AMENDMENT 4

Section 4: Retail

Sub-section 4.2: Objectives

Amend RT3 as follows:

Greystones Town Centre

RT3 *To promote the development of retailing in the Core Retail Area of Greystones town centre (as indicated on Map A). A broad range of retail formats shall be promoted in Greystones town centre, including higher, middle and lower order comparison, super-store and super-market retail format. The planning authority shall not permit **large scale** retail development in other locations, unless it is satisfied that there will be no adverse effect on the vitality and viability of the retail core.*

Development proposals not according with the objective to support the vitality and viability of the Core Retail Area must demonstrate compliance with the sequential approach. The order of priority for large scale retail developments shall be:*

- 1. Core Retail Area*
- 2. Other TC zoned sites*
- 3. Zone 1 of the Greystones Harbour and North Beach Action Plan and neighbourhood/village centres*
- 4. Edge of town centre sites*
- 5. Out of centre sites*

Large scale retail development shall not be permitted on lands zoned 'Small Local Centre'.

** footnote: The sequential approach to the location of retail development shall be in accordance with the principles set out in 'Retail Planning Guidelines for Planning Authorities' (DoECLG, 2012).*

Assessment of likely environmental effect

This is a relatively minor amendment which ensures that sequential tests required as part of a planning application are carried out in accordance with the Retail Planning Guidelines for Planning Authorities (DoECLG, 2012). The proposed amendment has no significant environmental effect and does not alter the environmental assessment in the Environmental Report.

The amendment does not alter the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 5

Section 4: Retail

Sub-section 4.2: Objectives

Amend RT9 as follows:

Neighbourhood Centres

RT9 *To provide for the development of a mix of uses within the neighbourhood centres of Blacklion, Bellevue Road, Mill Road (spread over two sites) and Charlesland., which provide for the day-to-day needs of the local community, to a degree that is akin to their designation as a Level 4 Centre.*

The planning authority may allow for the development of the Bellevue Road neighbourhood centre to a size that exceeds the normal standards as set out in the Wicklow County Retail Strategy (Wicklow CDP 2010-2016), subject to the proper planning and sustainable development of the area. All applications will be considered on a case by case basis, having regard to the Wicklow County Retail Strategy and Retail Strategy for the Greater Dublin Area. Particular attention shall be paid to ensuring that the scale of convenience offer is appropriate to the size of the town, the catchment of the neighbourhood centre and the impact on the viability and vibrancy of the town centre and other neighbourhood centres in the locality.

Assessment of likely environmental effect

The proposed amendment is likely to have an increased positive impact on the environment. The amendment contributes positively to the EPO to promote the use of the existing built environment and to the EPO to promote a high quality living environment, in terms of ensuring that the vitality and vibrancy of the existing retailing environment is protected. The amendment does not alter the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 6

Section 4: Retail

Sub-section 4.2: Objectives

Amend Objective RT12 as follows:

Retail Warehousing

RT12 *It is the objective of the Council to generally not permit the development of retail warehousing in the plan area, except where evidence in the form of a Retail Impact Study is provided to demonstrate that there is a proven need for retail warehousing within this area and subject to compliance with the Wicklow County Development Plan 2010-2016, Retail Strategy for the Greater Dublin Area 2008-2016 and the Retail Planning Guidelines for Planning Authorities (DoECLG, 2012). Subject to this objective, retail warehousing shall be not normally permitted but open for consideration within E, E1 and TC zones. It shall not be permitted at any other location.*

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report. The amendment does not alter the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 7

Section 4: Retail

Sub-section 4.2: Objectives

Amend RT15 as follows:

Environmental Amenity of the Public Realm

RT15 *To preserve and enhance the amenity of the public realm.*

Development proposals shall be sustainable and contribute to the improvement of the environmental amenity of all public areas in the plan area through the following ways:

- The creation of quality space and an enhanced public realm, through improvements to public spaces including improved paving, signage, lighting, street furnishings, tree planting and landscaping of car parking areas. The palette of paving material, lighting, signage and furniture fittings for use should be chosen with regard to the particular identity of each centre, so that enhancements can, as a whole, be visually coherent.*
- Improve connectivity between residential areas, the harbour, seafront and town centre areas, as appropriate.*
- Priority of movement for pedestrians, cyclists and public transport should be ensured, so that the impact of the private car is moderated. In particular, the Council will promote the development of wide footpaths throughout the plan area.*
- Promote the development of quality shopfronts, and in particular promote the development of traditional shopfronts which contribute to the distinctive character of the centres.*
- Placing underground of overhead power lines where possible.*
- The protection of natural and built heritage.*
- The development of public toilets and public information boards at appropriate locations, particularly in the vicinity of the Harbour.*
- Appropriate controlling of advertising and signage in the interests of protecting the visual amenity of the area and ensuring the safety of the public.*
- The promotion of high quality urban and architectural design.*

Assessment of likely environmental effect

The proposed amendment promotes connectivity within the plan area and consequently promotes walking and cycling throughout the plan area. The amendment is likely to have an increased positive impact on the environment and in particular, contributes positively to EPOs which aim to promote a high quality living environment, create a healthy environment and reduce travel related greenhouse gases.

The amendment does not alter the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 8

Section 4: Retail

Sub-section 4.3: Opportunity sites

Amend OP3: La Touche Hotel, Trafalgar Road as follows:

OP3: La Touche Hotel, Trafalgar Road

- To facilitate the redevelopment of the site for a mix of uses, including commercial, tourist, leisure, office and residential uses, in accordance with the TC zoning objective.*

- Any development on the site shall be in accordance with the objective to preserve the character of the Harbour ACA.
- ~~Subject to enabling development that meets modern requirements, it is an objective to retain external facades and internal features of interest, where this is possible.~~
- Protect the amenity of existing residential properties in the area.

Assessment of likely environmental effect

This amendment is required in order to facilitate the introduction of proposed amendments no. 19 and 25. Amendments no. 19 and 25 introduce wording that firstly precludes the demolition of features/ buildings that contribute to the special interest of ACAs and secondly specifies that the original La Touche building contributes significantly to the special interest of the ACA. The original wording of OP3 would allow for certain developments to be undertaken that could be perceived, in certain circumstances, to compromise the integrity of the La Touche building. This would conflict with the new proposed amendments and as such amendment no. 8 proposes the omission of the conflicting wording.

The proposed amendment, considered in light of proposed amendments No. 19 and 25, has the effect of strengthening protection afforded to the La Touche Hotel.

The amendment does not alter the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 9

Section 6: Tourism

Sub-section 6.2: Objectives

Amend TOUR1 as follows:

TOUR1 To promote and facilitate the **sustainable** development of tourism and recreational related development within the overall plan area, **at appropriate locations**. Tourism and recreational related development shall be located on suitably zoned land within the settlement boundaries of Greystones/Delgany and Kilcoole. Applications for tourism and recreational related developments on zoned land (e.g. Greenbelt lands), outside the settlement boundaries shall be determined on the basis of policies that apply to the rural area, as set out in the Wicklow County Development Plan, 2010-2016, and in particular, TR4 of the CDP.

Assessment of likely environmental effect

The proposed amendment ensures that tourism and recreational developments are undertaken in a sustainable manner and at appropriate locations. Although this amendment does have positive implications for the environment, it is relatively minor in nature and does not significantly alter the environmental assessment of the Environmental Report.

The amendment does not alter the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 10

Section 6: Tourism

Sub-section 6.2: Objectives

Amend TOUR3 as follows:

TOUR3 To support and facilitate, in co-operation **and consultation** with the relevant bodies **such as NPWS**, the formalisation of an **appropriate** coastal walkway between Greystones-Delgany and Kilcoole and the development of an **appropriate** coastal cycle route. Any such proposal would be subject to

appropriate assessment requirements in accordance with the Habitats Directive. No development shall be permitted that would have adverse impacts (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.

Assessment of likely environmental effect

The proposed amendment ensures that the development of a coastal walkway between Greystones and Kilcoole is appropriate and is developed in consultation with NPWS. Although this amendment does have positive implications for the environment, it is relatively minor in nature and does not significantly alter the environmental assessment of the Environmental Report.

The amendment does not alter the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 11

Section 6: Tourism

Sub-section 6.2: Objectives

Amend TOUR6 as follows:

TOUR6 *To provide for the development of an Integrated Tourism/Leisure/Recreational Complex at Druids Glen Golf Course, Woodstock Demesne, in accordance with the objectives set out for ITLRCs in the Wicklow County Development Plan, 2010-2016, and to promote the development of linkages between the settlement of Kilcoole and this tourist facility in an environmentally sustainable manner.*

Assessment of likely environmental effect

The proposed amendment ensures that the development of the ITLRC at Druids Glen Golf Course is undertaken in an environmentally sustainable manner. Although this amendment does have positive implications for the environment, it is relatively minor in nature and does not significantly alter the environmental assessment of the Environmental Report.

The amendment does not alter the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 12

Section 8: Transport and service infrastructure

Sub-section 8.1: Infrastructure Strategy

Amend **Section 8.1 Infrastructure Strategy** as follows:

The strategy for the development of transport and service infrastructure within the plan area shall be as follows:

- Maximise advantages associated with the area's strategically important location on a key transportation spine along the N/M11 and Dublin-Rosslare train route, and to provide for the development of transport services having regard to relevant higher order strategies including the 'Spatial Planning and National Roads Guidelines' (DoECLG, 2012).*
- Support the development of transportation infrastructure and services in line with the NTA policies and strategies including the 'GDA Draft Transport Strategy 2011-2013' and NTA investment projects for the area.*
- Provide transportation and service infrastructure to provide for the needs of existing and future populations and to provide for the development of zoned lands.*
- Improve the accessibility and safety of roads in the plan area.*

- Promote the development of public transport facilities.
- Promote walking and cycling throughout the plan area.
- Address flood risk”

Assessment of likely environmental effect

The proposed amendment is likely to have an increased positive impact on the environment. The amendments aim to support the transportation strategies of the NTA and NRA. These strategies promote the development of transportation infrastructure in a sustainable manner. The amendment contributes positively to EPOs which aim to create a healthy environment, reduce travel related greenhouse gases and make the best use of existing road and transportation infrastructure.

PROPOSED AMENDMENT 13

Section 8: Transport and service infrastructure

Sub-section 8.2: Objectives – Roads & Transportation

Amend RO1 as follows:

RO1 ~~Provide~~ *Reserve a land corridor to provide for a new road from the R761 at Sea View to lands within AP1: Coolagad Action Plan. The new road shall provide local access to zoned lands within the lifetime of the plan and shall, subject to feasibility, need and design, in the long term provide a northern access route from Greystones to the N11.*

Assessment of likely environmental effect

The proposed amendment ensures that the development of the long term objective for a northern access route from Greystones to the N11 is undertaken subject to feasibility, need and design. This amendment is relatively minor in nature and does not significantly alter the environmental assessment of the Environmental Report. The amendment does not alter the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 14

Section 8: Transport and service infrastructure

Sub-section 8.2: Objectives – Roads & Transportation

Objective R07 (Table 7.1)

(a) Omit RO7 as proposed under the Draft LAP and replace with new RO7 objective for the improvement of the R761 from Burnaby Heights to Kilcoole, as appropriate, i.e.

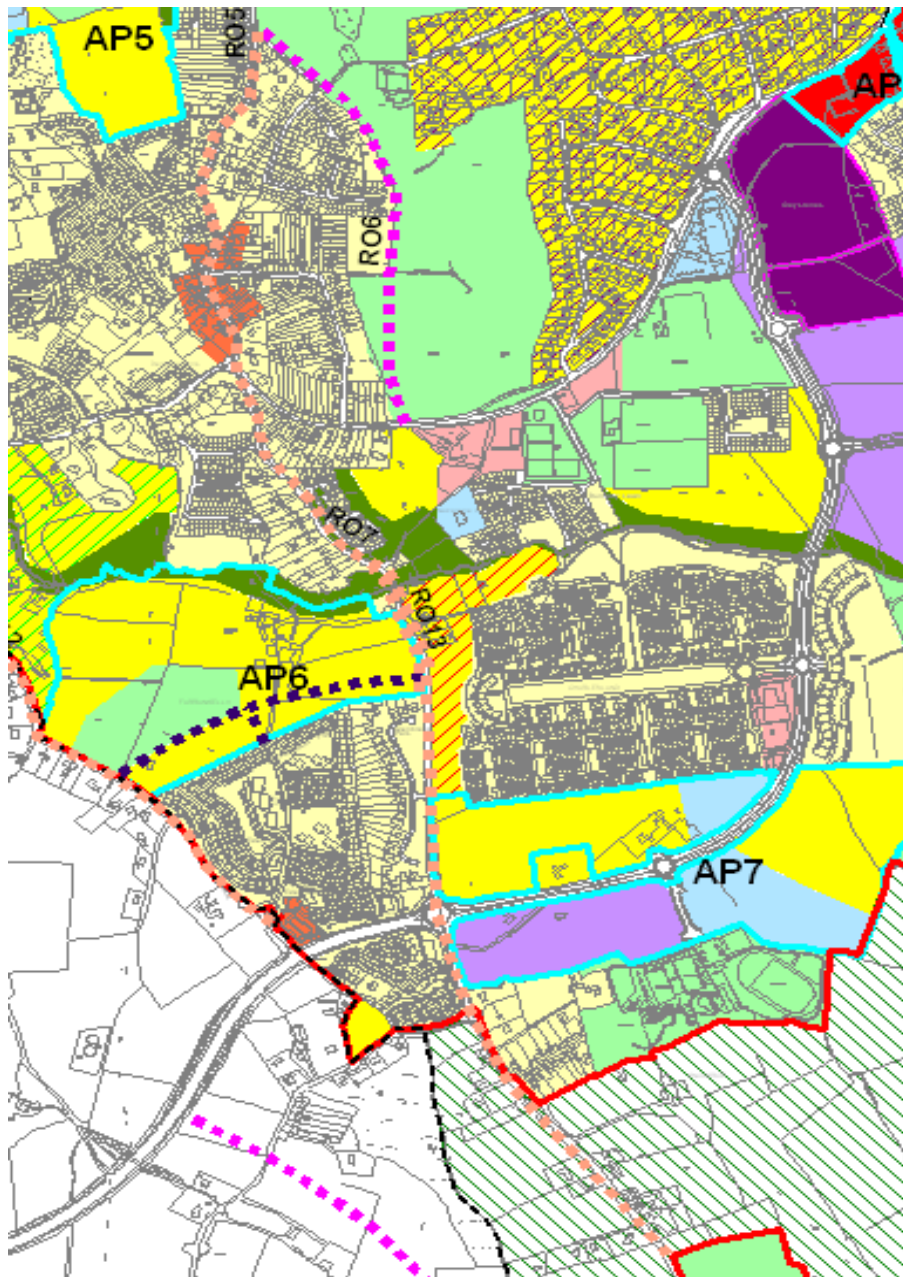
From:

~~RO7: Provide for a local access road to facilitate the development of zoned lands, incorporating the possibility of a future bridge over the Three Trouts Stream to allow for linkage from Mill Road to the R761.~~

To:

RO7: *Improvement of the R761 from Burnaby Heights to Kilcoole, as appropriate.*

17



(Wider view)

Assessment of likely environmental effect

The proposed amendment omits the originally proposed new road and promotes the improvement of the existing R761. The amendment has a significant positive environmental effect and results in positive implications for a range of EPOs including SOIL2, B1, PHH1, PHH2, AQ1, WS, W-F, MAT2 and L1. Positive impacts include a reduction in use of land for roads, a reduction in car usage and emissions and maximising the use of existing infrastructure. In addition, the omission of the road objective omits the need for a new bridge over the Three Trouts Stream and has positive impacts on biodiversity, water quality and addressing flood risk.

Improvements to the R761 can contribute to the promotion of walking and cycling.

The amenity of existing residential properties in the vicinity of the omitted RO7 objective is safeguarded as the removal of a new road is likely to reduce negative impacts in terms of noise, visual amenity and fumes.

The amendment alters the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 15

Section 8: Transport and service infrastructure

Sub-section 8.2: Objectives – Roads & Transportation

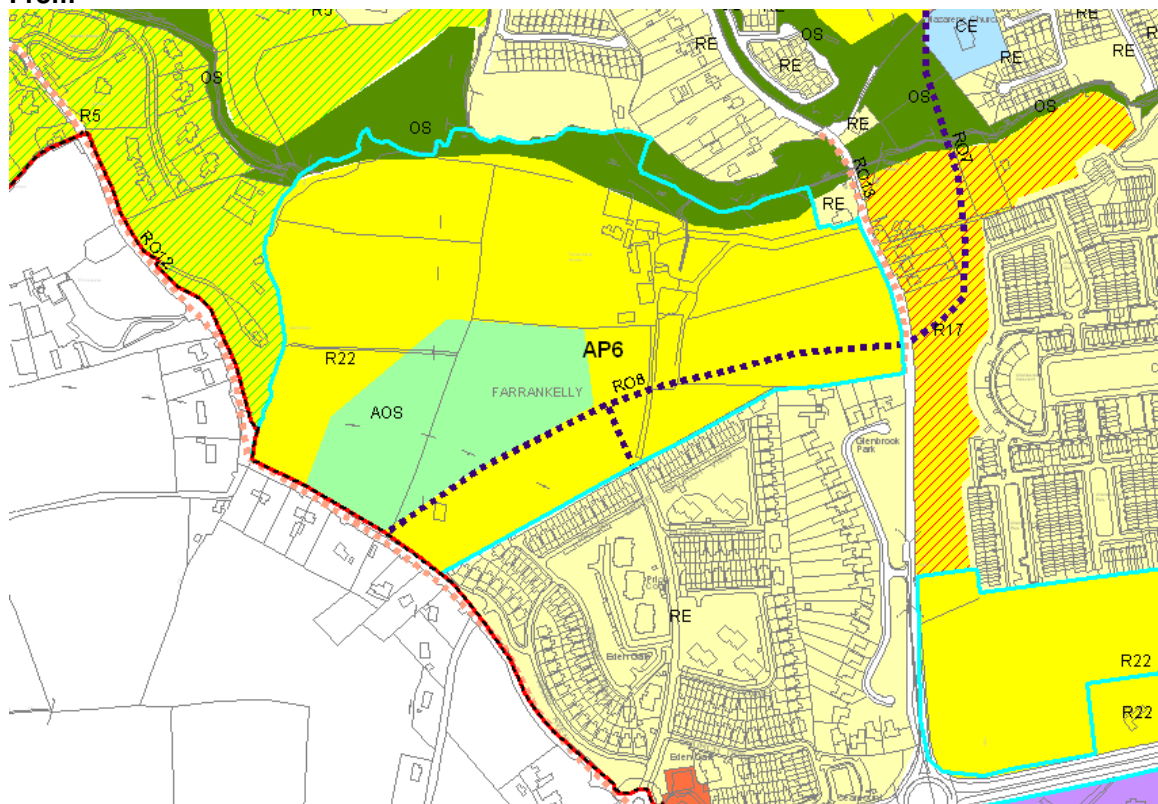
Objective R08 (Table 7.1)

(a) Amend RO8 as follows:

RO8 Provide for a local access road to facilitate the development of zoned lands and to provide for the development of a through road from Priory Road to R761 and linkage to Mill Road (RO7) ~~and Eden Gate~~".

(b) Amend map as follows:

From



The proposed amendment omits an objective for a link road between the RO8 road and Eden Gate. In the context of the overall RO8 objective, this is a relatively minor amendment. Having regard to this, the amendment does not alter the assessment as set out in the SEA matrix. Notwithstanding this, the amendment is likely to have a positive environmental effect in terms of protecting the residential amenity of properties in Eden Gate and in terms of maximising the best use of existing road infrastructure in the area.

Section 8: Transport and service infrastructure

Objective R09 (Table 7.1)

R09 *To provide for the development of a Western Distributor Road to bypass Kilcoole. The southern section of the route shall be developed according to one of the following two options: (i) southern junction of the new road shall be provided at the intersection with Kilcoole Industrial Estate, Creowen and route to extend northwards, or (ii) southern junction of the new road to be provided at the current entrance of Bullford Business Campus and road to extend northwards through the Business Park, including necessary upgrades and widening of the current estate road. As option (ii) poses constraints regarding road alignment and standards of design, option (i) is the preferred option. The development of the road according to option (ii) is subject to the agreement of the planning authority, in conjunction with the Roads Section, pending the preparation of a traffic analysis and design study.*

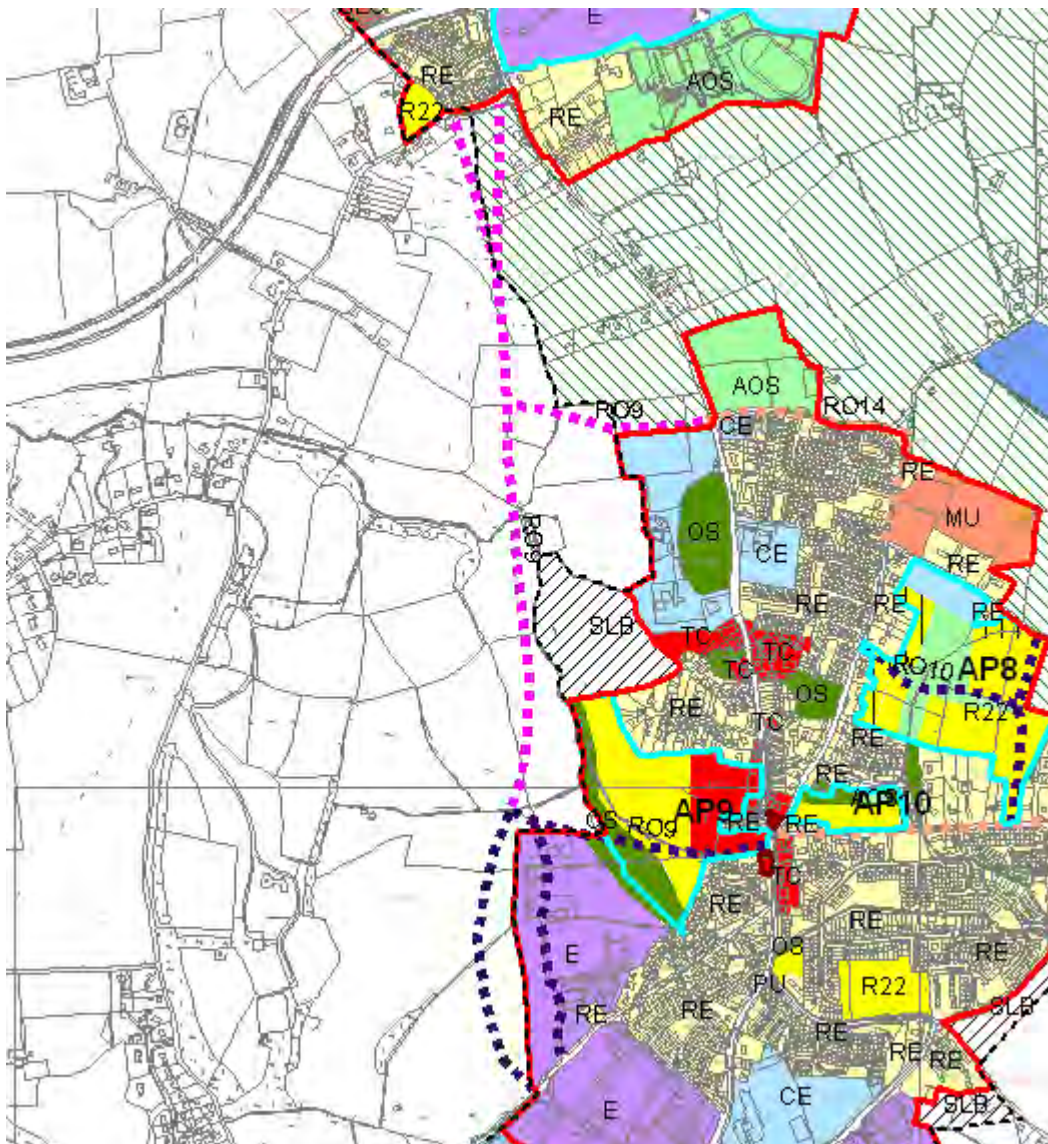
The northern section of the route shall be developed, in the long term, according to one of the following two options: (i) linkage to the R761 at Farrankelly, or (ii) linkage to Priory Road to the west of Eden Wood/ Farrankelly Close. The northern section of the route shall be developed in the long term, with linkage to the R774.

It is a long term objective to develop an additional link between R761 intersection with Lott Lane and the Western Distributor Road.

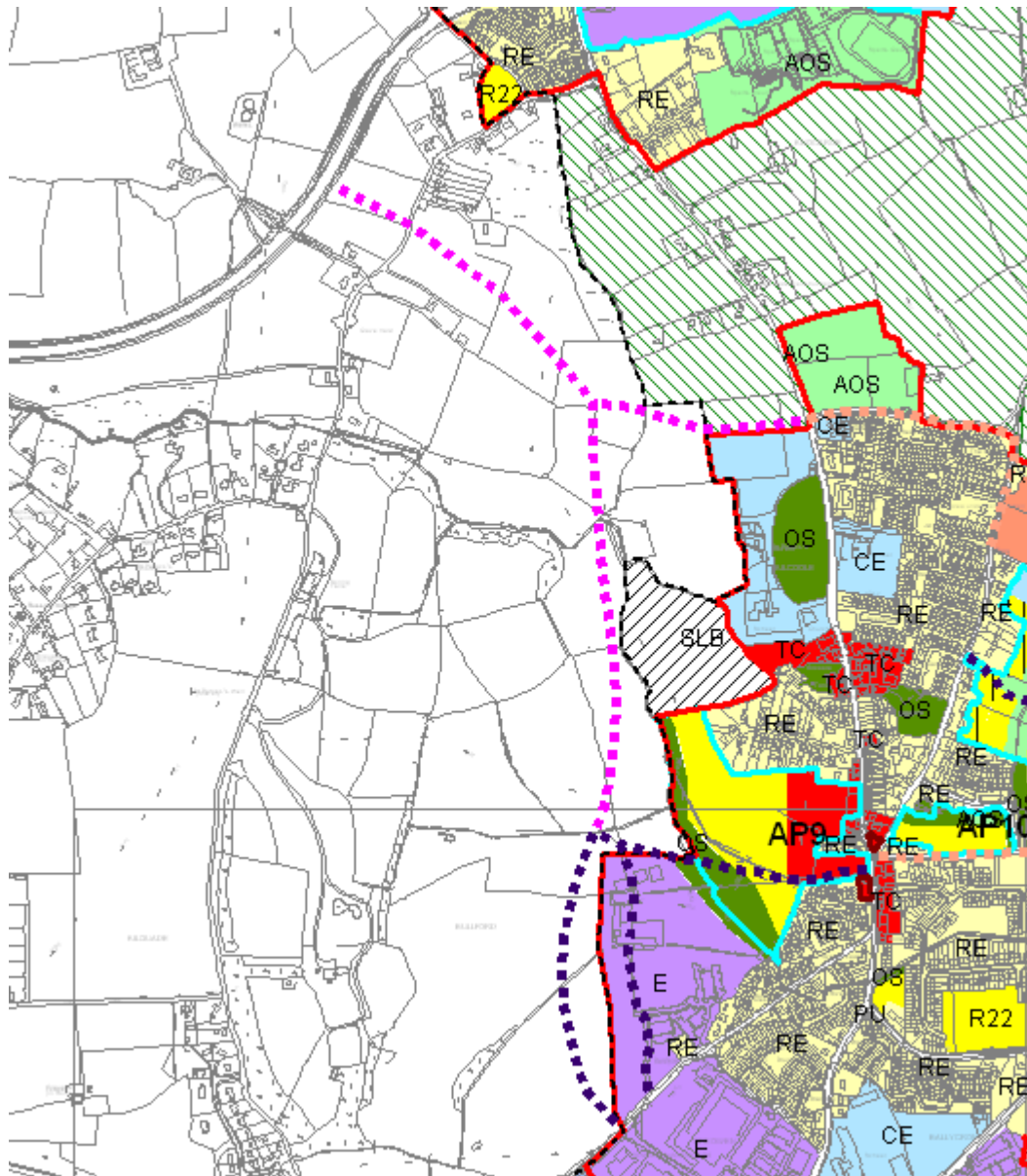
To provide for the development of a local access road in conjunction with the development of zoned lands at AP9: Bullford Action Plan and to provide for the development of a through link road from Main Street to the Western Distributor Road. This section of the route is necessary for the opening up of zoned lands (AP9 and E lands at Bullford Farm). Only 50% of development on these lands shall be permitted before the southern part of this road is completed.

(b) Amend Map A as follows:

From:



To:



Assessment of likely environmental effect

The proposed amendment slightly alters the route of the proposed road objective RO9 along the west of Kilcoole village. In the context of the overall RO9 objective, this amendment does not alter the assessment as set out in the SEA matrix. Notwithstanding this, the amendment is likely to have increased positive environmental effects in terms of protecting the residential amenity of properties in Priestsnewtown in the vicinity of the original routing and in terms of protecting the landscape quality of this area.

PROPOSED AMENDMENT 17

Section 8: Transport and Service Infrastructure

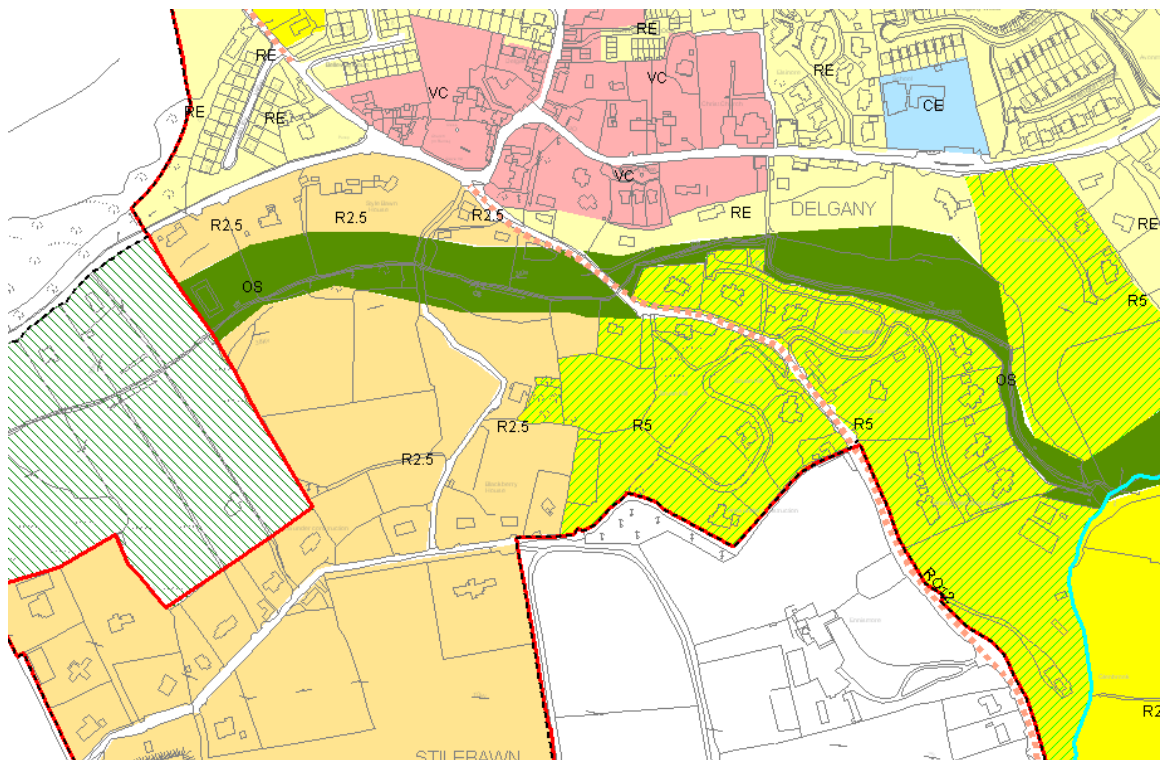
Sub-section 8.2: Objectives – Roads & Transportation

(a) Table 7.1: Roads Objectives - include a new road objective in the plan

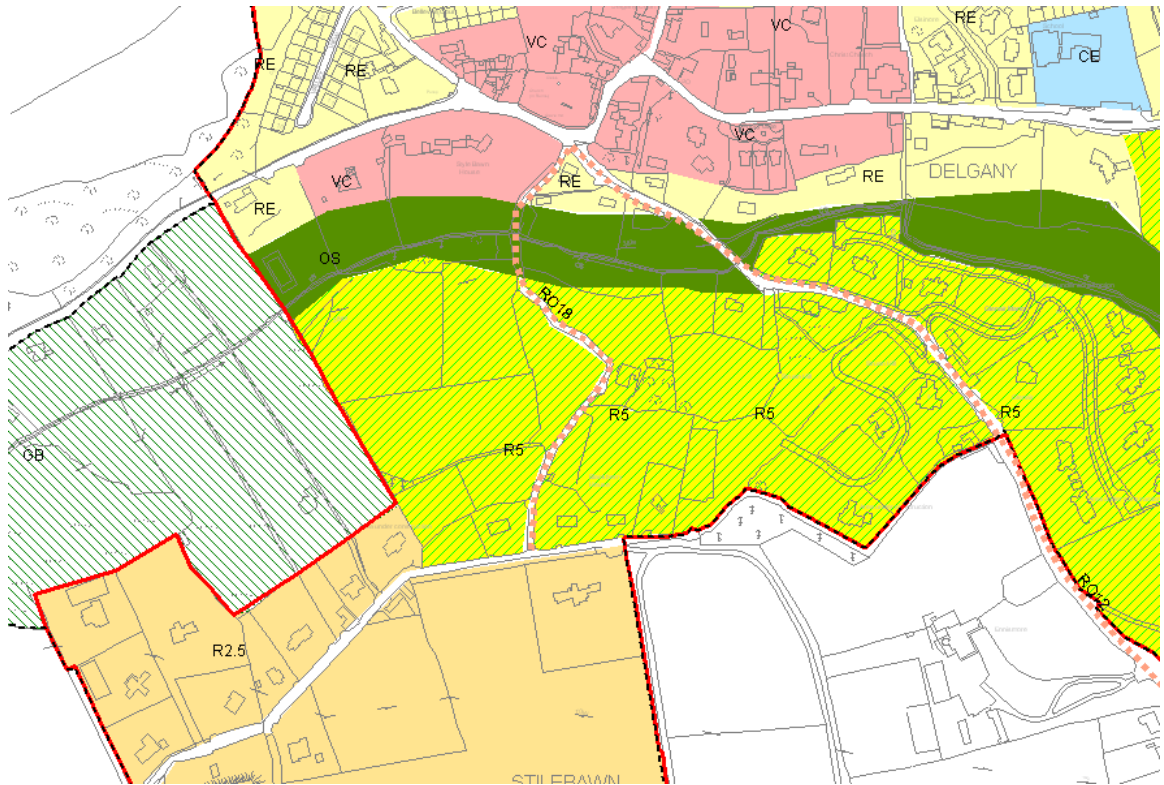
R018 *To provide for improvements to width, alignment, public lighting and pedestrian facilities along Blackberry Lane and provide for improvements to the junction of Blackberry Lane with the R762 at Delgany village.*

(b) Amend Map A as follows:

From



To



Assessment of likely environmental effect

The proposed road improvement in this area will facilitate greater and safer accessibility for users linking the village centre of Delgany to the proposed residential lands to the south. Improvements to the existing road infrastructure, including the provision of improved pedestrian facilities will impact positively on SEO's PHH1, PHH2, AQ1 and MAT2. While the improvement of this road infrastructure will require works over the existing Three Trouts Stream it is considered that sufficient mitigation measures are provided within the LAP and CDP to prevent any adverse impact in this area.

PROPOSED AMENDMENT 18

Section 8: Transport and service infrastructure

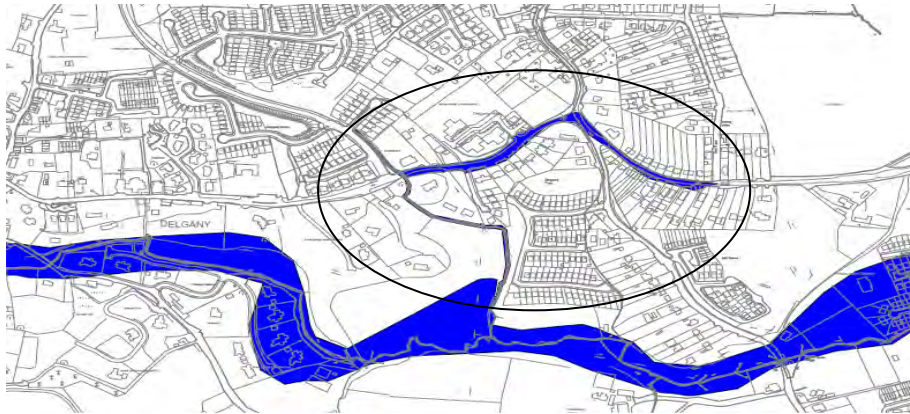
Sub-section 8.2: Objectives - Flooding

Flood Map C

Amend the flood maps as follows:

(a) R762 at Delgany Wood

From:

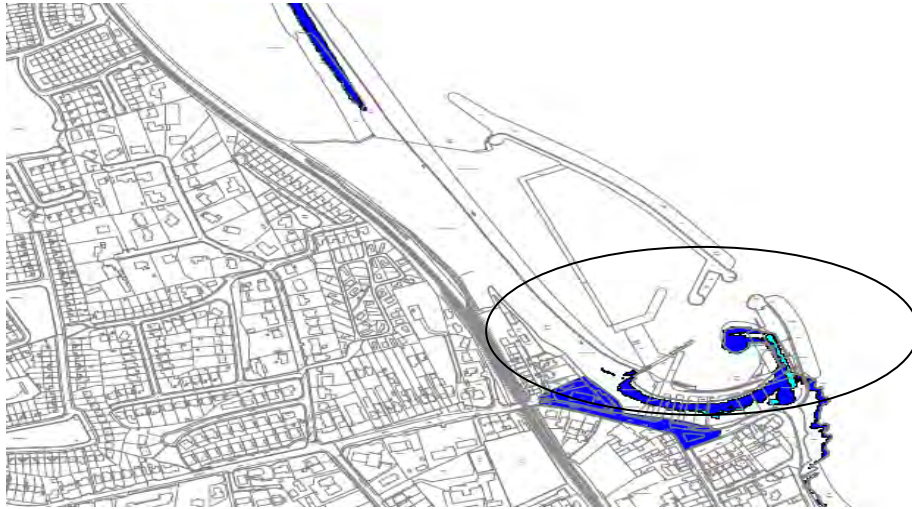


To:



(b) Greystones Harbour

From:

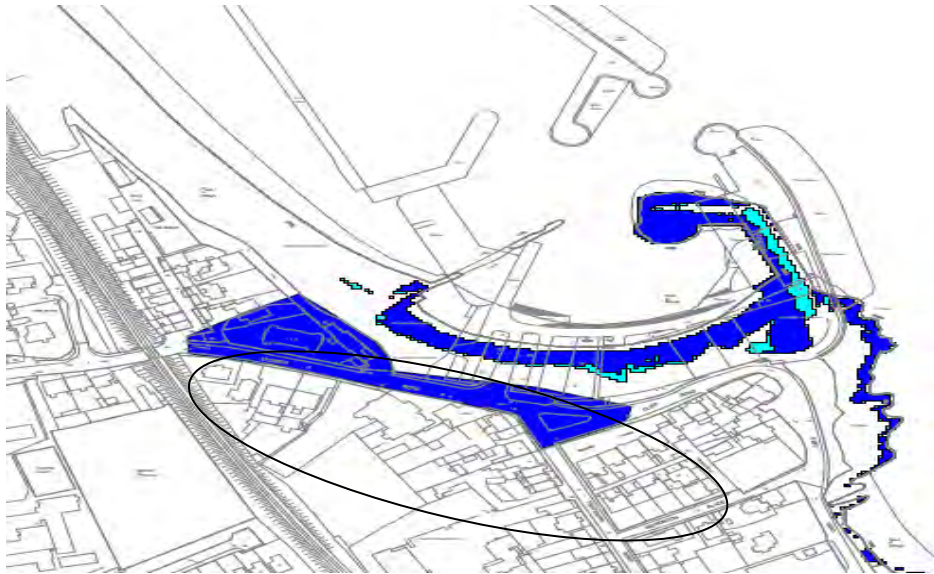


To:

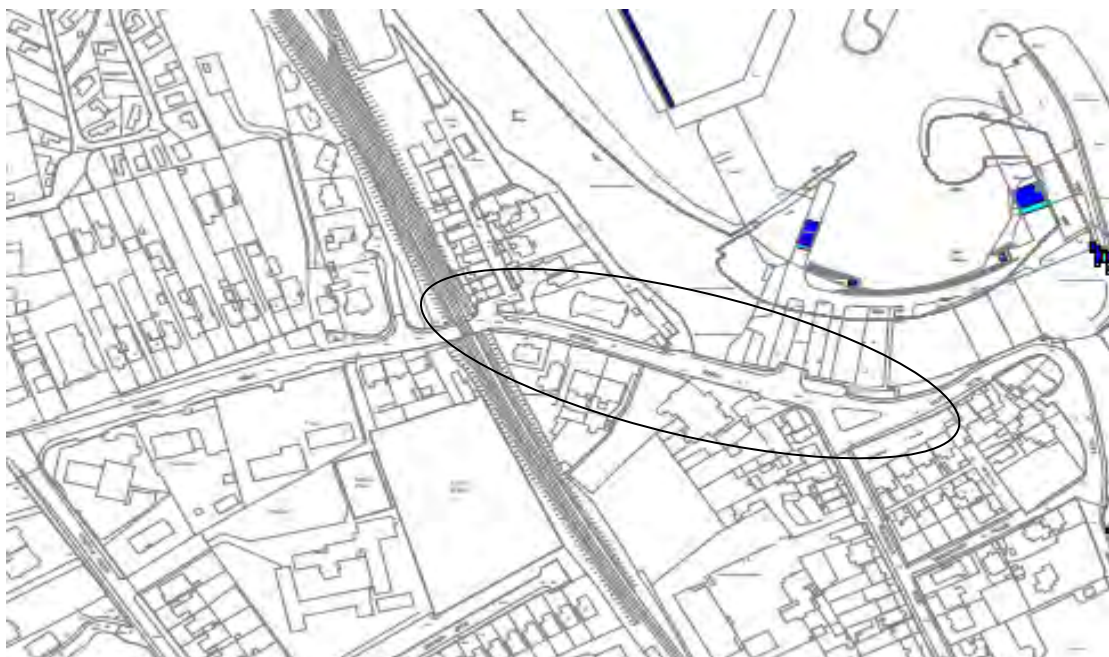


(c) Victoria Road

From:



To:



Assessment of likely environmental effect

This amendment relates to proposed revisions to Flood zone A and B of Map C: Indicative Flood Zones. The revisions to the flood zones are based on additional information received regarding the nature of flood events and information contained in flood studies submitted as part of the harbour development scheme.

The amendments are consistent with the Planning Guidelines for Flood Risk Management (DoEHLG/OPW, 2009).

The amendments are reasonable and are in keeping with EPO W-F to prevent development on lands which pose or are likely to pose in the future, a significant flood risk.

PROPOSED AMENDMENT 19

Section 9: Natural and Built Heritage

Sub-section 9.2: Objectives

Amend Objective HER 12 as follows:

- HER12** To preserve the character of Architectural Conservation Area's (ACAs), in accordance with Appendix B. The following objectives shall apply to ACAs:
- Development will be controlled in order to protect, safeguard and enhance the special character and environmental quality of ACAs.
 - The buildings, spaces, archaeological sites, trees, views and other aspects of the environment that form an essential part of the character of an ACA will be protected.
 - **Proposals involving the demolition of buildings and other structures that contribute to the special interest of ACAs will not be permitted**
 - The design of any development in an ACA, including any changes of use of an existing building, shall preserve and/or enhance the character and appearance of the ACA as a whole.
 - Schemes for the conservation and enhancement of the character and appearance of an ACA will be promoted.
 - The character and appearance of the urban public domain within an ACA shall be protected and enhanced. The Council will seek to work in partnership with local community and business groups to implement environmental improvements within ACAs.
 - Within the Church Road ACA, alterations to the front boundaries to accommodate off-street car parking, will not normally be permitted.
 - Historic items of street furniture and paving within ACAs shall be retained, restored and repaired.
 - All electricity, telephone and television cables within ACAs shall be placed underground where possible.
 - The placing of satellite dishes, television aerials, solar panels, telecommunications antennae and alarm boxes on front elevations or above the ridge lines of buildings or structures will generally be discouraged within Architectural Conservation Areas, except where the character of the ACA is not compromised.

It should be noted that the designation of an Architectural Conservation Area does not prejudice innovative and contemporary design. The principle of a contemporary and minimalist design style will be encouraged within ACAs, provided it does not detract from the character of the area. It is considered that new buildings should be of their own time in appearance and should not replicate the style and detailing of heritage buildings. The replication of historic architectural styles is considered to be counter productive to heritage conservation in principle as it blurs the distinction between what is historic and what is contemporary and can lead to the emergence of poorly considered and inauthentic buildings.

Assessment of likely environmental effect

The proposed amendment is likely to have an increased positive impact on the environment. Amendments No. 19 and 25 have the combined effect of introducing wording that firstly precludes the demolition of features / buildings that contribute to the special interest of ACAs and secondly specifies that the original La Touche building contributes significantly to the special interest of the ACA. The proposed amendments have the effect of strengthening protection afforded to the La Touche Hotel.

The amendment does not alter the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 20

Section 10: Action Plans

Sub-section 10.2: Coolagad Action Plan

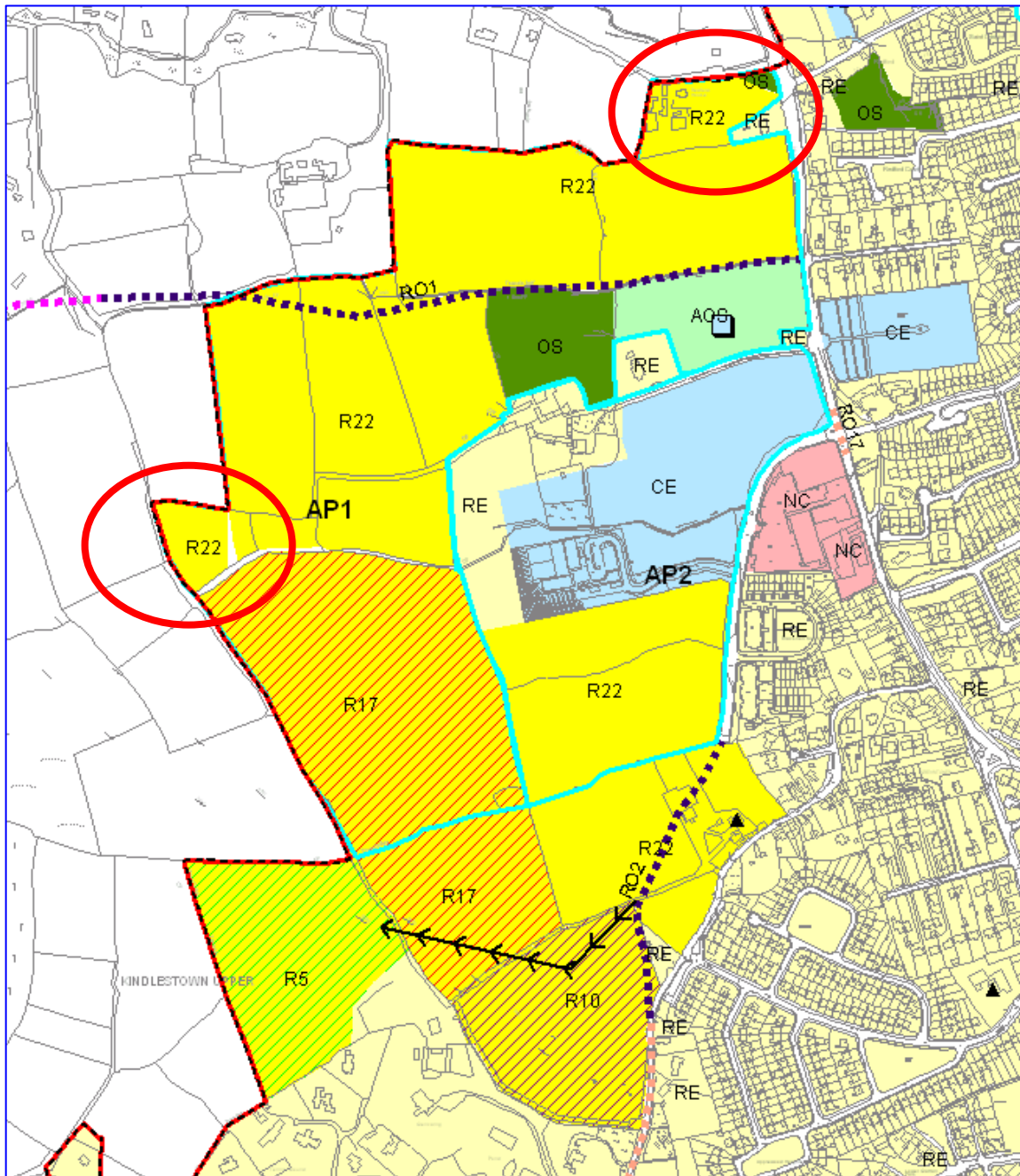
(a) Amend text as follows:

This Action Area is located at Templecarrig Lower, Coolagad and Kindlestown Upper, on a site approximately 36ha in size. This area shall be developed for a mix of uses including residential, community and open space, in accordance with the following:

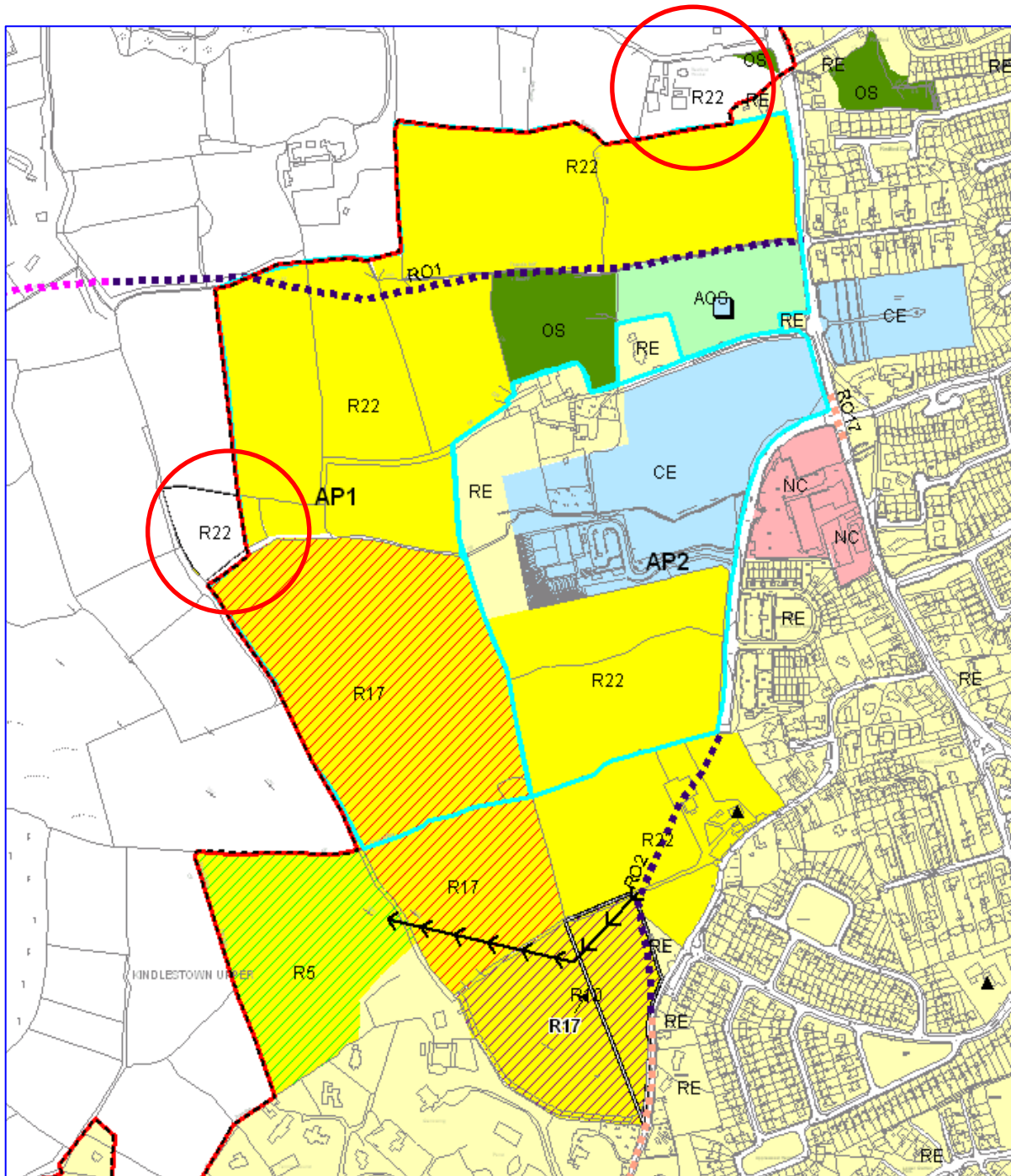
- ~~e-31ha~~ **c. 29ha** for the development of residential units.
- A minimum of 4ha of land shall be provided for active open space including public park, MUGA and playground, in accordance with the requirements of the Community and Enterprise Section of the Council.
- A community centre and/or other community facility/facilities shall be provided to serve the communities of this area. In determining requirements for community facilities, a community services audit shall be carried out and consultation shall be undertaken with the Community and Enterprise Section of the Council.
- A new road shall be provided for local access to zoned lands and shall be designed to facilitate the achievement of the long term objective to provide a northern access route from Greystones to the N11, in accordance with roads objective RO1, 'Section 7: Transport and Service Infrastructure' of this plan.
- Greenroutes shall be provided throughout the area to link residential areas with community infrastructure, schools, adjoining housing lands and the Blacklion neighbourhood centre.
- The residential amenity of existing and future adjoining properties shall be protected.
- Protection of natural and built heritage, including rivers and trees.
- In designing the development of this area attention shall be paid to reducing the visual impact of the development on views towards Kindlestown Hill, from the R761. In particular, development on lands to the west of the Blacklion Action Plan shall be of a design and layout that is appropriate to the typography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands / Kindlestown Hill to the rear of the site.
- Regard shall be paid to ensuring appropriate links and transition of scale, design and layout of housing, with lands adjoining the boundary of the Action Plan, including lands within AP2: Blacklion Action Plan and lands zoned for housing to the south at Kindlestown Upper.
- Phasing shall be as follows:
 - Phase 1: 200 units and completion of road
 - Phase 2: 150 units and provision of open space (AOS and OS)
 - Phase 3: 150 units and community centre/facility
 - Phase 4: remainder of units.

(b) Amend Map A as follows:

From



To:



Assessment of likely environmental effect

The proposed amendment reduces the extent of residential zoning within this Action Area Plan maintaining the existing uses on these lands. In the context of the overall objectives for the Coolagad Action Plan area, the amendment does not significantly alter the assessment as set out in the SEA matrix. Notwithstanding this, the amendment is likely to have increased positive environmental effects in terms of reducing encroachment into the rural area and making the most efficient and sustainable use of development land.

PROPOSED AMENDMENT 21

Section 10: Action Plans

Sub-section 10.4: AP3: Greystones Harbour and North Beach Action Plan

Amend as follows:

Zone 2 – Public Park

Creation of an attractive linear coastal public park to include:

- Provision of new landscaped public park for passive recreation and some appropriate sporting uses, incorporating Wicklow Coastal Walk and access to any future Heritage Park at the site of medieval Rathdown
- Appropriate planting (*using native plants suited to the local environment and using seed of local provenance where possible*), walkways, signage and seating to form a pleasant and successful outdoor public open space
- Capping and landscaping of the old ~~landfill dump~~, with *appropriate planting (using native plants suited to the local environment and using seed of local provenance where possible)*, to form an integral part of the park
- Creation of a sandy cove at the north end of the proposed development with good beach access from adjacent public car parking
- Provision of road access and public car parking with suitably located toilet and washroom facilities
- Provision of coastal protection *in the area of the old landfill, together with beach nourishment and management* from the harbour/marina to at least 250m past the Gap Bridge. ~~Cliffs to be re-graded and high level and low level walks with occasional access to the beach provided with appropriate planting on the slopes~~

Assessment of likely environmental effect

The proposed amendment ensures the use of native plants in the development of the public park. The amendment is likely to have an increased positive impact on the environment and in particular, contributes positively to EPO B1 for the protection of Natura 2000 sites and other non designated biodiversity sites in the area.

The amendment in relation to coastal protection works, limits the scope of these to beach nourishment and management in a confined area. This amendment has been informed by the recommendations contained in the EIS for the Greystones Harbour Development (2011) whereby the impacts of the proposals on Natura sites were examined in detail. No negative impacts on Natura sites are likely to result from this amendment

The amendment does not alter the assessment set out in the SEA matrix.

PROPOSED AMENDMENT 22

Section 10: Action Plans

Sub-section 10.7: Farrankelly Action Plan

(a) Amend text as follows:

10.7 AP6: FARRANKELLY ACTION PLAN

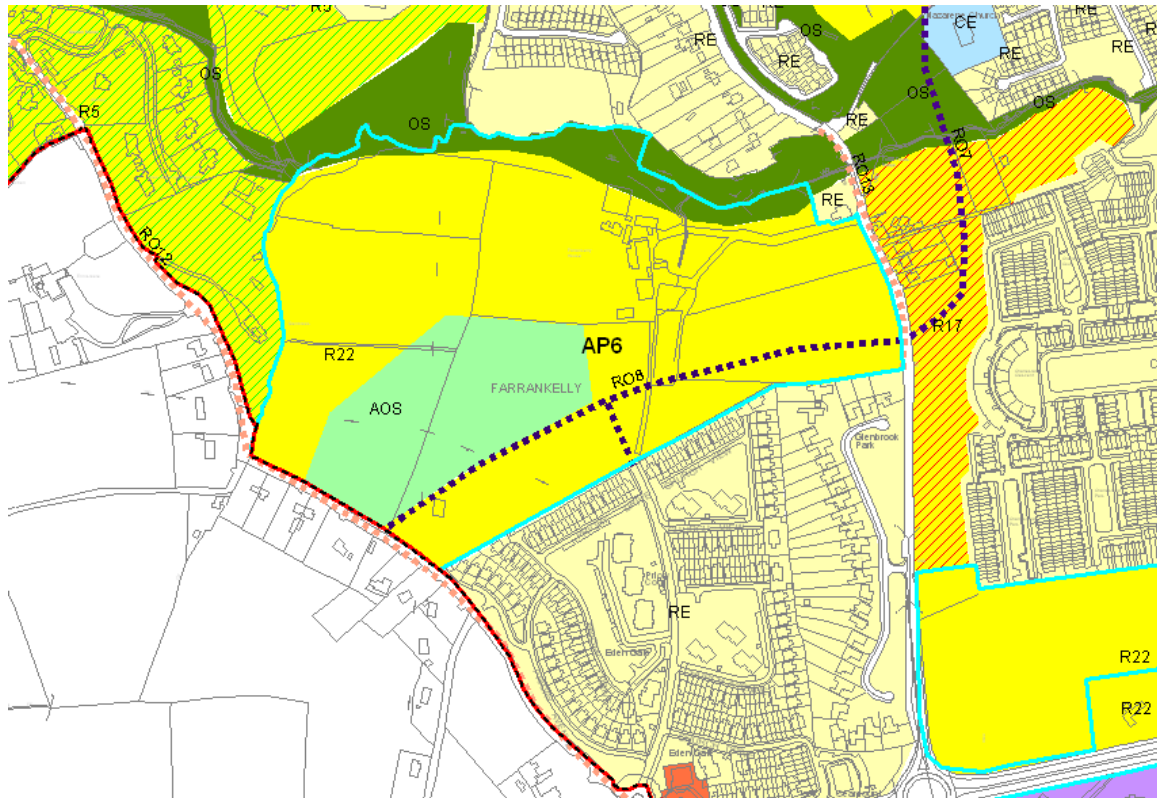
This action plan is located at Farrankelly, on a site approximately 24ha in size. This are shall be developed for a mix of uses including residential and active open space, in accordance with the following:

- *Approximately 17ha to be developed for residential use.*
- *Approximately 4.5ha of land shall be provided for active open space.*
- *Lands identified at risk of flooding (under the FRA) shall be reserved as open space.*

- Roads shall be provided in accordance with RO8, Section 7 of this plan.
- *Provide for the development of a 'greenroute' for the provision of pedestrian and cycling facilities linking the RO8 road objective to Eden Gate. This route shall be a minimum width of 10m, in order to facilitate the development of a possible traffic route, should the need arise in the future.*
- The residential amenity of existing adjoining properties shall be protected.
- Protection of natural and built heritage, including rivers and trees.
- *No more than 50% of houses shall be delivered prior to the provision of the active open space.*

(b) Amend map as follows:

From



[illegible]

Overall, the proposed amendments are likely to have positive and neutral effects on the environment. The amendment to provide for the development of a greenroute contributes positively to the achievement of EPOs PHH1, PHH2 and AQ1 in terms of promoting a high quality and pedestrian friendly environment. The introduction of a phasing objective promotes the sustainable development of the action plan in a manner that contributes positively to EPOs which aim to create a healthy and high quality environment.

Section 11: Zoning

Amend the plan as follows:

(b) Below Table 11.1 Zoning Matrix (paragraph 5)

Uses generally appropriate for **community and educational** zoned land include community, educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, sports and recreational facilities, **residential institutions**, utility

installations and ancillary developments for community, educational and institutional uses in accordance with the CDP.

Assessment of likely environmental effect

No significant environmental effect. The proposed amendments do not alter the environmental assessment in the Environmental Report.

PROPOSED AMENDMENT 24

Appendix A: Background analysis and calculation of land required for particular purposes

Section 1: Residential Zoning

Table 1.3: Make any changes necessary consequent to adopted zoning changes

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

PROPOSED AMENDMENT 25

Appendix B: LAP Heritage Features

Section 3: Architectural Conservation Areas

(a) Sub-section 3.6: Greystones Harbour Area ACA (proposed)

Amend as follows:

Character

The ACA is characterised by its seaside location and a predominance of well preserved 19th century buildings which includes houses, public buildings and a small number of commercial premises. There are fine semi-detached Victorian houses and terraces at Bayswater Terrace, Simonton Place and Marine Terrace. The former Coastguard station, now a Garda Station, is a significant public building occupying a terrace of eight houses, part two-storey and part three-storeys. The La Touche Hotel, although no longer in use, remains a significant local landmark and a reminder of the area's late Victorian / Early Edwardian seaside resort popularity. The **original** building occupies a prominent elevated position and an extensive associated site **and contributes significantly to the special interest of the area**. There are two churches; the Greystones Presbyterian Church on Trafalgar Road and the Church of the Holy Rosary on La Touche Road, the latter occupying a large site which includes a car park to the rear. The two schools; St. Bridget's National School and St. David's Secondary school are both modern buildings with flat roofs. Evidence of Greystones' earlier pre Victorian origins as a small fishing settlement can be found in the single storey vernacular style buildings along the west side of Trafalgar road, while Bethel terrace contains a fine example of Georgian architecture.

Proximity to the coast and the views of the sea to the east and north are key characteristics of this area. There is an extensive and accessible coastal open space along the length of Marine Road and Cliff Road. This area is of high amenity value and is an integral backdrop to the harbour area ACA. Other important open spaces include the hard landscaped triangular area with ship's anchor in front of Bayswater Terrace which contributes greatly to the local seaside character, and the car park on Trafalgar road which is pleasantly screened by trees and vegetation. Many of the houses have small front gardens, with planting and boundary hedging that softens the overall visual appearance of the built environment.

The area is characterised by:

- Predominance of two storey semi detached and terraced house with rendered finishes, moulded quoins and slate roofs.
- The building facades are characterised vertically orientated sash windows, timber panelled doorways and fanlights, many chimneys are rendered with corbelled caps and clay pots.
- Houses generally set back from street and surrounded by low roughcast rendered walls and square rendered gate pillars, with small front gardens.
- Pebble encrusted coping where used on boundary walls adds a local distinctiveness and seaside character.
- There are some well preserved traditional style shopfronts
- The views of the sea and coast with an extensive green open space running along Marine Road and Cliff road and associated hard landscaping, paths and benches
- **The Victorian seaside resort character as represented by the original building of the La Touche Hotel**

(b) Sub-section 3.8: Architectural Conservation Areas and Development

Amend as follows:

3.8 ARCHITECTURAL CONSERVATION AREAS AND DEVELOPMENT

When submitting a planning application for works to a non-protected structure located in an Architectural Conservation Area, additional information may be requested by the Planning Authority, depending on the extent and likely impacts of the development proposed.

In principle, applications for development which are not consistent with the character, policies and objectives for Architectural Conservation Areas will not be granted planning permission.

In consideration of applications for new buildings, alterations and extensions affecting Architectural Conservation Areas, the following principles apply:

- Proposals will only be considered where they positively enhance the character of the Conservation Area.
- **Proposals to demolish buildings and other features which contribute to the special interest of the ACA will not be permitted**
- New buildings should, where appropriate retain the existing street building line.
- The mass of the new buildings should be in scale and harmony with the adjoining buildings and the area as a whole, and the proportions of its parts relate to each other and to the adjoining buildings
- The Council shall actively encourage the reinstatement of historically accurate architectural detailing on buildings of heritage interest in accordance with good conservation practice.
- The introduction of roof-lights to buildings of heritage or historical value should in principle be limited to the rear of the building.
- A high standard of shop front design relating sympathetically to the character of the building and the surrounding area will be required.
- The materials used should be appropriate to the character of the area. Proposals to repair rather than replace original features will be encouraged, and where replacement does occur similar materials and compatible design will be required.
- Planning applications in Architectural Conservation Areas should be in the form of detailed proposals, incorporating drawings of full elevation treatment, colours and materials to be used.

Assessment of likely environmental effect

The proposed amendment is likely to have an increased positive impact on the environment. Amendments No. 19 and 25 have the combined effect of introducing wording that firstly precludes the demolition of features / buildings that contribute to the special interest of ACAs and secondly specifies that the original La Touche building contributes significantly to the

special interest of the ACA. The proposed amendments have the effect of strengthening protection afforded to the La Touche Hotel.

PROPOSED AMENDMENT 26

Amend text to correct minor typographical errors, as appropriate throughout the plan.

Assessment of likely environmental effect

No significant environmental effect. The proposed amendment does not alter the environmental assessment in the Environmental Report.

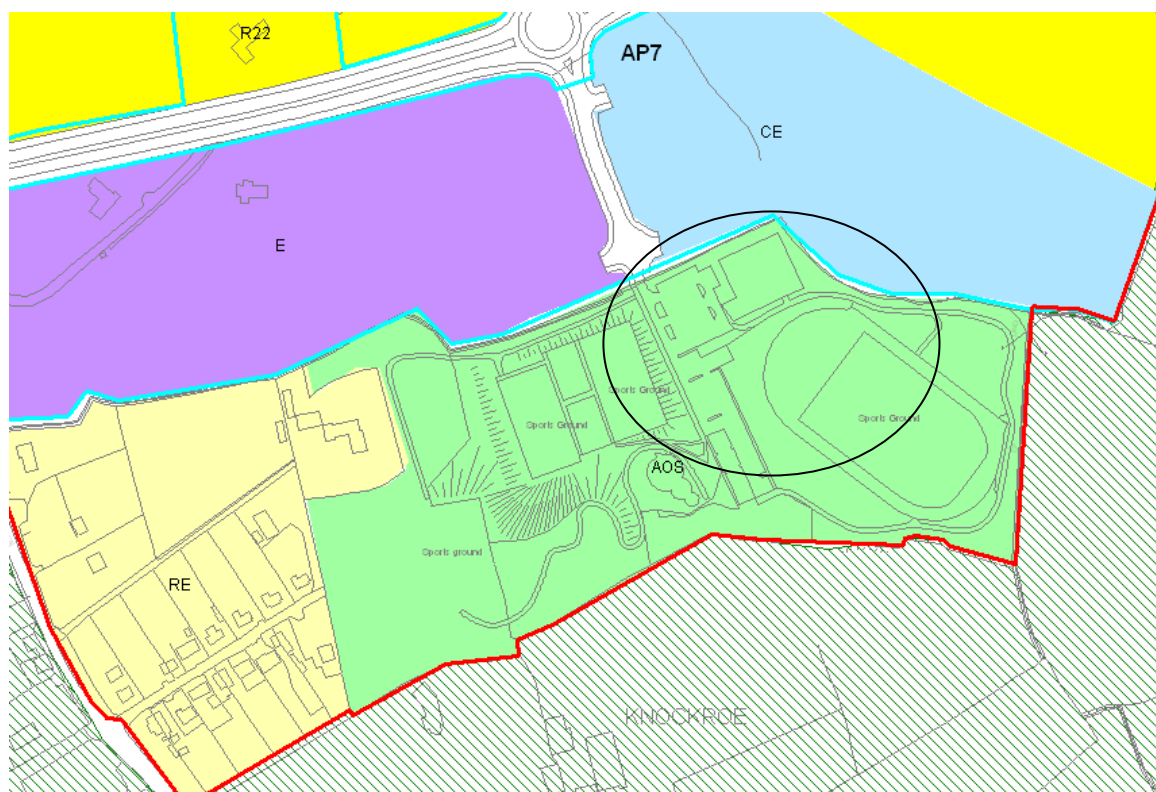
PROPOSED AMENDMENT 27

Map A: Land Use Zoning Objectives

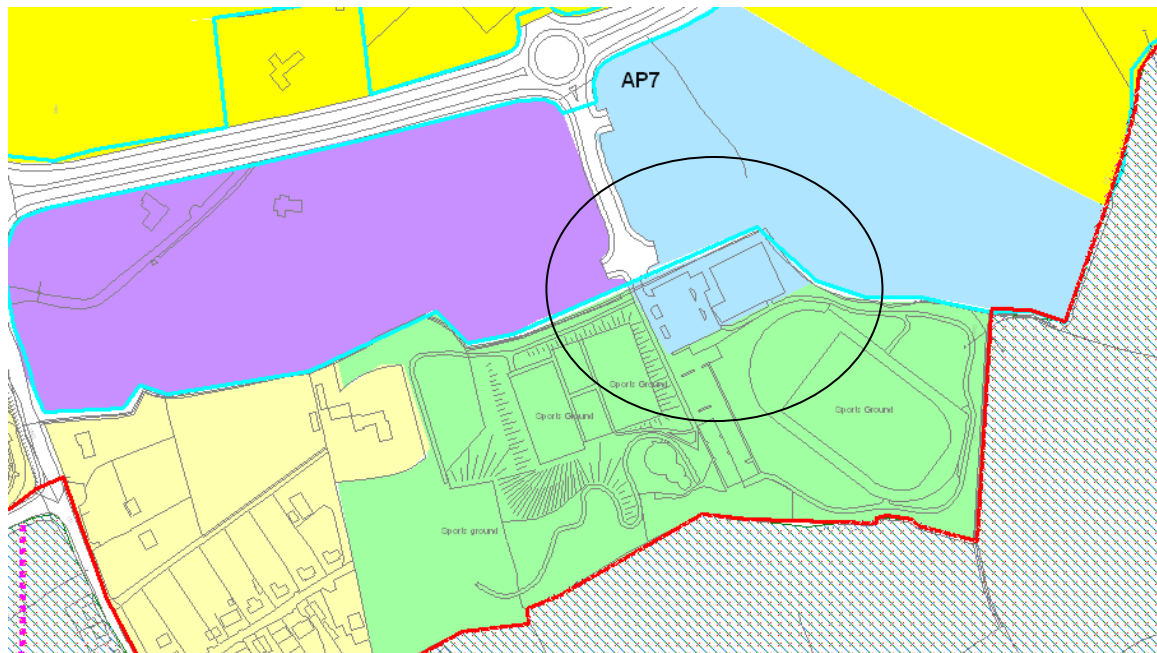
Amend Map A as follows:

Change c. 0.6ha at Charlesland from AOS to CE

From



To



Assessment of likely environmental effect

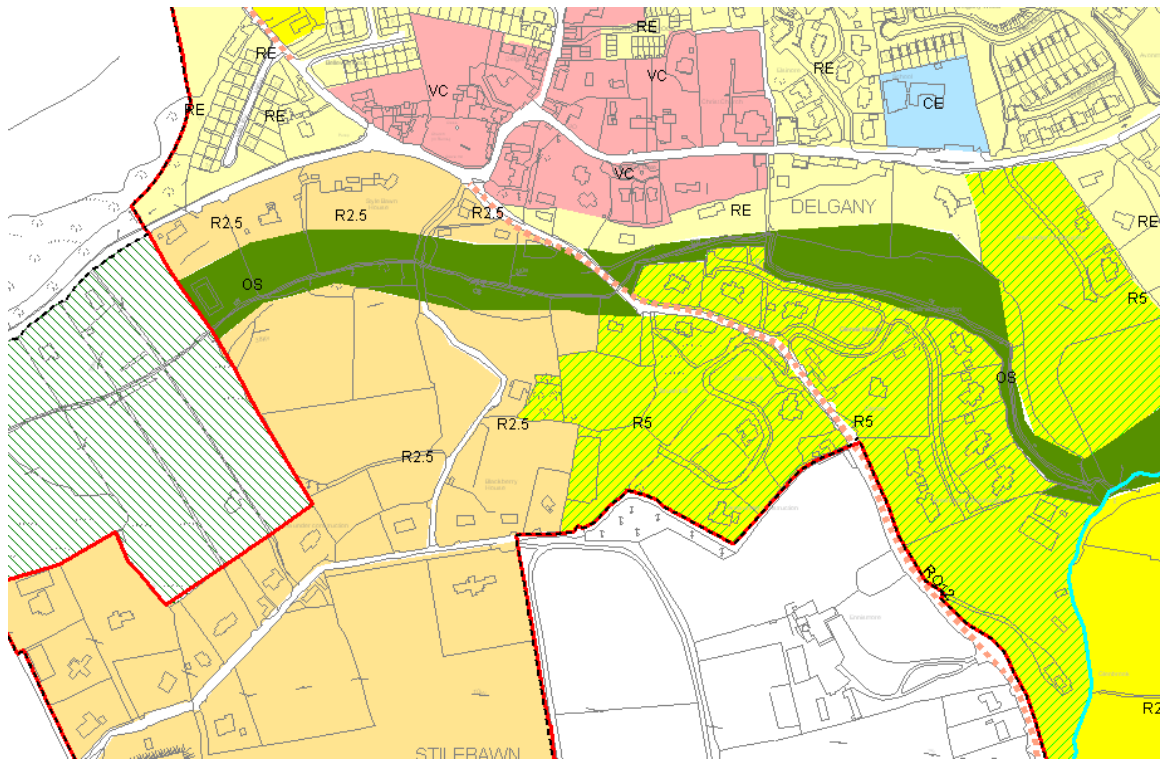
The proposed rezoning of this area from AOS to CE is proposed in recognition of the existing recreational building and car parking area within this overall Community and Active Open Space Zone. It is considered that this change in zoning facilitates a greater range of uses in this existing building providing a positive environmental impact in accordance with SEOs SOIL 1, MAT1 and MAT2 through the usage of existing infrastructure and PHH2 by maximising the use of existing buildings for community use.

PROPOSED AMENDMENT 28

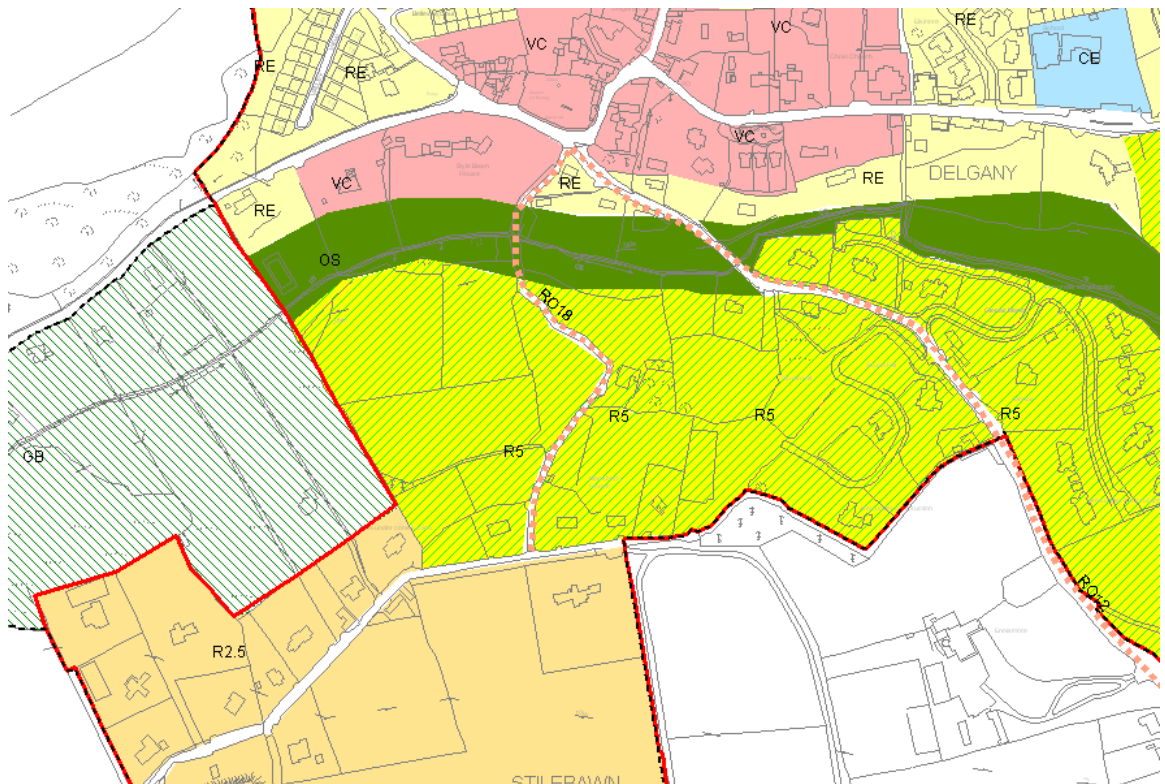
Map A: Land Use Zoning Objectives

- (a) Amend the RE zoning to the north of the Three Trout's Stream and zone these lands VC Village Centre as set out below.
- (b) Increase density on the remainder to 5/ha
- (c) Rezone existing residential properties to east and west of new VC zoning from R2.5 to RE: Existing Residential (i.e. 'Glenowen', Glen Road and properties at Priory Road/Blackberry Lane intersection)

From



To



Assessment of likely environmental effect

This proposed amendment comprises of 3 elements 1) the rezoning of lands from R2.5 to Village Centre, 2) the rezoning of lands from R2.5 to R5 and 3) the altering of existing residential lands to the east and west of the proposed new VC zoning from R2.5 to RE.

1) The proposed Village Centre zoning RT8 aims to provide for the development of a mix of uses within Delgany village centre, which provide for the day-to-day needs of its local community, including local retail, service and commercial outlets and leisure and community facilities, to a degree that is akin to its designation as a Level 4 Centre. Given the location of these lands adjoining the existing village centre and proximity to existing residential areas it is considered that this zoning consolidates the village centre for Delgany with the potential to facilitate local retail and service potentially reducing the need to travel benefitting SEO AQ1 and maximising existing infrastructure in line with SEO's MAT1 and MAT2. While it is acknowledged that the bulk of this new VC zoning is on lands occupied by a listed building 'Stylebawn House', it is considered that the mitigation measures of the plan in particular HER1 and HER12 provide sufficient protection of this area.

2) While it is acknowledged that the proposed increased density may cause a slight increase in the impact on the physical landscape of this area it is considered that given the location of the subject lands situated in close proximity to the designated village centre of Delgany, existing schools and amenities that this increase in density forms a more sustainable use of these lands positively impacting on SEO's AQ1, MAT1 and MAT2,

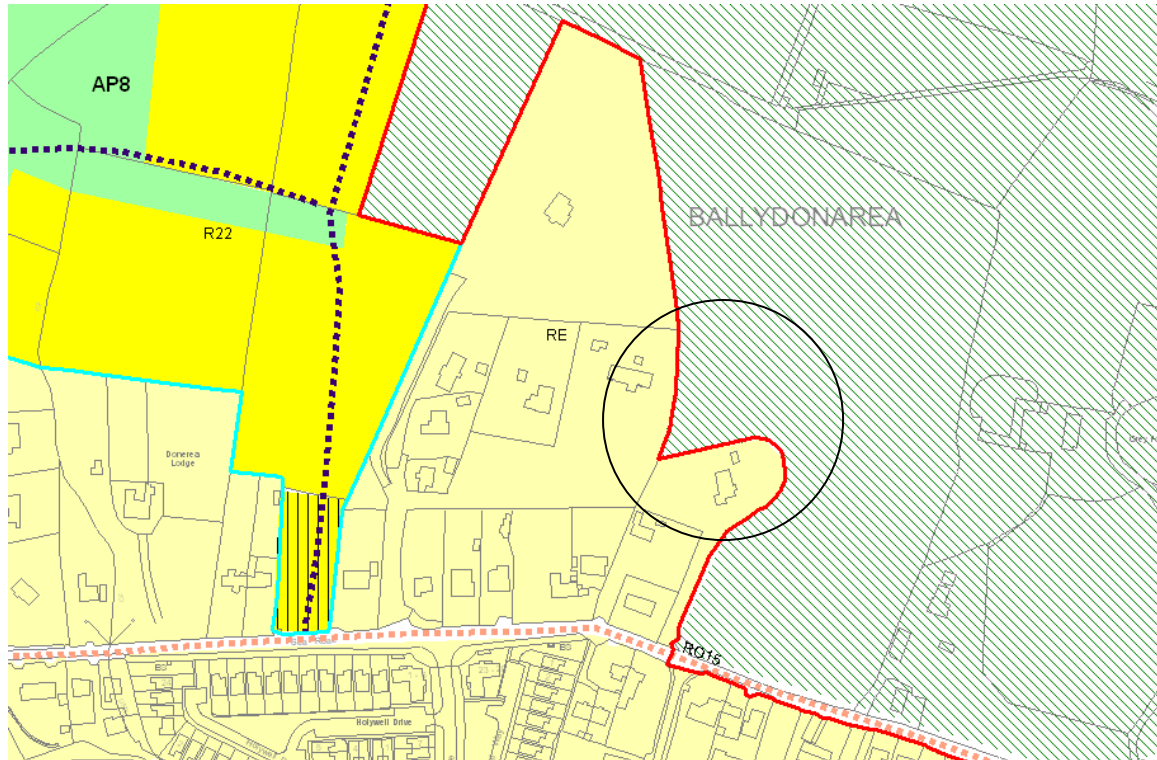
3) No significant environmental effect. The proposed amendment does not alter the environmental assessment in the environmental report.

PROPOSED AMENDMENT 29

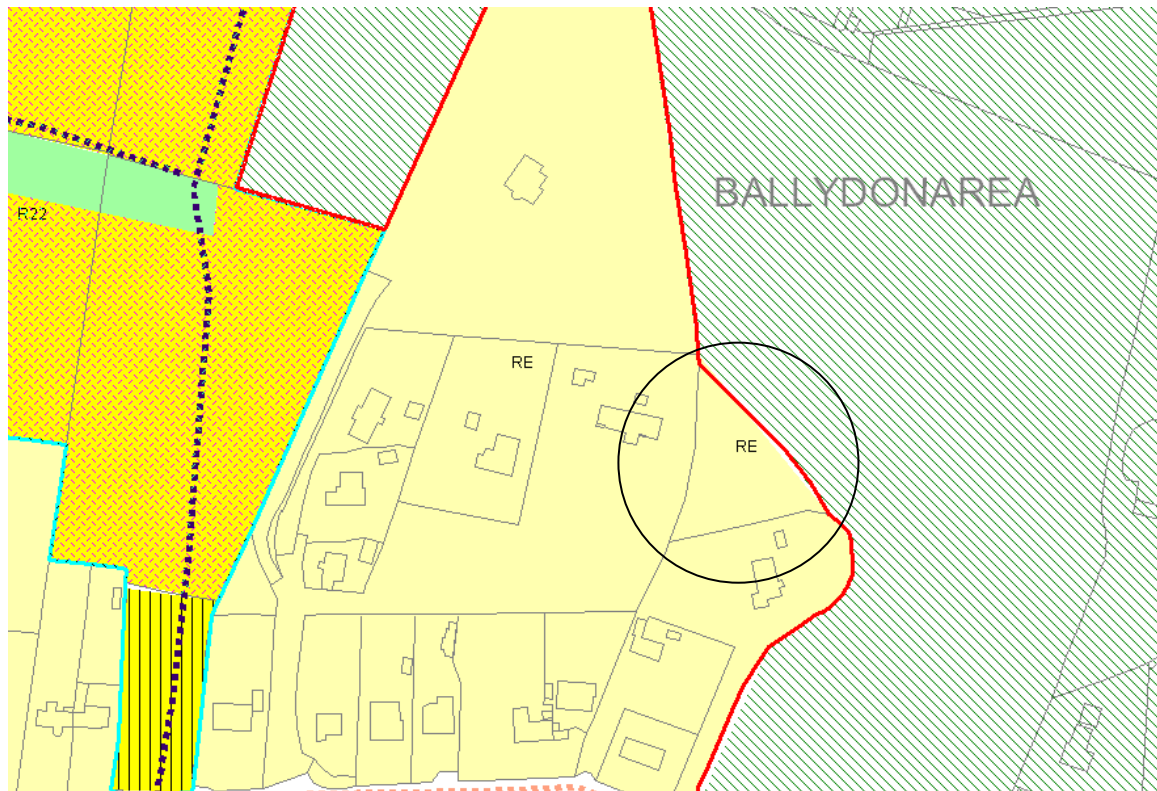
Map A: Land Use Zoning Objectives

Amend as follows:

From:



To:



Assessment of likely environmental effect

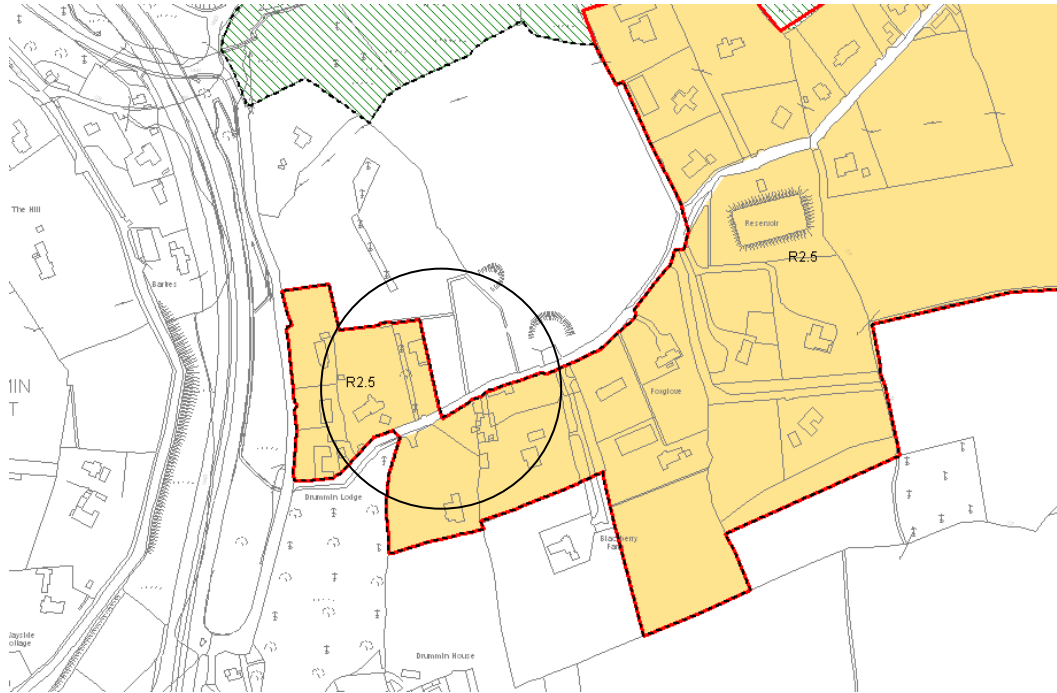
This proposed amendment changes the zoning of an area of land measuring c. 0.25ha from GB to RE in the form of an infill site between two existing dwellings. The subject lands were indicated as having a low environmental sensitivity in Figure 3.19 Environmental Baseline Mapping with the impact of an RE zoning requiring a medium to low level of mitigation. While it is acknowledged that the proposed zoning does have a higher impact than the originally proposed GB zoning it is not considered that this impact is significant.

PROPOSED AMENDMENT 30

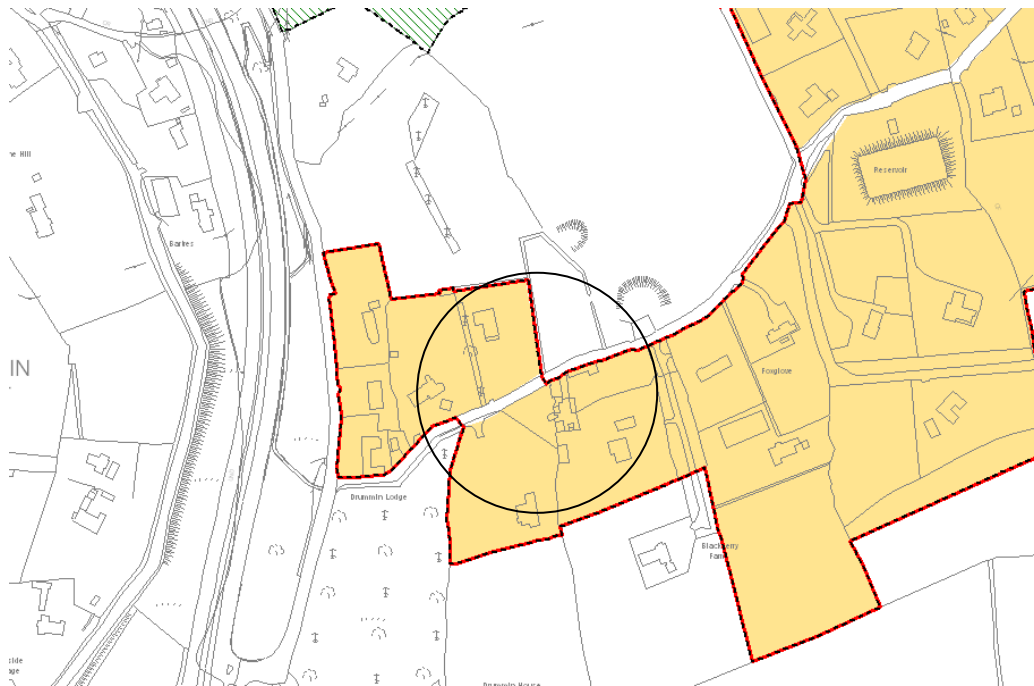
Map A: Land Use Zoning Objectives

Amend as follows:

From:



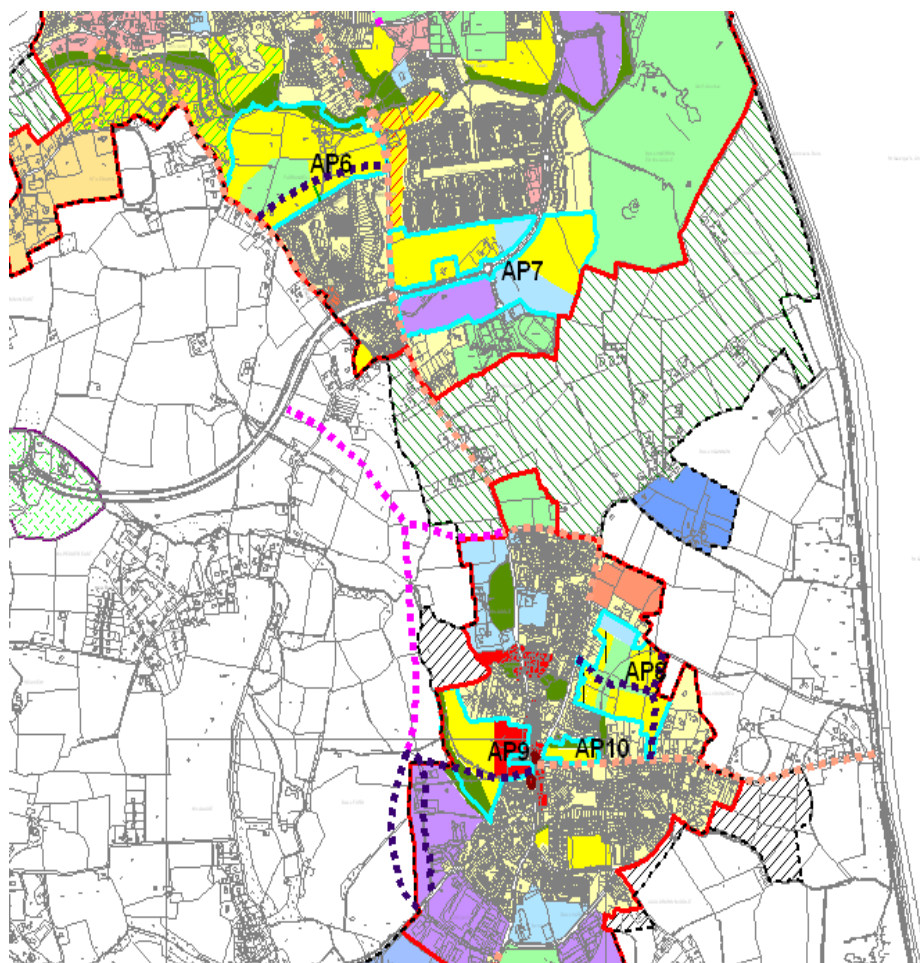
To:



Assessment of likely environmental effect

This proposed amendment relates to recognition of the boundary of an existing residential dwelling and its inclusion within the RE zoning where originally only half of the existing

To:



Assessment of likely environmental effect

The subject lands were originally zoned GB in the Draft Local Area Plan where the following objectives were applicable:

HER10: *Within Greenbelt areas, it is the objective of the Council to generally protect the open nature and landscape quality of lands, to protect and enhance local biodiversity, and to maintain the primary use of the land for agricultural purposes. The following objectives shall apply to the greenbelt areas:*

- *Greenbelt areas form part of the rural area. As such, the rural development objectives and standards of the Wicklow County Development Plan 2010-2016 shall apply as appropriate. Rural housing may be permitted subject to compliance with the rural development objectives and standards of the CDP. The Coastal Zone Management Plan objectives, as set out in Chapter 18 of the CDP shall apply to areas designated a 'coastal cell'.*
- *Protect the integrity of Natura 2000 sites in accordance with objective HER2.*
- *Protect listed views/prospects and other features of natural and built heritage*
- *Provide for the development of greenroutes in the area. In particular, facilitate the development of (i) a pedestrian/cycling route between Lott Lane, Kilcoole and Shoreline Sports Park, Charlesland, and (ii) a coastal walk, having due regard to environmental designations and compliance with the EU Habitats Directive, and to restrict development that interferes with the achievement of this objective.*

The removal of the GB zoning and the exclusion of these lands from the plan area does not significantly alter the original environmental assessment as these lands will remain subject to

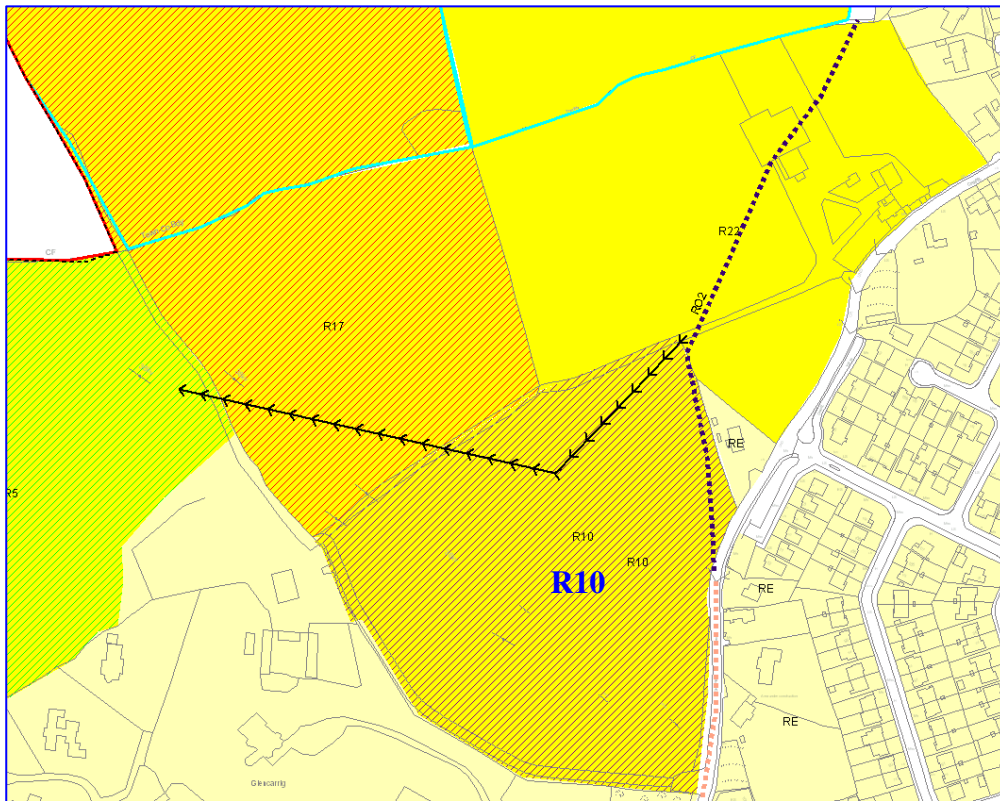
the provisions rural development, rural housing and coastal zone management plan objectives of the Wicklow County Development Plan 2010 – 2016.

PROPOSED AMENDMENT 32

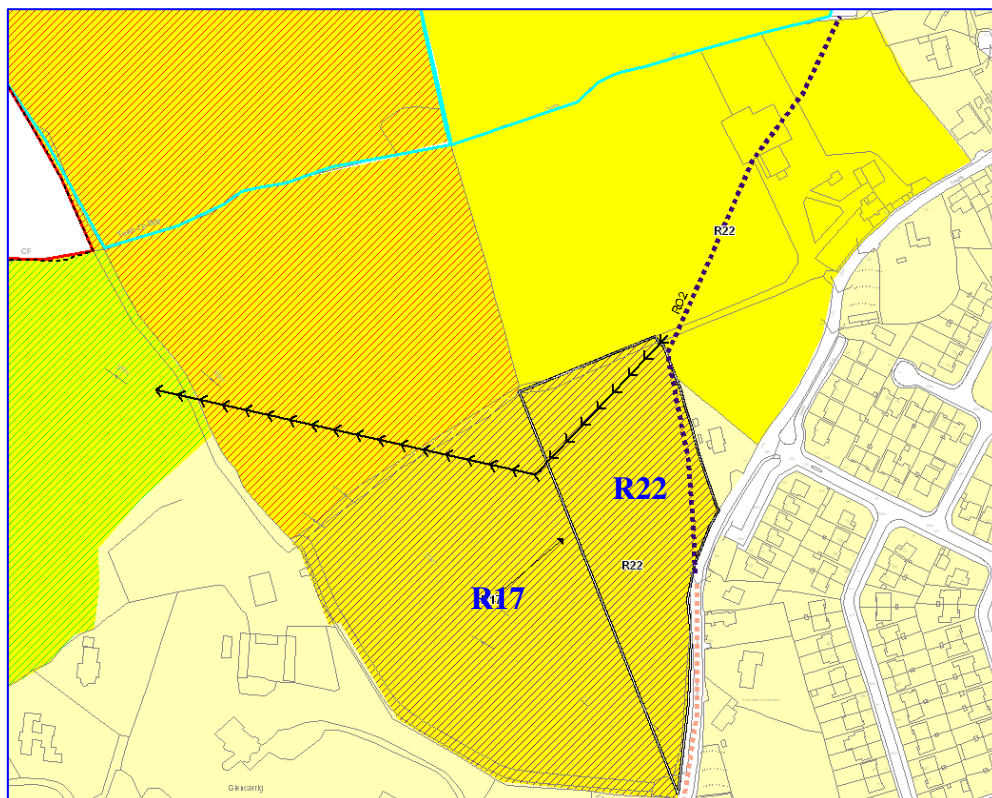
Map A: Land Use Zoning Objectives

Amend map as follows:

From:



To:



Assessment of likely environmental effect

This amendment relates to the proposed change in density on these lands from all lands being zoned R10 to now being proposed to be zoned R22 on the lower portion and R17 on the slightly more elevated lands. While it is acknowledged that the proposed increased in density may cause a slight increase in the impact on the physical landscape of this area it is considered that given the location of the subject lands situated in close proximity to the designated village centre of Blacklion and existing schools that this increase in density forms a more sustainable use of these lands positively impacting on SEO's AQ1, MAT1 and MAT2. Objective RES7 (as set out in proposed amendment No.2 of this report) mitigates detrimental impacts on the visual amenity of the area and ensures that the design and layout of developments is appropriate to the topography of the area.

PROPOSED AMENDMENT 33

Map A: Make any changes necessary consequent to adopted zoning changes

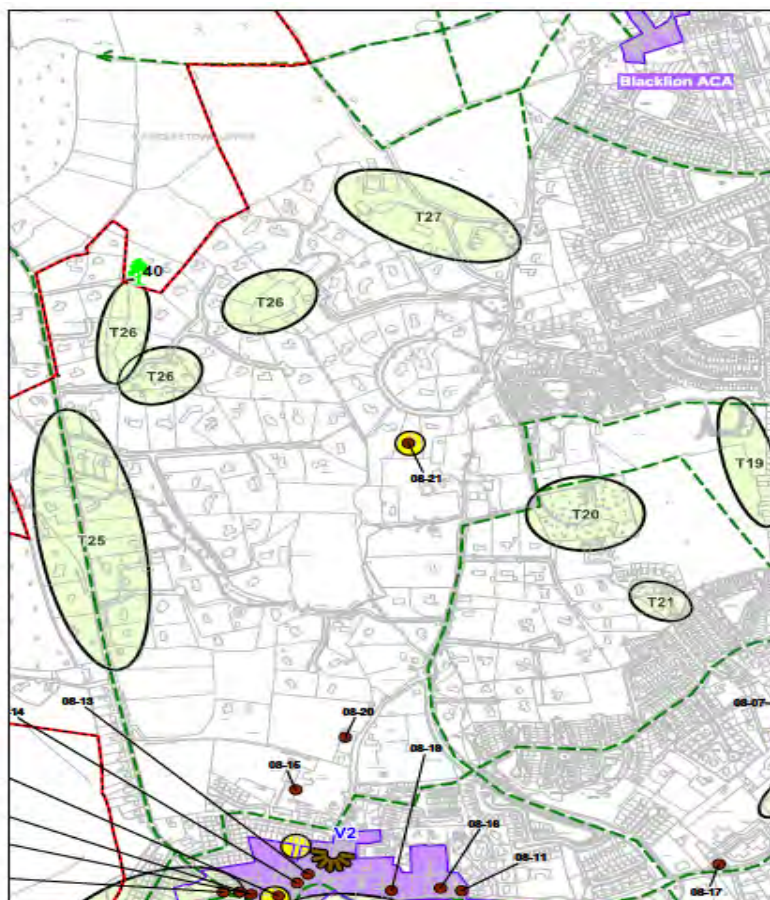
Assessment of likely environmental effect

The environmental effect of zoning changes as recommended by the Manager are considered throughout this report.

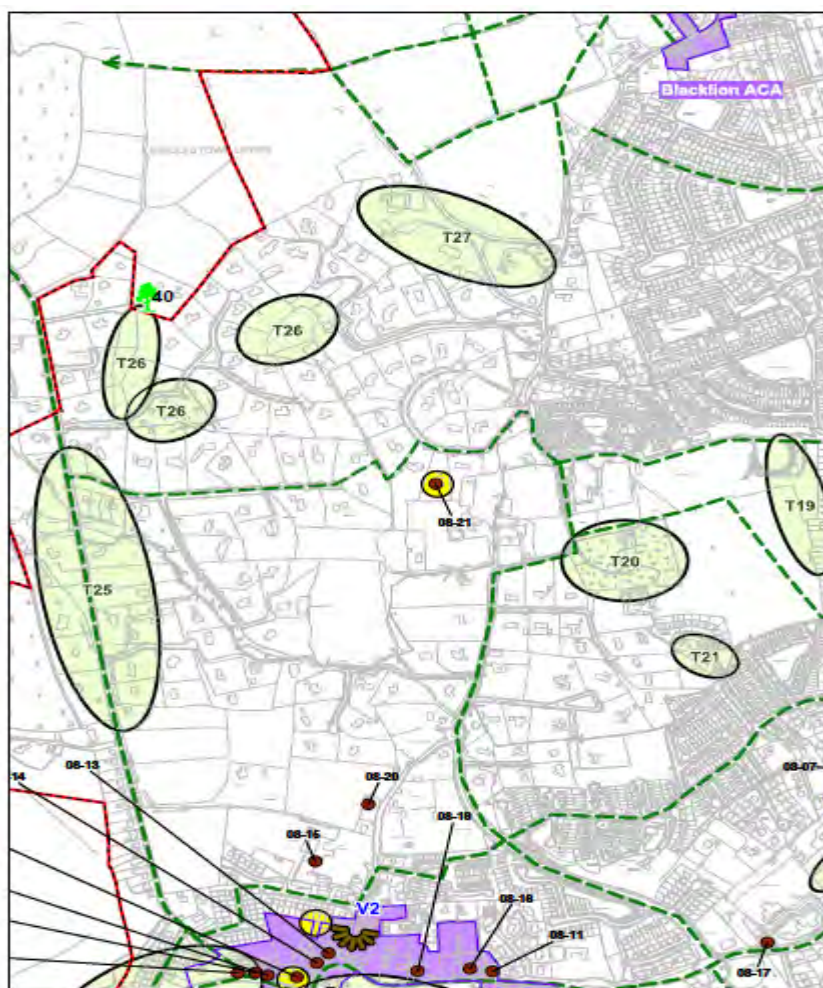
PROPOSED AMENDMENT 34

Amend 'Map B: Heritage Map' as follows:

From



To



Assessment of likely environmental effect

This amendment introduces an objective for a greenroute for pedestrian and cycling facilities from Bellevue Road to Dromont housing estate. The amendment is likely to have a positive environmental effect as it contributes positively to EPOs that aim to promote a healthy and high quality environment and the reduction in greenhouse gas emissions.

SECTION 4: IMPLICATIONS FOR PROPOSED VARIATION NO.3

On foot of submission received, the Manager has not recommended any modification to Proposed Variation No. 3 to the County Development Plan.

However, upon consideration of the Manager's Report on the Draft LAP, the members may make amendments to the Draft LAP. These amendments may have consequent implications for the variation. Where the making of any amendment to the Draft LAP requires the making of a consequent material modification to the variation, the Planning Authority shall determine if further stages of SEA or AA are required with respect to (modifications to) the proposed variation. The Manager shall, not later than 2 weeks after a determination specify such period as is necessary to facilitate any assessment deemed necessary. The Planning Authority shall publish notice of the proposed material modification and the making of any determination that an assessment is required.

[illegible]